

Order No.
Escrow No:
Loan No:

049727

WHEN RECORDED MAIL TO:
City of Riverside
Administrative Services Dept.
3900 Main Street
Riverside, CA 92522
Attn: M. William Holsinger

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.
AT Request of
FIRST AMERICAN TITLE COMPANY
OF RIVERSIDE
FEB - 8 1990
Recorded in Official Records
of Riverside County, California
William E. Eganby
Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above.

DOCUMENTARY TRANSFER TAX \$ None

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

12634

280509082

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Zellner Lake Hills L.P.

hereby GRANT(S) to

the City of Riverside

the real property in the ~~City of~~
County of Riverside

, State of California, described as

Lot 195 of Tract #23139, in the County of Riverside, State
of California, as shown on a Subdivision Map, recorded on
November 16, 1989, in Book 209 Pages 80-88
of Maps, in the office of the Riverside County
Recorder.

APPROVED AS TO FORM
Norman Y. Henry
CHIEF ASSISTANT CITY ATTORNEY

DESCRIPTION APPROVAL: 12, 18, 89
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

Dated November 10, 1989

Zellner Lake Hills L.P., a
California Limited Partnership
BY: Zellner Housing Corp., a
California Corporation
ITS: General Partner

STATE OF CALIFORNIA)
COUNTY OF) ss.

D.C. Zellner
D.C. Zellner, President
L.R. Wolf
L.R. Wolf, Secretary

On _____
before me, the undersigned, a Notary Public in and for said State, per-
sonally appeared _____

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same.

WITNESS my hand and official seal.
Signature _____

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (6/82)

12634

TO

City Clerk

FROM

CITY of RIVERSIDE

PROPERTY SERVICES DIVISION

3900 Main Street
Riverside, CA. 92522

SUBJECT:

Riverside Water Company Canal - Benjamin T. Indles

DATE 3/12/90

MESSAGE:

Please file the attached Grant Deed, which was recorded Feb 8, 1990 as Inst 049727 (Grantor - Zellner Lake Hills L.P.), and the Policy of Title Insurance which is also attached. This item was considered by Council on June 7, 1988.

Attachments

cc Doug Hutchinson

SIGNED

REPLY:

RECEIVED
MAR 12 1990

Alice A. Harrison
CITY CLERK

SIGNED

DATE / /





Your Title Insurance Policy is a legal contract between you and First American Title Insurance Company.

It applies only to a one-to-four residential lot or condominium unit. If your land is not either of these, contact us immediately.

The Policy insures you against certain risks to your land title. These risks are listed on page one of the Policy. The Policy is limited by:

- Exclusions on page 2.
- Exceptions on Schedule B
- Conditions on pages 2 and 3

You should keep the Policy even if you transfer the title to your land.

If you want to make a claim, see Item 3 under Conditions on page 2.

You do not owe any more premiums for the Policy.

This sheet is not your insurance Policy. It is only a brief outline of some of the important Policy features. The Policy explains in detail your rights and obligations and our rights and obligations. Since the Policy—and not this sheet—is the legal document,

YOU SHOULD READ THE POLICY VERY CAREFULLY.

If you have any questions about your Policy, contact:

First American Title Insurance Company

POST OFFICE BOX 267
SANTA ANA, CALIFORNIA 92702

ALTA RESIDENTIAL POLICY

POLICY NO. 1859082-RJ

SCHEDULE A

TOTAL FEE FOR TITLE SEARCH, EXAMINATION
AND TITLE INSURANCE \$250.00

POLICY AMOUNT: \$5,000.00

POLICY DATE: FEBRUARY 8, 1990 AT 9:00 A.M.

1. NAME OF INSURED:

THE CITY OF RIVERSIDE

1A. TITLE TO THE ESTATE OR INTEREST IN THE LAND IS VESTED IN:

THE CITY OF RIVERSIDE

2. YOUR INTEREST IN THE LAND COVERED BY THIS POLICY IS:

IN FEE

3. THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 195 OF TRACT 23139 AS SHOWN BY MAP ON FILE IN BOOK 209 PAGES 80 THROUGH 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

AMC

SCHEDULE B

EXCEPTIONS

IN ADDITION TO THE EXCLUSIONS, YOU ARE NOT INSURED AGAINST LOSS, COSTS, ATTORNEYS' FEES, AND EXPENSES RESULTING FROM:

1. ANY RIGHTS, INTEREST, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
2. ANY EASEMENTS OR LIENS NOT SHOWN BY THE PUBLIC RECORDS. THIS DOES NOT LIMIT THE LIEN COVERAGE IN ITEM 8 OF COVERED TITLE RISKS.
3. ANY FACTS ABOUT THE LAND WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. THIS DOES NOT LIMIT THE FORCED REMOVAL COVERAGE IN ITEM 12 OF COVERED TITLE RISKS.
4. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND.

SCHEDULE B

EXCEPTIONS

IN ADDITION TO THE EXCLUSIONS, YOU ARE NOT INSURED AGAINST LOSS, COSTS, ATTORNEYS' FEES, AND EXPENSES RESULTING FROM:

1. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

2. THE EFFECT OF A NOTICE OF EXISTENCE OF COMMUNITY FACILITIES DISTRICT NO. 84-2 WHICH PROVIDES FOR THE ISSUING OF BONDS AND THE LEVYING OF A SPECIAL TAX TO PAY THE INTEREST AND PRINCIPAL PAYMENTS ON SUCH BONDS UPON THE HEREIN DESCRIBED PROPERTY, AS EVIDENCED BY AN EXAMINATION OF THE RIVERSIDE COUNTY TAX ROLLS. REFERENCE HEREBY IS BEING MADE TO THE RECORD FOR FULL PARTICULARS.

3. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF HERBERT BULKLEY PRAED, ET AL, IN INSTRUMENT RECORDED FEBRUARY 7, 1911 IN BOOK 324 PAGE 389 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROADS, PIPE LINES, POLE LINES, AND CANNOT BE LOCATED FROM THE RECORDS. SAID DOCUMENT CONTAINS NO OTHER ENFORCEABLE LEASES, EASEMENTS OR RESERVATIONS.

4. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF TEMESCAL WATER COMPANY, IN INSTRUMENT RECORDED FEBRUARY 11, 1925 IN BOOK 629 PAGE 174 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR WATER PIPE LINE, AND CANNOT BE LOCATED FROM THE RECORDS.

5. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF THE SAN JACINTO LAND CO., LTD., IN INSTRUMENT RECORDED APRIL 1, 1929 IN BOOK 803 PAGE 542 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROADS, PIPE LINES, POLE LINES, AND CANNOT BE LOCATED FROM THE RECORDS. SAID DOCUMENT CONTAINS NO OTHER ENFORCEABLE RESTRICTIONS, EASEMENTS OR RESERVATIONS.

6. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF L. HERBERT LUNDIN, IN INSTRUMENT RECORDED NOVEMBER 24, 1965 AS INSTRUMENT NO. 133134 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR ROADWAY.

7. THE EFFECT OF A NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES, AND THAT SAID FEES ARE REQUIRED TO BE PAID AT THE TIME OF ISSUANCE OF EITHER A GRADING OR A BUILDING PERMIT, AND THAT SAID FEES MUST BE PAID AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT, RECORDED MARCH 25, 1982 AS INSTRUMENT NO. 50835 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

8. COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED SEPTEMBER 27, 1985 AS INSTRUMENT NO. 218039 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BUT DELETING RESTRICTIONS IF ANY BASED UPON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

9. COVENANTS, CONDITIONS, RESTRICTIONS, LIMITATIONS, RESERVATIONS, ASSESSMENTS, LIENS AND CHARGES IN DOCUMENT RECORDED AUGUST 6, 1987 AS INSTRUMENT NO. 227978 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BUT DELETING RESTRICTIONS IF ANY BASED UPON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. ALSO, AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, AS SET FORTH IN THE DOCUMENT ABOVE MENTIONED. SAID EASEMENT IS FOR UTILITY PURPOSES, INGRESS AND EGRESS, AND CANNOT BE LOCATED FROM THE RECORDS.

A DOCUMENT DECLARING AN ANNEXATION AND SUPPLEMENTARY COVENANTS, CONDITIONS AND RESTRICTIONS WAS RECORDED APRIL 19, 1989 AS INSTRUMENT NO. 124578 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

10. THE EFFECT OF DEVELOPMENT AGREEMENT NO. 25 EXECUTED BY AND BETWEEN THE COUNTY OF RIVERSIDE AND AW ASSOCIATES NO. 2, A CALIFORNIA GENERAL PARTNERSHIP, RECORDED NOVEMBER 7, 1988 AS INSTRUMENT NO. 325508 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. REFERENCE HEREBY BEING MADE TO THE RECORD FOR FULL PARTICULARS.

11. THE EFFECT OF A RECITAL ON SAID MAP GIVING NOTICE OF ELECTION BY LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES, AND THAT SAID FEES ARE REQUIRED TO BE PAID AT THE TIME OF ISSUANCE OF EITHER A GRADING OR A BUILDING PERMIT, AND THAT SAID FEES MUST BE PAID AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

12. THE EFFECT OF A RECITAL ON SAID MAP STATING THAT THIS PROPERTY IS LOCATED IN THE SOUTHWEST RIVERSIDE DRAINAGE PLAN AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

13. THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE ON SAID MAP STATING THAT AN ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR IN BOOK 18 PAGE 52 OF E.C.S. SHEETS, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

14. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF A.W. ASSOCIATES NO. 2, A CALIFORNIA GENERAL PARTNERSHIP, IN INSTRUMENT RECORDED APRIL 10, 1989 AS INSTRUMENT NO. 112629 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR SLOPES, INGRESS, EGRESS, DRAINAGE FACILITIES, ETC., AND CANNOT BE LOCATED FROM THE RECORDS.

15. COVENANTS, CONDITIONS AND RESTRICTIONS IN DOCUMENT RECORDED APRIL 10, 1989 AS INSTRUMENT NO. 112629 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BUT DELETING RESTRICTIONS IF ANY BASED UPON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

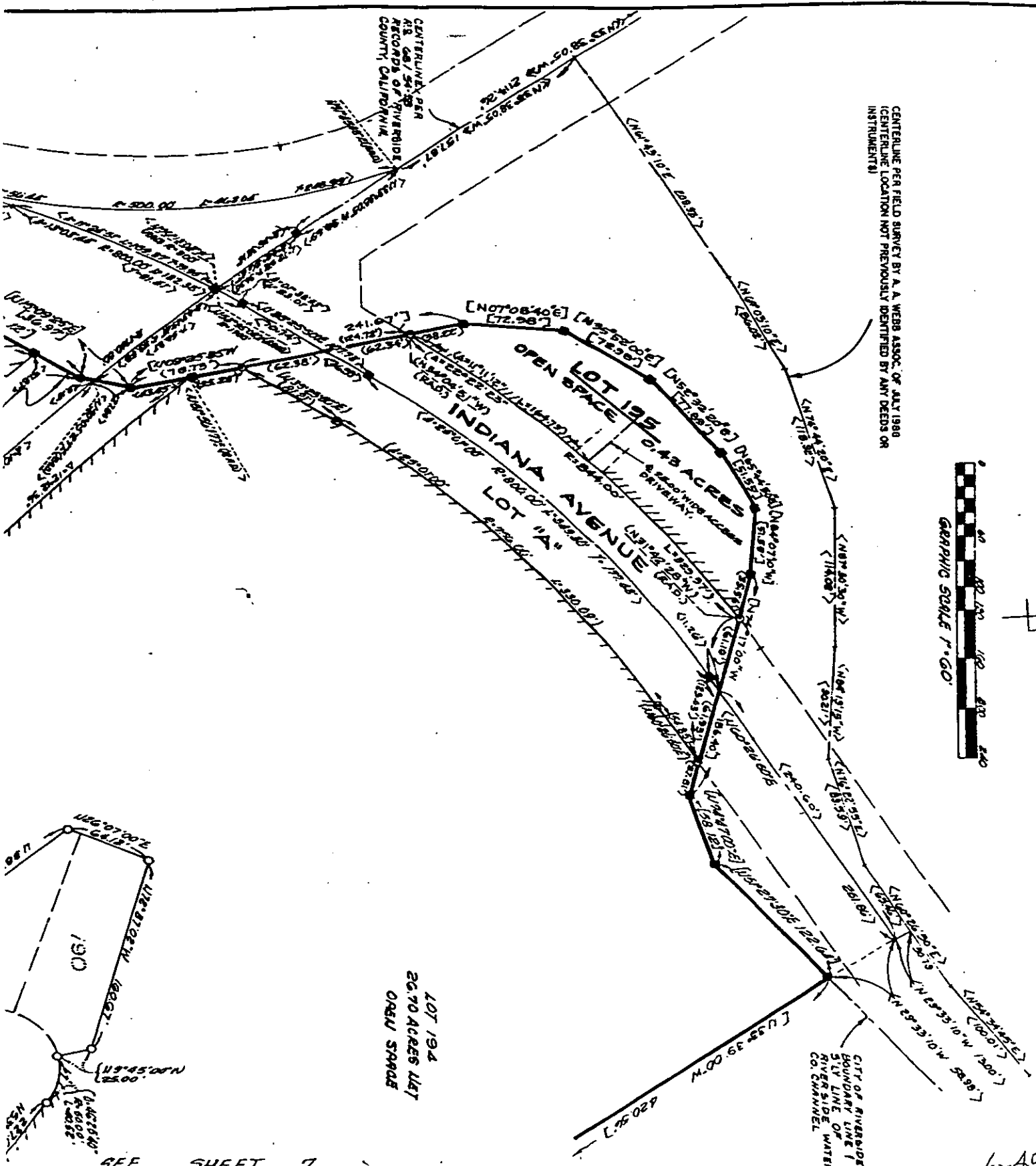
16. THE EFFECT OF AN AGREEMENT OF ARCHITECTURAL AND DEVELOPMENT CONTROL EXECUTED BY AND BETWEEN A. W. ASSOCIATES, NO. 2, A CALIFORNIA GENERAL PARTNERSHIP AND ZELLNER COMMUNITIES, INC., A CALIFORNIA CORPORATION, RECORDED APRIL 10, 1989 AS INSTRUMENT NO. 112630 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. REFERENCE HEREBY BEING MADE TO THE RECORD FOR FULL PARTICULARS.

17. THE EFFECT OF A MEMORANDUM OF COVENANT RUNNING WITH THE LAND EXECUTED BY AND BETWEEN A. W. ASSOCIATES NO. 2, A CALIFORNIA GENERAL PARTNERSHIP AND ZELLNER COMMUNITIES, INC., A CALIFORNIA CORPORATION, RECORDED APRIL 10, 1989 AS INSTRUMENT NO. 112631 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. REFERENCE HEREBY BEING MADE TO THE RECORD FOR FULL PARTICULARS.

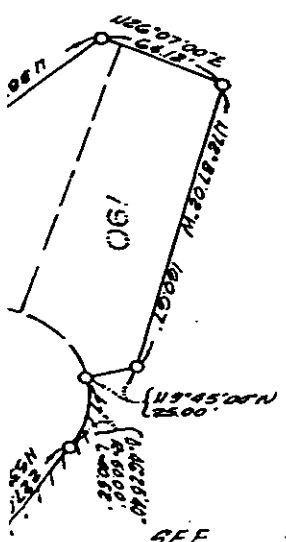
18. THE EFFECT OF A RECITAL ON SAID MAP STIPULATING THAT AS A CONDITION OF DEDICATION OF LOTS THE OWNERS OF LOT 195 ABUTTING INDIANA AVENUE WILL HAVE NO RIGHTS OF ACCESS WHATEVER AS SUCH EXCEPT THE GENERAL EASEMENT OF TRAVEL.

19. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, AS SHOWN ON THE MAP OF SAID TRACT. SAID EASEMENT IS FOR 25 FOOT DRIVEWAY ACCESS, AND IS LOCATED AS SHOWN ON THE MAP OF SAID TRACT.

* * *



CENTERLINE PER FIELD SURVEY BY A. A. WEBB ASSOC. OF JULY 1988
 CENTERLINE LOCATION NOT PREVIOUSLY IDENTIFIED BY ANY DEEDS OR INSTRUMENTS



SEE SHEET 7

This map should not be relied upon for any purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.