

No Rec - 6103 Government Code

53942

When recorded mail to:  
City Clerk's Office  
City of Riverside  
City Hall, 3711 Orange Street  
Riverside, California 92501

RECEIVED FOR RECORD

MAY 6 1974

15 Min. Past 3 o'clock  
At Request of  
City Clerk

Book 1974, Page 53942  
Recorded in Official Records  
of Riverside County, California

W.H. Babagh Recorder  
Fees \$ None

INDEXED

DOCUMENTARY TRANSFER TAX  
\$                       None

Signature [Signature]  
CITY OF RIVERSIDE

FOR RECORDER'S OFFICE USE ONLY

GRANT DEED

Successor to D. G. Shelter Products Company, a California Corporation  
D. G. MOULDINGS, INC., an Oregon Corporation

\_\_\_\_\_, Grantor \_\_\_\_\_,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
do es hereby grant to the CITY OF RIVERSIDE, a Municipal Corporation,  
the real property in the City of Riverside, County of Riverside, State  
of California, described as follows:

Lot 4 in Block 41 as shown by map entitled "MAP OF  
SUBDIVISIONS OF LOTS 3, 4, 5 and 6, BLOCK 41,  
ARLINGTON HEIGHTS," on file in Book 6 of Maps, at  
page 86 thereof, records of Riverside County, California;

EXCEPTING therefrom that portion more particularly  
described as follows:

BEGINNING at the northwest corner of said Lot 4; THENCE  
North 49° 26' East, along the northwesterly line of said  
Lot, a distance of 88.84 feet; THENCE south 34° 00' East,  
734.23 feet (recorded 734.60 feet) to the southeasterly  
line of said Lot; THENCE South 56° 00' West, along said  
southeasterly line of Lot 4, a distance of 88.26 feet  
(recorded 88.25 feet) to the southwesterly corner of said  
Lot; THENCE North 34° 00' West, along the southwesterly  
line of said Lot 4, a distance of 724.07 feet to the  
point of beginning.

DESCRIPTION APPROVAL  
by George P. Hutchins, 4/10/74 by W.H.B.  
Surveyor

D. G. Shelter Products Company, successor  
to D. G. MOULDINGS, INC., an  
Oregon Corporation

Dated April 15, 1974

BY [Signature]  
BY [Signature]

APPROVED AS TO FORM

STATE OF CALIFORNIA,

COUNTY OF San Francisco

ss. April 15 1974,  
ON April 15  
before me, the undersigned, a Notary Public in and for said State, personally appeared  
Richard D. Rainie and  
D. C. McRally III, known to me to be the  
Treasurer and Secretary, respectively  
of the D. G. Shelter Products Company,  
the Corporation that executed the within Instrument, known to me to be the person who  
executed the within Instrument, on behalf of the Corporation, therein named, and acknowledged  
to me that such Corporation executed the same.

53942  
WILMA A. STEWART  
NOTARY PUBLIC-CALIFORNIA  
CITY AND COUNTY OF  
SAN FRANCISCO  
My Commission Expires March 19, 1976

WITNESS my hand and official seal.

Wilma A. Stewart  
Notary Public in and for said State.

8171

539.12

A.T. & S.F. RAILROAD

N49°26'E 645.50'  
556.66' (Calc.)

N.W. Cor. Lot 4

88.84'

9/23

2

724.07'

734.23 (rec. 734.60)

SUBDIVISION  
OF  
LOTS 3,4,5&6  
BLOCK 41  
—ARLINGTON—  
HEIGHTS  
M.B. 6/86 Riv Co.

LOT 4

P.M.

N34°00'W

3

S34°00'E

(rec. 88.25')  
88.26'

552.99' (Calc.)

S56°00'W 641.25'

STREET

797.89  
S34°00'E

ST. LAWRENCE

LOT 6

CITY OF RIVERSIDE, CALIFORNIA

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

5/39

SCALE: 1" = 100'

DRAWN BY J.V. DATE 2/28/74

SUBJECT ADDITION TO CITY'S CORPORATION YARD

8171



CORPORATION 1/4 AD ON ST.  
LAWRENCE

D. G. MOUNDING, INC., PARCEL

CLTA-1973

STANDARD COVERAGE

# POLICY OF TITLE INSURANCE

issued by

## SAFECO TITLE INSURANCE COMPANY

SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by said insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Unmarketability of such title; or
4. Any lack of the ordinary right of an abutting owner for access to at least one physically open street or highway if the land, in fact, abuts upon one or more such streets or highways;

and in addition, as to an insured lender only:

5. Invalidity of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
  - a. usury, or
  - b. any consumer credit protection or truth in lending law;
6. Priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority; or
7. Invalidity of any assignment of the insured mortgage, provided such assignment is shown in Schedule B.

*Bruce M. Jones*  
Secretary



*W H Little*  
President

SCHEDULE A

Date of Policy: May 6, 1974 at 9:00 A. M. Amount of Insurance: \$ 146,000.00

Policy No: 420157  
Charge \$ 522.25

1. Name of Insured:

CITY OF RIVERSIDE, a Municipal Corporation

2. The estate or interest in the land described herein and which is covered by this policy is:

A fee

3. The estate or interest referred to herein is at Date of Policy vested in:

CITY OF RIVERSIDE, a Municipal Corporation

4. The land referred to in this policy is situated in the State of California, County of Riverside and described as follows:

Description on Page 2 of this Schedule "A"

Page 2 of Schedule A - 420157

Lot 4 in Block 41 as shown by Map entitled "Map of Subdivisions of Lots 3, 4, 5 and 6, Block 41, Arlington Heights," on file in Book 6 of Maps, at Page 86 thereof, Riverside County Records;

EXCEPTING therefrom that portion described as follows: Beginning at the Northwest corner of said Lot 4; thence North  $49^{\circ} 26'$  East, along the Northwesterly line of said Lot, 88.84 feet; thence South  $34^{\circ} 00'$  East, 734.23 feet (recorded 734.60 feet) to the Southeasterly line of said Lot; thence South  $56^{\circ} 00'$  West, along said Southeasterly line of Lot 4, 88.26 feet (recorded 88.25 feet) to the Southwesterly corner of said Lot; thence North  $34^{\circ} 00'$  West, along the Southwesterly line of said Lot 4, 724.07 feet to the point of beginning.

DESCRIPTION APPROVAL

BY R. Hedley DATE 5-13-74  
PROPERTY SERVICES

## SCHEDULE B

This policy does not insure against loss or damage, nor against costs, attorneys' fees or expenses, any or all of which arise by reason of the following:

### PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
6. Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in Schedule A, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing in this paragraph shall modify or limit the extent to which the ordinary right of an abutting owner for access to a physically open street or highway is insured by this policy.
7. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
8. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records.
9. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not shown by the public records and not otherwise excluded from coverage but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had been a purchaser or encumbrancer for value without knowledge.

(Schedule B continued on next page of this Policy)

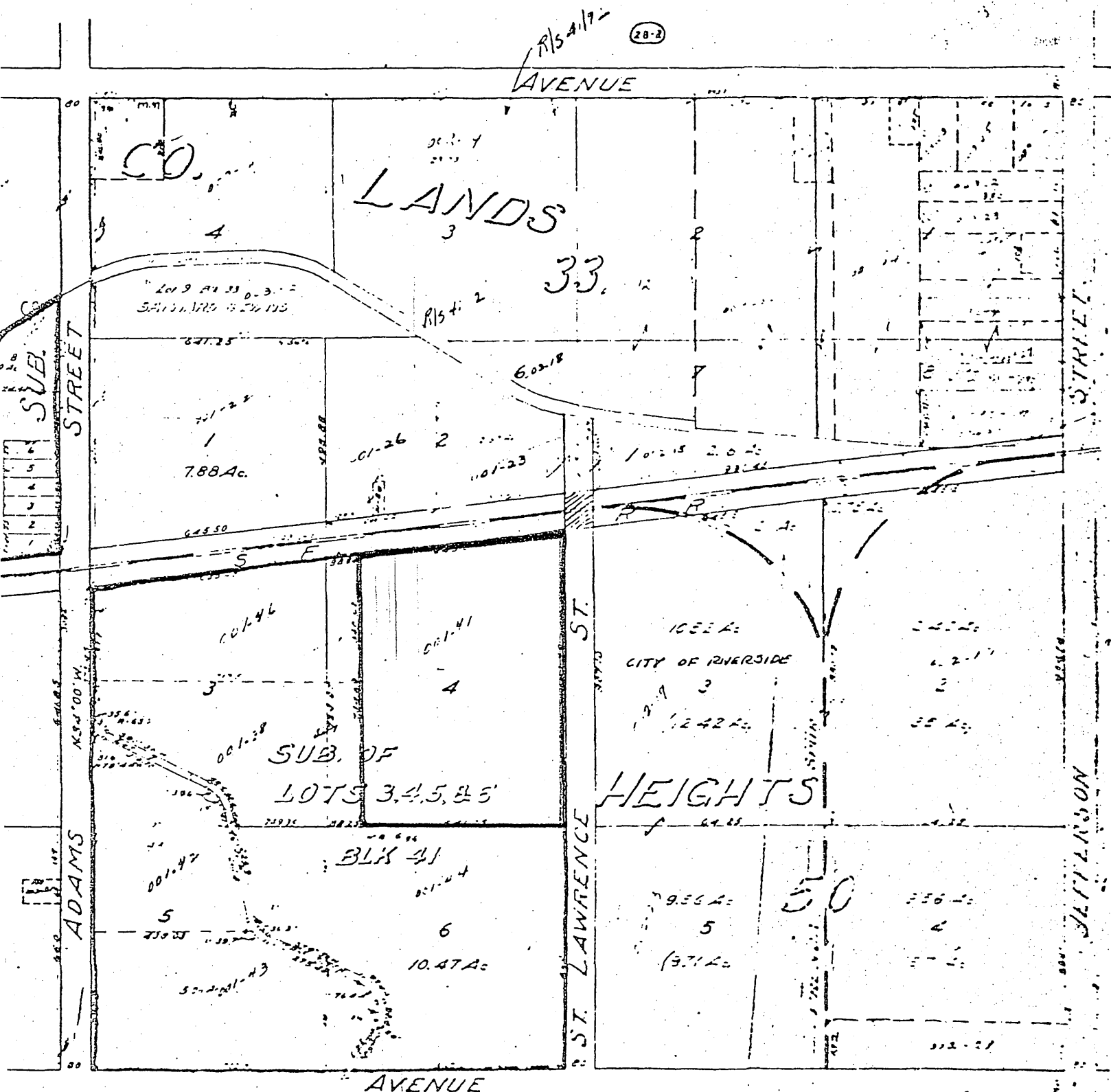
PART II

1. A right of way for a steel pipe line as located June 10, 1925 across the portion of Lot 4 in Block 41 herein described, together with right of ingress and egress over property adjoining said pipe line, as granted to Celeste J. Belk and H. L. Belk, in Deed recorded July 30, 1925 in Book 647 Page 302 of Deeds, Riverside County records.

2. A perpetual easement for sanitary sewer and incidents thereto granted to City of Riverside, a municipal corporation, by Deed recorded September 15, 1961 as Instrument No. 79495.

3. An easement for storm drain facilities and incidents thereto granted to City of Riverside, a municipal corporation, by Deed recorded September 11, 1970 as Instrument No. 89710. Affects the Southeast 15 feet of the Northwest 25 feet.

5-39



"This plat is for your aid in locating your land with reference to streets and other parcels. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."



POLICY OF  
TITLE  
INSURANCE



SAFECO TITLE  
INSURANCE COMPANY

SAFECO TITLE  
INSURANCE COMPANY

HOME OFFICE  
13640 ROSCOE BOULEVARD  
PANORAMA CITY, CALIFORNIA 91409

SAFECO TITLE  
INSURANCE COMPAN