

When recorded mail 3:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California, 92501

80530

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code 6103)

FOR RECORDER'S OFFICE USE ONLY

Project: I.L.S. Middle Marker Site
Airport

GRANT DEED

8990

CHARLES W. HOSTLER, et al

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:

157 P63-3

That portion of Lot "N" (Lakeside Avenue-vacated), Lots 7, 8, 10 and 11 in Block 9 of RANDOLPH SUBDIVISION, on file in Book 16 of Maps, at Page 39 thereof, Records of Riverside County, California, more particularly described as follows:

COMMENCING at the intersection of the centerline of PALOS DRIVE (Lot A) with the north boundary of GREENACRES DOWNS UNIT NO. 6, as shown by map on file in Book 36 of Maps, at Page 77 thereof, Records of said Riverside County;

THENCE North 1° 34' 00" West, along the north prolongation of said centerline of PALOS DRIVE, 119.74 feet;

THENCE North 88° 26' 00" East, 33.00 feet to THE TRUE POINT OF BEGINNING;

THENCE continuing North 88° 26' 00" East, 123.77 feet;

THENCE North 1° 34' 00" West, 200.00 feet;

THENCE South 88° 26' 00" West, 123.77 feet;

THENCE South 1° 34' 00" East, 200.00 feet to said TRUE POINT OF BEGINNING.

Area - 24,754 square feet (or 0.568 acres).

DESCRIPTIVE APPROVAL
by *[Signature]* 7/2/76

8990

89583

Dated 28 Dec 1976

Charles W. Hostler
CHARLES W. HOSTLER

APPROVED AS TO FORM
Barbara P...
COUNTY CLERK

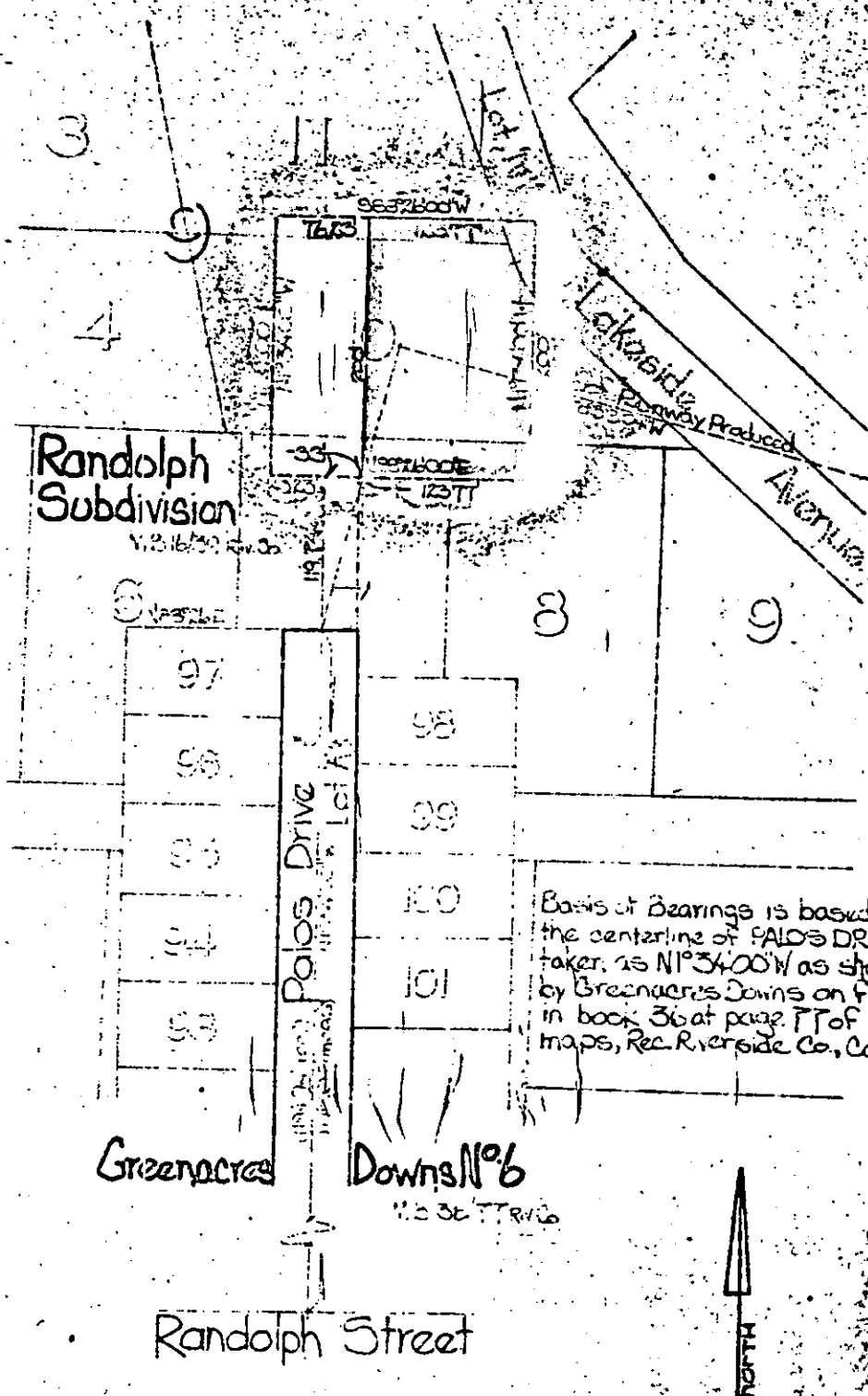
CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by this Instrument to the City of Riverside, a Municipal Corporation, is hereby accepted for and on behalf of said City pursuant to Resolution of the City Council thereof recorded on 12-29-66 as Inst. No. 123460, Riverside County Records, and the Grantee hereby consents to recordation of this instrument through the undersigned.

Dated 3-1-77

Ann Rice
Property Services Manager

89583



Randolph Subdivision

Basis of Bearings is based on the centerline of PALOS DRIVE, taken as $N 1^{\circ} 34' 00'' W$ as shown by Greenacres Downs on file in book 36 at page 17 of maps, Rec. Riverside Co., Ca.

Greenacres

Downs No. 6
 N. 36. 17. 1/2



Randolph Street

• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN INSTRUMENT OF RECORDATION OF THE PARCELS DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN INSTRUMENT THEREIN.

SHEET 1 OF 1 1/19

SCALE 1" = 100' DRAWN BY J.V. [Signature] 1/15

Certificate of Acknowledgment of Execution of an Instrument

89583

| |
|---|
| <u>Egypt</u> <small>(Country)</small> |
| <u>City of Cairo</u> <small>(County and/or other political division)</small> |
| <u>Embassy of the United States of America</u> <small>(If embassy and/or other political division)</small> |
| <u>States of America</u> <small>(Name of foreign service office)</small> |

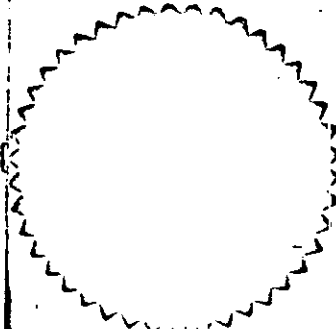
at:

RECEIVED FOR RECORD
MAY 10 1977
AT 9:00 O'CLOCK A.M.
POST OFFICE BOX 1016
COLUMBIA, S.C.
Back 1977 Pgs. 000034
Recorded in Official Records
of Richland County, South Carolina
W.D. DALOGH

W.D. Dalogh

I, Harriet K. Miller Consul
of the United States of America at Cairo, Egypt
duly commissioned and qualified, do hereby certify that on this twenty-eighth
day of December, 1976, before me personally appeared
Charles W. Hoetler

to me personally known, and known to me to be the individual described in, whose name is subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument he duly acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.



In witness whereof I have hereunto set my hand and official seal the day and year last above written.

Harriet K. Miller
Harriet K. Miller
Consul of the United States of America

Note—Whenever practicable all signatures to a document should be included in one certificate.

0-521

END RECORDED DOCUMENT

W. D. DALOGH, COUNTY RECORDER

8990



POLICY OF TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, FIRST AMERICAN 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:

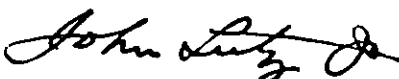
5. Invalidity of the lien of the insured mortgage upon said estate or interest except to the extent that such invalidity, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
 - a. usury, or
 - b. any consumer credit protection or truth in lending law;
6. 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.

IN WITNESS WHEREOF, First American Title Insurance Company has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.



First American Title Insurance Company

BY  PRESIDENT

ATTEST  SECRETARY

SCHEDULE A

Total Fee for Title Search, Examination
and Title Insurance \$ 117.50

Amount of Insurance: \$ 12,010.00

Policy No. RIV-1518633

Date of Policy: May 19, 1977 at 9:00 A. M.

1. Name of Insured:

THE CITY OF RIVERSIDE
a Municipal Corporation

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

THE CITY OF RIVERSIDE
a Municipal Corporation

3. The estate or interest in the land described in Schedule C and which is covered by this policy is:

IN FEE

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 One:

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 C, 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.

Part Two:

1. *General and Special County taxes for the fiscal year 1977-78, a lien not yet payable.*
2. *A permanent easement and right of way granted to Citizens Domestic Water Company, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over and across the herein described property, together with certain water and water rights, as set out in Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, Records of Riverside County, California.*

3. An easement for utilities and incidental purposes, in favor of Southern California Edison Company, a corporation, in Instrument recorded June 16, 1960 as Instrument No. 53786 of Official Records of Riverside County, California. Said easement is a strip of land, 4 feet in width, lying within Lot 7 in Block 9 of Randolph Subdivision, the center line of which is described as follows: "Beginning at a point on the North line of Greenacres Downs Unit No. 6 Tract, as shown by Map on file in Book 36 page 77 of Maps, Records of Riverside County, California, distant East 8.5 feet from the Northeast corner of Lot 97 of said Greenacres Downs Unit No. 6; Thence North 1° 34' 00" West, 30 feet".

SCHEDULE C

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

PARCEL 1:

That portion of Lot "N" (Lakeside Avenue-vacated), Lots 7, 8, 10 and 11 in Block 9 of RANDOLPH SUBDIVISION, on file in Book 16 page 39 of Maps, Records of Riverside County, California, more particularly described as follows:

COMMENCING at the intersection of the centerline of Palos Drive (Lot A) with the North boundary of GREENACRES DOWNS UNIT NO. 6, as shown by Map on file in Book 36 page 77 of Maps, Records of Riverside County, California; THENCE North 1°34' 00" West, along the North prolongation of said centerline of Palos Drive, 119.74 feet;
THENCE North 88° 26' 00" East, 33.00 feet to the TRUE POINT OF BEGINNING;
THENCE continuing North 88° 26' 00" East, 123.77 feet;
THENCE North 1° 34' 00" West, 200.00 feet;
THENCE South 88° 26' 00" West, 123.77 feet;
THENCE South 1° 34' 00" East, 200.00 feet to said TRUE POINT OF BEGINNING.

PARCEL 2:

That portion of Lots 7, 10 and 11 in Block 9 of RANDOLPH SUBDIVISION, on file in Book 16 page 39 of Maps, Records of Riverside County, California, more particularly described as follows:

COMMENCING at the intersection of the centerline of Palos Drive (Lot A) with the North boundary of Greenacres Downs Unit No. 6, as shown by Map on file in Book 36 page 77 of Maps, Records of Riverside County, California; THENCE North 1° 34' 00" West, along the North prolongation of said centerline of Palos Drive, 119.74 feet to the TRUE POINT OF BEGINNING;
THENCE South 88° 26' 00" West, 43.23 feet;
THENCE North 1° 34' 00" West, 200.00 feet;
THENCE North 88° 26' 00" East, 76.23 feet;
THENCE South 1° 34' 00" East, 200.00 feet;
THENCE South 88° 26' 00" West, 33.00 feet to said TRUE POINT OF BEGINNING.

PARCEL 3:

A perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of roadway facilities including an easement for electrical, water and communications facilities over a strip of land 30 feet in width over Lot 7 in Block 9 of RANDOLPH SUBDIVISION, on file in Book 16 page 39 of Maps, Records of Riverside County, California, more particularly described as follows:

*BEGINNING at the Northeast corner of Lot A, Palos Drive, of GREENACRES
DOWNS UNIT NO. 6, on file in Book 36 page 77 of Maps, Records of Riverside
County, California;*

*THENCE North 01° 34' 00" West, along the Northerly prolongation of the
Easterly line of said Lot A, a distance of 119.74 feet;*

*THENCE South 88° 26' 00" West, 30.00 feet to its intersection with the
Northerly prolongation of the centerline of said Lot A, Palos Drive;*

*THENCE South 01° 34' 00" East, along said Northerly prolongation of the
centerline of said Lot A, Palos Drive 119.74 feet to the Northerly line
of said Lot A;*

THENCE North 88° 26' 00" East, 30 feet to the Point Of Beginning.

INDORSEMENT

Attached to Policy No.

RIV-1518633

Issued by

First American Title Insurance Company

1. This Indorsement shall be effective only if at Date of Policy there is located on the land described in said Policy a one-to-four family residential structure, in which the Insured Owner resides or intends to reside. For the purpose of this Indorsement the term "residential structure" is defined as the principal dwelling structure located on said land together with all improvements thereon related to residential use of the property except plantings of any nature, perimeter fences and perimeter walls, and the term "Insured Owner" is defined as any insured named in paragraph 1 of Schedule A and, subject to any rights or defenses the Company may have had under said Policy and all indorsements, such insured's heirs, distributees, devisees, survivors, personal representatives or next of kin.
2. The Company hereby insures the Insured Owner of the estate or interest described in Schedule A against loss or damage which the Insured Owner shall sustain by reason of:
 - a. the existence at Date of Policy of any of the following matters:
 - (1) lack of a right of access from said land to a public street;
 - (2) any statutory lien for labor or materials attaching to said estate or interest arising out of any work of improvement on said land, in progress or completed at the date of the policy, except those liens arising out of a work of improvement for which the insured has agreed to be responsible.
 - b. the removal of the residential structure or the interference with the use thereof for ordinary residential purposes as the result of a final Court Order or Judgment, based upon the existence at the Date of the Policy of:
 - (1) any encroachment of said residential structure or any part thereof onto adjoining lands, or onto any easement shown as an exception in Part II of Schedule B of said Policy, or onto any unrecorded subsurface easement;
 - (2) any violation on the land of enforceable covenants, conditions or restrictions, provided that this coverage shall not refer to or include the terms, covenants and conditions contained in any lease, sub-lease, or contract of sale referred to in this Policy;
 - (3) any violation of applicable zoning ordinances to the extent that such ordinances regulate (a) area, width or depth of the land as a building site for the residential structure; (b) floor space area of the residential structure; (c) set back of the residential structure from the property lines of the land; or (d) height of the residential structure.
 - c. damage to the residential structure resulting from the exercise of any right to use the surface of said land for the extraction or development of the minerals excepted from the description of said land or shown as a reservation in Schedule B.

The total liability of the Company under said Policy and all indorsements attached thereto shall not exceed, in the aggregate, the amount of said Policy and costs which the Company is obligated under the conditions and stipulations thereof to pay; and nothing contained herein shall be construed as extending or changing the effective date of said Policy.

This Indorsement is made a part of said Policy and is subject to the schedules, conditions and stipulations therein, except as modified by the provisions hereof.

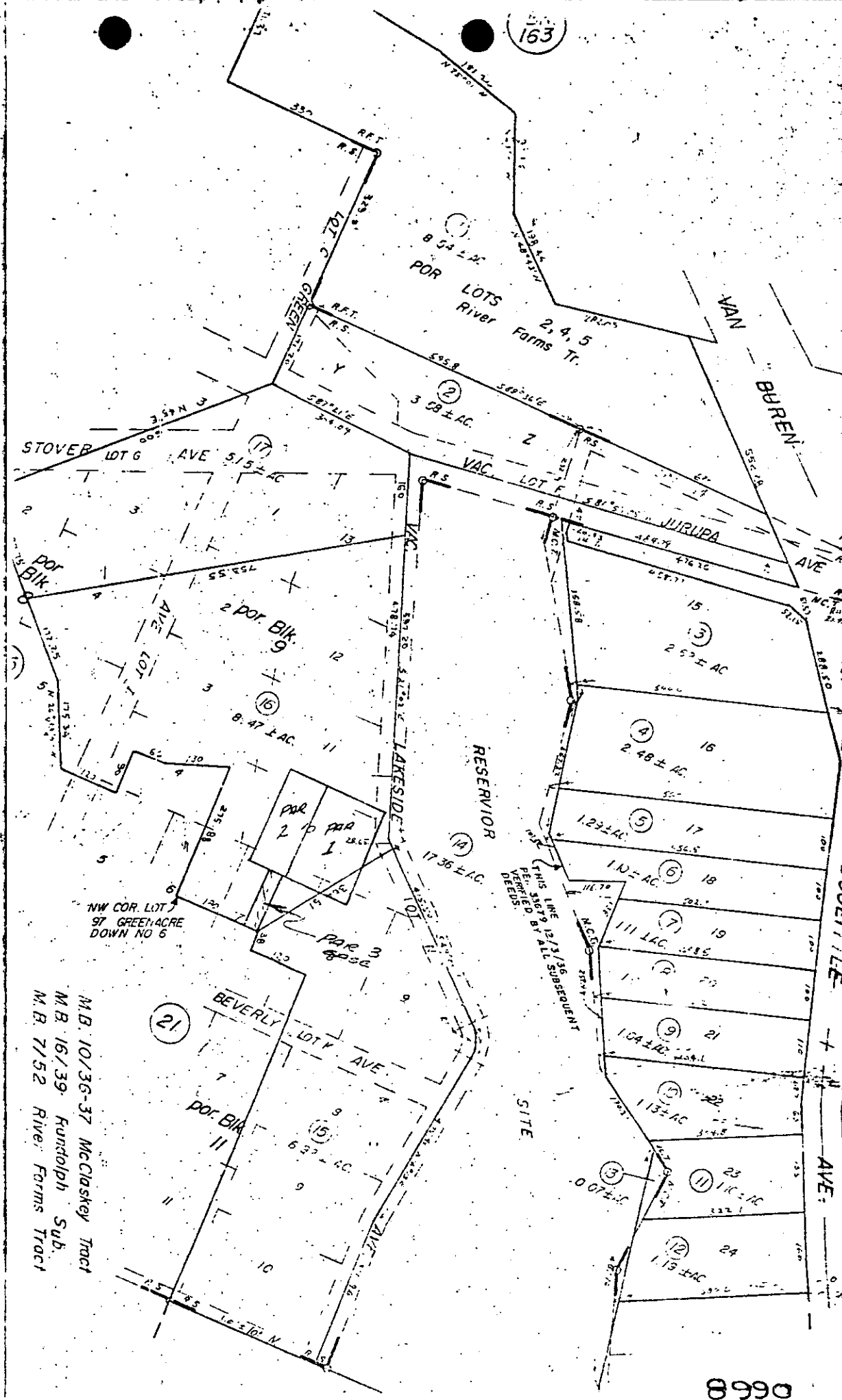
First American Title Insurance Company

BY *[Signature]* PRESIDENT

BY *[Signature]* ASSISTANT SECRETARY



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M.B. 10/36-37 McClaskey Tract
 M.B. 16/39 Randolph Sub.
 M.B. 7/52 River Farms Tract

8990