

When recorded mail to:

144155 City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92501

144155

FREE RECORDING

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

RECEIVED FOR RECORD

JUL 28 1977

AT 9:00 O'CLOCK A.M.

At Request of

CALIFORNIA LAND TITLE CO.

Book 1977, Page 144155

Recorded in Official Records of Riverside County, California

W.H. Daboy Recorder

FEES \$ 1.00

FOR RECORDER'S OFFICE USE ONLY

Project: Myra Linn Park Site

GRANT DEED

9005

Southeastern California Association of Seventh-Day Adventists

Grantor

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

N
24248-N

That portion of Block 8 of Tract No. 3 of LA SIERRA HEIGHTS, on file in Book 8 of Maps, at Page 27 thereof, records of said Riverside County, together with that portion of the southeasterly 10 feet of Cook Avenue as vacated by the Board of Supervisors of the County of Riverside by Resolution recorded October 5, 1948, as Instrument No. 360 of Official Records of said Riverside County, described as follows:

COMMENCING at the intersection of the centerline of Cook Avenue with the centerline of Mobley Avenue;

THENCE South 34° 19' 09" East, along said centerline of Mobley Avenue, 567.38 feet to the southwesterly prolongation of the southeasterly line of that certain parcel of land conveyed as Parcel 2 to Southeastern California Association of Seventh-Day Adventists, a non-profit corporation, by deed recorded January 13, 1969, as Instrument No. 3383 of Official Records of said Riverside County;

THENCE North 57° 56' 54" East, along said southwesterly prolongation and along said southeasterly line, 832.25 feet to THE TRUE POINT OF BEGINNING;

THENCE North 34° 12' 06" West, 209.94 feet to the beginning of a tangent curve with a radius of 833.00 feet and concaving northeasterly;

THENCE Northwesterly along said curve an arc length of 180.20 feet, thru a central angle of 12° 23' 40" to the end thereof;

THENCE South 58° 10' 08" West, 139.30 feet;

THENCE North 34° 12' 06" West, 6.06 feet;

THENCE South 65° 14' 17" West, 140.03 feet;

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THENCE North 31° 50' 28" West, 97.20 feet to the most easterly corner of that certain parcel of land conveyed to Mark E. Clay, et ux., by deed recorded July 24, 1975, as Instrument No. 89388 of Official Records of said Riverside County;

THENCE South 45° 34' 24" West, along the southeasterly line of said parcel, 72.85 feet to the most southerly corner of said parcel;

THENCE North 37° 19' 36" West, along the southwesterly line of said parcel, 149.59 feet to the northwesterly line of said vacated southeasterly 10 feet of Cook Avenue;

THENCE South 45° 34' 24" West, along said northwesterly line, 314.07 feet to the northwesterly prolongation of the southwesterly line of that certain parcel of land conveyed as Parcel 1 to Southeastern California Association of Seventh-Day Adventists, a non-profit corporation, by deed recorded January 6, 1969, as Instrument No. 1147 of Official Records of said Riverside County;

THENCE South 34° 19' 09" East, along said northwesterly prolongation and along said southwesterly line, 275.45 feet to the most southerly corner of said Parcel 1;

THENCE North 57° 55' 51" East, along the southeasterly line of said Parcel 1, a distance of 63.25 feet to the most northerly corner of that certain parcel of land conveyed to Ilmer Kangas, et ux., by deed recorded October 19, 1951, as Instrument No. 43805 of Official Records of said Riverside County;

THENCE South 30° 59' 09" East, along the northeasterly line of said parcel so conveyed to Ilmer Kangas, et ux., 90.90 feet to the most easterly corner of said parcel;

THENCE South 55° 46' 51" West, along the southeasterly line of said parcel so conveyed to Ilmer Kangas, et ux., 67.92 feet to the most northerly corner of that certain parcel of land conveyed to Otto J. Bouren, by deed recorded October 17, 1952 as Instrument No. 44366 of Official Records of said Riverside County;

THENCE South 34° 45' 39" East, along the northeasterly line of said parcel so conveyed to Otto J. Bouren, 108.11 feet to the most easterly corner of said parcel;

THENCE North 57° 55' 51" East, along the southeasterly line of Parcel 2 of said deed recorded January 6, 1969 as Instrument No. 1147, a distance of 252.62 feet to the southwesterly line of Parcel 2, described in the deed recorded January 13, 1969, as Instrument No. 3383;

THENCE South 34° 20' 00" East, along said southwesterly line of Parcel 2, described in the deed recorded January 13, 1969, as Instrument No. 3383, a distance of 100.25 feet to the most southerly corner of said Parcel 2;

THENCE North 57° 56' 54" East, along said southeasterly line of Parcel 2, a distance of 398.65 feet to said TRUE POINT OF BEGINNING.

Area - 6.94 acres.

SUBJECT to that certain 12-foot wide storm drain easement as conveyed to the City of Riverside, described as follows:

A strip of land 12.00 feet in width over a portion of Block 8 of Tract No. 3 of LA SIERRA HEIGHTS, on file in Book 8 of Maps, at Page 27 thereof, records of said Riverside County, more particularly described as follows:

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COMMENCING at the intersection of the centerline of Cook Avenue with the centerline of Mobley Avenue;

THENCE South 34° 19' 09" East, along said centerline of Mobley Avenue, 567.38 feet to the southwesterly prolongation of the southeasterly line of that certain parcel of land conveyed as Parcel 2 to Southeastern California Association of Seventh-Day Adventists, a non-profit corporation, by deed recorded January 13, 1969, as Instrument No. 3383 of Official Records of said Riverside County;

THENCE North 57° 56' 54" East, along said southwesterly prolongation 433.60 feet to the most southerly corner of said Parcel 2 and to THE TRUE POINT OF BEGINNING;

THENCE North 57° 56' 54" East, along said southeasterly line of Parcel 2, a distance of 398.65 feet;

THENCE North 34° 12' 06" West, 12.01 feet to a line which is parallel with and distant 12.00 feet northwesterly, as measured at right angle, from said southeasterly line of Parcel 2;

THENCE South 57° 56' 54" West, along said parallel line, 398.68 feet to the southwesterly line of said Parcel 2;

THENCE South 34° 20' 00" East, along said southwesterly line, 12.01 feet to said TRUE POINT OF BEGINNING.

DESCRIPTION APPROVAL
by George P. Withers 3/7/77 by [Signature]
City Attorney

Dated Mar. 4, 1977

SOUTHEASTERN CALIFORNIA ASSOCIATION
OF SEVENTH-DAY ADVENTISTS

James F. Hamrick Vice-Pres.

APPROVED AS TO FORM

Clarice J. Jurney March 11, 1977
DEPUTY CITY ATTORNEY

L. E. Brown Ass't. Sec.

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.

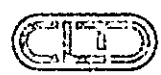
Dated 7-20-77

[Signature]
Property Services Manager

Handwritten initials and date: 8/19/77

Myra Lynn Park Site

Southeastern California Association of Seventh-Day Adventists



CALIFORNIA LAND TITLE COMPANY

All of us at California Land Title Company sincerely appreciate the privilege of having served you in this transaction.

YOUR policy of title insurance is an important record. It provides you with valuable proof of your interest in real property.

Please specify CALIFORNIA LAND TITLE COMPANY for your future title insurance needs. We believe that the unique feature which distinguishes our service organization from another, particularly in our field, is the skill and experience of our personnel. Our people pride themselves in offering you the finest, most up to date service and personal assistance available in the title industry.

Kenneth I. Weld, Jr.

Kenneth I. Weld, Jr.
President



POLICY 03-24248



POLICY OF TITLE INSURANCE

ISSUED BY

**TITLE INSURANCE COMPANY
OF MINNESOTA**

a Corporation, of Minneapolis, Minnesota

SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, TITLE INSURANCE COMPANY OF MINNESOTA, a 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 cost, 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, Title Insurance Company of Minnesota has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.



**TITLE INSURANCE COMPANY
OF MINNESOTA**

Countersigned:

By

Carl A. Swerline

Validating Officer

ATTEST:

E. McLoxville
President
R. J. Garwood
Secretary

T. I. M.

Y 573878

SCHEDULE A

Date of Policy: July 28, 1977 at 9:00 a.m.

Amount of Insurance: \$ 130,000.00

No. 03-24248

Charge: \$ 482.00

1. Name of Insured:

CITY OF RIVERSIDE

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

CITY OF RIVERSIDE, a municipal corporation

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

SCHEDULE B (Continued)

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 II

1. General and special taxes for the fiscal year 1977 - 1978, a lien not yet due and payable.
2. Rights of way and water rights granted to La Sierra Heights Water Company, a corporation, together with right of entry for the purpose of laying, maintaining, and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes, as set out in Deed recorded May 17, 1911 in Book 327, page 227 of Deeds.
3. A perpetual easement for storm drain facilities, as conveyed to the City of Riverside in the instrument recorded March 11, 1977 as Instrument No. 41376.

SCHEDULE C

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

That portion of Block 8 of Tract No. 3 of LA SIERRA HEIGHTS, on file in Book 8 of Maps, at Page 27 thereof, records of said Riverside County, together with that portion of the Southeasterly 10 feet of Cook Avenue as vacated by the Board of Supervisors of the County of Riverside by Resolution recorded October 5, 1948, as Instrument No. 360 of Official Records of said Riverside County, described as follows:

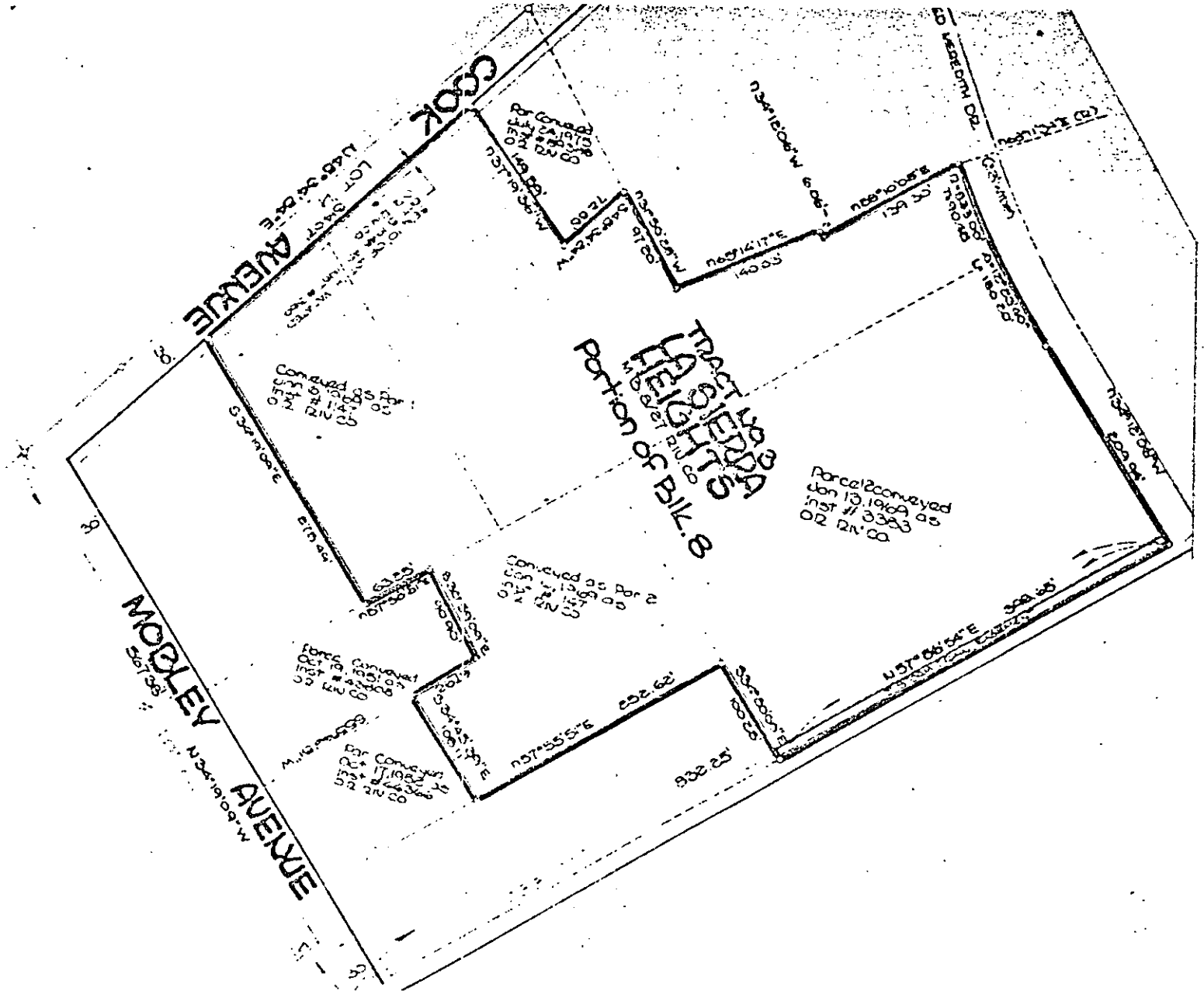
COMMENCING at the intersection of the centerline of Cook Avenue with the centerline of Mobley Avenue; THENCE South $34^{\circ} 19' 09''$ East, along said centerline of Mobley Avenue, 567.38 feet to the Southwesterly prolongation of the Southeasterly line of that certain parcel of land conveyed as Parcel 2 to Southeastern California Association of Seventh-Day Adventists, a non-profit corporation, by Deed recorded January 13, 1969, as Instrument No. 3383 of Official Records of said Riverside County; THENCE North $57^{\circ} 56' 54''$ East, along said Southwesterly prolongation and along said Southeasterly line, 832.25 feet to The True Point of Beginning; THENCE North $34^{\circ} 12' 06''$ West, 209.94 feet to the beginning of a tangent curve with a radius of 833.00 feet and concaving Northeasterly; THENCE Northwesterly along said curve an arc length of 180.20 feet, thru a central angle of $12^{\circ} 23' 40''$ to the end thereof; THENCE South $58^{\circ} 10' 08''$ West, 139.30 feet; THENCE North $34^{\circ} 12' 06''$ West, 6.06 feet; THENCE South $65^{\circ} 14' 17''$ West, 140.03 feet; THENCE North $31^{\circ} 50' 28''$ West, 97.20 feet to the most Easterly corner of that certain parcel of land conveyed to Mark E. Clay, et ux, by deed recorded July 24, 1975, as Instrument No. 89388 of Official Records of said Riverside County; THENCE South $45^{\circ} 34' 24''$ West, along the Southeasterly line of said Parcel, 72.85 feet to the most Southerly corner of said Parcel; THENCE North $37^{\circ} 19' 36''$ West, along the Southwesterly line of said parcel, 149.59 feet to the Northwesterly line of said vacated Southeasterly 10 feet of Cook Avenue; THENCE South $45^{\circ} 34' 24''$ West, along said Northwesterly line, 314.07 feet to the Northwesterly prolongation of the Southwesterly line of that certain parcel of land conveyed as Parcel 1 to Southeastern California Association of Seventh-Day Adventists, a non-profit corporation, by Deed recorded January 6, 1969 as Instrument No. 1147 of Official Records of said Riverside County; THENCE South $34^{\circ} 19' 09''$ East, along said Northwesterly prolongation and along said Southwesterly line, 275.49 feet to the most Southerly corner of said Parcel 1; THENCE North $57^{\circ} 55' 51''$ East, along the Southeasterly line of said Parcel 1, a distance of 63.25 feet to the most Northerly corner of that certain parcel of land conveyed to Ilmer Kangas, et ux., by Deed recorded October 19, 1951, as Instrument No. 43805 of Official Records of said Riverside

Continued

SCHEDULE C continued

County; THENCE South 30° 59' 09" East, along the Northeasterly line of said parcel so conveyed to Ilmer Kangas, et ux., 90.90 feet to the most Easterly corner of said parce; THENCE South 55° 46' 51" West, along the Southeasterly line of said parcel so conveyed to Ilmer Kangas, et ux., 67.92 feet to the most Northerly corner of that certain parcel of land conveyed to Otto J. Bouren, by Deed recorded October 17, 1952 as Instrument No. 44366 of Official Records of said Riverside County; THENCE South 34° 45' 39" East, along the Northeasterly line of said parcel so conveyed to Otto J. Bouren, 108.11 feet to the most Easterly corner of said parcel; THENCE North 57° 55' 51" East, along the Southeasterly line of Parcel 2 of said Deed recorded January 6, 1969 as Instrument NO. 1147, a distance of 252.62 feet to the Southwesterly line of Parcel 2, described in the Deed recorded January 13, 1969 as Instrument No. 3383; THENCE South 34° 20' 00" East, along said Southwesterly line of Parcel 2, described in the Deed recorded January 13, 1969 as Instrument No. 3383, a distance of 100.25 feet to the most Southerly corner of said Parcel 2; THENCE North 57° 56' 54" East, along said Southeasterly line of Parcel 2, a distance of 398.65 feet to said True Point of Beginning.

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THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS

CALIFORNIA LAND TITLE COMPANY

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