

Where recorded mail to:
City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
NOV 16 1977
45 Min. Past 11 o'clock A.M.
At Request of
CITY CLERK
Book 1977, Page 229062
Recorded in Official Records
of Riverside County, California
W. W. Dealyh Recorder
FEES \$ NONE

229062
FREE RECORDING
This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee. (Government Code 6103)

Project: Tract No. 8006-1

FOR RECORDER'S OFFICE USE ONLY

E A S E M E N T

9166

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

RULON F. HATCH and ISABEL L. HATCH, husband and wife,

as Grantors, grant to the CITY OF RIVERSIDE, a Municipal Corporation
of the State of California, as Grantee, its successors and assigns, a
perpetual easement and right of way for the construction, reconstruction,
maintenance, operation, inspection, repair, replacement, relocation,
renewal and removal of sanitary sewer facilities

together with all necessary appurtenances, in, under, upon, over and
along that certain real property situated in the City of Riverside,
County of Riverside, State of California, described as follows:

All that portion of Block 7 of La Sierra Heights Tract No. 3, as shown
by map on file in Book 8 of Maps, at page 27 thereof, Records of Riverside County,
California, more particularly described as follows:

Commencing at the most northerly corner of Lot 56 of Castle Homes, as
shown by map on file in Book 36 of Maps, at pages 17 and 18 thereof, Records of
Riverside County, California, said point also being in the southwesterly line of
that certain parcel of land conveyed to Rulon F. Hatch et ux by deed recorded
July 3, 1970 as Instrument No. 63993 of Official Records of Riverside County,
California;

Thence North 34° 18' 50" West along the southwesterly line of the parcel
so conveyed to Hatch, a distance of 100.03 feet to the most westerly corner thereof;

Thence North 57° 55' 15" East along the northwesterly line of the parcel
so conveyed to Hatch, a distance of 125.00 feet to a point therein for the TRUE
POINT OF BEGINNING;

Thence continuing North 57° 55' 15" East along said northwesterly line, a
distance of 10.00 feet to a point therein;

Thence South 32° 04' 45" East, a distance of 10.00 feet;

Thence South 57° 55' 15" West, a distance of 10.00 feet;

Thence North 32° 04' 45" West, a distance of 10.00 feet to the true point
of beginning.

DESCRIPTION APPROVAL
By George P. Hatchman, 10/5/77 by
Recorder

9166

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TOGETHER WITH the right to clear and keep clear said easement and right of way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said sanitary sewer facilities

_____. Provided, however, that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right of way.

Dated October 11, 1977

Rulon F. Hatch
RULON F. HATCH

Isabel L. Hatch
ISABEL L. HATCH

APPROVED AS TO FORM
Barbara J. [Signature]
ASST. CITY ATTORNEY

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.

ated 11/16/77

[Signature]
Property Services Manager



9066

CLTA-1973

POLICY OF TITLE INSURANCE

issued by

STANDARD COVERAGE

4211 CROSS TOWN
FISHER LINE
PROJECT -
Mc MAHON PARCEL
PARCEL NO. 3

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

9166

dks

SCHEDULE A

Policy No. 396086
Charge \$56.00

Amount of Insurance: \$2,000.00
Date of Policy: October 3, 1977 at 9:00 A.M.

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:

EASEMENT

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:

A perpetual easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of underground waterlines and related facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property described as follows:

A strip of land 10.00 feet in width over a portion of Lot X of THE RIVERSIDE INDUSTRIAL DEVELOPMENT PROJECT - MC NEW TRACT, as shown by map on file in Book 12 page 18 of Maps, Riverside County Records, the centerline of said strip being described as follows:

Beginning at a point in the easterly line of said Lot X, distant along said easterly line north 00° 17' 55" east, 616.17 feet from the southeast corner of said Lot X; thence north 89° 42' 05" west, along a line that is parallel with and distant northerly 10.00 feet, as measured at right angles from the centerline of an easement conveyed to the City of Riverside as Parcel 1 by Deed recorded July 10, 1970 as Instrument No. 66410, Official Records, a distance of 172.65 feet, to the westerly line of said Lot X and the end of this centerline description.

The side lines of the hereinabove described strip of land to be lengthened or shortened so as to terminate in said westerly line of Lot X.

Together with the other rights contained in the grant of easement recorded September 30, 1977 as Instrument No. 194385.

DESCRIPTION APPROVAL
BY *R. H. Hedley* DATE 10-26-77
FIDELITY & SECURITY ASSURANCE CO.

Order No. 396086

PART II

1. A right of way and easement for the erection and maintenance of poles, electric lines, wires of all description, and equipment, overhanging at a minimum distance from the surface of the ground, as specified by the Public Utilities Commission, over and across a strip of land of the uniform width of 20 feet lying easterly from and adjacent to the westerly line of the herein described property, granted to the City of Riverside, a Municipal Corporation, by Deed from William Frederick McMahon, recorded September 22, 1949 as Instrument No. 2715.

2. A perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of storm drain facilities as granted to the City of Riverside, a Municipal Corporation, by Deed recorded May 1, 1970 as Instrument No. 41168, over a strip of land 10 feet in width, the center line of which is described as follows: Beginning at a point in the easterly line of said Lot "X", distant thereon north $00^{\circ} 17' 55''$ east, 606.17 feet from the southeast corner thereof; thence at a right angle, north $89^{\circ} 42' 05''$ west, 171.25 feet, more or less, to a point in the westerly line of said Lot "X". The sidelines of said strip of land shall be prolonged or shortened so as to terminate in said easterly and westerly lines of said Lot "X".

3. A perpetual easement and right of way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of public utilities facilities and underground public utilities facilities, as granted to the City of Riverside, a Municipal Corporation, by Deed recorded July 10, 1970 as Instrument No. 66410, lying within a strip of land 10 feet in width, the center line of which is described as follows: PARCEL 1: Beginning at a point in the easterly line of said Lot "X", distant thereon north $00^{\circ} 17' 55''$ east, 606.17 feet from the southeast corner thereof; thence at a right angle north $89^{\circ} 42' 05''$ west, 171.25 feet, more or less, to a point in the westerly line of said Lot "X". The sidelines of said strip of land shall be prolonged or shortened so as to terminate in said easterly and westerly lines of said Lot "X". PARCEL 2: The west 20 feet of the north 50 feet of the south 656.17 feet of said Lot "X"; said 20 feet being measured radial to the west line of said Lot "X".

Order No. 396086

4. An easement granted to Riverside County Flood Control and Water Conservation District by Deed recorded July 14, 1972 as Instrument No. 92669, for the construction, operation and maintenance of an underground storm drain in Parcel 1193-5, as shown on Record of Survey filed March 29, 1972 in Record of Surveys Book 58, pages 64 and 65, Riverside County Records. The parties hereto agree together that the Grantor reserves the right to use and enjoy the land over which said easement and right of way is granted, for any purpose and in any manner which does not interfere with or impair the right of the Grantee to use said easement and right of way. The parties hereto further agree together that the easement herein granted shall not be used for a public street in any manner whatsoever.

5. The terms and conditions contained in the easement recorded September 30, 1977 as Instrument No. 194385.

SAFECO TITLE
INSURANCE COMPANY

POLICY OF
TITLE
INSURANCE



SAFECO TITLE
INSURANCE COMPANY

HOME OFFICE

13640 ROSCOE BOULEVARD

PANORAMA CITY, CALIFORNIA 91409

SAFECO TITLE
INSURANCE COMPANY