

Recording Requested By  
CITY ATTORNEY OF PASADENA

3608

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA  
11 MIN. 1 P.M. JUL 12 1974  
Recorder's Office

And When Recorded Mail To

City Clerk  
Room 218, City Hall  
Pasadena, California 91109

GRANT DEED NO. 7210

FREE 9

FOR VALUABLE CONSIDERATION, THROOP and THROOP, a partnership, hereby grants to the CITY OF PASADENA, a municipal corporation, that certain real property described as follows:

Parcel 1

The Westerly 30 feet of the southerly 40 feet of Lot 2 in Block "D" of the New Fair Oaks Avenue Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 11, Page 1 of Miscellaneous Records in the office of the County Recorder of said County.

Parcel 2

The Westerly 30 feet of Lots 3, 4 and 5, all in Block "D" of the New Fair Oaks Avenue Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 11, Page 1 of Miscellaneous Records in the office of the County Recorder of said County.

Excepting therefrom that portion of said Lots 3, 4 and 5, conveyed by deed, for widening of Fair Oaks Avenue, to the State of California, Department of Transportation (formerly Division of Highways), recorded on February 3, 1970, in Book D4623, Page 507 of Official Records in the office of said County Recorder, described as follows:

Beginning at the southwesterly corner of said Lot 5; thence easterly along the southerly line of said lot, distance of 17.33 feet; thence northerly in a direct line to the intersection with the northerly line of said Lot 3, distant easterly thereon 10 feet from the northwesterly corner of said lot; thence westerly along said northerly line 10 feet to said northwesterly corner; thence southerly along the westerly lines of said Lots 3, 4 and 5 to the point of beginning.

Subject to covenants, conditions, restrictions,

RESOLUTION (on Grant Deed No. 7210

July 9, 1974

Introduced by Director Robert Glenn White

BE IT RESOLVED by the Board of Directors of the City of Pasadena that the Grant Deed presented herewith, whereby THROOP and THROOP, a partnership,

grant(s) to the City of Pasadena that certain real property therein described for Fair Oaks Street widening

be and the same hereby is approved and accepted and the City consents to its recordation.

Adopted by the said Board of Directors by the following vote:

AYES: Directors Jones, Matthews, White, Yokaitis  
NOES: None  
ABSENT: Directors Benedict, McKenney, Wilfong

I hereby certify that the foregoing document is a full, true and correct copy of ... *Resolution* ... on file in the office of the City Clerk of the City of Pasadena, Calif.

*Harriett C. Jenkins*  
City Clerk

reservations and easements of record, if any, and taxes for the year 1974-75, a lien not yet payable.

DATED: June 13, 1974

THROOP and THROOP, a partnership

By George V. Throop, Jr.

By Nancy H. Throop

By Hilda B. Throop

TO 442 C (Partnership)

STATE OF CALIFORNIA } COUNTY OF LOS ANGELES } SS. On June 13, 1974

(TI)

STAPLE HERE

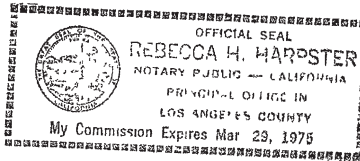
before me, the undersigned, a Notary Public in and for said State, personally appeared George L. Throop, Jr., Nancy H. Throop, and Hilda B. Throop,

to be all of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same

WITNESS my hand and official seal.

Signature Rebecca H. Harpster REBECCA H. HARPSTER

Name (Typed or Printed)



(This area for official notarial seal)



CLTA-1973

STANDARD COVERAGE

## POLICY OF TITLE INSURANCE

issued by

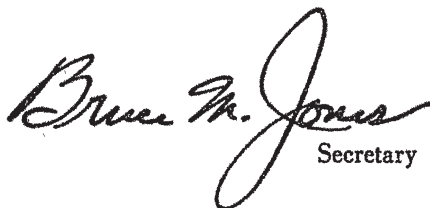
# SAFECO TITLE INSURANCE COMPANY

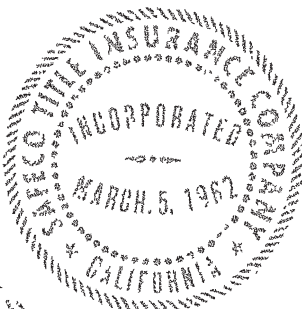
SUBJECT TO SCHEDULE B AND THE CONDITIONS AND STIPULATIONS HEREOF, SAFECO TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures the insured, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and 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;

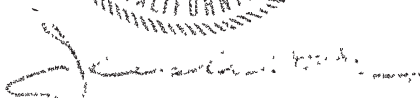
and in addition, as to an insured lender only:

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.

  
Secretary



  
President



An Authorized Signature

SCHEDULE A

Date of Policy: **July 15, 1974** at **7:30 A.M.** Amount of Insurance: \$ **18,120.00** Policy No: **7400098-45**  
Charge \$ **107.25**

1. Name of Insured:

**CITY OF PASADENA,**  
a municipal corporation

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

**A fee simple**

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

**CITY OF PASADENA,**  
a municipal corporation

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

**SEE EXHIBIT I ATTACHED HERETO AND MADE A PART HEREOF.**

APPROVED AS TO FORM:

This 19th day of July, 1974  
By Edwin M. Jinn  
Assistant City Attorney

EXHIBIT I

D E S C R I P T I O N

"The Westerly 30 feet of the Southerly 40 feet of Lot 2 and the Westerly 30 feet of Lots 3, 4 and 5, all in Block "D" of the New Fair Oaks Avenue Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 11, Page 1 of Miscellaneous Records in the office of the County Recorder of said County.

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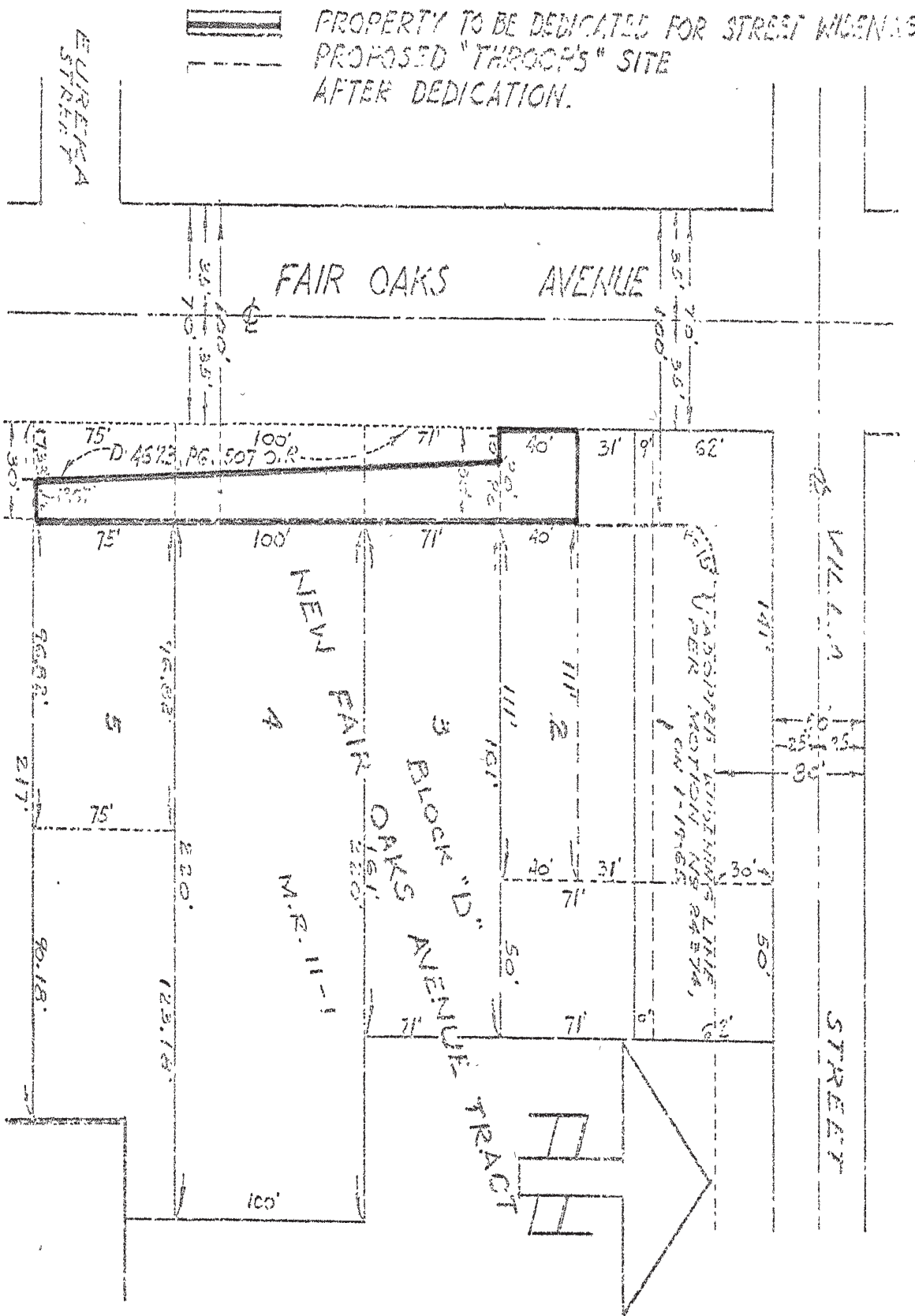
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Description Checked and Approved  
FRITZ ZAPF  
Director of Public Works

BY Mitsugu Tera  
Asst. Director of Public Works

LEGEND

PROPERTY TO BE DEDICATED FOR STREET WIDENING  
 PROPOSED "THROOP'S" SITE  
 AFTER DEDICATION.



CITY OF PASADENA - PUBLIC WORKS DEPARTMENT

DRAWN BY: O.G. NESH

CHECKED BY: J.S.J.

DESIGNED BY: M.A.S.

FIELD POSITION: 1/22/74

FAIR OAKS AVE - EAST SIDE

FROM 100 FT SOUTH OF VILLA STREET TO 300 FT SOUTH OF VILLA STREET

PROPOSED WIDENING

APPROVED BY: [Signature]

ASSOCIATION OF PUBLIC WORKS DATE: 2-4-74

SCALE 1" = 60'

DRAWING NO.

3203