

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest... in... that property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in or to the said premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the said part... of the second part, and to its heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto caused its corporate name to be subscribed and its corporate seal to be affixed by its proper officers thereunto duly authorized by resolution of its Board of Directors.

Attest

The above instrument approved as to form. *[Signature]*
ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

STATE MUTUAL BUILDING AND LOAN ASSOCIATION

By *[Signature]* President,

[Signature]

ESCROW 15219

QUITCLAIM DEED

(CORPORATION)

State Mutual Building and

Loan Association, a corporation.

-TO-

City of Riverside,

Dated May 20th, 1931

Walter D. Clark, Prompt Printer, Riverside, Cal

STATE OF CALIFORNIA, } ss.
County of ~~Riverside~~ Los Angeles

On this 21st day of May in the year one thousand nine hundred Thirty-one before me,

a Notary Public in and for the said County and State, personally appeared C.H. Wade

known to me to be the President, and W.R. Gibbon
known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

[Signature]
Notary Public in and for ~~Riverside~~ Los Angeles County, State of California

My commission expires June 10, 1931.

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RESOLUTION NO. 1830 (NEW SERIES)

RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE
ACCEPTING A DEED.

RESOLVED; by the Council of the City of Riverside, California,
that deed dated May 20, 1931, executed by the STATE MUTUAL BUILDING AND
LOAN ASSOCIATION, a corporation, to the CITY OF RIVERSIDE, a municipal
corporation, of the County of Riverside, State of California, quitclaim-
ing forever all water rights appurtenant to the following described pre-
mises situated in the City of Riverside, County of Riverside, State of
California. and more particularly described as follows, to-wit:

Lot 33 of the Alamo Tract as shown by Map on file in Book 9
page 5 of Maps, records of Riverside County, California, which are re-
presented by any interest in the capital stock of the Twin Springs
Water Company, a corporation, being Certificate #85 covering 1 1/2 shares
of the Capital Stock of the Twin Springs Water Company, or the property
and water rights belonging thereto, together with the right to receive
all water from said company, right to receive which has heretofore be-
longed to the Grantor herein as owner of said land and said capital
stock.

Together with the right to remove said water and use the
same whenever and wherever desired by second party, its successors and
assigns.

Together with the right to remove, use and take any water be-
longing to or developed by the Twin Springs Water Company or any stock-
holder thereof which may now be appurtenant to any of the land described
in the Articles of Incorporation of said Company.

be, and the same is hereby, accepted; and

BE IT FURTHER RESOLVED; that a copy of this resolution be attach-
ed to said deed and that the same be recorded in the office of the County
Recorder of Riverside County, California, and thereafter filed in the of-
fice of the City Engineer of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting City
Clerk of the City of Riverside, California, hereby certify that the fore-
going resolution was duly and regularly introduced and adopted by the Coun-
cil of said City at its meeting held on the 16th day of June, 1931, by the
following vote:

Ayes: Councilmen Redman, Backstrand, Taylor, Lindsley, Pearse,
Wells and Lohrli.

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Noes: None.

Absent: None.

Robert M. Wells
City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 16th day of June,
1931.

Joseph S. Long
Mayor of the City of Riverside.

QUITCLAIM DEED

STATE MUTUAL BUILDING AND LOAN ASSOCIATION

TO 1719

CITY OF RIVERSIDE

INDEXED
Book & Page
DONNA A. Lambke
L.H. Hugo

1719
Please Refer to

Edna A. Lambke
RIVERSIDE TITLE COMPANY

1065

JUN 28 1934

30
RECORDED

RIVERSIDE TITLE COMPANY
31

218

Donna A. Lambke
more/11

J. W. COVERT PRESIDENT
EMERSON L. HOLT VICE-PRESIDENT
LEONARD

J. W. COVERT
PRESIDENT
EMERSON L. HOLT
VICE-PRESIDENT
LEONARD WHITE
ESCROW OFFICER

CHAS. E. JOHNSON
MANAGER & TREASURER

SARAU & THOMPSON
COUNSEL

ELIZABETH S. RAINER
SECRETARY
CLINE C. WHITE
ASST. SECRETARY



940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND
TITLE INSURANCE AND TRUST COMPANY
LOS ANGELES, CALIFORNIA

WILLIAM H. ALLEN, JR.
PRESIDENT
STUART O'MELVENY
FIRST VICE-PRESIDENT
O. P. CLARK
SECRETARY

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 73413

34/84

**UNLIMITED CERTIFICATE
AND
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside.

After careful examination of the official records of the counties of San Bernardino and Riverside, State of California, in relation to the record title to that certain real property hereinafter described, the

RIVERSIDE TITLE COMPANY

a Corporation having its principal place of business in the City of Riverside, State of California
(herein called the Abstract Company)

hereby **Certifies** and the

TITLE INSURANCE AND TRUST COMPANY

a Corporation of Los Angeles, California, (herein called the Insurance Company)

hereby **Guarantees** in a sum not exceeding \$ 75.00 that the said title, as appears from said records, is vested in

STATE MUTUAL BUILDING AND LOAN ASSOCIATION,

a corporation.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1931-32,
payable November 1, 1931.

Also any unpaid State Corporation Franchise Tax of
the above Corporation.

1065

Buena Vista Improvement Assessment payable in connection with County and Municipal Taxes.

Except, 3rd:-

A Right of Way reserved to the Riverside Water Company and its assigns for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for purposes of irrigation and domestic use.

Except, 4th:-

A Right of Way for a pipe line through the hereinafter described Lot as granted Twin Springs Water Company, a corporation, by Deed recorded March 2, 1916 in Book 439 page 121 of Deeds, records of Riverside County, California.

Except, 5th:-

Rights of Way, reservations and conditions as set out in Deed from Riverside Land and Irrigating Company to Rubidoux Building Company for the hereinafter described property, recorded May 5, 1916 in Book 443 page 63 of Deeds, records of Riverside County, as follows:-

The Second party shall have the right to develop water on said land by any means whatever and use such water so developed exclusively on the lands which have stock of either the Alamo Water Company, a corporation, or the Twin Springs Water Company, a corporation, appurtenant thereto, but such water so developed shall not be taken to or used upon other lands, and said first party agrees that it will not claim any damages on account of such water being developed and used on such lands exclusively. Subject to the right of the second party to develop such water for such exclusive use, first party expressly reserved to itself, its successors and assigns forever, all water percolating or flowing in said land or beneath the surface thereof, together with the right to extract, withdraw, drain, and divert such water by pumping or otherwise, by means of plants located upon adjoining lands and to convey the same to and use it upon any lands owned or to

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be acquired by the first party and the lowering of the water plane or plane of saturation of said land, or beneath the surface thereof by said first party in obtaining, extracting or diverting said water reserved to it as above set forth, shall be construed and considered, appurtenant to the rights, privileges and property herein reserved.

First party does also reserve to itself all riparian water rights in the Santa Ana River which may now be or hereafter be appurtenant to said land.

First party does also reserve to itself, its successors or assigns, the right to sink any number of wells or drains on any land now owned by it, or which may be hereafter acquired, and to extract, withdraw, drain and divert such water or waters so developed by pumping or otherwise and to convey and use it upon any lands, within the County of Riverside and said Second party shall not claim any damage to the premises hereinafter described on account of the first party so developing and extract, conveying and using such water upon any other lands as stated.

First party also retains the free right of way over through and across said land for such pipe lines and appurtenances as it, its successors or assigns, may desire.

Except, 6th:-

A Right of Way for a drain pipe line through the hereinafter described Lot as conveyed to George W. Moore and A. W. Griffith, by Deed recorded October 30, 1918 in Book 492 page 329 of Deeds, records of Riverside County, California.

- : D E S C R I P T I O N : -

In the City of Riverside, County of Riverside, State of California, and described as follows:-

Lot 33 of Alamo Tract as shown by Map on file in Book 9 page 5 of Maps, records of Riverside County, California.

Excepting therefrom all water and water rights appurtenant together with the right to remove the same as

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conveyed to the City of Riverside, a Municipal Corporation, by Deed filed for record June 26, 1931 in the office of the County Recorder of Riverside County, California.

This Certificate and Guarantee are issued upon the following conditions and stipulations:

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.

2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.

3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.

4. This Certificate and Guarantee do not include examination of or report on:

- a. Adverse claims or rights not shown by such official records.
- b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
- c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
- d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
- e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
- f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
- g. The official records of the counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

IN TESTIMONY WHEREOF, The ABSTRACT COMPANY has caused this Certificate to be signed by its

President and attested by its Assistant Secretary, under its corporate seal, and countersigned by its Manager and the INSURANCE COMPANY has caused this Guarantee to be signed by its President and attested by its Assistant Secretary, under its corporate seal this 26th day of June 1931 at 8:30 o'clock A. M.

RIVERSIDE TITLE COMPANY

By [Signature] President

Attest: Berlab M. Vaught Assistant Secretary

Countersigned [Signature] Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Allyn President

Attest: [Signature] Assistant Secretary

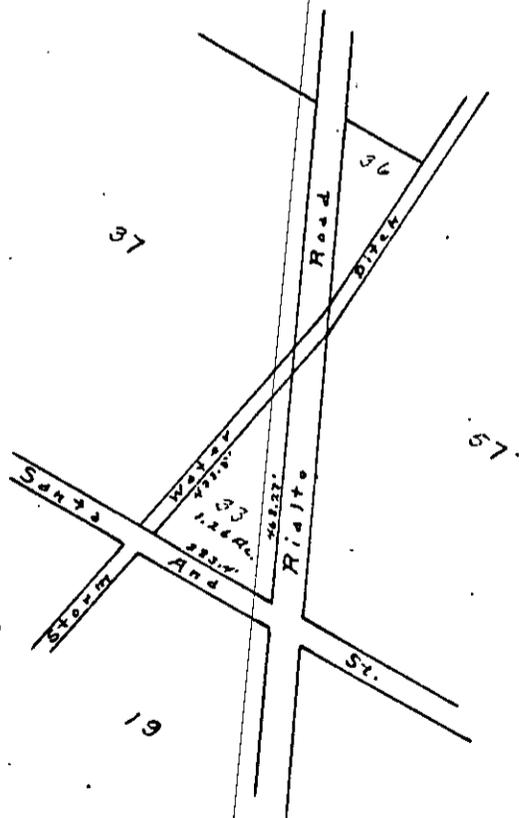
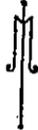


PLAT

Portion of Alamo Tract.

MAP BOOK 9 PAGE 5, Riv. CO. CAL.

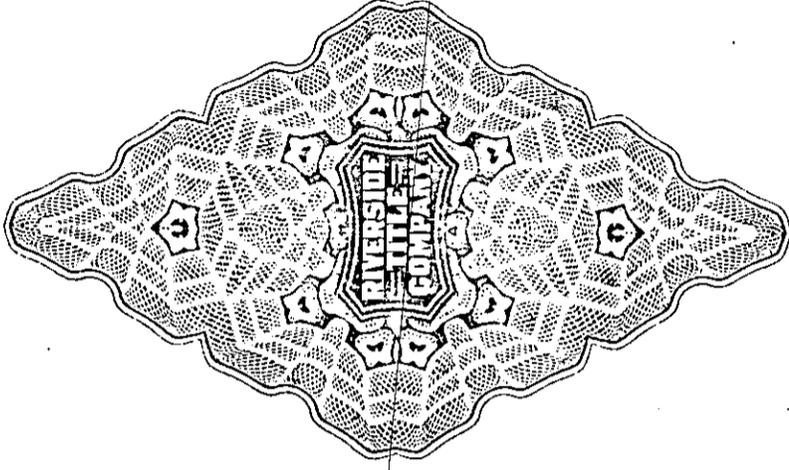
Scale 400 ft. = 1 Inch



This plat is furnished for information only. It is compiled from data which we believe to be accurate, but no liability is assumed by this company as to the correctness of such data.

RIVERSIDE TITLE COMPANY

1065



NUMBER
73413

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

Lot 33 of Alamo Tr.

State Mutual Building
and Loan Association.

(WATER RIGHTS - TWIN
SPRINGS WATER COMPANY)

GUARANTEED

BY

TITLE INSURANCE
AND
TRUST COMPANY
LOS ANGELES, CAL.

Capital and Surplus,
OVER
\$10,000,000

840 MAIN STREET

RIVERSIDE,
CAL.

CHAS. E. JOHNSON,
MANAGER.

