

This Indenture, Made the 17th day of

June A. D. 19 31

BETWEEN JOHN A. COLE also known as J. A. Cole and LOTTIE S. COLE, his wife 1068

the parties of the first part, and CITY OF RIVERSIDE, a Municipal Corporation

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and no/100-----(\$10.00)----- Dollars,

of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have

remised, released, and forever quitclaimed, and by these presents do remise, release and forever quitclaim, unto the said party of the second part, and to its heirs and assigns, all those certain water rights appurtenant to the following described parcels of land situate, lying and being in the City of Riverside County of Riverside, State of California, and

bounded and particularly described as follows, to-wit:

PARCEL #1.

The Southerly 347.99 feet of Lot "M" of the Rivera Tract as shown by Map on file in Book 10 page 4 of Maps, records of Riverside County, California, measured along the Easterly side of said Lot "M", the Northerly line of the property being parallel with the Southerly line of said Lot "M".

PARCEL #2.

The Northerly 272.17 feet of Lot "M" of the Rivera Tract as shown by Map on file in Book 10 page 4 of Maps, records of Riverside County, California, measured along the Easterly line of said Lot "M", the Southerly line of the property being parallel with the Southerly line of said Lot "M".

Which Said water rights are represented by any interest in the Capital Stock of the Twin Springs Water Company, a corporation, being Certificate No. 65 and Certificate #73 covering 1 share and 2 shares respectively 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 belonged to the 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 City of Riverside, its successors and assigns.

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

The above instrument approved as to form.

[Signature]

CITY ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

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 part 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 successors ~~their~~ and assigns forever.

IN WITNESS WHEREOF, The said part of the first part has hereunto set their hand and seal, the day and year first above written.

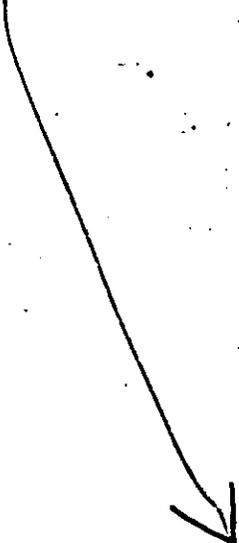
Signed, Sealed and Delivered in the Presence of

*J. A. Cole* (Seal)

*Lottie S. Cole* (Seal)

(Seal)

ack



Quitclaim Deed

John A. Cole et ux

-TO-

City of Riverside

Dated June 17th, 1931

WALTER D. CLARK, PROMPT PRINTER, RIVERSIDE, CAL.

State of California, } ss.  
County of Riverside, }

On this 17th day of June in the year one thousand nine hundred and 31, before me, Leonard White, a Notary Public, in and for said County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared John A. Cole and Lottie S. Cole

5761M

personally known to me to be the person described in and whose name are subscribed to and who executed the within instrument, and acknowledged to me that he executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at my office in Riverside, in the said County the day and year in this Certificate first above written.

*Leonard White*  
Notary Public in and for Riverside County, State of California

73570-15250

*Edward White*  
Notary Public in and for Riverside County, State of California

59

1 RESOLUTION NO. 1835 (NEW SERIES)

2 RESOLUTION OF THE COUNCIL OF THE CITY OF RIVERSIDE,  
3 CALIFORNIA, ACCEPTING A DEED.

4 RESOLVED; by the Council of the City of Riverside, California,  
5 that deed dated June 17, 1931, executed by JOHN A COLE, also known as J.,  
6 A. COLE, and LOTTIE S. COLE, his wife, to the CITY OF RIVERSIDE, a municipi-  
7 pal corporation, of the County of Riverside, State of California, quitclaim-  
8 ing forever all those certain water rights appurtenant to the following de-  
9 scribed premises situated in the City of Riverside, County of Riverside,  
10 State of California, and more particularly described as follows, to-wit:

11 PARCEL #1.  
12 The Southerly 347.99 feet of Lot "M" of the Rivera Tract as  
13 shown by Map on file in Book 10 page 4 of Maps, records of Riverside  
14 County, California, measured along the Easterly side of said Lot "M",  
15 the Northerly line of the property being parallel with the Southerly  
16 line of said Lot "M".

17 PARCEL #2.  
18 The Northerly 272.17 feet of Lot "M" of the Rivera Tract as  
19 shown by Map on file in Book 10 page 4 of Maps, records of Riverside  
20 County, California, measured along the Easterly line of said Lot "M",  
21 the Southerly line of the property being parallel with the Southerly  
22 line of said Lot "M".

23 Which said water rights are represented by any interest in the  
24 Capital Stock of the Twin Springs Water Company, a corporation, being  
25 Certificate No. 65 and Certificate #73 covering 1 share and 2 shares  
26 respectively of the Capital Stock of the Twin Springs Water Company, or  
27 the property and water rights belonging thereto, together with the right  
28 to receive all water from said company, right to receive which has here-  
29 tofore belonged to the owner of said land and said Capital Stock.

30 Together with the right to remove said water and use the same  
31 whenever and wherever desired by City of Riverside, 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 describ-  
ed 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

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal at  
Riverside, California, in the said County the day

*Edward White*  
Notary Public in and for Riverside County, State of California

ORIGINAL FILED

1835 10-15-35

1 Clerk of the City of Riverside, California, hereby certify that the fore-  
2 going resolution was duly and regularly introduced and adopted by the Coun-  
3 cil of said City at its meeting held on the 7th day of July, 1931. by the  
4 following vote:

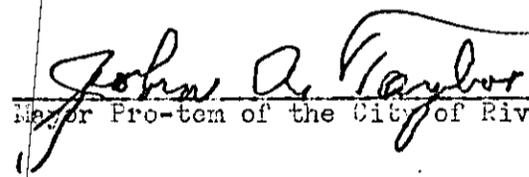
5 Ayes: Councilmen Redman, Backstrand, Taylor, Lindsley, Pearse,  
6 Wells and Lohrli.

7 Noes: None.

8 Absent: None.

9   
10 City Clerk of the City of Riverside.

11  
12 I hereby approve the foregoing resolution this 7th day of July,  
13 1931.

14   
15 Mayor Pro-tem of the City of Riverside.

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31

1024

DEED

JOHN A. COLE, ET UX

TO  
CITY OF RIVERSIDE  
INDEXED

Book & Paged

Rec. No. 15255  
Please Return To

By Albert M. Wells  
City Clerk  
Riverside, Calif.  
RIVERSIDE TITLE COMPANY

RECEIVED FOR RECORD

MAR 15 1932

2  
RECORDED

RIVERSIDE TITLE COMPANY

Copied to Card No. 68

Original Record, page 417

ser. Records of Riverside County

JACK A. BURNS, Recorder

J. R. Rees  
Deputy Recorder

Fees, \$ Novel 15

CONTRACT  
H. H. Hays

A. L. Smith

3/32

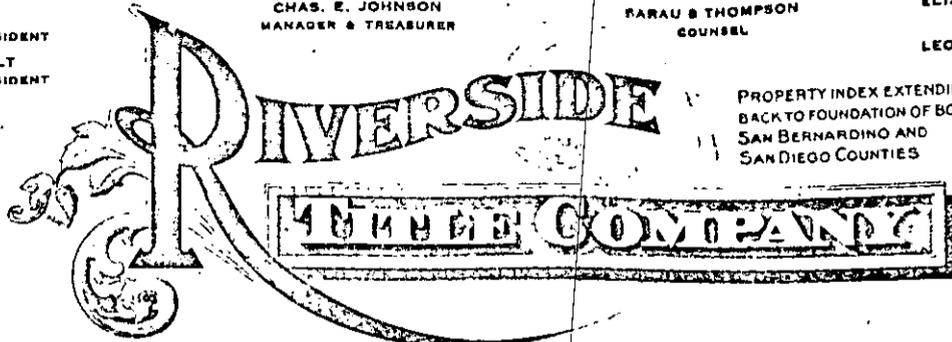
1068

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

CHAS. E. JOHNSON  
MANAGER & TREASURER

BARAU & THOMPSON  
COUNSEL

ELIZABETH S. RAINER  
SECRETARY  
LEONARD WHITE  
ESCROW OFFICER



PROPERTY INDEX EXTENDING  
BACK TO FOUNDATION OF BOTH  
SAN BERNARDINO AND  
SAN DIEGO COUNTIES

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. 73570

34/82

**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 \$ 150.00 that the said title, as appears from said records, is vested in

J. A. COLE AND LOTTIE S. COLE,

his wife, as joint tenants, as to the Southerly 347.99 feet of the hereinafter described property and in

JOHN. A. COLE AND LOTTIE S. COLE,

his wife as joint tenants, as to the remainder.

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1932-33,  
payable November 1, 1932.

1068

Except, 2nd:-

Second Installment of County and Municipal Taxes for the fiscal year 1931-32. Vol. 1/79-80. Assmt. No. 575-577. Amount \$32.92.

Except, 3rd:-

Buena Vista Improvement Assessment dated April 21, 1931 payable in connection with County and Municipal Taxes over a period of five years from date thereof.

Except, 4th:-

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, 5th:-

A Right of Way reserved to the Twin Springs Water Company a corporation, for all necessary pipe lines and appurtenances.

Except, 6th:-

The Riverside Land and Irrigating Company reserves to itself, its successors and assigns forever, all riparian rights in and to that certain stream to the West of the hereinafter described property commonly known and designated as "Spring Brook."

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

The owners shall have the right to develop water upon the land hereinafter described by any means whatsoever and use such water so developed on the lands which have stock of the Twin Springs Water Company, a corporation, appurtenant thereto, but such water shall not be taken to or used upon other lands,

#73570-3

and the Riverside Land and Irrigating Company agrees that it will not claim any damages on account of such water being developed and used upon such land exclusively.

- : 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 "M" of Rivera Tract as shown by Map on file in Book 10 page 4 of Maps, records of Riverside County, California;

Excepting therefrom all water rights appurtenant, together with the right to remove the same as conveyed to the City of Riverside, a Municipal Corporation, by Deeds filed for record March 15, 1932 in the office of the County Recorder of said Riverside County.

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 the 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 15th day of March 1932 at 2:00 o'clock P. M.

RIVERSIDE TITLE COMPANY

By J. W. Brown President  
 Attest: Deulah M. Vaughn Assistant Secretary  
 Countersigned: Chas. E. Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Allen President  
 Attest: Chas. E. Johnson Assistant Secretary

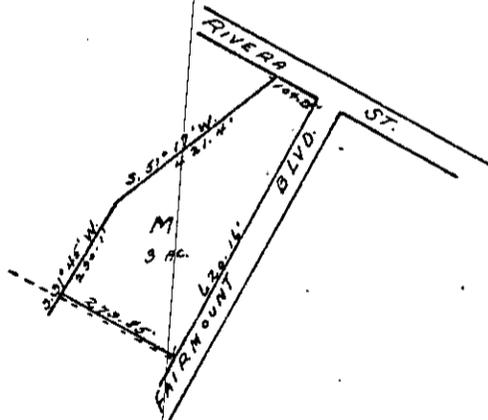


**PLAT**

Lot M of Rivera Tract.

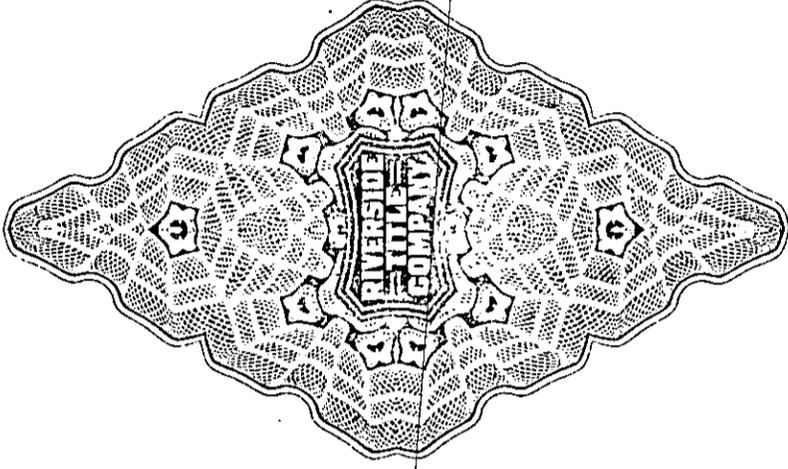
MAP BOOK 10 PAGE 4 , RIV. CO. CAL.

Scale 400 ft. = 1 Inch



This plat is based on the information only. It is compiled from data which we believe to be correct. We are not responsible for any errors or omissions by this company as to the correctness of such data.

RIVERSIDE TITLE COMPANY



NUMBER  
73570

# RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE  
TO

Por. of Rivera Tract.  
----

J. A. Cole, et ux.

(WATER RIGHTS - TWIN  
SPRINGS WATER COMPANY)  
GUARANTEED

BY  
TITELINSURANCE  
AND  
TRUST COMPANY  
LOS ANGELES, CAL.

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

940 MAIN STREET  
RIVERSIDE,  
CAL.

CHAS. E. JOHNSON,  
MANAGER.

