

GRANT DEED
INDIVIDUAL

1074
1074

GEORGE W. MOORE, a single man, A. W. GRIFFITH and
LAURA L. GRIFFITH, his wife,

in consideration of TEN AND 00/100 - - - - - DOLLARS
to them in hand paid, the receipt of which is hereby acknowledged, do hereby

Grant to
CITY OF RIVERSIDE, a
Municipal Corporation,

all that real property situate in the City of Riverside

County of Riverside, State of California, described as follows:

Lot 57 of Alamo Tract, as shown by Map on file in
Book 9 page 5 of Maps, records of Riverside County,
California;

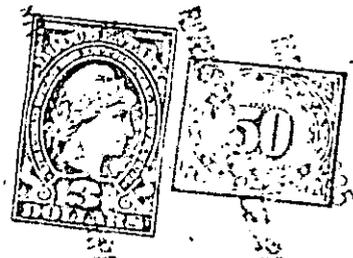
EXCEPTING all water and water rights appurtenant,
together with the right to remove the same, as conveyed
to City of Riverside, a Municipal Corporation, by Deed
recorded July 12, 1934 in Book 184 page 65 of Official
Records of Riverside County, California, save only the
right of the owner of said Lot 57 to develop water from
and on said Lot for use thereon only.

Subject to:
Usual Rights of Way, Reservations and Restrictions
of record.
Taxes for the fiscal year 1935-36.
Buena Vista Street Improvement Assessment.

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

To Have and to Hold to the said grantee, its successors or assigns ~~XXXXXXXXXX~~

Witness our hands this 11th day of April, 1935



Geo W Moore
A W Griffith
Laura L Griffith

1074

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS.

On this 20th day of April, 1935, before me

Cliff Batten a Notary Public in and for said

County, personally appeared George W Moore, a single man

A W Griffith and Laura L Griffith husband

and wife

known to me to be the persons whose names are subscribed to the within instrument

and acknowledged that They executed the same.

Witness my hand and Official Seal.

Cliff Batten
Notary Public in and for Riverside County, State of California

GRANT DEED

INDIVIDUAL

George W. Moore et al.

to

City of Riverside

Dated April 11, 1935

RIVERSIDE TITLE COMPANY
3940 Main Street
RIVERSIDE, CALIFORNIA

Escrow No. 17492 V

Order No. _____

When recorded please mail this deed to _____

RIVERSIDE TITLE COMPANY

RIVERSIDE TITLE COMPANY
J. W. GOVERT PRESIDENT
EMERSON L. HOLT VICE-PRES.
ELIZABETH S. HAINES SECRETARY
CHAS. E. JOHNSON MANAGER
LEONARD WHITE ESCROW OFFICER
3940 MAIN STREET
RIVERSIDE, CALIFORNIA
PHONE 518

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RESOLUTION NO. 2045 (NEW SERIES).

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

RESOLVED; by the Council of the City of Riverside, California,
that deed, dated the 11th day of April, 1935, executed by Geo. W. Moore,
a single man, A. W. Griffith and Laura L. Griffith, his wife, to the
City of Riverside, a municipal corporation, of the County of Riverside,
State of California, for all that certain real property situate in the
City of Riverside, County of Riverside, State of California, described
as follows:

Lot 57 of Alamo Tract, as shown by Map on file in Book
9, page 5, of Maps, records of Riverside County, California;
EXCEPTING all water and water rights appurtenant, to-
gether with the right to remove the same, as conveyed to City
of Riverside, a municipal corporation, by Deed recorded July
12, 1934, in Book 184, page 65, of Official Records of River-
side County, California, save only the right of the owner of
said Lot 57 to develop water from and on said Lot for use
thereon only.

SUBJECT TO:
Usual Rights of Way, Reservations and Restrictions of record.
Taxes for the fiscal year 1935-36.
Buena Vista Street Improvement Assessment,

be, and the same is hereby, accepted.

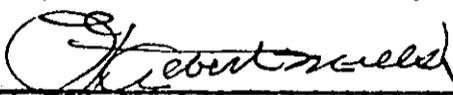
BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County
Recorder of Riverside County, California, and thereafter filed in the
office of the City Clerk of said City of Riverside.

I, G. Albert Mills, City Clerk of the City of Riverside, California,
hereby certify that the foregoing resolution was duly and regularly intro-
duced and adopted by the Council of said City, at its meeting held on the
7th day of May, 1935, by the following vote:

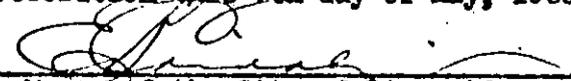
Ayes: Councilmen Pinkerton, Barber, Carter, Barger,
Wilson, Wells and Tiernan.

Noes: None.

Absent: None.


City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 7th day of May, 1935.


Mayor of the City of Riverside.

GRANT DEED

GEORGE W. MOORE, A SINGLE MAN, A. W.
GRIFFITH AND LAURA L. GRIFFITH, HIS
WIFE -

TO

CITY OF RIVERSIDE.

APRIL 11TH, 1935.

Please Return To

Robert M. Williams
Deputy Clerk
Deputy Paul Henshaw
RIVERSIDE TITLE COMPANY

497

CONFIRMED

DEPARTMENT OF BURGESSES

W. ALTRICK

Book

INDEXED

Book 3 Page 31

RECEIVED FOR RECORD

MAY 10 1935

at 45 Street 1 Street P

RIVERSIDE TITLE COMPANY

Copied in Book No. 230

Official Record 1935 486

City of Riverside

Jana P

May 8 1935

5/35

[Joint Protection Form]

\$ 3144.00

TITLE INSURANCE AND TRUST COMPANY

No. 81646-4938-R
34/85

a California Corporation, herein called the Company, for a valuable
consideration paid for this Policy of Title Insurance,

Does Hereby Insure

CITY OF RIVERSIDE

together with any other person or corporation included in the term the Insured as defined in
this Policy, against loss or damage not exceeding **Thirty One Hundred Forty Four**
and no/100 Dollars- - - - -
which any Insured shall sustain

- by reason of title to the land described in SCHEDULE A being vested at the date hereof otherwise than as therein stated,
- or by reason of unmarketability of the title of any vestee to or in said land on account of defects, liens, encumbrances and other matters not shown in SCHEDULE B,
- or by reason of any defect in, or lien or encumbrance on said title, at the date hereof, OTHER THAN defects, liens, encumbrances and other matters shown in SCHEDULE B,
- or by reason of any defect in the execution of any mortgage or deed of trust securing an indebtedness, the owner of which is insured by this Policy, but only insofar as such defect affects the lien or charge upon said land,
- or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in SCHEDULE B,

all subject, however, to the exceptions and conditions hereto annexed, which exceptions and conditions together with SCHEDULES A and B are hereby made a part of this Policy.

In Witness Whereof, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this Tenth Day of May 1935 at 1:45 P. M.

TITLE INSURANCE AND TRUST COMPANY,

by *Stuart O'Melvany*
PRESIDENT

Attest: *Chas E Johnson*
ASSISTANT SECRETARY

-1-

This policy consists of 4 pages which are numbered at the end of each page.

1074

5/25

SCHEDULE A

[1.] The title to said land is at the date hereof vested in

is subject to

CITY OF RIVERSIDE,
a Municipal Corporation.

[2.] The land referred to in this Policy is described as follows:

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

Lot 57 of Alamo Tract, as shown by Map on file in Book 9 page 5 of Maps, records of Riverside County, California;

Excepting all water and water rights appurtenant, together with the right to remove the same, as conveyed to City of Riverside, a municipal corporation, by Deed recorded July 12, 1934 in Book 184 page 65 of Official Records of Riverside County, California, save only the right of the owner of said Lot 57 to develop water from and on said lot for use thereon only.

as conveyed to the Riverside Land and Irrigation Corporation, a corporation, by Deed recorded October 14, 1928 in Book 41 page 10 of Deeds, records of Riverside County, California.

5/25

EXCEPTIONS

THE COMPANY does not, by this Policy, insure against:

[1.] Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Riverside and the County of San Bernardino prior to the formation of Riverside County; (b) the city of Riverside ; (c) the Federal Offices at Los Angeles.

[2.] Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) the County of Riverside; or (b) the City of Riverside

[3.] Proceedings for municipal improvements, which, at the date hereof, are shown by the official records of the City of Riverside, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.

[4.] Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

CONDITIONS

[1.] The term "the Insured" includes all named as insured on the first page of this Policy and as to each insured owner of an indebtedness secured by mortgage or deed of trust shown in Schedule B, each successor in ownership of such indebtedness and any owner thereof, who acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof; and as to each other named Insured, if a person, any person or corporation deriving an estate or interest in said land as heir or devisee of such person, or if a corporation, any person or corporation deriving an estate or interest in said land by dissolution, merger or consolidation.

[2.] The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such Insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each Insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.

[3.] The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.

[4.] Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall transfer or cause to be transferred to the Company such rights, securities and remedies, and permit it to use the name of the Insured for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall

be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.

[5.] The Company has the right and option, in case any loss is claimed under this Policy by an insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such Insured shall at once assign and transfer to the Company said mortgage or deed of trust and the indebtedness thereby secured and such payment shall terminate all liability under this Policy to such Insured.

[6.] A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.

[7.] The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and in litigation carried on by the Insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and payment of loss or damage to an insured owner of indebtedness shall reduce to that extent the liability of the Company to the insured owner of said land. No payment can be demanded by any Insured without producing this Policy for endorsement of such payment.

[8.] Loss under this Policy shall be payable, first, to any insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in the order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter, or if there be no such insured owner of indebtedness, any loss shall be payable to the other Insured, ratably as their respective interests may appear.

[9.] No provision or condition of this Policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.

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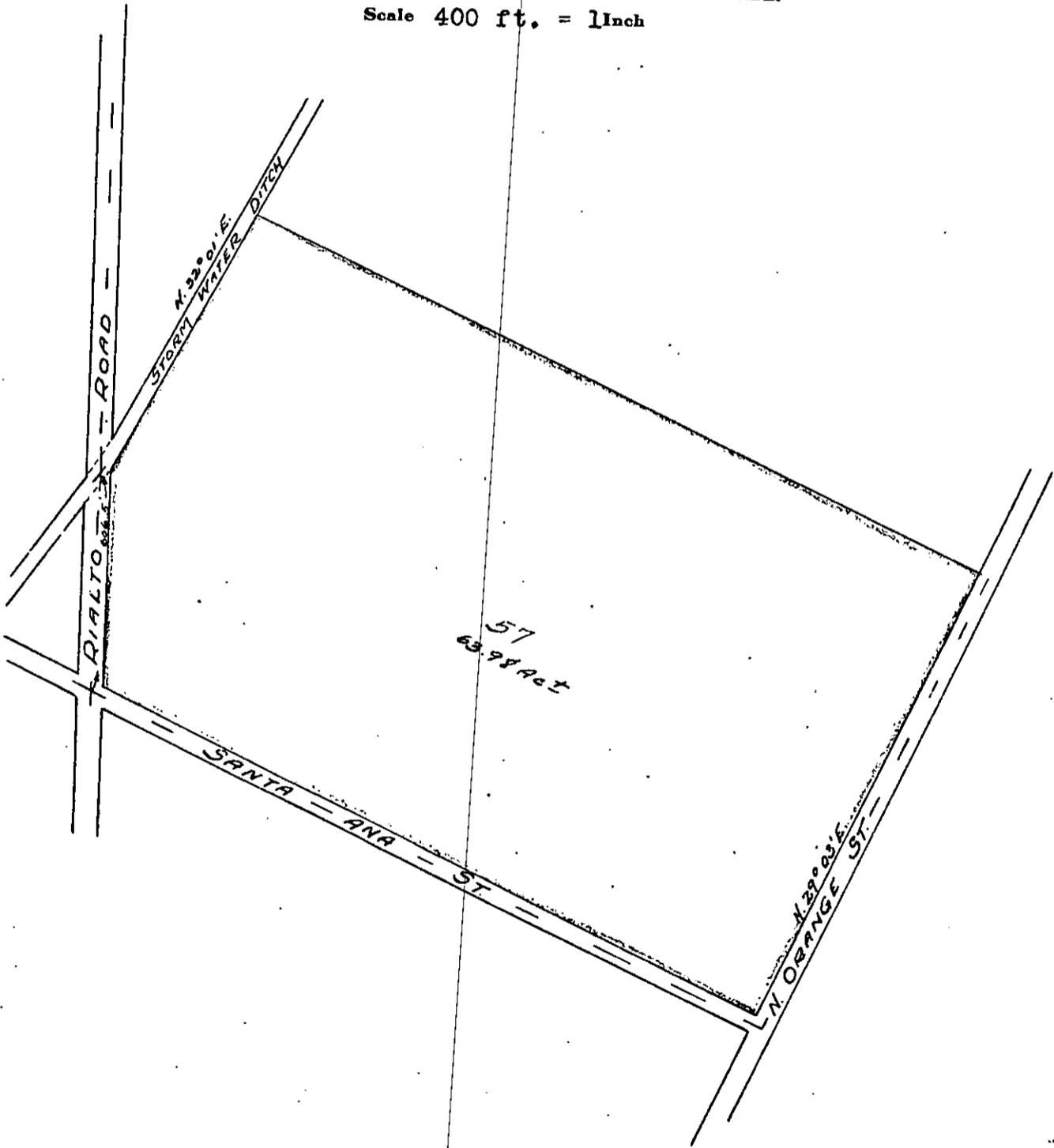


PLAT

Lot 57, Alamo Tract.

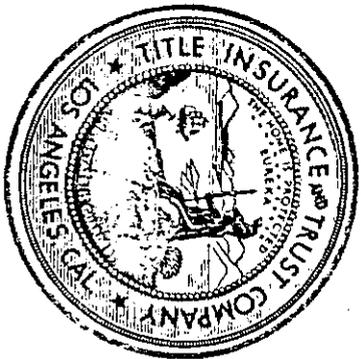
MAP BOOK 9 PAGE 5, Riv. CO. CAL.

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



*Title Insurance
and
Trust Company*

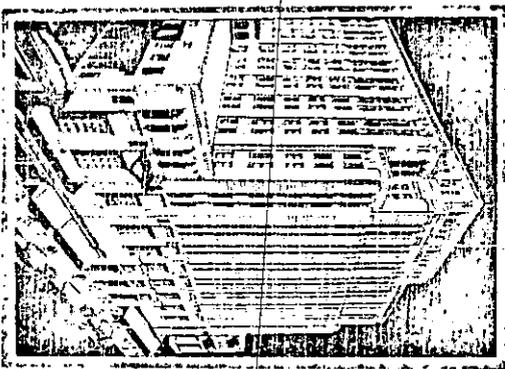
UNION TITLE INSURANCE COMPANY.
1028 SECOND STREET, SAN DIEGO

VENTURA ABSTRACT COMPANY
429 EAST MAIN STREET, VENTURA

TULARE COUNTY ABSTRACT COMPANY
204 WEST MAIN STREET, VISALIA

RIVERSIDE TITLE COMPANY
3940 MAIN STREET, RIVERSIDE

*Policy of
Title
Insurance*

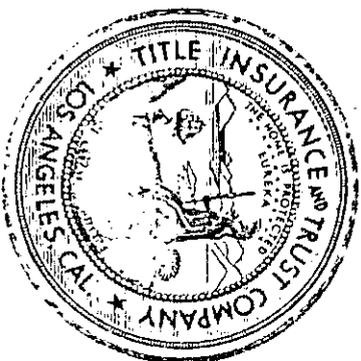


TITLE INSURANCE BUILDING
Lot 57, Alamo Tract
Purchased
From Moore & Griffith -
**TITLE INSURANCE
AND TRUST COMPANY**

433 SOUTH SPRING STREET, LOS ANGELES

U. S. A.

May 10, 1935.



*Title Insurance
and
Trust Company*

INCORPORATED
DECEMBER 20, 1893

BAKERSFIELD
1715 CHESTER AVENUE

SANTA BARBARA
14 EAST CARRILLO STREET

SAN LUIS OBISPO
908 MONTEREY STREET

THIS POLICY

Issued and delivered through the Office of
the TITLE INSURANCE AND TRUST
COMPANY at Riverside, California. Any-
thing in connection therewith should be
addressed to

Riverside Title Company

RIVERSIDE, CALIFORNIA

3940 Main Street

Phone 818

1074

7/31

[Joint Protection Form]

§ 2743.50

TITLE INSURANCE AND TRUST COMPANY

No. 79506-3818-R
34/85

a corporation of Los Angeles California, herein called the Company, for a valuable consideration paid for this Policy of Title Insurance,

Does Hereby Insure

CITY OF RIVERSIDE

together with any other person or corporation included in the term the Insured as defined in this Policy, against loss or damage not exceeding Twenty Seven Hundred Forty Three and 50/100 Dollars - - - - - which any Insured shall sustain

- by reason of title to the land described in SCHEDULE A being vested at the date hereof otherwise than as therein stated,
- or by reason of unmarketability of the title of any vestee to or in said land on account of defects, liens, encumbrances and other matters not shown in SCHEDULE B,
- or by reason of any defect in, or lien or encumbrance on said title, at the date hereof,
- OTHER THAN defects, liens, encumbrances and other matters shown in SCHEDULE B,
- or by reason of any defect in the execution of any mortgage or deed of trust securing an indebtedness the owner of which is insured by this Policy,
- or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in SCHEDULE B,

all subject, however, to the exceptions and conditions hereto annexed, which exceptions and conditions together with SCHEDULES A and B are hereby made a part of this Policy.

In Witness Whereof, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this Twelfth Day of July 1934 at 9:00 A. M.

from and on said lot for use and by

TITLE INSURANCE AND TRUST COMPANY,

William H. Allen
PRESIDENT

Attest: *Charles E. Johnson*
ASSISTANT SECRETARY

This policy consists of 5 pages which are numbered at the end of each page.

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7/30

SCHEDULE A

[1.] The title to said land is at the date hereof vested in

GEORGE W. MOORE and A. W. GRIFFITH, by
Deed to them dated May 11, 1918.

[2.] The land referred to in this Policy is described as follows:

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

Lot 57 of Alamo Tract, as shown by Map on file in Book 9 page 5 of Maps, records of Riverside County, California;

Excepting all water and water rights appurtenant, together with the right to remove the same as conveyed to the City of Riverside, a municipal corporation, by Deed filed for record July 12, 1934, in the office of the County Recorder of Riverside County, California, save only the right of the owner of said Lot 57 to develop water from and on said lot for use thereon only.

(5) A mortgage was issued by Geo. W. Moore, who was then and is now, a single man, and A. W. Griffith, and his wife, E. Griffith, husband and wife, to favor of The Farmers Loan and Trust Co. of New York, a corporation, to secure the payment of one note for

1074

SCHEDULE B

Defects, liens, encumbrances and other matters to which said land is subject in the order of priority shown:

(1) County and Municipal Taxes for the fiscal year 1934-35, payable November 1, 1934.

(2) 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.

(3) 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 the purposes of irrigation and domestic use.

(4) A Reservation to the Riverside Land and Irrigating Company, by Deed recorded July 30, 1914 in Book 396 page 348 of Deeds, records of Riverside County, California, of the right to sink any number of wells and drains on said land and to extract, withdraw, drain and divert water by pumps or otherwise and convey and use the same on any of its lands, and the owners of the property hereinabove described shall not claim damages by reason thereof;

Also a free right of way for necessary pipe lines and water boxes or other outlets, as set out in said Deed.

(5) A Right of way for drain pipe through Lot 57 hereinabove described, as conveyed to The Riverside Land and Irrigating Company, a corporation, by Deed recorded October 14, 1918 in Book 491 page 113 of Deeds, records of Riverside County, California.

(6) A Mortgage executed by Geo. W. Moore, also known as George W. Moore, a single man, and A. W. Griffith and Laura L. Griffith, husband and wife, in favor of The Farmers & Merchants Savings Bank of Santa Ana, a corporation, to secure the payment of one note for

SCHEDULE B

(Continued)

\$5000.00, dated March 12, 1929; principal sum payable March 16, 1932; with interest from March 16, 1929, at seven per cent per annum, payable semi-annually, and if not so paid to become a part of the principal and thereafter bear like interest as the principal; said Mortgage being recorded March 25, 1929 in Book 264 page 293 of Mortgages, records of Riverside County, California.

As appears from said Records, said Mortgage was on January 2, 1930 duly assigned by The Farmers and Merchants Savings Bank of Santa Ana, a corporation, to Bessie B. Coulter, by instrument recorded June 8, 1932 in Book 78 page 430 of Official Records of Riverside County, California.

EXCEPTIONS

THE COMPANY does not, by this Policy, insure against:

[1.] Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Riverside and the County of San Bernardino prior to the formation of Riverside County; (b) the city of Riverside; (c) the Federal Offices at Los Angeles.

[2.] Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) the County of Riverside; or (b) the City of Riverside

[3.] Proceedings for municipal improvements, which, at the date hereof, are shown by the official records of the City of Riverside, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.

[4.] Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

CONDITIONS

[1.] The term "the Insured" includes all named as insured on the first page of this Policy and as to each insured owner of an indebtedness secured by mortgage or deed of trust shown in Schedule B, each successor in ownership of such indebtedness and any owner thereof, who acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof; and as to each other named Insured, if a person, any person or corporation deriving an estate or interest in said land as heir or devisee of such person, or if a corporation, any person or corporation deriving an estate or interest in said land by dissolution, merger or consolidation.

[2.] The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such Insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each Insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.

[3.] The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.

[4.] Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall transfer or cause to be transferred to the Company such rights, securities and remedies, and permit it to use the name of the Insured for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall

be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.

[5.] The Company has the right and option, in case any loss is claimed under this Policy by an insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such Insured shall at once assign and transfer to the Company said mortgage or deed of trust and the indebtedness thereby secured and such payment shall terminate all liability under this Policy to such Insured.

[6.] A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.

[7.] The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and in litigation carried on by the Insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and payment of loss or damage to an insured owner of indebtedness shall reduce to that extent the liability of the Company to the insured owner of said land. No payment can be demanded by any Insured without producing this Policy for endorsement of such payment.

[8.] Loss under this Policy shall be payable, first, to any insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in the order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter, or if there be no such insured owner of indebtedness, any loss shall be payable to the other Insured, ratably as their respective interests may appear.

[9.] No provision or condition of this Policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.

79506 16919

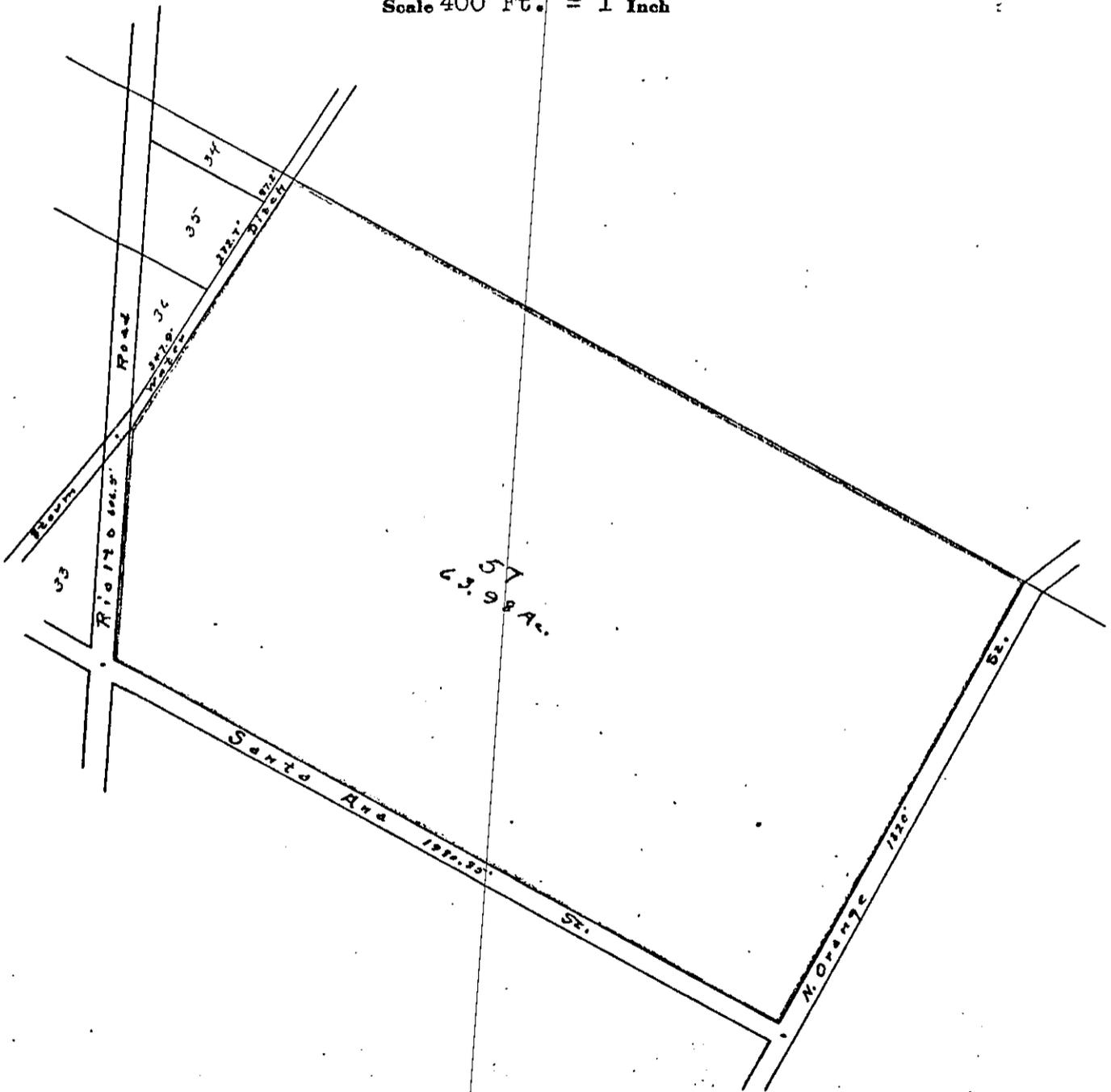


PLAT

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

RIVERSIDE TITLE COMPANY

RIVERSIDE, CALIFORNIA

3840 MAIN STREET

TELEPHONE 818

AFFILIATED WITH
TITLE INSURANCE AND TRUST CO.
OF LOS ANGELES
CAPITAL AND SURPLUS
OVER
\$14,000,000.00

**PRELIMINARY
REPORT**

June
28
1934

Issued for the sole use of **CITY OF RIVERSIDE**

In connection with Order No. **79506-16919** . year No.

. the Company will issue

Policy of Title Insurance in its usual form showing title as herein set forth, provided no change occurs subsequent to the date of Preliminary Examination.

Preliminary examination may include matters not shown of record and report thereof is accordingly issued only as an accommodation and without liability, pending recordation, final closing and issuance of Policy in accordance with instructions in connection with the order.

Statement of charges will be rendered when policy is issued or sixty days from entry of order, if policy is not issued prior to that time.

Dated as of **June 13th,** 1934 **8 A. M.**

RIVERSIDE TITLE COMPANY,

By *Leonard White*
Escrow Officer

DESCRIPTION:

Lot 57 of Ala mo Tract, as shown by Map on file in Book 9 page, 5 of Maps, records of Riverside County, California.

VESTEE:

GEORGE W. MOORE and A. W. GRIFFITH by Deed to them dated 5/11/18

SUBJECT TO:

1. Taxes for the fiscal year 1934-35 now a lien against the property, but not yet due.
2. A Right of Way reserved to the Riverside Water Company, and it s assigns for the constructions and maintenance of all necessary water ditches, pipes, flumes, and apparatus for the purposes of irrigation and domestic use.
3. A Reservation to the Riverside Land and Irrigating Company, by Deed recorded July 30, 1914 in Book 96 page 348 of Deeds, records of Riverside County, California, of the right to sink any number of wells and drains on said land and to extract, withdraw, drain and divert water by pumps or otherwise and convey and use the same on any of its lands, and the owners of the property herein described shall not claim damages by reason thereof.
4. A Right of Way for drain pipe through Lot 57 herein described, as conveyed to The Riverside Land and Irrigating Company, a corporation, by Deed recorded October 14, 1918 in Book 491 page 113 of Deeds, records of Riverside County, California.
5. A Mortgage executed by Geo. W. Moore, also known as George W. Moore, a single man and A. W. Griffith and Laura L. Griffith, husband and wife, in favor of The Farmers' & Merchants Savings Bank of Santa Ana, a corporation, to secure the payment of one note for \$5000.00, dated March 12, 1929; principal sum payable March 16, 1932; with interest from March 16, 1929; at seven per cent per annum, payable semi-annually or compounded semi-annually, and recorded March 25, 1929 in Book 264 page 293 of Mortgages records of Riverside County, California.

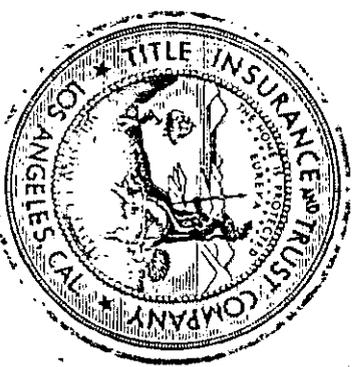
We hold in our files Certificate #76 covering 54.87 shares of the Twin Springs Water Company of Riverside, California.

Preliminary Report

Twin Springs Water Co.
stock appurtenant to
Lot 57, Alamo Tract
purchased from Moore
& Griffith -

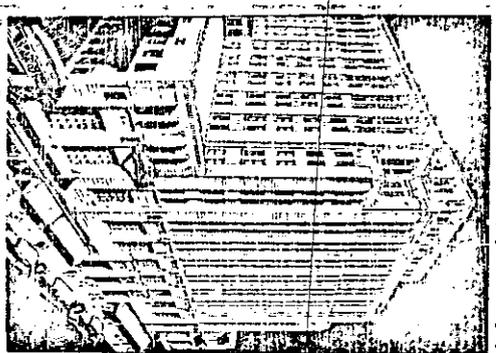


*Policy of
Title
Insurance*



*Title Insurance
and
Trust Company*

*Title Insurance
and
Trust Company*



UNION TITLE INSURANCE COMPANY
1028 SECOND STREET, SAN DIEGO

VENTURA ABSTRACT COMPANY
429 EAST MAIN STREET, VENTURA

TULARE COUNTY ABSTRACT COMPANY
204 WEST MAIN STREET, VISALIA

RIVERSIDE TITLE COMPANY
3940 MAIN STREET, RIVERSIDE

TITLE INSURANCE BUILDING

LOT 57 - ALAMO TRACT

MOORE & GRIMMITH

**TITLE INSURANCE
AND TRUST COMPANY**

433 SOUTH SPRING STREET, LOS ANGELES

U. S. A.

(WATER RIGHTS - TWIN SPRINGS
WATER COMPANY).

INCORPORATED
DECEMBER 20, 1893

BAKERSFIELD
1715 CHESTER AVENUE

SANTA BARBARA
14 EAST CARNILLO STREET

SAN LUIS OBISPO
998 MONTEREY STREET