

In Consideration of Ten (\$10.00) - - - - - Dollars 1095

GLENWOOD INVESTMENT COMPANY, INC., a corporation,

Does Hereby Grant to CITY OF RIVERSIDE, a municipal corporation,

all that Real Property situate in the

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

Beginning at a point on the Southerly line of Lot 1 of Box Springs Orange Tract, as shown on map on file in Book 5 page 180, of Maps, Riverside County Records, said point bearing North 89° 45' West, 478.32 feet from the Southeasterly corner of said Lot 1; thence on the Southerly line of said Lot 1, North 89° 45' West, 406.4 feet; thence North 0° 15' East, 298.55 feet to the Northerly line of said Lot 1; thence on said Northerly line of said Lot 1 South 89° 45' East, 406.4 feet; thence South 0° 15' West 298.55 feet to the point of beginning.

Subject to right of way for public road purposes over and across the Northerly 40 feet of said described parcel.

*Perception OK
R. H. Walker*



The above instrument approved as to form.

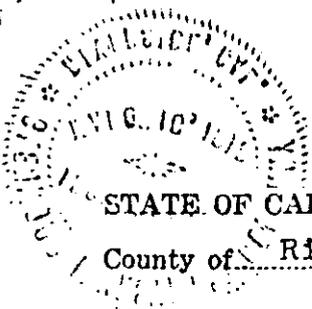
[Signature]
CITY ATTORNEY, OF THE
CITY OF RIVERSIDE, CALIF.

IN WITNESS WHEREOF, said Glenwood Investment Company, Inc. has hereunto caused its corporate name to be subscribed and its seal affixed by its President and Secretary, thereunto duly authorized by resolution of its Board of Directors, this 24th day of March, 1936.

GLENWOOD INVESTMENT COMPANY, INC.

By *[Signature]* President

By *[Signature]* Secretary



STATE OF CALIFORNIA,
County of Riverside

ss.

On this 24th day of March in the year one thousand nine hundred and thirty-six, before me, Paul Philippi

a Notary Public in and for said County and State, personally appeared

C. A. Dundas, known to me to be the President,

and S. G. Stalder, 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.

WITNESS my hand and official seal the day and year in this certificate first above written.

Paul Philippi

Notary Public in and for said County and State.

NOTARY PUBLIC

In and for the County of Riverside, State of California

My Commission Expires December 31, 1936

Grant Deed

CORPORATION

GLENWOOD INVESTMENT COMPANY, INC.

TO

CITY OF RIVERSIDE

Dated March 24th, 1936.

Order No. 113609 11b.

When recorded, please mail this instrument to

California

Street

This Legal Blank Is Furnished Free of Charge to Those Doing Business With Security Title Insurance and Guaranty Company as a part of SECURITY SERVICE

Full and Complete TITLE and ESCROW Service Furnished at the Following Offices:

- LOS ANGELES 630 West Sixth Street
- FRESNO 1136 Fulton Street
- MADERA 129 South "D" Street
- MERCED 552 17th Street
- MODESTO 1013 "I" Street
- RIVERSIDE Eighth and Orange
- SAN BERNARDINO 480 Court Street
- SANTA ANA 312 North Main Street
- FL. CENTRO 678 Main Street
- SAN LUIS OBISPO 1119 Chorro Street
- SANTA BARBARA 1014 State Street
- STOCKTON 30 North San Joaquin Street
- VISALIA Locust and Acquila Streets
- HANFORD 207 West Seventh Street
- BAKERSFIELD 1704 Chester Ave.
- JACKSON Amador County
- SAN ANDREAS Calaveras County
- VENTURA 471 East Main Street
- SONORA Tuolumne County

This Blank Is Not For Sale

Security Title Insurance
and
Guaranty Company
CALIFORNIA

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RESOLUTION NO. 3002 (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 March 24, 1936, executed by the GLENWOOD INVESTMENT
COMPANY, INC., a corporation, to the CITY OF RIVERSIDE, a municipal
corporation, of the County of Riverside, State of California, for the
following described premises situated in the City of Riverside, County
of Riverside, State of California, and more particularly described as
follows, to-wit:

Beginning at a point on the Southerly line of
Lot 1 of Box Springs Orange Tract, as shown on map
on file in Book 5 page 180, of Maps, Riverside
County Records, said point bearing North 89° 45'
West, 478.32 feet from the Southeasterly corner of
said Lot 1; thence on the Southerly line of said
Lot 1, North 89° 45' West, 406.4 feet; thence North
0° 15' East, 298.55 feet to the Northerly line of
said Lot 1; thence on said Northerly line of said
Lot 1 South 89° 45' East, 406.4 feet; thence South
0° 15' West 298.55 feet to the point of beginning.

Subject to right of way for public road purposes
over and across the Northerly 40 feet of said
described parcel,

be, and the same is hereby, accepted; and

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.

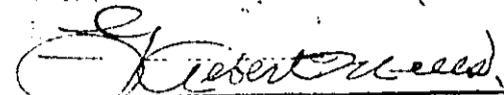
I, G. Albert Mills, the duly elected, qualified and acting City
Clerk of the City of Riverside, California, hereby certify that the fore-
going resolution was duly and regularly introduced and adopted by the
Council of said City, at its meeting held on the 24th day of March, 1936,
by the following vote:

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

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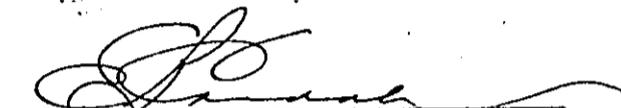
Noes: None.

Absent: None.



City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 24th day of
March, 1936.



Mayor of the City of Riverside.

*Return to
Grant*

GRANT DEED
GLANWOOD INVESTMENT CO., INC.

FO
CITY OF RIVERSIDE

1571

MARCH 24, 1936.

RESERVOIR SITE:

6. H. 182
Forest

RECEIVED FOR RECORD
MAY 27 1933

SECURITY TITLE INS. & FIRE CO.
REQUIRE

Book No. 273
Page 100
of
County of Riverside

W. A. Jones
Recorder

Recorder
Fees, \$ *none*

April 1935

Amount \$4825.00.

LL/B-10.

Number 113609.

Policy of Title Insurance

Security Title Insurance and Guarantee Company

a California Corporation

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

Does Hereby Insure

CITY OF RIVERSIDE,

a municipal corporation,

together with any other person or corporation included in the term the Insured as defined in this Policy, against loss or damage not exceeding Forty-eight Hundred Twenty-five-dollars, which 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, but only insofar as it affects the lien or charge upon said land, 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, Security Title Insurance and Guarantee Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this 27th day of March, 1936 at 9:00 A. M.

Security Title Insurance and Guarantee Company

Countersigned:

By

J. H. Dismore
Manager.

Glen W. Schayer

President.

Attest:

Ida Smith

Assistant Secretary.

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

SCHEDULE A

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

CITY OF RIVERSIDE,
a municipal corporation.

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

All that certain real property situated in the County of Riverside, State of California, and particularly described as follows, to-wit:

Beginning at a point on the Southerly line of Lot One (1) of Box Springs Orange Tract, as shown by map on file in Book 5 page 180, of Maps, records of Riverside County, California, said point bearing North 89° 45' West, 478.32 feet from the Southeasterly corner of said Lot 1; thence on the Southerly line of said Lot 1, North 89° 45' West, 406.4 feet; thence North 0° 15' East, 298.55 feet to the Northerly line of said Lot 1; thence on said Northerly line of said Lot 1 South 89° 45' East, 406.4 feet; thence South 0° 15' West, 298.55 feet to the point of beginning.

SCHEDULE B

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

1. Taxes for the current fiscal year, 1936-37.
2. A right of way over, across and through said lands for the construction and maintenance of all pipes, pipe lines, flumes, stand pipes and hydrants required by H. O. Reed and Julia A. Reed, and their assigns, for the conveying of water therethrough, as reserved in Deed recorded in Book 240 page 25 of Deeds, Riverside County Records.
3. A right of way for public road purposes over the North 40 feet of said property.

Jlb

EXCEPTIONS

The Company does not, by this Policy, insure against:

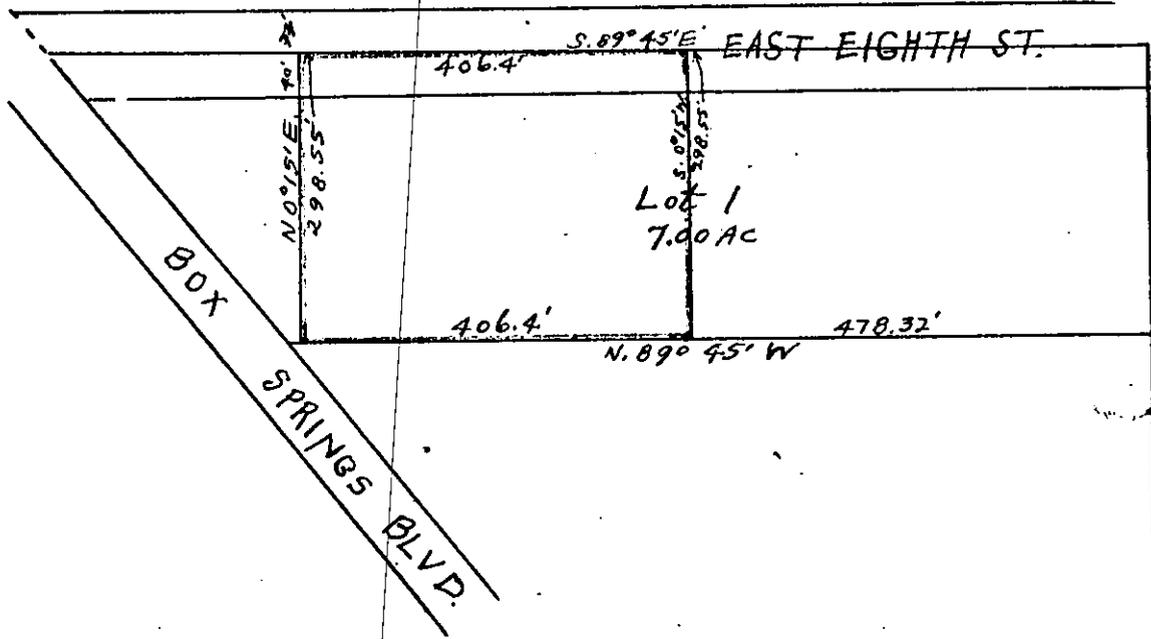
1. Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Riverside; (b) the City of _____; (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 _____.
3. Proceedings for municipal improvement, which, at the date hereof, are shown by the official records of the City of _____, 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 indorsement 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 indorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.



3/36

Security Title Insurance and Guarantee Company



GENERAL OFFICERS

GLENN A. SCHAEFER, PRESIDENT AND GEN. MANAGER
WM. S. PORTER, EXECUTIVE VICE PRESIDENT
T. W. HAYMOND, VICE PRES., SECY. AND GEN. COUNSEL
R. S. PADGET, VICE PRESIDENT AND TREASURER
E. M. MCCARDLE, VICE PRESIDENT
JAS. R. FORD, VICE PRESIDENT
GLEN W. CHAPMAN, VICE PRESIDENT

RIVERSIDE OFFICERS

WM. T. DINSMORE, VICE PRES. AND DIRECTOR
GLEN W. CHAPMAN, VICE PRES. AND MANAGER
FRED E. DINSMORE, VICE PRES. AND ASST. MGR.
VERN T. LAWSON, TITLE OFFICER
ARTHUR D. NICHOLS, ASST. TITLE OFFICER
CONRAD L. BOWLER, ESCROW OFFICER
DELBERT E. HARRIS, ASST. ESCROW OFFICER
DOROTHY T. AYERS, ASST. SECY.-TREAS.
ADA SMITH, ASSISTANT SECRETARY

TELEPHONE 87
EIGHTH AT ORANGE
Riverside, California

March 23, 1936.

City of Riverside,
City Hall,
Riverside, California.

Dear Sirs:

Attention Mr. G. Albert Mills,
City Clerk
Re: Our Order No. 113609.

Pursuant to your recent request we inclose preliminary report covering portion of Lot 1 of Box Springs Orange Tract, together with an unexecuted Deed for execution by Glenwood Investment Co., Inc.

We have made a cursory examination of the record title as to the property more particularly hereinafter described and the Glenwood Investment Co., Inc., a corporation, appears to be the record owner of same, subject only to any unpaid taxes and rights of way, and find nothing in the records that would prevent said corporation from conveying a right of way to the City of Riverside over any portion of said property.

--: DESCRIPTION :-

All that certain real property situated in the County of Riverside, State of California, and particularly described as follows, to-wit:

That portion of Lots 63 and 64 of Section 19, in Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by map of lands of the East Riverside Land Company recorded in Book 6 page 44 of Maps, San Bernardino County Records, by metes and bounds, beginning at the Southeast corner of said Section 19; thence North 89° 45' West, 1211.60 feet along the South boundary line of said Section, to its intersection with the Easterly right of way line of the Gage Canal; thence North 22° 41' East, 441.70 feet; thence

OFFICES: BAKERSFIELD FRESNO JACKSON MADERA MODOESTO SAN ANDREAS SAN LUIS OBISPO SANTA BARBARA STOCKTON VISALIA
EL CENTRO HANFORD LOS ANGELES MERCED RIVERSIDE SAN BERNARDINO SANTA ANA SONORA VENTURA

North 15° 39' West, 279.07 feet to the intersection of the Easterly right of way line of the Gage Canal and the North line of said Lot 63; thence South 89° 38' East, 219 feet along the North line of said Lot 63; thence South 19° 39' East, 117.4 feet; thence South 79° 44' East, 480.5 feet; thence South 89° 38' East, 386.9 feet to the East line of said Section; thence South 0° 9' West, 482.6 feet, along the East line of said Section to the point of beginning, estimated to contain 13.8 acres; excepting therefrom 1.25 acres, more or less, in streets along the South and East sides thereof. All of said land lies East of the right of way of the Gage Canal.

Very truly yours,


W. T. Lawson,
Title Officer.

vtl;jlb
incs.

PRELIMINARY REPORT

Phone 87



Issued for Sole Use of

Eighth and Orange Streets
RIVERSIDE, CALIFORNIA

City of Riverside
City Hall
Riverside, California.

Attn: Mr. G. Albert Mills

In connection with Order No. 113609, Your 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 hereof.

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 Mar. 23, 1936, 8:00 A.M.

Security Title Insurance and Guarantee Company,

By: *[Signature]*
Title Officer

Description: vt1;jlb
In County of Riverside, State of California, described as:
Beginning at a point on the Southerly line of Lot 1 of Box Springs Orange Tract, as shown on map on file in Book 5 page 180 of Maps, Riverside County Records; said point bearing North 89° 45' West, 478.32 feet from the Southeasterly corner of said Lot 1; thence on the Southerly line of said Lot 1 North 89° 45' West 406.4 feet; thence North 0° 15' East 298.55 feet to the Northerly line of said Lot 1; thence on said Northerly line of said Lot 1 South 89° 45' East, 406.4 feet; thence South 0° 15' West, 298.55 feet to the point of beginning.

VESTEE: GLENWOOD INVESTMENT CO., INC., a corporation.

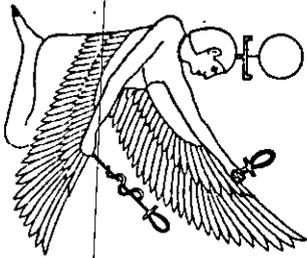
SUBJECT TO:

1. Taxes for the current fiscal year, 1936-37. Also the second installment of taxes for the fiscal year, 1935-36, amount \$36.38 under Assessment No. 4752.

Also any unpaid State Corporation Franchise tax of vestee herein.

2. A right of way over, across and through said lands for the construction and maintenance of all pipes, pipe lines, flumes, stand pipes and hydrants required by H. O. Reed and Julia A. Reed and their assigns, for the conveying of water therethrough, as reserved in Deed recorded in Book 240 page 25 of Deeds, Riverside County Records.

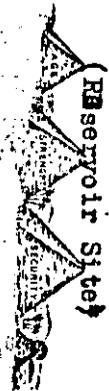
3. An easement in favor of public for any public roads over the North 40 feet of said property.



#113609.

Policy of Title Insurance

For Lot 1, Box Springs
Orange Tract



From:

Glenwood Investment Co., Inc.

March 26, 1936.

Security Title Insurance and Guarantee Company

UNDER DIRECT SUPERVISION
OF THE STATE INSURANCE
COMMISSIONER



CAPITAL AND SURPLUS
IN EXCESS OF
\$ 2,300,000.00