

Book 3114/473

DEED

1
 2 In consideration of \$50,767.87, receipt of which is hereby
 3 acknowledged, the RIVERSIDE WATER COMPANY, a corporation, hereby grants
 4 to the CITY OF RIVERSIDE, a municipal corporation of the State of
 5 California, all that real property situate in the County of San
 6 Bernardino, State of California, more particularly described as fol-
 7 lows:

8 All that certain real property situate in the County
 9 of San Bernardino, State of California, and more par-
 10 ticularly described as follows, to-wit:

11 Lots 7, 8, 9, 12, 13 and 14, Block 44, RANCHO SAN
 12 BERNARDINO, in the County of San Bernardino, State of
 13 California, as per plat recorded in Book 7 of Maps,
 14 page 2, records of said County, together with that
 15 portion of the North 1/2 of Third Street now vacated
 16 and adjoining Lots 7, 8 and 9 on the South, saving and
 17 excepting therefrom the following parcels of land:

18 A. That portion included within the Cooley Tract
 19 as per plat recorded in Book 5, of Maps, page 62,
 20 in the office of the County Recorder of San
 21 Bernardino County, California.

22 B. That portion of Lot 9 lying West of a line
 23 described as follows:

24 COMMENCING at the intersection of the North
 25 line of said Lot 9 with the East line of Cooley
 26 Street as shown on Map of the Cooley Tract, as
 27 recorded in Book 5 of Maps, page 62; thence
 28 South along the East line of Cooley Street and
 29 its Southerly prolongation to the South line of
 30 Fourth Street; thence West along the South line
 31 of Fourth Street to a point which is 137.05 feet
 32 East of the Northeast corner of Lot 17, Tract
 2503, as per plat recorded in Book 36 of Maps,
 page 4; thence South 13° 44' West 137.09 feet to
 the most Easterly corner of said Lot 17; thence
 continuing South 13° 44' West along the Easterly
 line of said Lot 17 a distance of 99.56 feet to
 the Southeast corner of said Lot 17; thence East
 38.5 feet to the Northeast corner of that certain
 parcel of land described in the deed from E. M.
 Cooley and Mary L. Cooley, husband and wife, to
 the City of Riverside, dated April 20, 1917, and
 recorded April 30, 1917, in Book 611 of Deeds,
 page 165, and being the point therein referred to
 as located in the center of Warm Creek at a point
 North 0° 07' West 416.87 feet from point in the
 center of Third Street, as shown on said map which
 is 878.98 feet East of intersection of center line
 of Third Street with the East line of Waterman
 Avenue; thence from said Northeast corner South
 0° 07' East 384.61 feet to the North line of new
 Third Street as conveyed to the County of San
 Bernardino, by deed recorded March 21, 1929, in Book
 481 of Official Records, page 71, in the office of
 the County Recorder, County of San Bernardino,
 State of California.

Map of Riverside & San Bernardino Counties

1 C. All that portion of Lots 12 and 13, Block 44,
2 RANCHO SAN BERNARDINO, in the County of San
3 Bernardino, State of California, as per plat
4 recorded in Book 7 of Maps, page 2, records of
5 said County, described as follows:

6 COMMENCING at a two-inch iron pipe marking the
7 point of intersection of the East line of Cooley
8 Street as shown on the Map of the Cooley Tract
9 as recorded in Book 5 of Maps, page 62, with
10 the North line of Lot 12, Block 44, Rancho San
11 Bernardino; thence North $89^{\circ} 58' 22\frac{1}{2}''$ East along
12 the North line of said Block 44, a distance of
13 213 feet; thence South $0^{\circ} 06' 45''$ East 211.57
14 feet; thence South $6^{\circ} 36' 02''$ West 389.59 feet
15 to the North line of Fifth Street; thence South
16 $89^{\circ} 59' 02\frac{1}{2}''$ West 167.46 feet along the North
17 line of Fifth Street to the East line of Cooley
18 Street; thence North $0^{\circ} 06' 45''$ West along Cooley
19 Street 598.53 feet to the point of beginning.

20 D. All those portions of Lots 8, 9, 12 and 13, Block
21 44, RANCHO SAN BERNARDINO, in the County of San
22 Bernardino, State of California, as per plat
23 recorded in Book 7 of Maps, page 2, records of
24 said County, described as follows:

25 A strip of land 120 feet in width being 60 feet
26 measured at right angles on each side of a center
27 line described as follows:

28 COMMENCING at a point in the North line of Block
29 44 which is North $89^{\circ} 58' 22\frac{1}{2}''$ East a distance of
30 273 feet from a two-inch iron pipe marking the
31 intersection of the North line of said Lot 12,
32 Block 44, with the East line of Cooley Street as
shown on the Map of the Cooley Tract, as recorded
in Book 5 of Maps, page 62; thence from said point
of beginning South $0^{\circ} 06' 45''$ East 215 feet; thence
South $06^{\circ} 36' 02''$ West 427.68 feet; thence South
 $25^{\circ} 09' 51''$ West 522.28 feet to a point on the
East line of Cooley Street which is South $0^{\circ} 06' 45''$
East a distance of 1112.43 feet from the iron pipe
at the intersection of the East line of Cooley
Street with the North line of said Lot 12, the
side lines of said strip of land to be prolonged
or shortened so that said strip of land shall begin
on the North line of said Block 44 and end in the
East line of Cooley Street.

33 E. A portion of Lots 8, 13 and 14, Block 44, RANCHO
34 SAN BERNARDINO, as per plat recorded in Map Book 7,
35 page 2, Records of San Bernardino County, State of
36 California, and more particularly described as a
37 strip of land 120 feet in width and extending 60
38 feet, measured at right angles, on each side of
39 the following described center line:

40 BEGINNING at a point in the center line of Sixth
41 Street, said point being North $89^{\circ} 58' 22\frac{1}{2}''$ East
42 1759.74 feet from the intersection of said center
43 line of Sixth Street with the center line of
44 Waterman Avenue; thence on a 3000 foot radius
45 curve to the left from a tangent bearing of South
46 $30^{\circ} 17' 17\frac{1}{2}''$ West for a distance of 753.33 feet;
47 thence South $15^{\circ} 54' 02\frac{1}{2}''$ West 31.24 feet; thence
48 on a 3000 foot radius curve to the left for a

1 distance of 813.32 feet; thence South 0° 22' 02½"
2 West 616.12 feet to a point in the center line of
3 Third Street, said point in Third Street being des-
4 cribed as follows: South 89° 59' 14" East 774.17
5 feet; thence on an 1146 foot radius curve to the
6 right for a distance of 342.03 feet; thence on an
7 1146 foot radius curve to the left for a distance
8 of 226.76 feet from the intersection of said center
9 line of Third Street with the said center line of
10 Waterman Avenue. The outside boundary lines of said
11 strip of land shall be prolonged or shortened as
12 required so as to begin and terminate on the same
13 lines on which said center line begins and terminates.

14 F. Fourth Street, Book 1549, page 18, Official Records
15 San Bernardino County.

16 G. Fifth Street, Book 2183, page 359, Official Records
17 San Bernardino County.

18 Also conveying herewith that certain water right,
19 consisting of a continuous flow of 20 inches of
20 water measured under 4-inch pressure as particularly
21 described in that certain instrument of conveyance
22 between E. M. COOLEY and the RIVERSIDE WATER COMPANY,
23 dated January 30, 1902, and recorded January 30,
24 1902 in Book 304, page 347 in the office of the
25 Recorder of San Bernardino County, California.

26 Also conveying any reversionary right the grantor
27 may have in and to the parcels hereinabove described
28 in Subdivision E of the exceptions contained in this
29 deed.

30 Subject to all easements, reservations, encumbrances,
31 restrictions and rights-of-way of record.

32 RESERVING to the grantor, its successors and assigns
the right to install and maintain all pipelines for
the transportation of water over, across or under
said land.

IN WITNESS WHEREOF, said RIVERSIDE WATER COMPANY has caused
its name to be subscribed hereto and its corporate seal affixed
by its President and Secretary thereto duly authorized by its
resolution of the board of directors this 10th day of December,
1952.

RIVERSIDE WATER COMPANY, a corporation

By: /s/ M. B. Petersen, President

By: /s/ S. K. McKenzie, Secretary

Ack.