

THIS INDENTURE, Made the 9th day of December, in the year of our Lord one thousand nine hundred and ten, between THE PACIFIC LIGHT AND POWER COMPANY, a corporation, and SECURITY SAVINGS BANK, a corporation of Los Angeles, both of said corporations being organized and existing under and by virtue of the laws of the State of California, parties of the First part, and the RIVERSIDE TITLE AND TRUST COMPANY, a corporation organized and existing under the laws of the State of California, Trustee, party of the Second part,

WITNESSETH: That for and in consideration of the sum of Eighty-three hundred and fifty-nine and no/100 Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said parties of the first part do by these presents grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns forever, all that certain lot or parcel of land situate in the County of Riverside, in the State of California, and bounded and particularly described as follows, to-wit:-

Beginning at Sta. 12 R. I. Co., as shown on the map of the River Farm Tract as recorded in Book of Maps #7, page 52, Records of Riverside County, California, for an initial point;

- Thence North 00° 26' East 213.6 feet to a point;
- Thence North 84° 24' West 70.2 feet to a point;
- Thence North 00° 26' East 700.0 feet to a point;
- Thence North 87° 57½' West 355.0 feet to a point;
- Thence South 44° 04' West 341.8 feet to a point;
- Thence South 56° 28' West 1085.0 feet to a point;
- Thence South 54° 38½' West 450.0 feet to a point;
- Thence North 66° 11½' West 543.4 feet to a point;
- Thence North 59° 51½' West 210.0 feet to a point;
- Thence South 74° 40' West 721.1 feet to a point;
- Thence South 00° 25' West 271 feet to Sta. 25 R. I. Co.;
- Thence South 00° 25' West 332 feet to Sta. 24 R. I. Co.

(1)

Thence South 89° 35' East 660 feet to Sta. 23 R. I. Co.;
Thence South 00° 25' West 330 feet to Sta. 22 R. I. Co.;
Thence South 89° 35' East 330 feet to Sta. 21 R. I. Co.;
Thence South 00° 25' West 330 feet to Sta. 20 R. I. Co.;
Thence South 89° 34' East 1320 feet to Sta. 19 R. I. Co.;
Thence North 00° 26' East 330 feet to Sta. 18 R. I. Co.;
Thence South 89° 34' East 330 feet to Sta. 17 R. I. Co.;
Thence North 00° 26' East 330 feet to Sta. 16 R. I. Co.;
Thence South 89° 34' East 330 feet to Sta. 15 R. I. Co.;
Thence North 00° 26' East 330 feet to Sta. 14 R. I. Co.;
Thence South 89° 34' East 330 feet to Sta. 13 R. I. Co.;
and thence North 00° 26' East 330 feet to Sta. 12 R. I.
Co., the initial point.

Containing 83.59 acres, more or less, exclusive of the right of way of the Riverside Light and Power Company's Canal as shown on said map, as follows:-

Tract #1 containing 26.38 acres, Tract #2 containing 20.77 acres, Tract #3 containing 11.67 acres, Tract #4 containing 15.32 acres and Tract #5 containing 9.45 acres or a total of 83.59 acres, more or less.

The above description gives the exterior boundary line of the said map of the River Farm Tract.

The right of way is reserved and retained to said Pacific Light and Power Company for the canal as shown on the map herein referred to, together with the right to enter upon said right of way for the purpose of cleaning and repairing said canal; and the right of way is also reserved to said Pacific Light and Power Company for its electric transmission line as shown upon said map above referred to, together with the right of reasonable entry upon said land for the purpose of maintaining and repairing said pole line or wires thereto attached or to be thereto attached.

(2)

BUT such right or way so reserved for canal right of way shall not be construed to prevent said second party from laying pipe lines over or under said canal, and building bridges over same as necessary, provided only the work is done so as not to interfere with said canal.

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, subject however to the reservations herein set forth.

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

IN WITNESS WHEREOF, The said party of the first part have caused this indenture to be executed by their respective officers thereunto duly authorized, and their respective seals to be hereunto affixed, the day and year first above written.

THE PACIFIC LIGHT AND POWER COMPANY

By *Wm. Kerschhoff, President*

Charles ...

SECURITY SAVINGS BANK, a corporation of Los Angeles.

By *Chas. H. Tall, Vice President*

W. M. Caswell
Assistant Secretary

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Instrument

STATE
CO
On this
Los Angeles
ACKNOWLEDGED

State of California, } ss.
County of Los Angeles

On this 9th day of December in the year of our Lord One Thousand
Nine Hundred ten, before me, Anne Murray a Notary Public
in and for said County of Los Angeles, State of California, residing therein, duly com-
missioned and sworn, personally appeared Wm G. Herckhoff known to me
to be the President, and Chas. Forman known to me to be
the Secretary of the Pacific Light & Power Company, the Corporation that executed the
within instrument, 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.

Anne Murray

Notary Public in and for the County of Los Angeles, State of California.

ACKNOWLEDGMENT—CORPORATION. Grimes-Stasforth Stationery Co., Los Angeles

STATE OF CALIFORNIA } ss
COUNTY OF LOS ANGELES,

On this 9th day of December, in the year nineteen hundred and ten before me,
F. L. Warner, a Notary Public in and for the said County of
Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared
Chas. H. Toll, known to me to be the
Vice-President and W. M. Caswell, known to me to be the
Secretary of the Security Savings Bank,
Corporation that executed the within instrument, 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.

F. L. Warner
Notary Public in and for said County of Los Angeles, State of California

*ACKNOWLEDGMENT—Corp.—Pres't and Sec'y—Wolcott's Notary Blank 223.

DEED

THE PACIFIC LIGHT & POWER CO.
AND SECURITY SAVINGS BANK OF
Los Angeles.

To

RIVERSIDE TITLE AND TRUST CO.
Trustee.

*Description OK.
A Pearl Hill
City Engineer*

at J. P. Steads, Mayor

RECEIVED FOR RECORD

DEC 15 1910

at 59 Min. past 1 o'clock P. M. at

request of RIVERSIDE TITLE AND TRUST CO.

Copied in Book No. 314 of

Pages page 246 of

Secy. Records of Riverside County,
California.

J. S. Rogan Recorder

By *J. P. Remondet* Deputy Recorder

Fees, \$ 2.10

DIRECTORS AND OFFICERS.
J. A. SIMMS, President.
W. A. PURINGTON, Vice President.
D. W. LEWIS, Manager.
J. W. COVERT.
C. L. MCFARLAND.
L. B. SCRANTON, Secretary.
CHAS. E. WAITE, Asst. Secretary.

LAW DEPARTMENT
L. B. SCRANTON.
C. L. MCFARLAND.
W. A. PURINGTON.

TELEPHONES:
SUNSET MAIN 99.
HOME 1099.



Property index extending
back to foundation of both
San Bernardino and
San Diego Counties

INCORPORATED JANUARY 25TH 1901
731 TO 749 NINTH STREET.

No. 26797.

13/344.

== Unlimited Certificate ==

MADE FOR BENEFIT OF

City of Riverside,

OR ASSIGNS

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

Riverside Title and Trust Company

a Corporation organized and existing under the laws of the State of California, and having its principal place of business in the City of Riverside, in the County of Riverside, State of California,

hereby certifies that the title to said real property, as appears from said records, is now vested in

The RIVERSIDE TITLE AND TRUST COMPANY, a corporation,

Free from all incumbrances,

Except, 1st:- Second Installment of State and County Taxes for fiscal year 1910-11. Vol. 6/105. Assmt. No. 16327. Assmt. covers other property also. Amount on portion including this:- \$115.50.

Except, 2nd:- A Right of Way reserved to the Stearns Ranchos Company, its successors and assigns, to construct and maintain over, upon or through any portion of the property in this Certificate described, canals, ditches, pipe lines or any conduit, for the conveyance of water for the irrigation of any land owned by the Stearns Ranchos Company,

in the Jurupa Rancho or the Sierra Ranchos.

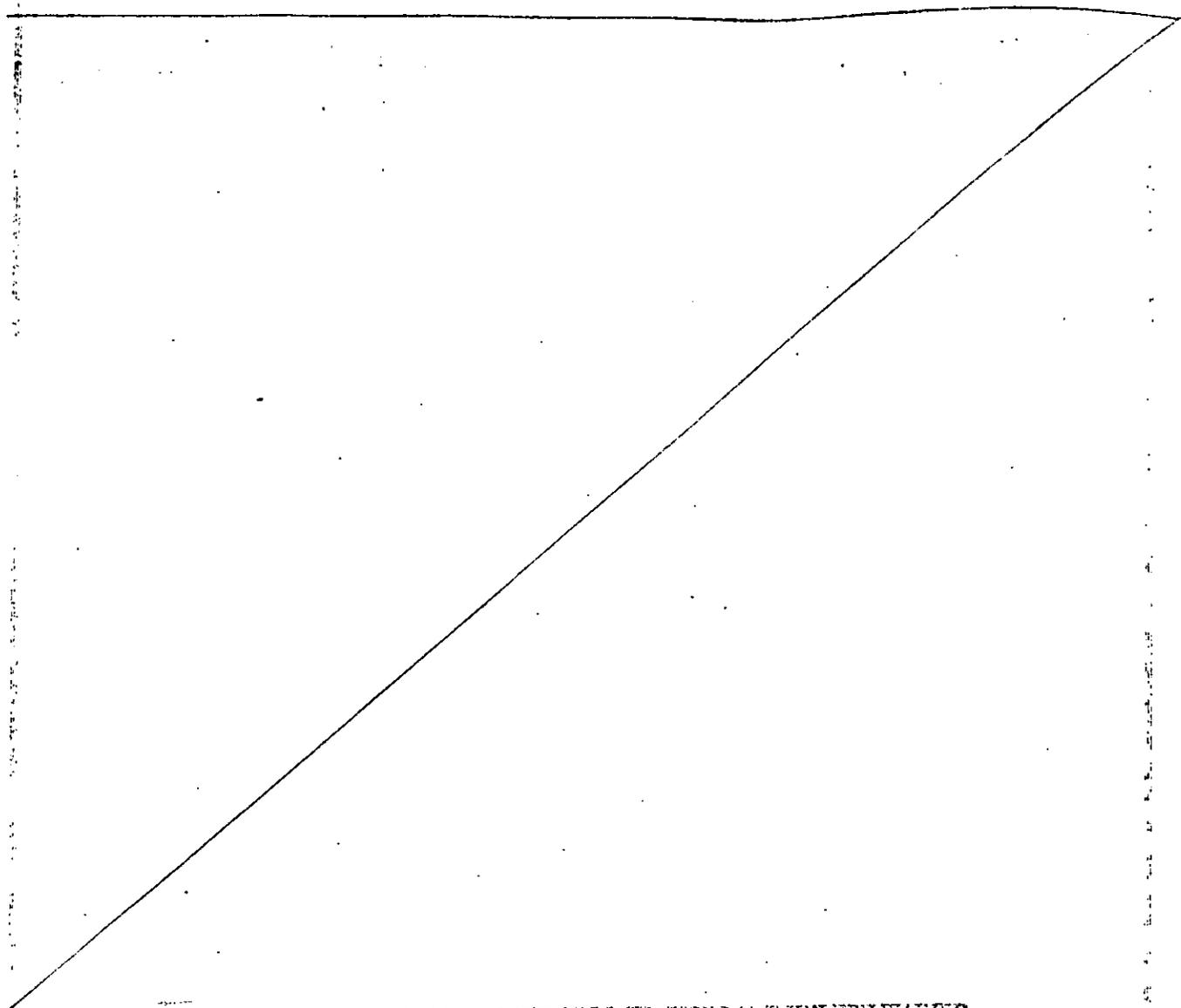
Except, 3rd:- A Right of Way reserved to the Pacific Light and Power Company, for the Canal of the Riverside Power Company, as shown on Map together with the right to enter upon said right of way for the purpose of cleaning and repairing said canal; and also right of way reserved for its electric transmission line as shown on Map. together with the right of reasonable entry upon said land for the purpose of maintaining and repairing said pole line or wires.

-: 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:-

Tracts One (1), Two (2), Three (3), Four (4) and Five (5), being all of the River Farm Tract, a portion of the Rancho Jurupa, and Rancho La Sierra Sepulveda, as shown by Map on file in Book 7 page 52 of Maps, records of Riverside County, California.

RIVERSIDE TITLE AND TRUST COMPANY



THE DEFECTS BELOW THE QUALITY OF THE TITLE ARE HEREBY WAIVED

This certificate does not include an examination of or a report on the following:

1. Drainage, Reclamation, Sanitary, Levee or Irrigation District Records or matters based thereon; Municipal records, except in the City of Riverside and Municipal taxes of the City of Corona; Proceedings to construct Sewers, or to improve, change or open Streets and Alleys in the City of Riverside until the Streets or Alleys are established, and the benefits or liabilities assessed become a lien under the Statute; Existing Highways, Building contracts, Crop mortgages, Water locations, Mining locations or matters relating thereto; and Reservations in United States Patents.
2. Instruments, trusts, defects, liens, easements and incumbrances not shown by (a) any public records of the County of Riverside, State of California, or of the City of Riverside, or by (b) municipal tax records of the City of Corona, or by (c) the public records of the Counties of San Bernardino and San Diego prior to June 5th, 1893.
3. The validity or legality of Tax Sales, Street Assessments, Attachments, Leases, Easements, Declarations of Homestead and Money judgments if any are mentioned as incumbrances in this Certificate.
4. Money judgments against former or present holders of title, if described by names other than those in which the title to said property was or is vested.

In Testimony Whereof, THE RIVERSIDE TITLE AND TRUST COMPANY has caused these presents to be duly signed by its _____ President and attested by its Secretary, under its corporate seal, and countersigned by its Manager, this 19th. day of December, 1910 at 3:00 o'clock P. M.

Riverside Title and Trust Company,

By *[Signature]* President

Attest *L. B. Scranton* Secretary

Countersigned by *D. W. Lewis*
Manager

DIRECTORS AND OFFICERS.
 J. A. SIMMS, PRESIDENT
 W. A. PURINGTON, VICE PRESIDENT
 D. W. LEWIS, MANAGER
 J. W. COVERT,
 C. L. MCFARLAND,
 L. B. SCRANTON, SECRETARY.
 CHAS. E. WAITE, ASST. SECRETARY.



LAW DEPARTMENT
 L. B. SCRANTON,
 C. L. MCFARLAND,
 W. A. PURINGTON.

TELEPHONES:
 SUNSET MAIN 99.
 HOME 1099.

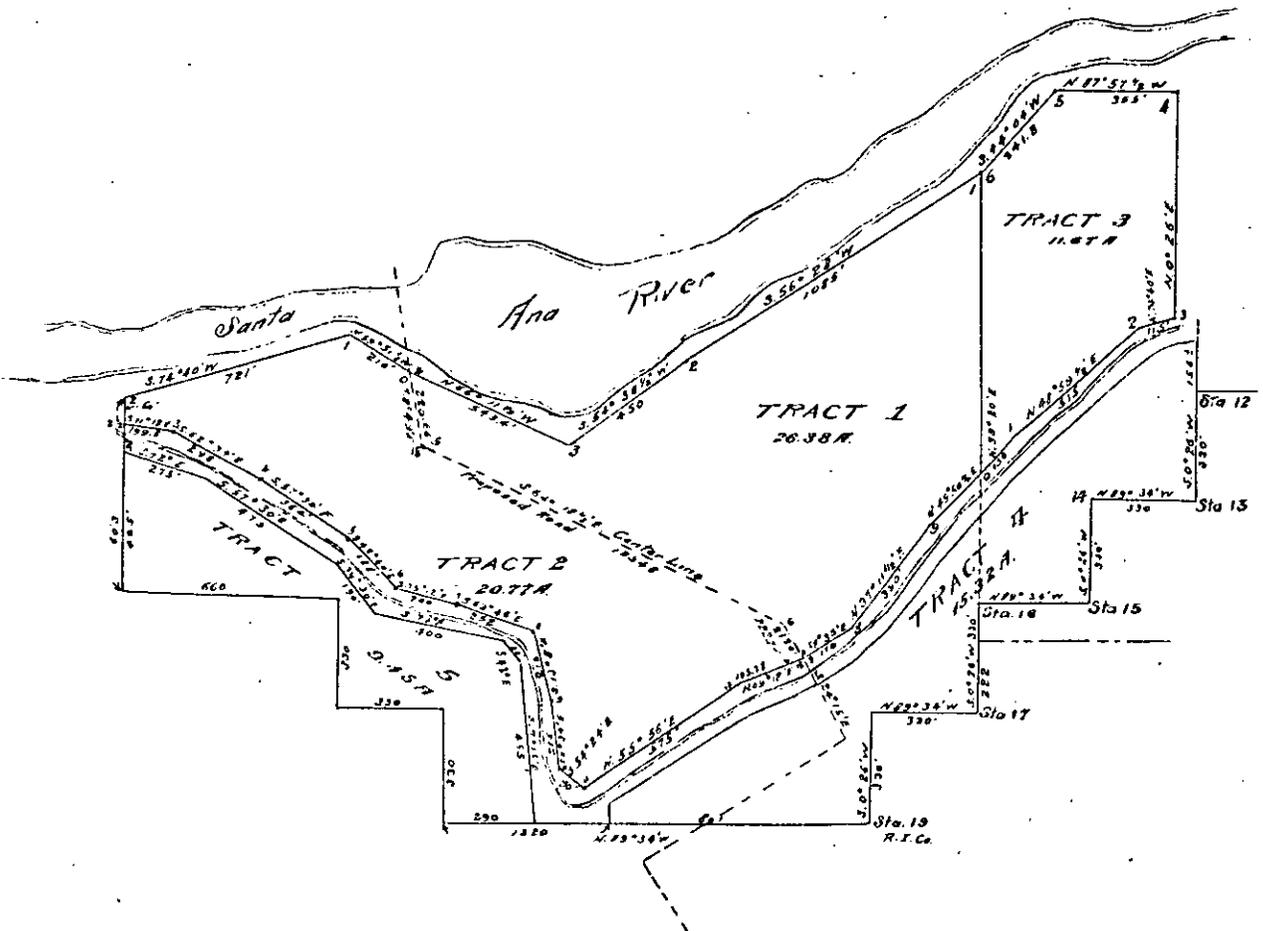
Property index extending
 back to foundation of both
 San Bernardino and
 San Diego Counties.

INCORPORATED JANUARY 25TH 1901
 731 TO 749 NINTH STREET.

Plat  Showing

Map of the River Farm Tract.

Map of 52 Riv. Co., Cal.
 Scale 600 feet = 1 in.



818

CITIZENS NATIONAL BANK
OF RIVERSIDE

RIVERSIDE, CAL., Dec. 21 1910

Received from *Archie Little & Son Co.*

Three hundred thirty three & 3/4 DOLLARS, \$ *333.75*

in full payment on note of \$278.25 dated

Citizens Nat. Bank of Riverside

[Signature]

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of
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FIRST NATIONAL BANK

Riverside, California.

DEC 2 1910

19

Received of *Spencer, J. & Co.*
Three Hundred Thirty Three & 33/100 Dollars
to apply on note # 23627 dated Dec 15 1910

03 981



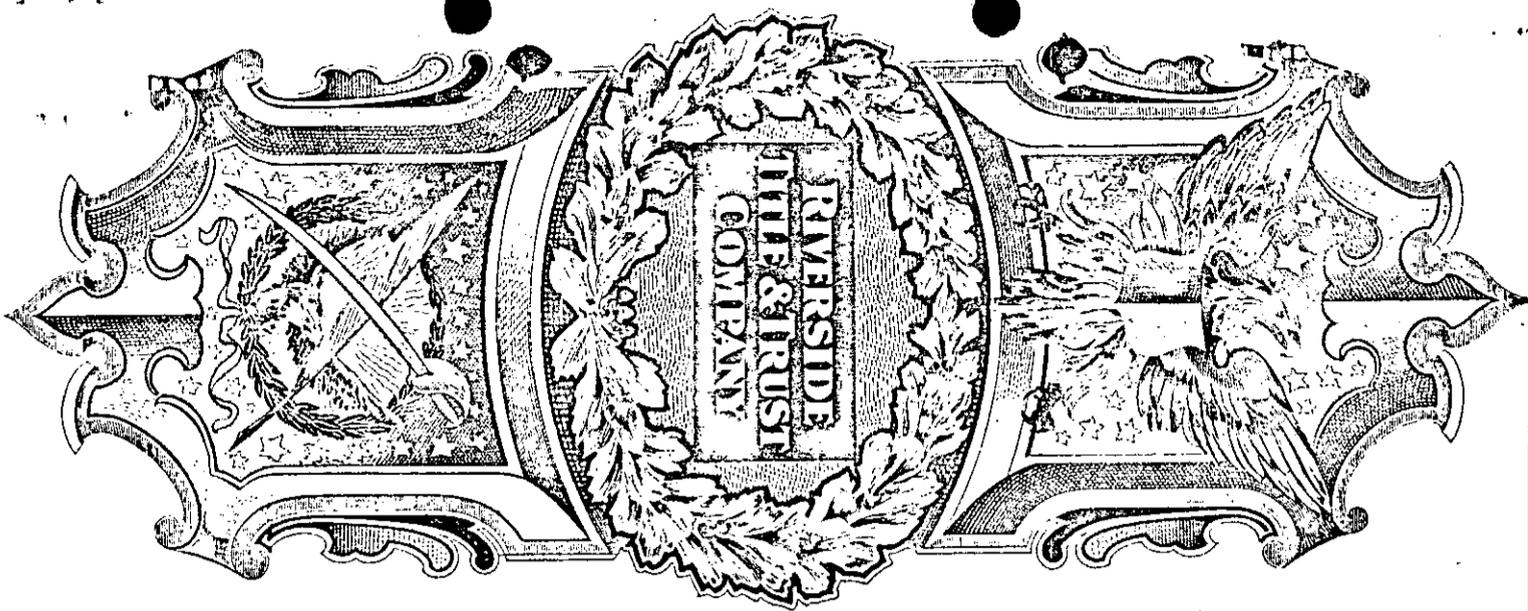
RIVERSIDE, CALIFORNIA, December 21st. 1910

Received of the Riverside Title and Trust Co. the sum of Three hundred and thirty-three dollars and thirty three cents ,partial payment of the Company's note held by this Bank.

The National Bank of Riverside

A handwritten signature in cursive script, appearing to read "J. B. Neel".

Cashier



No. 26797.

**CERTIFICATE OF
TITLE TO**

Tracts 1, 2, 3, 4, & 5

of River Farm Tract

Riverside,

RIVERSIDE

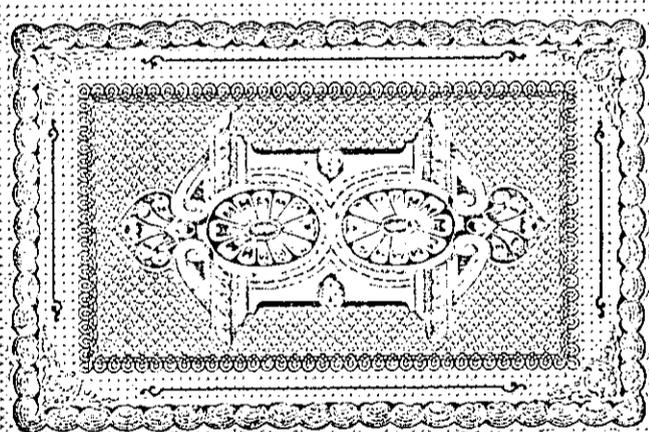
TITLE & TRUST

COMPANY,

731 TO 749 NINTH STREET

RIVERSIDE,

CAL.



DIRECTORS AND OFFICERS.

J. A. SIMMS, President.
W. A. PURINGTON, Vice President.
D. W. LEWIS, Treasurer.
J. W. COVERT,
C. L. MCFARLAND,
L. B. SCRANTON, Secretary.
CHAS. E. WAITE, Asst. Secretary.

STOCKHOLDERS

A. A. ADAIR.
J. W. COVERT.
CITIZENS BANK OF CORONA.
G. R. FREEMAN.
NELUE A. FREEMAN.
ISABELLA L. GILL.
ELLA M. JOHNSON.
CHAS. E. JOHNSON.
H. W. LEIGHTON.
EDITH B. LEWIS.
D. W. LEWIS.
W. A. MCCORMICK, JR., Trustee.
C. L. MCFARLAND.
W. A. PURINGTON.
L. B. SCRANTON.
J. A. SIMMS.
DAISY M. TERRENING.
CHAS. F. WAITE.
FANNIE P. WOLCOTT.