

This Indenture, Made the 1st day of May 1916

in the year of our Lord one thousand nine hundred and sixteen

between RIVERSIDE LAND AND IRRIGATING COMPANY, a corporation,

part Y of the first part, and CITY OF RIVERSIDE, a municipal corporation,

part Y of the second part,

Witnesseth: That for and in consideration of the sum of \$250.00

Two Hundred Fifty and no/100 - - - - - DOLLARS,

in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, the said part Y of the first part do es by these presents grant, bargain, sell and convey unto the said part Y of the second part, and to its successors and assigns forever, all that certain lot or parcel of land situate in the City of and County of Riverside, in the State of California, and bounded and particularly described as follows, to-wit:

Lot Three (3) of Tequesquite Avenue Tract, per map of said tract of record in Book of Maps 8, page 19, records of Riverside County, California, said lot containing Five (5) acres of land, more or less.

Second party shall have the right to develop water on the land herein described by any means whatever and use such water so developed exclusively on said Lot 3 and on any adjoining land belonging to said second party, but such water so developed shall not be taken to or used upon other lands; and said first party agrees that it will not claim any damages on account of such water being developed and used on such lands exclusively. Subject to the right of second party to develop such water for such exclusive use, first party expressly reserves to itself, its successors and assigns forever, all water percolating or flowing in said land herein described, or beneath the surface thereof, together with the right to extract, withdraw, drain and divert such water by pumping or otherwise, by means of plants located upon adjoining lands and to convey the same to and use it upon any other lands owned or to be acquired by first party; and the lowering of the water plane or plane of saturation of said land, or beneath the surface thereof, by the said first party in obtaining, extracting or diverting said water reserved to it as above set forth, shall be construed and considered appurtenant to the rights privileges and property herein reserved.

First party does also reserve to itself, its successors and assigns forever, all riparian water rights in the Santa Ana River, which may now be or which may hereafter be appurtenant to the land herein described; and it is expressly reserved that should said Santa Ana River ever change its channel so that said river and the waters thereof are alongside of, through or across said land, then no riparian water rights shall attach to said land by reason of such change in the channel, but they are expressly reserved by first party.

Said first party does also reserve 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, State of California; and second party shall not, and it hereby agrees that it will not, claim any damage to the premises herein described on account of first party so developing and extracting, conveying and using such water

upon any other lands as stated.

A free right of way through said Lot 3 of the Tequesquite Avenue Tract is reserved to first party for such pipe lines as it, its successors or assigns, may desire.

Subject to taxes for fiscal year 1916-17.



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 part Y of the second part, and to ~~its~~ <sup>successors and assigns forever.</sup> by its President and Secretary, and its corporate seal, hereunto set its name and the day and year first above written.

RIVERSIDE LAND AND IRRIGATING COMPANY. 

By  President. 

ATTENT: M. M. Grip Secretary.

State of California,  
COUNTY OF RIVERSIDE,

On this 5th day of May in the year of our Lord  
and 1915 before me E. R. Gump, a Notary Public, in and for  
said County and State, personally appeared J. B. Evans

known to me to be the M. M. Gump President, and

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.

In Witness Whereof, I have hereunto set my hand and affixed my  
official seal, the day and year in this Certificate first above written.

E. R. Gump  
Notary Public in and for the County of Riverside, State of California.

(CORPORATION—Walter D. Clark, Print) 3-28-12-2m

*personally known to me to be the person described in and whose  
name subscribed to and who executed the within in-  
strument, 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  
in the said County, the day and year in this Certificate first  
above written.*

Notary Public in and for Riverside County, State of California

25

467

# Deed

Riverside Land & Irrigating Co.

-TO-

City of Riverside

1-2-19-125

Dated, May 1, 1916.

Approved for descriptions

*A. Campbell*  
City Engineer

Approved as to form  
*A. D. Wheeler - City Atty.*

RECEIVED FOR RECORD

JUN 21 1916

at 45 Min, past 12 o'clock P. M. at

request of *A. P. Campbell*

Copied in Book No. *445*

Deeds page *215* of

Sec., Records of Riverside County,  
California.

I. S. LOGAN

Recorder

By *L. Grunwell*

Deputy Recorder

Fees, \$

*1.40*