

In Consideration of Ten and no/100 - (\$10.00) - - - - - Dollars

1093

Walter K. Lewis and Carol M. Lewis, his wife, and

Georgia Lewis Hartman, formerly known as Georgia B. Lewis,

Do Hereby Grant to City of Riverside, a municipal corporation,

1093

all that Real Property situate in the City of Riverside

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

A portion of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, by metes and bounds: Commencing at the intersection of the center lines of Brockton Avenue and Central Avenue; thence North 0° 18' West along the center line of Brockton Avenue, a distance of 351.85 feet; thence North 89° 42' East, a distance of 35 feet to the East property line of Brockton Avenue for the point of beginning, said point being the beginning of a curve tangent to the East line of Brockton Avenue, concave to the Southeast and having a radius of ten (10) feet; thence Northeasterly along said curve through an angle of 90° 00', a distance of 15.71 feet; thence North 89° 42' East tangent to said curve a distance of 97.80 feet to the beginning of a tangent curve concave to the South and having a radius of 91.57 feet; thence Easterly along said curve through an angle of 27° 43' 30" for a distance of 44.31 feet; thence South 62° 34' 30" East tangent to said curve a distance of 34.25 feet to the Westerly line of Magnolia Avenue; thence North 27° 25' 30" East along the Westerly line of Magnolia Avenue a distance of Sixty (60) feet; thence North 62° 34' 30" West a distance of 34.25 feet to the beginning of a tangent curve concave to the South and having a radius of 151.57 feet; thence Westerly along said curve through an angle of 27° 43' 30" a distance of 73.34 feet; thence South 89° 42' West tangent to said curve a distance of 97.80 feet to the beginning of a tangent curve concave to the Northeast and having a radius of ten (10) feet; thence Northwesterly along said curve through an angle of 90° 00' a distance of 15.71 feet to a point in the East line of Brockton Avenue; thence South 0° 18' East along the East line of Brockton Avenue a distance of 80 feet to the point of beginning, for use for street purposes.

OK. as to description City Engineer

The above instrument approved as to form.

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

WITNESS our hands this 9th day of March, 1936.

Walter K. Lewis

Carol M. Lewis

Georgia Lewis Hartman



1093

STATE OF CALIFORNIA,

County of Riverside

ss.

On this 9th day of March in the year one thousand nine hundred thirty-six (1936), before me, Robert E. Harris

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

Walter K. Lewis and Carol M. Lewis, his wife, and

Georgia Lewis Hartman, formerly known as Georgia B. Lewis.

known to me to be the persons described in and whose names are subscribed to the within instrument, and acknowledged that they executed the same.

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

Robert E. Harris
Notary Public in and for said County and State.

Grant Deed

INDIVIDUAL

TO

Dated

19

**Security Title Insurance
and
Guarantee Company**

CALIFORNIA

Order No.

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 Guarantee Company as a part of SECURITY SERVICE

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

- LOS ANGELES
530 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
- EL CENTRO
678 Main Street
- SAN LUIS OBISPO
1119 Chorro Street
- SANTA BARBARA
1014 State Street
- STOCKTON
30 North San Joaquin Street
- VISALIA
Locust and Acquia Streets
- HANFORD
207 West Seventh Street
- BAKERSFIELD
1704 Chester Avenue
- JACKSON
Armador County
- SAN ANDREAS
Calaveras County
- VENTURA
471 East Main Street
- SONORA
Tuolumne County

This Blank Is Not For Sale

1093

1 RESOLUTION NO. 2098 (NEW SERIES).

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

4 *****

5 RESOLVED; by the Council of the City of Riverside, California, that
6 deed dated March 9, 1936, executed by WALTER K. LEWIS and CAROL M. LEWIS, his
7 wife, and GEORGIA LEWIS HARTMAN, formerly known as GEORGIA B. LEWIS, to the
8 CITY OF RIVERSIDE, a municipal corporation, of the County of Riverside, State
9 of California, for the following described premises situated in the City of
10 Riverside, County of Riverside, State of California, and more particularly
11 described as follows, to-wit:

12 A portion of the Southeast quarter (SE¹) of the Northwest
13 quarter (NW¹) of Section 34, Township 2 South, Range 5 West, San
14 Bernardino Base and Meridian, by metes and bounds: Commencing
15 at the intersection of the center lines of Brockton Avenue and
16 Central Avenue; thence North 0° 18' West along the center line
17 of Brockton Avenue, a distance of 351.85 feet; thence North 89°
18 42' East, a distance of 35 feet to the East property line of
19 Brockton Avenue for the point of beginning, said point being the
20 beginning of a curve tangent to the East line of Brockton Avenue,
21 concave to the Southeast and having a radius of ten (10) feet;
22 thence Northeasterly along said curve through an angle of 90° 00',
23 a distance of 15.71 feet; thence North 89° 42' East tangent to said
24 curve a distance of 97.80 feet to the beginning of a tangent curve
25 concave to the South and having a radius of 91.57 feet; thence
26 Easterly along said curve through an angle of 27° 43' 30" for a
27 distance of 194.31 feet; thence South 62° 34' 30" East tangent to
28 said curve a distance of 34.25 feet to the Westerly line of
29 Magnolia Avenue; thence North 27° 25' 30" East along the Westerly
30 line of Magnolia Avenue a distance of Sixty (60) feet; thence North
31 62° 34' 30" West a distance of 34.25 feet to the beginning of a
32 tangent curve concave to the South and having a radius of 151.57
feet; thence Westerly along said curve through an angle of 27° 43'
30" a distance of 73.34 feet; thence South 89° 42' West tangent to
said curve a distance of 97.80 feet to the beginning of a tangent
curve concave to the Northeast and having a radius of ten (10) feet;
thence Northwesterly along said curve through an angle of 90° 00'
a distance of 15.71 feet to a point in the East line of Brockton
Avenue; thence South 0° 18' East along the East line of Brockton
Avenue a distance of 80 feet to the point of beginning, for use
for street purposes,

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.

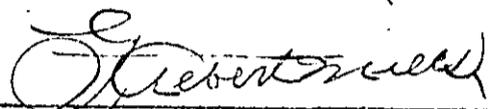
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I, G. Albert Mills, the duly elected, qualified and acting City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the Council of said City, at its meeting held on the 10th day of March, 1936, by the following vote:

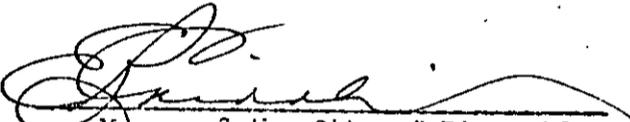
Ayes: Councilmen Pinkerton, Barber, Carter, Barger, Wilson, Wells and Tiernan.

Noes: None.

Absent: None.


City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 10th day of March, 1936.


Mayor of the City of Riverside.

DEED

WALTER K. LEWIS and

CAROL M. LEWIS, his wife, and

GEORGIA LEWIS HARTMAN

to

CITY OF RIVERSIDE.

DATED: MARCH 9, 1936

*W. K. Lewis
Carol M. Lewis
Georgia Lewis Hartman*

RECORDED

8 — 0

City Clerk

269

378

BLACK CROSS

J. B. Row

Nov 13

RECORDED

W. ALTRICK

Nov 13

1093

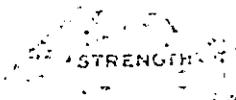
3/36

Amount \$750.00.

LL/M-69.

Number 113472.

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 Seven Hundred Fifty-----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 20th day of March, 1936 at 8:00 A. M.

Security Title Insurance and Guarantee Company

Countersigned:

Glen W. Chapman
Manager.

By

Glen W. Schayer

President.

Attest:

Ada Smith

Assistant Secretary.

This Policy consists of 6 pages which are numbered at the end of each page.

1093

feet to the point of beginning, for use for street purposes.

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 Acquisition and Improvement District No. 2, City of Riverside, County of Riverside, State of California, and particularly described as follows, to-wit:

That portion of the Southeast quarter of the Northwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, and within the City of Riverside, California, more particularly described as follows: Commencing at the intersection of the center lines of Brockton Avenue and Central Avenue; thence North $0^{\circ} 18'$ West along the center line of Brockton Avenue, a distance of 351.85 feet; thence North $89^{\circ} 42'$ East, a distance 35 feet to the East property line of Brockton Avenue for the point of beginning, said point being the beginning of a curve tangent to the East line of Brockton Avenue, concave to the Southeast and having a radius of 10 feet; thence Northeasterly along said curve through an angle of $90^{\circ} 00'$, a distance of 15.71 feet; thence North $89^{\circ} 42'$ East tangent to said curve, a distance of 97.80 feet to the beginning of a tangent curve concave to the South and having a radius of 91.57 feet; thence Easterly along said curve through an angle of $27^{\circ} 43' 30''$ for a distance of 44.31 feet; thence South $62^{\circ} 34' 30''$ East tangent to said curve a distance of 34.25 feet to the Westerly line of Magnolia Avenue; thence North $27^{\circ} 25' 30''$ East along the Westerly line of Magnolia Avenue a distance of 60.00 feet; thence North $62^{\circ} 34' 30''$ West a distance of 34.25 feet to the beginning of a tangent curve concave to the South and having a radius of 151.57 feet; thence Westerly along said curve through an angle of $27^{\circ} 43' 30''$ a distance of 73.34 feet; thence South $89^{\circ} 42'$ West tangent to said curve a distance of 97.80 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 10 feet; thence Northwesterly along said curve through an angle of $90^{\circ} 00'$ a distance of 15.71 feet to a point in the East line of Brockton Avenue; thence South $0^{\circ} 18'$ East along the East line of Brockton Avenue a distance of 80

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.

Also the second installment of taxes for the fiscal year 1935-36, amount \$235.66 under Assessment Nos. 5762 and 8444, covering this and other property.

NOTE: Assessments for Acquisition and Improvement District No. 2, known as Buena Vista Improvement, are payable in connection with and as a part of the City and County taxes.

2. Ten Year Bond No. 29, Series No. 56, covering a portion of the property herein described with other property, issued Nov. 12, 1927. All payments of principal and interest due to and including January 2, 1936, have been paid.

3. Ten Year Bond No. 30, Series No. 56, covering a portion of the property herein described and other property issued November 12, 1927. All installments of principal and interest due to and including January 2, 1936 have been paid.

4. Ten Year Bond No. 31, Series No. 56, covering a portion of the property herein described and other property, issued November 12, 1927. All installments of principal and interest due to and including January 2, 1936 have been paid.

5. Ten Year Bond No. 26, Series No. 59, covering a portion of the property herein described and other property, issued Dec. 9, 1927. All installments of principal and interest due to and including January 2, 1936 have been paid.

6. Ten Year Bond No. 27, Series No. 59, covering a portion of the property herein described and other property, issued Dec. 9, 1927. All installments of principal and interest due to and including January 2, 1936 have been paid.

7. Ten Year Bond No. 28, Series No. 59, covering a portion of the property herein described and other property, issued Dec. 9, 1927. All installments of principal and interest due to and including Jan. 2, 1936 have been paid.

8. Assessments for installing lights, curbs and widening pavement on Magnolia Avenue from Jurupa Avenue to Arlington Avenue, levied by the City of Riverside on October 15, 1929, collected over a period of 10 years through the office of the Tax Collector of Riverside County. The portion due for the current fiscal year will be included in the Tax Statement for 1936-37.

9. A right of entry upon and a right of way over and through the lands herein described for the construction and maintenance of all necessary water pipes, ditches and other conduits that may be required by the Riverside Water Company, a corporation, its

successors and assigns.

10. The conditions and restrictions contained in the Deed from Harmon E. Packard and Margaret A. Packard, his wife, to Jennie McKee, a married woman, dated January 10, 1924 and recorded in Book 598 page 454 of Deeds, January 25, 1924, Riverside County Records, as to a portion of said property.

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 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 improvement, 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 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.

Security Title Insurance and Guaranty Company

PRELIMINARY REPORT

Phone 87



Issued for Sole Use of

Eighth and Orange Streets
RIVERSIDE, CALIFORNIA

Mr. Walter K. Lewis
Ninth and Market Streets
Riverside, California

In connection with Order No. 113472, Your No. _____, the Company will issue Owner's 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 March 7, 1936, 3:00 A.M.

Security Title Insurance and Guaranty Company,

By: *V. T. Lawson*
V. T. Lawson, Title Officer.

G. Description: All that certain real property situated in Acquisition and Improvement District No. 2, City of Riverside, County of Riverside, State of California, and particularly described as follows, to-wit:

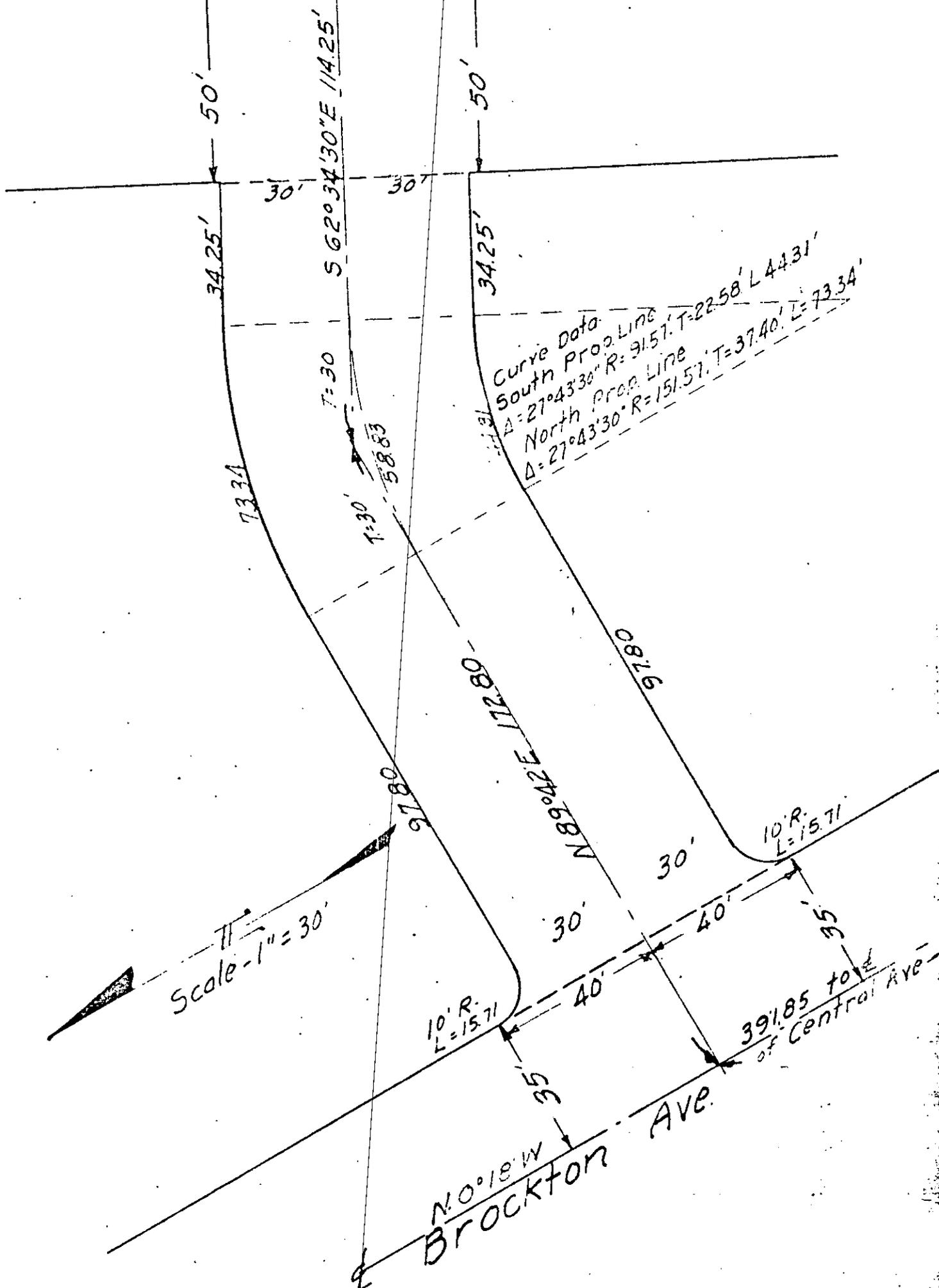
A portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, and within the City of Riverside, California, more particularly described as follows: Commencing at the intersection of the center lines of Brockton Avenue and Central Avenue; thence North 0° 18' West, along the center line of Brockton Avenue, a distance of 351.85 feet; thence North 89° 42' East, a distance of 35 feet to the East property line of Brockton Avenue for the point of beginning, said point being the beginning of a curve tangent to the East line of Brockton Avenue, concave to Southeast and having a radius of 10 feet; thence Northeasterly along said curve through an angle of 90° 00', a distance of 15.71 feet; thence North 89° 42' East tangent to said curve a distance of 97.80 feet to the beginning of a tangent curve concave to the South and having a radius of 91.57 feet; thence Easterly along said curve through an angle of 27° 43' 30" for a distance of 44.51 feet; thence South 62° 34' 30" East tangent to said curve a distance of 34.25 feet to the Westerly line of Magnolia Avenue; thence North 27° 25' 30" East along the Westerly line of Magnolia Avenue a distance of 60.00 feet; thence North 62° 34' 30" West a distance of 34.25 feet to the beginning of a tangent curve concave to the South and having a radius of 151.57 feet; thence Westerly along said curve through an angle of 27° 43' 30" a distance of 73.34 feet; thence South 89° 42' West tangent to said curve a distance of 97.80 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 10 feet; thence Northwesterly along said curve through an angle of 90° 00' a distance of 15.71 feet to a point in the East line of Brockton Avenue; thence South 0° 18' East along the East line of Brockton Avenue a distance of 80 feet to the point of beginning.

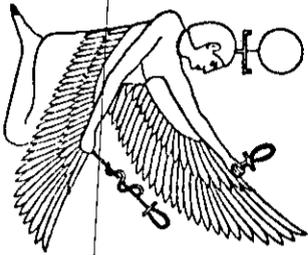
VESTING: WALTER K. LEWIS, a married man, and GEORGIA B. LEWIS.

(Cont'd on Page 2)

Magnolia

S. 27° 25' 30" Avenue
381.57 to E of Central Avenue





#113472.

Policy of — Title — Insurance

Por Sec 34, T2S, R5W.

(Extension Sunnyside Drive)



From:

Walter K. Lewis, et al.

Security
^{3/10/36}
Title
Insurance
and
Guarantee
Company

UNDER DIRECT SUPERVISION
OF THE STATE INSURANCE
COMMISSIONER



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