

DATE February 4, 1972

TO: Virginia Strohecker
City Clerk

FROM: Hugh R. Coffin, Senior Deputy City Attorney

SUBJECT: QUITCLAIM DEEDS OF RUSSELL PROPERTY WATER RIGHTS

I have approved the two attached quitclaim deeds as to form, they are being executed pursuant to Council action of April 14, 1970, page 55-391 minutes.

The initial deeds were based on an erroneous legal description, which is corrected by this deed, and the original Council action is sufficient to authorize the execution of these documents as well.

HRC/ncj
cc: Dick Ardrey, Property Services
Enclosures



RECEIVED

FEB - 7 1972

DOCUMENTARY STAMPS AFFIXED \$

CITY DEED NO. _____

The real property herein described is in the City of Riverside

QUITCLAIM DEED

APPROVED AS TO FORM

August K. Coff
DEPUTY CITY CLERK

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to the owners of records, as their individual interests

~~may appear,~~

~~any and all rights; expressly reserving therefrom for the sole benefit of the City of Riverside, its successors and assigns, the exclusive and perpetual right to develop, take, remove or use any or all of the underground water being in or percolating through the below described property, provided said reservation does not include the right to bore wells or install water conduits; in or on the real property, in the County of Riverside, State of California, described as follows:~~

See attached description

This conveyance is made upon the express condition that the owner or owners and their successors and assigns in interest of the above described property shall not construct or allow to be constructed any structure or improvement which would in any manner contaminate or pollute the underground water supply, septic tank, leach line, or cesspool, within 100 feet of the westerly line of the above described property, said 100 feet being measured at right angles to said westerly line, without the expressed written consent of the Public Utilities Director of the City of Riverside; in the event this condition is not complied with, then this conveyance shall become null and void and all rights granted hereunder shall cease and terminate, and automatically revert to the grantor.

CITY OF RIVERSIDE, a municipal corporation

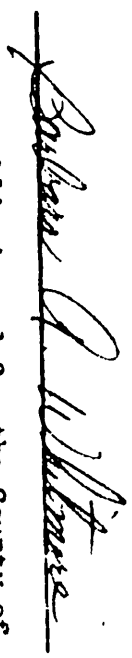
Dated April 14 19 70

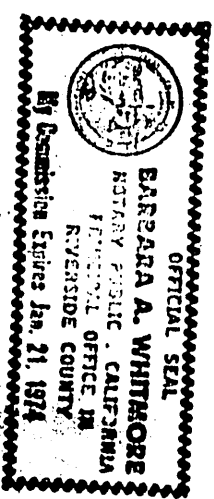
By *Gene Lewis* Mayor
Attest *[Signature]* City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

On this 15th day of April 19 70, before me
Barbara A. Whitmore a Notary Public in and for Riverside County and State,
personally appeared BEN H. LEWIS, Mayor, and VIRGINIA T. STROHMEYER, City Clerk
of the City of Riverside, California, the municipal corporation described in
and which executed the within instrument, and acknowledged to me that such
municipal 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.


Notary Public in and for the County of
Riverside, State of California



1

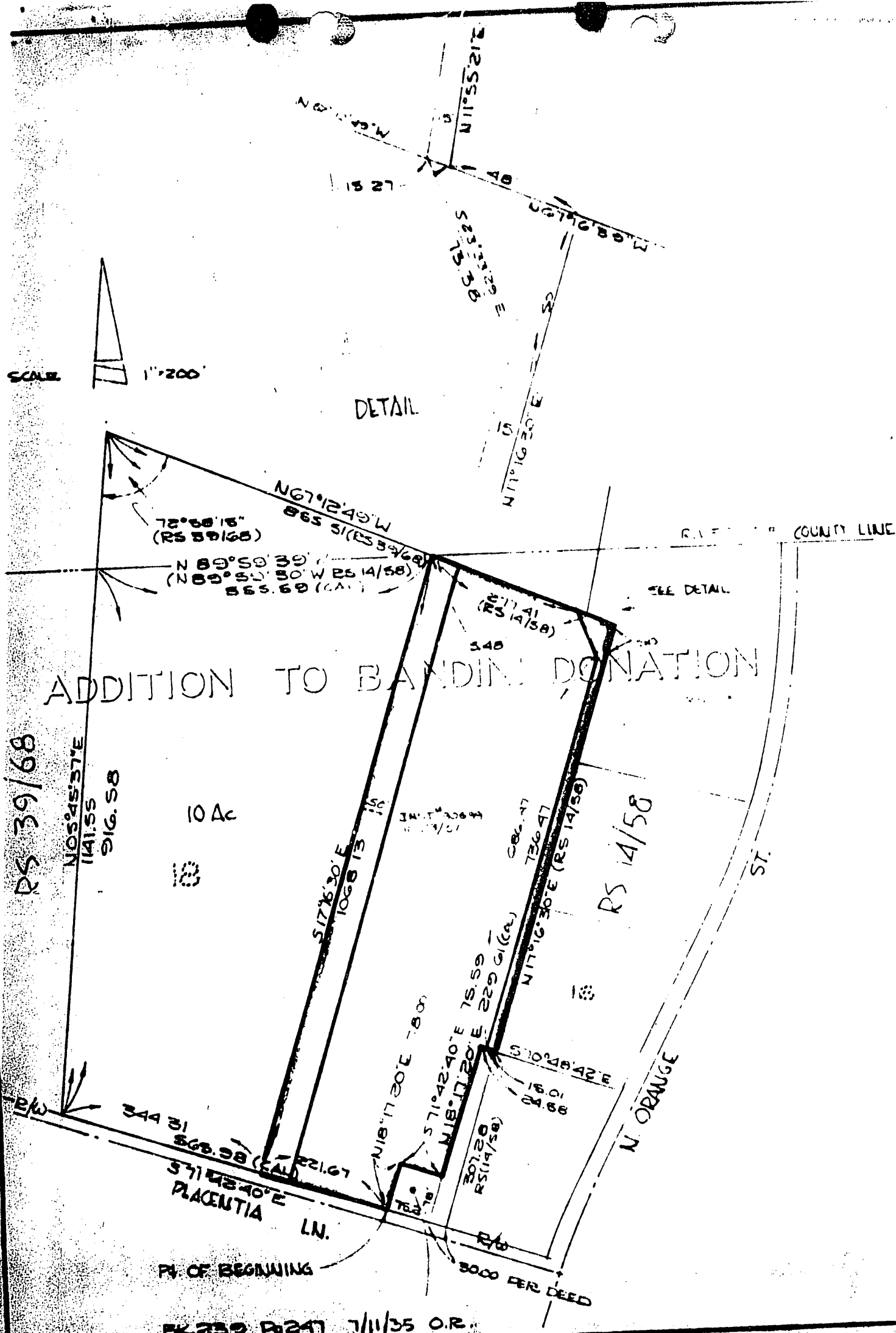
Section 1: The first part of the document describes the location and boundaries of the property. It mentions 'Section 17' and 'Section 18' and refers to 'the north-south line of said' and 'the east-west line of said'. The text is heavily obscured by noise and artifacts, making it difficult to read.

Section 2: This section continues the description of the property boundaries. It mentions 'the north-south line of said' and 'the east-west line of said'. The text is heavily obscured by noise and artifacts, making it difficult to read.

Section 3: This section describes the area between the property and the 'north-south line of said' and 'the east-west line of said'. The text is heavily obscured by noise and artifacts, making it difficult to read.

DESCRIPTION APPROVED:

[Signature]



SCALE 1"=200'

DETAIL

ADDITION TO BANDING DONATION

10 Ac

RS 39/68
N 05° 45' 37" E
141.55
916.58

RS 14/58

PLACENTIA LN.
344 31
568.98 (CAL)
371 42 40° E
221.67

N. ORANGE ST.

P.V. OF BEGINNING

EX 259 R 247 7/11/35 O.R.

CITY OF RIVERSIDE, CALIFORNIA

10-4

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

AM 12-2

This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein.

SHEET

1

SCALE 1"=200'

DRAWN 4 10 10 BY MLE

SUBJECT WATER RITES LOT 18

OF 1 SHEETS

DX 1059

CITY DEED NO. _____

The real property herein described is in the
City of Riverside

QUITCLAIM DEED

APPROVED AS TO FORM

Wayne R. Coff
DEPUTY CITY ATTORNEY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the
CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release,
and forever quitclaim to the owners of records, as their individual interests
~~may appear,~~

~~any and all rights; expressly reserving therefrom for the sole benefit of the City of~~
Riverside, its successors and assigns, the exclusive and perpetual right to develop, take,
remove or use any or all of the underground water being in or percolating through the below
described property, provided said reservation does not include the right to bore wells or
install water conduits; in or on the real property, in the County of Riverside, State of
California, described as follows:

See attached description

This conveyance is made upon the express condition that the owner or owners and their
successors and assigns in interest of the above described property shall not construct
or allow to be constructed any structure or improvement which would in any manner
contaminate or pollute the underground water supply, septic tank, leach line, or
cesspool, within 100 feet of the westerly line of the above described property, said
100 feet being measured at right angles to said westerly line, without the expressed
written consent of the Public Utilities Director of the City of Riverside; in the event
this condition is not complied with, then this conveyance shall become null and void
and all rights granted hereunder shall cease and terminate, and automatically revert
to the grantor.

CITY OF RIVERSIDE, a municipal
corporation

Dated _____ 19 _____

By _____ Mayor

Attest _____ City Clerk

CL 304-448 (Rev. 11/68)

All that portion of Lot 18 of ADDITION TO BANDINI DONATION as shown by Record of Survey on file in Book 1, Page 3 of Records of Survey, Records of Riverside County, California, described as follows:

BEGINNING at the most westerly corner of that certain parcel of land conveyed to the City of Riverside, a municipal corporation by deed recorded July 11, 1935 in Book 239, Page 247 of Official Records, Records of said County;

Thence North 18° 17' 20" East (recorded North 18° 12' East) along the northwesterly line of said parcel, 78.00 feet to the northeasterly line of said parcel;

Thence South 71° 42' 40" East (recorded South 71° 48' East), along said northeasterly line, 75.59 feet to the southeasterly line of said parcel;

Thence North 18° 17' 20" East (recorded North 18° 12' East), along the northeasterly prolongation of said southeasterly line, 229.61 feet to the northwesterly prolongation of the southwesterly line of Lot 16 of said ADDITION TO BANDINI DONATION as shown by Record of Survey on file in Book 14, Page 58 of Records of Survey, Records of said County;

Thence South 70° 48' 42" East (recorded South 70° 48' 50" East), along said northwesterly prolongation, 24.58 feet to the southeasterly line of said Lot 18;

Thence North 17° 16' 30" East, along said southeasterly line of Lot 18, a distance of 736.47 feet to the northeasterly line of said Lot 18;

Thence North 67° 16' 39" West (recorded North 67° 16' 30" West), along said northeasterly line, 48.00 feet;

Thence North 67° 12' 49" West (recorded North 67° 12' 40" West) continuing along said northeasterly line, 277.41 feet to the Riverside County Line, as shown by last mentioned Record of Survey;

Thence North 89° 59' 39" West (recorded North 89° 59' 30" West), along said County Line, 3.48 feet to the northwesterly line of that certain parcel of land conveyed to George Stoker and Darlene C. Stoker, husband and wife, by deed recorded October 23, 1961 as Instrument No. 90699, Official Records of said County;

Thence South 17° 16' 30" West, along last mentioned northwesterly line, 1068.13 feet to the northeasterly line of Placentia Lane as shown by Record of Survey on file in Book 39, Page 68 of Records of Survey, Records of said County;

Thence South 71° 42' 40" East, (recorded South 71° 42' 50" East), along last mentioned northeasterly line, 221.67 feet to the point of BEGINNING.

EXCEPTING therefrom the following described parcel;

BEGINNING at the intersection of said southeasterly line of Lot 18 with said southwesterly line of Lot 16 as shown by said Record of Survey on file in Book 14, Page 58 of Records of Survey, Records of said County;

Thence North 17° 16' 30" East, along said southeasterly line of Lot 18, a distance of 736.47 feet to said northeasterly line of Lot 18;

Thence North 67° 16' 39" West, along said northeasterly line, 48.00 feet;

Thence North 67° 12' 49" West, continuing along said northeasterly line, 15.27 feet;

Thence South 23° 33' 29" East, 73.38 feet to a line that is parallel with and distant 15.00 feet northwesterly, as measured at right angles to, said southeasterly line of Lot 18;

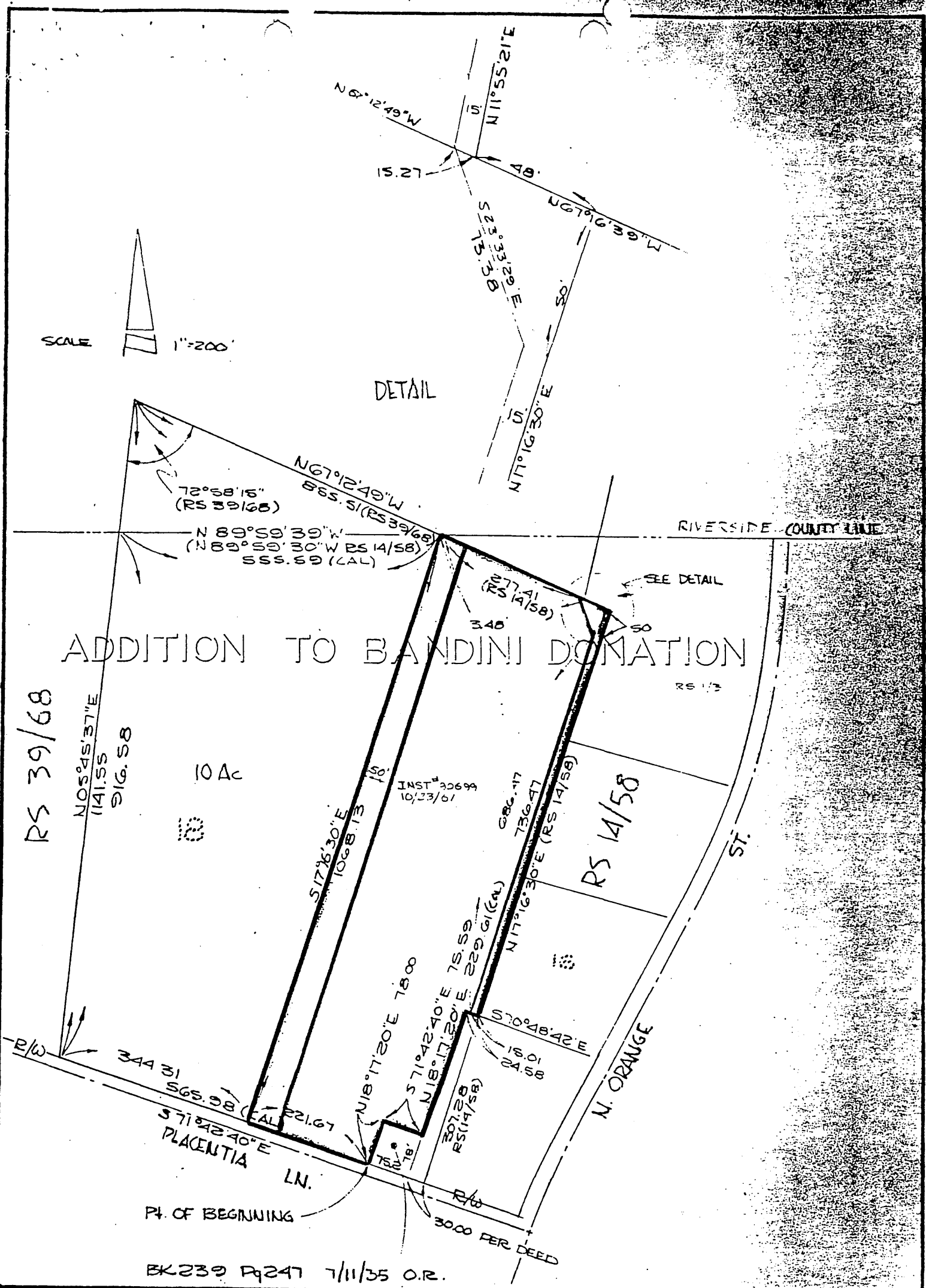
Thence South 17° 16' 30" West, along said parallel line, 686.47 feet to the northwesterly prolongation of the said southwesterly line of Lot 16 as shown by last mentioned Record of Survey;

Thence South 70° 48' 42" East, along said northwesterly prolongation, 15.01 feet to the point of BEGINNING.

ALSO EXCEPTING therefrom the northwesterly 50 00 feet as measured at right angles to said northwesterly line of that certain parcel of land conveyed to George Stoker, et ux, by deed recorded October 23, 1961 as Instrument No. 90699, Official Records of said County.

DESCRIPTION APPROVAL

by George P. Hutchinson 4/10/70 by J.F. ...
Surveyor



ADDITION TO BANDINI DONATION

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

AM. 12-2

This plat is solely an aid in locating the parcel(s) described in the attached document. It is not a part of the written description therein.

SHEET
1
OF 1 SHEETS

SCALE: 1" = 200' DRAWN 4 10 70 BY ME SUBJECT WATER RITES LOT 18

DX 1059

DOCUMENTARY STAMPS AFFIXED \$ _____

CITY DEED NO. _____

The real property herein described is in the City of Riverside

QUITCLAIM DEED

[Handwritten signature]
A. J. ...

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the CITY OF RIVERSIDE, a municipal corporation, does hereby remise, release, and forever quitclaim to the owners of records, as their individual interests may appear,

any and all rights; expressly reserving therefrom for the sole benefit of the City of Riverside, its successors and assigns, the exclusive and perpetual right to develop, take, remove or use any or all of the underground water being in or percolating through the below described property, provided said reservation does not include the right to bore wells or install water conduits; in or on the real property, in the County of Riverside, State of California, described as follows:

See Attached Description

This Quitclaim deed is made and accepted upon the following express conditions: The owners of record of the above described property shall not construct or allow to be constructed any septic tank, leach line or cesspool within 100 feet of the westerly line of said property, said 100' being measured at right angles to said westerly line, without the express consent of the Water Division of the Public Utilities Department of the City of Riverside.

CITY OF RIVERSIDE, a municipal corporation

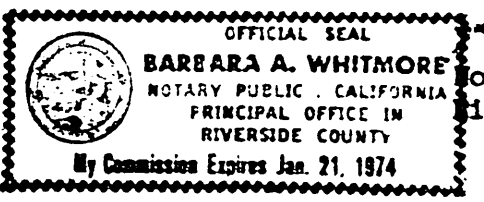
Dated February 9, 1972

[Handwritten signature]
By *[Handwritten signature]* Mayor
Attent *[Handwritten signature]* City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss

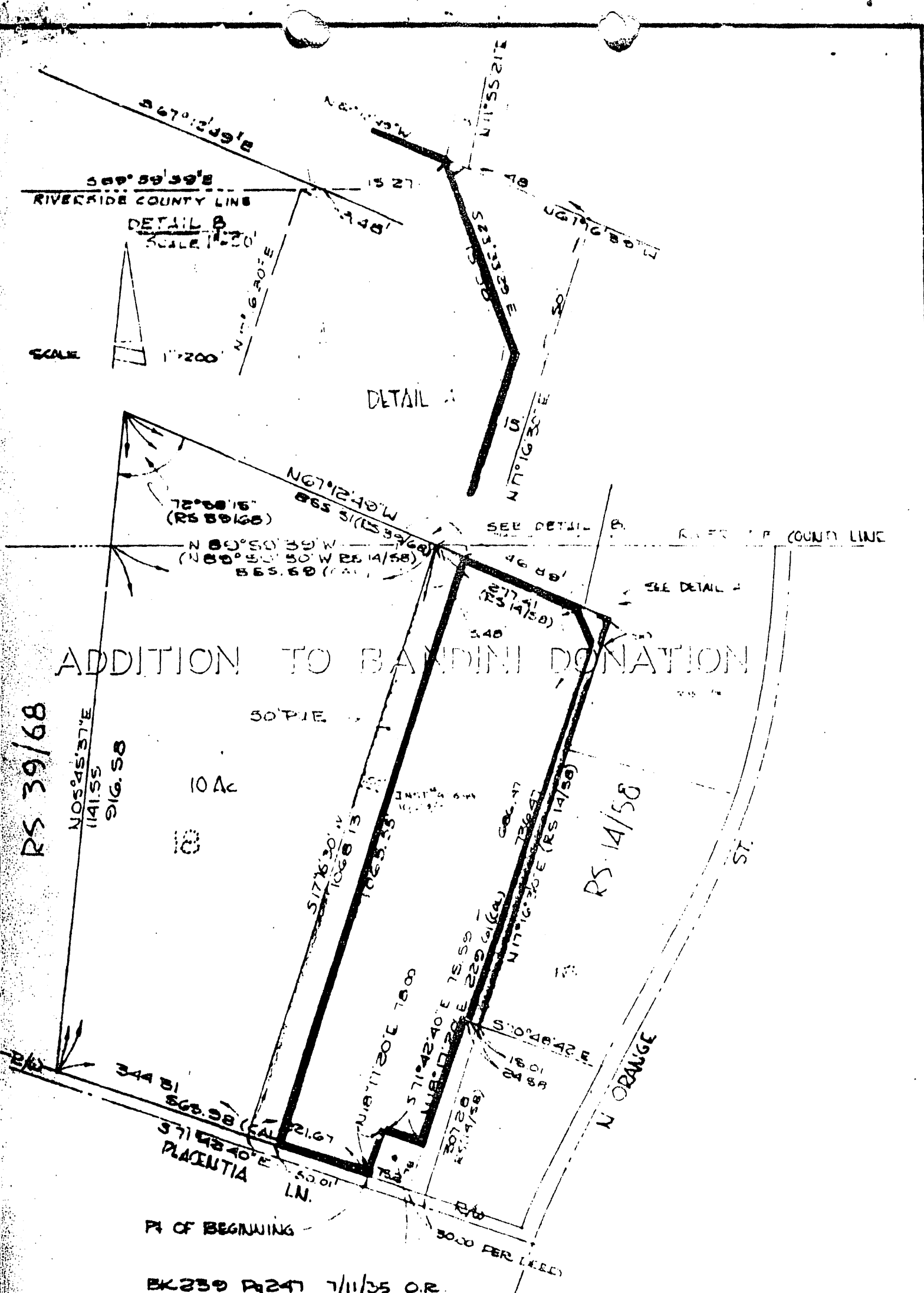
On this 9th day of February 19 72, before me
Barbara A. Whitmore a Notary Public in and for said County and State,
personally appeared REN W. LEWIS, Mayor, and VIRGINIA M. STROEMER, City Clerk
of the City of Riverside, California, the municipal corporation described in
and which executed the within instrument, and acknowledged to me that such
municipal 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.



Barbara A. Whitmore

Notary Public in and for the County of
Riverside, State of California



CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

AM. 12-2

This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein

SHEET

1

SCALE: 1" = 200'

DRAWN 4 10 70 BY MLE

SUBJECT PLATE WATER RIGHTS

OF 4 SHEETS

DX 1059-11



CHICAGO TITLE COMPANY

Issuing Office:
3880 Lemon Street
Riverside, California 92501
Phone: (909) 686-4180

KATHI MIHALEY
CHICAGO TITLE COMPANY - KATHI MIHALEY
3880 LEMON STREET, 2ND FLOOR
RIVERSIDE, CALIFORNIA 92501

RE: CITY OF RIVERSIDE
Order No. 578428 08
Reference: 83834B-27
Regarding:

Dated as of: December 12, 1994 at 7:30 AM

In response to the above referenced application for a policy of title insurance,

CHICAGO TITLE COMPANY

hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception in Schedule B or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attached list. Copies of the Policy forms should be read. They are available from the office which issued this report.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

The form of policy of title insurance contemplated by this report is:

California Land Title Association Standard Coverage Policy

Louis Galvez, km

LOUIS GALVEZ
Title Officer

SCHEDULE A

Order No: 578428 08

Your Ref: 83834B-27

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

HAWAII NORTH ORANGE PARTNERS, A HAWAII PARTNERSHIP

3. The land referred to in this report is situated in the State of California, County of RIVERSIDE and is described as follows:

SEE ATTACHED DESCRIPTION

DESCRIPTION

Page 1

Order No. 578428 08

LOT 18 OF ADDITION TO BANDINI DONATION, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 1 PAGE 3 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION IN SAN BERNARDINO COUNTY, CALIFORNIA;
ALSO EXCEPTING THEREFROM THE SOUTHERLY PORTION AS GRANTED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES, BY DEED RECORDED DECEMBER 15, 1915 IN BOOK 433 PAGE 83 OF DEEDS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT, 30 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE WEST ON THE SOUTH LINE OF SAID LOT, 75.59 FEET;

THENCE NORTH 18° 12' EAST, 78 FEET;

THENCE SOUTH 71° 48' EAST, 75.59 FEET;

THENCE SOUTH 18° 12' WEST, 78 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT;

THENCE WESTERLY ON THE SOUTHERLY LINE THEREOF, 30 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JULY 11, 1935 IN BOOK 239 PAGE 247, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHERLY ON THE EASTERLY LINE OF SAID PARCEL AND THE NORTHERLY EXTENTION THEREOF TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE LOT 16 OF SAID ADDITION TO BANDINI DONATION;

THENCE SOUTH 70° 48' 50" EAST ON SAID WESTERLY PROLONGATION, TO THE EASTERLY LINE OF SAID LOT 18;

THENCE SOUTH 17° 16' 30" WEST (OF RECORD SOUTH 16° WEST) ON SAID EASTERLY LINE TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WESTERLY 10 ACRES OF SAID LAND, THE EASTERLY LINE OF SAID WESTERLY 10 ACRES BEING PARALLEL WITH THE EASTERLY LINE OF SAID LOT 18, AND AS ESTABLISHED BY DEEDS RECORDED MAY 31, 1972 AS INSTRUMENT NOS. 70289 AND 70290. OFFICIAL RECORDS

SCHEDULE B

Page 1

Order No: 578428 08

Your Ref: 83834B-27

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the policy form designated on the face page of this Report would be as follows:

A 1. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 1994-95

FIRST INSTALLMENT:	\$2,829.24
PENALTY:	\$282.92
SECOND INSTALLMENT:	\$2,829.24
CODE AREA:	009-106
ASSESSMENT NO.:	246-070-004-7
EXEMPTION:	NONE

B 2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

C 3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

IN FAVOR OF:	P. J. STOCKMAN AND M. BYRNE
PURPOSE:	WATER DITCH, PIPE OR FLUME
RECORDED:	IN BOOK 47 PAGE 350 OF DEEDS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA
AFFECTS:	SAID LAND

D 4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

IN FAVOR OF:	CITY OF RIVERSIDE
PURPOSE:	PIPELINES
RECORDED:	AUGUST 29, 1930 IN BOOK 872 PAGE 267 OF DEEDS, RIVERSIDE COUNTY RECORDS
AFFECTS:	SAID LAND

E BY QUITCLAIM DEED RECORDED MAY 31, 1970 AS INSTRUMENT NO. 44855, OFFICIAL RECORDS SAID RIGHTS WERE LIMITED TO THE WEST 50 FEET AND THE EAST 15 FEET

O 5. THE TERMS, COVENANTS, AND PROVISIONS OF THE INSTRUMENT EXECUTED BY AND BETWEEN AMELIA A. GARNER AND JAMES E. RUSSELL AND ANNA E. RUSSELL, RECORDED DECEMBER 14, 1939 IN BOOK 439 PAGE 500, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

P THE RIGHTS OF AMELIA A. GARNER WERE CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 27, 1976 AS INSTRUMENT NO. 11263, OFFICIAL RECORDS.

SCHEDULE B
(continued)

Order No: 578428 08

Your Ref: 83834B-27

F 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

IN FAVOR OF: RIVERSIDE WATER COMPANY
PURPOSE: IRRIGATION PIPELINE
RECORDED: SEPTEMBER 9, 1950 IN BOOK 1201 PAGE 546, OFFICIAL RECORDS
AFFECTS: SAID LAND

G 7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT

IN FAVOR OF: CITY OF RIVERSIDE
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 13, 1970 AS INSTRUMENT NO. 44856, OFFICIAL RECORDS
AFFECTS: WESTERLY 50 FEET OF SAID LAND

H 8. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW;

AMOUNT: \$351,900.00
DATED: MARCH 10, 1987
TRUSTOR: THE FIRST CHRISTIAN CHURCH OF RIVERSIDE, A CALIFORNIA CORPORATION
TRUSTEE: HEYMING AND JOHNSON, INC., A CALIFORNIA CORPORATION
BENEFICIARY: NORTH ORANGE PARTNERS, A HAWAII PARTNERSHIP
RECORDED: MARCH 13, 1987 AS INSTRUMENT NO. 69846, OFFICIAL RECORDS

I SAID DEED OF TRUST RE-RECORDED TO CORRECT THE BENEFICIARY NAME TO HAWAII NORTH ORANGE PARTNERS, A HAWAII PARTNERSHIP

J A NOTICE OF DEFAULT UNDER THE TERMS OF SAID DEED OF TRUST

EXECUTED BY: HAWAII NORTH ORANGE PARTNERS
RECORDED: JULY 15, 1992 AS INSTRUMENT NO. 261829, OFFICIAL RECORDS

END OF SCHEDULE B

SCHEDULE B
(continued)

Order No: 578428 08

Your Ref: 83834B-27

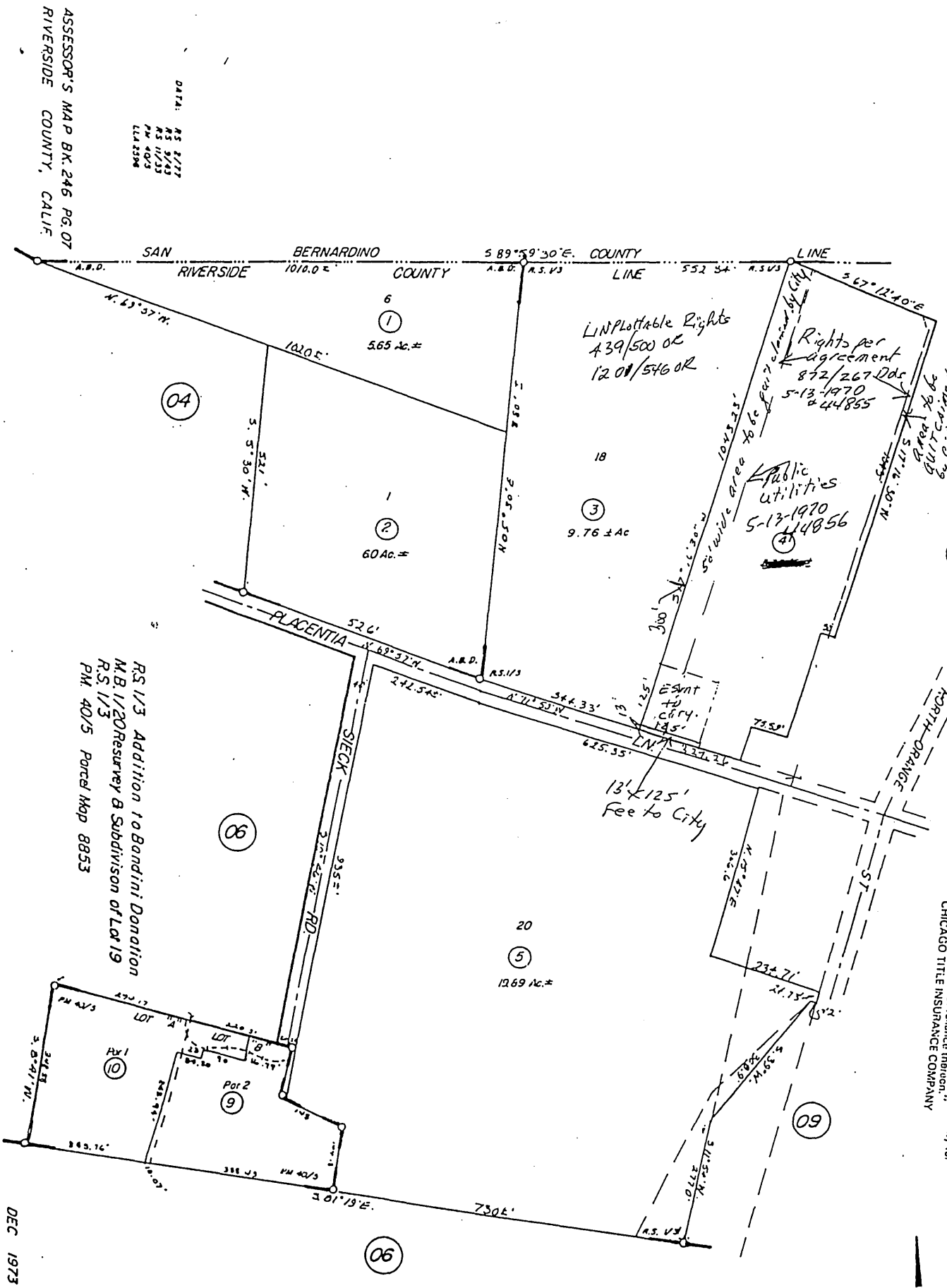
- L NOTE 1: THE PROPOSED QUITCLAIM FROM THE CITY OF RIVERSIDE MAY EXTINGUISH MOST OF THE AREA OBTAINED BY PUBLIC UTILITIES RECORDED MAY 13, 1970 AS INSTRUMENT NO. 44856, OFFICIAL RECORDS AS WELL AS ITEMS 4, 5 AND 6 AS SHOWN HEREIN.
- M NOTE 2: THE DEED TO THE VESTEE ALSO INCLUDES A.P.N 246-080-009 NOT INCLUDED IN THIS REPORT.
- N LG/JCG

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR. SEC. 12, T2S R5W

T. R. A. 009-106 C-46-07
12-2

"This plat is for your aid in locating your land with reference to streets and other parcels. It is not a survey. While the plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."
CHICAGO TITLE INSURANCE COMPANY



DATA:
AS 8/77
NS 8/83
PM 4/03
LLA 2394

ASSESSOR'S MAP BK. 246 PG. 07
RIVERSIDE COUNTY, CALIF.

RS 1/3 Addition to Bandini Donation
M.B. 1/20 Resurvey & Subdivision of Lot 19
R.S. 1/3
PM 40/5 Parcel Map 8853

ORIGINAL

DATE	BY	REVISION
1/20	B	B
7	7	10

DEC 1973

DX1DS9