DECEMBER 10, 1934

#4

10 9 34 QCD — CITY OF RIVERSIDE, MUN CORP BY MAYOR & CITY CLERK; COUNTY OF RIVERSIDE, A POLIT SUB OF ST OF CAL BY SHAVER, JOHN X. — MAIN, CHARLES W. (ARLINGTON)

$1 ALL THEIR RIGHT TITLE & INT IN FOL DESC R/W EASE FOR PUB HIWAY: STRIP 50 FT WIDE ALONG N LINE OF LOT 4 BLK 50 RLA1 1/70 SB CONNECTING CALIF AVE WITH BUCHANAN ST; THIS ROAD TO BE AS NEAR N LINE AS GRADE WILL PERMIT.

EXAMINED AND FOUND PROPERLY EXECUTED

12 8 34 OPT — NO PARTIES IN HEADING (SIGNED & ACK KNOWLES, GERTRUDE M.; CLANCY, MARION A.; CLANCY, ELLEN G.; CREBBIN, FRANCES A.) — CHAPMAN, RUFUS J.

SEC & W LINE HIWAY S 446.69 FT E 83.69 FT S TO STEVENS ROAD W TO W LINE NE¼ N TO N LINE SEC W TO BEG SEC 10 14S R4E. 10 AC TRACT. IT IS INTENT & PURP OF PARTIES HERETO THAT SD LAND SHALL BE SUBDIVIDED INTO 24 LOTS FOR RESALE BY 2ND PARTY. THAT OPTION PRICE PER LOT FOR EACH LOT IN SD SUB SHALL BE $500 ETC. XRARXX

EXCL RIGHT & OPTION UNTIL & INCLUDING 6/1/36 TO PURCHASE LAND HEREINAFTER DESC AT PRICE OF $11,500 UPON TERMS & COND FOL: E 10 AC OF W 20 AC OF 32.44 AC PARCEL DESC AS: BEG 83.69 FT W OF INTERSECTING N LINE SEC & W LINE HIWAY S 446.69FT E 83.69 FT S TO STEVENS ROAD W TO W LINE NE¼ N TO N LINE SEC W TO BEG SEC 10 14S R4E. SUCH SUB & RIGHT & OPTION SHALL BE HANDLED AS PROV FOR SUB OF 1ST 10 AC AS ABOVE SET OUT, EXC THAT THIS LATTER OPTION SHALL CONTINUE UNTIL 6/1/38. OPT PRICE PER LOT $600, TOTAL NUMBER LOTS SHALL BE NOT LESS THAN 28. IN EVENT ANY OR ALL LOTS ARE SOLD BY 2ND PARTY FOR PRICE IN EXCESS OF $1000 EA, & THEN ½ OF SUCH EXCESS PRICE SHALL BE PAID BY 2ND PARTY TO 1ST PARTIES. 2ND PARTY GIVEN RIGHT TO PURCH ANY 3 LOTS, EXC THOSE ABUTTING PALM SPRINGS CANYON DRIVE AT OPTION PRICE FOR HIS OWN ACCOUNT PROVIDED SD LOTS ARENOT RESOLD WITHIN 90 DAYS.

IN CONSID OF COVE & AGREE HEREIN CONTAINED 2ND PARTY GIVEN EXCL RIGHT & OPT TO PURCH WHOLE OR ANY PART OF: 146 AC, BEING BAL OF HOLDINGS OF 1ST PARTIES DESC AS: SE¼, EXC S 10 AC OF SE¼ OF SE¼ SEC 3 14S R4E, OF WHICH THERE ARE APPROX 41 AC ELY FROM MAIN PALM SPRINGS HIWAY & 105 AC WLY FROM SD MAIN HIWAY. 2ND PARTY MAY EXERCISE THIS OPT AS TO WHOLE OR ANY PART OF SD ACREAGE & 1ST PARTIES AGREE TO SELL ANY PART OF ACREAGE -LY FROM HIWAY AT $300 PER ACRE & WHOLE OR ANY PART OF ACREAGE WLY FROM HIWAY AT $500 PER AC. ETC. ETC. NOT MORE THAN 10 AC OF SD 146 AC TP, 5 AC IN 41 AC TR & 5 AC IN 105 AC TR AT ACRE PRICES HEREINABOVE SET FORTH FOR HIS OWN ACCOUNT, ETC. THIS OPTION AS TO 146 AC PARCEL SHALL CONTINUE UNTIL 6/1/37. THIS AGREE NOT ASSIGNABLE BY 2ND PARTY.

Bdy + race restr to apply to orig 10 ac parcel attached

EXAMINED AND FOUND PROPERLY EXECUTED

5 22 34 ARMY DISCH — U.S.ARMY — WINNER, JOHN GILBERT