

June 6, 1968

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

City Attorney
City Hall
Riverside, California

RECEIVED FOR RECORD
JUN 6 1968

Wm. D. Dwyer
City Attorney
The Public Recorder
of Riverside County, California
RECORDED

52921

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION DEED OF TRUST AND ASSIGNMENT OF RENTS - SHORT FORM

This Deed of Trust, made this 5th day of June, 1968, between
VICTORIA CLUB

a corporation organized under the laws of the State of California, hereinafter called TRUSTOR,
whose address is 2521 Arroyo Drive, Riverside, California
(number and street) (city) (state)

TITLE INSURANCE AND TRUST COMPANY, a California corporation, hereinafter called TRUSTEE, and
CITY OF RIVERSIDE, a municipal corporation, hereinafter called BENEFICIARY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE,
that property in the City of Riverside, Riverside County, California, described as:

All that portion of Lot 20 of Castleman's Addition as shown by map
on file in Book 3, Page 19 of Maps, Records of San Bernardino County,
California, described as follows;

Commencing at the Southwest corner of said Lot;
Thence North 0° 03' West, along the Westerly line of said Lot, a
distance of 80.84 feet to the TRUE POINT OF BEGINNING;
Thence continuing North 0° 03' West, along the said Westerly line,
a distance of 234.06 feet;
Thence North 89° 57' East, parallel with the Southerly line of said
Lot, a distance of 126.7 feet;
Thence South 0° 03' East, parallel with the Westerly line of said Lot,
a distance of 285.63 feet to the beginning of a non-tangent curve, concave
Northeasterly and having a radius of 450.00 feet; the initial radial line
of said curve bears South 13° 21' 38" West;
Thence Northwesterly along said non-tangent curve through a central
angle of 17° 28' 56", an arc distance of 137.30 feet to the TRUE POINT
OF BEGINNING.

Containing an area of 33,399 square feet or .767 Acres.

Together with any underlying, appropriative and prescriptive water
rights pertaining to the land described and the well or wells located
thereon, to which Grantee may become entitled by the ownership of the
land and the well or wells thereon, from and after the date on which this
deed is recorded, reserving to the Grantor all appropriative and prescriptive
water rights which the Grantor owns or claims by virtue of any appro-
priations of water made prior to the date on which this deed is recorded
with respect to any well or wells located on the described land.

52924

472-2

June 6, 1968

52924

Recorded for assignment to the City of Riverside, California

ACCORDING TO REQUEST OF

WILEY ARBONLEY
CITY HALL
750 W. 7th St., RIVERSIDE, CALIF.

TOGETHER WITH the trusts, issues and profits thereof, IN WITNESS WHEREOF, the said power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing:
1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$ 18,000.00

To Protect the Security of This Deed of Trust, Trustor Agrees:
By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the Statutes of this State recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, listed below opposite the name of such county, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	423	484	Elgin	792	823	Placer	895	267	Sierra	36	238
Alpine	1	230	Elko	363	39	Plumas	151	8	Siskiyou	466	181
Amador	104	348	Inyo	175	471	San Bernardino	3088	823	Sonoma	1188	187
Butte	1143	1	Los Angeles	72018	899	Sacramento	4331	43	Stanislaus	1831	649
Calaveras	145	153	Madera	818	178	San Benito	374	383	Stockton	1713	498
Calyon	898	617	Marin	1308	339	San Bernardino	3547	81	Sutter	872	377
Calaveras	3778	47	Mariposa	77	298	San Francisco	4332	908	Tahoe	481	329
Del Norte	78	414	Merced	379	330	San Joaquin	2470	211	Trinity	272	364
El Dorado	346	436	Monterey	1847	338	San Luis Obispo	1151	18	Tulare	2794	373
Fresno	4676	872	Modoc	186	831	San Mateo	4078	438	Tuolumne	128	47
Gibson	423	184	Nevada	32	429	Santa Barbara	1878	848	Ventura	2082	386
Humboldt	832	327	Nimrod	3198	828	Santa Clara	8336	241	Yuba	532	243
Imperial	1091	301	Nogales	459	84	Santa Cruz	1431	494			
Inyo	147	398	Nevada	303	320	Shasta	484	228			
Kern	3427	68	Orange	3889	611	San Diego	Series 2 Book 1961, Page 183887				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that it will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust. The undersigned Trustor agrees that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to it at its address hereinafter set forth.

STATE OF CALIFORNIA
COUNTY OF Riverside ss.
On June 5, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared John D. Babbage known to me to be the President, and O. Homer Sturgeon known to me to be the Secretary of the 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 so acknowledged to me that such corporation executed the within instrument pursuant to its by laws or a resolution of its board of directors.

WITNESS my hand and official seal this 5th day of June, 1968.

Signature: [Signature]
Name (Typed or Printed): O. Homer Sturgeon

Signature of Trustor

Victoria Club a corporation
John D. Babbage President
O. Homer Sturgeon Secretary

ESTHER E. JONES
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY

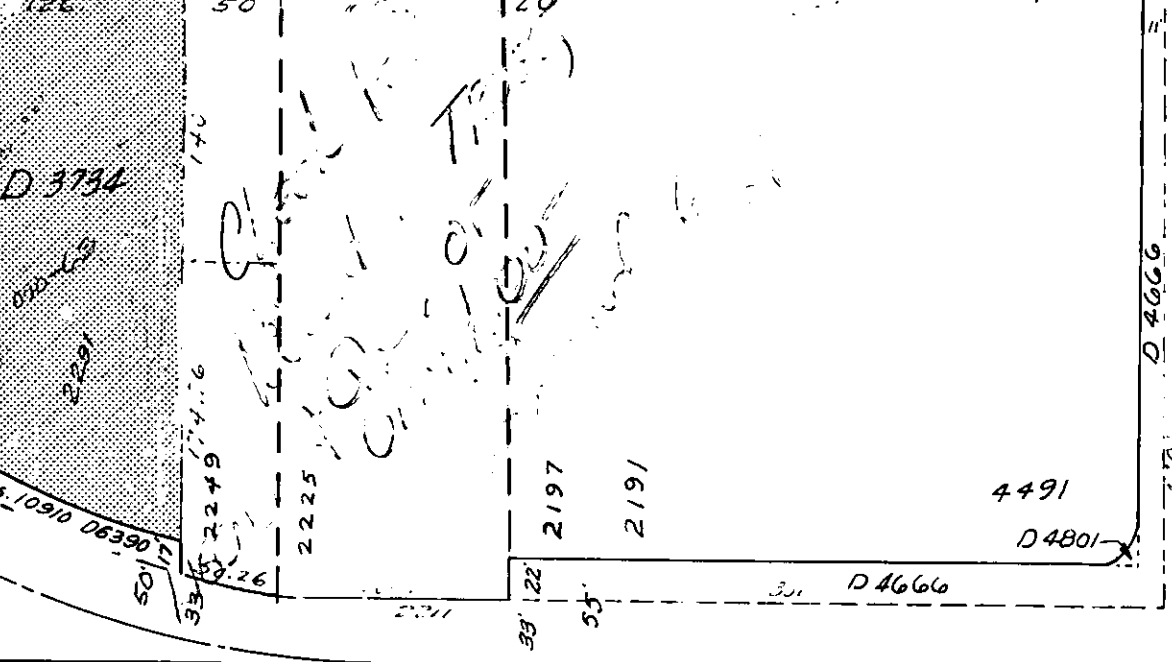
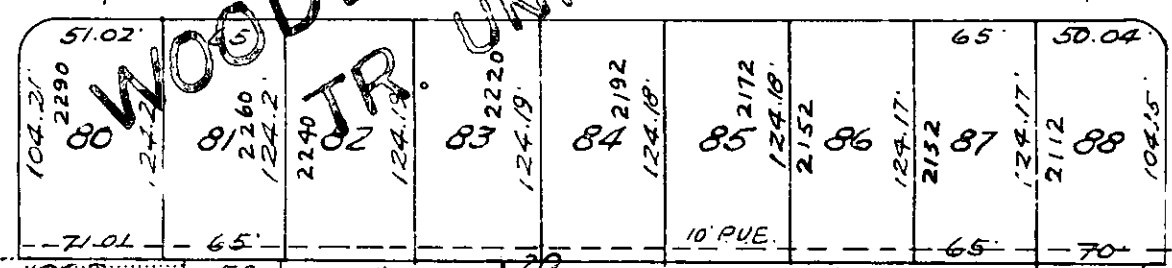
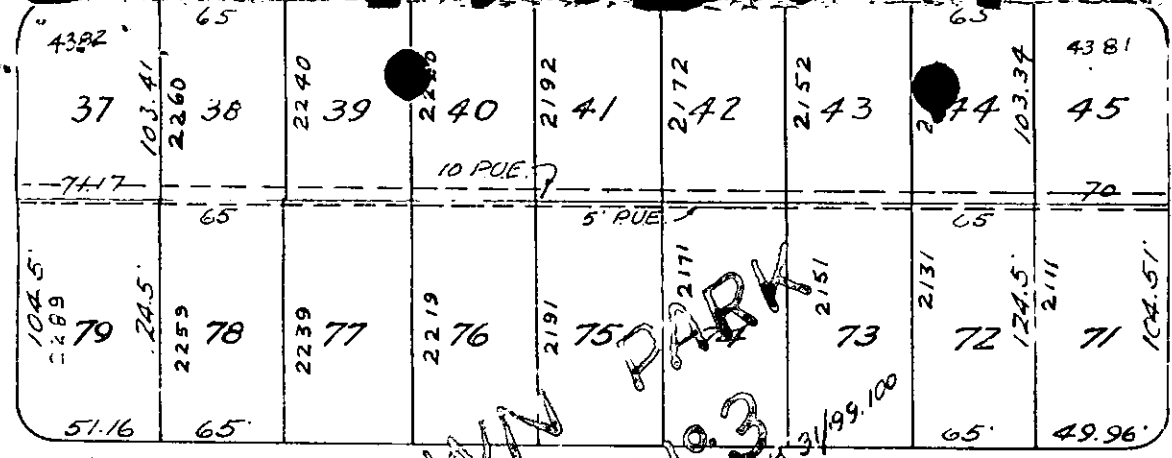
My Commission Expires Nov. 18, 1968

File Order No. _____ Public or Loan No. _____ (This space for official recording seal)

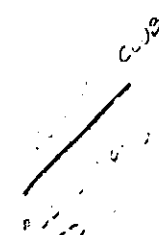
With regard to any bill or check...

372

23



Pipe Line Permit Res. 3855



* ALL STREETS IN CASTLEMAN'S ADD. & JARVIS SUB. ACCEPTED BY ORD. 157

4500

1928 El Ultimo Tract added
" Woodridge Tract "

2100

3-15

M. H. P. G. W.

KANSAS

Lot. B

2300

15