

RESOLUTION NO. 1888 (NEW SERIES)

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

RESOLVED; by the Council of the City of Riverside, California,  
that deed dated March 19, 1932, executed by E. H. GARDNER and ELIZABETH  
L. GARDNER, his wife, to the CITY OF RIVERSIDE, a municipal corporation,  
of the County of Riverside, State of California, for the following de-  
scribed premises situated in the City of Riverside, County of Riverside,  
State of California, and more particularly described as follows, to-wit:

Portions of Lots 11 and 12 of J. A. Allen's Tract, as shown  
by map recorded in Book 4 of Maps, page 74, Records of Riverside County,  
California, more particularly described as follows:

Commencing at the northwesterly corner of Lot 11, said Tract,  
said point being on the Easterly line of Pepper Street, and the point of  
beginning of the parcel of land to be described; thence Southerly along  
the Easterly line of Pepper Street to the Northerly line of Eighth Street;  
thence easterly along the northerly line of Eighth Street, a distance of  
75.12 feet to a point, thence Northerly at right angles to the Northerly  
line of Eighth Street, a distance of 3.27 feet to a point; thence north-  
westerly along the arc of a curve, concave to the Northeast, with a radius  
of 75' through an angle of  $64^{\circ}47'20''$ , a distance of 84.81 feet to a point;  
thence on a line, tangent to the last described curve, bearing North  $20^{\circ}$   
 $26'20''$  East to the Northerly line of Lot 11, said J. A. Allen's Tract;  
thence Westerly along the northerly line of said Lot 11, 8.67 feet to the  
point of beginning,

said property being for street purposes for the widening of Pepper Street,  
between Seventh and Eighth Streets, 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 Re-  
corder of Riverside County, California, and thereafter filed in the office  
of the City Engineer of said City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting City  
Clerk of the City of Riverside, California, hereby certify that the fore-  
going resolution was duly and regularly introduced and adopted by the Coun-  
cil of said City at its meeting held on the 22nd day of March, 1932, by the  
following vote:

Ayes: Councilmen Redman, Backstrand, Taylor, Pearse, Wells and  
Lohrli.

Noes: None.

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Absent: None.

Not Voting: Councilman Lindsley.

*Robert M. ...*  
City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 22nd day of March,

1952.

*Joseph S. Long*  
Mayor of the City of Riverside.

Except, 3rd:-

Victoria Bridge Assessment payable in connection with County and Municipal Taxes over a period of three years beginning in October 1929.

Except, 4th:-

Buena Vista Improvement Assessment dated April 21, 1931 payable in connection with County and Municipal Taxes over a period of five years from date thereof.

Except, 5th:-

A Right of Way reserved to the Riverside Water Company and its assigns for the construction and maintenance of all necessary water ditches, pipes, flumes and apparatus for purposes of irrigation and domestic use.

Except, 6th:-

Building Restrictions which provide, that only one residence shall ever be erected on the property hereinafter described, that the same shall front on Eighth Street and be not less than 30 feet therefrom, and shall cost at least \$4000.00.

Also subject to the further Covenant and condition that no business house, lodging-house nor apartment house of any kind shall ever be erected on said property.

- : D E S C R I P T I O N : -

In the City of Riverside, County of Riverside, State of California, and described as follows:-

All that portion of Lots 11 and 12 of J. A. Allen's Tract, as shown by Map on file in Book 4 page 74 of Maps, records of Riverside County, California, particularly described as follows:

Beginning at the Northwesterly corner of said Lot 11, said point being on the Easterly line of Pepper Street;

Thence Southerly along the Easterly line of Pepper Street to the Northerly line of Eighth Street;

Thence Easterly along the Northerly line of Eighth Street, 75.12 feet;

#75048-3

Thence Northerly at a right angle to the Northerly line of Eighth Street, 3.27 feet;

Thence Northwesterly along the arc of a curve concave to the Northeast with a radius of 75 feet, through an angle of  $64^{\circ} 47' 20''$  a distance of 84.81 feet;

Thence on a line tangent to the last described curve bearing North  $20^{\circ} 26' 20''$  East to the Northerly line of said Lot 11;

Thence Westerly along the Northerly line of said Lot 11, 8.67 feet to the point of beginning.

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In Consideration of Two Thousand Seven Hundred and Fifty Two Dollars and 66/100 Dollars (\$2,752.66)

1025

E.H. Gardner and Elizabeth L. Gardner, his wife

Do Hereby Grant to the City of Riverside, a municipal corporation for street purposes for the widening of Pepper Street between Seventh and Eighth Streets,

all that Real Property situate in the City of Riverside

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

O.K. For Description  
R.E. Brown City Engr.  
By R.C.H.

Portions of Lots 11 and 12 of J.A. Allen's Tract, as shown by map recorded in Book 4 of Maps, page 74, Records of Riverside County, California, more particularly described as follows:

Commencing at the northwesterly corner of Lot 11, said Tract, said point being on the Easterly line of Pepper Street, and the point of beginning of the parcel of land to be described; thence Southerly along the Easterly line of Pepper Street to the Northerly line of Eighth Street; thence easterly along the northerly line of Eighth Street, a distance of 75.12 feet to a point, thence Northerly at right angles to the Northerly line of Eighth Street, a distance of 3.27 feet to a point; thence northwesterly along the arc of a curve, concave to the North-east, with a radius of 75' through an angle of 64°47'20", a distance of 84.81 feet to a point; thence on a line, tangent to the last described curve, bearing North 20°26'20" East to the Northerly line of Lot 11, said J.A. Allen's Tract; thence Westerly along the northerly line of said Lot 11, 8.67 feet to the point of beginning.

Posted On Index Sheet  
R.C.H.

The above instrument approved  
as to form

*Aug Paul*  
CITY OF RIVERSIDE, CALIF.

WITNESS our hands this 19th day of March, 1932

*E. H. Gardner*  
*Elizabeth L. Gardner*

This Certificate and Guarantee are issued upon the following conditions and stipulations:

1. No provision or condition thereof can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Abstract Company and of the Insurance Company.
2. The liability of the Abstract Company and of the Insurance Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and the corporations for whose benefit and protection this Certificate and Guarantee are issued, as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to, and shall have, all the protection, rights and remedies secured to the original owner hereof by the issuance of this Certificate and Guarantee.
3. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.
4. This Certificate and Guarantee do not include examination of or report on:
  - a. Adverse claims or rights not shown by such official records.
  - b. Reservations in federal or state patents, existing roads, water rights, water locations, mining claims, records of any local district or city in said county or matters affecting title resulting therefrom.
  - c. Taxes or assessments levied by any such district or city, if the land herein described lies within the boundaries of any such district or city other than the city of Riverside.
  - d. Proceedings for municipal or district improvements by local assessment unless such assessment has become a record lien.
  - e. The validity of any easement, lease, declaration of homestead, attachment, public assessment, tax sale or money judgment mentioned herein.
  - f. Action by any government or public agency for the purpose of regulating, restricting or controlling the occupancy or use of the land herein described or any building thereon.
  - g. The official records of the counties of San Bernardino or San Diego, subsequent to the date of the formation of Riverside County.

IN TESTIMONY WHEREOF, The ABSTRACT COMPANY has caused this Certificate to be signed by its

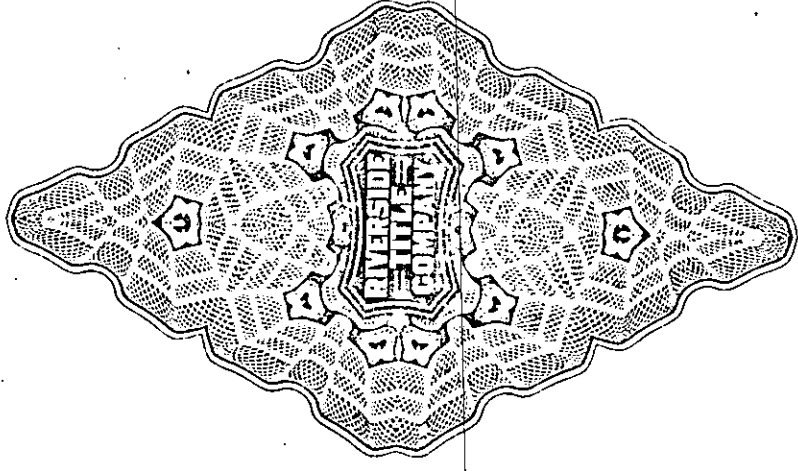
President and attested by its Assistant Secretary, under its corporate seal, and countersigned by its Manager and the INSURANCE COMPANY has caused this Guarantee to be signed by its President and attested by its Assistant Secretary, under its corporate seal this 25th day of March 1932 at 2:15 o'clock P. M.

RIVERSIDE TITLE COMPANY

By [Signature] President  
 Attest: [Signature] Assistant Secretary  
 Countersigned [Signature] Manager

TITLE INSURANCE AND TRUST COMPANY

By [Signature] President  
 Attest: [Signature] Assistant Secretary



75048  
**RIVERSIDE  
TITLE  
COMPANY**

**CERTIFICATE OF TITLE  
TO**

Por. of Lots 11 and  
12 of J. A. Allen's  
Tract.  
-----

City of Riverside.  
(Widening of Pepper Street)

March 1932.

**GUARANTEED  
BY**

**THE INSURANCE  
AND  
TRUST COMPANY  
LOS ANGELES, CAL.**

Capital and Surplus,  
OVER  
\$10,000,000

940 MAIN STREET

**RIVERSIDE,  
CAL.,**  
**CHAS. E. JOHNSON,  
MANAGER.**



STATE OF CALIFORNIA,

County of Riverside

ss.

On this 19th day of March in the year one thousand nine hundred thirty two, before me Leonard White

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

E.H.Gardner and Elizabeth L.Gardner, his wife

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.

6306T

*Leonard White*

Notary Public in and for said County and State.

# Grant Deed

INDIVIDUAL

E. H. Gardner et ux  
TO

City of Riverside, a municipal corporation

Dated                     , 1932

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 Guaranty Company as a part of SECURITY SERVICE

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

- LOS ANGELES
- ES30 W. Sixth Street
- FRESNO
- 1136 Fulton Street
- MADERA
- 129 South "D" Street
- MERCED
- 552 17th Street
- MODESTO
- 1013 "H" Street
- RIVERSIDE
- Eighth and Orange
- SAN BERNARDINO
- 480 Court Street
- SANTA ANA
- 313 N. Broadway
- 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 Acequia Streets
- HANFORD
- 207 West Seventh Street
- BAKERSFIELD
- 1704 Chester Ave.
- JACKSON
- Amador County
- SAN ANDREAS
- Calaveras County
- VENTURA
- 471 E. Main Street
- SONORA
- Tuolumne County

This Blank Is Not For Sale

1025

**Security Title Insurance and Guaranty Company**

CALIFORNIA



E. H. GARDNER, ET UX

to

CITY OF RIVERSIDE.

1976

Portions of Lots 11 and 12, J.A. Allen's Tract

ANY OTHER PERSONS  
City of Riverside  
RIVERSIDE, CALIFORNIA

5201

DUPLICATE

A. Lombardi

M. ALBICK

DEX 2000

RECEIVED FOR RECORD

MAR 25 1982

Request of Date: 3/15/82

REQUEST TIME: 02:00 PM

72

City of Riverside, 9000 2

City of Riverside County

*J. A. Lombardi*  
Recorder

Fees: \$ 11.00

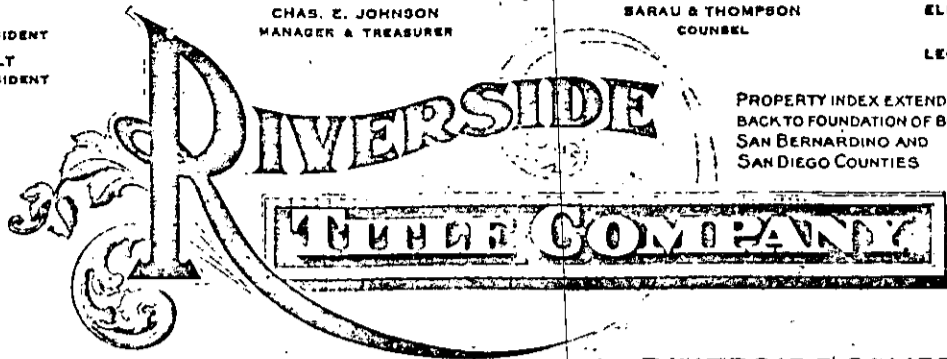
3/32

J. W. COVERT  
PRESIDENT  
EMERSON L. HOLT  
VICE-PRESIDENT

CHAS. E. JOHNSON  
MANAGER & TREASURER

SARAU & THOMPSON  
COUNSEL

ELIZABETH S. RAINER  
SECRETARY  
LEONARD WHITE  
ESCROW OFFICER



PROPERTY INDEX EXTENDING  
BACK TO FOUNDATION OF BOTH  
SAN BERNARDINO AND  
SAN DIEGO COUNTIES

940 MAIN STREET

RIVERSIDE, CALIFORNIA

AND  
**TITLE INSURANCE AND TRUST COMPANY**  
LOS ANGELES, CALIFORNIA

WILLIAM H. ALLEN, JR.  
PRESIDENT  
STUART O'MELVNY  
FIRST VICE-PRESIDENT  
O. P. CLARK  
SECRETARY

CAPITAL AND SURPLUS  
OVER  
\$11,000,000.00

No. 75048

42/106

**UNLIMITED CERTIFICATE  
AND  
GUARANTEE OF TITLE**

Issued for the benefit and protection of

City of Riverside

After careful examination of the official records of the counties of San Bernardino and Riverside, State of California, in relation to the record title to that certain real property hereinafter described, the

**RIVERSIDE TITLE COMPANY**

a Corporation having its principal place of business in the City of Riverside, State of California  
(herein called the Abstract Company)

hereby **Certifies** and the

**TITLE INSURANCE AND TRUST COMPANY**

a Corporation of Los Angeles, California, (herein called the Insurance Company)

hereby **Guarantees** in a sum not exceeding \$2752.66 that the said title, as appears from said records, is vested in

CITY OF RIVERSIDE,

a Municipal Corporation

Free From All Encumbrances,

Except, 1st:-

County and Municipal Taxes for the fiscal year 1932-33,  
payable November 1, 1932.

Except, 2nd:-

Second Installment of County and Municipal Taxes for  
the fiscal year 1931-32. Vol. 2/15. Assmt. No. 2564. Amount \$38.90.

1025