

Overia 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:-

Covenant in Deed from John A. Allen and wife, to Sarah Lutz, dated January 8, 1906, recorded in Book 217 page 30 of Deeds, which provides that no building shall be erected upon said property within 30 feet from the front line of Seventh Street, and that any residence to be erected thereon shall cost not less than \$2500.00.

- : 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 Lot 10 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 Southwesterly corner of said Lot 10, said point being on the Easterly line of Pepper Street;

Thence Northerly along the Easterly line of Pepper Street, 41.67 feet;

Thence on a line bearing South 20° 26' 20" West to the Southerly line of said Lot 10;

Thence Westerly along the Southerly line of said Lot 10 to the point of beginning.

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

DEED.

1036

FOR A VALUABLE CONSIDERATION, Robert Lee Bettner and Lucy Elisa Bettner, his wife, do hereby grant to the City of Riverside, a municipal corporation of the State of California, all that certain real property situate in the County of Riverside, State of California, more particularly described as follows:

A portion of Lot 5, Block 23 of the Resubdivision of a re-survey of a portion of Rubidoux Heights as shown by map recorded in Book 4 of Maps, page 80, Records of Riverside County, California, more particularly described as:

Commencing at the Northwesterly corner of said Lot 5, said point being the point of beginning of the parcel of land to be described; thence Northeasterly along the Northwesterly line of said Lot 5, a distance of 25.84 feet to a point; thence on a line bearing South 45°08'30" East, a distance of 60.15 feet more or less to a point on the Southwesterly line of said Lot 5; thence Northwesterly along the Southwesterly line of said Lot 5 to the point of beginning. Said parcel of land herein described is more particularly delineated and set out on that certain map hereto attached and made a part of this deed.

Consideration herein less than \$100.00

IN WITNESS WHEREOF, we have hereunto set our hands this 12th day of September, 1932.

Robert Lee Bettner

Lucy Elisa Bettner

Prescription Ok
F. C. Bannan
City Engineer

FROM OFFICE OF
EUGENE BEST
CITY ATTORNEY
RIVERSIDE, CALIFORNIA

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DEED

1 State of California)
2 County of Riverside) (ss:

3 On this 12th day of September, 1932,
4 before me, Leonard White, a Notary Public
5 in and for said County of Riverside, State of California,
6 residing therein, duly commissioned and sworn, personally
7 appeared Robert Lee Bettner and Lucy Elisa Bettner, his
8 wife, personally known to me to be the persons described
9 in and whose names are subscribed to and who executed the
10 within instrument, and acknowledged to me that they exe-
11 cuted the same freely and voluntarily.

12 IN WITNESS WHEREOF, I have hereunto set
13 my hand and official seal at my office in Riverside, in
14 the said County the day and year in this certificate first
15 above written.

Leonard White

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

The above instrument approved
as to form

Eugene Best
CITY ATTORNEY OF THE
CITY OF RIVERSIDE, CALIF.

FROM OFFICE OF
EUGENE BEST
CITY ATTORNEY
RIVERSIDE, CALIFORNIA

31 EB:MP
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RESOLUTION NO. 1909 (NEW SERIES)

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

RESOLVED; by the Council of the City of Riverside, California,
that deed dated September 12, 1932, executed by ROBERT LEE BETTNER and
LUCY ELISA BETTNER, his wife, to the CITY OF RIVERSIDE, a municipal cor-
poration of the County of Riverside, State of California, all that certain
real property situate in the County of Riverside, State of California, more
particularly described as follows, to-wit:

A portion of Lot 5, Block 25 of the Resubdivision of a re-survey
of a portion of Rubidoux Heights as shown by map recorded in Book 4 of
Maps, page 80, Records of Riverside County, California, more particularly
described as:

Commencing at the Northwesterly corner of said Lot 5, said point
being the point of beginning of the parcel of land to be described; thence
Northeasterly along the Northwesterly line of said Lot 5, a distance of
25.34 feet to a point; thence on a line bearing South 45°08'30" East, a
distance of 60.15 feet more or less to a point on the Southwesterly line
of said Lot 5; thence Northwesterly along the Southwesterly line of said
Lot 5 to the point of beginning, said parcel of land herein described be-
ing more particularly delineated and set out on that certain map attached
to and made a part of said deed,

be, and the same is hereby, accepted; and

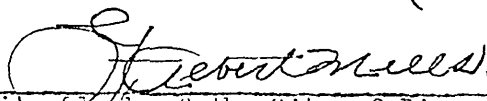
BE IT FURTHER RESOLVED; that a copy of this resolution be attached
to said deed and that the same be recorded in the office of the County Re-
corder of Riverside County, California, and thereafter filed in the office
of the City Engineer of said City of Riverside.

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 11th day of October, 1932, by
the following vote:

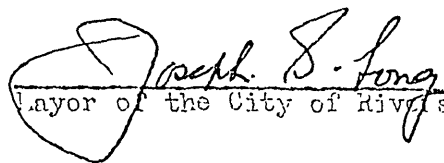
Ayes: Councilmen Redman, Beckstrand, Taylor, Lindsley, Pearse,
Wells and Lohrli.

Noes: None.

Absent: None.


City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 11th day of October,
1932.


Mayor of the City of Riverside.

Deed.

Robert L. Bettner, et ux,

to

City of Riverside, a
municipal corporation.

Dated ~~July XXXXXXXX 1932.~~
September 12, 1932.

EUGENE BEST
CITY ATTORNEY
OF THE
CITY OF RIVERSIDE
CALIFORNIA

76 154-10
return to
City Clerk
Riverside Calif.
350
[Signature]
A. BURGESS

RECEIVED FOR RECORD
DEC 7 1932
at 30 Min. past 8 of the 1st
REQUEST OF
RIVERSIDE TITLE COMPANY
96
Copied in Book No. _____ (1
Official Records, p. 158 (1
seq., Records of Riverside County,
California.
[Signature]
Fees, \$ *hmc/g - hmc*

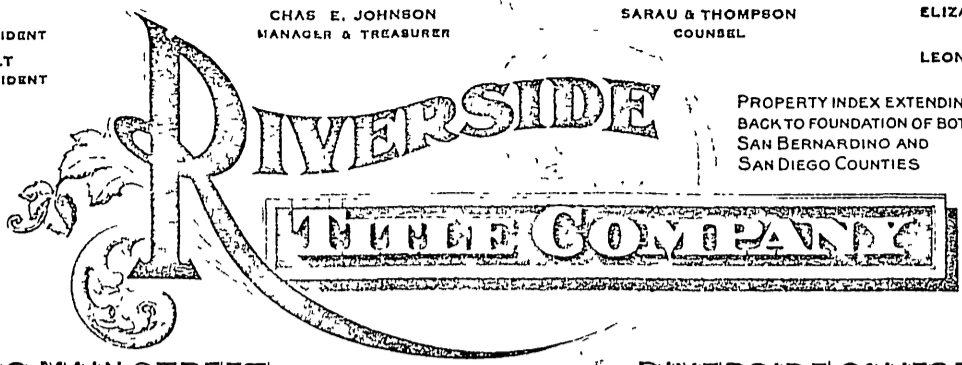
hmc/g - hmc

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'MELVENY
FIRST VICE-PRESIDENT
O. P. CLARK
SECRETARY

CAPITAL AND SURPLUS
OVER
\$11,000,000.00

No. 76155

29/53

**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 \$ 250.00 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.

Vol. 2/319. Assmt. No. 4668. Amount First Installment including penalty \$3.93, Second Installment \$3.56.

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, 3rd:-

A Right of Way reserved to the Riverside Water Company and its successors and assigns for the construction and maintenance and repair of canals and ditches and other conduits of water that may be required by said Company; also the Right of Way over and through any of the lands bordering on Spring Brook for the purpose of developing the water of said Brook for pumping works and other machinery for elevating said water for domestic use, irrigation and other purposes.

Except, 4th:-

Resolution by the City of Riverside for the installation of a drain pipe of suitable size from the intersection of Rubidoux Drive and Buena Vista Avenue across all of Lot 5 hereinafter described in a Northwesterly direction a point adjacent to the Santa Ana River beyond the boundary of the hereinafter described property as fully set out in Resolution of Common Council of the City of Riverside in Resolution of accepting Deed from Robert Lee Bettner et ux., recorded April 18, 1931 in Book 23 page 64 of Official Records of Riverside County, California.

- : 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 Lot 5 in Block 23 of Rubidoux Heights, as shown by Map on file in Book 4 page 80 of Maps, records of Riverside County, California.

Together with the portion of Buena Vista Avenue vacated by Resolution of Council of the City of Riverside, April 7, 1931, a certified copy of said Resolution being filed for record April

15, 1931 in Book 22 page 92 of Official Records of Riverside County, California, described as follows:-

Beginning at a point on the Northwesterly line of said Lot 5 distant thereon 45.85 feet Northeasterly from the Northwesterly corner thereof;

Thence on a line bearing South $45^{\circ} 08' 30''$ East, 58.03 feet;

Thence Southeasterly on a direct line to a point on the Northeasterly line of Buena Vista Avenue as now located, said point being the point of beginning of a curve tangent to the Northeasterly line of Buena Vista Avenue, concave to the North, with a radius of 12 feet, having a central angle of $131^{\circ} 09' 20''$ and an arc length of 27.47 feet;

Thence Northwesterly along the Northeasterly line of Buena Vista Avenue, as now located, to its intersection with the Southwesterly line of said Lot 5;

Thence Northwesterly along the Southwesterly line of said Lot 5, 182.6 feet;

Thence on a direct line to a point on the Northwesterly line of said Lot 5, distant thereon 25.84 feet Northeasterly from the Northwesterly corner thereof;

Thence Northeasterly along the Northwesterly line of said Lot 5 to the point of beginning.

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 7th day of December 1932 at 8:30 o'clock A. M.

RIVERSIDE TITLE COMPANY

By J. W. Barrett President

Attest: Beulah M. Vaught Assistant Secretary

Countersigned Chas. E. Johnson Manager

TITLE INSURANCE AND TRUST COMPANY

By William H. Allen President

Attest: Chas. E. Johnson Assistant Secretary

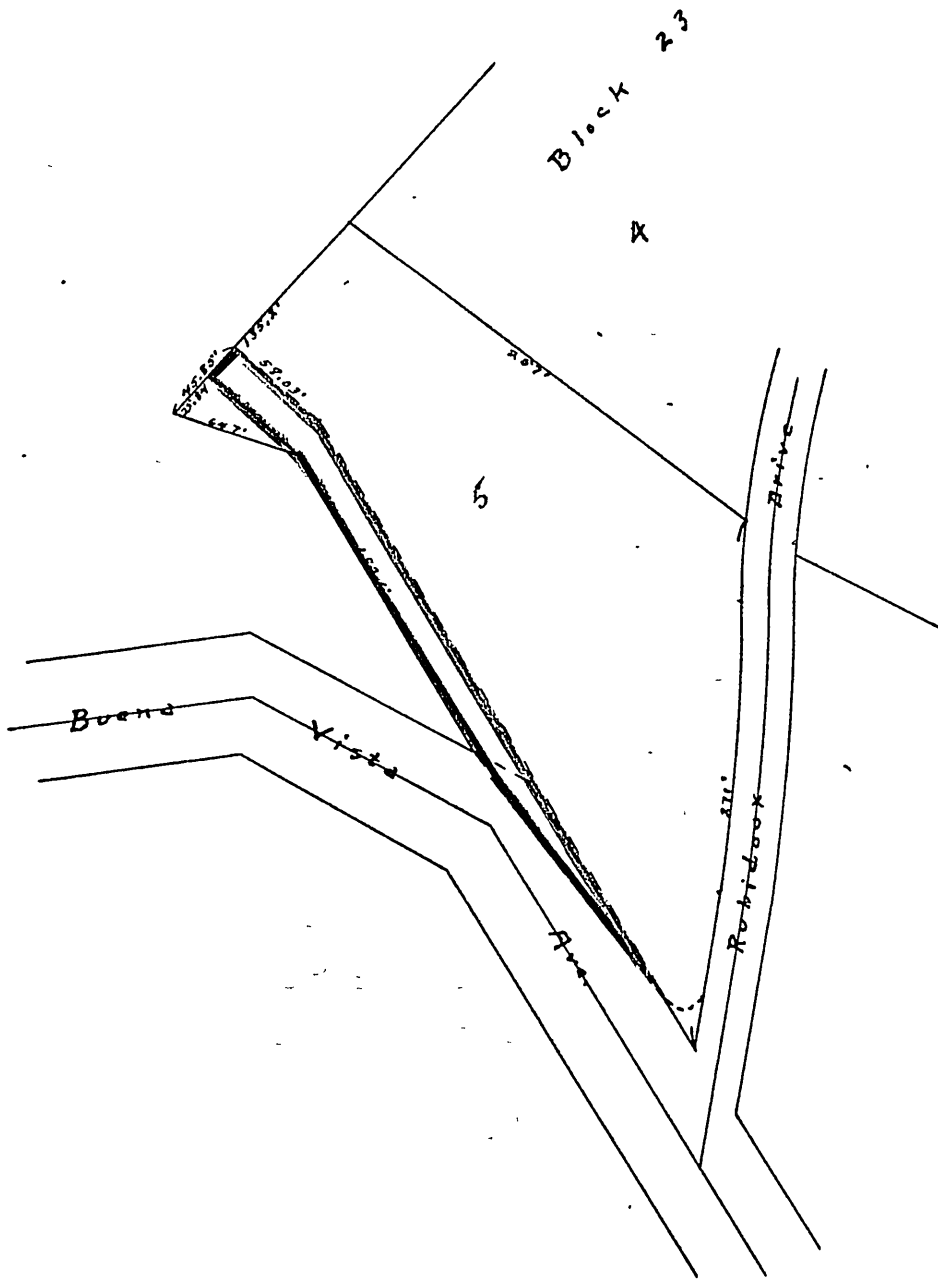
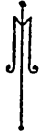


PLAT

Portion of Block 23 Rubidoux Heights.

MAP BOOK 4 PAGE 80, Riv. CO. CAL.

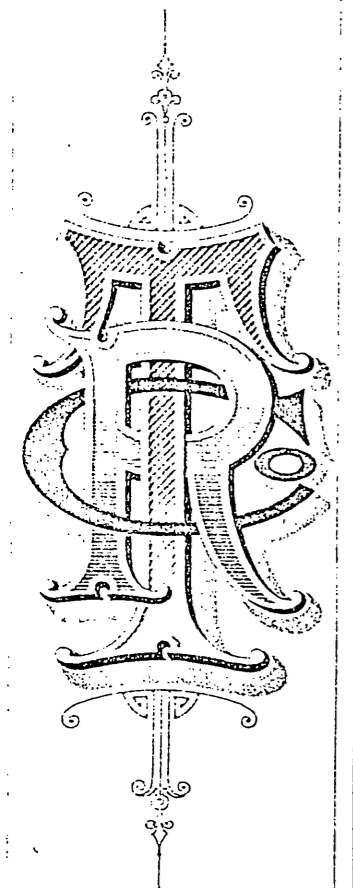
Scale 100 Ft. = 1 Inch



This plat is furnished for information only. It is compiled from data which we believe to be accurate, but no liability is assumed by this company as to the correctness of such data.

RIVERSIDE TITLE COMPANY

1036



1036

NUMBER
76155

RIVERSIDE TITLE COMPANY

CERTIFICATE OF TITLE
TO

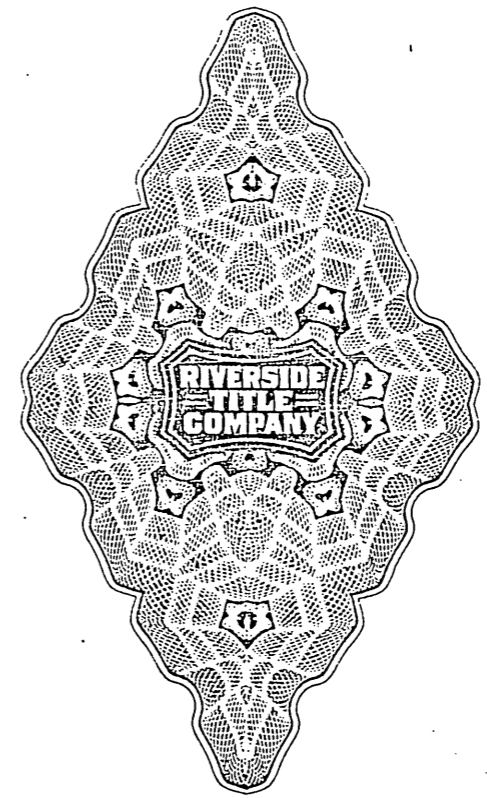
Por. of Block 23 of
Rubidoux Heights.

City of Riverside
a Municipal Corporation
Noted in Ballot

GUARANTEED
BY
TITLE INSURANCE
AND
TRUST COMPANY
LOS ANGELES, CAL.

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

940 MAIN STREET
RIVERSIDE,
CAL.
CHAS. E. JOHNSON,
MANAGER.



OFFICE OF THE COUNTY CLERK OF RIVERSIDE COUNTY
RECORDS OF RIVERSIDE COUNTY

LOT 5 BLOCK 23
RESUBDIVISION OF RESURVEY OF PORTION OF
RUBIDOUX HEIGHTS

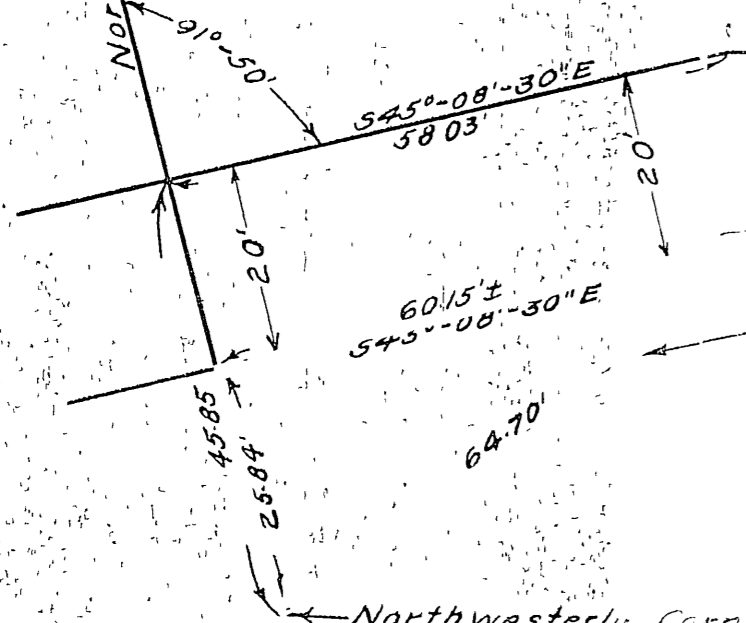
Recorded In Book 4 Of Maps, Page 80
Records Of Riverside County

Scale ~ 1" = 20'

RUBIDOUX DRIVE

$\Delta - 131^{\circ} - 09' - 20''$
Rad - 12'
Arc - 27.47'

Northwesterly Line Lot 5



Southwesterly Line Lot 5

Northeasterly Line Buena Vista Avenue

Map 4517