

INDIVIDUAL

J. W. NEBLETT and ELIZABETH NEBLETT, also known as Elizabeth M. Neblett, his wife, and ANNETTA MARTIN, a widow,

in consideration of TEN AND 00/100 - - - - - DOLLARS to them in hand paid, the receipt of which is hereby acknowledged, do hereby

Grant to

CITY OF RIVERSIDE,

a Municipal Corporation,

all that real property situate in the City of Riverside

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

Beginning at a point on the Southerly line of Eighth Street, 82.5 feet Westerly from the Northeasterly corner of Block 8, Range 2 of the Town of Riverside, as shown by Map recorded in Book 7 page 17 of Maps, records of San Bernardino County, California;

Thence at a right angle Southerly and parallel with the Westerly line of Vine Street, 132 feet;

Thence at a right angle Westerly and parallel with the Southerly line of Eighth Street, 97.5 feet;

Thence at a right angle Northerly and parallel with the Westerly line of Vine Street, 132 feet, to a point on the Southerly line of Eighth Street;

Thence Easterly along said Southerly line of Eighth Street 97.5 feet to the point of beginning.

Subject to:

Taxes for the fiscal year 1935-36.

Buena Vista Street Improvement Assessment.

Usual Rights of Way, Reservations and Restrictions of record.

Lease in favor of Standard Oil Company, as now of record.

*McC. as to description
J. W. Neblett - City Engineer*



To Have and to Hold to the said grantee, its successors or assigns

Witness our hands this 2nd day of April, 1935

The above instrument approved as to form.

[Signature]
CITY ATTORNEY OF THE CITY OF RIVERSIDE, CALIF.

[Signature]
[Signature]

10'

STATE OF CALIFORNIA } ss.
COUNTY OF RIVERSIDE }

On this 11th day of April, 1935, before me

Leonard White a Notary Public in and for said

County, personally appeared J. W. Neblett and Elizabeth Neblett, also known as
Elizabeth M. Neblett and Annetta Martin

known to me to be the persons whose names are subscribed to the within instrument
and acknowledged that the y executed the same.

Witness my hand and Official Seal.

8457-B

Leonard White
Notary Public in and for Riverside County, State of California

GRANT DEED
INDIVIDUAL

J. W. Neblett, Elizabeth
Neblett and Annetta Martin

TO
City of Riverside

Dated March 2, 1935

RIVERSIDE TITLE COMPANY
3940 Main Street
RIVERSIDE, CALIFORNIA

Escrow No. 17490 W
Order No. _____
When recorded please mail this deed to

RIVERSIDE TITLE COMPANY

RIVERSIDE TITLE COMPANY
J. W. COVERT PRESIDENT
EMERSON L. HOLT VICE-PRES
ELIZABETH S. RAINIER SECRETAR
CHAS. E. JOHNSON MANAGER
LEONARD WHITE ESCROW OFFICER
3940 MAIN STREET
RIVERSIDE, CALIFORNIA
PHONE 818

1701

JSS 530
RESOLUTION NO. 2040 (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 the 2nd day of April, 1935, executed by J. W. Neblett and
Elizabeth Neblett, also known as Elizabeth M. Neblett, his wife, and
Annetta Martin, a widow, to the City of Riverside, a municipal corporation,
of the County of Riverside, State of California, for all that certain real
property situate in the City of Riverside, County of Riverside, State of
California, more particularly described as follows:

Beginning at a point on the Southerly line of Eighth Street,
82.5 feet Westerly from the Northeasterly corner of Block 8, Range
2, of the Town of Riverside, as shown by Map recorded in Book 7,
page 17, of Maps, records of San Bernardino County, California;
Thence at a right angle Southerly and parallel with the West-
erly line of Vine Street, 132 feet;
Thence at a right angle Westerly and parallel with the South-
erly line of Eighth Street, 97.5 feet;
Thence at a right angle Northerly and parallel with the West-
erly line of Vine Street, 132 feet, to a point on the Southerly
line of Eighth Street;
Thence Easterly along the said Southerly line of Eighth Street,
97.5 feet, to the point of beginning,

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 Recorder
of Riverside County, California, and thereafter filed in the office of the
City Clerk of said City of Riverside.

I, G. Albert Mills, the City Clerk of the City of Riverside, California,
hereby certify that the foregoing resolution was duly and regularly introduced
and adopted by the Council of said City, at its meeting held on the 16th day
of April, 1935, by the following vote:

Ayes: Councilmen Barber, Barger, Wilson, Wells and Tiernan.
Noes: Councilmen Pinkerton and Carter.
Absent: None.

G. Albert Mills
City Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 16th day of April, 1935.

PAGE

[Signature]
Mayor of the City of Riverside.

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Dec 17 1935
Phone Room 53

City of Riverside

RIVERSIDE TITLE COMPANY

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J. Row

M. M. M. M.

J. Ferrand
SHEAR

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RESOLVED: by the Council of the City of Riverside, California, that
passed the 2nd day of April, 1935, executed by J. W. Heblott and
Elizabeth Heblott, also known as Elizabeth M. Heblott, his wife, and
Annetta Martin, a widow, to the City of Riverside, a municipal corporation,
of the County of Riverside, State of California, for all that certain real
property situate in the City of Riverside, County of Riverside, State of
California, more particularly described as follows:

Beginning at a point on the southerly line of Eighth Street,
32.5 feet westerly from the northeasterly corner of Block 8, Range
2, of the town of Riverside, as shown by map recorded in Book 7,
page IV, of maps, records of San Bernardino County, California;
thence at a right angle southerly and parallel with the west-
erly line of Vine Street, 133 feet;
thence at a right angle westerly and parallel with the south-
erly line of Eighth Street, 27.5 feet;
thence at a right angle northerly and parallel with the west-
erly line of Vine Street, 125 feet, to a point on the southerly
line of Eighth Street;
thence easterly along the said southerly line of Eighth Street,
27.5 feet, to the point of beginning.

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 Recorder
of Riverside County, California, and thereafter filed in the office of the
City Clerk of said City of Riverside.

I, G. Albert Miller, the City Clerk of the City of Riverside, California,
hereby certify that the foregoing resolution was duly and regularly introduced
and adopted by the Council of said City, at its meeting held on the 16th day
of April, 1935, by the following vote:

Ayes: Councilmen Barber, Berger, Wilson, Wells and Tiersman.
Noes: Councilmen Pinkerton and Carter.
Absent: None.

City Clerk of the City of Riverside.

I hereby approve the foregoing resolution on the 16th day of April, 1935.

Mayor of the City of Riverside.

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[Joint Protection Form]

\$ 10,500.00

TITLE INSURANCE AND TRUST COMPANY

No. 81640-4871-R
55/10

a California Corporation, herein called the Company, for a valuable consideration paid for this Policy of Title Insurance,

Does Hereby Insure

CITY OF RIVERSIDE

together with any other person or corporation included in the term the Insured as defined in this Policy, against loss or damage not exceeding Ten Thousand Five Hundred Dollars- which any Insured shall sustain

- by reason of title to the land described in SCHEDULE A being vested at the date hereof otherwise than as therein stated,
- or by reason of unmarketability of the title of any vestee to or in said land on account of defects, liens, encumbrances and other matters not shown in SCHEDULE B,
- or by reason of any defect in, or lien or encumbrance on said title, at the date hereof, OTHER THAN defects, liens, encumbrances and other matters shown in SCHEDULE B,
- or by reason of any defect in the execution of any mortgage or deed of trust securing an indebtedness, the owner of which is insured by this Policy, but only insofar as such defect affects the lien or charge upon said land,
- or by reason of priority thereto of any lien or encumbrance at the date hereof except as shown in SCHEDULE B,

all subject, however, to the exceptions and conditions hereto annexed, which exceptions and conditions together with SCHEDULES A and B are hereby made a part of this Policy.

In Witness Whereof, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, this Nineteenth Day of April 1935 at 10:15 A. M.

TITLE INSURANCE AND TRUST COMPANY,

by Stuart O'Neelney

PRESIDENT

Attest: Charles B. Johnson
ASSISTANT SECRETARY

-1-

This policy consists of 5 pages which are numbered at the end of each page.

1071

SCHEDULE A

[1.] The title to said land is at the date hereof vested in

CITY OF RIVERSIDE, a Municipal Corporation.

[2.] The land referred to in this Policy is described as follows:

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

Beginning at a point on the Southerly line of Eighth Street, 82.5 feet Westerly from the Northeasterly corner of Block 8, Range 2, of the Town of Riverside, as shown by Map recorded in Book 7 page 17 of Maps, records of San Bernardino County, California;

Thence at a right angle Southerly and parallel with the Westerly line of Vine Street, 132 feet;

Thence at a right angle Westerly and parallel with the Southerly line of Eighth Street, 97.5 feet;

Thence at a right angle Northerly and parallel with the Westerly line of Vine Street, 132 feet to a point on the Southerly line of Eighth Street;

Thence Easterly along said Southerly line of Eighth Street, 97.5 feet to the point of beginning.

Recorded October 5, 1933
in Book 13, Page 355 of Official Records of Riverside County, California, by which J. W. Tisdell and Elizabeth M. Nettlet, his wife,

SCHEDULE V

SCHEDULE B

Defects, liens, encumbrances and other matters to which said land is subject in the order of priority shown:

(1) County and Municipal Taxes for the fiscal year 1935-36, payable November 1, 1935.

(2) 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.

(3) 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 the purposes of irrigation and domestic use.

(4) A Party Wall Agreement between W. H. Crosswhite, a widower, party of the first part, and J. W. Neblett and Elizabeth M. Neblett, his wife, parties of the second part, dated December 22, 1919, as to the use of the wall along the Westerly 6 inches of the Northerly 60 feet of the hereinabove described property, said Agreement being recorded July 21, 1922 in Book 560 page 312 of Deeds, records of Riverside County, California.

(5) A Lease dated August 31, 1933 and recorded October 6, 1933 in Book 141 page 564 of Official Records of Riverside County, California, by which Annetta Martin, a widow, leases to Standard Stations, Inc., a corporation, a portion of the hereinabove described property.

Said Lease affects only the Northerly 81 feet of the Easterly 49.5 feet of the hereinabove described property.

(6) A Lease dated August 31, 1933 and recorded October 6, 1933 in Book 141 page 565 of Official Records of Riverside County, California, by which J. W. Neblett and Elizabeth M. Neblett, his wife,

... ..

(B)

(C)

... ..

SCHEDULE B

SCHEDULE B

(Continued)

lease to Standard Stations Inc., a corporation, a portion of the hereinabove described property.

Said Lease affects only the Northerly 81 feet of the Westerly 48 feet of the hereinabove described property.

EXCEPTIONS

THE COMPANY does not, by this Policy, insure against:

[1.] Any facts which a correct survey and inspection of said land would show; water rights; mining claims; rights or claims of parties in possession of any part of said land, easements, liens or encumbrances which are not shown by the official records of (a) the County of Riverside and the County of San Bernardino prior to the formation of Riverside County; (b) the city of Riverside; (c) the Federal Offices at Los Angeles.

[2.] Assessments, taxes or obligations levied or created for any public or district improvement or purpose, unless at the date hereof the amount of such assessment, tax or obligation has been fixed, is payable and is shown as a lien by the official records of (a) the County of Riverside; or (b) the City of Riverside.

[3.] Proceedings for municipal improvements, which, at the date hereof, are shown by the official records of the City of Riverside, but have not resulted in imposition of a lien upon, or establishment of an easement over, or adjudication of the right to a public use of, said land or any part thereof.

[4.] Action by any governmental agency for the purpose of regulating occupancy or use of said land or any building or structure thereon.

CONDITIONS

[1.] The term "the Insured" includes all named as insured on the first page of this Policy and as to each insured owner of an indebtedness secured by mortgage or deed of trust shown in Schedule B, each successor in ownership of such indebtedness and any owner thereof, who acquires said land, or any part thereof, by foreclosure, trustee's sale, or other legal manner in satisfaction of said indebtedness, or any part thereof; and as to each other named Insured, if a person, any person or corporation deriving an estate or interest in said land as heir or devisee of such person, or if a corporation, any person or corporation deriving an estate or interest in said land by dissolution, merger or consolidation.

[2.] The Company at its own cost shall defend the Insured in all actions or proceedings commenced against the Insured founded upon a defect, lien or encumbrance insured against by this Policy and may pursue such litigation to final determination in the court of last resort. In case any such action or proceeding shall be begun, or in case knowledge shall come to any Insured of any claim of title or interest adverse to the title as insured, or which might cause loss or damage for which the Company shall or may be liable by virtue of this Policy, such Insured shall at once notify the Company thereof in writing. If such notice shall not be given to the Company at least five days before the appearance day in any such action or proceeding, or if such Insured shall not, in writing, promptly notify the Company of any defect, lien or encumbrance insured against or any such adverse claim which shall come to the knowledge of such Insured, in respect to which loss or damage is apprehended, then all liability of the Company as to each Insured having such notice in regard to the subject of such action, proceeding or claim shall cease and terminate, provided, however, that failure to so notify shall in no case prejudice the claim of any Insured unless the Company shall be actually prejudiced by such failure. In all cases where this Policy permits or requires the Company to prosecute or defend any action or proceeding, the Insured shall secure to it the right to so prosecute or defend such action or proceeding, and all appeals therein, and permit it to use, at its option, the name of the Insured for such purpose. The word "knowledge" in this paragraph means actual knowledge and does not refer to constructive knowledge or notice which may be imputed to the Insured by reason of any public record or otherwise.

[3.] The Company reserves the option to pay, settle or compromise for or in the name of the Insured, any claim insured against or to pay this Policy in full, and payment or tender of payment of the full amount of this Policy together with all costs which the Company is obligated hereunder to pay shall terminate all liability of the Company hereunder.

[4.] Whenever the Company shall have settled a claim under this Policy, it shall be subrogated to and be entitled to all rights, securities and remedies which the Insured would have had against any person or property in respect to such claim, had this Policy not been issued, and the Insured shall transfer or cause to be transferred to the Company such rights, securities and remedies, and permit it to use the name of the Insured for the recovery, retention or defense thereof. If the payment does not cover the loss of the Insured, the Company shall

be subrogated to such rights, securities and remedies in the proportion which said payment bears to the amount of said loss.

[5.] The Company has the right and option, in case any loss is claimed under this Policy by an insured owner of an indebtedness secured by mortgage or deed of trust, to pay such Insured the entire indebtedness of the mortgagor or trustor under said mortgage or deed of trust, together with all costs which the Company is obligated hereunder to pay, in which case the Company shall become the owner of, and such Insured shall at once assign and transfer to the Company said mortgage or deed of trust and the indebtedness thereby secured and such payment shall terminate all liability under this Policy to such Insured.

[6.] A statement in writing of any loss or damage for which it is claimed the Company is liable under this Policy shall be furnished to the Company within sixty days after such loss or damage shall have been ascertained. No action or proceeding for the recovery of any such loss or damage shall be instituted or maintained until after full compliance by the Insured with all the conditions imposed on the Insured by this Policy nor unless commenced within twelve months after receipt by the Company of such written statement.

[7.] The Company will pay, in addition to any loss insured against by this Policy, all costs imposed upon the Insured in litigation carried on by the Company for the Insured, and in litigation carried on by the Insured with the written authorization of the Company but not otherwise. The Company will not be liable for loss or damage by reason of defects, claims or encumbrances created subsequent to the date hereof or resulting in no pecuniary loss to the Insured, or for defects, claims or encumbrances created or suffered by the Insured claiming such loss or damage, or existing at the date of this Policy and known to the Insured claiming such loss or damage either at the date of this Policy or at the date such insured claimant acquired an estate or interest insured by this Policy. The liability of the Company under this Policy shall in no case exceed in all the actual loss of the Insured and costs which the Company is obligated hereunder to pay and in no case shall such total liability exceed the amount of this Policy and said costs. All payments under this Policy shall reduce the amount of the insurance pro tanto and payment of loss or damage to an insured owner of indebtedness shall reduce to that extent the liability of the Company to the insured owner of said land. No payment can be demanded by any Insured without producing this Policy for endorsement of such payment.

[8.] Loss under this Policy shall be payable, first, to any insured owner of indebtedness secured by mortgage or deed of trust shown in Schedule B, in the order of priority therein shown, and if such ownership vests in more than one, payment shall be made ratably as their respective interests may appear, and thereafter, or if there be no such insured owner of indebtedness, any loss shall be payable to the other Insured, ratably as their respective interests may appear.

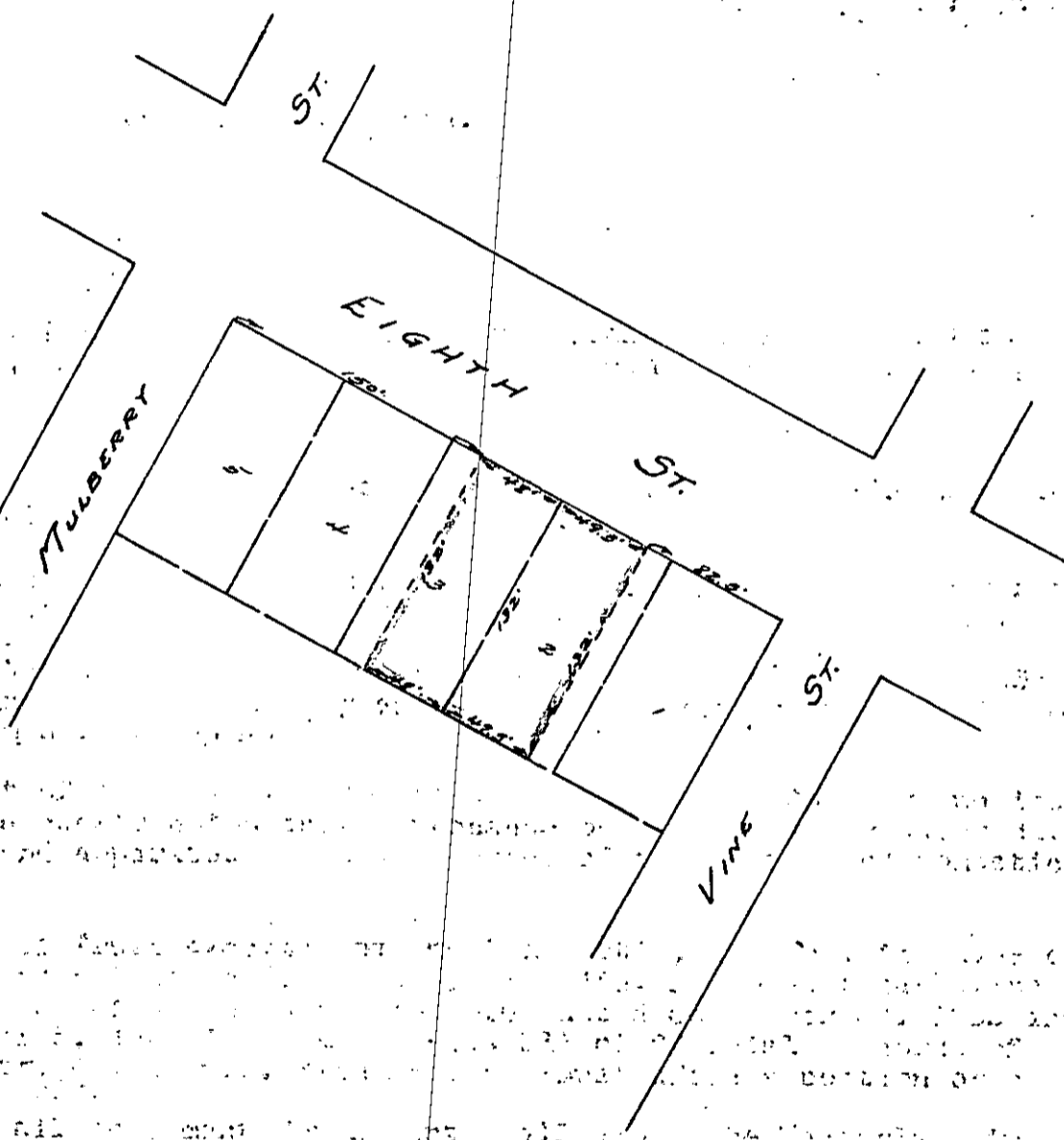
[9.] No provision or condition of this Policy can be waived or changed except by writing endorsed hereon or attached hereto signed by the President, a Vice-President, the Secretary or an Assistant Secretary of the Company.



PLAT
Portion Block 8, Range 2, Riverside.

MAP BOOK 7 PAGE 17 S.B. 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

DEPARTMENT OF REVENUE
BOLTON BLOCK 8' HUNTS S' STAIRS
LIVEL

REPORT

OVER
\$14,000,000.00

Issued for the sole use of City of Riverside

In connection with Order No.

, your No.

, the Company will issue

Policy of Title Insurance in its usual form showing title as herein set forth, provided no change occurs subsequent to the date of Preliminary Examination.

Preliminary examination may include matters not shown of record and report thereof is accordingly issued only as an accommodation and without liability, pending recordation, final closing and issuance of Policy in accordance with instructions in connection with the order.

Statement of charges will be rendered when policy is issued or sixty days from entry of order, if policy is not issued prior to that time.

Dated as of April 9, 1935 8 A. M.

RIVERSIDE TITLE COMPANY

LW:b

By *Leonard White*
ESCROW OFFICER

DESCRIPTION:

See Sheet Attached.

VESTEE:

J. W. NEBLETT, as to the Westerly rectangular 48 feet and in ANNETTA MARTIN, as to the remainder of the hereinabove described property.

SUBJECT TO:

1. County and Municipal Taxes for the fiscal year 1935-36, payable November 1, 1935.
2. Second Installment of Taxes for the fiscal year 1934-35 covering the portion of the property owned by Annetta Martin. Amount \$56.68.
3. Buena Vista Street Improvement Assessment Dated April 21, 1931, payable in connection with County and Municipal Taxes during a period of five years from date thereof.
4. 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 the purposes of irrigation and domestic use.
5. A Deed of Trust executed by Annetta Martin, a widow, in favor of J. W. Neblett and Elizabeth M. Neblett, his wife, as joint tenants, to secure the payment of one note for \$3000.00 dated September 27, 1932 and recorded October 5, 1932 in Book 101 page 311 of Official Records of Riverside County, California. Said Deed of Trust affects portion owned by Annetta Martin only.
6. Party Wall Agreement for a party wall along the Westerly 6 inches of the Northerly 60 feet of the hereinabove described property as recorded July 21, 1922 in Book 560 page 312 of Deeds, records of Riverside County, California.
7. A Lease executed by Annetta Martin, a widow, in favor of Standard Stations, Inc., a corporation, dated August 31, 1933 and recorded October 6, 1933 in Book 141 page 564 of Official Records of Riverside County, California.
Said Lease affects only the Northerly 81 feet of the Easterly 49.5 feet of the hereinabove described property.

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City of Riverside
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8. A Lease executed by J. W. Neblett and Elizabeth M. Neblett, his wife, in favor of Standard Stations, Inc., a corporation, dated August 31, 1933 and recorded October 6, 1933 in Book 141 page 565 of Official Records of Riverside County, California.

Said Lease affects only the Northerly 81 feet of the Westerly 48 feet of the hereinabove described property.

- DESCRIPTION -

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

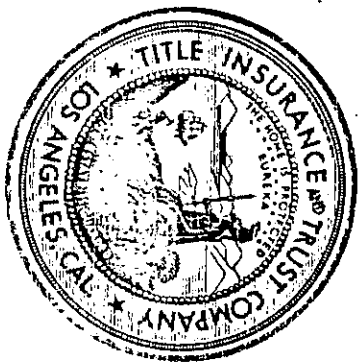
Beginning at a point on the Southerly line of Eighth Street, 82.5 feet Westerly from the Northeasterly corner of Block 8, Range 2, of the Town of Riverside, as shown by Map recorded in Book 7 page 17 of Maps, records of San Bernardino County, California;

Thence at a right angle Southerly and parallel with the Westerly line of Vine Street, 132 feet;

Thence at a right angle Westerly and parallel with the Southerly line of Eighth Street 97.5 feet;

Thence at a right angle Northerly and parallel with the Westerly line of Vine Street, 132 feet, to a point on the Southerly line of Eighth Street;

Thence Easterly along said Southerly line of Eighth Street, 97.5 feet to the point of beginning.



*Title Insurance
and
Trust Company*

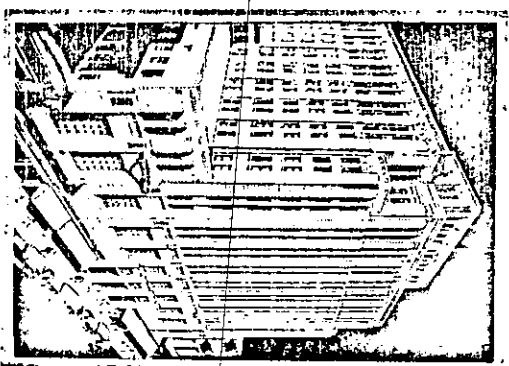
UNION TITLE INSURANCE COMPANY
1038 SECOND STREET, SAN DIEGO

VENTURA ABSTRACT COMPANY
429 EAST MAIN STREET, VENTURA

TULARE COUNTY ABSTRACT COMPANY
204 WEST MAIN STREET, VISALIA

RIVERSIDE TITLE COMPANY
3940 MAIN STREET, RIVERSIDE

*Policy of
Title
Insurance*



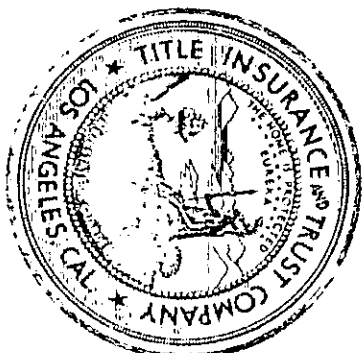
TITLE INSURANCE BUILDING

Portion of Block 8, Range 2, Town of Riverside.
Purchased from
J. W. Noble & Annetta Martin:
**TITLE INSURANCE
AND TRUST COMPANY**

433 SOUTH SPRING STREET, LOS ANGELES

U. S. A.

April 19, 1935.



*Title Insurance
and
Trust Company*

INCORPORATED
DECEMBER 20, 1893

BAKERSFIELD
1715 CHESTER AVENUE

SANTA BARBARA
14 EAST CARRILLO STREET

SAN LUIS OBISPO
998 MONTEREY STREET