

1 THIS INDENTURE, Made and entered into this 18th day
2 of January 1938, by and between Riverside Community Hos-
3 pital, a corporation, party of the first part, and the City of
4 Riverside, a municipal corporation, party of the second part,

5 WITNESSETH:

6 That for a valuable consideration the party of the
7 first part does hereby grant, bargain, sell and convey to the
8 party of the second part, all that certain real property situate
9 in the City of Riverside, County of Riverside, State of California,
10 and described as follows:

11 Beginning at the Southwest corner of Market
12 and Fourteenth Streets; thence North 60°
13 47' West along the Southerly line of Fourteenth
14 Street, a distance of 188.80 feet; thence
15 North 80° 21' West a distance of 50.70 feet;
16 thence South 60° 47' East, a distance of 236.57
17 feet to the Westerly line of Market Street;
18 thence Northerly along the Westerly line of
19 Market Street a distance of 17 feet to the point
20 of beginning, as shown by plat attached hereto
21 and made a part hereof,

22 for street purposes.

23 IN WITNESS WHEREOF, the said Riverside Community
24 Hospital, a corporation, has, by a resolution of its Board of
25 Directors, duly authorized this deed to be executed by its
26 President and Secretary this 18th day of January 1938.

27 RIVERSIDE COMMUNITY HOSPITAL

28 By Nancy Bohan

29 Its President.

30 Attest:

31 Minnie M. Welsh

32 Its Secretary.

*off for description
see map of
City Engineer*

FROM OFFICE OF
EUGENE BEST
CITY ATTORNEY
RIVERSIDE, CALIFORNIA

The above instrument approved
as to form
Eugene Best
CITY ATTORNEY OF THE
CITY OF RIVERSIDE, CALIF.

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

4 On this 18th day of January 1938, before me,
5 *E. Dick Mull* a Notary Public in and for
6 said County and State, personally appeared Harry B. Chase
7 known to me to be the President of the Riverside Community
8 Hospital, a corporation, and Minnie Welsh, known to me to
9 be the Secretary of said corporation, that executed the with-
10 in instrument on behalf of the said corporation therein named
11 and acknowledged to me that such corporation executed the same.

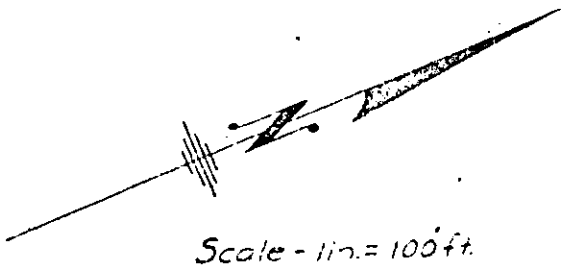
12 WITNESS my hand and official seal, the day and year
13 in this certificate first above written.

14 *E. Dick Mull*

15 _____
16 Notary Public in and for the County
17 of Riverside, State of California.

18 My Commission Expires May 31, 1939

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32 EB:DS



Scale - 1 in. = 100 ft.

66 ALMOND ST.

FOURTEENTH

NS60°47'W 488.80
S 32° 57' E 177.70
S 75° 15' E 177.70
NS 60° 47' W 488.80

MARKET

99 ST.

66 ST.

Partial Reconveyance

WHEREAS, TITLE INSURANCE AND TRUST COMPANY, a corporation, of Los Angeles, California, as Trustee under Deed of or Transfer in Trust made by RIVERSIDE COMMUNITY HOSPITAL, a California corporation, Trustor, recorded November 21, 1933, in Book 149 Page 2 et seq. of Official Records, and re-recorded ~~XXXXXX~~ ~~XXXXXXXXXX~~ November 17, 1937, in Book 353, Page 138 et seq. of said Official Records, in the office of the County Recorder of the County of Riverside, State of California, has received from Beneficiary thereunder, a written request to reconvey, in accordance with the terms of said Deed of or Transfer in Trust, all estate now held by said Trustee under said Deed of or Transfer in Trust in and to the hereinafter described property, said Beneficiary having presented said Deed of or Transfer in Trust and note..... secured thereby for endorsement.

NOW THEREFORE, in accordance with said request and the provisions of said Deed of or Transfer in Trust, TITLE INSURANCE AND TRUST COMPANY, as Trustee, does hereby RECONVEY, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all estate now held by it thereunder in and to that property situate in the City of Riverside, County of Riverside, State of California, described as follows:

An easement for street purposes over and across that certain property in said City, County and State, described as:
Commencing at the intersection of the Northerly line of Lot 5 of the Lands of the Southern California Colony Association, as shown by Map recorded in Book 7, Page 3 of Maps, Records of San Bernardino County, California, with the Westerly line of Market Street as conveyed to the City of Riverside by deed recorded in Book 400, Page 135 of Deed Records of Riverside County, California; thence North 60° 47' West along the Northerly line of said Lot 5, which is the Southerly line of Fourteenth Street, a distance of 188.80 feet; thence North 80° 21' West, a distance of 50.70 feet; thence South 60° 47' East, and parallel to the Southerly line of Fourteenth Street, a distance of 236.57 feet, more or less, to the Westerly line of Market Street; thence Northerly along the said Westerly line of Market Street, a distance of 17 feet to the point of beginning.

The remaining property described in said Deed of or Transfer in Trust shall continue to be held by said Trustee under the terms thereof, and as provided in said Deed of or Transfer in Trust. This Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Deed of or Transfer in Trust or the effect of said Deed of or Transfer in Trust upon the remainder of the property covered thereby.

In Witness Whereof, TITLE INSURANCE AND TRUST COMPANY, as Trustee has caused its corporate name and seal to be hereto affixed by its Assistant Secretary, thereunto duly authorized, this

15 day of March, 1938

By *Herbert Johnson*
 TITLE INSURANCE AND TRUST COMPANY, as Trustee,
 Assistant Secretary.

On MAR 15 1938 }
 State of California, }
 County of LOS ANGELES }
 in and for said County, personally appeared J. Herbert Johnson known to me to be the Assistant Secretary of Title Insurance and Trust Company, the corporation that executed the foregoing instrument as Trustee, and known to me to be the person who executed the same on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee.

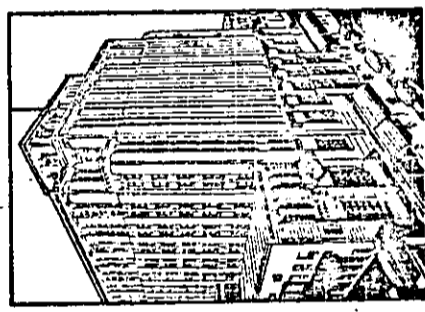
WITNESS my hand and official seal.
George Gilling
 Notary Public in and for said County and State.

Partial Reconveyance
 Of Property Covered by Deed of or Transfer in Trust

No. 188229

FROM
Title Insurance and Trust Company
 Trustee

Dated March 15, 1938



TITLE INSURANCE AND TRUST COMPANY
 LOS ANGELES

Order No.

When recorded please mail this instrument to

- TITLE INSURANCE AND TRUST COMPANY**
- Main Office**
 433 SOUTH SPRING ST.
 LOS ANGELES, CALIF.
 - San Luis Obispo County**
 777 FIGUERA ST., SAN LUIS OBISPO
 TITLE INSURANCE AND TRUST CO.
 - Santa Barbara County**
 TITLE INSURANCE AND TRUST CO.
 14 EAST CAROLLO STREET
 SANTA BARBARA
 - Tulare County**
 TULARE COUNTY ABSTRACT CO.
 201 WEST MAIN ST., VISALIA
 - Riverside County**
 RIVERSIDE TITLE COMPANY
 3940 MAIN STREET, RIVERSIDE
 - Kern County**
 TITLE INSURANCE AND TRUST CO.
 1715 CHESTER AVENUE
 BAKERSFIELD
 - San Diego County**
 UNION TITLE INSURANCE CO.
 1028 SECOND ST., SAN DIEGO
 - Ventura County**
 VENTURA ABSTRACT COMPANY
 429 MAIN STREET, VENTURA

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF LOS ANGELES

THE STATE OF CALIFORNIA,
Insurance Commissioner of
the State of California,

Petitioner,

vs.

THE PACIFIC MUTUAL LIFE
INSURANCE COMPANY OF
CALIFORNIA, a corporation,

Respondent.

No. 44473

PETITION FOR ORDER AUTHORIZING
VARIOUS LOAN TRANSACTIONS
(PARTIAL RECONVEYANCE UNDER LOAN
AX 1030 - PETIT, PARTIAL RECON-
VEYANCE UNDER LOAN AX 1049 -
RIVERSIDE COMMUNITY HOSPITAL,
RENEWAL OF LOAN 7107 - TANDY,
EXTENSION OF LOAN AX 998 - DAVIS)

Comes now SAMUEL L. CARPENTER, JR., Insurance Commissioner
of the State of California (as such hereinafter called "Commissioner"),
as Liquidator of The Pacific Mutual Life Insurance Company of
California (as such herein called "Liquidator"), and alleges that:

Samuel L. Carpenter, Jr. is the duly appointed, qualified and
acting Insurance Commissioner of the State of California, and as
such Commissioner was at all times from August 11, 1936 to February
2, 1937 the duly appointed, qualified and acting Conservator of
respondent, and as such Commissioner is now and at all times since
February 2, 1937 has been the duly appointed, qualified and acting
Liquidator of respondent. On or about July 22, 1936 there was
organized, under and by virtue of the laws of said State, Pacific
Mutual Life Insurance Company, a corporation, (hereinafter called "New
Company"), and ever since August 11, 1936 the Commissioner as such
Conservator or Liquidator has been and now is in possession and
control of all of the issued and outstanding stock of the New
Company, and said company has been and now is in possession and
control of the business and assets of respondent, excepting said
stock and certain rights or claims not here material. On December
4, 1936 this Court in this proceeding made its Order Approving

1 Rehabilitation and Reinsurance Agreement, and pursuant thereto the
2 Commissioner, as such Conservator, transferred said assets, except
3 the above mentioned stock and rights or claims, to the New Company
4 by an instrument in writing recorded in Book 14596, page 181 of
5 Official Records of Los Angeles County, California.

6 II.

7 The New Company is now the owner and holder of a certain
8 promissory note of W. J. Petit and Loretta M. Petit, dated May 1,
9 1933 for \$150,000, due and payable to respondent or order in
10 instalments, with a final balance of \$110,000 on May 1, 1938, bear-
11 ing interest at the rate of 6% per annum, payable quarterly.
12 Interest on said note has been paid to November 1, 1936, and the
13 unpaid principal balance thereof is now \$146,124.61. Said note is
14 secured by the makers' first trust deed of even date with said note,
15 recorded in Book 12196, page 99 of Official Records of Los Angeles
16 County, California, and covering certain real property in said
17 County and State. Said trust deed does not fix the release consider-
18 ations for partial reconveyances thereunder, but the makers of said
19 note desire to sell that portion of the encumbered premises herein-
20 after described to Harry N. Haynes and Grace W. Haynes for a gross
21 price of \$650.00, payable \$162.50 (less customary sales expense)
22 in cash, the balance to be represented by said purchasers' first
23 trust deed note for \$487.50, secured by their first trust deed on
24 the parcel so sold, and to that end request the reconveyance from
25 under said trust deed of the parcel hereinafter described upon
26 payment to the New Company of the cash proceeds of such sale for
27 application on said existing trust deed loan and pledge to the New
28 Company of such purchasers' note and first trust deed as additional
29 security for said existing trust deed loan. The parcel so requested
30 to be reconveyed is described as:

31 The East half of Lot 7, Tract No. 10752, City of Los Angeles,
32 County of Los Angeles, State of California as per map re-
corded in Book 135, pages 35 and 36 of Maps, in the office

1 of the County Recorder of said County. EXCEPT the waters
2 of the Los Angeles River, as owned by the City of Los Angeles.

3 The ratio of the unpaid balance of all existing indebtedness
4 secured by said trust deed to the value of the security therefor
5 is now approximately 60%, and should such partial reconveyance
6 be presently made on such terms, such ratio will still be approxi-
7 mately 60%. The real property so proposed to be reconveyed and sold
8 is of the reasonable value of approximately \$650. Said existing
9 trust deed note is now also secured by a crop and chattel mortgage
10 in which there is described the real property covered by said deed
11 of trust and a partial release of said crop and chattel mortgage
12 as to the particular parcel of real estate so to be sold and recon-
13 veyed from under said deed of trust will be necessary to effectively
14 clear the title to said parcel of real estate.

15 III.

16 The New Company is now the owner and holder of a promissory
17 note of Riverside Community Hospital, a California corporation,
18 dated October 10, 1933, for \$72,500, due and payable to respondent
19 or order in instalments, with final balance of \$64,700 on October
20 10, 1933, bearing interest at the rate of 6% per annum, payable
21 monthly. Interest on said note has been paid to February 10, 1938,
22 and the unpaid principal balance thereof is now \$43,986.08. Said
23 note is secured by the maker's first trust deed of even date with
24 said note, recorded in Book 149, at page 2, and in Book 353, at
25 page 139 of Official Records, in the office of the County Recorder
26 of Riverside County, California, and covering certain real property
27 in said County and State. Said trust deed does not fix release
28 considerations for partial reconveyances thereunder, but the
29 maker of said note now desires to convey to the City of Riverside,
30 a municipal corporation, an easement for street purposes over and
31 across a portion of the premises encumbered by said trust deed,
32 namely, over and across that certain real property in the City of
Riverside, County of Riverside, State of California, described as:

1 Commencing at the intersection of the Northerly line of
2 Lot 5 of the lands of the Southern California Colony
3 Association, as shown by Map recorded in Book 7, page 3
4 of Maps, Records of San Bernardino County, California,
5 with the westerly line of Market Street as conveyed to
6 the City of Riverside by deed recorded in Book 400,
7 page 155 of Deeds, Records of Riverside County, California;
8 thence North 60° 47' West along the Northerly line of said
9 Lot 5, which is the Southerly line of Fourteenth Street,
10 a distance of 188.80 feet; thence North 80° 21' West, a
11 distance of 50.70 feet; thence South 60° 47' East, and
12 parallel to the Southerly line of Fourteenth Street, a
13 distance of 256.57 feet, more or less, to the Westerly
14 line of Market Street; thence Northerly along the said
15 Westerly line of Market Street, a distance of 17 feet
16 to the point of beginning.

17 with the understanding and agreement by said City that the real
18 property covered by said trust deed shall not be subjected to any
19 assessment in connection with the acquisition of property for the
20 purpose of such street widening, and to that end requests the
21 partial reconveyance from under said trust deed of the easement
22 hereinabove referred to. The present ratio of the unpaid balance
23 of all indebtedness secured by said trust deed to the value of the
24 present security therefor is approximately 19%, and should such
25 partial reconveyance be presently made on such terms, such ratio
26 will still be approximately 19%. The parcel of real property to be
27 covered by the easement so proposed to be reconveyed is of the
28 reasonable market value of approximately \$775, but in the opinion
29 of petitioner the conveyance of such easement for the purposes
30 above indicated and the consequent loss of value thereby will be
31 offset by the absence of liability on the remainder of the real
32 property for any assessment in connection with such street widen-
ing, and the increase in value to the remainder of such real
property by reason of such street widening.

IV.

The New Company is now the owner and holder of a certain
promissory note of Frank N. Landy, a married man, dated November
15, 1931, for \$27,000, due and payable to respondent or order in
instalments, with final balance of \$17,150 on November 15, 1936,

1 bearing interest at the rate of 6% per annum, payable monthly.
2 Interest on said note has been paid to December 15, 1937, and the
3 unpaid principal balance thereof is now \$16,600. Said note is
4 secured by the maker's first trust deed of even date with said note,
5 and recorded in Book 11264, at page 141 of Official Records in the
6 office of the County Recorder of Los Angeles County, California,
7 covering certain real property in said County and State, which is
8 the sole and separate property of the maker of said note. Subse-
9 quent to the execution of said note and trust deed the maker of said
10 note had been adjudicated incompetent by the Superior Court of the
11 State of California, in and for the County of Los Angeles, in
12 proceeding No. 146755 therein, entitled "In the Matter of the Estate
13 of Frank N. Tandy, an Incompetent", and Frank S. Kadletz has by
14 said court in said proceeding been duly appointed and is now the
15 duly appointed, qualified and acting guardian of the estate of
16 Frank N. Tandy, an incompetent. Said guardian now desires to renew
17 said loan by the execution as such guardian of a new promissory
18 note to be dated December 15, 1937, in the amount of \$16,600, to
19 be due and payable to the order of the New Company, \$100 on January
20 15, 1938, and on the 15th day of each calendar month thereafter,
21 with a final principal maturity of \$10,700 on December 15, 1942,
22 bearing interest at 6% per annum, payable monthly, and containing
23 the privilege of paying an additional \$100 or any multiple thereof
24 on principal on any principal payment date upon payment as a bonus
25 of a sum equal to ninety days unearned interest on the amount so
26 prepaid on principal, and the execution of a new first trust deed
27 on the same real property as security for the payment of such new
28 note. In anticipation of the consummation of said transaction
29 said guardian has already paid to the New Company the \$100 principal
30 payment which would be due under the terms of such new note on
31 January 15, 1938. Should such renewal be made on such terms, the
32 amount of the indebtedness would not exceed 50% of the reasonable

1 market value of the physical security for said loan.

2 V.

3 The New Company is now the owner and holder of a certain
4 promissory note of Cyrus W. Davis and Andrea McFarland Davis,
5 dated October 7, 1932, for \$28,000, due and payable to the order
6 of respondent or order in instalments, with a final principal
7 balance of \$14,500 on October 7, 1937, bearing interest at the
8 rate of 6% per annum, payable semi-annually. Interest on said note
9 has been paid to October 7, 1937, and the unpaid principal balance
10 thereof is now \$26,245.25, and on December 30, 1937, was \$26,427.44.
11 Said note is secured by the makers' first mortgage of even date,
12 recorded in Book 271 of Mortgages, at pages 249-251, Records of
13 Maricopa County, Arizona, covering certain real property in said
14 County and State. Subsequent to the execution of said note and
15 mortgage the said Andrea McFarland Davis died and her estate has
16 been probated in and distributed by the Superior Court of the State
17 of Arizona, in and for the County of Maricopa, and said Cyrus W.
18 Davis has by said court in a proceeding therein, No. 10627, entitled
19 "In the Matter of the Estate and Guardianship of Kathleen Davis, a
20 Minor," been appointed and is now the duly appointed, qualified and
21 acting guardian of the person and estate of Kathleen Davis, a minor,
22 and title to said mortgaged premises is now vested in said Cyrus W.
23 Davis and said Kathleen Davis, a minor.

24 Said Cyrus W. Davis, individually and as such guardian of
25 the person and estate of Kathleen Davis, a minor, now desires to
26 secure from the New Company an extension of such mortgage indebted-
27 ness on the terms and conditions set out in that certain Extension
28 Agreement, a copy of which is attached hereto, marked "Exhibit A"
29 and by this reference made a part hereof. Should such extension
30 be so made, the ratio of the unpaid balance of all indebtedness
31 secured by said mortgage to the reasonable market value of the
32 mortgaged premises will be approximately 58%.

1 Your petitioner is of the opinion that the consummation
2 of each of the transactions above set out on the terms and condi-
3 tions hereinabove stated will be for the best interests of the New
4 Company and the estate of respondent, and that each of such trans-
5 actions should be so consummated.

6 WHEREFORE, YOUR PETITIONER PRAYS for an order of this Court
7 authorizing him to join with the New Company in doing all acts and
8 things, and executing all instruments which he may deem necessary
9 or advisable to consummate each of the transactions above set out
10 on the respective terms and conditions hereinabove stated.

11 DATED: March 9, 1938.

12 SAMUEL L. CARPENTER, JR.,
13 Insurance Commissioner of
14 the State of California, as
15 Liquidator of the Pacific Mutual
16 Life Insurance Company of California

17 By H. A. BENJAMIN
18 Special Deputy

19 MITCHELL, SILBERBERG, ROTH & KNUFF

20 B.Y. Perry Price
21 Attorneys for Petitioner.
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1 STATE OF CALIFORNIA)
2 County of Los Angeles) ss

3 H. A. BENJAMIN, being by me first duly sworn, deposes and
4 says: That he is a Special Deputy of Samuel L. Carpenter, Jr.,
5 Insurance Commissioner of the State of California, as Liquidator of
6 the Pacific Mutual Life Insurance Company of California, who is the
7 petitioner in the foregoing petition; that he has read said peti-
8 tion and knows the contents thereof, and that the same is true of
9 his own knowledge, except as to the matters which are therein
10 stated upon his information or belief, and as to those matters
11 that he believes it to be true.

H. A. BENJAMIN

12 Subscribed and sworn to before me
13 this 9th day of March, 1938.

14 Henriette M. Campbell
15 Notary Public in and for said
16 County and State.
17 (SEAL)

FILED Mar 9 1938
L. E. LAMBYON, County Clerk
A. H. Stanham, Deputy
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2 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
3 IN AND FOR THE COUNTY OF LOS ANGELES

4 SAMUEL L. CARPENTER, JR.,
5 Insurance Commissioner of
6 the State of California,

7 Petitioner,

8 vs.

9 THE PACIFIC MUTUAL LIFE
10 INSURANCE COMPANY OF
11 CALIFORNIA, a corporation,

12 Respondent.

)
) No. 404673
)

) ORDER AUTHORIZING VARIOUS LOAN
) TRANSACTIONS (PARTIAL RECONVEY-
) ANCE UNDER LOAN AX 1030 - PETIT,
) PARTIAL RECONVEYANCE UNDER LOAN
) AX 1049 - RIVERSIDE COMMUNITY
) HOSPITAL, RENEWAL OF LOAN 7107 -
) SANDY, EXTENSION OF LOAN AX 998 -
) DAVIS)
)

13 Upon the filing herein of the verified Petition of Samuel
14 L. Carpenter, Jr., Insurance Commissioner of the State of Califor-
15 nia, as Liquidator of The Pacific Mutual Life Insurance Company of
16 California, respondent herein, dated March 9, 1938, for an Order
17 Authorizing Various Loan Transactions (Partial Reconveyance Under
18 Loan Ax 1030 - Petit, Partial Reconveyance Under Loan Ax 1049 -
19 Riverside Community Hospital, Renewal of Loan 7107 - Sandy, Exten-
20 sion of Loan Ax 998 - Davis), and

21 The Court being fully advised in the premises and good cause
22 appearing therefor,

23 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that said petition-
24 er be and he hereby is authorized to join with Pacific Mutual Life
25 Insurance Company, a corporation, in doing all acts and things and
26 executing all instruments which he deems necessary or advisable to
27 consummate each of the transactions set out in said petition, upon
28 the respective terms and conditions therein stated.

29 DATED: March 9, 1938.

30 Henry M. Willis
31 Judge of said Superior Court

32 FILED Mar 9 1938
L. R. LAMMONT, County Clerk
G. S. Stanham, Deputy

LL 28

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STATE OF CALIFORNIA, }
COUNTY OF LOS ANGELES } ss.

No. 404673

I, L. E. LAMPTON, County Clerk and ex-officio Clerk of the Superior Court, do hereby

certify the foregoing to be a correct copy of the original Petition for Order and Order
Authorizing Various Loan Transactions (Partial Reconveyance Under Loan AX 1030-
Petit, Partial Reconveyance Under Loan AX 1049- Riverside Community Hospital,
Renewal of Loan 7107 - Tandy, Extension of Loan AX 998- Davis) in the action of

SAMUEL L. CARPENTER, JR. Insurance Commissioner of the State of California
VS THE PACIFIC MUTUAL LIFE INSURANCE COMPANY OF CALIFORNIA, a corporation

on file and/or of record in my office, and that I have carefully compared the same with the original.

In Witness Whereof, I have hereunto set my hand and affixed the seal of
the Superior Court this 10th day of March 1938.

L. E. LAMPTON,

County Clerk and ex-officio Clerk of the Superior Court of the State of
California, in and for the County of Los Angeles

By E. Will
Deputy.

1 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
2 IN AND FOR THE COUNTY OF LOS ANGELES
3

4 SAMUEL L. CARPENTER, JR.,
5 Insurance Commissioner of
6 the State of California,

7 Petitioner,

8 vs.

9 THE PACIFIC MUTUAL LIFE
10 INSURANCE COMPANY OF
11 CALIFORNIA, A CORPORATION,

12 Respondent.

No. 404673

WAIVER OF NOTICE AND CONSENT TO
ORDER AUTHORIZING VARIOUS LOAN
TRANSACTIONS (PARTIAL RECONVEYANCE
UNDER LOAN AX 1030 - PETIT, PAR-
TIAL RECONVEYANCE UNDER LOAN AX
1049 - RIVERSIDE COMMUNITY
HOSPITAL, RENEWAL OF LOAN 7107 -
TANDY, EXTENSION OF LOAN AX 998 -
DAVIS)

13 We hereby waive notice of time and place of hearing on the
14 petition herein of Samuel L. Carpenter, Jr., Insurance Commissioner
15 of the State of California, as Liquidator of The Pacific Mutual
16 Life Insurance Company of California, respondent herein, dated
17 March 9, 1938, for an Order Authorizing Various Loan Transactions
18 (Partial Reconveyance Under Loan Ax 1030 - Petit, Partial Reconveyance
19 Under Loan Ax 1049 - Riverside Community Hospital, Renewal of Loan
20 7107 - Tandy, Extension of Loan ax 998 - Davis), and consent to this
21 Court making forthwith and ex parte the order prayed for in said
22 petition.

23 DATED: March 9, 1938.

24 OVERTON, LYMAN & PLUMB

25 BY Eugene Overton
26 Attorneys for Respondent
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NOTE—This report represents only a LIMITED TITLE SERVICE—not the coverage of a policy of title insurance.

Security Title Insurance and Guarantee Company



NUMBER 119633.

Jan. 24, 1938 at
8:00 A. M.

REPORT issued for the sole use and benefit of
City of Riverside, City Hall, Riverside,
California.

After examination, for the purpose stated in that section of the attached schedule designated
Lot Book Report with reference to matters
affecting property or liens or encumbrances upon property in the
County of Riverside, State of California,

Security Title Insurance and Guarantee Company,

A CORPORATION.

in consideration of payment of its fee, and acceptance hereof, with liability not exceeding the amount of such fee, reports that with respect to

all that certain real property situate in the City of Riverside, County of Riverside, State of California, described as:

Beginning at the Southwest corner of Market and Fourteenth Streets; thence North 60° 47' West along the Southerly line of Fourteenth Street, a distance of 138.90 feet; thence North 80° 21' West, a distance of 50.70 feet; thence South 60° 47' East, a distance of 236.57 feet to the Westerly line of Market Street; thence Northerly along the Westerly line of Market Street, a distance of 17 feet to the point of beginning, as shown by plat attached thereof on file in Book 7 page 17 of Maps, San Bernardino County Records,

SUCH EXAMINATION AT THE DATE HEREOF DISCLOSES:

APPARENT RECORD OWNER: RIVERSIDE COMMUNITY HOSPITAL, a corporation.

APPARENT EXISTING INCUMBRANCES AND OTHER MATTERS:

1. A Trust Deed, covering this and other property, executed by Riverside Community Hospital, a corporation, to Title Insurance and Trust Company, Trustee, to secure 1 note for \$72,500.00 in favor of The Pacific Mutual Life Insurance Company of California, dated Oct. 10, 1933 and payable in installments, with interest at 6% per annum. Recorded November 21, 1933, Riverside County Records.

NOTE 1: Said Trust Deed was re-recorded on Nov. 17, 1937 in Book 353 page 138 of Official Records of Riverside County, California.

NOTE 2: By Deed and Bill of Sale recorded Dec. 18, 1936, Samuel L. Carpenter, Jr., Insurance Commissioner of the State of California, as conservator of The Pacific Mutual Life Insurance Company of California,

1164

THIS INDENTURE, Made and entered into this 18th day

of *January* 1938, by and between Riverside Community Hos-

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Report



**AMERICAN
INSURANCE
COMPANY**

OFFICES IN THE COUNTIES OF

- LOS ANGELES
- RIVERSIDE
- SAN BERNARDINO
- IMPERIAL
- ORANGE
- VENTURA
- SANTA BARBARA
- SAN LUIS OBISPO
- KERN
- CALAVERAS
- KINGS
- TULARE
- FRESNO
- MADERA
- MERCED
- STANISLAUS
- SAN JOAQUIN
- AMADOR
- TUOLUMNE

UNDER DIRECT SUPERVISION OF THE
STATE INSURANCE COMMISSIONER

CAPITAL AND SURPLUS OVER
\$2,000,000.00

1164

30

RESOLUTION NO. 3139 (NEW SERIES)

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

Resolved, that deed from Riverside Community Hospital, a corporation, dated January 13, 1938, granting to the City of Riverside, a municipal corporation, all that certain real property situate in the City of Riverside, County of Riverside, State of California, described as follows:

Beginning at the Southwest corner of Market and fourteenth Streets; thence North $60^{\circ} 47'$ West along the southerly line of Fourteenth Street, a distance of 188.50 feet; thence North $30^{\circ} 21'$ West a distance of 50.70 feet; thence South $60^{\circ} 47'$ East, a distance of 236.57 feet to the westerly line of Market Street; thence northerly along the westerly line of Market Street a distance of 17 feet to the point of beginning, as shown by plat attached hereto and made a part hereof, for street purposes;

be, and the same is hereby, accepted.

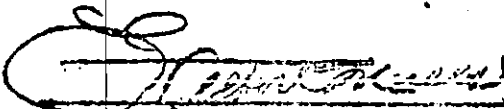
I, G. Albert Mills, City Clerk of the City of Riverside, California, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted by the Council of said City at its meeting held on the 1st day of February, 1938, by the following vote:

Ayes: Councilmen Redman, Williams, Carter, Bargon, Dales, Wells and Tiernan.


Noes: None.

Absent: None.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 1st day of February, 1938.


City Clerk of the City of Riverside.

I hereby approve the foregoing Resolution this 1st day of February, 1938.


Mayor of the City of Riverside.

529

Handwritten notes:
529
F. J. ...
City of ...
...

RECORDED FOR RECORD

FEB 9 1933

City of Riverside

562
326

County

Wm 10

COMPARED
L. HYDE

Beck
H. J. ...

Handwritten: Wm 10 - J.H.

City of Riverside
OFFICE OF THE CITY ATTORNEY
RIVERSIDE, CALIFORNIA

EUGENE BEST
CITY ATTORNEY

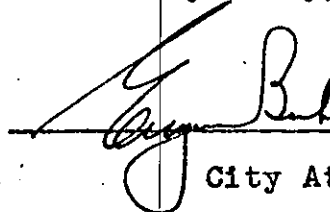
March 17, 1938

G. Albert Mills
City Clerk
Riverside, California

Dear Sir:

I have obtained a partial reconveyance from the Pacific Mutual Life Insurance Company of the portion of Fourteenth Street which has been acquired from the Riverside Community Hospital, and I enclose the same herewith and suggest that it be recorded along with the papers attached thereto.

Yours very truly,



City Attorney

EB:MB

Partial Reconveyance

WHEREAS, TITLE INSURANCE AND TRUST COMPANY, a corporation, of Los Angeles, California, as Trustee under Deed of or Transfer in Trust made by RIVERSIDE COMMUNITY HOSPITAL, a California corporation, Trustor, recorded November 21, 1933, in Book 149 Page 2 et seq. of Official Records, and re-recorded ~~XXXXXXXXXXXXXXXXXXXX~~ November 17, 1937, in Book 353, Page 138 et seq. of said Official Records, in the office of the County Recorder of the County of Riverside, State of California, has received from Beneficiary thereunder, a written request to reconvey, in accordance with the terms of said Deed of or Transfer in Trust, all estate now held by said Trustee under said Deed of or Transfer in Trust in and to the hereinafter described property, said Beneficiary having presented said Deed of or Transfer in Trust and note..... secured thereby for endorsement.

NOW THEREFORE, in accordance with said request and the provisions of said Deed of or Transfer in Trust, TITLE INSURANCE AND TRUST COMPANY, as Trustee, does hereby RECONVEY, without warranty, to THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, all estate now held by it thereunder in and to that property situate in the City of Riverside, County of Riverside, State of California, described as follows:

An easement for street purposes over and across that certain property in said City, County and State, described as:
Commencing at the intersection of the Northerly line of Lot 5 of the Lands of the Southern California Colony Association, as shown by Map recorded in Book 7, Page 3 of Maps, Records of San Bernardino County, California, with the Westerly line of Market Street as conveyed to the City of Riverside by deed recorded in Book 400, Page 135 of Deed Records of Riverside County, California; thence North 60° 47' West along the Northerly line of said Lot 5, which is the Southerly line of Fourteenth Street, a distance of 188.80 feet; thence North 80° 21' West, a distance of 50.70 feet; thence South 60° 47' East, and parallel to the Southerly line of Fourteenth Street, a distance of 236.57 feet, more or less, to the Westerly line of Market Street; thence Northerly along the said Westerly line of Market Street, a distance of 17 feet to the point of beginning.

The remaining property described in said Deed of or Transfer in Trust shall continue to be held by said Trustee under the terms thereof, and as provided in said Deed of or Transfer in Trust. This Partial Reconveyance is made without affecting the personal liability of any person for payment of the indebtedness secured by said Deed of or Transfer in Trust or the effect of said Deed of or Transfer in Trust upon the remainder of the property covered thereby.

In Witness Whereof, TITLE INSURANCE AND TRUST COMPANY, as Trustee, has caused its corporate name and seal to be hereto affixed by its Assistant Secretary, thereunto duly authorized, this 15 day of March, 1938.

TITLE INSURANCE AND TRUST COMPANY, as Trustee, NX

By *J. Herbert Johnson*
Assistant Secretary.

On MAR 15 1938

in and for said County, personally appeared J. Herbert Johnson, known to me to be the Assistant Secretary of Title Insurance and Trust Company, the corporation that executed the foregoing instrument as Trustee, and known to me to be the person who executed the same on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee. *J. Herbert Johnson*
Notary Public in and for said County and State.

(Affix Seal Here)

Partial Reconveyance

Of Property Covered by Deed of or Transfer in Trust

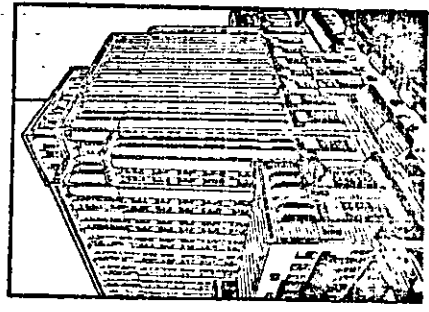
No. 188229

FROM

Title Insurance and Trust Company

Trustee

Dated, March 15, 1938



TITLE INSURANCE BUILDING

TITLE INSURANCE AND TRUST COMPANY

LOS ANGELES

Order No.

When recorded please mail this instrument to

TITLE INSURANCE AND TRUST COMPANY

Main Office
433 SOUTH SPRING ST.
LOS ANGELES, CALIF.

San Luis Obispo County
777 HICKORY ST., SAN LUIS OBISPO
TITLE INSURANCE AND TRUST CO.

Santa Barbara County
TITLE INSURANCE AND TRUST CO.
14 EAST CARBILLO STREET
SANTA BARBARA

Tulare County
TULARE COUNTY ABSTRACT CO.
201 WEST MAIN ST., VISALIA

San Diego County
UNION TITLE INSURANCE CO.
1028 SECOND ST., SAN DIEGO

Ventura County
VENTURA ABSTRACT COMPANY
429 MAIN STREET, VENTURA