

1 THIS INDENTURE, Made and entered into this 18th day
2 of February in the year A. D., 1902,

3 By and between the EVANS COMMERCIAL COMPANY, a 1902
4 corporation organized and existing under the laws of the State
5 of California, the party of the first part, and the CITY OF
6 RIVERSIDE, a municipal corporation of the sixth class, or-
7 ganized and existing under the laws of the State of California,
8 the party of the second part,

9 WITNESSETH:- That for and in consideration of the
10 sum of One Dollar (\$1.00) to it in hand paid by the said party
11 of the second part, the receipt whereof is hereby acknowledged,
12 and for other good and valuable consideration, the said party
13 of the first part does hereby LEASE and DEMISE unto the said
14 party of the second part, that certain lot of land, situate,
15 lying and being in the City of Riverside, County of Riverside,
16 State of California, bounded and particularly described as
17 follows, to-wit:-

18 Beginning at a cement point set at the Easterly end of
19 the triangular lot of land lying Easterly from Block Seven-
20 teen (17) of the lands of the Riverside Land and Irrigating
21 Company, as surveyed by Miller and Newhall, a map of which sur-
22 vey is of record in the office of the County Recorder of the
23 County of San Bernardino, State of California; thence South
24 56° 0' West, and along the Northerly line of Magnolia Avenue,
25 Ninety (90) feet; thence North 34° 0' West Fifty-nine and
26 eighty-seven hundredths (59.87) feet to the Southerly line
27 of Arlington Avenue; thence North 89° 48' East, and along
28 the Southerly line of Arlington Avenue, One Hundred and Eight
29 and thirty hundredths (108.30) feet to the point of beginning,

30 For the term of Twenty (20) years from and after
31 the date hereof, for a site for what is known as the original

1 navel oranges trees.

2 And the party of the first part further agrees
3 that on or before the expiration of this present lease, at
4 the request of the said party of the second part, to execute
5 to said party of the second part, a new lease of the premises
6 hereby demised, for the further period of Twenty (20) years,
7 to commence from the expiration of the term hereby granted
8 for the purposes aforesaid.

9 It is understood that no rent shall be charged or
10 reserved to be paid by the said party of the second part,
11 provided that the latter pay all State, City and County
12 taxes and assessment of every kind assessed against said pro-
13 perty, during the term of this lease; and that the said party
14 of the second part shall transplant the two original navel
15 oranges trees from their present site upon the Tibbets Tract,
16 to the premises above described, and shall care for and cul-
17 tivate the same as objects of public interest, and that upon
18 their death, this lease shall cease and determine.

19 IN WITNESS WHEREOF, the said party of the first
20 part has, by resolution of its Board of Directors, caused
21 these presents to be subscribed by its President and Secre-
22 tary, and its corporate seal to be hereunto affixed, the day
23 and year first above written.

24 Evans Commercial Company,

25 By A. C. Edwards -
26 President.

27 [Signature]
28 Secretary.

PURINGTON & ADAIR
ATTORNEYS AT LAW
RIVERSIDE, CAL.

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30
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No.

L F A S E

Evans Commercial Company,

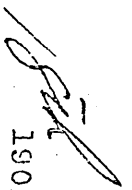
A Corporation,

P O

City of Riverside,

A Municipal Corporation.

DAIVED: - February 1902



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PRINGTON & ADAIR

ATTORNEYS - J. T. LAMM
RIVERSIDE, CALIFORNIA

APR 28 1902

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Geo. V. ...

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Part 43

Handwritten notes