

THIS INDENTURE, made the 26th day of January, in the year of our Lord, nineteen hundred and nine,

BETWEEN PACIFIC ELECTRIC LAND COMPANY, a Corporation and RIVERSIDE AND ARLINGTON RAILWAY COMPANY, a Corporation, the parties of the first part, and the CITY OF RIVERSIDE (a municipal Corporation of the State of California), the party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of \$10.00, gold coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents grant unto the said party of the second part, for use as a public street, and for no other purpose, all that certain lot or parcel of land situate, lying, and being in the City of Riverside, County of Riverside, State of California, and bounded and particularly described as follows, to-wit:-

Beginning at a point in the Southerly line of Lot 23, of the Lands of the Southern California Colony Association (as per Map recorded in Book 7, of Maps, Records of San Bernardino County, at page 17 thereof) and distant four and twenty-five hundredths (4.25) feet Westerly from the intersection of said Southerly line of said Lot 23 with the Northerly prolongation of the center line of Main Street, in said City of Riverside: thence from said point of beginning N. 29° 00' E. parallel to said prolonged center line of Main Street, two hundred sixteen and nine tenths (216.9) feet to the point of beginning of a curve concave to the East, and having a radius of six hundred (600) feet; thence Northerly along said curve one hundred thirty-four and ninety-seven hundredths (134.97) feet to the end of said curve; thence N. 41° 53' E. one hundred seven-

ty three and eighteen hundredths (173.18) feet to a point in the Southerly line of the right-of-way of the Southern Pacific Railroad, as recorded in Book 64, of Deeds, Records of said Riverside County, at Page 16 thereof, said last mentioned point being the point of intersection of said Southerly line of said right-of-way of said Southern Pacific Railroad with the Northerly prolongation of the Easterly line of Main Street; thence Westerly along said Southerly line of said right-of-way of Southern Pacific Railroad one hundred twenty-one and four hundredths (121.04) feet to a point in the Northerly prolongation of the Westerly line of Main Street; thence S. 36° 26' W. one hundred forty-seven and fifty hundredths (147.50) feet to the point of beginning of a curve concave to the East, and having a radius of six hundred seventy (670) feet; thence Southerly along said last mentioned curve eighty seven and two hundredths (87.02) feet to the end of said curve; thence S. 29° 00' W. two hundred seventeen (217) feet to a point in the Southerly line of said Lot 23; thence Easterly along said Southerly line of said Lot 23 seventy (70) feet to the point of beginning.

Said lot or parcel of land being more particularly shown by the red colored portion of the Map hereto attached and made a part hereof.

THIS CONVEYANCE IS MADE SUBJECT TO each and every of the following conditions, which the party of the second part, by the acceptance of this Deed, accepts and agrees to fulfill, viz:

First . The above described land is conveyed to the party of the second part for use as a public highway, and the right is hereby granted to said party of the second part, to commence an excavation on said land for an approach to a subway under the tracks of the Southern Pacific Railroad, said railroad being shown on the map hereto attached; provided, however, that such

excavation shall commence at a point at least fifty (50) feet Northerly from the Northerly line of First Street.

Second. The party of the second part, at the time of making said excavation and at its own sole cost and expense, construct suitable retaining walls, in order to protect the remaining property of the parties of the first part, or either of them, abutting the land herein conveyed, from possibility of damage from caving earth, or from storm water, which will be created by the making of the excavation hereinabove mentioned.

Third. The right is hereby reserved to the Riverside and Arlington Railway Company, and to its successors and assigns forever, to construct and maintain railway tracks across the South-westerly portion of the land herein conveyed, as shown on the blueprint hereto attached, and to operate cars thereon and thereover.

TO HAVE AND TO HOLD, all and singular the said premises unto the said party of the second part, subject to the conditions hereinabove set forth.

IN WITNESS WHEREOF, the said parties of the first part hereto have caused these presents to be executed, and their respective corporate names and seals to be hereunto affixed, by their proper officers, thereunto duly authorized, the day and year in this indenture first above written.

PACIFIC ELECTRIC LAND COMPANY,

By Geo. W. Patton
Vice President.

And E. J. Cook
Secretary.

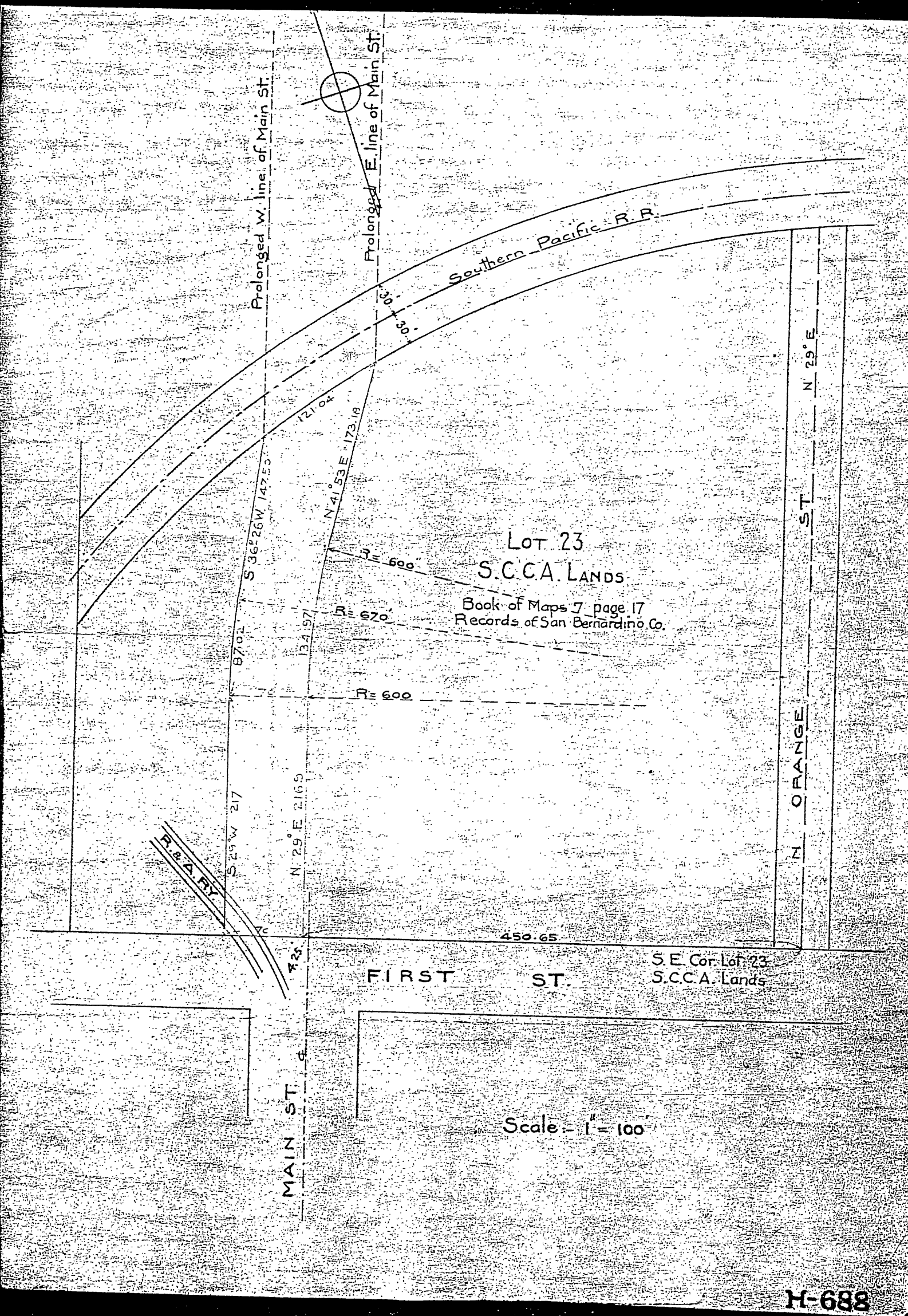
RIVERSIDE & ARLINGTON RAILWAY COMPANY,

By George Gross
President.

And Frank Miller
Secretary.

Approved as to form
GIBSON, TRASK, DUNN & CRUTCHER

By [Signature]



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RECORDED IN BOOK NO. 10747 PAGE 107
FILED IN THE OFFICE OF THE COUNTY CLERK
LOS ANGELES COUNTY CALIFORNIA
FEBRUARY 15 1919

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

On this 15th day of February in the year one thousand nine hundred and nine
before me, **J. E. BROWN**, a Notary Public in and for said County of Los Angeles, State of California, residing therein, duly
commissioned and sworn, personally appeared Geo S Patten
known to me to be the Vice President, and
E J Cook known to me to be the Secretary of the
Pacific Electric Land Company the Corporation
that executed the within instrument, known to me to be the persons who executed the within
instrument on behalf of the Corporation therein named, and acknowledged to me that such
Corporation executed the same

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in
said County, the day and year in this certificate first above written

[Corporation]

J. E. Brown
Notary Public in and for Los Angeles County, State of California.

State of California, }
COUNTY OF RIVERSIDE, } SS.

On this 26th day of January in the year of our Lord one thousand nine hundred and nine
before me, W. A. Pennington, a Notary Public in and for said County and State,
residing therein, duly commissioned and sworn, personally appeared George Frost President, and
Frank A. Miller Secretary, personally known to me to be the President and Secretary of the
Corporation described in, and who executed the within and annexed instrument, and acknowl-
edged to me that such Corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal,
the day and year in this Certificate first above written

W. A. Pennington
Notary Public in and for Riverside County, State of California

D E E D

PACIFIC ELECTRIC LAND CO.
RIVERSIDE & ARLINGTON RY. CO.

T O

CITY OF RIVERSIDE .

Dated Jan. 26th 1909

Land for Northward ex-
tension of Main Street.

RECEIVED FOR RECORD	
APR 23 1909	
at <u>47</u> Min. past <u>4</u> o'clock <u>P</u> . M. at	
request of <u>McEvans</u>	
Copied in Book No. <u>282</u> of	
<u>Deeds</u>	page <u>213</u> et
Seq., Records of Riverside County,	
California.	
<u>J. W. Logan</u>	Recorder.
<u>B. J. ...</u>	Deputy Recorder.
Fees, \$	<u>3.00</u>

COMPLETED