

Directors and Officers

J. A. Simms, President
W. A. Purington, Vice President
D. W. Lewis, Manager
J. W. Covert
C. L. McFarland
L. B. Scranton, Secretary
Chas. E. Waite, Asst. Secretary

Stockholders

A. A. Adair
J. W. Covert
Citizens Bank of Corona
G. R. Freeman
Nettie A. Freeman
Isabella L. Gill
E. B. Hewitt
Theodore D. Hewitt
H. W. Leighton
Edith B. Lewis
D. W. Lewis
W. A. McCormick, Jr., Trustee
C. L. McFarland
W. A. Purington
L. B. Scranton
J. A. Simms
Daisy M. Terpening
Chas. E. Waite
Fannie P. Wolcott

No. 23824.

Certificate
...of...
Title

—TO—

Portion of Lot 154 of S. C. U. A.
Land.



TELEPHONES: { Sunset Main 99
Home 1099

Leighton Building, 733 Ninth Street,
RIVERSIDE, CALIFORNIA

This Corporation compiles Abstracts of Title, Issues
Certificates of Title, acts as Escrow Agent
and Accepts Trusts

THIS INDENTURE, Made the 23rd day of August, in the year of our Lord one thousand nine hundred and nine between the Riverside Title and Trust Company, a corporation organized and existing under the laws of the State of California, and having its place of business in the City of Riverside, County of Riverside, and State of California, party of the first part, and the City of Riverside, a municipal corporation, party of the second part,

WITNESSETH, The said party of the first part does hereby these presents grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns forever, all that certain lot or parcel of land situate in the City of Riverside, County of Riverside, State of California, and bounded and particularly described as follows, to-wit:

A strip of land 100 feet in width extending from the Southerly boundary line to the Northerly boundary line of grantors holdings in Lot 154 of the S.C.C.A. lands, as recorded in book 7 at page 3, records of San Bernardino County, State of California, for the purposes of building a fill or embankment 100 feet in width on top, the center line of said strip of land 100 feet in width is described as follows:-

Beginning at a point in the southerly line and 202.9 feet easterly of the South-westerly corner of said Lot 154 for an initial point; thence N. 42 deg. 20 min. E. 668.8 ft. more or less to the northerly line of said grantors holdings, and it is further stipulated and agreed that the slopes of the embankment extend on to the adjacent portions of said Lot 154 at the rate of 1 1/2 ft. horizontal to one foot vertical and that a culvert

deem it proper and expedient to grant said franchise, then and in that event, before said company shall occupy or use said fill for such purposes, it shall pay to the City of Riverside the sum of \$25,000.00 Dollars.

Provided that if the said fill has not at the time of the granting of the said franchise been constructed to a width of One Hundred feet on top, then in that event, immediately upon the payment of the said sum by the said company to the said city, the said city will immediately let a contract to the lowest responsible bidder for the widening of the said fill to the width of 100 feet on top and to a grade corresponding to the grade of that portion of the fill already constructed, or a better grade.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, subject to the reservations herein set forth.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said party of the second part, and to its successors and assigns forever, with reversion to the grantor herein if any of the above conditions be broken.

IN WITNESS WHEREOF, the said RIVERSIDE TITLE AND TRUST COMPANY has caused these presents to be signed with its corporate name, and under its corporate seal, by its proper officers thereunto duly authorized by a resolution of its Board of Directors, duly adopted February 25, 1907, a copy of which resolution was recorded on February 27, 1907, in Book 7, Page 43, of Miscellaneous Records of Riverside County, California.

RIVERSIDE TITLE AND TRUST COMPANY,
By J. A. Simons President
Attest: L. B. Scranton Secretary

RIVERSIDE TITLE AND TRUST COMPANY

IN WITNESS WHEREOF, I, the County Clerk of Riverside County, California, have hereunto set my hand and the seal of said County at Riverside, California, this 27th day of February, 1907.

or culverts may extend on to the adjacent portion of said Lot 154 in the same proportion as the slopes. Said 100 foot strip to be used for street purposes subject to the restrictions and provisions hereinafter contained.

This conveyance is made subject to the following conditions and restrictions, to-wit:-

FIRST:- That the said city shall let a contract on or before the first day of December, 1909, for the construction of a cut and fill from North Street in said City of Riverside, to the Northerly line of the property to be conveyed to said city, for street purposes, said fill to be not less than forty (40) feet, or more than one hundred feet (100) in width on top, and said cut and fill to be constructed to a grade line, originating at approximately 835 feet above said city's datum plane at a point on Cypress Avenue approximately 200 feet southerly from North Street in said City; thence on a grade of minus 1.7% to a point to be adopted by the City Engineer and approved by the city council and from said point on a grade of plus 1.7% to the Northerly line of the property so conveyed for street purposes; thence across the remainder of Lot #154, S.C.C.A. lands, and across Lot 5, S.C.C.A. lands, to the easterly line of said Lot 5 on a grade also of plus 1.7%.

SECOND:- That the city shall not have the power to grant any franchise or franchises for the construction or operation of a railroad on or across said fill, upon which cars shall be propelled or drawn by steam engines.

THIRD:- In the event that any franchise shall be applied for, for the construction of a railroad on or across said fill, by any transportation or street car company for the purpose of operating thereon any street cars propelled otherwise than by steam, and in the event that the said City of Riverside shall

STATE OF CALIFORNIA,
COUNTY OF RIVERSIDE, } ss.

On this 26th day of August in the year of our Lord, one thousand nine hundred and nine, before me, D. W. Lewis, a Notary Public, in and for said County and State, personally appeared J. A. Simms known to me to be the President, and L. B. Scranton known to me to be the Secretary of the corporation that executed the within instrument and 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.

Walter D. Clark, Printer-2M-0-08

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



Property index extending
back to foundation of both
San Bernardino and
San Diego Counties.

TELEPHONES BUNSEY MAIN 99
HOME 1099

INCORPORATED JANUARY 25th, 1901

DIRECTORS AND OFFICERS

J. A. SIMMS President
W. A. PURINGTON Vice Pres.
D. W. LEWIS Manager
J. W. COVERT
C. L. MCFARLAND
L. B. SCRANTON Secretary
CHAS. E. WAITE, Ass't Secretary

LAW DEPARTMENT

L. B. SCRANTON
C. L. MCFARLAND
W. A. PURINGTON

733 NINTH STREET

No. 23824.

10/454.

Unlimited Certificate

MADE FOR BENEFIT OF

The Riverside Title and Trust Company,

OR ASSIGNS.

After a careful examination of the official records of the Counties of San Bernardino and Riverside, State of California, in relation to the title to that certain real property hereinafter described, the

Riverside Title and Trust Company,

a Corporation organized and existing under the laws of the State of California, and having its principal place of business in the City of Riverside, in the County of Riverside, State of California,

hereby certifies that the title to said real property, as appears from said records, is now vested in

THE RIVERSIDE TITLE AND TRUST COMPANY, a corporation.

Free from all incumbrances,

Except 1st:- State, County and Municipal Taxes for fiscal year 1909-10, payable in October 1909.

Except 2nd:- 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.

-: DESCRIPTION :-

In the City of Riverside, County of Riverside, State of

Riverside Title & Trust Co.
to
City of Riverside
Magnolia Ave. Extension Lot 554

When copied please return to

RECEIVED FOR RECORD	
SEP 27 1909	
at 20 Min. past 8 o'clock A. M. at	request of D. C. Lemo.
Copied In Book No. 290 of	
Deeds	page 384 of
Seq. Records of Riverside County,	
California.	
J. N. Logan.	Recorder.
By W. Kambatten	Deputy Recorder.
Fees, \$ 1.80	

RIVERSIDE TITLE & TRUST CO.



TELEPHONES: { Sunset Main 99
Home 1099

Leighton Building, 733 Ninth Street,
RIVERSIDE, CALIFORNIA

This Corporation compiles Abstracts of Title, issues
Certificates of Title, acts as Escrow Agent
and Accepts Trusts

3 Book & Paged
8 1.80
COMPARED.

#23824-2.

California, and described as follows:

Beginning at the common corner of Lots One hundred fifty-three (153), One hundred fifty-four (154), One hundred sixty-six (166) and One hundred sixty-seven (167), 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; thence North Twenty-eight degrees (28°) Fifty-four minutes (54') East Five hundred forty-four and three tenths (544.3) feet along the East line of Lot One hundred fifty-four (154); thence North Thirty degrees (30°) forty-five minutes (45') West Two hundred nine (209) feet; thence North Sixty degrees (60°) Sixteen minutes (16') West One hundred sixty-two (162) feet; thence South Eighty-six degrees (86°) Fifty-six minutes (56') West Three hundred seventy-six and nine tenths (376.9) feet to the westerly line of Lot One hundred fifty-four (154); thence South Twenty-nine degrees (29°) West four hundred fifty and Seventy-five hundredths (450.75) feet to the Southwesterly corner of Lot One hundred fifty-four (154); thence South Sixty-one degrees (61°) East Six-hundred sixty-two and Eighty-six hundredths (662.86) feet to the place of beginning, excepting therefrom the portions heretofore deeded to the County of San Bernardino, by Deed recorded in Book 30 page 10 of Deeds and Book 27 page 559 of Deeds, records of San Bernardino County, California; said land, exclusive of roads, estimated to contain 8.18 acres.



Property index extending back to foundation of both San Bernardino and San Diego Counties

INCORPORATED JANUARY 25th, 1901

TELEPHONES SUNSET MAIN 99 HOME 1099

DIRECTORS AND OFFICERS

J. A. SIMMS President
 W. A. FORKINGTON Vice Pres.
 D. W. LEWIS Manager
 J. W. COVERT
 C. L. MCFARLAND Secretary
 L. B. SCRANTON Ass't Secretary
 CHAS. E. WAITE, Ass't Secretary

LAW DEPARTMENT

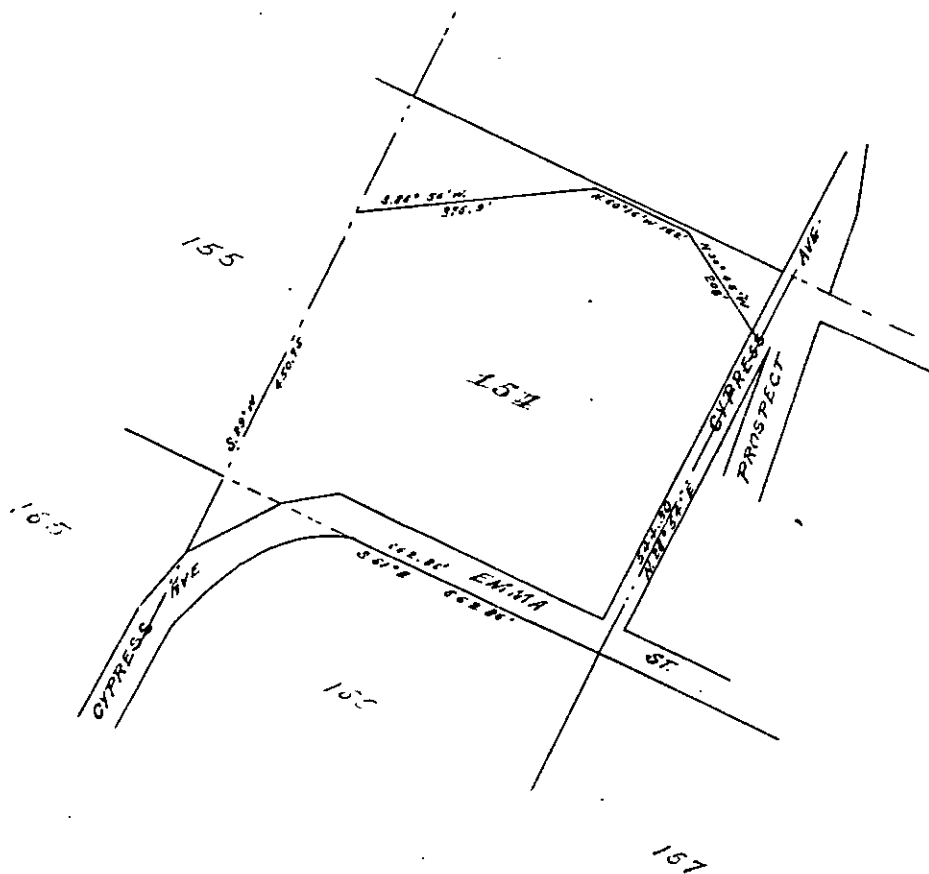
L. B. SCRANTON
 C. L. MCFARLAND
 W. A. FORKINGTON

733 NINTH STREET

Plat  Showing

Lot 157 S.C.C.A. Lands

Map 7 pg 3 SB Co., Cal.
 Scale 300 feet = 1 in.



ALL BENEFITS UNDER THE STATUTE OF LIMITATIONS ARE HEREBY WAIVED

This certificate does not include an examination of or a report on the following:

1. Drainage, Reclamation, Sanitary, Levee or Irrigation District Records or matters based thereon; Municipal records, except in the City of Riverside and Municipal taxes of the City of Corona; Proceedings to construct Sewers, or to improve, change or open Streets and Alleys in the City of Riverside until the Streets or Alleys are established, and the benefits or liabilities assessed become a lien under the Statute; Existing Highways, Building contracts, Crop mortgages, Water, locations, Mining locations or matters relating thereto; and Reservations in United States Patents.
2. Instruments, trusts, defects, liens, easements and incumbrances not shown by (a) any public records of the County of Riverside, State of California, or of the City of Riverside, or by (b) municipal tax records of the City of Corona, or by (c) the public records of the Counties of San Bernardino and San Diego prior to June 5th, 1893.
3. The validity or legality of Tax Sales, Street Assessments, Attachments, Leases, Easements, Declarations of Homestead and Money judgments if any are mentioned as incumbrances in this Certificate.
4. Money judgments against former or present holders of title, if described by names other than those in which the title to said property was or is vested.

In Testimony Whereof, THE RIVERSIDE TITLE AND TRUST COMPANY has caused these presents to be duly signed by its ---- President and attested by its Secretary, under its corporate seal, and countersigned by its Manager, this 13th day of September 1909, at twelve o'clock M.

Riverside Title and Trust Company,
By [Signature] President
Attest L. B. Scranton, Secretary

Countersigned by D. W. Lewis, Manager.