

224

THIS INDENTURE, Made the first day of June in the year of our Lord one thousand nine hundred and ten between the Rubidoux Building Company, a corporation, organized and existing under the laws of the State of California, the party of the first part, and the City of Riverside, a municipal corporation, organized under the laws of the State of California, the party of the second part, - - - -

224

WITNESSETH: That for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, the said party of the first part does by 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, in the State of California, and bounded and particularly described as follows, to-wit:- - - - -

Commencing at a point on the Westerly line of Orange Street, One hundred and Twenty-five (125) feet Southerly from the North-easterly corner of Block Seven (7), Range Six (6) of the Town (now City) of Riverside, as surveyed by Goldsworthy and Higbie, a plat of which survey is of record in the office of the County Recorder of the County of San Bernardino, State of California, in Book 7 of Maps, at page 17 thereof; thence running Southerly along said Westerly line of Orange Street, Forty (40) feet; thence at right angles Westerly, parallel with Seventh Street, One Hundred and Sixty-five (165) feet to an alley; thence at right angles Northerly, parallel with said Westerly line of Orange Street, Forty (40) feet; and thence at right angles Easterly, parallel with said Seventh Street, One Hundred and Sixty-five (165) feet to the point of beginning. - - - - -

Together with all the right, title and interest of the party of the first part in and to that certain Party Wall Agreement dated the 23rd day of November, 1907 and made by and between William Grant

COMPLETED BY COUNTY CLERK'S OFFICE AND EXTENDED UNTIL THE YEAR OF
FOUR ONE THOUSAND NINE HUNDRED AND SEVEN BETWEEN THE PARTIES PARTIES
WHICH INSTRUMENTS WERE FILED FOR RECORD IN THE YEAR OF ONE

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

On this 2nd day of July in the year one thousand nine hundred and ten before
me, Walter D. Clark a Notary Public in and for said County and State, personally appeared
M. J. Daniels known to me to be the President; and
Edna 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—1½M-12-05.

Walter D. Clark
Notary Public in and for the County of Riverside, State of California.

DEED.

Rubidoux Building Co.

to

City of Riverside.

Dated June 1st, 1910.

*off as to form
W. J. Lewis
City Attorney.*

RECEIVED FOR RECORD

JUN 17 1910
at 35 Min, past 6 o'clock P. M. at
request of C. W. McCallister

Copied in Book No. 302 of
Deeds page 54 of

Seq., Records of Riverside County,
California.

W. J. Lewis Recorder

By J. L. Campbell atty.
Deputy Recorder

Fees, \$ 1.50

Director
J. A. Smith
May 1910

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



LAW DEPARTMENT
L. B. SCRANTON,
C. L. MCFARLAND,
W. A. PURINGTON.
TELEPHONES:
SUNSET MAIN 99.
HOME 1099.

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

INCORPORATED JANUARY 25TH 1901
731 TO 749 NINTH STREET.

No. 26121.

10/76.

== Unlimited Certificate ==

MADE FOR BENEFIT OF

The Rubidoux Building 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 RUBIDOUX BUILDING COMPANY, a corporation.

Free from all incumbrances,

Except:- 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.

- : D E S C R I P T I O N : -

In the City of Riverside, County of Riverside, State

of California, and described as follows:-

Commencing at a point on the Westerly line of Orange Street, One hundred twenty-five (125) feet Southerly from the Northeast-erly corner of Block Seven (7), Range Six (6), as shown by Map of the Town of Riverside, recorded in Book 7 page 17 of Maps, records of San Bernardino County, California; thence running Southerly, along said Westerly line of Orange Street, Forty (40) feet; thence at right angles Westerly, parallel with Seventh Street, One hundred sixty-five (165) feet to an alley; thence at right angles Northerly, parallel with said Westerly line of Orange Street, Forty (40) feet; and thence at right angles East-erly, parallel with said Seventh Street, One hundred sixty-five (165) feet to the point of beginning.

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 14th day of June, 1910, at eight o'clock A. M.

Riverside Title and Trust Company,
By [Signature] President
Attest [Signature] Secretary

Countersigned by [Signature] Manager.



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

INCORPORATED JANUARY 25th, 1901

TELEPHONES SUNSET MAIN 99
HOME 1099

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

LAW DEPARTMENT

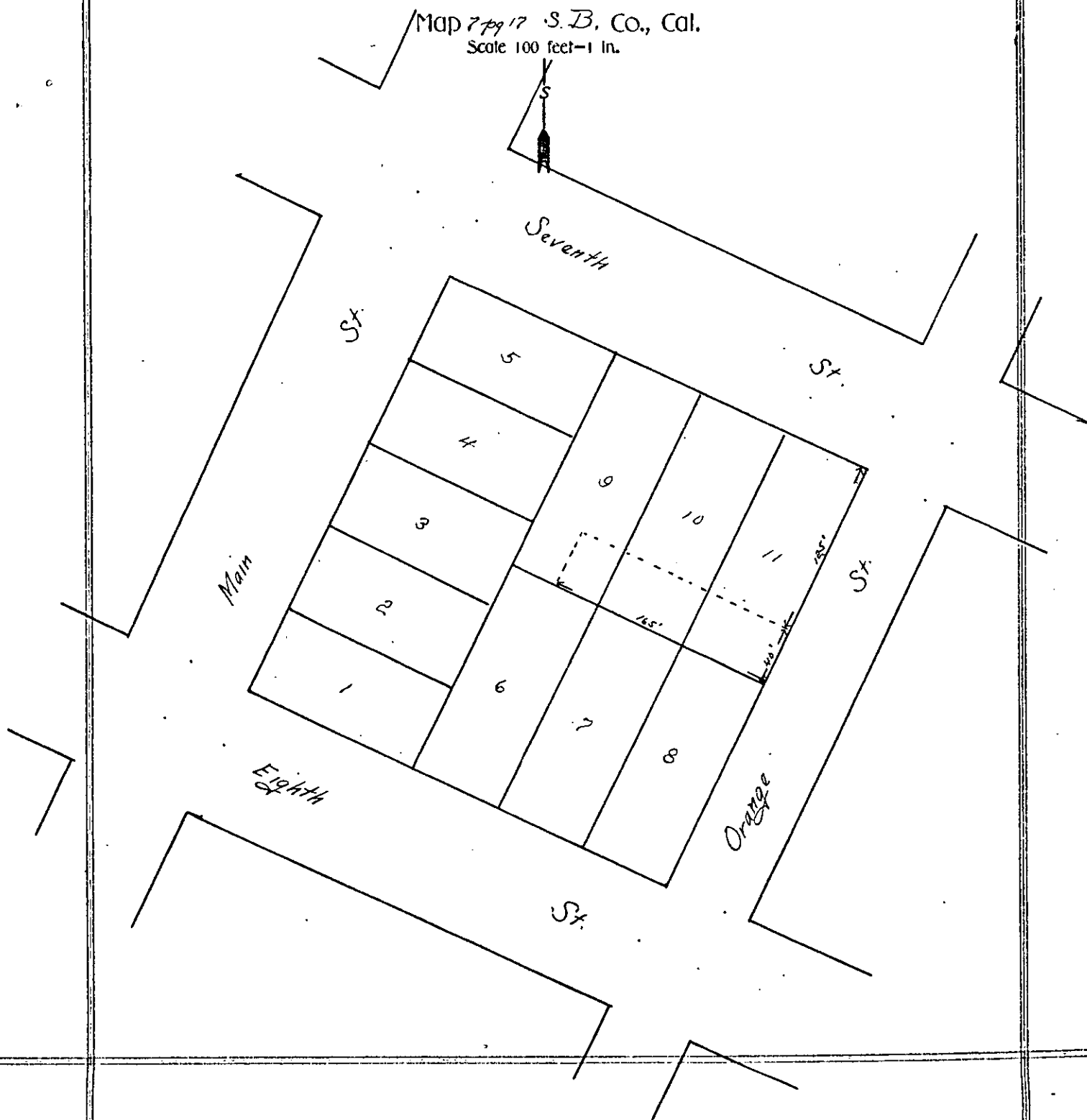
L. B. SCRANTON
C. L. MCFARLAND
W. A. PURINGTON

733 NINTH STREET

Plat  Showing

Blk. 7 R. 6., Riverside

Map 77917 S. B. Co., Cal.
Scale 100 feet=1 in.





No. 26121.

CERTIFICATE OF

TITLE TO

Por. Block 7, Range

6, Riverside.

RIVERSIDE

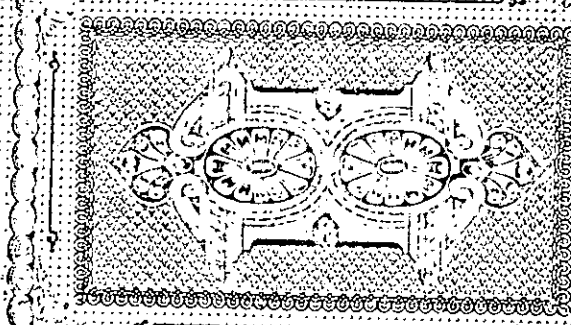
TITLE & TRUST

COMPANY,

731 TO 749 NINTH STREET

RIVERSIDE,

CAL.



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,
ELLA M. JOHNSON,
CHAS. E. JOHNSON,
H. W. LEIGHTON,
EDITH B. LEWIS,
D. W. LEWIS,
W. A. MCGORMICK, JR., Trustee,
C. L. MCFARLAND,
W. A. PURINGTON,
L. B. SCRANTON,
J. A. SIMMS,
DAISY M. TERPENING,
CHAS. E. WAITE,
FANNIE P. WOLCOTT.

The Wall
with each No. 424

This agreement made this second day of October, in the year 1905, by and between William Grant Fraser, of Riverside, County of Riverside, State of California, the party of the first part and the Riverside Land & Irrigating Company, a corporation of Riverside, County of Riverside, State of California, the party of the second part.

WITNESSETH:- That whereas the said parties to this agreement are the owners, in fee simple, of certain adjacent lots of land and premises, situated in the city of Riverside, County of Riverside, State of California, adjoining a certain line, dividing said lots of land and premises, which said line is particularly described as follows, to-wit:-

Commencing at a point on the southerly line of Seventh St, ninety five(95) feet westerly from the north-east corner of Block seven(7), Range Six(6) of the town, (now city) of Riverside, California, as surveyed by Goldsworthy & Higbie, a plat of which survey is of record in the office of the County Recorder of San Bernardino County, State of California, and thence running southerly and parallel with Orange Street, one hundred and twenty five feet to point of beginning: thence running in a westerly direction and parallel with Seventh St, seventy(70) feet more or less to an alley.

And whereas, it is intended and agreed by and between the parties hereto, that the existing wall between said lots shall be made and constituted a party wall, and that the said wall which is thirteen(13) inches thick and having its center on the above described line, so that six and one half inches of the said wall shall be on the land of each of the respective parties hereto, on each side of said line.

It is further agreed by the parties hereto that the party of the first part shall have the right to undermine the present wall

by building a brick wall immediately under said wall and on same line, not to exceed 34 inch foundation and 17inch wall.

It is further agreed by and between the said parties that the said wall shall be and remain a party wall for all time, and that the same shall be at all times maintained and kept in good condition and repair at the joint and equal expense of the said parties hereto, their heirs, executors, administrators and assigns: That in case of fire or other destruction or damage to the said wall, the same shall be rebuilt or repaired at the joint and equal expense of the said parties and that the same shall be repaired, restored or rebuilt in as good condition as before such damage or destruction.

X It is further mutually understood and agreed by and between the parties hereto, that the covenants contained in this agreement shall apply to and bind the heirs, executors, administrators and assigns of the respective parties, and that the covenants herein contained shall be construed to be covenants running with the land, applying to and binding the titles to the said premises of parties to this agreement.

IN WITNESS WHEREOF, The said parties to this agreement have set their hands and seals and executed this agreement in duplicate, the day and year herein first above written.

that
Graves
party.

W Grant Graves
.....
Riverside Land & Irrigating Company
By *W Grant Graves*
.....
President.

State of California,

COUNTY OF RIVERSIDE } SS.

On this 5th day of October in the year one thousand nine hundred and five
before me, ~~FRANK A. TETLEY~~, a Notary Public in and for said County of Riverside, residing therein, duly commissioned and sworn,
personally appeared Frank A. Tetley

Wm. Grant Graser
personally known to me to be the person described in, and whose name is
subscribed to and who executed the within instrument, and acknowledged to me that he
executed the same freely and voluntarily.

In Witness Whereof, I have hereunto set my hand and official seal,
in Riverside, in the said County, the day and year in this Certificate first above written.

Frank A. Tetley
Notary Public in and for Riverside County, State of California

State of California,

COUNTY OF RIVERSIDE, } SS.

On this 5th day of October in the year of our Lord one thousand nine hundred and
five before me, FRANK A. TETLEY, a Notary Public in and for said County and State, residing therein, duly
commissioned and sworn, personally appeared S. C. Evans, Jr. President, and
P. J. Evans 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.

Frank A. Tetley
Notary Public in and for Riverside County, State of California

[CORPORATION - Walter D. Clark Print.]

by building a brick wall immediately under said wall and on same line, not to exceed 34 inch foundation and 17inch wall.

It is further agreed by and between the said parties that the said wall shall be and remain a party wall for all time, and that the same shall be at all times maintained and kept in good condition and repair at the joint and equal expense of the said parties hereto, their heirs, executors, administrators and assigns: That in case of fire or other destruction or damage to the said wall, the same shall be rebuilt or repaired at the joint and equal expense of the said parties and that the same shall be repaired, restored or rebuilt in as good condition as before such damage or destruction.

X It is further mutually understood and agreed by and between the parties hereto, that the covenants contained in this agreement shall apply to and bind the heirs, executors, administrators and assigns of the respective parties, and that the covenants herein contained shall be construed to be covenants running with the land, applying to and binding the titles to the said premises of parties to this agreement.

IN WITNESS WHEREOF, The said parties to this agreement have set their hands and seals and executed this agreement in duplicate, the day and year herein first above written.

Riverside Land & Irrigating Company

By

President.

that
L. Grass
erty.

429 A
Paddy wall

Agalmanut.

M. G. Turner

W. F. & Co.

Belmont, Ontario

his property.

Oct. 2. 1905