

THIS INDENTURE made this 14th day of June, 1910 by and between the Riverside Land and Irrigating Company, a corporation, the party of the first part and the City of Riverside, a municipal corporation, the party of the second part, - - - - -

WITNESSETH: That for and in consideration of the sum of \$10.00 in hand paid by the said second party, 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, ^{for public park purposes,} all that certain piece or parcel of land situate in the City of Riverside, County of Riverside, State of California, and particularly described as follows, to-wit:- - - - -

Beginning at an iron pipe in the westerly end of the course South 85° 04' East, 355 feet as shown on the "Fairmount Park Lake Map" as recorded in Book 4 of Maps at page 82, records of Riverside County, State of California, for an initial point; thence South 85° 04' East, 355 feet to a point; thence North 74° 01' East, 876 feet to a point; thence North 34° 27' West 1211.35 feet to a point; thence South 28° 10' West 1161.75 feet to a point; thence South 11° 26' East 190 feet to the initial point and containing 18.16 acres, more or less and as shown on a map hereto attached and made a part hereof, subject to the following terms and conditions:-

Second party shall have the right to develop water on the land herein described by any means whatever and use such water so developed on said land and upon the adjoining land now owned by second party as shown upon a map of the "Fairmount Park" as recorded in Book of Maps 4, page 82, records of Riverside County, California and said water shall be used upon these lands exclusively and first party agrees that it will not claim any damages on account of such water being developed and used on such lands exclusively. Subject to the right of second party to develop such water for such exclusive use, first party expressly reserves to itself, its successors and assigns forever, all water percolating or flowing in said land herein

described or beneath the surface thereof, together with the right to extract, withdraw, drain and divert such water by pumping or otherwise, by means of plants located upon adjoining lands and to convey the same to and use it upon any lands owned or to be acquired by first party; and the lowering of the water plane or plane of saturation of said land, or beneath the surface thereof, by the said first party in obtaining, extracting or diverting said water reserved to it as above set forth shall be construed and considered appurtenant to the rights, privileges and property herein reserved.

First party does also reserve to itself, its successors and assigns forever, all riparian water rights in the Santa Ana River, which may now be or which may hereafter be appurtenant to the land herein described; and it is expressly reserved that should said Santa Ana River ever change its channel so that said River and the waters thereof are alongside of, through or across said land, then no riparian water rights shall attach to said land by reason of such change in the channel, but they are expressly reserved by first party.

First party does also reserve to itself, its successors and assigns, all riparian water rights and all other water rights in the springs and in the slough and low lands adjoining the within described land on the west and on the south. - - - - -

First party reserves to itself, its successors and assigns forever, all riparian water rights and all other water rights in that certain stream commonly known and designated as "Spring Brook", subject to such rights as second already owns in said Spring Brook as appurtenant to Fairmount Park. - - - - -

In addition to the rights and privileges heretofore granted said second party by said first party, the said Riverside Land and Irrigating Company does hereby grant to the said City of Riverside the right to enlarge Fairmount Park Lake so that it will occupy any or all of the land intervening between the present northerly boundary of said Lake as shown upon the map hereinabove referred to and the southerly line of the property herein conveyed as shown by map

TO EXCLUDE 'MIRPHINE' WITH THE TRADE MARK BEFORE IN NUMBER OF
DESCRIBED AS DENOTED THE SAID SPECIES FOR THE WITH THE LIGHT

attached hereto, together with the right to deepen said Lake to any
desired depth and to make islands therein, provided the water in
said Lake is not backed up beyond the highest level shown upon the
map of "Fairmount Park Lake" and recorded in Book 4 of Maps at page
82 records of Riverside County, California, it being understood that
the right herein granted by first party are whatever rights first
party possesses. - - - - -

First party retains the free right of way over, through and
across said land for such pipe lines as it, its successors or assigns,
may desire. - - - - -

Together with all and singular the tenements, hereditaments
and appurtenances thereunto belonging, or in anywise appertaining,
and the reversion and reversions, remainder and remainders, rents,
issues and profits thereof, subject to the reservations and
limitations as above set forth. - - - - -

TO HAVE AND TO HOLD, all and singular, the said premises
together with the appurtenances unto the said party of the second
part, and to its successors and assigns forever. - - - - -

IN WITNESS WHEREOF the said party of the first part, by its
President and Secretary, has hereunto set its name and affixed its
corporate seal the day and year first above written. - - - - -

Riverside Land and Irrigating Company,

By *H. O. Beard*
President.

ATTEST: *[Signature]*
Secretary.

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

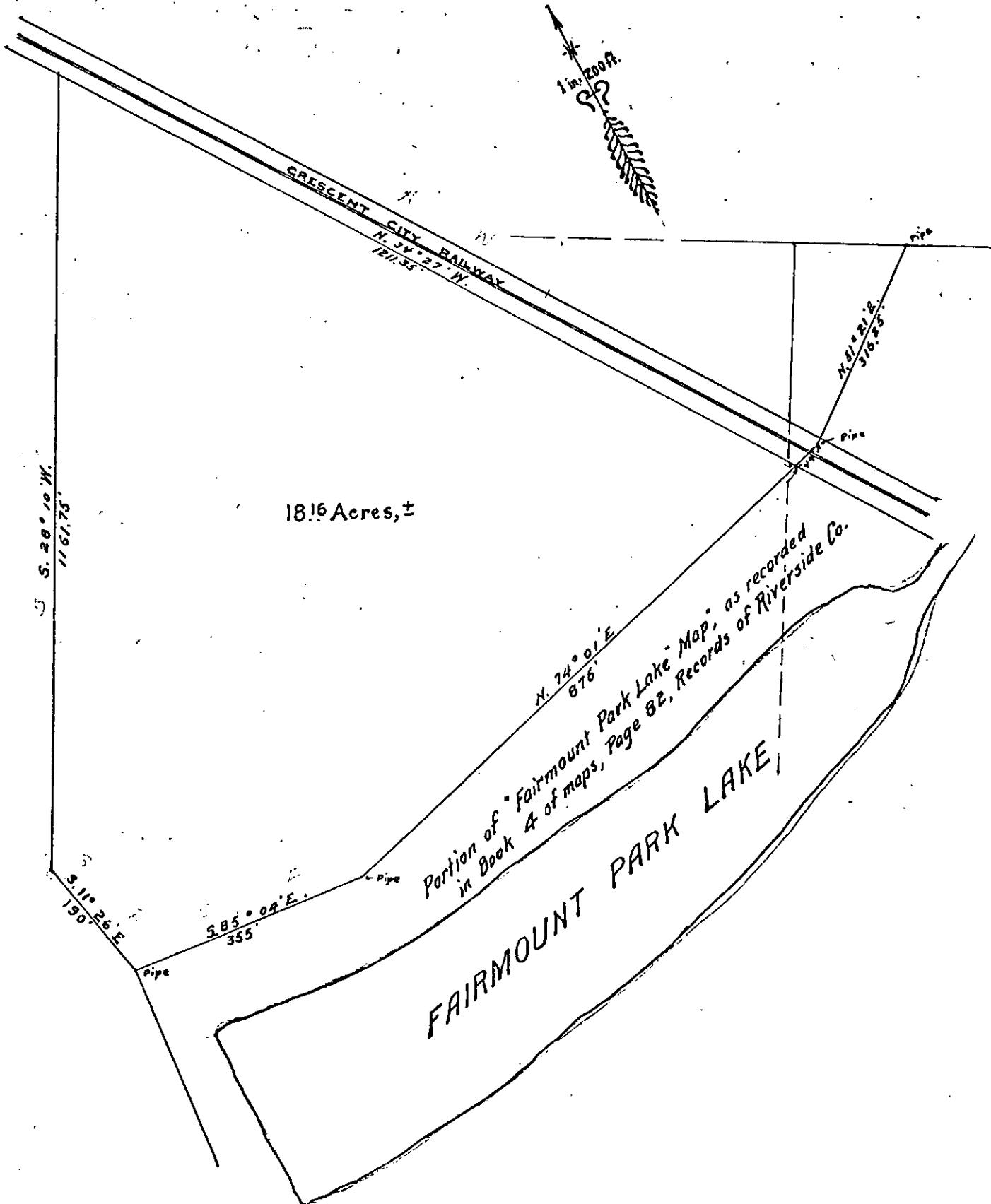
On this 14th day of June in the year one thousand nine hundred and ten before
me, Walter D. Clark, a Notary Public in and for said County and State, personally appeared
P. J. Evans known to me to be the President, and
P. J. Evans known to me to be the Secretary of the corporation
that executed the within instrument and known to me to be the person 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-12-06

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

OVER

AND OF SAID LINES UNLESS OF THEIR OWNERSHIP, OTHER DEPOSITORS
BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA



433

DEED 503
P. 207

The Riverside Land and Irrigating Co.

to

City of Riverside.

Dated, June 14th, 1910.

O.K. for description.

A. Campbell

City Engineer.

RECEIVED FOR RECORD

MAR 3 1911

at 29 Min. past 2 o'clock P.M. at

request of *W. J. Logan*

Copied in Book No. *326* of

Deeds page *98* et

seq., Records of Riverside County,
California.

W. J. Logan, Recorder

By *W. J.* Deputy Recorder

(es) \$

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