

THIS INDENTURE, Made the 17th day of February in the year of our Lord one thousand nine hundred and twenty between the RIVERSIDE WATER 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 Ten and no/100 Dollars, 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 remise, release and forever quitclaim, unto the said party of the second part, 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:

Beginning at a point on the Westerly line of North Almond Street distant 310 feet Northerly from the intersection of said Westerly line of said North Almond street with the Northerly line of Lot No. 325; thence North 60 deg. 50 min. West a distance of 300 feet; thence North 33 deg. 20 min. East a distance of 200.6 feet; thence South 60 deg. 50 min. East a distance of 285.4 feet to the Westerly line of North Almond street; thence Southerly along said Westerly line of said North Almond street 200 feet to the point of beginning and containing 1.37 acres, more or less. Said land being shown on that certain Map of Fairmount Park Lake, as surveyed by A.P. Campbell, C.E. in May, 1903, and filed in the office of the County Recorder of Riverside County, California, in Book of Maps No. 4, page 82, and said land is shown on said Map as one Lot marked with the words "Riverside Water Co."

Expressly reserving, however, to said party of the first part and to its successors and assigns forever:

1st: The exclusive and perpetual right to all of the water in any and every way appurtenant to or upon the said property, including riparian right in Spring Brook.

2nd: The right to erect, operate and maintain pumping machinery, well boring or other machinery for the purpose of obtaining and securing such water.

3rd: The perpetual right of ingress, egress and regress in, from and across the property for the purpose of developing, securing and carrying away and across said property such water as the party of the first part may obtain from said property or elsewhere.

4th: The right to erect buildings to protect machinery or for the use of the employees of said party of the first part.

5th: The right to cut down, remove or destroy trees, shrubbery or any or every kind of growth upon the said property for the purposes hereinbefore mentioned.

The party of the second part specifically waives all right of protest against any of the acts of the party of the first part for the purposes herein named and the filing of any suit, protest or other instrument by the said party of the second part against party of the first part against any of its acts herein specifically reserved by the party of the first part, shall upon the filing of such protest or instrument, immediately work a forfeiture of all rights herein conveyed and such property shall thereupon revert to the said party of the first part. Said party of the second part hereto hereby agrees that it will not erect any buildings upon said above described premises which will in any way obstruct or interfere with pipe lines or other structures to be erected thereon by said party

1 of the first part, and to that end shall not erect any buildings
2 thereon without the consent and approval of said party of the
first part.

3 Should the party of the second part fail, refuse or neglect
4 to use the property herein granted for a period of three
consecutive years the same shall thereupon revert to the said
party of the first part.

5 TOGETHER with all and singular the tenements, heredita-
6 ments and appurtenances thereunto belonging, or in any wise
appertaining, and the reversion and reversions, remainder and
7 remainders, rents, issues and profits thereof; subject,
however, to the reservations herein set forth.

8 TO HAVE AND TO HOLD, all and singular the said premises,
together with the appurtenances, unto the said party of the
second part forever.

9 IN WITNESS WHEREOF, The said party of the first part
10 has hereunto caused its corporate name to be subscribed and its
corporate seal to be affixed by its proper officers, thereunto
duly authorized by resolution of its Board of Directors.

11 RIVERSIDE WATER COMPANY

12 By Francis Cottle President

13 By Wm A. Borrell Secretary



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

On this 17th day of February in the year of our Lord one thousand nine hundred and
Twenty before me, Malachi Maynard, a Notary Public in and for said County and State, residing therein,
duly commissioned and sworn, personally appeared Francis Cottle
known to me to be the Wm A. Borrell President, and
known to me the Malachi Maynard 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.

Malachi Maynard
Notary Public in and for the County of Riverside, State of California.

city clerk

109.

No.

QUITCLAIM DEED

RIVERSIDE WATER CO.

TO

CITY OF RIVERSIDE.

COMPLETED
SELLING
M. H. H. H.

DATE: Feb. 17, 1920.

Book

MAR 2 1920

Min. past 4 o'clock P.M. at

Albione

Filed in Book No. 522 of

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Records of Riverside County.

H. H. H. H. recorder

H. H. H. H.

6-21-10