

Copy

786

Grant Deed

786

For and in Consideration of the sum of _____ Dollars,

Horace Kimball, ~~and~~ *et al* (husband and wife) do hereby

GRANT to The Riverside Title Company, a corporation organized and existing under the laws of the State of California,

all that real property situated in the City of Riverside, _____ County of Riverside, _____ State of California, _____, described as follows:

All of Lot 1, Overlook Ridge Tract as filed in Book 4 of Maps, Page 94, Records of Riverside County, California.

Also all that portion of Lots 2 and 3 of said Overlook Ridge Tract; beginning at the North ^{easterly} corner of said Lot 3; thence ^{southerly} along the ^{easterly} lines of Lots 3 and 2 of said tract, a distance of 17.95 feet to the ^{most northerly} corner of said Lot ~~two~~ ^{one}; thence ^{southwesterly} along the ^{northwesterly} line of said Lot ~~two~~ ^{one}, a distance of 21.57 feet; thence ^{northerly} ~~westerly~~ ^{more or less} 71.7 feet to the point of beginning, all being more particularly shown by plat attached hereto and made a part hereof.

Lot One (1) of the Overlook Ridge Tract, as shown by Map on file in Book 4 page 94 of Maps, records of Riverside County, California; also that portion of Lots Two (2) and Three (3) of said Overlook Ridge Tract, described as follows:-

Beginning at the Northeastern corner of said Lot Three (3); Thence Southerly along the Easterly line of said Lots Two (2) and Three (3), Fifty-seven and Ninety-five hundredths (57.95) feet to the most Northerly corner of said Lot One (1); Thence Southwesterly along the Northwesterly line of said Lot One (1) Twenty-one and Fifty-seven hundredths (21.57) feet; Thence Northerly Seventy-one and Seven-tenths (71.7) feet, more or less, to the point of beginning.

See Book 544, Page 484, Records of Riverside County

To have and to hold to the said grantee its heirs or assigns forever.

WITNESS our hand this 7th day of January, 1926.

Horace M. Kimball

Lillian F. Kimball

State of California, }
County of _____ } ss.

On this _____ day of _____, 19____, before
me, _____, a Notary Public, in and for said
County, personally appeared _____

known to me to be the person whose name _____ subscribed to the foregoing
instrument and acknowledged that he executed the same.

WITNESS my hand and Official Seal.

Notary Public in and for the County of Riverside, _____ State of California

GRANT DEED

INDIVIDUAL

Horace Kimball and

(husband and wife)

TO

Riverside Title Company.

Dated _____ 19____

800-8-13-WDC

CITY OF RIVERSIDE

City Hall

January 8th, 1926.

Mr. A. F. Campbell,
City Engineer,
Riverside, California.

Dear Sir:

The enclosed copy of deed and letter to the Riverside Title Company of this date is self-explanatory, and I suggest it be filed and indexed with your records, because in reality the city is taking over the property now, although temporarily holding the deed in the name of the Riverside Title Company.

This has been authorized by the City Council, and I am completing the transaction.

Yours very truly,



SCE-DP
Encl.

CITY OF RIVERSIDE
City Hall

January 8th, 1926.

Riverside Title Company,
9th & Main Sts.,
Riverside, California.

Gentlemen:

Enclosed find Deed from Horace Kimball and wife (you to insert the wife's name when she signs), to Lot 1 and parts of Lots 2 and 3, Overlook Ridge Tract, which deed goes to your Company to be held for the City of Riverside, according to financial arrangement the writer has made with Mr. W.E. Clancy of the Citizens National Bank. If the title is good you are to pay Mr. Kimball \$1000.00, and if there is a mortgage have the mortgagee sign the deed or have the mortgage paid. You, of course, will make your own financial arrangement with the Citizens National Bank.

As soon as this is completed the City will execute a lease option agreement with you, by which we pay \$100.00 cash, \$100.00 in one year, and the balance in two years, with interest at 6% semi-annually; and these interest payments figured in as the lease payments instead of being mentioned directly as interest, all in the same manner as per the document executed with the Hellman Commercial Savings Bank & Trust Company for Fairmount Park.

We have written Mr. Kimball to call at your office, with his wife.

Yours very truly,



SCE-LP

CITY OF RIVERSIDE
City Hall

January 8th, 1926.

Mr. Horace Kimball,
Ridge Road, Near Market Street,
Riverside, California.

Dear Sir:

Please call at the Riverside Title Company's office,
9th and Main Streets, with your wife, and sign the deed to the
property the City is buying from you, and said Title Company will
pay you \$1000.00. Providing, of course, the title to the property
is O.K.

If the property is mortgaged it will be necessary to
either have the mortgagee sign the mortgage or pay it off.

Yours very truly,



SCE-DP

Received & Paid Jan 15, 1927 in book 544, Page 108

January 2, 1926.

City Engineer's Office,
Riverside, California.

Filed with 744

Enclosed find certificate of the Security Title Insurance and Guarantee Company No. 68095, for Lot 40 Overlook Ridge Tract, which the City lately purchased from Jane B. Wilson for the purpose of making it an addition to Fairmount Park and in connection with Lot 42 which the City already owns, deed dated 3/9/17 No. 461-140, Council approved April 17, 1917: And in connection with Lot 41 which we have purchased from the Pacific Electric and in connection with Lot 1 which we hope to purchase from Horace M. Kimball. ← 786

599

Please check your records and see if you have the deed to Lot 40 to go with this certificate, and also search to see if you have the deed and certificate for Lot 41 and also for Lot 42 and if you do not have the deeds and certificates for these three Lots please report in writing to the Mayor's Office what you lack so that this matter may be determined at this time.

When we get the deed to Lot 1 there will also be a small portion of the adjoining lots to the West for the purpose of making a roadway from the intersection of Ridge road and North Market Street through said Lot 1, and these other lots to the West and through Lot 42 and 40 to Fairmount Boulevard.

I enclose also a plat of this territory and suggest that you notate on it where all the other deeds are recorded, and then when the deed to Lot 1 comes in that you draw in the other lots affected.

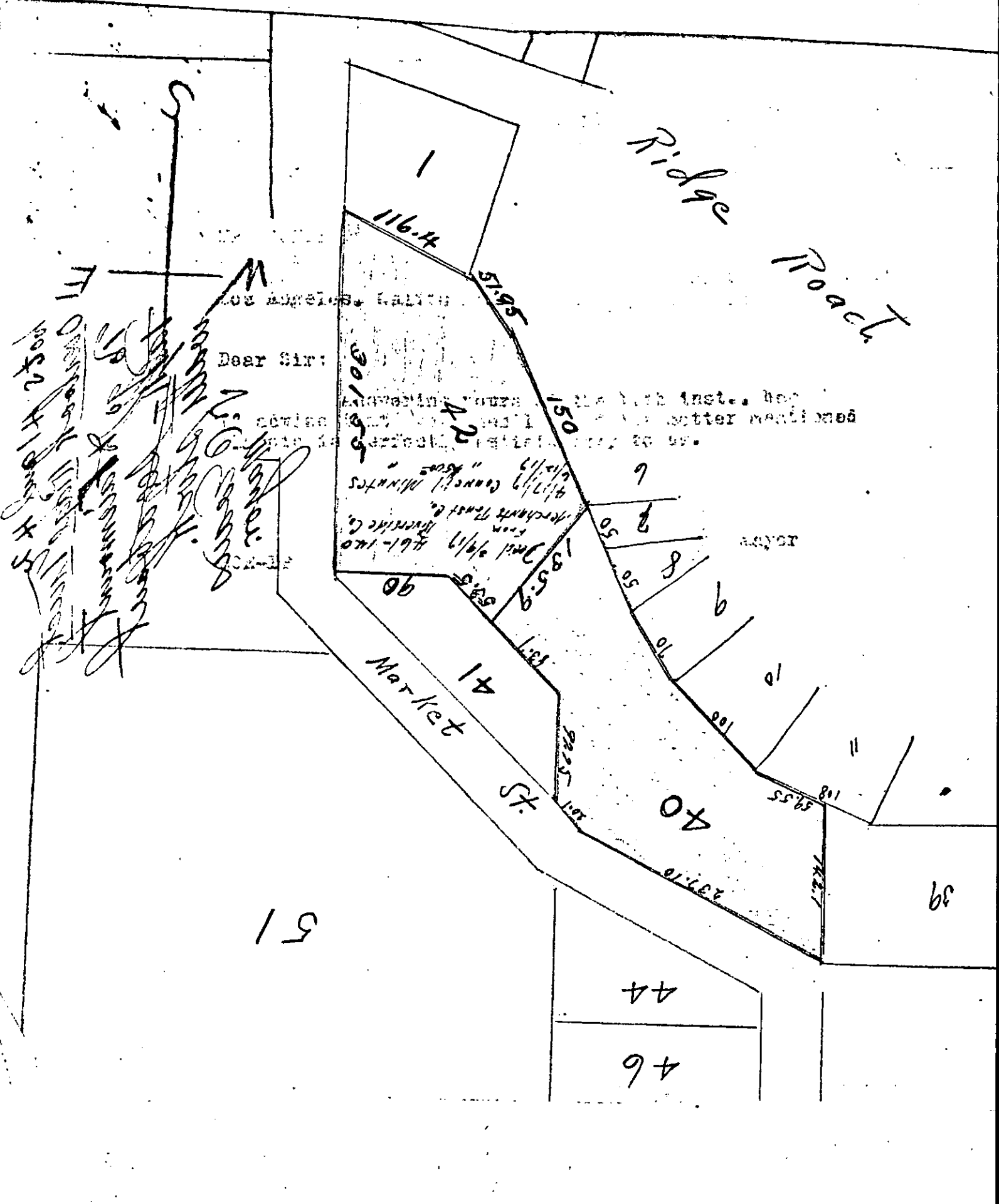
In connection herewith I also file with you to be kept with these deeds the correspondence with the Pacific Electric, Carrie A. Taylor, Jane B. Wilson and Horace M. Kimball regarding these lots.


Mayor.

SCE-A.

GRANT DEED—Walter D. Clark, Prompt Printer, Riverside, California

Record of P.L. 151927 in book 544, Page 904



Dear Sir:

[Handwritten signatures and notes, including 'APR 15 1898' and 'Dear Sir:']

[Faint, mostly illegible printed text, possibly a letter or official notice.]

City Hall
S.C. Evans, Mayor

September 14th, 1925.

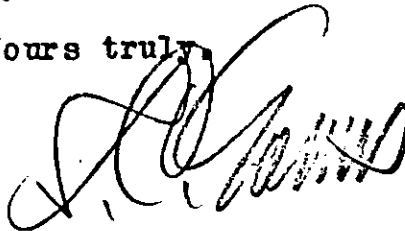
Mr. C.H. Burnett, Mgr.,
Real Estate, Taxes & Resorts,
788 Pacific Electric Bldg.,
Los Angeles, California.

(Your file W.O.2541)

Dear Sir:

Answering yours of the 11th inst., beg
to advise that your handling of the matter mentioned
therein is perfectly satisfactory to us.

Yours truly,



Mayor

SCE-DP

PACIFIC ELECTRIC

REAL ESTATE, TAX & RESORT
DEPARTMENT
788 PACIFIC ELECTRIC BUILDING
METROPOLITAN 7400

SAFETY FIRST
CROSS CROSSINGS CAUTIOUSLY

IN YOUR REPLY PLEASE REFER TO
FILE NO. W.O. 2541

LOS ANGELES, CALIFORNIA Sept. 11, 1925.

HON. C. S. EVANS, Mayor,
Riverside, California.

Dear Sir:

Referring to matter of sale to City of Lot 41 Overlook Ridge
Tract for the sum of \$350:

This sale has now been completed, and inasmuch as it was
understood that buildings now located on the premises were to
be removed within six months from date of sale, am issuing in-
structions to Chief Engineer, to arrange to take care of this
matter.

Trusting this will be satisfactory, we are,

Yours truly,

W. H. Burnett

Mgr. Real Estate, Taxes & Resorts.

JED.

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GRANT DEED—Walter D. Clark, Prompt Printer, Riverside, California

Record of F. 15, 1927, in book 514, p. 108

REAL ESTATE, TAX & RESORT
DEPARTMENT
788 PACIFIC ELECTRIC BUILDING
METROPOLITAN 7400

SAFETY FIRST
CROSS CROSSINGS CAUTIOUSLY

IN YOUR REPLY PLEASE REFER TO
FILE NO. W.O. 2541

LOS ANGELES, CALIFORNIA August 21, 1925.

RIVERSIDE TITLE COMPANY,
Riverside, California.

Gentlemen:

Referring to Order 58068 covering guarantee of title to Lot
41 Overlook Ridge Tract, in the City of Riverside:

Kindly advise if this guarantee has been completed and de-
livered to Mayor Evans, as this company has not yet received
either your bill for charges nor voucher from the city in pay-
ment of this lot.

Yours truly,

Original Signed
C. H. BURNETT
By F. A. Alsopach

Mgr. Real Estate, Taxes & Resorts.

JED.

cc. Mayor Evans.

PACIFIC ELECTRIC
REAL ESTATE, TAX & RESORT
DEPARTMENT
788 PACIFIC ELECTRIC BUILDING
METROPOLITAN 7400

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IN YOUR REPLY PLEASE REFER TO
FILE NO. W.O. 2541

LOS ANGELES, CALIFORNIA July 9, 1925.

HONORABLE S. C. EVANS, Mayor,
Riverside, California.

Dear Sir:

Referring to matter of proposed sale to City of Riverside
of Lot 41 Overlook Ridge Tract:

Kindly advise just how this deed shall be drawn, in order
to avoid any unnecessary delay.

Yours truly,

W. O. Burnett

Mgr. Real Estate, Taxes & Resorts.

JED.

GRANT DKED—Walter D. Clark, Prompt Printer, Riverside, California

Printed & Filed 15, 1925, in book 544, Page 194

July 11, 1925.

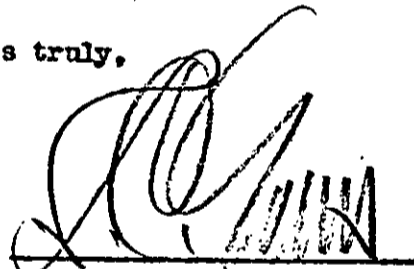
Mr. C. H. Burnett, Manager
Real Estate, Taxes & Resorts,
788 Pacific Electric Building,
Los Angeles, California.

Dear Sir:-

With reference to your letter of July 9th,
(Your File W.O. 2541) please draw the deed to "The City
of Riverside a Municipal Corporation organized and existing
under the laws of the State of California".

If you will have the deed properly drawn
and acknowledged and delivered to the City Clerk we will draw
a City Warrant at the next meeting of the City Council, and
we usually meet once a week.

Yours truly,



Mayor.

SOE-A.

REAL ESTATE, TAX & RESORT
DEPARTMENT
788 PACIFIC ELECTRIC BUILDING
METROPOLITAN 7400

SAFETY FIRST
CROSS CROSSINGS CAUTIOUSLY

IN YOUR REPLY PLEASE REFER TO

FILE NO. A.O. 2541

LOS ANGELES, CALIFORNIA May 6, 1925.

HONORABLE S. C. EVANS, Mayor,
Riverside, California.

Dear Sir:

Referring to yours of April 30th, relative to purchase by
the City of Lot 41, Overlook^{Ridge} Tract from the Pacific Electric Land
Company:

Subject to approval of the management, this Company will sell
parcel in question to the City for \$350. It will require possibly
60 days to secure authority for making this sale and it is desired
to use the premises for possibly six month to provide housing for
families of section hands until authority can be secured for con-
structing new facilities at another location.

Yours truly,

Ed J. Barrett
Mgr. Real Estate, Taxes & Resorts.

*Future correspondence regarding
this
"Attention Mr. Auspach"*

yes
FAA.JED

GRANT DREED—Walter D. Clark, Prompt Printer, Riverside, California

Received & P. 15, 1927, in book 544, Page 198

Mr B. C. Coans,
Riverside, Calif.

20

Dear Sir:

Your letter received. I will
be in Riverside the first of next
week. Will see you in regard to
lot, which is for sale.

Very respectfully,
Gene B. Wilson
1049 N 21st.

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[Handwritten signature]

Mr
Co/
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92

Park file

Riverside, Calif.
April 2nd, 1925.

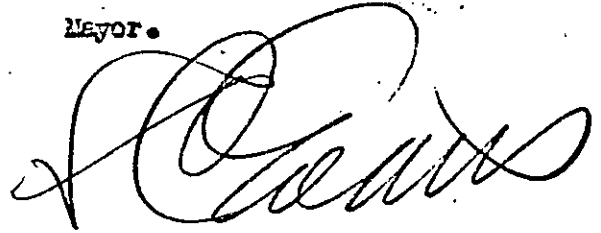
Mrs. Jane B. Wilson,
c/o Mrs. L. M. Holt,
1049 W. 21st St.,
Los Angeles, Calif.

Dear Madam:-

The records show that Lot 40 of the Overlook Ridge Tract in our City along the extension of North Market Street belongs to you. The City owns Lot 42 of said Tract and with a view ultimately to making another entrance into Fairmount Park and planting out the arroyo, would you sell Lot 40 and if so at what price?

Yours very truly,

Mayor.



SCE/S

D. W. PONTIUS,
VICE PRESIDENT AND GENERAL MANAGER

IN YOUR REPLY PLEASE REFER TO
FILE NO. 311.2

LOS ANGELES, CALIFORNIA April 4, 1925.

*Pls to attach front of
Linn - place in Pack File.*

Hon. S. C. Evans, Mayor,
Riverside, California.

My dear Mayor:

Yours of the 2nd regarding possible purchase by the
City of Riverside of Lot 41, Overlook Ridge Tract:

Am having this matter checked up to see just what
can be done and have asked Mr. C. H. Burnett, Manager, Real Estate,
Tax and Resort Department, who handles sales of property, to call
on you within the next week or ten days and discuss the matter.

Very truly yours,

D. W. Pontius

GRANT DRED—Walter D. Clark, Prompt Printer, Riverside, California

Recorded R. 4-15-27. in book 544, Page 1294

Riverside, Calif.
April 2nd, 1926.

D. W. Pontius,
Pacific Electric Bldg.,
6th & Main Sts.,
Los Angeles, Calif.

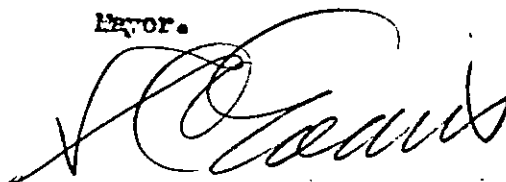
My dear Mr. Pontius:-

The records show that lot 41 of the Overlook
Ridge Tract in our City along the extension of North Market Street
belongs to the Pacific Electric Land Company. The City owns Lot
42 of said Tract adjoining and with a view ultimately to making another
entrance into Fairmount Park and planting out the arroyo, would your
Company sell Lot 41, and if so at what price?

Yours very truly,

SCE/S

Mayor.



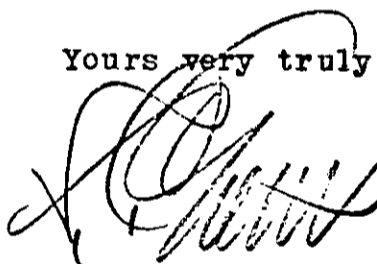
Riverside, Calif.
April 7th. 1925.

Horace M. Kimball,
839 Ridge Road,
City.

Dear Sir:-

The records show that Lot 1 of the Overlook Ridge Tract in our City along the extension of North Market Street belongs to you. The City owns Lot 42 of said Tract and with a view ultimately to making another entrance into Fairmount Park and planting out the arroyo, would you sell Lot 1 and if so at what price,?

Yours very truly,

 Mayor.

SCE/S

REAL ESTATE, TAX & RESORT
DEPARTMENT
700 PACIFIC ELECTRIC BUILDING
METROPOLITAN 7400

SAFETY FIRST
CROSS CROSSING CAUTIONS

IF YOU ONLY PLEASE REFER TO

FILE NO. W.O. Pending

LOS ANGELES, CALIFORNIA April 21st, 1925

HONORABLE S. C. EVANS,

Riverside, California.

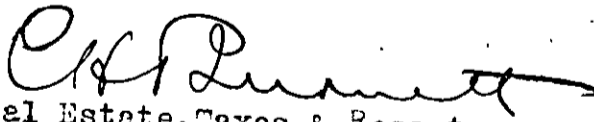
My dear Mayor:

Referring to Mr. Pontius' letter to you of April 4th, re-
garding possible purchase by the City of Riverside of Lot 41,
Overlook Ridge Tract, owned by Pacific Electric Land Company:

Am glad to advise you that favorable report has been re-
ceived from various departments interested consenting to the sale
of this lot.

Regret very much that it will be impossible for me at this
time to call on you personally in connection with this matter, and
in order to avoid further delay this letter will serve to intro-
duce Mr. Tillotson of my office, who is handling sales, and who
will be glad to discuss the matter with you before it is submitted
for executive approval.

Yours truly,


Mgr. Real Estate, Taxes & Resorts.

FAA-EM

GRANT DHED—Walter D. Clark, Prompt Printer, Riverside, California

Record of P. H. 1927. in book 544, page 54.

April 30th, 1925.

C. H. Burnett, Mgr.,
Real Estate Department,
Pacific Electric Railway Co.,
Los Angeles, Calif.

My dear Mr. Burnett:-

I have yours of the 21st and thank you for your prompt attention. Mr. Tillotson called on me yesterday with reference to the sale of your lot to the City for park purposes and I think we tentatively came to an agreement and I trust that when Mr. Tillotson reports to you that you will see your way clear to affirm tentative appraisement of \$350.00.

I told him you could leave the old house on the lot for six months and then remove it if you wished as the house is of no value.

I wish to impress upon you the fact that this property together with already owned City property and the arroyo leading from North Market Street to Fairmount Park would enable the City to make a fine entrance, and the land is more suitable for park purposes than any other purpose. Also I believe we could have a portion of Market Street abandoned and abandon the present overhead crossing on North Market Street which is dangerous and which has been complained of many times and we would endeavor to procure a road west of the North Almond Street subway so that the people north of the street car tracks can get out that way. I am sure this would make a good clean up of the whole situation.

Yours very truly,

SCE/s

CITY OF RIVERSIDE

By _____
Mayor.

April 22nd, 1925.

D. W. Pontius, General Mgr.,
Pacific Electric Railway,
Pacific Electric Bldg.,
6th & Main Sts.,
Los Angeles, Calif.

My dear Mr. Pontius:-

Some days ago I wrote you concerning Lot 41 of the Overlook Ridge Tract in our City and you replied that the man would be here soon to go over the situation with me. I am enclosing you a rough plat of your lot showing also Lots 42 and 40 which the City now owns and we expect to purchase Lot 39 within the next few days and possibly a portion of Lot 1. If we could procure your Lot we would then be able to make another very nice entrance into the Park and we would like to grade the road now and do some tree planting. If we could procure your Lot it would very much add to the clean up of this locality but we would not need to disturb the family you have in the little house for a number of months if that would be an accommodation.

The City would very much appreciate your prompt attention to this matter and please do the very best you can for us as the Lot is small and probably of not much value to your Company. Probably you could not give it out right but we would like to have you get as near that as possible for Park purposes.

Please let me know at your earliest convenience and oblige.

Yours very truly,

CITY OF RIVERSIDE,

Mayor.

SCE/s

PACIFIC ELECTRIC RAILWAY COMPANY

OFFICE OF VICE PRESIDENT AND GENERAL MANAGER

part

D. W. PONTIUS,

VICE PRESIDENT AND GENERAL MANAGER

IN YOUR REPLY PLEASE REFER TO

FILE NO. 311.2

LOS ANGELES, CALIFORNIA April 24, 1925.

Hon. S. C. Evans,
Mayor, City of Riverside,
Riverside, California.

My dear Mayor:

Yours of the 22nd, regarding the possible sale
of Lot 41, Overlook Ridge Tract, to the City of Riverside:

On April 4th, I wrote you that Mr. Burnett, Manager
Real Estate, Taxes and Resorts, would probably call on you within the
next week or ten days to discuss the matter, but owing to certain
investigations which he had to make first, I am informed that the
matter has been a little delayed. However, understand he has
arranged to have his representative, C. B. Tillotson, call on you at
once to discuss the entire proposition so that the plan can be
submitted to our Board of Directors for approval.

Yours very truly,

D. W. Pontius

Park

April 30th, 1925.

H. N. Dunbar,
City Treasurer,
City.

Dear Sir:-

By resolution of the Common Council passed at its meeting on the 28th inst. I was authorized to purchase Lots 40 and 39 of the Overlook Ridge Tract, from Mrs. Jane B. Wilson and Mrs. W. Taylor for \$600.00 each, total of \$1200.00. These lots are being purchased for the purpose of putting them with Lot 42, already owned by the City, and with a further view of obtaining Lot 41 from the Pacific Electric Railway Company, all for a new entrance into Fairmount Park from North Market Street and so that the arroyo can be held for this public use rather than to have it built upon with small houses. This will also doubtless result in the elimination of the present North Market Street dangerous railroad crossing and the opening, by the City, of a road west of the North Almond Street subway so that the people north of the street car tracks can get out that way.

You will therefore please deliver to me the sum of \$1600.00 and hold this letter as your receipt therefor until the present audit of the City books is completed, which will be soon, so that we will know on what Fund we can best draw for this \$1600.00.

Yours very truly,

CITY OF RIVERSIDE

By 

Mayor.

SCE/s

Fairmount Park
Oreglog & Peltolact
P.O. Box 925
as an address to
Fairmount Park.

S. C. Myers