

# Grant Deed

(CODE) CORPORATION

912

925

FINANCE INVESTMENT CORPORATION,

a Corporation duly organized and existing under and by virtue of the laws of the State of California, and having its principal place of business in the City of Los Angeles,

County of Los Angeles and State of California, party of the first part,

for and in Consideration of the sum of Three Thousand (\$3,000.00) - - - - - Dollars,

the receipt whereof is hereby acknowledged, does hereby

Grant to THE CITY OF RIVERSIDE, a Municipal Corporation organized and existing under the laws of the State of California, party of the second part,

O.K. City

~~Structure that supports, maintains, and~~ An easement in perpetuity over, through and in the following described lands and on the particular location herein described, for the purpose of excavating, laying, constructing, maintaining, operating, repairing, altering, replacing, and removing a pipe line constructed of steel, concrete or vitrified pipe, or in part of either of said materials, having an inside diameter not to exceed forty-two (42) inches for the purpose of conveying domestic water for said City of Riverside, through Lots 2 and 3, Block 64; Lots 2 and 3, Block 87; Lots 1 and 3, Block 88 of the San Bernardino Rancho, in the County of San Bernardino, State of California, as shown upon map of plat of said San Bernardino Rancho, recorded in Book 7 of Maps at page 2, in the office of the County Recorder of the County of San Bernardino, State of California. Also through Lot "A" of the Grand Terrace Tract according to map of said tract recorded in Book 1 at page 33 of the Record of Surveys, of said San Bernardino County, said easement covering a strip of land lying, measured at right angles, on each side of a center line described as follows, and allowing for the installation of the said pipe line not to exceed said forty-two (42) inches inside diameter, to wit:

PARCEL 1.

Beginning at a point in the east line of said Lot 2, Block 64 of said San Bernardino Rancho, distant southerly 603.49 feet along said east line of said Lot 2, from the northeast corner of said Lot 2; thence S 51°50' W, a distance of 1060.06 feet to a point; thence along the arc of a tangent curve concave to the southeast having a radius of 500 feet, through an angle of 11°35', a distance of 101.08 feet to a point; thence S 40°15' W, a distance of 1736.87 feet to a point in the southerly line of said Lot 3, (said southerly line of Lot 3 also being known as the center line of Washington Street) distant easterly 615.53 feet from the southwest corner of said Lot 3, said Block 64; thence continuing on said last mentioned course of S 40°15' W, through said Lot 2, Block 87, a distance of 938.91 feet to a point; thence along the arc of a tangent curve concave to the northwest having a radius of 500 feet through an angle of 1°35'31" a distance of 13.89 feet to a point in the easterly line of Lot 3, said Block 87, distant southerly 725.73 feet from the northeast corner of said Lot 3; thence continuing along the arc of said last mentioned curve through an additional

925

angle of  $28^{\circ}36'29''$  a further distance of 249.65 feet to a point; thence  $S 70^{\circ}27' W$ , a distance of 2201.62 feet to a point in the most easterly boundary line of the land conveyed to the West Riverside 350 Inch Water Company by Deed recorded in Book 380 at page 197 of Deeds, Records of San Bernardino County, said last mentioned point being southerly 106.65 feet along the most easterly boundary line from the most easterly corner of said West Riverside 350 Inch Water Company lands.

PARCEL 2.

Beginning at a point in the most southerly line of the Northwest portion of Lot "A", Grand Terrace Tract as recorded in Corporation Grant Deed as recorded in Book 643, page 93 of Deeds, Records of San Bernardino County, said Lot "A" being shown on map recorded in Book 1, page 33, Records of Surveys of San Bernardino County, said point being westerly along said southerly line of said Northwest portion of Lot "A" a distance of 70.78 feet from the most southerly corner of said Northwest portion of Lot "A", said point also being a point on a curve concave to the southeast, having a radius of 500 feet and a radial bearing at said point of  $S 72^{\circ}18'04'' E$ ; thence northeasterly along the arc of said last mentioned curve a distance of 48.75 feet to a point; thence  $N 23^{\circ}17'07'' E$ , a distance of 93.83 feet to a point; thence northeasterly along the arc of a tangent curve concave to the southeast having a radius of 500 feet, a distance of 33.02 feet to a point; thence  $N 27^{\circ}04'07'' E$ , a distance of 347.38 feet to a point; thence northeasterly along the arc of a tangent curve concave to the southeast having a radius of 200 feet, a distance of 85.51 feet to a point; thence  $N 51^{\circ}33'52'' E$ , a distance of 388.27 feet to a point; thence northeasterly along the arc of a tangent curve concave to the southeast and having a radius of 500 feet, a distance of 71.27 feet to a point; thence  $N 59^{\circ}43'52'' E$ , a distance of 633.62 feet, more or less to an intersection with the westerly line of land conveyed to the West Riverside 350 Inch Water Company by deed recorded in Book 380 at page 197 of Deeds, Records of San Bernardino County.

The undersigned granting such easement only as to that part of the land above described of which it is the owner or otherwise interested.

1. Said second party shall have the right of necessary and reasonable ingress and egress to and from said pipe line, for the purpose of constructing, re-constructing, maintaining, operating or repairing said pipe.
2. Said pipe to be laid and maintained at such depth that the top of said pipe will at all points be at least 18" below the normal surface level of the ground.
3. Said second party shall have the right to place and maintain such air vents, air valves and gates in or on said pipe line as may be necessary. The second party shall, however, whenever same can be done without interfering with the reasonable and necessary use and operation of said pipe line, and upon the written demand of the party of the first part, its successors or assigns, remove any such air vents, air valves or gates, and re-locate same at other point or points, provided such change, removal and re-location is made necessary on account of the erection of any building, the installation of a roadway or for other substantial improvement necessary or desirable on the part of the party of the ~~first~~ <sup>first</sup> part and in case of such removal and re-location, the expense shall be paid by the party of the first part, its successors or assigns.
4. Said pipe line shall not be used for conveying sewer water or for conveying water produced or arising from the lands embraced by the present Delta Ranch, including the above mentioned parcels.
5. Grantor reserves to itself, its successors and assigns the right to cross said ~~line~~ <sup>streets</sup> line with roadways, sewer lines, water lines, and other pipes, either above or below said pipe line and also reserves to itself

water produced or arising from the lands embraced by the present Delta Ranch, including the above mentioned parcels.

5. Grantor reserves to itself, its successors and assigns the right to cross said pipe line with roadways, <sup>streets</sup> sewer lines, water lines, and other pipes, either above or

below said pipe line and also reserves to itself, its successors and assigns the use for farming and other purposes of the surface above said pipe line, together with the right to flow sewage and sewer water upon the land above and adjacent to said pipe line. ✓

6. One domestic water service connection shall be installed by the party of the ~~first~~ <sup>second</sup> part in said pipe line at a point in said Lot 2, Block 87, for the benefit of the grantor, its successors, and assigns, and the grantor may at its own expense construct, maintain and operate water pipe lines from said domestic water connection to serve domestic water supply to the occupants of residences, but not exceeding a total of 5 residences, located on the premises now owned by the said grantor and known as the Delta Ranch, and to also serve the present barn and packing sheds on the premises of said grantor, and the said grantor, its successors, and assigns shall have the right to take and receive water from said pipe line thru said domestic water service connection, subject however to the same rules, regulations, and rates as pertains to the users of the domestic water system of the City of Riverside. This clause shall in no way be construed as a right of grantor to extend water to other places on grantor's property, to make other connections to said pipe line of said City of Riverside or for the extension of said domestic water service for subdivision purposes.

7. Said second party assumes responsibility for and agrees promptly to pay any damage, including damage to planted or growing crops, caused by installation, repair or removal of said pipe line, as well as any damage occasioned by breakage or leakage of said pipe line.

8. The grant of this easement is upon the further express condition subsequent that said easement shall be void in the event of the failure of said City of Riverside, its successors or assigns, to fully comply with and perform each and every foregoing condition. This further condition to be operative upon judicial determination of the happening of any of the events upon which it is based.

All this easement being more particularly shown by a plat hereto attached and made a part hereof.

9. This easement is granted subject to rights of ways, easements, reservations, and conditions of record.

In Witness Whereof, The said party of the first part has caused its corporate name and seal to be affixed by its President and Secretary thereunto, duly authorized this 23rd day of November, nineteen hundred and twenty-six.

FINANCE INVESTMENT CORPORATION

By *[Signature]* President

By *[Signature]* Secretary

*(Seal)*

State of California, }  
COUNTY OF LOS ANGELES. } ss

On this 15th day of June A. D., 1927 before me,  
P. A. Wallace a Notary Public in and for the said  
County and State, residing therein, duly commissioned and sworn, personally appeared  
Robert H. Parker known to me to be the  
President and C. H. Evans known to me to be the

Secretary of the Finance Investment Corporation,  
the Corporation that executed the within Instrument, 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.

In Witness Whereof, I have hereunto set my hand and affixed my official seal  
the day and year in this certificate first above written.

*[Signature]*

Notary Public in and for said County and State.

WOLCOTT'S NOTARY BLANK - Corp. - Pres. and Sec. - Wolcott's Notary Blank - Red Seal 223

Notary Public in and for said County and State. Dec. 12, 1927

*[Signature]*

Approved as to form  
George A. Branch  
City Attorney

b1/ok<sup>2</sup>

No. ....

Order No. ....

# Grant Deed

When recorded, please mail the instrument to

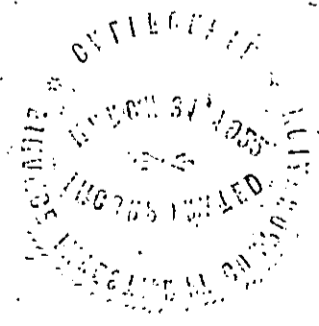
(Code) Corporation

FINANCE INVESTMENT CORPORATION, .....

TO

THE CITY OF RIVERSIDE, .....

DATED November 23, ..... 19 26.



RESOLUTION NO. 1271 (NEW SERIES).

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF RIVERSIDE ACCEPTING A DEED FOR A RIGHT-OF-WAY FOR A DOMESTIC WATER PIPE LINE.

RESOLVED; by the Common Council of the City of Riverside, that deed dated November 23, 1926, executed by FINANCE INVESTMENT CORPORATION, a Corporation duly organized and existing under and by virtue of the laws of the State of California, to the CITY OF RIVERSIDE, a municipal corporation, of the County of Riverside, State of California, for an easement in perpetuity over, through and in the following described lands and on the particular location herein described, for the purpose of excavating, laying, constructing, maintaining, operating, repairing, altering, replacing, and removing a pipe line constructed of steel, concrete or vitrified pipe, or in part of either of said materials, having an inside diameter not to exceed forty-two (42) inches for the purpose of conveying domestic water for said City of Riverside, through Lots 2 and 3, Block 64; Lots 2 and 3, Block 87; Lots 1 and 3, Block 88 of the San Bernardino Rancho, in the County of San Bernardino, State of California, as shown upon map of plat of said San Bernardino Rancho, recorded in Book 7 of Maps, at page 2, in the office of the County Recorder of the County of San Bernardino, State of California. Also through Lot "A" of the Grand Terrace Tract according to map of said tract recorded in Book 1 at page 33 of the Record of Surveys, of said San Bernardino County, said easement covering a strip of land lying, measured at right angles, on each side of a center line described as follows, and allowing for the installation of said pipe line not to exceed said forty-two (42) inches inside diameter, to-wit:

PARCEL 1

Beginning at a point in the East line of said Lot 2, Block 64 of said San Bernardino Rancho, distant Southerly 603.49 feet along said East line of said Lot 2, from the Northeast corner of said Lot 2; thence South 51° 50' West, a distance of 1060.06

METROPOLITAN NO. 1517 (NEW SERIES)

feet to a point; thence along the arc of a tangent curve concave to the Southeast having a radius of 500 feet, through an angle of  $11^{\circ} 35'$ , a distance of 101.08 feet to a point; thence South  $40^{\circ} 15'$  West, a distance of 1736.87 feet to a point in the Southerly line of said Lot 3, (said Southerly line of Lot 3 also being known as the center line of Washington Street) distant Easterly 615.53 feet from the Southwest corner of said Lot 3, said Block 64; thence continuing on said last mentioned course of South  $40^{\circ} 15'$  West, through said Lot 2, Block 87, a distance of 938.91 feet to a point; thence along the arc of a tangent curve concave to the Northwest having a radius of 500 feet through an angle of  $1^{\circ} 35' 31''$  a distance of 13.89 feet to a point in the Easterly line of Lot 3, said Block 87, distant Southerly 725.73 feet from the Northeast corner of said Lot 3; thence continuing along the arc of said last mentioned curve through an additional angle of  $28^{\circ} 36' 29''$  a further distance of 249.65 feet to a point; thence South  $70^{\circ} 27'$  West, a distance of 2201.52 feet to a point in the most Easterly boundary line of the land conveyed to the West Riverside 350 Inch Water Company by Deed recorded in Book 380 at page 192 of Deeds, Records of San Bernardino County, said last mentioned point being Southerly 106.65 feet along the most Easterly boundary line from the most Easterly corner of said West Riverside 350 Inch Water Company lands. 73

PARCEL 2

Beginning at a point in the most Southerly line of the Northwest portion of Lot "A", Grand Terrace Tract as recorded in Corporation Grant Deed as recorded in Book 643, page 93 of Deeds, Records of San Bernardino County, said lot "A" being shown on map recorded in Book 1, page 33, Records of Surveys of San Bernardino County, said point being Westerly along said Southerly line of said Northwest portion of Lot "A", a distance of 70.78 feet from the most Southerly corner of said Northwest portion of Lot "A", said point being also a point on a curve concave to the southeast, having a radius of 500 feet and a radial bearing at said point of South  $72^{\circ} 18' 04''$  East; thence Northeasterly along the arc of said last mentioned curve a distance of 48.75 feet to a point; thence North  $23^{\circ} 17' 07''$  East, a distance of 93.83 feet to a point; thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 500 feet, a distance of 33.02 feet to a point; thence North  $27^{\circ} 04' 07''$  East, a distance of 347.38 feet to a point; thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 200 feet, a distance of 35.51 feet to a point; thence North  $51^{\circ} 33' 52''$  East, a distance of 338.27 feet to a point; thence Northeasterly along the arc of a tangent curve concave to the southeast and having a radius of 500 feet, a distance of 71.27 feet to a point; thence North  $59^{\circ} 43' 52''$  East, a distance of 633.62 feet, more or less to an intersection with the Westerly line of land conveyed to the West Riverside 350 Inch Water Company by deed recorded in Book 380 at page 192 of Deeds, Records of San Bernardino County.

The undersigned granting such easement only as to that part of the land above described of which it is the owner or otherwise interested.

1. Said second party shall have the right of necessary and reasonable ingress and egress to and from said pipe line, for the purpose of constructing, re-constructing, maintaining, operating or repairing said pipe.
2. Said pipe to be laid and maintained at such depth that the top

of said pipe will at all points be at least 18" below the normal surface level of the ground.

3. Said second party shall have the right to place and maintain such air vents, air valves and gates in or on said pipe line as may be necessary. The second party (shall, however, whenever same can be done without) interfering with the reasonable and necessary use and operation of said pipe line, and upon the written demand of the party of the first part, its successors or assigns, remove any such air vents, air valves or gates, and re-locate same at other point or points, provided such change, removal and re-location is made necessary on account of the erection of any building, the installation of a roadway or for other substantial improvement necessary or desirable on the part of the party of the first part and in case of such removal and re-location, the expense shall be paid by the party of the first part, its successors or assigns.

4. Said pipe line shall not be used for conveying sewer water or for conveying water produced or arising from the lands embraced by the present Delta Ranch, including the above mentioned parcels.

5. Grantor reserves to itself, its successors and assigns the right to cross said pipe line with roadways, streets, sewer lines, water lines, and other pipes, either above or below said pipe line and also reserves to itself, its successors and assigns the use for farming and other purposes of the surface above said pipe line, together with the right to flow sewage and sewer water upon the land above and adjacent to said pipe line.

6. One domestic water service connection shall be installed by the party of the second part in said pipe line at a point in said Lot 2, Block 87, for the benefit of the grantor, its successors, and assigns, and the grantor may at its own expense construct, maintain and operate water pipe lines from said domestic water connection to serve domestic water supply to the occupants of residences, but not exceeding a total of 5 residences, located on the premises now owned by the said grantor and known as the Delta Ranch, and to also serve the present barn and packing sheds on the premises of said grantor, and the said grantor, its successors, and assigns shall have the right to take and receive water from said pipe line thru said domestic water service connection, subject however to the same rules, regulations, and rates as pertains to the users of the domestic water system of the City of Riverside. This clause shall in no way be constructed as a right of grantor to extend water to other places on grantor's property, to make other connections to said pipe line of said City of Riverside or for the extension of said domestic water service for subdivision purposes.

7. Said second party assumes responsibility for and agrees promptly to pay any damage, including damage to planted or growing crops, caused by installations, repair or removal of said pipe line, as well as any damage occasioned by breakage or leakage of said pipe line.

8. The grant of this easement is upon the further express condition subsequent that said easement shall be void in the event of the failure of said City of Riverside, its successors or assigns, to fully comply with and perform each and every foregoing condition. This further condition to be operative upon judicial determination of the happening of any of the events upon which it is based.

All this easement being more particularly shown by a plat hereto attached and made a part hereof.



THE SECOND OF THE MONTH  
OF THIS DATE WITH SEVEN DAYS OF THE YEAR 1927

9. This easement is granted subject to rights of ways, easements, reservations, and conditions of record,

and the same is hereby, accepted; and

BE IT FURTHER RESOLVED; that a copy of this resolution be attached to said deed and that the same be recorded in the office of the County Recorder of San Bernardino County, California, and thereafter filed in the office of the City Engineer of the City of Riverside.

I, G. Albert Mills, the duly elected, qualified and acting Clerk of the City of Riverside, California, do hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the Common Council of the City of Riverside, California, at its meeting held on the 28th day of December, 1927, by the following vote:

Ayes: Councilmen Strickler, Lord, Taylor and Backstrand.

Noes: None.

Absent: Councilmen Wagner and Wells.

G. Albert Mills  
Clerk of the City of Riverside.

I hereby approve the foregoing resolution this 31st day of December, 1927.

J. J. Jarrow  
Mayor of the City of Riverside.

WHEN COPIES ARE RETURNED TO  
*City Clerk*  
*City Hall*  
*Riverside, Calif.*

Recorded at Request of  
PIONEER TRUST COMPANY & TRUST CO.

February 1928  
Calif.

At - 9

In Book ..... } Official  
Page ..... } Records

San Bernardino County  
(Calif.)

*Charles P. Berglund*  
County Recorder

By ..... Deputy

Fee \$.....

I certify I have correctly  
transcribed document in  
above mentioned book.

..... Copyist

~~220~~  
~~19~~

ASSIGNMENT.

FINANCE INVESTMENT CORPORATION,  
a Corporation,

To

CITY OF RIVERSIDE, a Municipal  
Corporation.

Dated November 25, 1926.

Approved as to description.

Engineer in charge.

Approved as to form.

City Attorney of Riverside.

INDEXED

*Wm. A. ...*  
*John ...*  
*Riverside, Cal.*

INDEXED

Form of ...  
PIONEER ...

NOV 30 1926  
830  
849

*Wm. A. ...*  
*John ...*  
*Riverside, Cal.*

P. MARTIN

*Wm. A. ...*

Guarantee Funds \$200,000.00 Deposited with Treasurer of State of California a

CAPITAL AND SURPLUS OVER \$500,000.00

# PIONEER TITLE INSURANCE AND TRUST COMPANY

FORMERLY PIONEER TITLE INSURANCE COMPANY

**OFFICERS**

- W. H. H. PRESIDENT
- W. H. H. VICE PRESIDENT
- W. H. H. VICE PRESIDENT
- W. H. H. CLERK, SECY & TREAS.
- W. H. H. ASST. SECRETARY
  
- J. L. H. ATTORNEY
- W. H. H. TRUST OFFICER

SAN BERNARDINO OFFICE  
440 COURT STREET  
PHONE 2118

EL CENTRO OFFICE  
559 MAIN STREET  
PHONE 175

SAN BERNARDINO, CAL.

AMOUNT, \$ 3000.00

No.72248

## Guarantee

Issued for the sole protection and benefit of City of Riverside

After a careful examination of the Official Records of the

County of San Bernardino, State of California, except those hereinafter mentioned, and of the records of the Federal Offices located at Los Angeles, California, in relation to the record title to that certain tract of land hereinafter described, the

**Pioneer Title Insurance and Trust Company,**

a corporation, hereby GUARANTEES in a sum not to exceed

THREE THOUSAND - - - - - DOLLARS

that said title, as appears from said records, is vested in

CITY OF RIVERSIDE  
a municipal corporation

Free and clear of all incumbrances, except:-

1st:-

Second installment of Taxes for the fiscal year 1927-28 on the land over which the easement hereinafter described extends.

2nd:-

Easements and rights of way for pipe lines, flumes, canals, public and private roadways, power lines, and telephone and telegraph lines intersecting or lying within the strip of land covered by the easement herein described and upon which the easement herein described encroaches.

#### DESCRIPTION

An easement in perpetuity over, through and in the following described lands and on the particular location herein described, for the purpose of excavating, laying, constructing, maintaining, operating, repairing, altering, replacing and removing a pipe line constructed of steel concrete or vitrified pipe, or in part of either of said materials, having an inside diameter not to exceed forty-two inches for the purpose of conveying domestic water for said City of Riverside, through Lots two and three in Block sixty-four; Lots two and three in Block eighty-seven; Lots one and three in Block eighty-eight

of San Bernardino Rancho, in the County of San Bernardino, State of California, as shown on Map of plat of said San Bernardino Rancho, recorded in Book 7 of Maps, at page 2, in the office of the County Recorder of the County of San Bernardino, State of California. Also through Lot "A" of the Grand Terrace Tract, according to Map of said Tract recorded in Book 1 at page 33 of the Record of Surveys, of said San Bernardino County, said easement covering a strip of land lying, measured at right angles, on each side of a center line described as follows, and allowing for the installation of the said pipe line not to exceed said forty-two inches inside diameter, to-wit:

PARCEL 1.

Beginning at a point in the East line of said Lot two, Block sixty-four of said San Bernardino Rancho, distant Southerly six hundred three and forty-nine hundredths feet along said East line of said Lot two, from the Northeast corner of said Lot two; thence South  $51^{\circ} 50'$  West, a distance of ten hundred sixty and six hundredths feet to a point; thence along the arc of a tangent curve concave to the Southeast having a radius of five hundred feet, through an angle of  $11^{\circ} 35'$  a distance of one hundred one and eight hundredths feet to a point; thence South  $40^{\circ} 15'$  West, a distance of 1736.87 feet to a point in the Southerly line of said Lot three, (said Southerly line of Lot three also being known as the center line of Washington Street) distant Easterly six hundred fifteen and fifty-three hundredths feet from the Southwest corner of said Lot three, said Block sixty-four; thence continuing on said last mentioned

course of South 40° 15' West, through said Lot two, Block eighty-seven, a distance of nine hundred thirty-eight and ninety-one hundredths feet to a point; thence along the arc of a tangent curve concave to the Northwest, having a radius of five hundred feet through an angle of 1° 35' 31" a distance of thirteen and eighty-nine hundredths feet to a point in the Easterly line of Lot three, said Block eighty-seven, distant Southerly seven hundred twenty-five and seventy-three hundredths feet from the Northeast corner of said Lot three; thence continuing along the arc of said last mentioned curve through an additional angle of 28° 36' 29", a further distance of two hundred forty-nine and sixty-five hundredths feet to a point; thence South 70° 27' West, a distance of twenty-two hundred one and fifty-two hundredths feet to a point in the most Easterly boundary line of the land conveyed to the West Riverside 350 Inch Water Company by Deed recorded in Book 380 of Deeds, at page 192, records of San Bernardino County, said last mentioned point being Southerly one hundred six and sixty-five hundredths feet along the most Easterly boundary line from the most Easterly corner of said West Riverside 350 Inch Water Company lands.

PARCEL 2.

Beginning at a point in the most Southerly line of the Northwest portion of Lot "A", Grand Terrace Tract, as recorded in Corporation Grant Deed as recorded in Book 643, page 93 of Deeds, records of San Bernardino County, said

Lot "A" being shown on Map recorded in Book 1, page 33, Records of Surveys of San Bernardino County, said point being Westerly along said Southerly line of said Northwest portion of Lot "A" a distance of seventy and seventy-eight hundredths feet from the most Southerly corner of said Northwest portion of Lot "A", said point also being a point on a curve concave to the Southeast, having a radius of five hundred feet and a radial bearing at said point of South  $72^{\circ} 18' 04''$  East; thence Northeasterly along the arc of said last mentioned curve a distance of forty-eight and seventy-five hundredths feet to a point; thence North  $23^{\circ} 17' 07''$  East a distance of ninety-three and eighty-three hundredths feet to a point; thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of five hundred feet, a distance of thirty-three and two hundredths feet to a point; thence North  $27^{\circ} 04' 07''$  East, a distance of three hundred forty-seven and thirty-eight hundredths feet to a point; thence Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of two hundred feet, a distance of eighty-five and fifty-one hundredths feet to a point; thence North  $51^{\circ} 33' 52''$  East, a distance of three hundred eighty-eight and twenty-seven hundredths feet to a point; thence Northeasterly along the arc of a tangent curve concave to the Southeast and having a radius of five hundred feet, a distance of seventy-one and twenty-seven hundredths feet to a point; thence North  $59^{\circ} 43' 52''$  East, a distance of six hundred thirty-three and sixty-two hundredths feet, more or less, to an inter-



section with the Westerly line of land conveyed to the West Riverside 350 Inch Water Company by deed recorded in Book 380 of Deeds, page 192, records of San Bernardino County.

This Guarantee is issued upon the following conditions and stipulations:

- a. No provision or condition of this Guarantee can be waived or changed except by writing endorsed hereon or attached hereto and signed by the President, a Vice-President or the Secretary of this Company.
- b. The liability of this Company shall in no case exceed in all the amount stated on the first page hereof and shall in all cases be limited to the actual loss of the persons and corporations for whose benefit and protection this Guarantee is issued as their respective interests may appear, provided, that each subsequent owner or pledgee of any indebtedness secured by mortgage or deed of trust shown herein, shall be entitled to and shall have, all the protection, rights and remedies secured to the original owner thereof by the issuance of this Guarantee.
- c. Any loss shall be payable within thirty days after the amount thereof has been definitely fixed.

This Guarantee does not include an examination of, or report on:

1. Adverse and possessory claims or rights not shown by the Official Records hereinbefore mentioned.
2. Exceptions and rights reserved in United States Patents, railroad rights of way granted by Act of Congress, existing canals, ditches, and pipe lines and rights of way therefor, existing roads, water rights, water locations, mining claims, records of any local district or City organized and existing within said County, except the Cities of San Bernardino and Redlands, or matters affecting title resulting therefrom.
3. Assessments, taxes or incumbrances, created or levied by any local district, Irrigation district or City in said County, except the Cities of San Bernardino and Redlands, unless the same are shown as a lien by the Official Records of San Bernardino County.
4. Proceedings by the Cities of San Bernardino and Redlands for municipal or district improvements involving local or special assessments unless said assessments have become a lien of record in the manner provided by law, and the amounts thereof have become fixed.
5. The validity of any tax sales, public assessments, attachments, leases, easements, declarations of homestead or money judgments mentioned in this Guarantee.
6. Laws or ordinances enacted by any governmental or public agency for the purpose of regulating or restricting or controlling the occupancy or use of the land described herein or any building thereon.

IN TESTIMONY WHEREOF, the Pioneer Title Insurance and Trust Company has caused these presents to be duly signed by its \_\_\_\_\_ President, and attested by its \_\_\_\_\_ Secretary, under its corporate seal, this 25th day of February in the year 1928 at 9:00 A.M.

PIONEER TITLE INSURANCE AND TRUST COMPANY,

By: J. L. Mearns President.  
Attest: J. L. Mearns Secretary.

C.

No. 72646

1928

**PIONEER  
TITLE INSURANCE  
AND  
TRUST COMPANY**

CAPITAL AND SURPLUS  
OVER \$500,000.00

**GUARANTEE  
OF TITLE**

FROM FINANCE INVESTMENT CORP.

RIGHT-OF-WAY - PIPE LINE

DELTA FARMS

City of Riverside

SAN BERNARDINO, CALIFORNIA  
440 COURT STREET

EL CENTRO, CALIFORNIA  
559 MAIN STREET.

**PIONEER  
TITLE INSURANCE  
AND  
TRUST COMPANY**

ISSUES POLICIES OF  
TITLE INSURANCE  
AND

ACTS AS TRUSTEE, EXECUTOR,  
GUARDIAN AND IN ALL  
TRUST AND FIDUCIARY  
CAPACITIES AUTHORIZED

BY THE LAWS OF  
STATE OF CALIFORNIA

OPERATES UNDER  
SUPERVISION OF  
STATE INSURANCE  
AND BANKING  
DEPARTMENTS

