

shall be secured by these presents.

In Witness whereof we have set our hands and seals the day and year first abovewritten.

Nels M. Larsen (Seal)
Viola M. Larsen (Seal)

STATE OF CALIFORNIA)
County of Riverside) ss.

On this 9th day of July, 1945, before me Edith Conner a Notary Public in and for said County, personally appeared Nels M. Larsen and Viola M. Larsen, husband and wife, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and seal.

Edith Conner
Notary Public in and for the County
of Riverside, State of California.

(NOTARIAL SEAL)

My commission expires January 27, 1948

#2058

Received for record Jul 20, 1945 at 45 Min past 4 o'clock P.M. at request of JOSEPH SEYKOUR Copied in Book No. 687 of Official Records, page 207 et seq., Records of Riverside County, California.

Fees \$2.00

Jack A. Ross, Recorder
By Agnes Burch, Deputy Recorder

Compared: Copyist J. Hewitt; Comparer G. Stanley

RIGHT-OF-WAY AGREEMENT

WHEREAS the RIVERSIDE WATER COMPANY, a Corporation duly organized and existing under and by virtue of the laws of the State of California, has entered into a contract with SAN JACINTO LAND COMPANY LTD. providing for the maintenance and care of a ditch, settling basin and canal gates hereinafter described, in the same manner in which the same has been cared for in the past for the purpose of protecting its canal from surface and storm waters; and

WHEREAS the care and maintenance of said ditch will be of direct benefit to the lands of the undersigned;

NOW THEREFORE, for a valuable consideration and in consideration of the execution of said contract by the said Riverside Water Company, the undersigned owners respectively or portions of the property described in the schedule hereto attached and marked Exhibit "A", do hereby grant to RIVERSIDE WATER COMPANY, a Corporation, a right-of-way over and across their respective parcels of land for the purpose of maintenance, and for ingress and egress to, a certain ditch carrying surface and storm water, and extending from a point of rocks on Lot 21, Block 14 of Prater and Moulton's Addition of Arlington Heights, as shown by map thereof on file in the office of the County Recorder of the County of Riverside, State of California, in Book 3 of Maps, at page 5 thereof, northerly across said Lot 21, thence along Fillmore Street and along a strip of land between Lots 5 and 6, Block 16 on one side and Lots 7 and 8, Block 16 on the other side, all in said subdivision, and it being understood that said ditch will be maintained in the same manner as it has been done in the past.

The undersigned do further agree for themselves, their heirs, administrators, successors and assigns to hold the Riverside Water Company harmless from any claim or damage to their said properties arising from the escape of any storm or surface water from said ditch, whether the same occurs because of lack of capacity to carry the same or because of any alleged failure on the part of Riverside Water Company to do other than to maintain and care for the said ditch and its tanks and the settling basin, and to control the gates into the canal belonging to the Riverside Water Company, in the same manner in which they have been maintained, cared for and controlled in the past.

Dated July 2, 1945.

WITNESS to the signatures of:

Elizabeth L. Gardner
Edredge H. Gardner
A. V. Jester
Ida B. Jester
Harry Wright, and
Richard A. Weedon

Elizabeth L. Gardner
Edredge H. Gardner
A. V. Jester
Ida B. Jester
Harry Wright, and
Richard A. Weedon
TOL. TOPPAM & SONS
By Robert Toppani, Co-Partner

EB/da Arthur S. Holden
State of California)
County of Riverside) ss.

On this 11th day of July in the year one thousand nine hundred and forty-five

95-1
95-3

10477 (T)

10477 (T)

before me, Raymond Best, a Notary Public in and for said County of Riverside, State of California, residing therein, duly commissioned and sworn, personally appeared Archus S. Holden, personally known to me to be the same person whose name is subscribed to the within instrument as a subscribing witness thereto, who being by me duly sworn, deposed and said: That he resides in the County of Riverside, State of California, that he was present and saw Elizabeth L. Gardner, Eldredge H. Gardner, A. V. Jester, Ida E. Jester, Harry Wright and Richard A. Weedon, personally known to him to be the same persons described in and whose names are subscribed to the within instrument as parties thereto, sign the same, and that he, the affiant, then and there subscribed his name to said instrument as a witness.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal the day and year in this Certificate first above written.

(NOTARIAL SEAL)

Raymond Best
Notary Public in and for Riverside
County, State of California

STATE OF CALIFORNIA)
County of Riverside) ss.

On this 9th day of July, in the year 1945, before me T. C. Flaherty a Notary Public in and for said County and State, personally appeared Robert Topham, known to me to be one of the partners of T. E. TOPHAM & SONS, the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

(NOTARIAL SEAL)

T. C. Flaherty
Notary Public in and for
said County and State

EXHIBIT "A"

All that certain real property situate in the County of Riverside, State of California, and particularly described as follows, to-wit:

Lots 21, 22, 23, 29, and 30, Block 14, and Lots 5, 6, and 7, Block 16 of Pradd and Houlton's Addition to Arlington Heights, as shown by map thereof on file in the Office of the County Recorder of the County of Riverside, State of California, in Book 3 of Maps at page 5 thereof.

Received for record Jul 19, 1945 at 55 Min past 2 o'clock P.M. at request of #1873 RIVERSIDE WATER CO. Copied in Book No. 697 of Official Records, page 208 et seq., Records of Riverside County, California.

Year 32.10

Jack A. Ross, Recorder
By Arnet Burch, Deputy Recorder

Compared: Copyist J. Hewitt; Comparer S. Stanley

MILTON CRUMP ET AL)
EC) GRANT DEED
HUNT'S THEATERS)

In consideration of \$10.00, receipt of which is acknowledged, MILTON CRUMP AND VIRGINIA K. CRUMP, his wife, to hereby grant to HUNT'S THEATERS the real property in the City of Riverside County of Riverside State of California, described as:

Parcel 1: All that portion of Northeast Quarter of Northwest Quarter of fractional Section 34, Township 2 South, Range 5 West, San Bernardino Meridian, as shown by United States Government Survey, particularly described as follows:

Beginning at the intersection of the East line of said Northeast Quarter of Northwest Quarter of said Section 34 with the North line of the right of way of San Pedro, Los Angeles, and Salt Lake Railway, as described in Deed recorded in Book 163 page 314 of Deeds, Records of Riverside County, California;

Thence West along the North line of said railroad right of way, 434 feet;

Thence at a right angle North and parallel with the East line of Northeast Quarter of Northwest Quarter of said Section 34, 57 feet, more or less, to the Southeastly line of Vernolia Avenue, as described in Deed recorded in Book 208 page 169 of Deeds