

94299

QUITCLAIM DEED

RECEIVED FOR RECORD  
JUL 31 1964  
At Request of  
W. W. DeLoach

Recorded in Official Records  
BOOK 3764 PAGE 248  
Et. Sec., Records of Riverside County, Calif.

INDEXED  
Page 5071  
RECORDS

LA SIERRA COMMUNITY SERVICES DISTRICT, acting by and through the City Council of the City of Riverside, designated by law as the successor governing body of said District, in order to perfect of record the title of the City of Riverside to the real property hereinafter described, heretofore acquired by said City, under the laws of the State of California, by Riverside-La Sierra Annexation No. 24 does hereby remise, release and forever quitclaim to the City of Riverside the real property in the City of Riverside, County of Riverside, State of California, described as follows:

PARCEL NO. 1 -

Lot 2, except the southwesterly 120.00 feet thereof, Lots 3, 4, 11, 12, 13, 14, and 15 in Block "C" of Holden Avenue Tract, as shown by map on file in Book 11, pages 67, 68, 69 of Maps, Records of Riverside County, California;

TOGETHER with a portion of the following described lettered street lot, as shown on said map of Holden Avenue Tract, that portion of the southeasterly half of Lot "C" (Gramercy Place) which lies northeasterly of the northwesterly prolongation of the northeasterly line of said southwesterly 120.00 feet of said Lot 2 and southwesterly of the center line of Lot "B" (Mitchell Avenue);

TOGETHER with a portion of the following described lettered street lot, as shown on said map of Holden Avenue Tract, that portion of the southwesterly half of Lot "B" (Mitchell Avenue which lies southeasterly of the northeasterly prolongation of the center line of Lot "C" (Gramercy Place) and northwesterly of the northeasterly prolongation of the southeasterly line of said Lot 15;

TOGETHER with that portion of the vacated northeasterly 40.00 feet of Holden Avenue, as shown on said map of Holden Avenue Tract, which lies southeasterly of the southwesterly prolongation of the northwesterly line of said Lot 4 and northwesterly of the southwesterly prolongation of the southeasterly line of said Lot 4.

Subject to covenants, conditions, restrictions and easements of record.

PARCEL NO. 2 -

The easterly 4 acres of Lot 2, Block 66 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7, page 66 of Maps, records of Riverside County, California, said easterly 4 acres being also shown on map of Holden Avenue Tract on file in Book 11, pages 67, 68, and 69 of Maps, records of said Riverside County;

TOGETHER with a portion of the following described lettered street lot, as shown on said map of Holden Avenue Tract, that portion of the southwesterly half of Lot "B" (Mitchell Avenue) which lies southeasterly of the northeasterly prolongation of the northwesterly line of said easterly 4 acres and northwesterly of the northeasterly prolongation of the center line of Lot "D" (Norwood Place) as shown on said map of Holden Avenue Tract;

TOGETHER with a portion of the following described lettered street lot, as shown on said map of Holden Avenue Tract, that portion of the northwesterly half of Lot "D" (Norwood Place) which lies northeasterly of the southeasterly prolongation of the southwesterly line of said easterly 4 acres;

Subject to covenants, conditions, restrictions and easements of record.

RECORDED Jul 21 1964  
BOOK 3764 PAGE 248  
OFFICIAL RECORDS, RIV. CO.  
INSTRUMENT NO. 94299

desc - BP 7/7/44

9/1/64 G.S.

## PARCEL NO. 3 -

Lot 5, Block "C" of Holden Avenue Tract, as shown by map on file in Book 11, pages 67, 68 and 69 of Maps, records of Riverside County;

TOGETHER with that portion of the vacated northeasterly 40.00 feet of Holden Avenue, as shown on said map of Holden Avenue Tract, which lies southeasterly of the southwesterly prolongation of the northwesterly line of said Lot 5 and northwesterly of the southwesterly prolongation of the southeasterly line of said Lot 5.

EXCEPTING therefrom that portion described as follows:

Commencing at the most southerly corner of said Lot 5; thence southwesterly on the southwesterly prolongation of the southeasterly line of said Lot, to a point on the southwesterly line of the northeasterly 40 feet of Holden Avenue for the TRUE point of beginning; thence northeasterly along said prolongation and along the southeasterly line of said Lot, 120 feet; thence northwesterly parallel with the southwesterly line of said Lot, 128 feet; thence southwesterly parallel with the southeasterly line of said Lot, 120 feet to a point on the southwesterly line of the northeasterly 40 feet of said Holden Avenue; thence southeasterly on said last mentioned southwesterly line, 128 feet to the TRUE point of beginning.

Subject to covenants, conditions, restrictions and easements of record.

## PARCEL NO. 4 -

An easement for installation and maintenance of a sewer line over and across that portion of Lot 5, Block "C" of Holden Avenue Tract and a portion of the vacated northeasterly 40 feet of Holden Avenue, adjoining said Lot 5, as shown by map on file in Book 11, pages 67, 68 and 69 of Maps, records of Riverside County, described as follows:

Commencing at the most southerly corner of said Lot 5; thence southwesterly on the southwesterly prolongation of the southeasterly line of said Lot to a point on the southwesterly line of the northeasterly 40 feet of Holden Avenue for the TRUE point of beginning; thence northeasterly along said prolongation and along the southeasterly line of said Lot, 120 feet; thence northwesterly parallel with the southwesterly line of said Lot, 10 feet; thence southwesterly parallel with the southeasterly line of said Lot and the southwesterly prolongation thereof, 120 feet to the southwesterly line of the northeasterly 40 feet of Holden Avenue; thence southeasterly on said last mentioned southwesterly line, 10 feet to the TRUE point of beginning.

## PARCEL NO. 5 -

All that portion of Lots 1 and 4, Block 49, and Lot CH of La Sierra Gardens, as shown by map on file in Book 11, pages 42 through 50 of Maps, records of Riverside County, California, described as follows:

Beginning at the intersection of the south line of Hole Avenue (Lot S) with the center line of Jones Avenue (Lot CH), as shown on said map; Thence South  $57^{\circ}54'45''$  West, parallel with the center line of Collett Avenue (Lot BC) as shown on said map, 227.16 feet to a point on the southwesterly line, of said Lot 4;

Thence continuing South  $57^{\circ}54'45''$  West, 60 feet;

Thence North  $34^{\circ}18'15''$  West, 92.86 feet;

Thence North  $57^{\circ}54'45''$  East, 191.88 feet to a point on the said

south line of Hole Avenue (Lot S) distant thereon North 78°54'24" West, 135.60 feet from the point of beginning;  
Thence South 78°54'24" East along said south line, 135.60 feet to the point of beginning.

Subject to covenants, conditions, restrictions and easements of record.

APPROVED AS TO DESCRIPTION

I. F. MARTINEK  
Director of Public Works

By [Signature]  
Assistant City Engineer

by FRP-7-20-64

LA SIERRA COMMUNITY SERVICES DISTRICT

By CITY COUNCIL OF THE CITY OF RIVERSIDE

By [Signature] Mayor

Attest [Signature] City Clerk

July 29, 1964

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the Deed or Grant dated 7-29-64 from La Sierra Community Services District to La Sierra Park & Pumping Plant the City of Riverside, a municipal corporation, is here-  
behalf of said City pursuant to recorded on

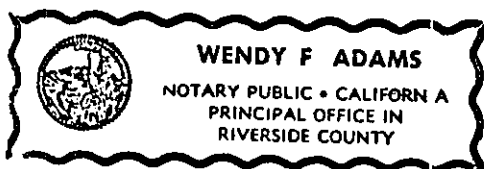
APPROVED AS TO FORM

[Signature]  
ASST. CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss

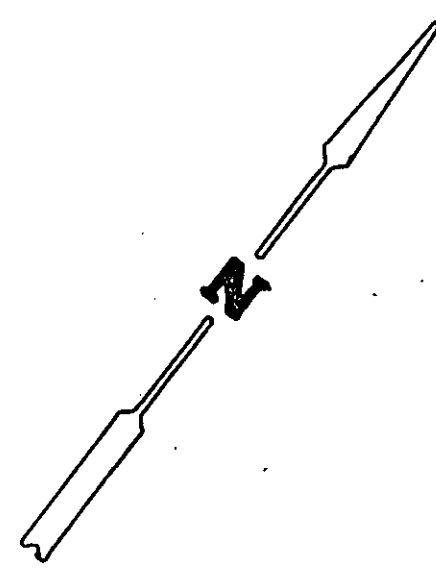
On this 29th day of July 19 64, before me Wendy F. Adams a Notary Public in and for said County and State, personally appeared E. V. DALES, Mayor, and VIRGINIA J. STROHECKER, City Clerk of the City of Riverside, California, the municipal corporation described in and which executed the within instrument, and acknowledged to me that such municipal 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]  
Wendy F. Adams  
Notary Public in and for the County of Riverside, State of California  
My Commission Expires April 5, 1965

SCHUYLER AVE



**LA SIERRA**

Subdivided into 8 lots:

- Lot 1: 278.08
- Lot 2: 278.21
- Lot 3: 278.21
- Lot 4: 278.21
- Lot 5: 165.01
- Lot 6: 271.74
- Lot 7: 273.94
- Lot 8: 278.89

Adjacent streets: BURGESS ST, HEDRICK AVE, COLLETT AVE

**GARDENS**

Subdivided into 5 lots:

- Lot 1: 271.74
- Lot 2: 202.15
- Lot 3: 202.15
- Lot 4: 202.15
- Lot 5: 202.15

Adjacent streets: HEDRICK AVE, JONES AVE (LOT CH), COLLETT AVE

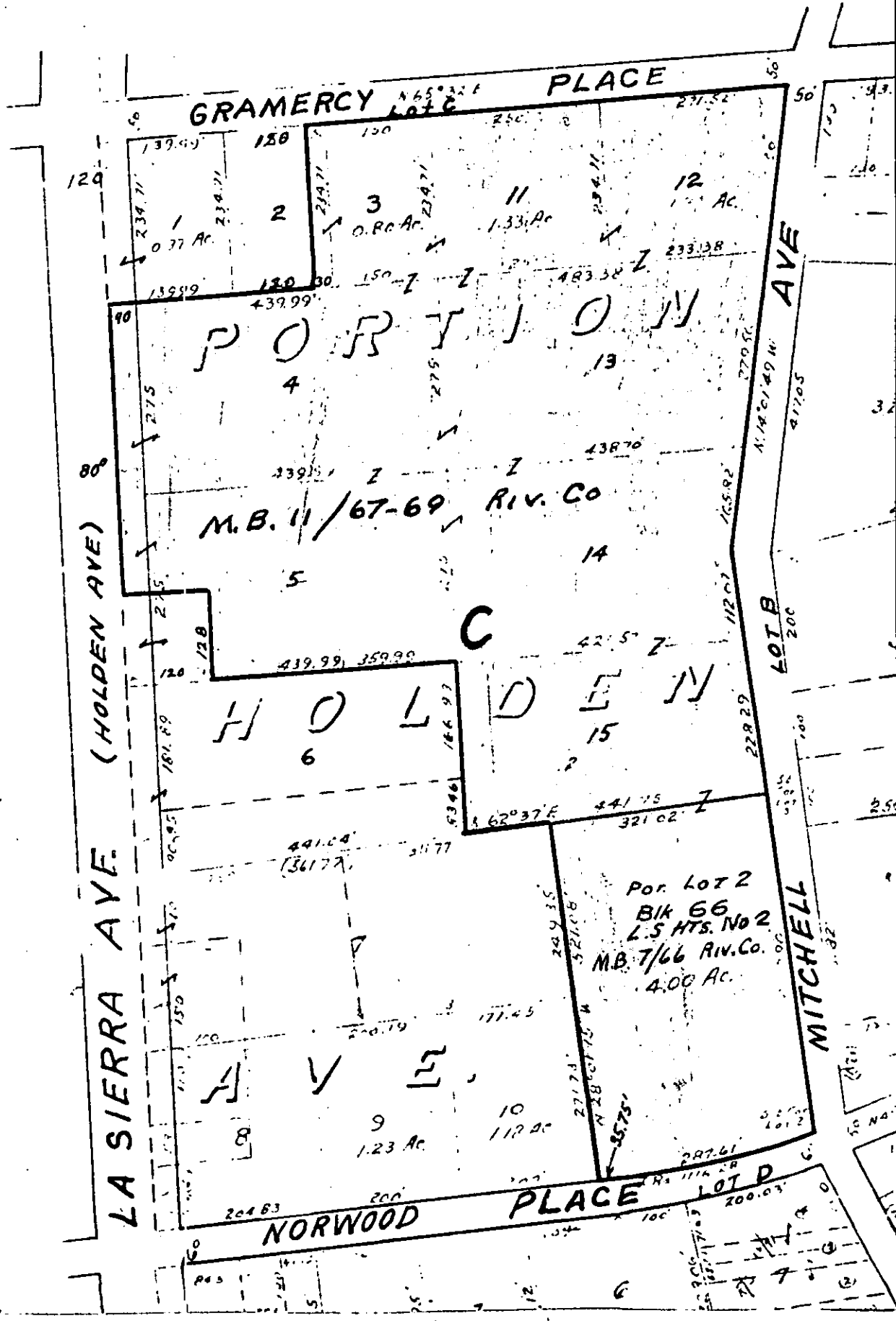
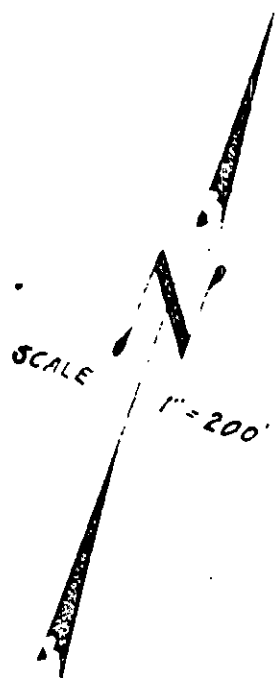
Other labels: BLEHM WISNER, M.B. 11/42-50 Riv. Co.

COLLETT (Lot BC) AVE

Adjacent streets: BURGESS ST, HEDRICK AVE, JONES AVE

Lot numbers and dimensions are listed along the bottom of the map.

21.12 ACRES



23

# SECURITY TITLE INSURANCE COMPANY

*a California corporation, herein called the Company,*

Insures the parties named as insured in Schedule A, the heirs, devisees, personal representatives of such insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the insured shall sustain by reason of the matters numbered 1 to 4 in Part Three of Schedule B of this policy.

CLTA-1961

SCHEDULE A

STANDARD COVERAGE

Insured:

LA SIERRA COMMUNITY SERVICE DISTRICT

Policy No: 294106

Consideration paid for this policy: \$78.00

Effective date: January 30, 1963 at 9:00 o'clock A.M. Amount of liability: \$9,000.00

The estate or interest in the land described or referred to in this schedule covered by this policy is:

PARCEL 1, a fee.

PARCEL 2, an easement more fully described as Parcel 2, this Schedule A.

Title to the estate or interest covered by this policy at the date hereof is vested in:

LA SIERRA COMMUNITY SERVICE DISTRICT

The land referred to in this policy is in the State of California, County of **Riverside** and is described as follows:

Description on Page 2, this Schedule A.

PARCEL 1: Lot 5 in Block "C" of Holden Avenue Tract, as shown by Map on file in Book 11 pages 67, 68, and 69 of Maps, Riverside County Records;

Also, that portion of the Northeasterly 40 feet of Holden Avenue, as shown by Map of Holden Avenue Tract on file in Book 11 pages 67, 68, and 69 of Maps, Riverside County Records, which lies Southeasterly of the Southwesterly extension of the Northwesterly line of Lot 5 and Northwesterly of the Southwesterly extension of the Southeasterly line of said Lot 5;

EXCEPTING therefrom that portion described as follows: Commencing at the most Southerly corner of said Lot 5; thence Southwesterly, on the Southwesterly extension of the Southeasterly line of said Lot, to a point on the Southwesterly line of the Northeasterly 40 feet of Holden Avenue (now La Sierra Avenue), for the true point of beginning; thence Northeasterly, on said extended line and on the Southeasterly line of said Lot, 120 feet; thence Northwesterly, parallel with the Southwesterly line of said Lot, 128 feet; thence Southwesterly, parallel with the Southeasterly line of said Lot, 120 feet, to a point on the Southwesterly line of the Northeasterly 40 feet of said Holden Avenue; thence Southeasterly, on said last mentioned Southwesterly line, 128 feet, to the true point of beginning.

PARCEL 2: An easement for installation and maintenance of a sewer line over and across that portion of Lot 5 in Block "C" of Holden Avenue Tract and a portion of the Northeasterly 40 feet of Holden Avenue (now La Sierra Avenue) adjoining said Lot 5, as shown by Map on file in Book 11 pages 67, 68, and 69 of Maps, Riverside County Records, described as follows: Commencing at the most Southerly corner of said Lot 5; thence Southwesterly, on the Southwesterly extension of the Southeasterly line of said Lot, to a point on the Southwesterly line of the Northeasterly 40 feet of Holden Avenue (now La Sierra Avenue), for the true point of beginning; thence Northeasterly, on said extended line and on the Southeasterly line of said Lot, 120 feet; thence Northwesterly, parallel with the Southwesterly line of said Lot, 10 feet; thence Southwesterly, parallel with the Southeasterly line of said Lot and the Southwesterly extension thereof, 120 feet, to the Southwesterly line of the Northeasterly 40 feet of said Holden Avenue; thence Southeasterly, on said last mentioned Southwesterly line, 10 feet, to the true point of beginning.

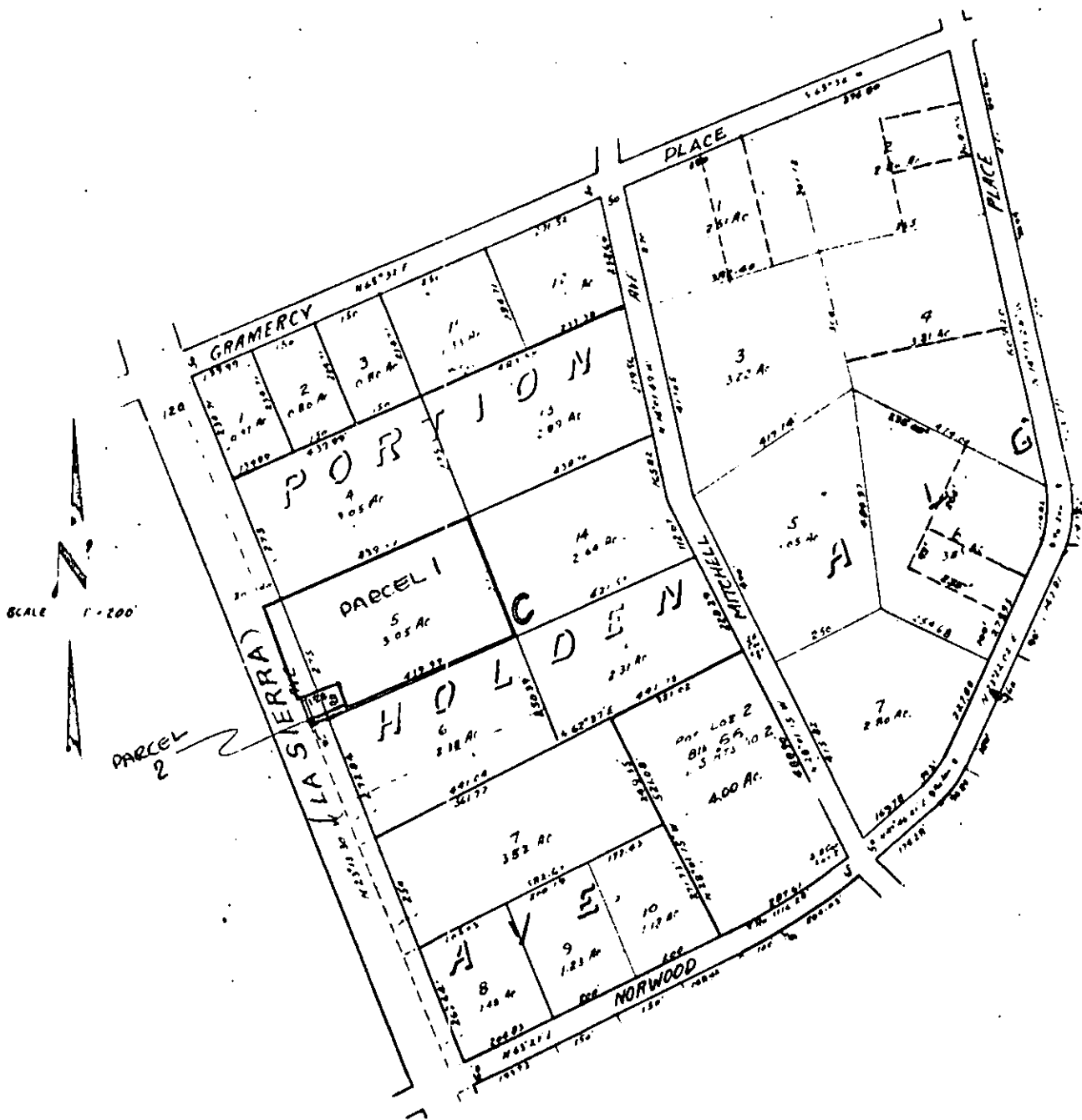
SCHEDULE B

This policy does not insure against loss or damage by reason of the matters shown in Parts One and Two of Schedule B.

PART ONE:

1. Second installment of taxes, covering the herein described and other property, for the fiscal year 1962-63 in the amount of \$231.41.
2. A perpetual easement in and over the herein described property for the construction, maintenance, and operation therein or thereon of drainage pipes, pipes or conduits, poles, weirs, ditches, canals, and other means of conveying gas, electricity, power, water, telephone, and telegraph service; also the reservation of all standing, flowing, percolating, or other water or waters in or under the herein described property, with the right to develop, pump, or otherwise extract same and to remove same to or upon other lands, together with the right to erect, build, lay, maintain, operate, and repair water pipes, canals, ditches, flumes, or other conduits upon and across said lands or along or upon any streets and alleys that may be dedicated on said premises; as reserved in Deed from Security Trust and Savings Bank, a corporation, recorded January 22, 1925 in Book 627 page 113 of Deeds; said reservation is not intended to prohibit the owner of the herein described property from developing and pumping water for his exclusive use thereon.
3. Conditions and restrictions, with reversion of title upon violation thereof, as set out in Deed from Security Trust and Savings Bank, a corporation, recorded January 22, 1925 in Book 627 page 113 of Deeds.
4. An easement in favor of the owners of property in Holden Avenue Tract over that portion in the Northeasterly 40 feet of Holden Avenue herein described.
5. An easement for utilities granted to Southern California Edison Company, Ltd., by Deed from Willis E. Risinger and Doris E. Risinger, husband and wife, filed for record August 29, 1951 as Instrument No. 36475, to which record reference is hereby made for further particulars.
6. An easement for utilities, affecting the Northerly 6 feet of Parcel 1 herein described, granted to Southern California Edison Company, a corporation, by Deed from Sigmund E. Bisans and Esther Bisans, husband and wife, filed for record December 3, 1958 as Instrument No. 87173, to which record reference is hereby made for further particulars.





"This plat is for your aid in locating your land with reference to streets and other parcels. It is not a survey. While this plat is believed to be correct, the Company assumes no liability for any loss occurring by reason of reliance thereon."

**SECURITY TITLE**  
INSURANCE COMPANY

SCHEDULE B — (Continued)

PART II

1.

General and special county taxes for the fiscal year 1960-61, a lien not yet payable.

2.

Rights of way and water rights, as granted to Twin Buttes Water Company, a corporation, by Deed recorded August 11, 1919 in Book 508 page 101 of Deeds, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes, as particularly set out in said Deed.

3.

A permanent Easement and right of way granted to Citizens Domestic Water Company, a corporation, by Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over and across the land herein described, together with certain water and water rights as particularly set out in said Deed.

4.

Interest of the public and all lot owners within the bounds of the Subdivision, in and to that portion of Lot C (Gramercy Place) and Lot B (Mitchell Avenue) herein described, by reason of being offered for dedication to public use as streets by Map of Holden Avenue Tract.

## SCHEDULE C

The land referred to in this policy is described as follows:

In the County of Riverside, State of California, and described as follows:

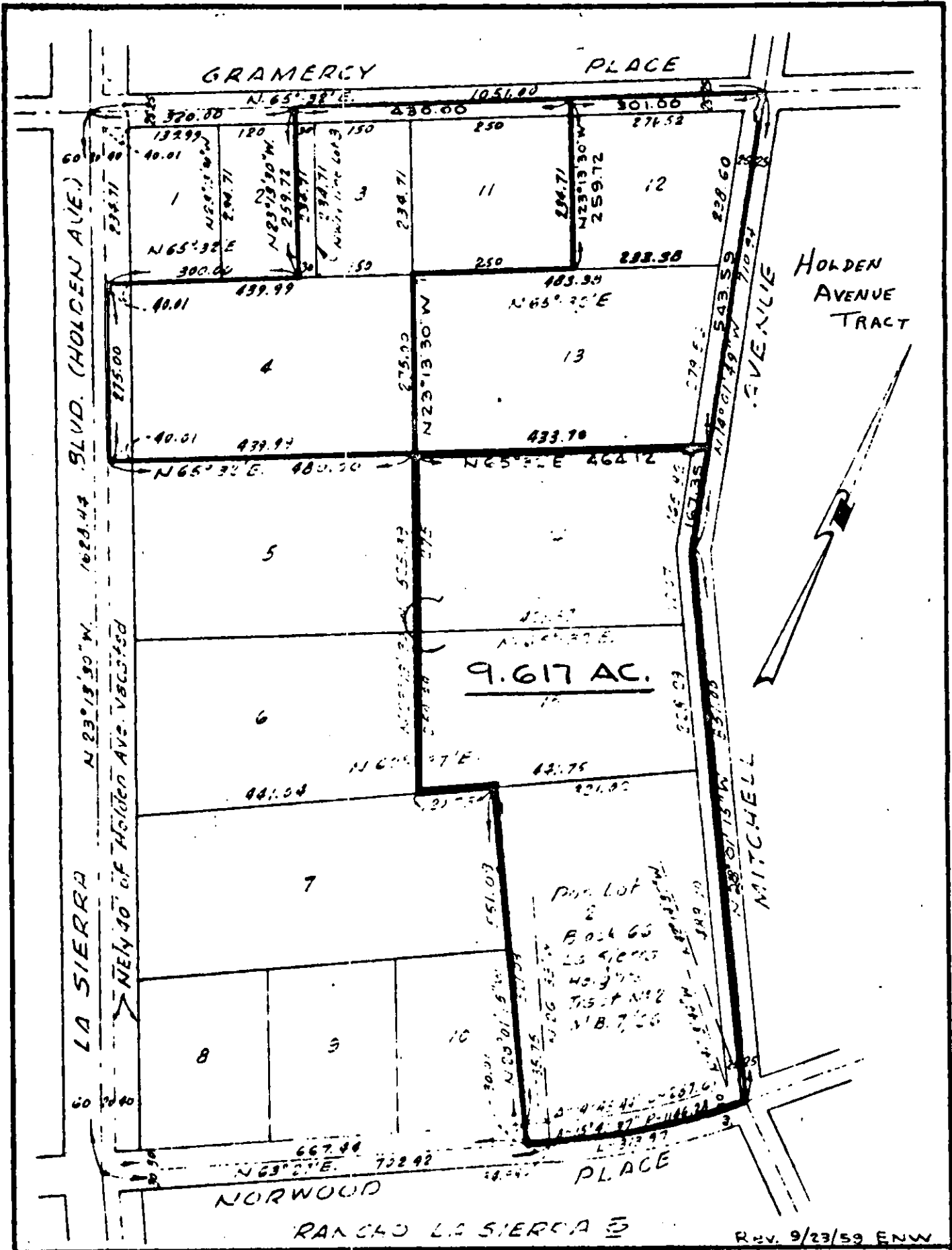
Lots 12 and 13 in Block C of HOLDEN AVENUE TRACT, as shown by Map on file in Book 11 pages 67, 68 and 69 of Maps, records of Riverside County, California; together with those portions of the following described lettered street lots shown on said Map of Holden Avenue Tract, described as follows:

That portion of the Southeasterly 1/2 of Lot C, (Gramercy Place) which lies Northeasterly of the Northwesterly prolongation of the Northeasterly line of Lot 11 of said Holden Avenue Tract;

That portion of the Southwesterly 1/2 of Lot B (Mitchell Avenue) which lies Southeasterly of the Northeasterly prolongation of the center line of Lot C (Gramercy Place) and Northwesterly of the Northeasterly prolongation of the Northwesterly line of Lot 14 of said Holden Avenue Tract.

EXCEPT one half of all gas, oil and other hydrocarbon substances and all minerals of every kind and nature in or under or produced from below 500 feet from the surface of the property, provided, however, that sellers shall have no right to drill or explore the property or any part thereof or to permit or to license anyone else to do so for gas, oil or other minerals upon the surface of the property or any part thereof above a depth of 500 feet from the surface of the property as reserved by Hayden Worthington, et al in deed recorded June 30, 1960.

11/67: 2/27



RANCHO LA SIERRA 3

REV. 9/23/59 ENW

SCHEDULE B—(Continued)

PART TWO: This part of Schedule B shows liens, encumbrances, defects and other matters affecting the title to said land or to which said title is subject:

1.

Second Installment of general and special county taxes for the fiscal year 1959-60, amount \$149.41.

2.

Rights of way as granted to Twin Buttes Water Company, a corporation, by Deed recorded August 11, 1919 in Book 508 page 101 of Deeds, records of Riverside County, California, for water ditches, canals, pipe lines, flumes and conduits for water for domestic and irrigation purposes.

3.

Interest of the public and all lot owners within the bounds of the Subdivision, in and to that portion of Lot B (Mitchell Avenue) and Lot D (Norwood Place) by reason of being offered for dedication to public use as streets by Map of Holden Avenue Tract.

Said Places and Avenue were rejected on behalf of the public as public streets, by Resolution adopted June 16, 1924 by the Board of Supervisors of Riverside County, California.

By Resolution adopted January 20, 1930 by the Board of Supervisors of Riverside County, California, a certified copy of which was recorded January 22, 1930 in Book 837 page 423 of Deeds, records of Riverside County, California, that portion of Holden Avenue herein described was vacated.

By Resolution adopted August 11, 1952 by the Board of Supervisors of Riverside County, California, a certified copy of which was recorded August 12, 1952 in Book 1392 page 298 of Official Records of Riverside County, California, Lot C (Cramercy Place), Lot D (Norwood Place) and Lot B (Mitchell Avenue) as shown on said Map of Holden Avenue Tract were accepted and declared open for the uses and purposes of County Roads.

## SCHEDULE C

Description of land, title to which is insured by this policy:

In the County of Riverside, State of California, and described as follows:

Lots 14 and 15 of Block C of Holden Avenue Tract, as shown by map on file in Book 11 of Maps, at pages 67, 68 and 69 thereof, Records of Riverside County, California; and

The Easterly 4 acres of Lot 2 of Block 66 of Tract No. 2 of La Sierra Heights, as shown by map on file in Book 7 of Maps, at page 66 thereof, records of Riverside County, California;

Said Easterly 4 acres is also shown on said map of Holden Avenue Tract and marked thereon "Not a Part of This Subdivision";

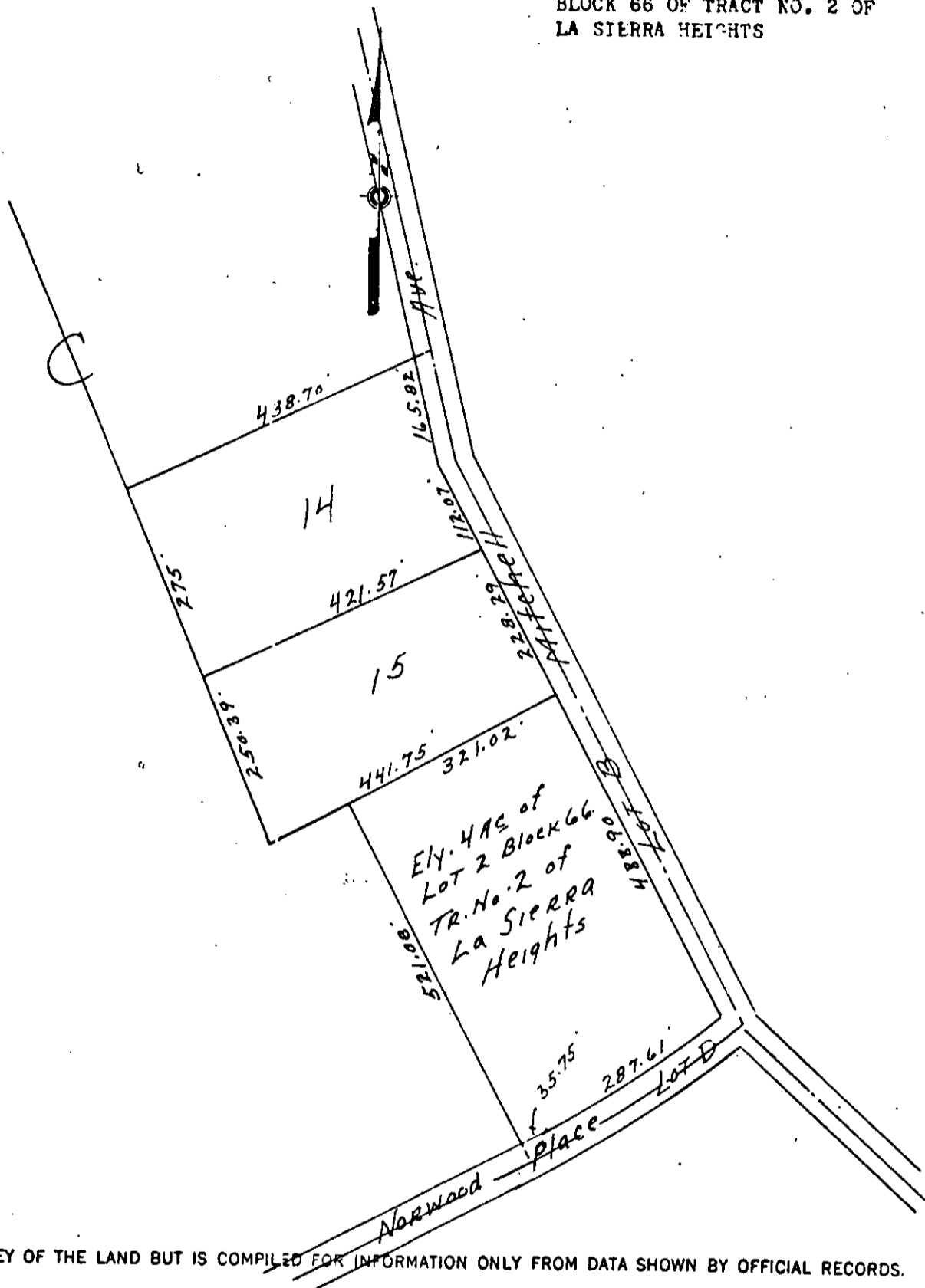
Together with those portions of the following described lettered Street Lots, as shown on said map of Holden Avenue Tract, described as follows:

(1) That portion of the Southwesterly one-half of Lot B (Mitchell Avenue), which lies Southeasterly of the Northeasterly prolongation of the Northwesterly line of said Lot 14 and Northwesterly of the Northeasterly prolongation of the centerline of Lot D (Norwood Place), as shown on said map of Holden Tract;

(2) That portion of the Northwesterly one-half of Lot D (Norwood Place), which lies Northeasterly of the Southeasterly prolongation of the Southwesterly line of said Easterly 4 acres of said Lot 2;

EXCEPTING THEREFROM one half of all gas, oil and other hydrocarbon substances and all minerals of every kind and nature in or under or produced from below 500 feet from the surface of the property, provided, however, that Grantor shall have no right to drill or explore the property or any part thereof or to permit or to license anyone else to do so for gas, oil or other minerals upon the surface of the property or any part thereof above a depth of 500 feet, as reserved to Hayden Worthington, et al in Deedrecorded January 14, 1960.

HOLDEN AVENUE TRACT  
 EASTERLY 4 ACRES OF LOT 2  
 BLOCK 66 OF TRACT NO. 2 OF  
 LA SIERRA HEIGHTS



THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS.

167 8-57

SCHEDULE B—(Continued)

PART II

1. Second Installment of general and special county taxes for the fiscal year 1960-61, Amount \$125.02.
2. Rights of way as granted to Twin Buttes Water Company, a corporation, by Deed recorded August 11, 1919 in Book 508 page 101 of Deeds for water ditches, canals, pipe lines, flumes and conduits for domestic and irrigation purposes.
3. An easement granted to Citizens Domestic Water Company, a corporation, by Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, for lines of pipes, ditches or flumes, together with any fittings appurtenant thereto.
4. Easements, reservations, covenants, conditions and restrictions affecting Lot 2 as set out in Deed from Security Trust and Savings Bank, a corporation, recorded May 6, 1930 in Book 854 page 309 of Deeds, which said Deed provides that a breach of said conditions, or any re-entry by reason of such breach, shall not defeat nor affect the lien of any Mortgage or Deed of Trust made in good faith and for value.
5. Interest of the public and all lot owners within the bounds of the Subdivision, in and to that portion of Lot C (Gramercy Place), Lot B (Mitchell Avenue) and Lot D (Norwood Place) herein described, by reason of being offered for dedication to public use as streets by Map of Holden Avenue Tract.



SCHEDULE C

The land referred to in this policy is described as follows:

In the County of Riverside, State of California, and described as follows:

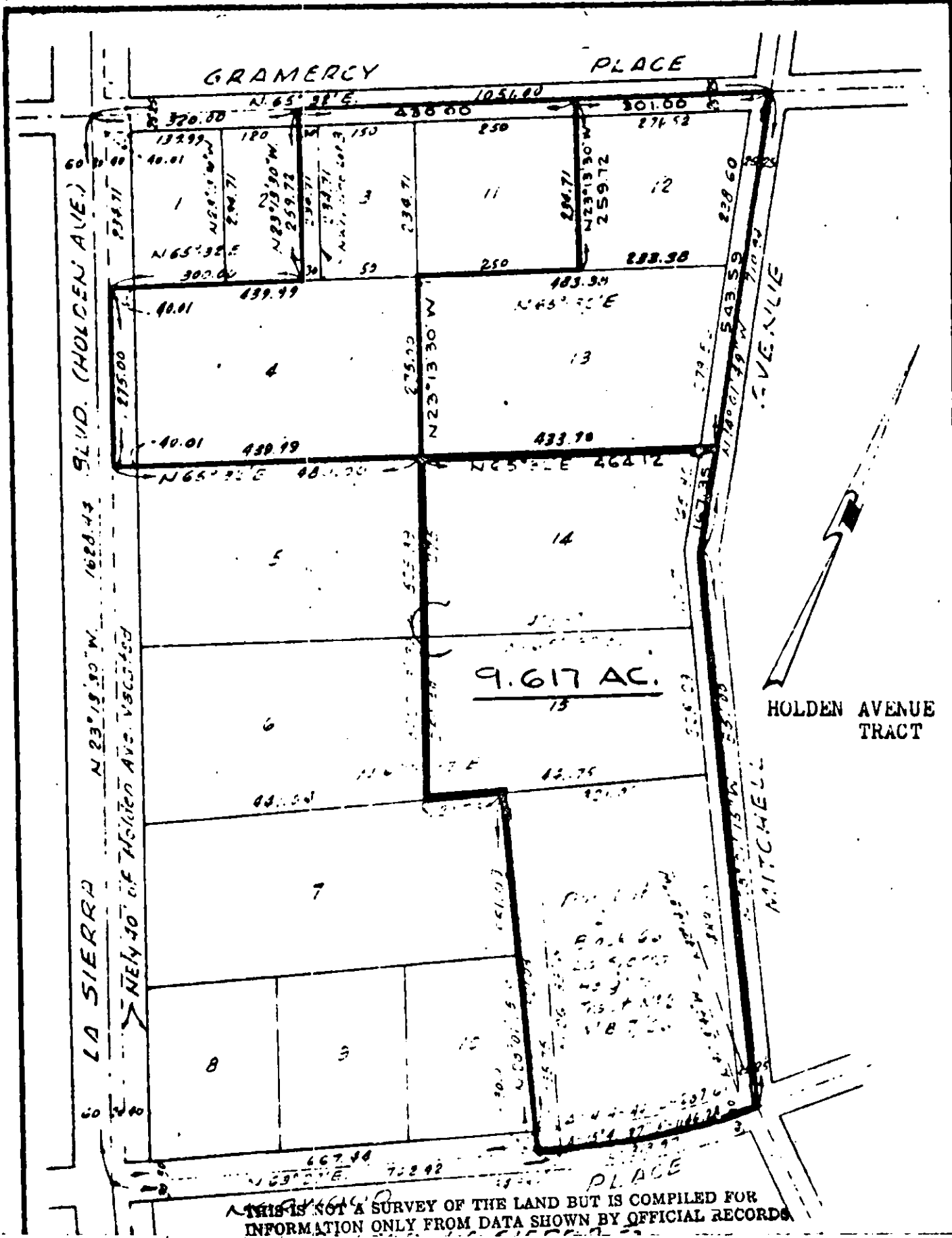
Lot 2, except the Southwesterly 120.00 feet thereof, Lots 3, 4, and 11 of Block C of Holden Avenue Tract, as shown by map on file in Book 11 of Maps, at pages 67, 68 and 69 thereof, Records of Riverside County, California;

Together with a portion of the following described lettered street lot, as shown on said map of Holden Avenue Tract, described as follows:

That portion of the Southeasterly one-half of Lot C (Gramercy Place) which lies Northeasterly of the Northwesterly prolongation of the Northeasterly line of said Southwesterly 120.00 feet of said Lot 2 and Southwesterly of the Northwesterly prolongation of the Northeasterly line of said Lot 11;

Together with that portion of the vacated Northeasterly 40.00 feet of Holden Avenue (not lettered), as shown on said map of Holden Avenue Tract, which lies Southeasterly of the Southwesterly prolongation of the Northwesterly line of said Lot 4 and Northwesterly of the Southwesterly prolongation of the Southeasterly line of said Lot 4.

V1



THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS

SCHEDULE B—(Continued)

PART TWO: This part of Schedule B shows liens, encumbrances, defects and other matters affecting the title to said land or to which said title is subject:

1. General and special county taxes for the fiscal year 1957-58, a lien, not yet payable.
2. Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, by Deed recorded August 11, 1919 in Book 508 page 101 of Deeds, Riverside County Records, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes, as particularly set out in said Deed.
3. Memorandum Agreement with reference to drainage of waste water from property adjoining Parcel A on the East and conditions and covenants contained therein, as set forth in Memorandum Agreements recorded November 18, 1920 in Book 538 page 9 and Book 535 pages 596 and 597 respectively, February 8, 1921 in Book 542 pages 154 and 157 respectively, February 9, 1921 in Book 541 page 124 and September 2, 1921 in Book 550 page 532 respectively of Deeds, Riverside County Records, reference being hereby made to the record of said instruments for further particulars.
4. A permanent easement and right of way granted to Citizens Domestic Water Company, a corporation, by Deed recorded March 18, 1926 in Book 663 page 591 of Deeds, Riverside County Records, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes, together with any or all fittings appurtenant thereto, for the conveyance of water in, over and across the land herein described, together with certain water and water rights as particularly set out in said Deed.

SCHEDULE C

Description of land, title to which is insured by this policy:

In the County of Riverside, State of California, and described as follows:

All that portion of Lot 4 of Block 49 and Lot CH of LA SIERRA GARDENS, as shown by Map recorded in Book 11 pages 42 through 50 of Maps, Riverside County Records, more particularly described as follows:

Beginning at the intersection of the South line of Hole Avenue (Lot S) with the center line of Jones Avenue (Lot CH) as shown on said Map;

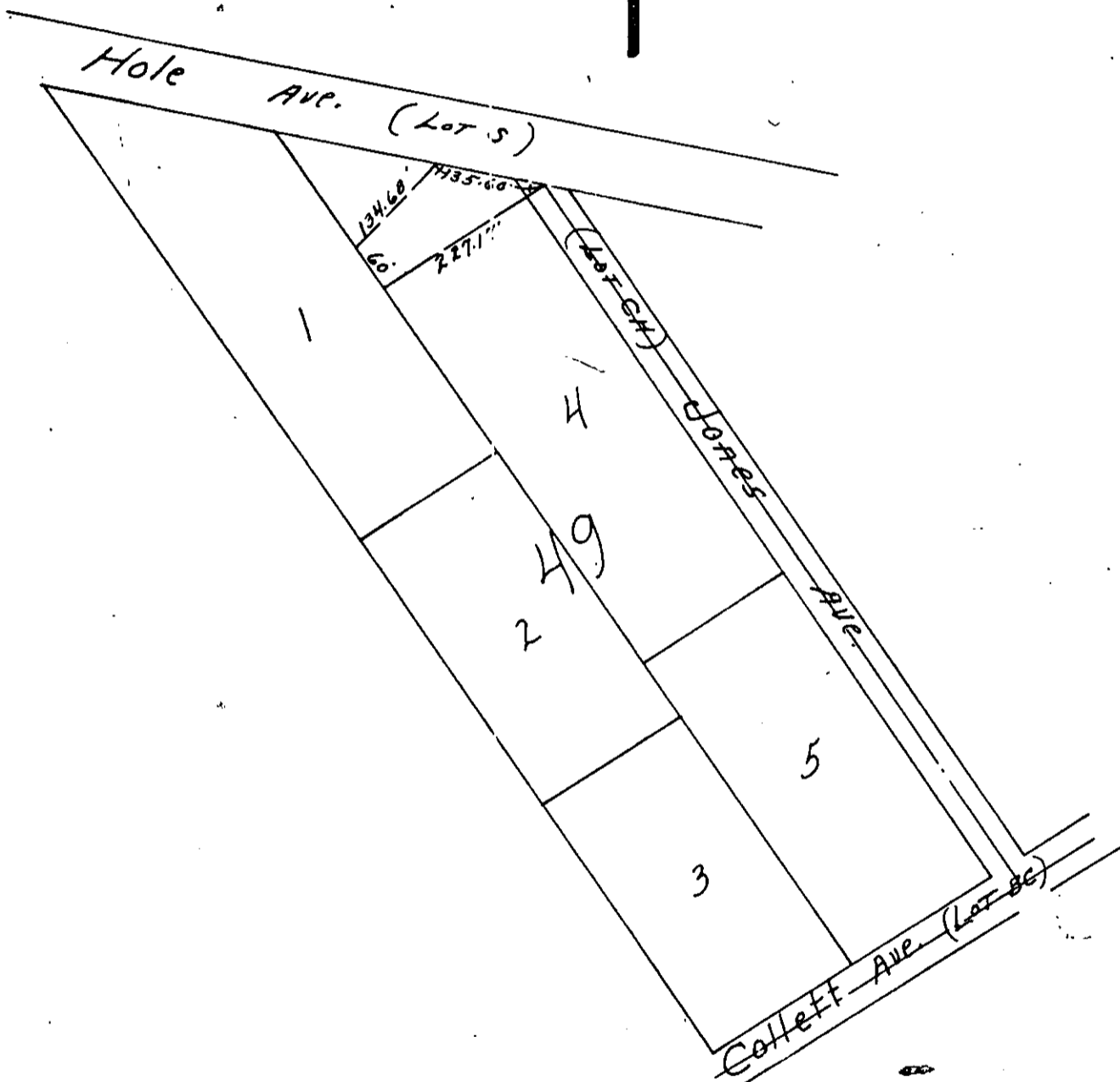
Thence South  $57^{\circ} 54' 45''$  West and parallel with the center line of Collett Avenue (Lot BC) as shown on said Map, a distance of 227.17 feet to a point in the Southwesterly line of said Lot 4;

Thence North  $34^{\circ} 18' 15''$  West along said Southwesterly line of said Lot 4, a distance of 60.00 feet to a point thereon;

Thence North  $43^{\circ} 48'$  East, a distance of 134.68 feet to a point in the said South line of Hole Avenue (Lot S), distant thereon North  $78^{\circ} 54' 24''$  West, a distance of 135.60 feet from said point of beginning;

Thence South  $78^{\circ} 54' 24''$  East along said South line of said Hole Avenue (Lot S), a distance of 135.60 feet to the point of beginning.

LA SIERRA GARDENS



THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS.

Fee \$ 30.00  
INCLUDES FEE OF  
RIVERSIDE TITLE COMPANY

# POLICY OF TITLE INSURANCE

ISSUED BY  
**TITLE INSURANCE AND TRUST COMPANY**  
OF LOS ANGELES

Title Insurance and Trust Company, a corporation, of Los Angeles, California, herein called the Company, for a valuable consideration paid for this policy of title insurance, the number, date, and amount of which are shown in Schedule A, does hereby insure the parties named as Insured in Schedule A, together with the persons and corporations included in the definition of "the insured" as set forth in the stipulations of this policy, against loss or damage not exceeding the amount stated in Schedule A which the insured shall sustain by reason of:

1. Title to the land described in Schedule C being vested, at the date hereof, otherwise than as herein stated; or
2. Unmarketability, at the date hereof, of the title to said land of any vestee named herein, unless such unmarketability exists because of defects, liens, encumbrances, or other matters shown or referred to in Schedule B; or
3. Any defect in, or lien or encumbrance on, said title, existing at the date hereof, not shown or referred to in Schedule B; or
4. Any defect in the execution of any mortgage or deed of trust shown in Schedule B securing an indebtedness, the owner of which is insured by this policy, but only insofar as such defect affects the lien or charge of such mortgage or deed of trust upon said land; or
5. Priority, at the date hereof, over any such mortgage or deed of trust, of any lien or encumbrance upon said land, except as shown in Schedule B, such mortgage or deed of trust being shown in the order of its priority in Part Two of Schedule B;

all subject, however, to Schedules A, B and C and the Stipulations herein, all of which schedules and stipulations are hereby made a part of this policy.

*In Witness Whereof*, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

TITLE INSURANCE AND TRUST COMPANY

by *Samuel J. Loebnick*  
PRESIDENT

Attest *Jace Steen*  
ASSISTANT SECRETARY *m c*

SCHEDULE A

Amount \$531.00

Date January 29, 1959 at 9:00 A.M.

M11/42U

Policy No. 178921-R

INSURED

LA SIERRA COMMUNITY SERVICES DISTRICT.

The title to said land is, at the date hereof, vested in:

LA SIERRA COMMUNITY SERVICES DISTRICT.

SCHEDULE B

This policy does not insure against loss by reason of the matters shown or referred to in this Schedule except to the extent that the owner of any mortgage or deed of trust shown in Part Two is expressly insured in paragraphs numbered 4 and 5 on the first page of this policy.

PART ONE: This part of Schedule B refers to matters which, if any such exist, may affect the title to said land, but which are not shown in this policy:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing agency or by the public records; and easements, liens or encumbrances which are not shown by the public records.
2. Rights or claims of persons in possession of said land which are not shown by the public records.
3. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land, or by making inquiry of persons in possession thereof, or by a correct survey.
4. Mining claims, reservations in patents, water rights, claims or title to water.
5. Any laws, governmental acts or regulations, including but not limited to zoning ordinances, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, or any zoning ordinances prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restrictions, regulations or prohibitions.

SCHEDULE B— (Continued)

PART TWO: This part of Schedule B shows liens, encumbrances, defects and other matters affecting the title to said land or to which said title is subject:

1.  
Second Installment general and special county taxes, covering this and other property, for the fiscal year 1958-59, amount \$20.22.
2.  
Rights of way and water rights as granted to Twin Buttes Water Company, a corporation, by deed recorded August 11, 1919 in Book 508 page 101 of Deeds, together with right of entry for the purpose of laying, maintaining and constructing water ditches, canals, pipe lines, flumes and conduits for conveying and distributing water for domestic and irrigation purposes, as particularly set out in said deed.
3.  
Memorandum Agreement with reference to drainage of waste water from property on the East and conditions and covenants contained therein as set forth in Memorandum Agreements recorded November 18, 1920 in Book 538 page 9 and Book 535 page 596 and 597 respectively, February 8, 1921 in Book 542 pages 154 and 157 respectively, February 9, 1921 in Book 541 page 124 and September 2, 1921 in Book 550 page 532 respectively of Deeds, reference being hereby made to the record of said instruments for further particulars.
4.  
A permanent easement and right of way granted to Citizens Domestic Water Company, a corporation, by deed recorded March 18, 1926 in Book 663 page 591 of Deeds, to excavate for and lay, construct, maintain, operate, repair, alter, replace and remove a line of pipe or lines of pipes, ditches or flumes together with any or all fittings appurtenant thereto, for the conveyance of water in, over and across the land herein described, together with certain water and water rights as particularly set out in said deed.



SCHEDULE C

Description of land, title to which is insured by this policy:

In the County of Riverside, State of California, and described as follows:

That portion of Lot 1 and Lot 4 of Block 49 of LA SIERRA GARDENS, as per Map recorded in Book 11 pages 42 through 50 of Maps, records of Riverside County, California, more particularly described as follows:

Beginning at the most Southerly corner of that parcel of land described in the deed recorded September 10, 1957 in Book 2145 page 95 of Official Records of Riverside County, California;

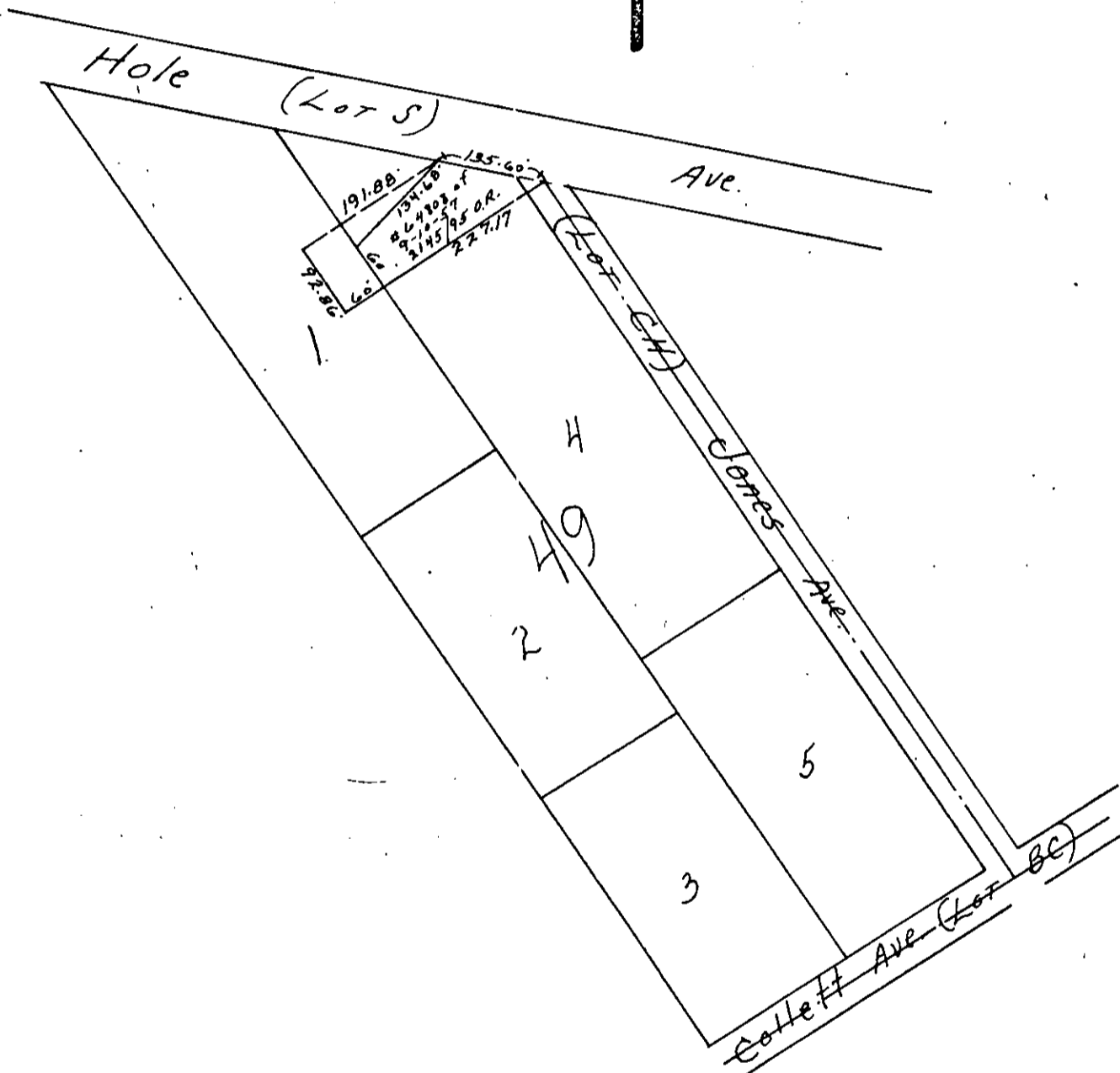
Thence along the Southwesterly prolongation of the Southeasterly line of said parcel South  $57^{\circ} 54' 45''$  West 60 feet;

Thence North  $34^{\circ} 18' 15''$  West 92.86 feet;

Thence North  $57^{\circ} 54' 45''$  East 191.88 feet to the most Northerly corner of said parcel;

Thence along the Northwesterly and Southwesterly line of said parcel South  $43^{\circ} 48'$  West 134.68 feet and South  $34^{\circ} 18' 15''$  East 60.00 feet to the point of beginning.

LA SIERRA GARDENS



THIS IS NOT A SURVEY OF THE LAND BUT IS COMPILED FOR INFORMATION ONLY FROM DATA SHOWN BY OFFICIAL RECORDS.

ORIGINAL DEEDS TO LA COMMUNITY SERVICES DISTRICT

Davis Farms, Inc., a Corporation, and Abbott Kinney Company	Corp. Grant Deed	Sep 10 1957	Book 2145	Page 95
Hayden Worthington and Betty Worthington; Ray C. Prewitt and Louise D. Prewitt, Davis Farms	Partial Reconvey- ance	Sep 10 1957	" 2145	" 264
Abbot Kinney Co. and Davis Farms, Inc., Ray C. Prewitt and Louise D. Prewitt; Hayden Worthington and Betty Worthington;	Grant Deed	Jan 29 1959	" 2405	" 273
Hayden Worthington and Betty Worthington; Ray C. Prewitt and Louise D. Prewitt; Davis Farms, Inc. and Abbot Kinney Co.	Grant Deed	Jan 14 1960	" 2615	" 69
Betty Worthington and Hayden Worthington; Ray C. Prewitt and Louise D. Prewitt; Abbot Kinney Co. and Davis Farms, Inc.	Grant Deed	Jun 30 1960	" 2723	" 138
Louise D. Prewitt, Executrix of the Estate of Ray C. Prewitt	Grant Deed	Jan 10 1961	" 2829	" 1
Betty Worthington and Hayden Worthington; Louise D. Prewitt, a widow; Davis Farms, Inc., and Abbot Kinney Co.	Grant Deed	Jan 10 1961	" 2829	" 14
Sigmund E. Bisans and Esther Bisans	Grant Deed	Dec 29 1961	" 3047	" 398
Security First National Bank	Quitclaim Deed	Sep 27 1962	" 3229	" 45
Twin Buttes Water Co.	Quitclaim Deed	Sep 27 1962	" 3229	" 46