

agreement, made by and between the parties hereto, dated the 14th day of October, 1912, and which agreement was recorded on the 26th day of October, 1912, in book number 264 of Deeds, at page 59 et seq., records of said Riverside County, and which property is hereinafter specifically described; and

WHEREAS, the stockholders of said grantor, duly assembled the 17th day of October, 1912, duly caused and adopted a resolution, ratifying the action of the officers of said grantor in executing said agreement of October 14th, 1912; and

WHEREAS, on the said 17th day of October, the owners and holders of all of the subscribed and issued shares of the capital stock of the said grantor, duly signed, executed and acknowledged a written consent that the said grantor should grant, sell, lease and transfer unto the City of Riverside, grantee herein, all of the real and personal property particularly described in and agreed to be granted, sold, assigned and transferred by the said grantor unto said grantee in and by the said agreement, dated October 14th, 1912, upon the terms and conditions in said agreement recited, and that in said written consent expressly ratify and confirm the said grant, sale, assignment and transfer of all of the said property, when the same should be finally made in accordance with the terms and provisions of said agreement and

WHEREAS, the said grantee has exercised its option contained in said agreement, dated October 14th, 1912, and hereinabove referred to, and has requested said grantor to convey said domestic and irrigating water works system to it; and

WHEREAS, the Board of Directors of said grantor, duly assembled the 25th day of June, 1913, duly caused and adopted the following resolution, to-wit:-

RESOLVED, by an agreement dated the 14th day of October, 1912, made by and between the Riverside Artesia Water Company, as first party therein, and the City of Riverside, a municipal corporation, as second party therein and which agreement was recorded on the 26th day of October, 1912, in book numbered 264 of Deeds, at page 59 et seq., records of Riverside County, California, the said Artesia Water Company agreed to grant, transfer and sell to the said City of Riverside, its entire domestic and irrigating water system, to the said second party upon demand and upon payment of the sum of one hundred and ninety-five thousand (\$195,000.00) dollars, gold coin of the United States, on or before the 1st day of October, 1913, and

WHEREAS, the said Riverside Artesia Water Company, by a communication in writing, dated June 21st, 1913, signed by said City of Riverside, has been informed that said City does exercise its option contained in said agreement hereinabove referred to, and agrees to purchase said water system under the terms and conditions contained in said agreement, hereinabove referred to, and to pay therefor, the sum specified in said agreement, and

WHEREAS, in said communication, it is stated that said city intends to take possession of said water system on the 1st day of July, 1913, and to pay therefor the said sum of one hundred and ninety-five thousand (\$195,000.00) dollars, gold coin of the United States, and

WHEREAS, all of the holders of the subscribed or of issued shares of the capital stock of this company, the said Riverside Artesia Water Company, have heretofore to-wit: On the 17th day of October, 1912, expressed in writing their consent to the transfer of the entire domestic and irrigating system of this system, to the said City of Riverside, in pursuance of the said agreement, and the sum of one hundred and ninety-five thousand (\$195,000.00) dollars, gold coin of the United States, as provided in said agreement, dated October 14th, 1912, and which agreement was recorded on the 26th day of October, 1912, in book number 264 of Deeds, at page 59 et seq., records of Riverside County, California, and the said consent was acknowledged and the said stockholders of said grantor

grant, sale, assignment and transfer of all of the property described in said agreement and made, in accordance with the terms and provisions of said agreement.

NOW THEREFORE, be it resolved, that the President and Secretary of this corporation be and they are hereby authorized and directed to execute and acknowledge and deliver, in the name of this corporation, all deeds of conveyance, bills of sale, and other instruments which may be necessary and proper to convey to the City of Riverside, the irrigating and domestic water systems of this company as described in the certain agreement, dated the 14th day of October, 1912, and recorded on the 26th day of October, 1912, in book 364 of Deeds, at page 59 thereof, records of Riverside County, California, and hereinabove referred to, to the City of Riverside, on payment by said city to this company of the sum of one hundred and ninety-five thousand (\$195,000.00) dollars, gold coin of the United States.

NOW THEREFORE, in pursuance of said resolution aforesaid, and in consideration of the sum of one hundred and ninety-five thousand (\$195,000.00) dollars, United States gold coin, paid by said grantee, the receipt whereof is hereby acknowledged, the said grantor does by these presents grant, bargain, sell, convey and confirm unto said grantee, its successors and assigns forever, the entire domestic and irrigating water works systems of said grantor, situate in the said County of Riverside, State of California, and specifically described as follows, to-wit:-

1. The present entire domestic water system of the said first party now used in furnishing domestic water to the said City of Riverside and its inhabitants, and to others who may be residing outside of the limits of said City, including in said system all pipes, reservoirs, reservoir sites, pumping plants and all apparatus and plants connected or used therewith.

2. The present entire irrigating water system of the said first party now used in furnishing irrigating water to ranches, groves, lawns and gardens, situate within and without the boundaries of the said City of Riverside, including pipe, reservoirs, reservoir sites, pumping plants and all apparatus and plants connected or used therewith.

3. That certain real property situate, lying and being in the City of Riverside, said County and State, and particularly described as:-

Lots numbered fifty-three and fifty-four, in Castleman's Addition to Riverside, as per plat of said addition on file in book 5 of Maps, at page 19 thereof, records of San Bernardino County, California.

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

Lot one (1), in block six (6), of the "E. F. 'Yes' Tract", as shown by map thereof, recorded in the office of the County Recorder of the County of San Bernardino, State of California, in book 7 of Maps, at page 27 thereof, subject to the conditions and restrictions as are set forth in the deed from Henry F. Yes, et al. to E. F. Marey, dated January 3, 1906, and recorded in book 207 of Deeds, at page 202 thereof, records of Riverside County, California.

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

Lot five (5), in block one (1), and the east 1/2 of the east 1/2 of block seven (7), of the certain tract of land, situate in the City of Riverside, County of Riverside, State of California, and particularly described as follows, to-wit:-
 range four (4) map, recorded in the office of the County Recorder of the County of San Bernardino, State of California, in book 1 of Maps, at page 1 thereof, records of San Bernardino County, California.

... of California, and particularly described as follows, to-wit:-
Lots 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, in block "B" of "Franklin Square", as shown on the map, record 401 in the office of the County Recorder of the County of San Bernardino, State of California, in book 6 of Maps, at page 31 thereof.

All water now developed upon any and all of the tracts of land hereinabove described.

All water and water rights appurtenant to the real property hereinabove described.

All water flowing in the Gage Canal and the right to receive water from said canal owned by the said first party, or in or to which said first party has any right, title, claim or interest, aggregating not less than 162.38 miners inches, of which 100 miners inches are represented by the shares of stock hereinafter referred to.

100 hundred nine and ninety hundredths (909-90/100) shares of the capital stock of the Riverside Water Company, a corporation organized and existing under the laws of the State of California, and doing business in the Counties of Riverside and San Bernardino, said state.

All rights of way and easements now used or held by said first party in connection with or as appurtenances to said domestic and irrigating water systems.

It is understood between the parties hereto that all references to inches of water in this deed, shall be understood to mean miners inches of water measured under a standard pressure, each miners inch of water being equivalent to one-fiftieth of a cubic foot per second.

WITNESSETH with all and singular the tenements, hereditaments and appurtenances pertaining to the tracts of land hereinabove granted, or in anywise appertaining, all such sums, machinery, apparatus, appliances, wells, and workings upon any and all of the tracts of land hereinabove particularly described, subject however to terms of said mortgages.

TO HAVE AND TO HOLD, all and singular the above granted described premises and rights, with the appurtenances unto the said city, its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in the corporate name by C. F. Marcy, its President, and attested by George H. Kelsey, its Secretary, and its corporate seal to be hereunto affixed the day and year first above written.

(CORPORATE SEAL)

Riverside Artesia Water Company,
By C. F. Marcy, President.
Attest: George H. Kelsey, Secretary.

State of California, }
County of Riverside. } DE.

On this 1st day of July, in the year of our Lord, one thousand nine hundred and thirteen, before me, Margaret Condon, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared C. F. Marcy, known to me to be the President, and George H. Kelsey, known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that they executed the same.

(NOTARIAL SEAL)

