

THIS INDENTURE, made the 20th day of February, in the year of our Lord, A. D., 1904.

Between Abbot Kinney, A. R. Fraser, G. M. Jones and H. R. Gage, the parties of the First part, and THE CITY OF OCEAN PARK the party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar, Gold Coin of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain and sell, convey and confirm, unto the said party of the second part, and to its successors and assigns in the trust hereinafter provided for, forever, all those certain lots, pieces, or parcels of land, situate, lying and being in the City of Ocean Park, in the County of Los Angeles, State of California, and bounded and particularly described as follows, to-wit:

Lot 179, of the Crescent Bay Tract, as per map recorded in Book 2, Pages 13 and 14 of Maps,

Lots A, B, C, D, E, F, G, H, and I, of the Golden Bay Tract, as per map recorded in Book 3, Page 76 of Maps.

TOGETHER will all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD all and singular the said premises together with the appurtenances unto the said party of the second part and its successors and assigns in the hereinafter named trust, forever, as a pleasure park or beach for the use, benefit and enjoyment of the public in general and particularly the inhabitants of said city and the owners of the property lying adjacent to the property hereinbefore described; provided, that this conveyance is made upon the condition that no house or houses or building of any kind or character, or miniature, steam, street, or electric railway or roadway, or any gas, water or sewer pipe shall ever be erected, constructed, laid, maintained or operated, or be permitted or allowed to be erected, constructed, laid, maintained or operated, in, along, upon or over said lands or any part thereof; and that no game of any kind shall ever be permitted to be conducted or carried on upon said lands or any part thereof, and said lands and every part thereof must at all times be kept free from teaming, open, and unobstructed for the use and enjoyment of the public and as a pleasure park or beach, and said property shall be kept clean at said City's expense.

Provided, further, that if said party of the second part or its successors or assigns shall at any time, violate either or any of the conditions or restrictions hereinbefore contained, immediately thereupon, all right and title hereby conveyed shall revert to and become vested in the said parties of the first part, their heirs or assigns, and said parties of the first part, their heirs, administrators or assigns shall be entitled to immediate possession of said lands, and every part thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Abbott Kinney,  
A. R. Fraser  
G. M. Jones  
H. R. Gage

This Indenture made the 20th day of February A.D. 1904 between A. R. Fraser, C. M. Jones and H. R. Gage the parties of the first part and the City of Ocean Park, the party of the second part.

WITNESSETH: That the sum of One Dollar (\$1.00) lawful money of the United States of America, to them in hand paid by said party of the second part the receipt whereof is hereby acknowledged to by these presents grant, bargain and sell, convey and confirm unto the said party of the second part, and to its successors and assigns in by trust hereinafter provided for forever all those certain lots, pieces or parcels of land situate, lying and being in the city of Ocean Park, in the County of Los Angeles, State of California and Bounded and particularly described as follows, to-wit:

Lots A, B, C, D, E, F, G, H, I, J, K, I, M, N, O, P, Q and R,R, all in the Ocean Park Strand Tract according to a map of said tract recorded in Book 5, page 147 of Maps Records of said Los Angeles County.

Together will all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold all and singular the said premises together with the appurtenances unto the said party of the second part and its successors and assigns in the hereafter named trust forever, as a pleasure park or beach for the use benefit and enjoyment of the public in general, and particularly the inhabitants of said city and the owners of the property lying adjacent to the property hereinbefore described; provided that this conveyance is made upon the conditions that no house or houses or buildings of any kind or character or miniature steam, street or electric railway, or roadway or any gas, water or sewer pipe shall ever be erected constructed laid, maintained or operated or be permitted or allowed to be erected, constructed laid, maintained or operated in, along, upon or over said lands or any part thereof; and that no games of any kind shall ever be permitted to be conducted or carried on upon said lands or any part thereof, and said lands and every part thereof must, at all times be kept free from teaming, open and unobstructed for the use and enjoyment of the public and as a pleasure park or beach and said property shall be kept clean at said City's expense.

Provided further that if said party of the second part or its successors or assigns shall at any time violate said trust or at any time either directly or indirectly, violate either or any of the conditions or restrictions hereinbefore contained, immediately hereupon all right and title hereby conveyed shall revert to and become vested in the said parties of the first part, their heirs, administrators or assigns shall be entitled to immediate possession of said lands and every part thereof.

In witness Whereof, the said parties of the first part, have hereunto set their hands and seals the day and year first above written.

A. R. Fraser,  
G. M. Jones  
H. R. Gage

State of California, County of Los Angeles.

On this 20th day of February in the year 1905 before me Plez James, a notary public and for said Los Angeles County, residing therein, duly commissioned and sworn, personally appeared A. R. Fraser G. M. Jones and H. R. Gage, known to me to be the same persons named and described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my official seal at Ocean Park, in said County, the day and year of this certificate first above written.

[Noterial Seal]

Plez James, Notary public in and for said Los Angeles County, State of California.  
A full true and correct copy of original recorded at request of Grantee Mar. 2, 1905 at 47 min. past 11 A.M.  
Calvin Hartwell, County Recorder. By M. Wise, Deputy.