

March 30, 2007

Riverside County Assessor's Office  
Attn: Doug Viera, Chief of Mapping  
Jason Santos, Supervising GIS Specialist  
4080 Lemon Street, 6<sup>th</sup> Floor Assessor  
Riverside, CA 92501

Steven Andrews  
225 South First Avenue, Suite 201  
Arcadia, California 91006  
Cell (626) 675-0181

Re: Rio Valley Estates/William and Robert Tuttle  
Colorado River Land

Mr. Viera and Mr. Santos,

Previously from our meetings, you had stated a deficiency and inability to follow the chain of title for the Tuttle's/Rio Valley Estates, LLC land. I have been able to find most documents and recordings and am able to provide an exact chain of title. I have included copies of those documents and recordings via scanning, but due to the date and quality of the copies, these are the most legible that I have. I am including a narrative so that if any information is missing, you will be able to locate the recordings and satisfy yourselves of their continuity.

The first document involves the "United States Land Office" and is dated January 30, 1888. It is stamped by the "Surveyor General" and details "Clearance #3024". These lands were public lands that were held by the United States and granted to the State of California for public school land use by School Land Clearance No. 3024 dated January 30, 1888. This land and title transferred from Federal to the State of California based on the School Election Act (1853), various acts and Executive Orders (1874, 1876), and survey in 1879. The Federal public lands transferred to the State of California and remained in their ownership until 1910, transferring to Gerald C. Halsey.

The next patent involves the transfer of the public school lands to Gerald C. Halsey on October 27, 1910. The patent mentions the March 3, 1853 Act, congress, public lands in California, and granted to the State of California. It refers to certificate of the Registrar of the State Land Office, No. 12887 issued in accordance with the provision of law, legislation of the State of California, signed by the then Governor Gillett, Secretary of State Curry, and Registrar of State Land Office Kingsbury and grants to Gerald C. Halsey 310.53 Acres of the west half of the northwest quarter, the northeast quarter of the northwest quarter, the northwest quarter of the southwest quarter, lots one, two, three, and four of Section 36, T2S, R23E, San Bernardino Meridian. It was recorded on November 9, 1910 in Book No. 6 of Patents, Page 17, records of Riverside County, California.

The next document is a copy of the patent from the State Land Office, No. 12887, dated 1910, basically conveying the same information as in the previous document.

The next transfer occurs on November 13, 1917, between Gerald C. Halsey and Ellie O'Brien. The document references ten (\$10.00) dollars in gold coin with a similar description of land and 310.53 acres. It was recorded on November 19, 1917 in Book No. 471 of deeds, Page 320, Records of Riverside County, California.

Ellie O'Brien then confers title to Cordelia Calkins (Cordelia Halsey) on January 12, 1918. The amount of \$10.00 gold coin is reported for the land residing in Section 36, T2S, R23E consisting of 310.53 acres. This conveyance executed on January 12, 1918 and recorded on May 28, 1920 at the request of Gerald C. Halsey, into Book No. 530, Page 156, Riverside County, California.

On December 19, 1945 Cordelia Halsey grants to Agnes Gertrude Spillane that same property by description (310.53 acres) as that provided to Gerald C. Halsey. This deed is recorded on February 9, 1946 at the request of Security Title Insurance Company in Book No. 725 of Official Records, Page 268, Records of Riverside County, California.

At this point in time, the 310.53 acres appears to split with a portion granting from Agnes Gertrude Spillane to her son John E. Spillane (recorded Jan. 27, 1949, Book 1047, Page 221, County of Riverside, State of California) and to Raymond J. Spillane (recorded Jan. 27, 1949, Book 1047, Page 388, County of Riverside, State of California). The grant deeds appear to separate the acreage and provide different legal descriptions. For the purposes of the Tuttle's/Rio Valley Estates, LLC ownership and chain of title, only the Raymond J. Spillane grant is followed.

The next document is the final recording in the chain of title. It is dated the same day as the previous recording on January 27, 1949 and grants title from Raymond J. Spillane to Robert E. Tuttle and William C. Tuttle. The legal description is the same as on the Agnes Gertrude Spillane to Raymond J. Spillane deed. This document is recorded March 9, 1949 at the request of Riverside Title Company in Book 1057, Page 425, of the County of Riverside, State of California.

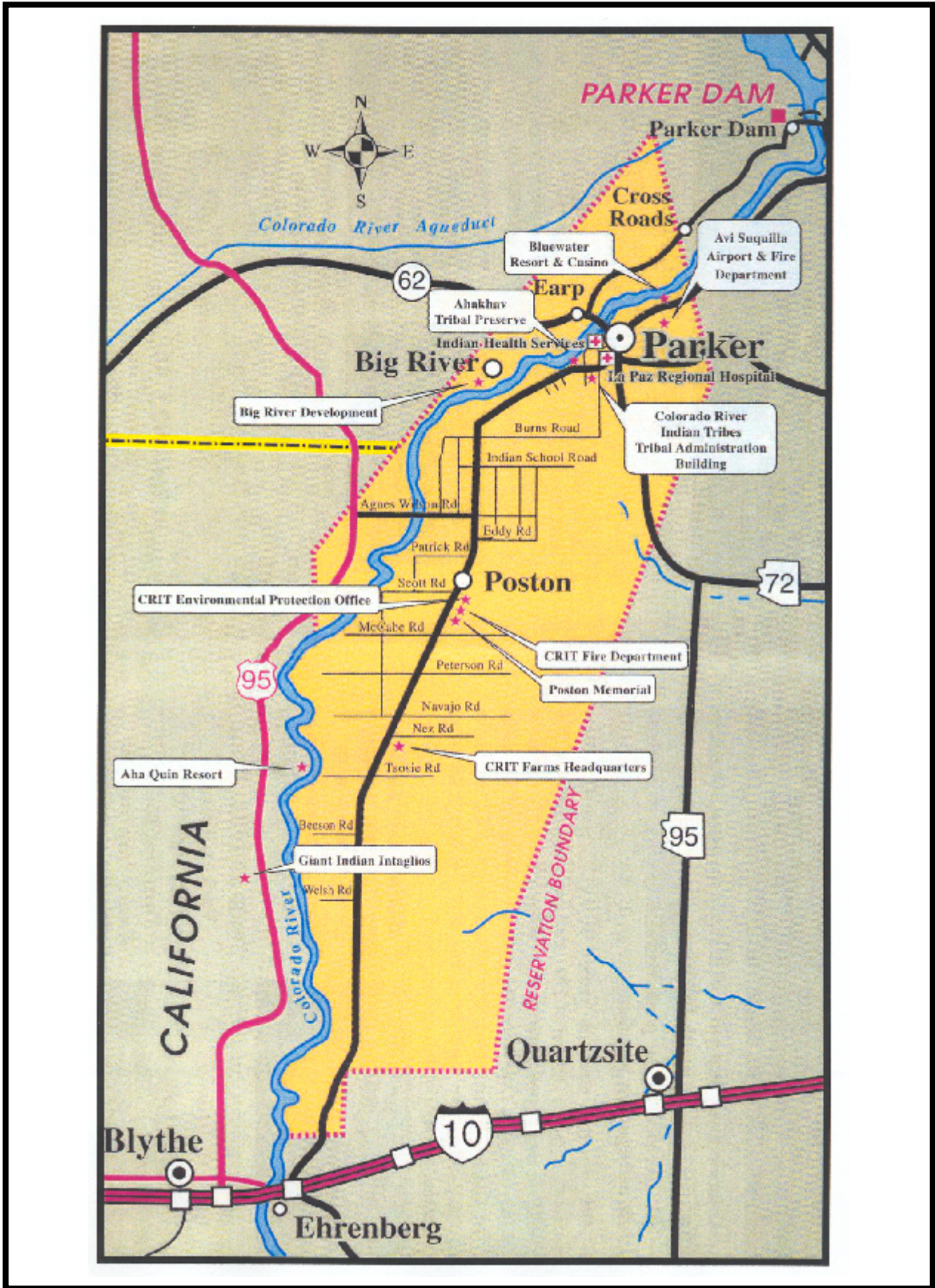
The BLM land records reveal that the land is not 'held in trust' by the United States for CRIT and that the land is not 'Reservation Land' as a matter of federal law. These records are consistent with the controlling legal authority. The land cannot be 'held in trust' or be considered 'Reservation Land' due to the 1864 Act that prohibits the expansion of this reservation into California. The validity of the Act and its prohibition on establishing any portion of the Colorado River Indian Reservation as a reservation within the State of California was upheld in Mattz v. Arnett, supra. Even the Colorado River Indian Tribes (CRIT) map of reservation boundaries does not show the Tuttle's/Rio Valley Estates, LLC property within the reservation boundaries. Their own map indicates the reservation boundary ending along the Colorado River approximately at McCabe Road. This can be reviewed by going to the following tribal site [http://critonline.com/crit\\_contents/tourism/crit\\_map.pdf](http://critonline.com/crit_contents/tourism/crit_map.pdf) and I have included a copy of the map as the first exhibit.

I hope this exhaustive title information will finally put to rest the chain of title issues that should be reasonably discoverable by a simple research of title grants. I was able to follow the grantor and grantee recordings without much trouble and I would assume that with the Riverside

Counties resources and BLM, this information is readily attainable. Please respond to this chain of title in writing and let me know if it answers your questions, what your actions will be regarding this issue, and answer the previous questions that were asked in the preceding correspondences. Your assistance in solving this long, protracted, and outstanding issue is greatly appreciated.

Sincerely,

Steven Andrews





31-25-232  
July 11  
May 27  
1879

United States Land Office.

Los Angeles, Cal. January 30 1888.

This is to Certify, That I have examined the files, plats, and records of this office in relation to

1/3 land

of No. 36, 21, 23, E. D. B. American, and find that there is not any homestead, pre-emption, or other valid claim to any portion of said land on file or record in this office adverse to that of the State of California, see 36 is an ~~pre-emption~~ attached ~~see 36 is unsurveyed~~ ~~not adverse claim to see 36~~ and that the plat thereof has been filed in this office more than ninety days, viz. since July 11 1879 and was approved by the admitted States Surveyor General, on the 22<sup>nd</sup> day of May 1879.

J. D. Peterson Registrar

Wm. H. Condit Surveyor-General

Wm. H. Condit



clearance #3024

UNITED STATES OF AMERICA—STATE OF CALIFORNIA.

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

WHEREAS, Under the provisions of an Act of the Congress of the United States, titled "An Act to provide for the survey of the public lands in California, the ending of pre-emption rights therein, and for other purposes," approved March third, fifteen hundred and fifty-three, there was granted to the State of California, ten sections of land for the erection of public buildings, seventy-two sections for a library of learning, and the sixteenth and thirty-sixth sections of each township in said State and lands selected in lieu thereof under the provisions of said Act and also under the provisions of subsequent Acts of said Congress of the United States; and whereas, the Legislature of the State of California has provided for the sale and conveyance of said lands by statutes enacted from time to time; and whereas, it appears from the certificate of the Register of the State Land Office, No. 12987 issued in accordance with the provisions of law, bearing date the twenty-seventh day of October, 1910, at the tract of land hereinafter described and being a part of the grant of the sixteenth and thirty-sixth sections and lands in lieu thereof, have been duly and properly located in accordance with law, that the laws in relation thereto have been complied with, that payment in full has been made, and that Gerald C. Halsey is entitled to receive a patent therefor;

NOW, THEREFORE, The State of California hereby grants to the said Gerald C. Halsey and to his heirs and assigns forever, the said tracts of land located as aforesaid, and which are known and described as follows, to-wit:

The west half of the northwest quarter, the northeast quarter of the northwest quarter, the northwest quarter of the southwest quarter, lots one, two, three and four Section thirty-six (36), Township two (2) south, Range twenty-three (23) east, San Bernardino Meridian, containing three hundred ten and fifty-three hundredths (310.53) acres; together with all the privileges and appurtenances thereunto appertaining and belonging. To have and to hold the aforesaid premises to the said Gerald C. Halsey and to his heirs and assigns, to his and their use and behoof, forever.

IN WITNESS WHEREOF, I, J. E. Gillett, Governor of the State of California, have caused these Letters to be made Patent, and the Seal of the State of California to be hereunto affixed. Given under my hand at the City of Sacramento, this 31st day of October, in the year of our Lord one thousand nine hundred and ten.

(State of California,  
Seal

J. E. Gillett, Governor of State.

Attest: C. F. Curry, Secretary of State.

(STATE LAND OFFICE;  
SEAL

Countersigned: W. S. Ringebury, Register  
of State Land Office.

Received for record Nov. 9, 1910, at 39 min. past 9 o'clock A. M. at request of Gerald C. Halsey. Copied in Book No. 3 of Patents page 17, records of Riverside County, California.

Fees, \$1.30.

I. E. Logan, Recorder.

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United States of America—State of California.

To all to whom these Presents shall come, Greetings:

Whereas, Under the provisions of an Act of the Congress of the United States, entitled "An Act to provide for the survey of the public lands in California, the granting of pre-emption rights therein, and for other purposes," approved March third, eighteen hundred and fifty-three, there was granted to the State of California, ten sections of land for the erection of public buildings, seventy-two sections for a seminary of learning, and the sixteenth and thirty-sixth sections of each township in said State and lands selected in lieu thereof under the provisions of said Act and also under the provisions of subsequent Acts of said Congress of the United States; and whereas, the Legislature of the State of California has provided for the sale and conveyance of said lands by statutes enacted from time to time; and whereas, it appears by the certificate of the Register of the State Land Office, No. 12887, dated in accordance with the provisions of law, bearing date the twenty-seventh day of October 1857, that the tracts of land hereinafter described and being a part of the grant of the sixteenth and thirty-sixth sections and lands in lieu thereof, have been duly and properly located in accordance with law, and that the laws in relation thereto have been complied with, that payment in full has been made, and that

Gerald C. Palacy is entitled to receive a patent therefor;

Now, Therefore, The State of California hereby grants to the said

Gerald C. Palacy and to his heirs and assigns forever, the said tracts of land hereinafter described, and which are known and described as follows, to wit:

The west half of the northwest quarter, the northern quarter of the northwest quarter, the northwest quarter of the southwest quarter, lots one, two, three and four of Section thirty-six (36), Township two (2) south, Range twenty-three (23) east, San Bernardino Meridian,

containing three hundred ten and fifty-three hundredths (310.53) acres; together with all the privileges and appurtenances thereto appertaining and belonging. To have and to hold the aforegranted premises to the said Gerald C. Palacy and to his heirs and assigns, to his and their use and behoof, forever.

In Testimony Whereof, I, J. B. GILBERT

Governor of the State of California, have caused these Letters to be made Patent, and the Seal of the State of California to be hereunto affixed. Given under my hand at the City of Sacramento, this, the 31st day of October, in the year of our Lord one thousand nine hundred and ten.

J. M. Shattuck Governor of State

Attest: C. F. Conley Secretary of State

Countersigned: W. S. R. Register of State Land Office

GERALD C. HALSEY  
TO  
ELLIE O'BRIEN

THIS INSTRUMENT, Made the 15th day of November, 1917, between GERALD C. HALSEY, an unmarried man, the party of the first part, and ELLIE O'BRIEN, an unmarried woman, the party of the second part,

WITNESSETH: That the said party of the first part, in consideration of the sum of ten (\$10.00) dollars, gold coin of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell, unto the said party of the second part, all those certain lots, pieces or parcels of land, situate, lying and being in the County of Riverside, State of California, and particularly described as follows, to-wit:

The west half of the northwest quarter, the northeast quarter of the northwest quarter, the northwest quarter of the southwest quarter, and Lots 1, 2, 3 and 4 of section 26, township 2 south, range 25 east, San Bernardino Meridian, containing 210.55 acres.

Together with the tenements, hereditaments and appurtenances thereto belonging or appertaining, and the reversions and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said party of the second part, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal this 15th day of November, 1917.

Gerald C. Halsey

State of California,  
City and County of San Francisco. ) ss-

On this 15th day of November, in the year one thousand nine hundred and seventeen, before me, John McCallan, a Notary Public in and for the said City and County, residing therein, duly commissioned and sworn, personally appeared Gerald C. Halsey, an unmarried man, known to me to be the person whose name is subscribed to the within instrument, and he acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the City and County of San Francisco, the day and year in this certificate first above written.

(NOTARIAL SEAL)

John McCallan, Notary Public in and for  
the City and County of San Francisco,  
State of California.

Received for record Nov. 19, 1917, at 8 o'clock A.M. at request of Grantee.  
Copied in Book No. 471 of Deeds, page 200, records of Riverside County, California.

Fees \$1.00

I. S. Logan, Recorder,  
By J. H. Covey, Deputy Recorder.



ELLIS O'BRIEN  
TO  
CORDELIA CALKINS

THIS INSTRUMENT, made this 12th day of January, A.D. 1918, between ELLIS O'BRIEN, an unmarried woman, the party of the first part, and CORDELIA CALKINS, unmarried, the party of the second part,

WITNESSETH: That the party of the first part for and in consideration of the sum of \$10,00 gold coin of the United States of America, to her paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, and to the said second party's heirs and assigns forever, all those certain lots, pieces or parcels of land, situate, lying and being in the County of Riverside, State of California, and bounded and particularly described as follows, to-wit:

The west half of the northwest quarter, and the northeast quarter of the northwest quarter, and the northwest quarter of the southwest quarter, and lots 1, 2, 3, and 4 of Section 20, township 2 south, range 22 east, San Bernardino Meridian, containing 210.57 acres.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereto 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 to said second party's heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, the day and year first above written.

Ellis O'Brien

State of California,  
City and County of San Francisco. } ss

On this 12th day of January, in the year of our Lord one thousand nine hundred and eighteen, before me, Chas. F. Duisenberg, a Notary Public in and for the said City and County, and State, residing therein, duly commissioned and sworn, personally appeared Ellis O'Brien (an unmarried woman) known to me to be the person described as, whose name is subscribed to, and who executed the within and annexed instrument, and she acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the said City and County of San Francisco, the day and year last above written.

Chas. F. Duisenberg, Notary Public in and for the City and County of San Francisco, State of California, 220 Montgomery Street, Tel Douglas 5121

(NOTARIAL SEAL)  
My commission expires July 21, 1921.

Received for record May 28, 1920, at 7 min. past 7 o'clock A.M. at request of Gerald E. Halsey. Copied in Book No. 530 of Deeds, page 154 at sec. records of Riverside County, California.

Page 21,99 F. E. HARRISON, Recorder.

CORDELIA HALSEY )  
TO )  
ACHES GERTROUDE SPILLANE )

D E E D

I, CORDELIA HALSEY, formerly CORDELIA CALKINS, the first party, hereby Grant to  
ACHES GERTROUDE SPILLANE, a Widow, the second party, all that real property situated in the  
County of Riverside, State of California, described as follows:

The west half of the northwest quarter, the northeast quarter of the northwest  
quarter, the northwest quarter of the southwest quarter, lots one, two, three and four  
of Section thirty-six (36), Township two (2) South, Range twenty-three (23) east, San  
Bernardino Meridian, containing three hundred ten and fifty-three hundredths (310.53)  
acres; together with all the privileges and appurtenances thereunto appertaining and  
belonging; together with all of the right, title and interest of grantor in and to all  
mineral, oil, gas, accretion and riparian rights appurtenant to, or belonging to, said  
property above described.

IN WITNESS WHEREOF, the said first party has executed this conveyance this 19th  
day of December, 1945.

Cordelia Halsey  
formerly Cordelia Calkins

U.S.I.R.S. \$2.20 Canceled.

STATE OF CALIFORNIA )  
City and County of San Francisco ) ss.

On this 19th day of December, in the year of our Lord One Thousand Nine Hundred  
and Forty-five, before me, Chas. F. Deisenberg a Notary Public in and for said City and  
County of San Francisco State of California, residing therein, duly commissioned and sworn,  
personally appeared Cordelia Halsey, formerly Cordelia Calkins known to me to be the per-  
son described in and whose name is subscribed to the within instrument and acknowledged  
to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official Seal at  
my office in said City and County of San Francisco the day and year in this certificate  
first above written.

(NOTARIAL SEAL)  
My Commission Expires May 23, 1949.

Chas. F. Deisenberg,  
Notary Public in and for said  
City and County of San Francisco,  
State of California.

Received for record Feb 9, 1946 at 30 min. past 9 o'clock A.M. at request of  
SECURITY TITLE INS. & TRS. CO. Copied in Book No. 725 of Official Records, page 268,  
Records of Riverside County, California.

Fee \$1.00

Jack A. Ems, Recorder

Compared: Copyist C. Bernard; Comparer D. Merritt.

REC-1017 358

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

# Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

Act I. P. S. S.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
I, Anna Gertrude Spillane, a widow

GRANT to Raymond J. Spillane his married son do hereby

the real property in the County of Riverside  
State of California

That portion of Section 36., Township 2 South Range 23 East SAN BERNARDINO Base and Meridian, bounded on the north by a line 1674 feet south of and parallel with the north side of said Section 36 and extending from the west boundary to the east boundary of said Section, and having a south line described as follows: beginning at a point on the west boundary line of Section 36., south 2338 feet from the northwest corner of said Section; thence east 3190 feet; thence south 52 degrees East to the intersection of said line with the Colorado River.

Together with all privileges and appurtenances thereto unto and heretofore and hereafter; together with all of the right, title and interest of the grantor in and to all mineral, oil, gas, accretion and riparian rights appurtenant to, or belonging to, said property above described

Dated: January 26, 1949

*Anna Gertrude Spillane*

STATE OF CALIFORNIA  
COUNTY OF

*Los Angeles*

On January 25, 1949  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared  
Anna Gertrude Spillane

known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.

*Notary Seal*

SPACE BELOW FOR RECORDER'S USE ONLY

RECEIVED FOR RECORD

JAN 27 1949

REC-1017 358

JACK A. ROSS

100/4

FEES \$ 1.00

this instrument dated January 27, 1949, for a valuable consideration,

Affix  
IRS

**RAYMOND J. SPILLANE**

\$ \_\_\_\_\_

GRANTS to

**ROBERT E. TUTTLE**, a single man, and **WILLIAM C. TUTTLE**, a single man,  
as following described Real Property in the State of California, County of Riverside

That portion of Section 36, Township 2 South, Range 23 East San Bernardino Base and Meridian, bounded on the North by a line 1678 feet South of and parallel with the North line of said section 36 and extending from the West boundary to the East boundary of said Section, and having a South line described as follows: Beginning at a point on the West boundary line of said Section 36, South 2338 feet from the Northwest corner of said Section; thence East 3190 feet; thence South 52° East to the intersection of said line with the Colorado River.

Together with all privileges and appurtenances thereunto appertaining and belonging; together with all of the right, title and interest of the grantor in and to all mineral, oil, gas, accretion and riparian rights appurtenant to, or belonging to, said property above described.

STATE OF CALIFORNIA  
COUNTY OF  
Los Angeles

*Raymond J. Spillane*

On January 27, 1949 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

**RAYMOND J. SPILLANE**

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and Official Seal,  
*Robert E. Tuttle*  
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDERS USE ONLY

AFTER RECORDING MAIL TO  
**ROBERT E. and W. C. TUTTLE**  
124 North 20th Street  
Montebello, California  
62207 #124415  
622-1141

RECEIVED FOR RECORD  
MAY 9 1949  
RIVERSIDE TITLE COMPANY  
BOOK 100 PAGE 623  
FILED S. 180  
*Robert E. Tuttle*

