

THIS INDENTURE, made and entered into this 11th day August, 1941, by and between FRANK A. MILLER, INC., a corporation, first party herein, and the CITY OF RIVERSIDE, a municipal corporation in the County of Riverside, State of California, second party herein: WITNESSETH:

That for and in consideration of the sum of ten Dollars lawful money of the United States of America to the first party in hand paid by the second party, receipt of which is hereby acknowledged, and of the covenants herein contained, said first party does by these presents grant, bargain, sell and convey unto said second party, its successors and assigns, all that certain real property, together with the appurtenances, situated in the City of Riverside, County of Riverside, State of California, particularly described as follows, to-wit:

That portion of Lot Three Hundred Fourteen (314) of the lands of the Southern California Colony Association, as shown by map on file in Book 4 page 75 of Maps, records of said Riverside County, being a portion of the lands known as the Hotel Tract, as provided for by Paragraph 3 of Contracts of May 4, 1887, between the Riverside Land Company, E. Rosenthal, Riverside Water Company and Riverside Land and Irrigating Company, particularly described as follows, to-wit:-

Commencing at the most northerly corner of Lot G (Rubidoux Mountain Drive), as shown on map of Mount Ruvidoux Park, Unit No. 2. on file in Book 19 page 99 of Maps, records of said Riverside County; thence North  $14^{\circ} 10'$  East a distance of 42.79 feet for the point of beginning, said point being herein given the further designation of Station A; thence South  $14^{\circ} 10'$  West, 86 feet; thence South  $49^{\circ} 07'$  West, 223 feet; thence South  $63^{\circ} 28'$  West, 145 feet; thence South  $32^{\circ} 43'$  West, 148 feet; thence North  $74^{\circ} 49'$  West, formerly recorded North  $74^{\circ} 58'$  West, 45.44 feet; thence North  $51^{\circ} 01'$  West, 118 feet; thence North  $05^{\circ} 58'$  West, 85 feet; thence North  $13^{\circ} 53'$  East, 230 feet; thence North  $05^{\circ} 02'$  West, 181 feet; thence North  $16^{\circ} 05'$  East, 92 feet; thence North  $44^{\circ} 51'$  East, 100.12 feet; thence North  $72^{\circ} 41'$  East, 68.16 feet to a point on the west line of Lot A (Ninth Street), as shown on map of

Mount Rubidoux Park, Unit No. 3, on file in Book 19 page 97 of maps, records of said Riverside County, said point being herein given the further designation of Station B; thence South  $00^{\circ} 49'$  East, 27 feet to the Southwest corner of said Lot A; thence on a curve concave to the South, the radial line at the beginning of said curve bearing North  $00^{\circ} 49'$  West, with a radius of 93 feet and a central angle of  $18^{\circ} 04'$ , a chord distance of 29.2 feet; thence South  $72^{\circ} 45'$  East, 50.92 feet; thence on a curve concave to the north, with a radius of 227 feet, and central angle of  $22^{\circ} 11'$ , a chord distance of 87.34 feet to a point on the westerly line of that certain parcel of land conveyed to Harold W. Naeckel and Mary Coleman Naeckel, his wife, by deed recorded January 14, 1941, in Book 488 page 110 of Official Records of said Riverside County; the last three courses and distances following along the Southerly line of said Lot A; thence South  $09^{\circ} 20'$  West, 107.63 feet; thence South  $12^{\circ} 46'$  East, 90.41 feet; thence South  $64^{\circ} 21'$  East, 195.75 feet to the point of beginning; the last three courses and distances following along the westerly line and the Southerly line of said parcel of land so conveyed to Harold W. Naeckel, et ux, and said Southerly line extended Easterly.

Said property is also shown on Map of Lot 314 of the Riverside Land and Irrigation Company on file in Book 5 page 142 of Maps, records of said Riverside County.

RESERVING, however, for a public thoroughfare, a strip thereof of the uniform width of twenty (20) feet adjacent to the boundary described from Stations A to B above designated.

As part of the consideration moving the within transaction, second party hereby relinquishes and quitclaims unto first party, except as hereinbelow reserved, all of its present interest in and title to those certain reservations of rights incident to water, as contained in that certain deed dated June 23, 1914, and recorded in Book 411 page 90 of Deeds, records of said Riverside County, to which reference is hereby made for greater certainty, in which said deed said City of Riverside was party of the first part, and the Huntington Park Association, a corporation, was party of the second part, said reservations herein being relinquished being therein described in words and

figures as follows, to-wit:-

"expressly excepting and reserving therefrom, and reserving to the said party of the first part, and its successors and assigns, free of all cost and expense, the right of entry upon, and the right of way over and through said lands for the construction and maintenance of all water ditches, pipe lines, flumes, conduits and reservoirs, as now constructed, or that may be planned by the said party of the first part for the conveying and storing of all water for irrigating and domestic use and all other purposes."

EXCEPTING AND RESERVING from the relinquishment of said reservations the right of second party herein, its successors and assigns, to utilize, operate, enlarge, renew and maintain all facilities and means for the handling of overflow- and waste-water which are now located on or in the parcels of land hereinafter described, together with the right of ingress and egress over said parcels for all purposes of proper utilization of said reserved rights and facilities; said parcels being more particularly described as follows, to-wit:-

- 1) Lot Fifteen (15) of Mount Rubidoux Park, as shown by map on file in Book 19 page 65 of Maps, records of said Riverside County.
- 2) That portion of said Lot 314 of the lands of the Southern California Colony Association conveyed to Harold A. Naeckel and Mary Coleman Naeckel, his wife, by deed dated December 31, 1940, and recorded in Book 488 page 110 of Official Records of said Riverside County, to which reference is hereby made.
- 3) That portion of said Lot 314 conveyed to M. E. Pangle and Gertrude Pangle, his wife, and Mary Ellen Pangle, by deed dated February 27, 1941, and recorded in Book 493 page 314 of Official Records of said Riverside County, to which reference is hereby made.
- 4) That portion of said Lot 314 described as follows:-  
Beginning at the point described as the point of beginning in description of the parcel hereinabove conveyed to second party; thence North 64° 21' West, 55.85 feet to the parcel of said Naeckels, as above described; thence northerly along the easterly line of said Naeckels' parcel (the same following

a Rock Wall) to the point of intersection with the southerly lije of the parcel conveyed to said Pangles, as above described, said southerly line lying on a bearing South 60° 24' East; thence South 60° 24' East, 46.3 feet, more or less, to the southeast corner of said Pangles' parcel; thence northerly laong the easterly line of said Pangles' parcel to the southerly line of Ninth Street, as shown by map of Mount Rubidoux Park, Unit No. 3, above referred to; thence northeasterly along the southerly line of Ninth Street to the westerly line of Lot E in said Mount Rubidoux Park, above referred to; thence southerly along the westerly line of said Lot E to the point of beginning.

- 5) All land adjacent to all of the parcels particularly described herein shown or used as public thoroughfares but title to which now vests in first party.

IN WITNESS WHEREOF the parties hereto have caused their respective corporate names and seals to be hereto affixed and this instrument to be executed by their proper officers thereunto duly authorized.

FRANK A. MILLER, INC.

By Alice Miller Hutchings  
President

By W. J. Herbert  
Asst. Secretary

*Rec. Feb 5, 1942.*

1055

TIN. (5) ALL LAND ADJACENT TO ALL OF THE PARCELS PARTIC DESC HEREIN SHOWN OR USED AS PUB THOROUGHFARES BUT TITLE 36  
TO WHICH NOW VESTS IN 1ST) FEBRUARY 5, 1942  
PARTY.)

1 19 42 DEED DAVIS, FLOYD E., AND LONG, ED  
JUANITA E., HIS WF

\$10. LOT 18, BLK 2 WESTERN AVE SUBD,  
--/---  
(CONSID LESS THAN \$100.)

W  
22

2 3 42 AFFDT TUTHILL, GRACE T.  
BIRTH (AUNT)

NAME OF CHILD: ROBERT PERCIVAL  
RIDDELL, BORN 7/5/1897  
AT CORONA, CALIF.

ODELL

2 5 42 NOT HUBER, PHILIP E., CROWELL, OSCAR  
INTEN (LICENSEE) (TRANSFEREE)  
TRANSE  
LIQ LICENSES

ON-SALE BEER AND WINE LICENSES AND  
ON-SALE DISTILLED SPIRITS LICENSES,  
UNDER NAME OF "THE PLANTATION" AT 1075  
EIGHTH ST., RIVERSIDE, CALIF.  
TO BE TRANSFERED ON 2/13/42 @ 10:00 A.M.  
AT OFFICE OF BEST, BEST & GABBERT,  
ATTYS.

BEST & GABBERT

10 21 41 RECON CORPORATION OF AMERICA, ODEL, HATTIE M., A WIDOW, 395/513 OR #669 OF 11/12/38  
BY AGT AKA ODLE, HATTIE

Pro lot 9 Blk 2  
P  
20

LOCKHART

2 5 42 LIS COACHELLA VALLEY COUNTY WHITE, BEN F., ADMNR  
PEN WATER COMPANY DISTRICT, OF THE EST OF STREETER, EGBERT M.,  
A PUB AGCY OF THE STATE DEC; -DFTS  
OF CALIFORNIA  
-PLTF

SUP CT RIV #34976  
COMPLT TO QUIET TITLE ON:

W 1/2 OF SE 1/4 OF SEC 29, T8S, R9E, S01N,  
USGS:

SEE'

SCCA, MAP 4/75 RIV, BEING A POR OF LANDS KNOWN AS THE HOTEL TRACT, AS PROVIDED FOR BY PARAGRAPH 3 OF CONTRACTS OF 5/4/1887, BETW THE RIVERSIDE LAND COMPANY, E. ROSENTHAL,

SCCA

RIVERSIDE WATER COMPANY & RIVERSIDE LAND & IRRIGATING COMPANY, PARTIC DESC AS FOL: COM AT THE MOST NLY COR OF LOT G (RUBIDOUX MOUNTAIN DRIVE), AS SHOWN ON MAP OF MOUNT RUBIDOUX PARK, UNTT No. 2, MAP 19/99 RIV; TH N 14° 10' E A DIST OF 42.79 FT FOR FOB, SD PT BEING HEREIN GIVEN THE FURTHER DESIGNATION OF STATION A; TH S 14° 10' W, 86 FT; TH S 49° 07' W, 223 FT; TH S 63° 23' W, 145 FT; TH S 32° 43' W, 148 FT; TH N 74° 49' W, FORMERLY REC N 74° 58' W, 45.44 FT; TH N 51° 01' W, 113 FT; TH N 05° 58' W, 85 FT; TH N 13° 53' E, 230 FT; TH N 05° 02' W, 181 FT; TH N 16° 05' E, 92 FT; TH N 44° 51' E, 100.12 FT; TH N 72° 41' E, 68.16 FT TO A PT ON THE W LINE OF LOT A (NINTH ST), AS SHOWN ON MAP OF MT RUBIDOUX PARK, UNIT No. 3, ON FILE IN 19/97 RIV, SD PT BEING HEREIN GIVEN THE FURTHER DESIGNATION OF STA B; TH S 00° 49' E, 27 FT TO THE SW COR OF SD LOT A; TH ON A CURVE CONCAVE TO THE S, THE RADIAL LINE AT THE BEG OF SD CURVE BEARING N 00° 49' W, WITH A RADIUS OF 93 FT & A CENTRAL ANGLE OF 18° 04', A CHORD DIST OF 29.2 FT; TH S 72° 45' E, 50.92 FT; TH ON A CURVE CONCAVE TO THE N, WITH A RADIUS OF 227 FT, AND GEN ANGLE OF 22° 11', A CHORD DIST OF 87.34 FT TO A PT ON THE WLY LINE OF THAT CERT PARCEL OF LAND CONV TO HAROLD W. NAECKEL AND MARY COLEMAN NAECKEL, HIS WF, BY DEED REC 1/14/41 IN 488/110 OR RIV; THE LAST 3 COURSES & DISTANCES FOL ALONG THE SLY LINE OF SD LOT A; TH S 09° 20' W, 107.63 FT; TH S 12° 46' E, 90.41 FT; TH S 64° 21' E, 195.75 FT TO POB; THE LAST 3 COURSES & DISTANCES FOL ALONG THE WLY LINE & THE SLY LINE OF SD PARCEL OF LAND SO CONV TO HAROLD W. NAECKEL, ET UX, & SD SLY LINE EXTENDED Ely.

SD PROP IS ALSO SHOWN ON MAP OF LOT 314 OF THE R.L. & I.CO. ON FILE IN 5/142 RIV RESERV, HOWEVER, FOR A PUB THOROUGHFARE, A STRIP THEREOF OF THE UNIFORM WIDTH OF 20 FT ADJAC TO THE EDRY DESC FROM STATIONS A TO B ABOVE DESIGNATED.

2ND PARTY HEREBY RELINQUISHES & QUITCLAIMS UNTO 1ST PARTY, EXC AS HEREINBELOW RESERVED ALL OF ITS PRESENT INT IN & TITLE TO THOSE CERT RESERVATIONS OF RTS INCIDENT TO WATER, AS CONT IN THAT CERT DEED DATED 6/23/14 & REC IN 411/90 DEEDS, RIV Co, SD RESERVATION BEING THEREIN DESC AS FOL: " EXPRESSLY EXC & RESERV THEREFR, & RESERV TO THE SD PARTY OF 1ST PART, & ITS SUCCESSORS & ASSIGNS, FREE OF ALL COST & EXPENSE, THE RT OF ENTRY UPON, & R/W OVER & THRU SD LAND FOR THE CONSTR & MAINT OF ALL WATER DITCHES, PIPE LINES, FLUMES, CONDUITS & RESERVOIRS, AS NOW CONSTRUCTED, OR THAT MAY BE PLANNED BY SD PARTY OF 1ST PART FOR THE CONVEY & STORING OF ALL WATER FOR IRRIGA & DOMESTIC USE & ALL OTHER PURPOSES".

EXC & RESERV FROM THE RELINQUISHMT OF SD RESERVATIONS THE RT OF 2ND PARTY HEREIN, TO UTILIZE, OPERATE, ENLARGE, RENEW & MAINT ALL FACILITIES & MEANS FOR HANDLING OF OVERFLOW & WASTE-WATER WHICH ARE NOW LOCA ON OR IN THE PARCELS OF LAND HEREINAFT DESC, TOG WITH THE RT OF INGRESS & EGRESS OVER SD PARCELS FOR ALL PURP OF PROPER UTILIZATION OF SD RESERVED RTS & FACILITIES; SD PARCELS BEING MORE PARTIC DESC AS FOL:

19V  
65

- (1) LOT 15 OF MT RUBIDOUX PARK, MAP 19/65 RIV
- (2) THAT POR OF SD LOT 314 OF THE LANDS OF SCCA CONV TO HAROLD A. NAECKEL & MARY COLEMAN NAECKEL, HIS WF, BY DEED DATED 12/31/40 & REC IN 488/110 OR RIV, TO WHICH REFERENCE IS HEREBY MADE.
- (3) THAT POR OF SD LOT 314 CONV TO W. E. PANGLE & GERTRUDE, HIS WF, & MARY ELLEN PANGLE, BY DEED DATED 2/27/41 & REC IN 493/314 OR RIV, TO WHICH REFERENCE IS HEREBY MADE.
- (4) THAT POR OF SD LOT 314 DESC AS FOL: BEG AT THE PT DESC AS THE FOB IN DESC OF THE PARCEL HEREINABOVE COND TO 2ND PARTY; TH N 64° 21' W, 55.85 FT TO THE PARCEL OF SD NAECKELS, AS ABOVE DESC; TH NLY ALONG THE ELY LINE OF SD NAECKELS' PARCEL (THE SAME FOL A ROCK WALL) TO PT OF INTERSEC WITH THE SLY LINE OF THE PARCEL CONQ TO SD PANGLES, AS ABOVE DESC, SD SLY LINE LYING ON A BEARING S 60°24'E; TH S60°24'E, 46.5 FT, M-1, TO

BERT Mills THE SE COR OF SD PANGLES' PARCEL; TH NLY ALONG THE ELY LINE OF SD PANGLES' PARCEL TO THE SLY LINE OF NINTH ST AS SHOWN BY MAP OF MT RUBIDOUX PARK UNIT No. 3, ABOVE REF TO; TH NELY ALONG THE SLY LINE OF NINTH ST TO THE WLY LINE OF LOT E IN SD MT RUBIDOUX PARK; TH SLY ALONG WLY LINE OF SD LOT E TO POB (CONT'D ON NEXT SHEET)

1655

19		1 27 15	Proof Lab.	Dunsmoor, A. A.	On Last Chance Mine, Pinesart Dist.	\$100	
20	411 81	1 21 15	Par. Reason	Hammond, Harry & Covey, E. L., Tr.	Greer, Carrie B.	\$1. 398/186 Lots 5 & 6, Blk. 85, S. Riv. 9/8 S. B. Mps.	
21	146 49	1 19 15	Mtge.	Greer, Carrie B. sep. prop.	Snidecore Geo. E., Guard. of est. of John Clifton Snidecor, minor	1 yr. Same 8% \$100 adv. \$300	
22	411 90	6 23 14	Deed	City of Riverside	Huntington Park Assn., corp.	\$1000 Por. of Lot 314 R. L. & I. Co. known as Hotel Tr., beg. at inter. of W. line Pepper St. & S. line of 9th St. th along W. line of Pepper St., Sly th along N. line 11th St. ext. Wly 100 ft., th N. 4° W. 213.8 ft. to inter. with N. line of 11th St. ext. th along N. line of Rub. Mt. 400 ft., th N. Ely along summit of sd. Mt. 540 ft. to inter. of S. line 9th St. ext. Wly from Pepper St., th along S. line 9th St. 1155.4 ft. to beg. 26.7 ac. & inc. slope of main Mt. expressly, exc. r/w & rt. of entry over sd. lands. for ditches, flumes etc. & reservoirs now const. With rt. to use water from water system of City of Riv. for domestic & other purposes.	
23		1 1 15	Loc.	McClintock, C. V. et al.	Tuesday Mine, Pinesart Dist.		
6660		1 27 15	Act.	Lilburn, George C., Pltf.	Pearson, George M., Deft.	To collect \$2399 damages, for injury to son & for costs.	
6661		1 28 15	" "	Corrington, F. F., Pltf.	Hansen, A. A. et al., Deft.	Pltf. demands judg. against Deft. for \$2500, \$100 attys fees & for costs.	
2175		1 28 15	Prob.	In re est of M. B. Marley, decd.	Polkinghorn, Wm. H., Ptr.	Prop. in other Cos. & P. P. Val. \$360	
2175		1 28 15	" "	In re est of Harry B. Allen, decd.	Same	Prop. in other Cos & P. P. Val. \$160	
24	141 143	1 26 15	Mtge.	Ladd, Lester E., sing.	Clare, Eleanor S.	Lot 5, Blk. 16, San Jac. S. D. Mps. 2 yrs. 8% \$5000	
		1 28 15	Rsd.	Auditor	Herman, H. P.	514-15/14 E. 22 ac. of Lot 105 & 106 W. of Ditch, Fairview Tr.	
25	113 73	1 28 15	Marg. Rel. M.	Stiles, O. S.	Gilliland, R. Emerson & Jennie E., wf.	Same as #26 Also 14 shs. stk. Church W. Co.	
26	413 34	1 27 15	Tr.	Gilliland, R. Emerson	Peoples Loan & Trust		

312  
 193  
 16515

7 10 38 DEED CONNER, MYRTLE,  
A MAR WOMAN

KING, AMBER G.,  
A MAR WOM, AS HER OWN  
SEP PROPERTY

(SAME PROP & WATER STOCK)

✓  
"

2 4 42 AFFDT RUIZ, LUPIE (MOTHER)  
BIRTH

NAME OF CHILD: ALBERT RUIZ  
DATE OF BIRTH: 9/22/12, SAN JACINTO,  
CALIF.

✓

8 11 41 DEED FRANK A. MILLER, INC.,  
A CORP., BY F. & A.S.

CITY OF RIVERSIDE,  
A MUNICIPAL CORP

THAT POR OF LOT 314 OF THE LANDS OF  
SCCA, MAP 4/75 RIV, BEING A POR OF  
LANDS KNOWN AS THE HOTEL TRACT, AS  
PROVIDED FOR BY PARAGRAPH 5 OF  
CONTRACTS OF 5/4/1887, BETW THE  
RIVERSIDE LAND COMPANY, E. ROSENTHAL,

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RIVERSIDE WATER COMPANY & RIVERSIDE LAND & IRRIGATING COMPANY, PARTIC DESC AS FOL: COM AT THE MOST NLY COR  
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S 14° 10' W, 86 FT; TH S 49° 07' W, 223 FT; TH S 53° 28' W, 145 FT; TH S 32° 45' W, 148 FT; TH N 74° 49' W,  
FORMERLY REC N 74° 58' W, 45.44 FT; TH N 51° 01' W, 113 FT; TH N 05° 58' W, 85 FT; TH N 13° 53' E, 230 FT;  
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1655