

See original deed & file # 2726 in Clerk's office  
for correct description - & letter from Thompson  
DEED Colgate, Atty. at Law.

FRANK A. MILLER, INC., a corporation, WITHOUT CONSIDERATION  
does hereby grant to the CITY OF RIVERSIDE, a Municipal corpora-  
tion, the real property in the City of Riverside, County of Rive-  
side, State of California, more particularly described as follow

PARCEL ONE:

Beginning at the Westerly corner of Lot 26 of Mount Rubidoux  
Park Unit No. 4, as per map recorded in Book 28 of Maps,  
page 38, Official Records of Riverside County, thence South  
35° 43' 30" West 147.85 feet; thence South 44° 23' 30" West  
192.18 feet; thence South 31° 03' 30" West 57.95 feet; thence  
South 11° 06' 30" East 39.25 feet; thence South 28° 25' East  
63.00 feet; thence South 11° 09' East 107.38 feet; thence  
South 57° 57' East 93.41 feet; thence South 19° 02' East 47.03  
feet; thence South 03° 22' West 49.43 feet; thence South 60°  
55' East 30.28 feet; thence Southwesterly on a curve concave  
to the Southeast, having a radius of 350 feet, an arc distance  
of 51.46 feet through an angle of 08° 25' 25"; thence, South-  
westerly on a curve concave to the Southeast, having a radius  
of 1050.00 feet, an arc distance of 484.85 feet through an  
angle of 26° 27' 25"; thence North 61° 28' West 150.00 feet;  
thence South 50° 17' 20" West 53.85 feet; thence South 53° 15'  
40" West 55.07 feet; thence South 61° 28' East 183.32 feet;  
thence Southwesterly on a curve concave to the Southeast, havin  
a radius of 1080.00 feet, an arc distance of 86.13 feet, throug  
an angle of 04° 34' 10"; thence South 32° 19' 30" East 30.00  
feet; thence South 77° 15' West 697.50 feet; thence North 60°  
25' West 150.00 feet; thence North 29° 10' West 236.00 feet;  
thence North 03° 26' West 428.65 feet; thence North 03° 34'  
East 759.95 feet; thence North 16° 26' 30" West 360.49 feet;  
thence North 21° 39' 30" East 649.30 feet; thence North 36°  
47' 30" East 275.39 feet; thence North 45° 10' East 132.21  
feet; thence North 47° 12' 30" East 489.06 feet; thence North  
46° 30' 30" East 244.20 feet; thence North 39° 53' 30" East  
377.28 feet; thence North 37° 56' 30" East 244.37 feet; thence  
North 65° 00' East 338.08 feet; thence South 89° 31' East 301.  
feet; thence South 37° 43' East 448.27 feet; thence North 81°  
28' East 132.81 feet; thence North 73° 04' 30" East 138.00 feet  
thence South 41° 53' 30" East 223.16 feet; thence South 46°  
52' 30" East 67.00 feet; thence South 0° 42' West 88.20 feet;  
thence South 17° 52' 30" West 92.21 feet; thence South 03°  
25' East 95.08 feet; thence South 88° 50' West 100.00 feet;  
thence South 34° 31' 10" West 138.93 feet; thence South 42°  
39' 50" West 241.32 feet; thence South 16° 15' West 478.30 feet  
thence South 39° 48' West 5.48 feet; thence South 60° 55' East  
20.36 feet; thence South 53° 41' West 269.11 feet; thence South  
61° 58' West 218.81 feet; thence South 81° 47' West 86.45 feet  
thence South 14° 56' West 91.60 feet; thence South 41° 57'  
West 164.75 feet; thence South 28° 00' West 257.69 feet; thence  
South 02° 50' West 130.20 feet; thence South 42° 45' West, a  
distance of 80.52 feet, more or less, to the point of beginning

PARCEL A:

That certain roadway approaching PARCEL ONE, more particularly  
described as follows:

Beginning at the most Westerly corner of Lot 12, as shown on a  
map of Mt. Rubidoux Park No. 4, on file in map book 28, page 3  
Records of the Recorder's Office of Riverside County, California  
described as follows:

Thence N 60° 55' W.; a distance of 20.36 feet;  
Thence N 39° 48' .; a distance of 5.48 feet;

SEE  
DEED  
2802

BK 1760 Pg 208 Recorded July 1, 1955

1 Thence N 16° 15' E.; a distance of 50.06 feet;  
 2 Thence N 39° 48' E.; a distance of 151.21 feet;  
 3 Thence N 60° 05' 30" E.; a distance of 127.53 feet;  
 4 Thence S 02° 50' 45" E.; a distance of 44.92 feet;  
 5 Thence S 60° 05' 30" W.; a distance of 99.93 feet;  
 6 Thence S 39° 48' W.; a distance of 191.63 feet; to  
 7 the point of beginning.

8 RESERVING UNTO GRANTOR all minerals of every kind and nature,  
 9 mineral deposits, oil, gas and other hydrocarbon substances,  
 10 together with the right to extract and appropriate the same.

11 The grant of PARCEL ONE is conditioned that said Parcel  
 12 shall be forever used and maintained as a public monument, and  
 13 is subject to the following restrictions, conditions and pro-  
 14 visions:

15 1. Said property shall be forever used and maintained as  
 16 a public monument, and shall be designated under a name includ-  
 17 ing "MT. RUBIDOUX" and FRANK A. MILLER".

18 2. No commercial structures shall be built thereon, nor  
 19 shall any commercial operation or venture be conducted therefrom.

20 3. Easter Sunrise Services, as established by the late  
 21 FRANK A. MILLER, shall not be prohibited.

22 4. Use of the mountain top by special groups, to the extent  
 23 used at the time of the grant, shall not be prohibited, but use  
 24 of said mountain top by or for special groups shall not be  
 25 increased or extended.

26 5. The Peace Tower, Tablets, Cross and other monuments and  
 27 shrines now in place shall be maintained and protected  
 28 against defacing.

29 6. The road system and trails to and from the top of the  
 30 mountain shall be maintained in safe and useable conditions.

31 7. Public access to the mountain may be limited to such  
 32 times and places as public health and safety may require.

33 8. Except as herein otherwise provided, location of  
 34 television receiving aerials and other unsightly objects on  
 35 the mountain top, shall be prohibited.

36 9. Three sites for the location of television receiving  
 37 aerials shall be designated by the Grantee, one each at the  
 38 North and South ends of the mountain, and one at the center.  
 39 Such sites shall be 100 yards in diameter and shall be located  
 40 with due regard for proper reception and for the least inter-  
 41 ference with scenic values and aesthetic considerations.

42 Such sites may be used only by occupants of properties  
 43 lying in the shadow of the mountain. The center site shall be  
 44 used only by occupants of properties fronting on Mira Monte  
 45 Place. The southerly site shall be used only by properties  
 46 fronting upon Rubidoux Boulevard, or any continuation thereof.  
 47 The northerly site shall be used only by properties fronting  
 48 on Loring Drive or upon Ninth Street, above its intersection  
 49 with Loring Drive.

50 The Grantee may require that all lead-ins running to and from  
 51 any given site, shall be consolidated and carried in a three (3)  
 52 foot strip.

53 The foregoing provisions, with the exception of Number 9,  
 54 are hereby declared to be conditions upon which the title of the  
 55 Grantee to said property shall depend, and upon breach of said  
 56 conditions, or any of them, the estate hereby conveyed shall  
 57 revert to and immediately re-vest in the Grantor, its succes-  
 58 sors or assigns.

59 Dated: June 28, 1955 FRANK A. MILLER, INC.  
 60 By /s/ Frank Miller Hutchings,  
 61 President

### QUITCLAIM DEED

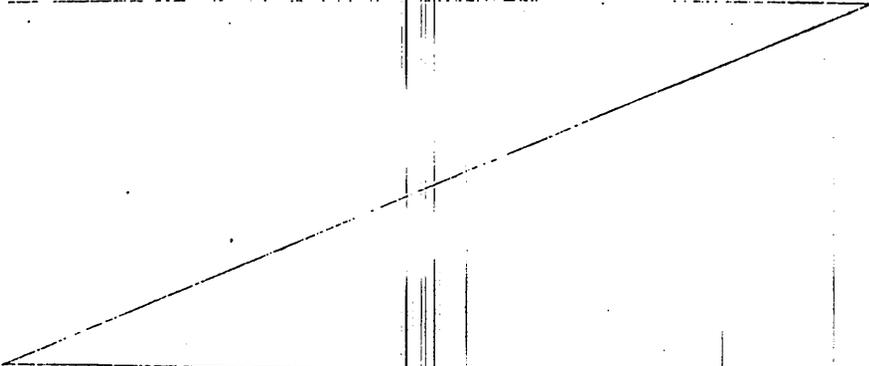
In consideration of \$ 10.00 receipt of which is acknowledged,

F. A. MILLER, INC.

whose permanent address is 3649 Seventh Street, Riverside, California do hereby Remise, Release and forever Quitclaim to DON D. MORGAN AND ELEANOR MORGAN, his wife, as joint tenants, as to an undivided 2/3rds interest; and DONALD W. MORGAN AND ANABEL M. MORGAN, his wife, as joint tenants, as to an undivided 1/3rd interest.

whose permanent address is 1259 North Flores St. Ap.D-1, Los Angeles 46, Calif. the real property in the City of Riverside County of Riverside State of California, described as:

All that portion of Lot 314 of the Corrected Map of Additions to Maps of the Riverside Land and Irrigating Company Map, filed in map book 4 at page 75, Records of Riverside County, California, described as follows:- Beginning at the most Easterly corner of Lot 303 as shown on said map, said point being also the Southerly corner of Lot 314; Thence N.60°15'W., along the Southerly line of Lot 314, a distance of 107 feet; Thence S.87°51'E., a distance of 120.32 feet; Thence S.29°22'W., a distance of 55.75 feet to the point of beginning.



Dated this 2<sup>nd</sup> day of June, 1954.

*Marion C. Miller, Secy*

ACK. O.K.

JUN 23 1954  
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