

THIS INDENTURE, Made this 9th day of November, 1912, between Rubidoux Building Company, a corporation duly organized and existing under the laws of the State of California, and doing business in the City of Riverside, County of Riverside, said State, Grantor, and the City of Riverside, a municipal corporation organized and existing under the laws of the State of California, Grantee,

WITNESSETH:--That whereas the said grantor is the owner of a triangular piece of property situate on the Northwesterly side and at the entrance to old Magnolia Avenue, which property is hereinafter more specifically described; and,

WHEREAS, said grantor is desirous that the said City of Riverside should own and hold said triangular piece of property for the purposes of a public park, and for the purpose of caring for and maintaining one of the Parent Navel Orange trees now growing and being upon said real property; and,

WHEREAS, the said City has expressed its willingness to accept said real property for the purposes of a Public Park, and to maintain said Parent Navel Orange tree,

NOW THEREFORE, in consideration of the premises the said grantor hereby grants unto the said grantee said real property; which property is situated in the City of Riverside, State of California, and particularly described as follows, to-wit:-

Beginning at the Northeasterly corner of the El Padro Rancho resubdivision, a map of which is of record in Book 8 of Maps at page 14, records of Riverside County, State of California; thence S. 89° 41' W. 125 feet along

the Southerly line of Arlington Avenue to a point; thence S. 17° 09' E. 72.5 feet more or less to a point in the Northerly line of Magnolia Avenue; thence N. 56° 00' E. 125 feet to the point of beginning, containing one-tenth of an acre more or less.

TO HAVE AND TO HOLD the same unto the said grantee for the purposes of a Public Park. Said grant is made upon the distinct understanding by and between the parties hereto that said real property shall not be put to any other use by said grantee than for a public park, unless consent of the grantor is given thereto in writing; and in the event said grantee uses said real property for any other purpose than a public park, then the grant herein made shall be void and the title to said property shall revert to the said grantor.

IN WITNESS WHEREOF the said grantor has caused these presents to be executed in its corporate name by its President and attested by its Secretary, and its corporate seal to be hereunto attached the day and year first above written.

RUBIDOUX BUILDING COMPANY,

Attest:

BY

*H. J. Dennis*

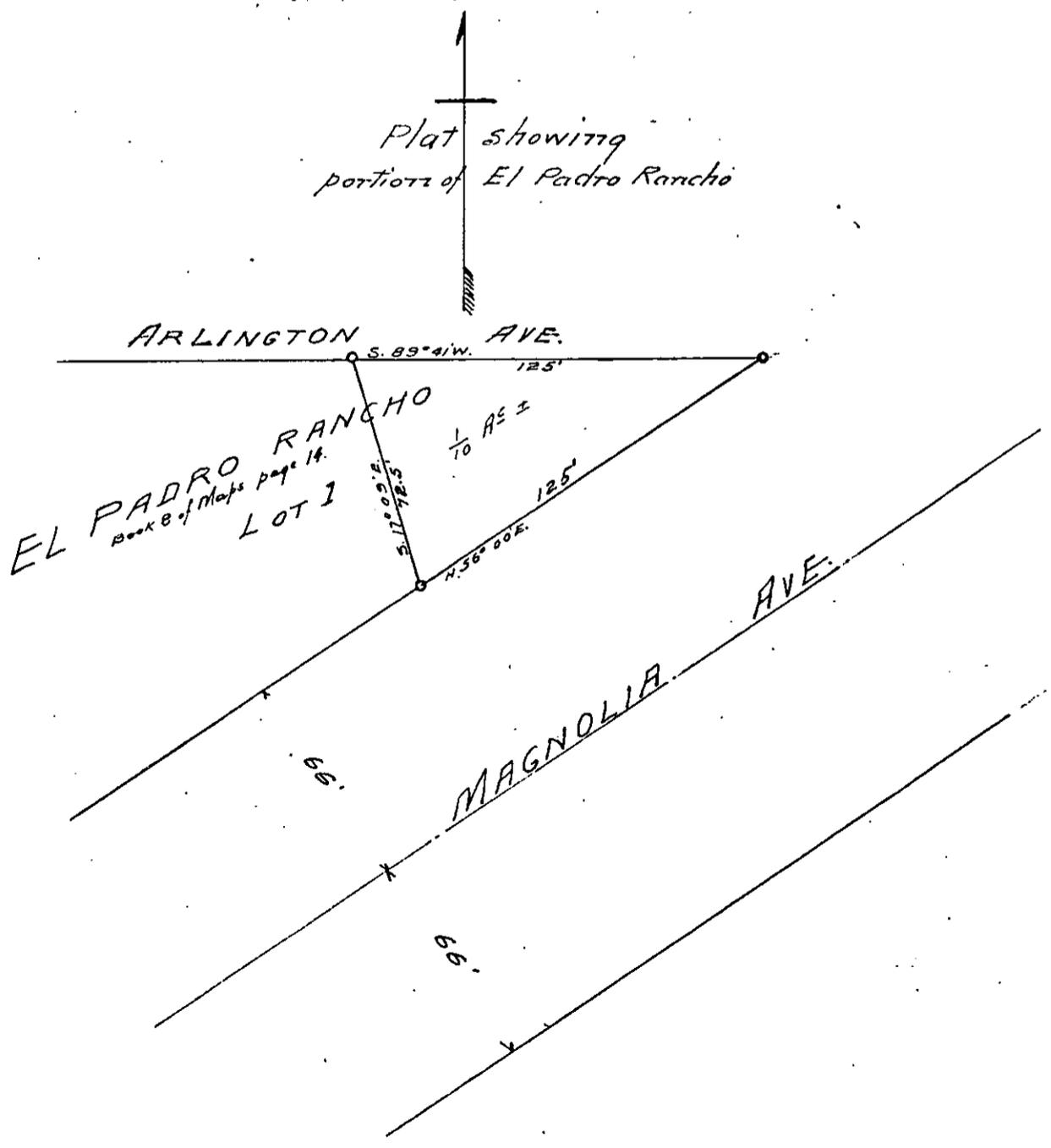
President.

*C. J. ...*

Secretary.



Plat showing  
portions of El Padro Rancho



389.  
45

DEED. *[Handwritten signature]*

Rubidoux Building Company,  
To:  
City of Riverside.

INDEXED

Dated Nov. 9, 1912.

*Description OK  
at Campbell  
City Engineer*

RECEIVED FOR RECORD	
NOV 18 1912	
at <i>4:55</i> Min. past 7 o'clock P.M. at	
request of <i>A. B. Campbell</i>	
Copied in Book No. <i>365</i> of	
<i>Page</i> <i>96</i> of	
MCFARLAND & IRVINGSON County, California, Attorneys for	
<i>SUIT 37-B RUBIDOUX BUILDING RIVERSIDE CALIFORNIA</i> Recorder	
By <i>[Signature]</i>	Deputy Recorder