

DEED

1 FRANK A. MILLER, INC., a corporation, WITHOUT CONSIDERATION,
2 does hereby grant to the CITY OF RIVERSIDE, a Municipal corpo-
3 ration, the real property in the City of Riverside, County of
4 Riverside, State of California, more particularly described as
5 follows:

PARCEL ONE:

6
7 Beginning at the Westerly corner of Lot 26 of Mount
8 Rubidoux Park Unit #4 as per map recorded in Book 28 of
9 Maps, Page 30, Official Records of Riverside County;
10 Thence S. $35^{\circ} 43' 30''$ W., 147.85 feet; Thence S. $44^{\circ} 23' 30''$ W., 192.18 feet; Thence S. $31^{\circ} 03' 30''$ W.,
11 57.95 feet; Thence S. $11^{\circ} 06' 30''$ E., 39.25 feet;
12 Thence S $28^{\circ} 25' E.$, 63.00 feet; Thence S $11^{\circ} 09' E.$,
13 107.38 feet; Thence S $57^{\circ} 57' E.$, 93.11 feet; Thence
14 S $19^{\circ} 02' E.$, 47.03 feet; Thence S $03^{\circ} 22' W.$, 49.43
15 feet; Thence S $60^{\circ} 55' \#.$, 30.28 feet; Thence Southwesterly
16 on a curve concave to the Northwest having a radius of 350
17 feet, an arc distance of 51.46 feet through an angle of
18 $08^{\circ} 25' 25''$; Thence Southwesterly on a curve concave to the
19 Northwest having a radius of 1050 feet, an arc distance of
20 484.85 feet through an angle of $26^{\circ} 27' 25''$; Thence N 61°
21 $28' W.$, 175 feet; Thence S $51^{\circ} 47' W.$, 137.20 feet; Thence
22 S $61^{\circ} 28' E.$, 172.89 feet; Thence Southwesterly on a curve
23 concave to the Northwest having a radius of 1050 feet,
24 through an angle of $01^{\circ} 16' 57''$, an arc length of 24.11
25 feet; The initial radial line bears N. $33^{\circ} 38' 27'' W.$;
26 Thence S $32^{\circ} 19' 30'' E.$, a distance of 60 feet; Thence S
27 $77^{\circ} 15' W.$, 697.50 feet; Thence N $60^{\circ} 25' W.$, 150 feet;
28 Thence N. $29^{\circ} 10' W.$, 236 feet; Thence N $03^{\circ} 26' W.$, 428.65
29 feet; Thence N $03^{\circ} 34' E.$, 759.95 feet; Thence N $16^{\circ} 26' 30''$
30 W., 360.49 feet; Thence N $21^{\circ} 39' 30'' E.$, 649.30 feet;
31 Thence N $36^{\circ} 47' 30'' E.$, 275.39 feet; Thence N $45^{\circ} 10' E.$,
32 132.21 feet; Thence E $47^{\circ} 12' 30'' E.$, 489.06 feet; Thence N
33 $46^{\circ} 30' 30'' E.$, 244.20 feet; Thence N $39^{\circ} 53' 30'' E.$, 377.28
34 feet; Thence N $37^{\circ} 56' 30'' E.$, 244.37 feet; Thence N. 65°
35 $00' E.$, 338.08 feet; Thence S $89^{\circ} 31' E.$, 301.40 feet;
36 Thence S $37^{\circ} 43' E.$, 448.27 feet; Thence N $81^{\circ} 28' E.$, 132.81
37 feet; Thence N $73^{\circ} 04' 30'' E.$, 138 feet; Thence S $41^{\circ} 53'$
38 $30'' E.$, 223.16 feet; Thence S $46^{\circ} 52' 30'' E.$, 67 feet; Thence
39 S $00^{\circ} 42' W.$, 88.20 feet; Thence S $17^{\circ} 52' 30'' W.$, 92.21 feet;
40 Thence S $03^{\circ} 25' E.$, 95.08 feet; Thence S $88^{\circ} 50' W.$, 100
41 feet; Thence S $34^{\circ} 31' 10'' W.$, 138.93 feet; Thence S 42°
42 $39' 50'' W.$, 241.32 feet; Thence S $16^{\circ} 15' W.$, 478.30 feet;
43 Thence S $39^{\circ} 48' W.$, 5.48 feet; Thence S $60^{\circ} 55' E.$, 20.36
44 feet; Thence S $53^{\circ} 41' W.$, 269.11 feet; Thence S $61^{\circ} 58' W.$,
45 218.81 feet; Thence S $81^{\circ} 47' W.$, 86.45 feet; Thence S 14°
46 $56' W.$, 91.60 feet; Thence S $41^{\circ} 57' W.$, 164.75 feet; Thence
47 S $28^{\circ} 00' W.$, 257.69 feet; Thence S $02^{\circ} 50' W.$, 130.20 feet;
48 Thence S $42^{\circ} 45' W.$, a distance of 80.52 feet, more or less
49 to the point of beginning.

PARCEL A:

50 That certain roadway approaching PARCEL ONE, more particul-
51 arly described as follows:

52 Beginning at the most Westerly corner of Lot 12, as shown on

1 a map of Mt. Rubidoux Park No. 4, onfile in map book 28,
2 page 38, Records of the Recorder's Office of Riverside
County, California; described as follows:

3 Thence N. 60° 55' W; a distance of 20.36 feet;
4 Thence N. 39° 48' E; a distance of 5.48 feet;
5 Thence N 16° 15' E; a distance of 50.06 feet;
6 Thence N 39° 48' E; a distance of 151.21 feet;
7 Thence N 60° 05' 30" E; a distance of 127.53 feet;
8 Thence S 02° 50' 45" E; a distance of 144.92 feet;
9 Thence S 60° 05' 30" W, a distance of 99.93 feet;
10 Thence S 39° 48' W; a distance of 191.63 feet to
the point of beginning.

11 RESERVING UNO GRANTOR all minerals of every kind and
12 nature, mineral deposits, oil, gas and other hydrocarbon
13 substances, together with the right to extract and appropri-
14 ate the same.

15 The grant of PARCEL ONE is conditioned that said Parcel
16 shall be forever used and maintained as a public monument, and is
17 subject to the following restrictions, conditions and provisions:

18 1. Said property shall be forever used and maintained as
19 a public monument, and shall be designated under a name including
20 "MT. RUBIDOUX" and FRANK A. MILLER".

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

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

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

29 5. The Peace Tower, Tablets, Cross and other monuments
30 and shrines now in place shall be maintained and protected
31 against defacing.

32 6. The road system and trails to and from the top of the
mountain shall be maintained in safe and usable condition.

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

8. Except as herein otherwise provided, location of
television receiving aerials and other unsightly objects on the

1 mountain top, shall be prohibited.

2 9. Three sites for the location of television receiving
3 aerials shall be designated by the Grantee, one each at the
4 North and South ends of the mountain, and one at the center.
5 Such sites shall be 100 yards in diameter and shall be located
6 with due regard for proper reception and for the least inter-
7 ference with scenic values and aesthetic considerations.

8 Such sites may be used only by occupants of properties
9 lying in the shadow of the mountain. The center site shall
10 be used only by occupants of properties fronting on Mira Monte
11 Place. The southerly site shall be used only by properties
12 fronting upon Rubidoux Boulevard, or any continuation thereof.
13 The northerly site shall be used only by properties fronting
14 on Loring Drive or upon Ninth Street, above its intersection
15 with Loring Drive.

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

19 The foregoing provisions, with the exception of Number
20 9, are hereby declared to be conditions upon which the title of
21 the Grantee to said property shall depend, and upon breach of said
22 conditions, or any of them, the estate hereby conveyed shall revert
23 to and immediately re-vest in the Grantor, its successors or
24 assigns.

25 This Deed is executed to rectify errors in the original
26 description contained in that certain Deed dated June 28, 1955,
27 and recorded as Instrument No. 43251 on July 1, 1955, in Book
28 1760 of Official Records at Page 208, Records of Riverside County,
29 California, and is given and accepted as such.

30 Dated: November 23, 1955.

31 FRANK A. MILLER, INC.

32 /s/ By Frank Miller Hutchings, President

/s/ By Marion C. Miller, Secretary

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 2nd day of June, 1954

✓ Helen Heston Watson
Marion C. Miller, Secy.

ACK. O.K.

* THIS IS AN EXCEPTION TO
D 2802 RECORDED 12/22/1955
INST. # 80138
BL: 1837
PG: 112
O.R. Riv. Co.

JUN 25 1954
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