

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

RECEIVED FOR RECORD
AT 8:00AM

JAN 27 1999

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code §6103)

FOR RECORDER'S OFFICE USE ONLY

Project: Auto Center, Parcel 67

D - 14341

GRANT OF EASEMENT

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KB
C
KB

G & J Properties, a California partnership, as Grantors FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for public street and highway purposes, together with all rights to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, in, under, upon, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Dated 5-13-98

G & J Properties, a California partnership

By [Signature]

Title partner

By _____

Title _____

GENERAL ACKNOWLEDGEMENT

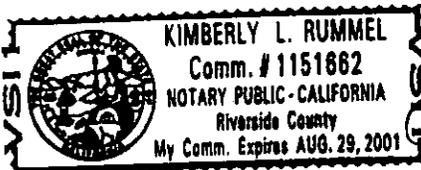
State of California }
County of RIVERSIDE } ss

On 5-13-98, before me Kimberly L. Rummel
(date) (name)

a Notary Public in and for said State, personally appeared

J.A. Moss III
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Handwritten Signature]
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- Partner(s)
- General
- () Limited

The party(ies) executing this document is/are representing:

G & J PROPERTIES

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/25/99

CITY OF RIVERSIDE
[Handwritten Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
[Handwritten Signature] 9/14/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

AACPAR67.DOC

EXHIBIT A

PARCEL 67
A.P.N. 231-231-001

THAT PORTION OF LOT 3 OF TRACT 2876 ON FILE IN MAP BOOK 51, PAGES 74 THROUGH 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING BETWEEN, THE SOUTHEASTERLY LINE OF INDIANA AVENUE, THE NORTHEASTERLY LINE OF MOTOR CIRCLE, THE NORTHWESTERLY LINE OF AUTO DRIVE, AND THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF AUTO DRIVE;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 3.00 FEET TO A LINE PARALLEL WITH AND 3.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE;

THENCE SOUTH $56^{\circ}00'13''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.50 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 29.00 FEET;

THENCE SOUTH $56^{\circ}00'13''$ WEST PARALLEL TO SAID NORTHWESTERLY LINE, A DISTANCE OF 24.00 FEET;

THENCE SOUTH $33^{\circ}59'47''$ EAST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 29.00 FEET TO SAID LINE PARALLEL WITH AND 3.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTHWESTERLY LINE OF AUTO DRIVE ;

THENCE SOUTH $56^{\circ}00'13''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 230.94 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 32.00 FEET;

THENCE SOUTH $56^{\circ}00'10''$ WEST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MOTOR CIRCLE, A DISTANCE OF 51.50 FEET TO A LINE PARALLEL WITH AND DISTANT 2.50 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE;

THENCE NORTH $33^{\circ}59'50''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 146.00 FEET;

THENCE NORTH $56^{\circ}00'10''$ EAST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MOTOR CIRCLE, A DISTANCE OF 1.00 FOOT TO A LINE PARALLEL WITH AND 3.50 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE;

THENCE NORTH 33°59'50" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 17.50 FEET;

THENCE NORTH 56°00'10" EAST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MOTOR CIRCLE, A DISTANCE OF 21.50 FEET;

THENCE NORTH 33°59'50" WEST PARALLEL TO SAID NORTHEASTERLY LINE, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 56°00'10" WEST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE, A DISTANCE OF 23.50 FEET TO SAID LINE PARALLEL WITH AND 2.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE OF MOTOR CIRCLE;

THENCE NORTH 33°59'50" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 100.78 FEET;

THENCE NORTH 10°03'49" EAST, A DISTANCE OF 52.49 FEET TO A LINE PARALLEL WITH AND 15 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE OF INDIANA AVENUE;

THENCE NORTH 56°00'11" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 43.00 FEET;

THENCE NORTH 33°59'49" WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE OF INDIANA AVENUE A DISTANCE OF 15.00 FEET TO SAID SOUTHEASTERLY LINE OF INDIANA AVENUE.

AREA: 6283 SQUARE FEET

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

Mark S. Brown 5/12/98 Date Prep. Kog
Mark S. Brown, L.S. 5655 License Expires 9/30/99



