

WF

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 \$ 0

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 83

14349

0
JB

GRANT OF EASEMENT

C
KB

Kienle & Kienle Investments L.P., a California Limited Partnership, as Grantor FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, does 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 3/25/98

Kienle & Kienle Investments L.P., a
California Limited Partnership

Walter Kienle
BY:

President
Title:

[Signature]
BY:

Secretary
Title:

GENERAL ACKNOWLEDGEMENT

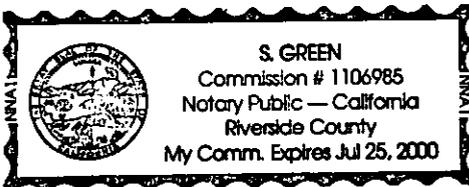
State of California }
County of Riverside } ss

On 3/25/98, before me S. Green
(date) (name)

a Notary Public in and for said State, personally appeared

Walter Kiente, Steven Kiente
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.

S. Green

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:

Kiente & Kiente
Investments L.P.

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

[Signature]

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
STAN T YAMAMOTO, CITY ATTORNEY

aacpar83.doc

BY [Signature] 4/15/98
Legal Department

EXHIBIT A

PARCEL 83
A.P.N. 231-200-016

THAT PORTION OF PARCEL 2 AS DESCRIBED IN A CERTIFICATE OF COMPLIANCE ISSUED BY THE CITY OF RIVERSIDE AND RECORDED OCTOBER 27, 1988 AS INSTRUMENT NUMBER 313324, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING NORTHWESTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF HARMONY DALE TRACT AS SHOWN BY A MAP ON FILE IN MAP BOOK 27, PAGE 60 THEREOF RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 34°00'13" EAST ALONG THE NORTHEASTERLY BOUNDARY OF SAID HARMONY DALE TRACT, A DISTANCE OF 4.00 FEET TO A LINE PARALLEL AND 44.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES WITH THE CENTERLINE OF INDIANA AVENUE AS SHOWN ON SAID HARMONY DALE TRACT, SAID PARALLEL LINE BEING THE SOUTHEASTERLY RIGHT OF WAY OF INDIANA AVENUE AND THE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE CONTINUING SOUTH 34°00'13" EAST ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 25.00 FEET;

THENCE NORTH 55°59'47" EAST, PARALLEL TO SAID CENTERLINE OF INDIANA AVENUE, A DISTANCE OF 60.00 FEET;

THENCE NORTH 34°00'13" WEST, AT RIGHT ANGLES TO SAID INDIANA AVENUE A DISTANCE OF 20.00 FEET TO A LINE PARALLEL AND 5.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE OF INDIANA AVENUE;

THENCE NORTH 55°59'47" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 104.00 FEET;

THENCE SOUTH 34°00'13" EAST AT RIGHT ANGLES TO SAID INDIANA AVENUE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 55°59'47" EAST, PARALLEL WITH SAID INDIANA AVENUE, A DISTANCE OF 24.00 FEET;

THENCE NORTH 34°00'13" WEST, AT RIGHT ANGLES TO SAID INDIANA AVENUE A DISTANCE OF 25.00 FEET TO A LINE PARALLEL AND 5.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY RIGHT OF WAY

LINE OF INDIANA AVENUE;

THENCE NORTH $55^{\circ}59'47''$ EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 352.30 FEET;

THENCE SOUTH $34^{\circ}00'13''$ EAST AT RIGHT ANGLES TO SAID INDIANA AVENUE, A DISTANCE OF 5.00 FEET;

THENCE SOUTH $79^{\circ}00'13''$ EAST, 82.07 FEET TO A LINE THAT IS PARALLEL AND 65.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF ADAMS STREET AS SHOWN BY MAP OF THE RIVERSIDE LAND AND IRRIGATING COMPANY ON FILE IN MAP BOOK 1, PAGE 70 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 5.00 FEET TO A LINE THAT IS PARALLEL AND 60.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 32.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 10.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE THAT IS PARALLEL AND 60.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 32.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 12.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE THAT IS PARALLEL AND 60.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF

SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 52.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 10.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE THAT IS PARALLEL AND 60.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 35.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 10.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE THAT IS PARALLEL AND 60.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 140.08 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 25.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 36.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 25.00 FEET TO A LINE THAT IS PARALLEL AND 60.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF

38.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 45.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 9.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 60.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 20.00 FEET TO A LINE THAT IS PARALLEL AND 67.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 177.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 14.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE THAT IS PARALLEL AND 72.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 153.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST PARALLEL WITH SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 14.00 FEET;

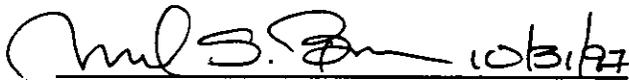
THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE THAT IS PARALLEL AND 72.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF

SAID ADAMS STREET;

THENCE SOUTH 33°59'31" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 303.97 FEET, MORE OR LESS TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD AND THE END OF THIS LINE DESCRIPTION.

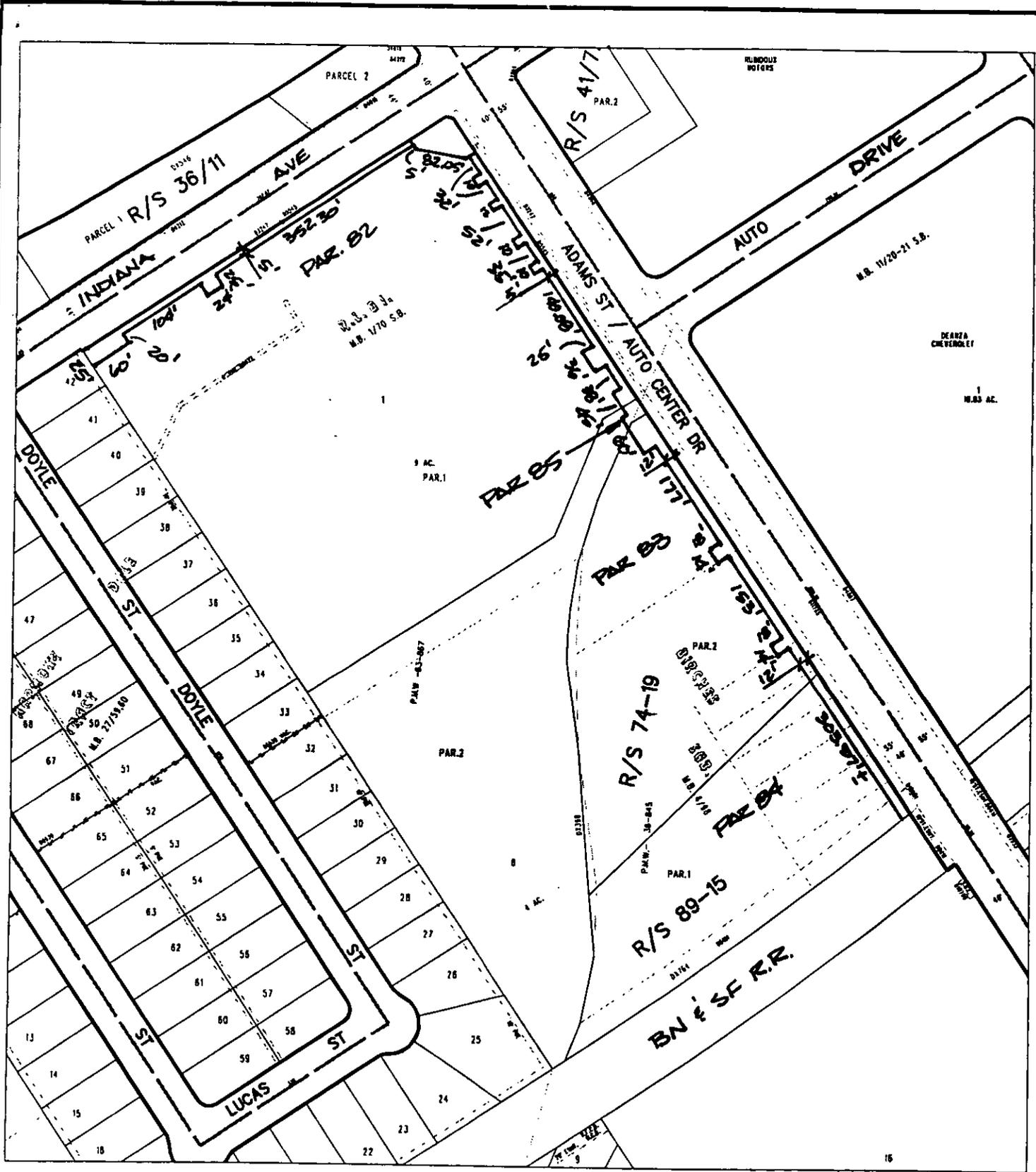
AREA: 7,453 SQUARE FEET

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

 10/31/77 Prep. 
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



AACPAR83.DSC



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

67-3
67-4
67-6

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 100'

Drawn by: .

Date: 10/29/97

Subject: AUTO CENTER RENOVATION