

483683

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

NOV - 6 1998

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 78

D - 14273

GRANT OF EASEMENT

Argonaut Holdings, Inc., a Delaware corporation, 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 June 5, 1998

Argonaut Holdings, Inc., a Delaware corporation

By [Signature]

Title _____

Rock X. McClain
Vice President

EXECUTED BY
BY [Signature]
DATE

* Original Deed was given to
Mark Brown in Public Works
on 12-7-98 (per his request).
RB 12-7-98

GENERAL ACKNOWLEDGEMENT

State of MICHIGAN }
County of Wayne } ss

On June 5, 1998 before me Meri Kelly Moustakas
(date) (name)

a Notary Public in and for said State, personally appeared

Keith McClain
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.

Meri Kelly Moustakas
Signature

MERI KELLY MOUSTAKAS
NOTARY PUBLIC - WAYNE COUNTY, MI
MY COMMISSION EXPIRES 06/27/98

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 11/5/98

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

APPROVED AS TO FORM
aacpar78.800 STAN T YAMAMOTO, CITY ATTORNEY

BY [Signature]
Legal Department

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:

ARGONAUT HOLDINGS, INC.

CERTIFICATION

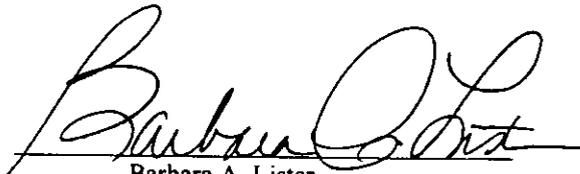
I, Barbara A. Lister, Secretary of Argonaut Holdings, Inc., hereby certify that the following is an excerpt from the minutes of the meeting of the Board of Directors of Argonaut Holdings, Inc., held on August 16, 1995:

C. CONTRACTS, COMMITMENTS, GOVERNMENTAL APPLICATIONS

RESOLVED, that the President or the Vice Presidents, or any of them, be, and they hereby are, authorized and empowered to take such steps, execute such documents, and make such commitments as may be necessary to transact business on behalf of the Corporation, including making, executing, signing, sealing, delivering, or filing any and all agreements, leases, documents, instruments, governmental applications, certificates, reports, or other papers.

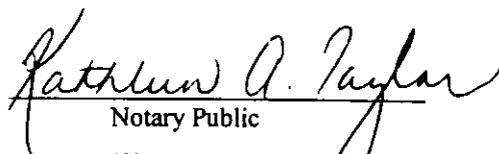
I further certify that John J. Dues is the President of Argonaut Holdings, Inc., and that Rock X. McClain is a Vice President of Argonaut Holdings, Inc., and as such are authorized to sign documents on its behalf.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of Argonaut Holdings, Inc., this 26th day of June, 1998.



Barbara A. Lister
Secretary

Subscribed and sworn to before me
on this 26th day of June, 1998.



Notary Public

KATHLEEN A. TAYLOR

NOTARY PUBLIC, Wayne County, MI

Commission Date: 05-05-95

Commission Expires: 02-09-00

EXHIBIT A

THOSE PORTIONS OF LOT 1 OF TRACT 2867 ON FILE IN MAP BOOK 51, PAGES 74 THROUGH 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 78A

POR. A.P.N. 231-222-001

COMMENCING AT THE CENTERLINE INTERSECTION OF ADAMS STREET AND AUTO DRIVE AS SHOWN ON SAID MAP;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID CENTERLINE OF ADAMS STREET A DISTANCE OF 392.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST AT RIGHT ANGLES TO SAID CENTERLINE A DISTANCE OF 55.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID ADAMS STREET AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING HEREINAFTER REFERRED TO AS **POINT A**;

THENCE CONTINUING NORTH $56^{\circ}00'29''$ EAST, A DISTANCE OF 55.00 FEET TO A LINE PARALLEL WITH AND 55.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE A DISTANCE OF 102.0 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST AT RIGHT ANGLES TO SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 45.00 FEET TO A LINE PARALLEL WITH AND 10.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID LAST MENTIONED PARALLEL LINE, A DISTANCE OF 283.23 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1;

THENCE SOUTH $49^{\circ}24'44''$ WEST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 10.07 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET AND THE MOST SOUTHERLY CORNER OF SAID LOT 1;

THENCE NORTH $33^{\circ}59'31''$ WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET A DISTANCE OF 386.39 FEET TO THE POINT OF BEGINNING.

AREA: 8,448 SQUARE FEET

PARCEL 78B

POR. A.P.N. 231-222-001

THAT PORTION OF SAID LOT 1 LYING BETWEEN THE NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET, THE SOUTHEASTERLY RIGHT OF WAY LINE OF

AUTO DRIVE, THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOTOR CIRCLE, AND THE FOLLOWING DESCRIBED LINE:

BEGINNING AT POINT A, AS DESCRIBED IN PARCEL 78A ABOVE;

THENCE NORTH 56°00'29" EAST AT RIGHT ANGLES TO SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE PARALLEL AND 18.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY RIGHT OF WAY OF ADAMS STREET;

THENCE NORTH 33°59'31" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 199.00 FEET;

THENCE NORTH 56°00'29" EAST AT RIGHT ANGLES TO SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 6.00 FEET;

THENCE NORTH 33°59'31" WEST PARALLEL WITH THE CENTERLINE OF ADAMS STREET, A DISTANCE OF 16.00 FEET;

THENCE SOUTH 56°00'29" WEST AT RIGHT ANGLES TO SAID CENTERLINE OF ADAMS STREET, A DISTANCE OF 18.00 FEET TO A LINE PARALLEL AND 6.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET;

THENCE NORTH 33°59'31" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 97.00 FEET;

THENCE NORTH 11°00'29" EAST, A DISTANCE OF 36.77 FEET TO A LINE PARALLEL AND 54.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF AUTO DRIVE;

THENCE NORTH 56°00'13" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 108.00 FEET;

THENCE SOUTH 33°59'47" EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 22.00 FEET;

THENCE NORTH 56°00'13" EAST PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 24.00 FEET;

THENCE NORTH 33°59'47" WEST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 22.00 FEET TO SAID PARALLEL LINE;

THENCE NORTH 56°00'13" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 156.00 FEET;

THENCE SOUTH 33°59'47" EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 22.00 FEET;

THENCE NORTH 56°00'13" EAST PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 24.00 FEET;

THENCE NORTH 33°59'47" WEST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 22.00 FEET TO SAID PARALLEL LINE;

THENCE NORTH 56°00'13" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 53.96 FEET;

THENCE SOUTH 33°59'47" EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 2.00 FEET TO A LINE PARALLEL AND 56.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF AUTO DRIVE;

THENCE NORTH 56°00'13" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 170.00 FEET;

THENCE SOUTH 33°59'47" EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 22.00 FEET;

THENCE NORTH 56°01'09" EAST AT RIGHT ANGLES TO THE CENTERLINE OF MOTOR CIRCLE AS SHOWN ON SAID MAP, A DISTANCE OF 22.00 FEET TO A LINE PARALLEL AND 56.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF MOTOR CIRCLE;

THENCE SOUTH 33°58'51" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 185.00 FEET;

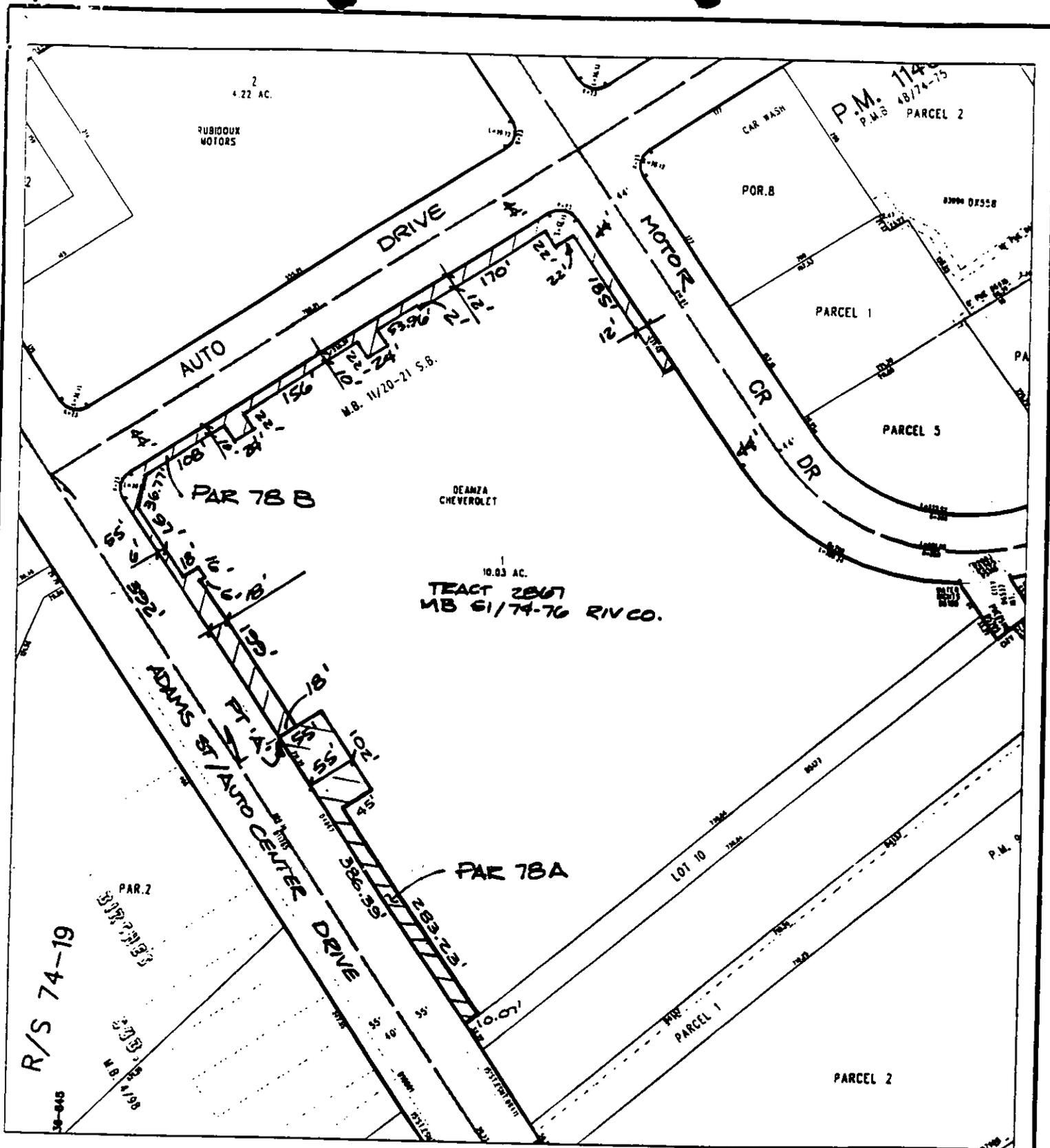
THENCE NORTH 56°01'09" EAST AT RIGHT ANGLES TO THE CENTERLINE, A DISTANCE OF 12.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOTOR CIRCLE.

AREA: 15,267 SQUARE FEET

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

 5/13/98
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99 Prep. 





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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" = 150'

Drawn by: CS

Date: 10/29/97

Subject: AUTO CENTER RENOVATION