

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

175601

NAME: Parking Authority of the City of Riverside
ADDRESS: 3900 Main Street
CITY & STATE & ZIP: Riverside, California 92522

175601

RECEIVED FOR RECORD AT 9:00 O'CLOCK A.M. At Request of

SAFE CO. TITLE INSURANCE CO.

Book 1984, Page 175601

AUG 13 1984

Recorded in Official Records of Riverside County, California

William E. Conerly Recorder

Fees \$

PAID Transfer Tax \$100.00
W. E. CONERLY
Riverside Co. Recorder

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

10944

The undersigned declares that the documentary transfer tax is \$ 89.65 and is

- computed on the full value of the interest or property conveyed, or is
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in
- unincorporated area city of RIVERSIDE and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

529578-8

HUTTON EXECUTIVES #3, a California Limited Partnership

hereby GRANT(S) to

THE CITY OF THE PARKING AUTHORITY OF RIVERSIDE, a public body corporate and politic,

the following described real property in the City of Riverside county of Riverside, state of California:

Legal description (including reserved rights and easements) attached hereto as Exhibit "A".

Dated May 1, 1984

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY

HUTTON EXECUTIVES #3, a California Limited Partnership
By: HUTTON ASSOCIATES, a California Corporation

By: *[Signature]*
C.J. Felix, Executive Vice President

CERTIFICATE OF ACCEPTANCE

175601

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant Deed dated May 1, 1984 from Hutton Executives #3 a California Limited Partnership to the Parking Authority of the City of Riverside, a public body corporate and politic, is hereby accepted by order of said Parking Authority by the undersigned officer pursuant to authority conferred by Resolution No. 20 of said Parking Authority adopted on March 20, 1984, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated: May 23, 1984

[Signature]
Property Services Manager

Name

Street Address

City & State

10944

EXHIBIT "A"

175601

LEGAL DESCRIPTION

(Including Rights and Reservations)

All those portions of the herein described property which lie between the vertical space with the bottom plane having an elevation of 841.73 feet and the top plane having an elevation of 854.00 feet, U. S. Coast and Geodetic Survey Sea Level Datum of 1929, 1970 Southern California adjustment, through the medium of the City of Riverside, precise level net on file in the office of the City Engineer. Bench Mark reference for this description is a Parker-Kalon (PK) nail in the top of curb, 12 feet southeasterly of the most southerly curb return at the intersection of 10th Street and Market Street, having an elevation of 840.914 feet as shown in City of Riverside Field Book 975, Page 10.

Those portions of Parcels 1, 3, and 4 of Parcel Map 14855 as shown by map on file in Book 75 of Parcel Maps at Pages 37 and 38, Official Records of Riverside County, California, being more particularly described as follows:

Commencing at the most southerly corner of said Parcel 1;

Thence North 60°56'29" West along the southwesterly line of said Parcel 1, a distance of 45.08 feet to the Point of Beginning;

175601

Thence North $60^{\circ}56'29''$ West along the southwesterly lines of Parcels 1 and 4 of said Parcel Map 14855, a distance of 126.00 feet;

Thence North $29^{\circ}03'37''$ East, a distance of 38.92 feet;

Thence North $60^{\circ}56'23''$ West, a distance of 61.36 feet;

Thence South $29^{\circ}03'37''$ West, a distance of 38.92 feet to the southwesterly line of Parcel 3 of said Parcel Map 14855;

Thence North $60^{\circ}56'29''$ West along the southwesterly line of Parcel 3 of said Parcel Map, a distance of 89.50 feet to the beginning of a tangent curve, concave easterly, having a radius of 9.00 feet;

Thence Northerly along said curve through a central angle of $89^{\circ}58'35''$, an arc distance of 14.13 feet to the northwesterly line of Parcel 3 of said Parcel Map;

Thence North $29^{\circ}02'06''$ East along the northwesterly line of Parcel 3 of said Parcel Map, a distance of 60.35 feet;

Thence South $60^{\circ}56'23''$ East, a distance of 265.78 feet;

Thence South $29^{\circ}03'37''$ West, a distance of 30.42 feet;

Thence South $60^{\circ}56'23''$ East, a distance of 20.11 feet;

Thence South $29^{\circ}03'37''$ West, a distance of 38.92 feet to the Point of Beginning.

Contains 16,805 square feet..

(Continued on following page)

DESCRIPTION APPROVAL
By *George D. Hatch* Surveyor
Date *5/27/79*

WCH

10944

175601

RESERVING THEREFROM an easement for lateral and subadjacent support for the building structure surrounding the property described herein, including all subterranean rights incidental to such support;

ALSO RESERVING THEREFROM an easement for access to and use of any stairways, escalators or elevators located within the property described herein;

ALSO RESERVING THEREFROM an easement for any utilities or associated fixtures located on or within the property described herein, including conduits, cables, pipes, pipelines, elevators, elevator shafts and the like;

ALSO RESERVING THEREFROM an easement for maintenance of all such utilities and the building structure surrounding the property described herein, including the right to excavate in order to perform such maintenance;

ALSO RESERVING THEREFROM easements and rights to provide security services to the property described herein;

ALSO RESERVING THEREFROM the right to enter upon the property described herein in order to undertake construction relating to the building structure or affecting adjacent property owned by the grantor and its successor(s) in interest;

[Handwritten signature]

175601

ALSO RESERVING THEREFROM easements for light and air for the benefit of adjacent properties owned by grantor and its successor(s) in interest; and

ALSO RESERVING THEREFROM easements for access, ingress and egress through the property described herein as necessary and convenient for vehicular and pedestrian access to adjacent properties owned by grantor and its successor(s) in interest and as reasonably necessary in order to exercise and enjoy the rights and easements reserved above; and

GRANTING rights of access, ingress and egress to grantee, its successors and assigns over and across that portion of the parking lot property retained by grantor, its successors and assigns, on the same level as that property described and conveyed above, as necessary in order for grantee to fully use and enjoy the property conveyed hereby for parking lot purposes.

The easement rights reserved above run in favor of the following described property which constitutes the dominant tenement with respect to such easements:

(Continued on page 5)

Handwritten mark

LEGAL DESCRIPTION OF DOMINANT TENEMENT PROPERTY

175601

Those portions of Parcels 1, 3, and 4 of Parcel Map 14855 as shown by map on file in Book 75 of Parcel Maps at Page 37 and 38, Official Records of Riverside County, California, being more particularly described as follows:

Commencing at the most easterly corner of Parcel 1;

Thence South 29°02'49" West along the southeasterly line of said Parcel 1, a distance of 135.90 feet to the Point of Beginning;

Thence continuing South 29°02'49" West along the southeasterly line of said Parcel 1, a distance of 194.87 feet to the most southerly corner thereof;

Thence North 60°56'29" West along the southwesterly line of said Parcel 1, a distance of 45.08 feet to Point "A";

Thence North 29°03'37" East, a distance of 38.92 feet;

Thence North 60°56'23" West, a distance of 20.11 feet;

Thence North 29°03'37" East, a distance of 30.42 feet;

Thence North 60°56'23" West, a distance of 265.78 feet to the northwesterly line of said Parcel 3;

Thence North 29°02'06" East along the northwesterly line of Parcels 3 and 4, a distance of 125.53 feet;

Thence South 60°56'23" East, a distance of 330.98 feet to the Point of Beginning.

TOGETHER WITH those portions of Parcels 3 and 4 of said Parcel Map 14855 described as follows:

Commencing at Point "A";

Thence North 60°56'29" West along the southwesterly lines of Parcels 1 and 4 of said Parcel Map, a distance of 126.00 feet to the Point of Beginning;

Handwritten mark

10964

175601

Thence continuing North 60°56'29" West along the southwesterly line of said Parcels 3 and 4, a distance of 61.36 feet;

Thence North 29°03'37" East, a distance of 38.92 feet;

Thence South 60°56'23" East, a distance of 61.36 feet;

Thence South 29°03'37" West, a distance of 38.92 feet to the Point of Beginning.

Total area of the two segments is 47,671 square feet.

DESCRIPTION APPROVAL
George S. Hutchinson, Jr. by [Signature]
Surveyor

[Handwritten mark]