

Recording Requested by
CHICAGO TITLE COMPANY

272987

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When recorded mail to:

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

RECEIVED FOR RECORD
AT 2:00 O'CLOCK

JUL 22 1996

FREE RECORDING

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

Recorded in Official Records
of Riverside County, California
Recorder *[Signature]*
Fees \$ *[Signature]*

FOR RECORDER'S OFFICE USE ONLY

Project: University Avenue Widening
Parcel 20
A.P.N. 253-020-013

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GRANT OF EASEMENT AND PARTIAL RELEASE OF PRIOR
DECLARATION OF COVENANTS AND EASEMENTS

Sunstone Hotel Investors, L.P., a limited partnership
~~RIVERSIDE HOTEL PARTNERS, INC., a California 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 located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Parcel 4 of Parcel Map No. 21079, as shown by map on file in Book 136, Pages 1 and 2 of Parcel Maps, records of Riverside County, California, described as follows:

COMMENCING at the southeasterly corner of said Parcel 4;

THENCE North 0°06'36" East, along the easterly line of said Parcel 4, a distance of 380.82 feet to the beginning of a tangent curve concaving southwesterly, having a radius of 20.00 feet and being the POINT OF BEGINNING of the parcel of land being described;

THENCE northerly and northwesterly to the left along said curve, and along the

CV 555461- KC 4

THENCE northerly and northwesterly to the left along said curve, and along the southerly line of that certain parcel of land described in deed to the City of Riverside by document recorded May 11, 1988, as Instrument No. 125506 of Official Records of said Riverside County, through a central angle of 66° 17' 37" an arc length of 23.14 feet;

THENCE South 33°02'12" East, a distance of 21.87 feet to the POINT OF BEGINNING.

Area - 48.3 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 5/3/96 Prep. Kap
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99



IN ADDITION, Grantor hereby releases the above described real property from that certain Declaration of Covenants and Easements executed on September 29, 1988, by DAYS CALIFORNIA RIVERSIDE LIMITED PARTNERSHIP, a California limited partnership, and recorded October 26, 1988, as Instrument No. 310996 of Official Records of Riverside County, California, and terminates any rights and privileges Grantor has in or to the above-described real property by virtue of that Declaration of Covenants and Easements.

Dated 6/7/96

Investors, L.P.
Sunstone Hotel ~~Properties, Inc.~~
~~RIVERSIDE HOTEL PARTNERSHIP, INC.~~, a Delaware
~~California corporation~~ limited partnership
~~California corporation~~

By Robert A. Alter
~~Robert A. Alter~~

Title President, Acquisitions
~~President, Acquisitions~~
Sunstone Hotel Investors, Inc., a
Maryland corporation

By _____
Title President

GENERAL ACKNOWLEDGEMENT

State of California }
County of Orange } ss

On 6/10/96, before me Toni Hawker
(date) (name)

a Notary Public in and for said State, personally appeared

Robert A. Altier
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.

Toni Hawker
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:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

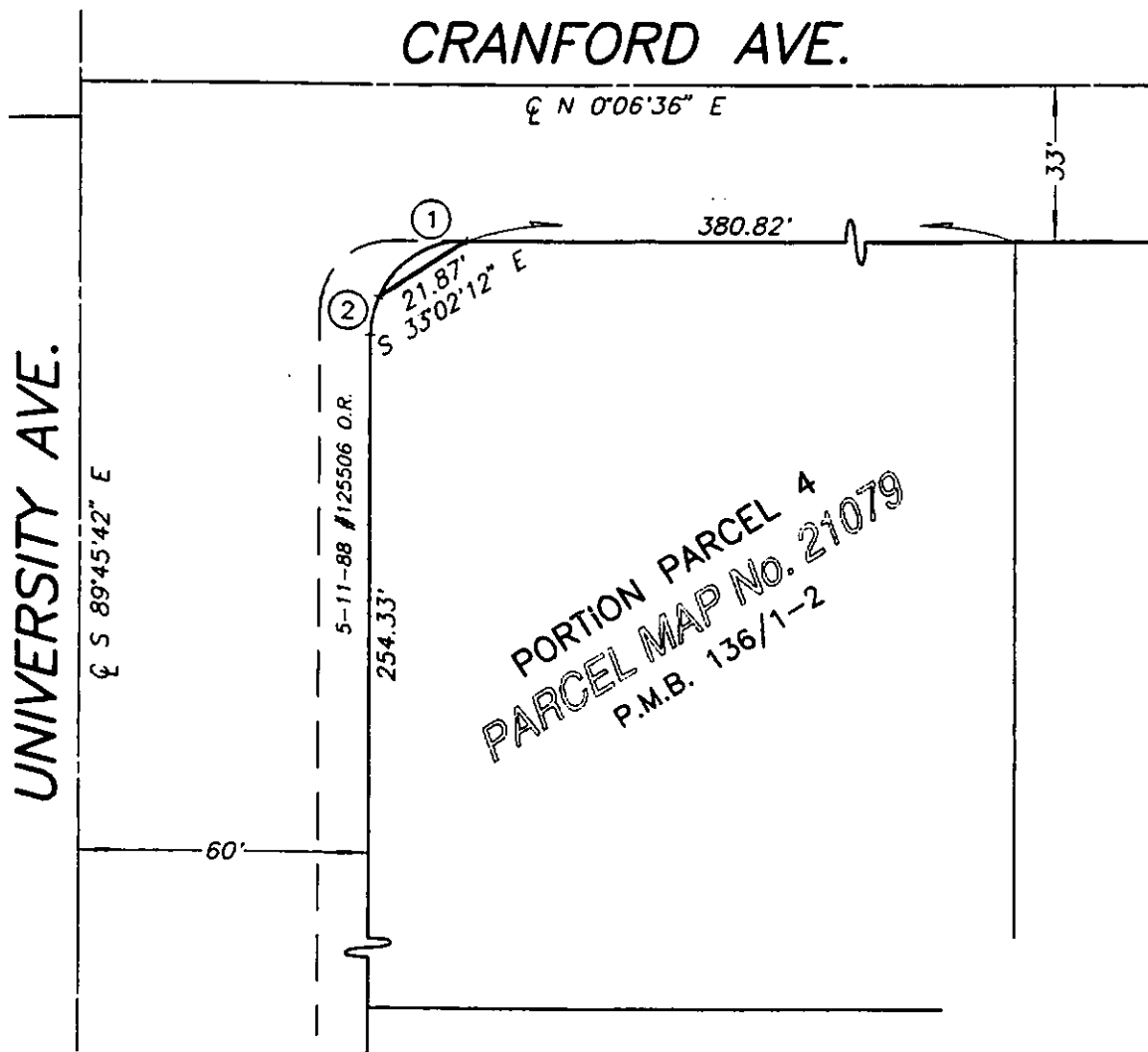
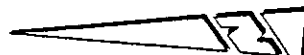
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said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

Dated 6/13/96

CITY OF RIVERSIDE

[Signature]
Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY



CURVE DATA

No.	R	Δ	L
1	20'	66°17'37"	23.14'
2	20'	23°34'41"	8.23'

• CITY OF RIVERSIDE, CALIFORNIA •

41/1

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

12/20

SCALE: 1"=40'

DRAWN BY: *[Signature]* DATE: 3/2/94

SUBJECT: UNIVERSITY AVENUE WIDENING, PARCEL 20

14007