

11

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 62

14337

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LB

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KB

GRANT OF EASEMENT

R.E.F. Enterprises, a California Corporation, 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 April 22, 1998

R.E.F. Enterprises, a California Corporation

Richard Fritts
R. E. Fritts

BY: R.E. Fritts/RICHARD FRITTS

Chairman of the Board
Title: PRESIDENT

Grace Mohr

BY: GRACE MOHR

Corp. Sec.
Title: CORPORATE SECRETARY

GENERAL ACKNOWLEDGEMENT

State of California }
County of Riverside } ss

On July 7, 1998, before me Linda Vanderveldt
(date) (name)

a Notary Public in and for said State, personally appeared

Richard E. Fritts and Grace Mohr
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.

Linda Vanderveldt

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 1/25/99

APPROVED AS TO FORM
Carolyn Confer 914198
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

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

EXHIBIT A

PARCEL 62
A.P.N. 231-250-013

THAT PORTION OF PARCEL 1 OF PARCEL MAP 22133 ON FILE IN PARCEL MAP BOOK 145, PAGES 29 AND 30 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, SAID PORTION LYING BETWEEN THE NORTHEASTERLY RIGHT OF WAY LINE OF MOTOR CIRCLE, THE SOUTHEASTERLY RIGHT OF WAY LINE OF AUTO DRIVE, AND THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST EASTERLY INTERSECTION OF MOTOR CIRCLE AND AUTO DRIVE AS SHOWN ON SAID MAP;

THENCE SOUTH $34^{\circ}00'03''$ EAST ALONG SAID CENTERLINE OF MOTOR CIRCLE, A DISTANCE OF 291.81 FEET;

THENCE NORTH $55^{\circ}59'57''$ EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH $55^{\circ}59'57''$ EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 10.00 FEET TO A LINE PARALLEL AND 10.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY RIGHT OF WAY LINE OF MOTOR CIRCLE;

THENCE NORTH $34^{\circ}00'03''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 211.81 FEET;

THENCE NORTH $55^{\circ}59'57''$ EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 26.00 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE OF AUTO DRIVE, A DISTANCE OF 24.00 FEET TO A LINE PARALLEL AND 12.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE OF AUTO DRIVE;

THENCE NORTH $56^{\circ}00'13''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 192.00 FEET;

THENCE SOUTH $33^{\circ}59'47''$ EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 20.00 FEET;

THENCE NORTH $56^{\circ}00'13''$ EAST PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 14.00 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY

LINE, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL AND 12.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE;

THENCE NORTH 56°00'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 33°59'47" EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 20.00 FEET;

THENCE NORTH 56°00'13" EAST PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 14.00 FEET;

THENCE NORTH 33°59'47" WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL AND 12.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE;

THENCE NORTH 56°00'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 171.08 FEET;

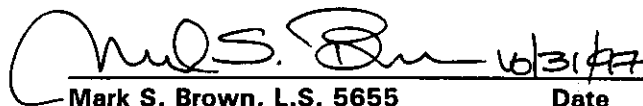

THENCE SOUTH 33°59'47" EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 3.00 FEET;

THENCE NORTH 56°00'13" EAST PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 33.28 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 1;

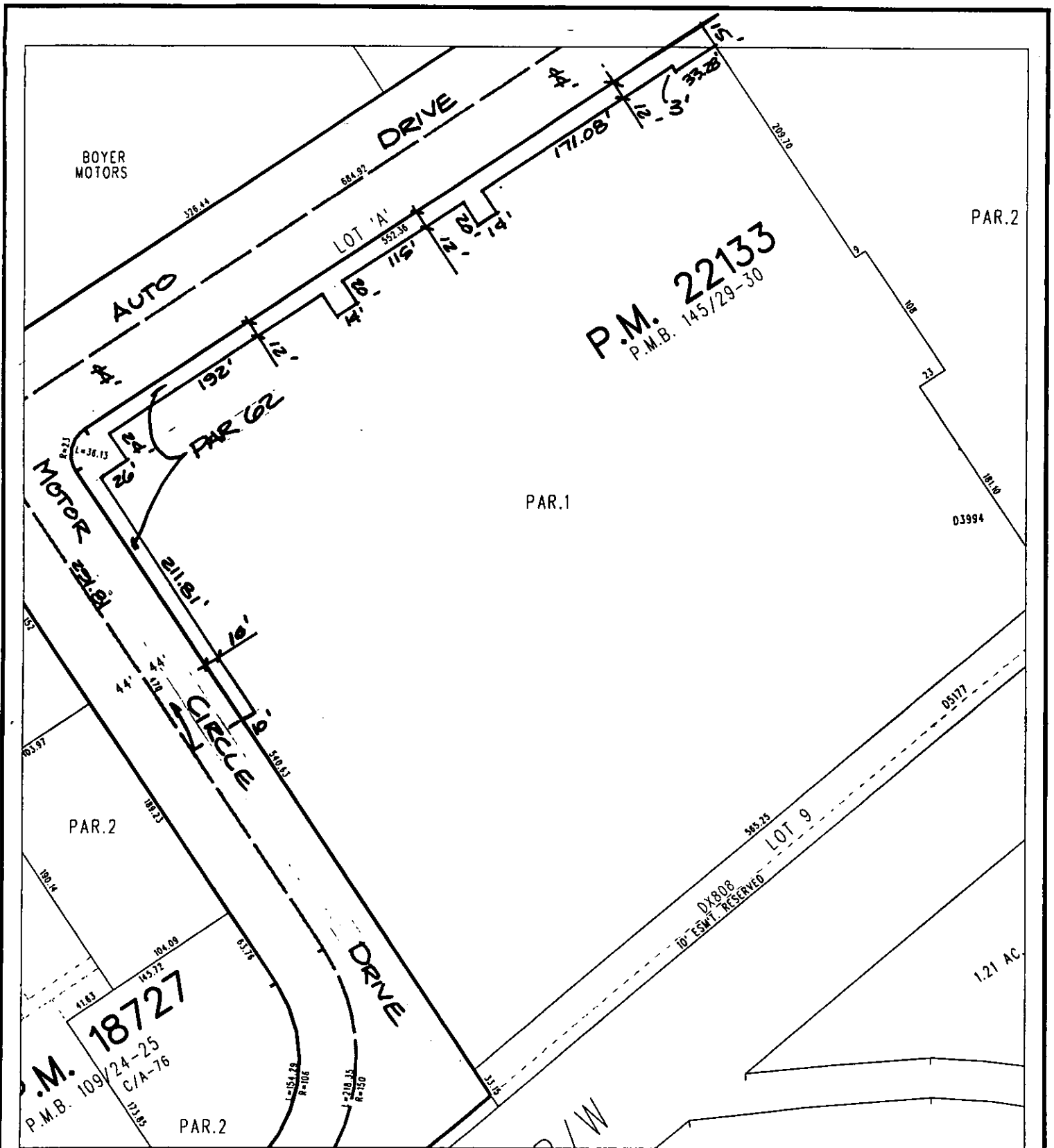
THENCE NORTH 33°59'47" WEST ALONG SAID NORTHEASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 15.00 FEET TO THE MOST NORTHERLY CORNER OF SAID PARCEL AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF AUTO DRIVE.

AREA: 10,433 SQUARE FEET

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

 6/31/97 Prep. 
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99





◆ CITY OF RIVERSIDE, CALIFORNIA ◆ 67-4

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: CS

Date: 10/29/97

Subject: AUTO CENTER RENOVATION