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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 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 64

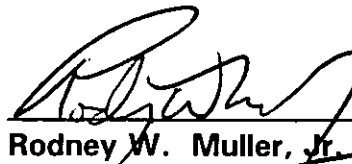
14338

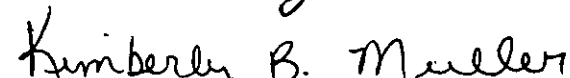
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GRANT OF EASEMENT

Rodney W. Muller, Jr. and Kimberly B. Muller, husband and wife as joint tenants, 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 5/26/98


Rodney W. Muller, Jr.


Kimberly B. Muller

GENERAL ACKNOWLEDGEMENT

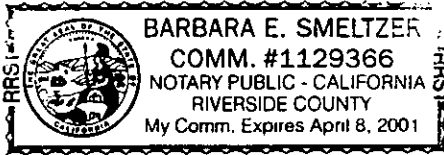
State of California }
County of Riverside } ss

On 6/3/98, before me Barbara E. Smeltzer
(date) (name)

a Notary Public in and for said State, personally appeared

Rooney W. Muller Jr. & Kimberly B. Muller
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.

Barbara E. Smeltzer

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

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

APPROVED AS TO FORM
Carolyn Confer 9/11/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

EXHIBIT A

PARCEL 64
A.P.N. 231-240-002

THAT PORTION OF LOT 6 TRACT 2876 ON FILE IN MAP BOOK 51, PAGES 74 THROUGH 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING BETWEEN, THE SOUTHWESTERLY LINE OF DETROIT DRIVE (FORMERLY AUTO DRIVE), THE NORTHWESTERLY LINE OF AUTO DRIVE, AND THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 6;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 6.00 FEET;

THENCE NORTH $56^{\circ}00'13''$ EAST PARALLEL TO SAID NORTHWESTERLY LINE, A DISTANCE OF 11.40 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 26.00 FEET;

THENCE NORTH $56^{\circ}00'13''$ EAST PARALLEL TO SAID NORTHWESTERLY LINE, A DISTANCE OF 24.00 FEET;

THENCE SOUTH $33^{\circ}59'47''$ EAST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 24.00 FEET TO A LINE PARALLEL AND 8.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE;

THENCE NORTH $56^{\circ}00'13''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 150.08 FEET;

THENCE SOUTH $33^{\circ}59'47''$ EAST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 4.00 FEET TO A LINE PARALLEL AND 4.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE;

THENCE NORTH $56^{\circ}00'13''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 126.00 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 34.00 FEET;

THENCE NORTH 55°59'37" EAST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE OF DETROIT DRIVE, A DISTANCE OF 35.00 FEET TO A LINE PARALLEL AND 5.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHWESTERLY LINE;

THENCE NORTH 34°00'23" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 168.10 FEET;

THENCE SOUTH 55°59'37" WEST AT RIGHT ANGLES TO SAID SOUTHWESTERLY LINE, A DISTANCE OF 47.00 FEET;

THENCE NORTH 34°00'23" WEST PARALLEL WITH SAID SOUTHWESTERLY LINE, A DISTANCE OF 84.00 FEET;


THENCE NORTH 79°00'06" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 56°00'11" WEST PARALLEL WITH SAID SOUTHEASTERLY LINE OF INDIANA AVENUE, A DISTANCE OF 25.00 FEET;

THENCE NORTH 33°59'49" WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE OF INDIANA AVENUE, A DISTANCE OF 67.00 FEET TO SAID SOUTHEASTERLY LINE.

AREA 16,099 SQUARE FEET

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

 10/31/97 Prep. MSB
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99



AACPAR64.DSC

