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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

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
Fees \$ 0

0
KB

FOR RECORDER'S OFFICE USE ONLY

Project: Auto Center, Parcel 65

14339

C
KB

GRANT OF EASEMENT

Mark A. Arena, Philip M. Jones and Florence A. Jones, 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 May 14 1998

Mark A. Arena
Mark A. Arena

Philip M. Jones
Philip M. Jones

Florence A. Jones
Florence A. Jones

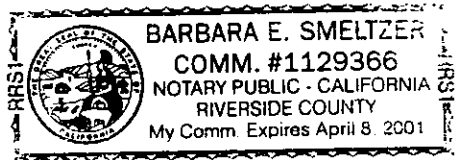
State of California
County of Riverside

On 5/18/98 before me, Barbara E. Smeltzer
(DATE) (NAME/TITLE OF OFFICER i.e. "JANE DOE, NOTARY PUBLIC")

personally appeared Philip M. Jones & Florence A. Jones
(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.

(SEAL)

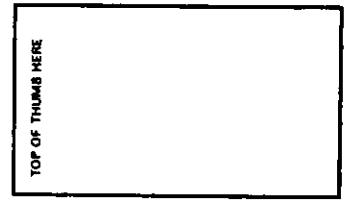
Barbara E. Smeltzer
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is **OPTIONAL**. Recording of this document is not required by law and is also optional. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Title or Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE _____

OFFICER(S) _____ (TITLE)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE _____

OFFICER(S) _____ (TITLE)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
(Name of Person(s) or Entity(ies))

GENERAL ACKNOWLEDGEMENT

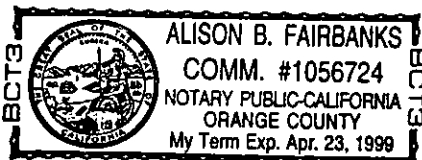
State of California }
County of orange } ss

On May 14, 1998, before me Alison B. Fairbanks
(date) (name)

a Notary Public in and for said State, personally appeared

Mark A. Arena
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/het/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.

Alison B. Fairbanks

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
STAN T YAMAMOTO, CITY ATTORNEY

BY [Signature] 6/15/98
Legal Department

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager
of the City of Riverside

EXHIBIT A

PARCEL 65
A.P.N. 231-240-001

THAT PORTION OF LOT 5 TRACT 2876 ON FILE IN MAP BOOK 51, PAGES 74 THROUGH 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING BETWEEN, THE SOUTHEASTERLY LINE OF INDIANA AVENUE, THE NORTHEASTERLY LINE OF MOTOR CIRCLE, THE NORTHWESTERLY LINE OF AUTO DRIVE, AND THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 5, SAID CORNER ALSO BEING ON THE NORTHWESTERLY LINE OF AUTO DRIVE;

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

THENCE SOUTH $56^{\circ}00'13''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 137.60 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 SOUTH $56^{\circ}00'13''$ WEST 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 26.00 FEET TO A LINE PARALLEL AND 6.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHWESTERLY LINE;

THENCE SOUTH $56^{\circ}00'13''$ WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 150.00 FEET;

THENCE NORTH $33^{\circ}59'47''$ WEST AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF AUTO DRIVE, A DISTANCE OF 30.00 FEET;

THENCE SOUTH $56^{\circ}00'31''$ WEST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MOTOR CIRCLE, A DISTANCE OF 26.00 FEET TO A LINE PARALLEL AND 10.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE;

THENCE NORTH 33°59'29" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 136.99 FEET;

THENCE NORTH 56°00'31" EAST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MOTOR CIRCLE, A DISTANCE OF 15.00 FEET;

THENCE NORTH 33°59'29" WEST PARALLEL WITH SAID NORTHEASTERLY LINE, A DISTANCE OF 38.00 FEET;

THENCE SOUTH 56°00'31" WEST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MOTOR CIRCLE, A DISTANCE OF 14.00 FEET TO A LINE PARALLEL AND 11.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY LINE;

THENCE NORTH 33°59'29" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 121.00 FEET;

THENCE NORTH 11°00'21" EAST, A DISTANCE OF 41.01 FEET TO A LINE PARALLEL AND 11.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE OF INDIANA AVENUE;

THENCE NORTH 56°00'11" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 86.00 FEET;


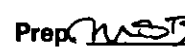
THENCE SOUTH 33°59'49" EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 13.00 FEET;

THENCE NORTH 56°00'11" EAST PARALLEL WITH SAID SOUTHEASTERLY LINE, A DISTANCE OF 10.00 FEET;

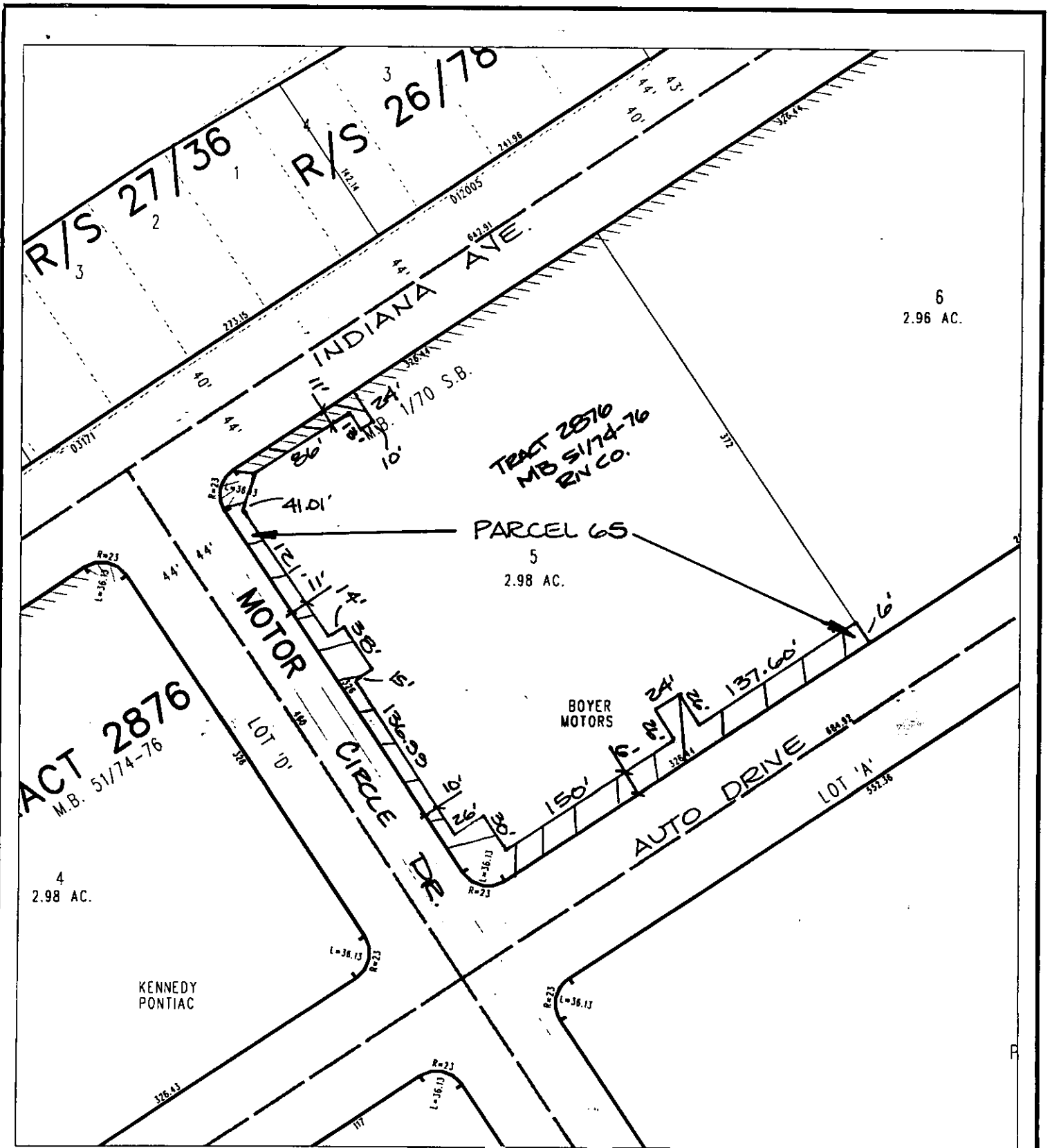
THENCE NORTH 33°59'49" WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY LINE, A DISTANCE OF 24.00 FEET TO SAID SOUTHEASTERLY LINE OF INDIANA AVENUE.

AREA: 9579 SQUARE FEET

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

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





◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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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: VT

Date: 10/29/97

Subject: AUTO CENTER RENOVATION