

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

FOR RECORDER'S OFFICE USE ONLY

Project: Auto Center, Parcels 70 and 71

**14344**

GRANT OF EASEMENT

**C**  
**KB**

Mitsubishi Motor Sales of America INC., 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 May 6, 1998

Mitsubishi Motor Sales of America INC., a California Corporation.

Ellen J. Heikman  
BY:

VP & Gen. Counsel, Gov. & External  
Title: Affairs

\_\_\_\_\_  
BY:

\_\_\_\_\_  
Title:

GENERAL ACKNOWLEDGEMENT

State of California }  
County of Orange } ss

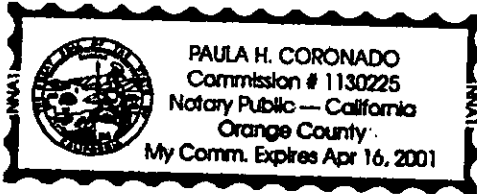
On May 6, 1998, before me Paula H. Coronado, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

Ellen J. Gleberman

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) (s) are subscribed to the within instrument and acknowledged to me that he (s) / she (s) / 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.

Paula H. Coronado

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 5/11/98

CITY OF RIVERSIDE

[Signature]

Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM

Carolyn Confer 9/4/98

CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

## EXHIBIT A

PARCELS 70 & 71  
A.P.N. 231-232-018 & 002

THAT PORTION OF PARCEL 1 OF A CERTIFICATE OF COMPLIANCE ISSUED BY THE CITY OF RIVERSIDE AND RECORDED SEPTEMBER 22, 1983 AS INSTRUMENT NO. 194676, OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA, AND A PORTION OF LOT 8 OF TRACT 2876 ON FILE IN MAP BOOK 51, PAGES 74 THROUGH 76 THEREOF, RECORDS OF SAID COUNTY, SAID PORTIONS LYING BETWEEN THE SOUTHEASTERLY RIGHT OF WAY LINE OF AUTO DRIVE, THE SOUTHWESTERLY RIGHT OF WAY LINE OF MOTOR CIRCLE, AND THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 2 OF PARCEL MAP 11404 ON FILE IN PARCEL MAP BOOK 48, PAGES 74 AND 75 THEREOF, SAID CORNER ALSO BEING ON SAID SOUTHEASTERLY RIGHT OF WAY LINE OF AUTO DRIVE;

THENCE SOUTH  $33^{\circ}59'47''$  EAST ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 15.00 FEET;

THENCE NORTH  $56^{\circ}00'13''$  EAST PARALLEL WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.10 FEET;

THENCE SOUTH  $33^{\circ}59'47''$  EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET;

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

THENCE NORTH  $33^{\circ}59'47''$  WEST AT RIGHT ANGLES TO SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 7.00 FEET TO A LINE PARALLEL AND 25.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE;

THENCE NORTH  $56^{\circ}00'13''$  EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 152.00 FEET;

THENCE SOUTH  $33^{\circ}59'47''$  EAST AT RIGHT ANGLES TO SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 11.00 FEET;

THENCE NORTH  $55^{\circ}59'57''$  EAST AT RIGHT ANGLES TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF MOTOR CIRCLE, A DISTANCE OF 26.00 FEET TO A LINE PARALLEL AND 10.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID SOUTHWESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 34°00'03" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 138.81 FEET;

THENCE NORTH 55°59'57" EAST AT RIGHT ANGLES TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF MOTOR CIRCLE, A DISTANCE OF 10.00 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE.

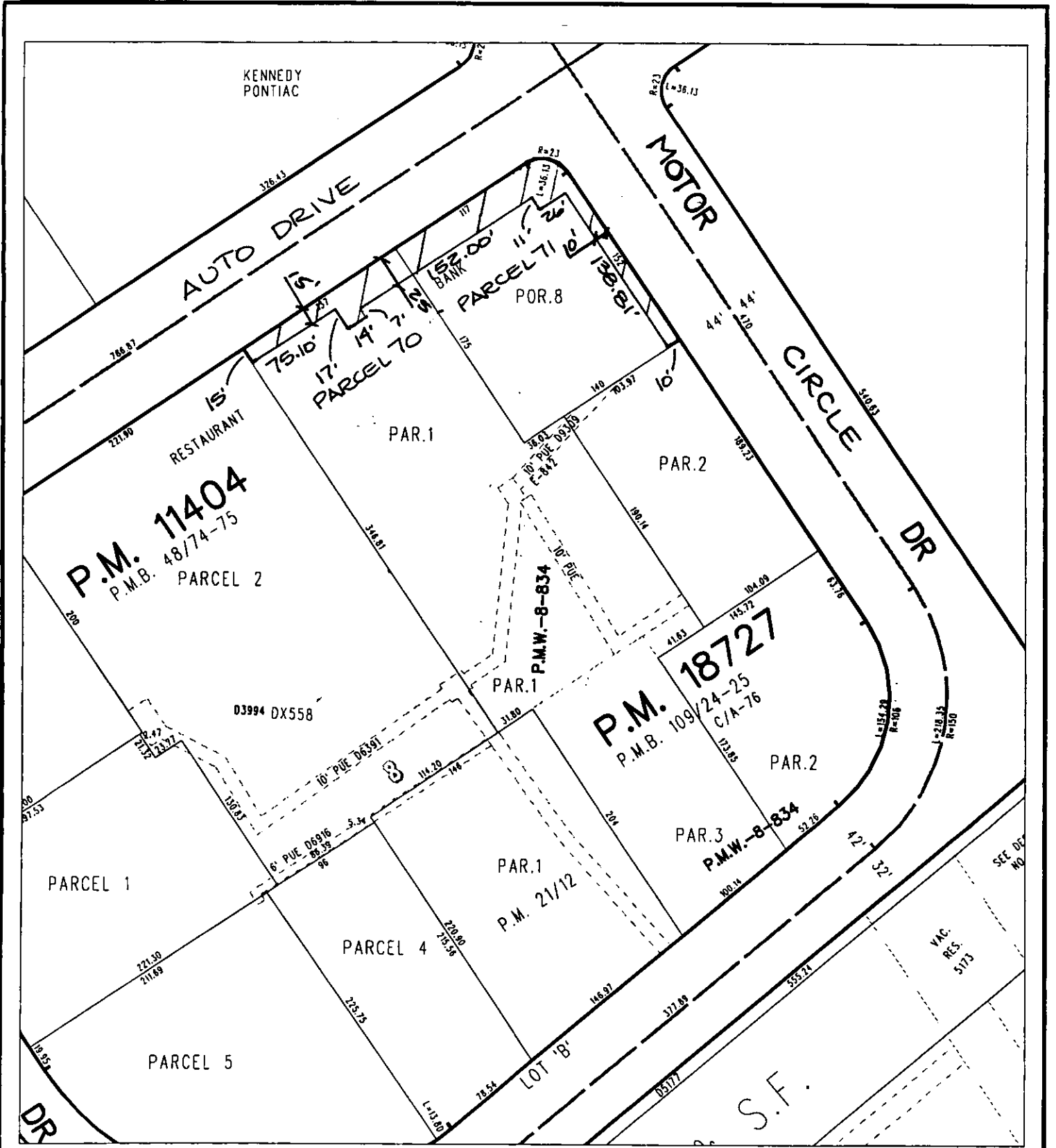
AREA: 7945 SQUARE FEET

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

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



AACPAR70.DSC



◆ 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: VT

Date: 10/29/97

Subject: AUTO CENTER RENOVATION