

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 \$ _____

FOR RECORDER'S OFFICE USE ONLY

Project: Auto Center, Parcel 79B

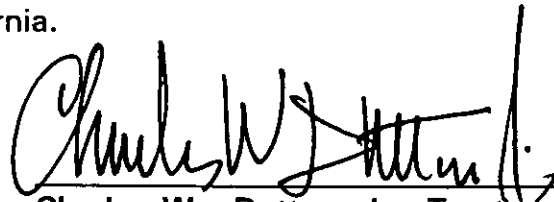
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GRANT OF EASEMENT

Charles W. Dutton, Jr., Trustee of The Charles W. Dutton Jr. Trust dated September 26, 1991, 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 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



Charles W. Dutton, Jr., Trustee of The Charles W. Dutton Jr. Trust dated September 26, 1991

Trustee of The Charles W. Dutton Jr. Trust dated September 26, 1991

GENERAL ACKNOWLEDGEMENT

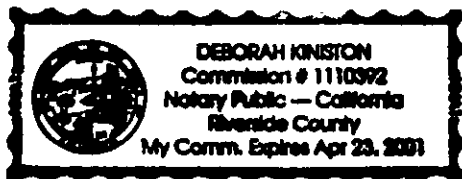
State of California }
County of Riverside } ss

On Apr. 23 1998, before me Deborah Kiniston
(date) (name)

a Notary Public in and for said State, personally appeared

Charles W. Dutton, JR.
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.

Deborah Kiniston
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 1/25/99

CITY OF RIVERSIDE

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

APPROVED AS TO FORM
Carolyn Confer 914 198
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

ACPAR79B.DOC

EXHIBIT A

PARCEL 79B
A.P.N. 231-221-003

AN UNDIVIDED ONE-HALF ($\frac{1}{2}$) INTEREST IN THAT PORTION OF LOT 2 OF TRACT 2867 ON FILE IN MAP BOOK 51, PAGES 74 THROUGH 76 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING BETWEEN THE NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET, THE NORTHWESTERLY RIGHT OF WAY LINE OF AUTO DRIVE, THE SOUTHWESTERLY RIGHT OF WAY OF MOTOR CIRCLE AND THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET, SAID POINT BEING THE MOST WESTERLY CORNER OF SAID LOT 2;

THENCE NORTH $56^{\circ}00'29''$ EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 8.00 FEET TO A LINE PARALLEL AND 8.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET;

THENCE NORTH $56^{\circ}00'29''$ EAST, AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET;

THENCE SOUTH $33^{\circ}59'31''$ EAST, PARALLEL WITH SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 14.00 FEET;

THENCE SOUTH $56^{\circ}00'29''$ WEST, AT RIGHT ANGLES TO SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO SAID PARALLEL LINE 8.00 FEET NORTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THE NORTHEASTERLY RIGHT OF WAY LINE OF ADAMS STREET;

THENCE SOUTH $33^{\circ}59'31''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 67.01 FEET;

THENCE SOUTH $78^{\circ}03'21''$ EAST, A DISTANCE OF 43.13 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF AUTO DRIVE AS SHOWN ON SAID MAP;

THENCE NORTH $56^{\circ}00'13''$ EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 45.00 FEET;

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

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

THENCE SOUTH $33^{\circ}59'47''$ EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 32.00 FEET TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF AUTO DRIVE;

THENCE NORTH 56°00'13" EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 280.92 FEET;

THENCE NORTH 33°59'47" WEST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 56°00'13" EAST PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 24.00 FEET;

THENCE SOUTH 33°59'47" EAST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 26.00 FEET TO A LINE PARALLEL WITH AND 50.00 FEET NORTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF SAID AUTO DRIVE;

THENCE NORTH 56°00'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 152.00 FEET;

THENCE NORTH 33°59'47" WEST AT RIGHT ANGLES TO SAID CENTERLINE, A DISTANCE OF 32.00 FEET;

THENCE NORTH 56°00'10" EAST AT RIGHT ANGLES TO THE CENTERLINE OF MOTOR CIRCLE AS SHOWN ON SAID MAP, A DISTANCE OF 34.50 FEET TO A LINE PARALLEL WITH AND 47.50 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF MOTOR CIRCLE;

THENCE NORTH 33°59'50" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 298.00 FEET;

THENCE NORTH 87°25'26" WEST, A DISTANCE OF 46.69 FEET TO A LINE PARALLEL WITH AND 57.00 FEET SOUTHEASTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF INDIANA AVENUE AS SHOWN ON SAID MAP;

THENCE SOUTH 56°00'11" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 35.00 FEET;

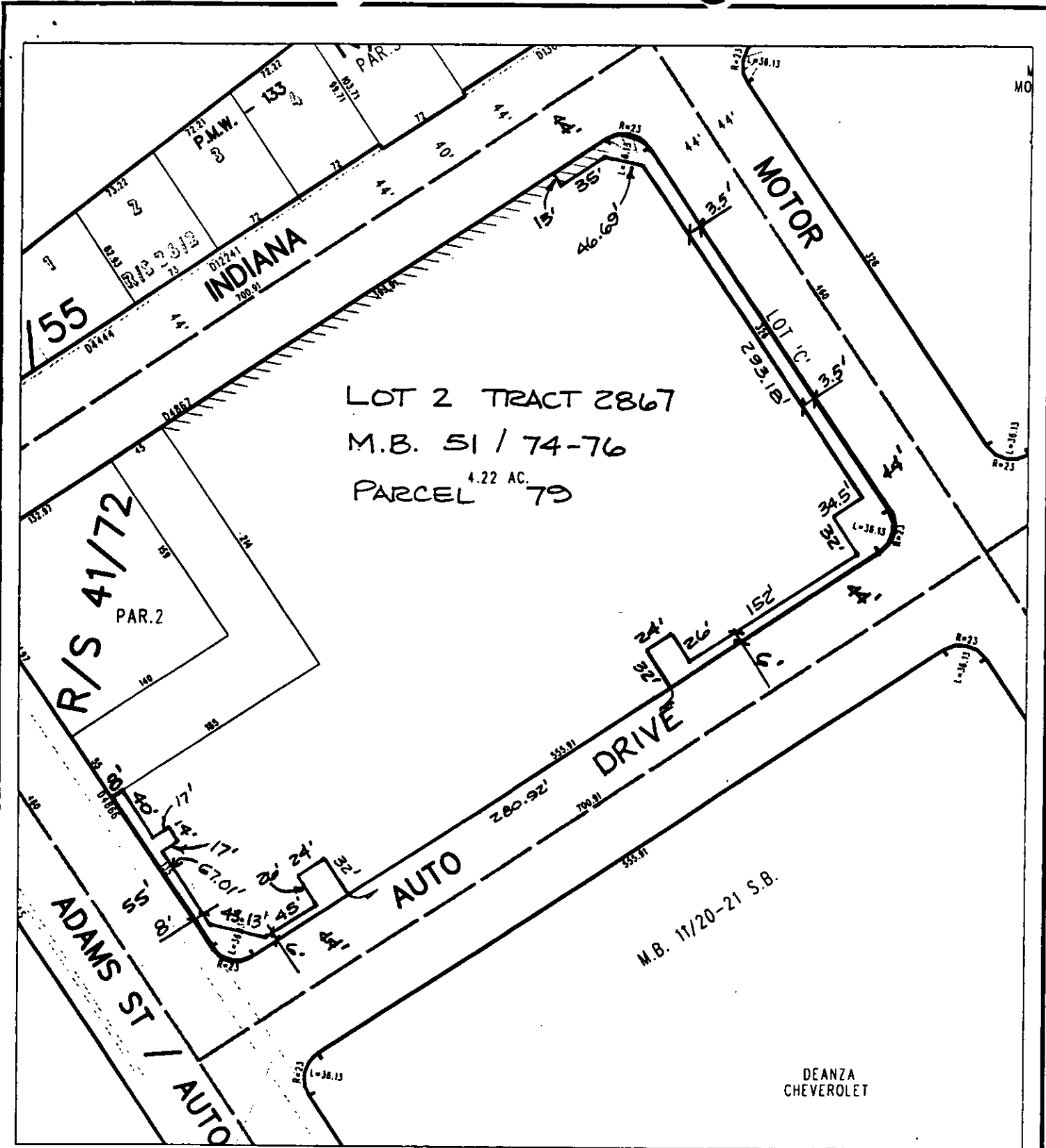
THENCE NORTH 33°59'49" WEST AT RIGHT ANGLES TO THE CENTERLINE OF INDIANA AVENUE, A DISTANCE OF 13.00 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF INDIANA AVENUE AS SHOWN ON SAID MAP.

AREA: 8601 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 4/17/99 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: scurtis

Date: 10/29/97

Subject: AUTO CENTER RENOVATION