

104896

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

RECEIVED FOR RECORDING
AT 1:00 O'CLOCK

MAR 22 1993

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$
William [Signature]

FOR RECORDER'S OFFICE USE ONLY

13476

Project: R-2-923, C-3-923
Wal-Mart
Van Buren between Philbin and Wells

GRANT DEED

WAL-MART STORES, INC., a Delaware corporation, 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, the 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 2.26.93

WAL-MART STORES, INC.,
a Delaware corporation

By *[Signature]*

Title Asst. Vice President of Real Estate

By *[Signature]*

Title ASST. SEC

APPROVED AS TO FORM

Kathleen M. Bonzo
ASS. CITY ATTORNEY

D13476

GENERAL ACKNOWLEDGEMENT

Arkansas
State of ~~California~~ } ss
County of Benton

On 2-26-93, before me Lynnie S. Johnson
(date) (name)

a Notary Public in and for said State, personally appeared

Michael R. Nelson & Carl Ownbey
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.

Lynnie S. Johnson
Signature
my Commission Expires 12-30-2002

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____
Title _____
- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

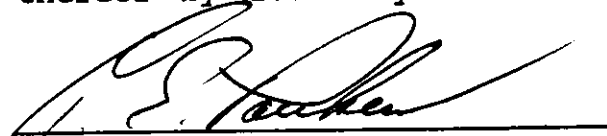
- () Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:

CONSENT TO RECORDATION

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. 14883 of said City Council adopted January 25, 1983, and the grantee consents to recordation thereof by its duly authorized officer.

Dated

3/19/83

Real Property Services Manager
of the City of Riverside

WALMART.GD/a

EXHIBIT "A"

All that portion of the east half of the northeast quarter of the southeast quarter of Section 1, Township 3 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, records of Riverside County, California, described as follows:

COMMENCING at the east one-quarter corner of said Section 1, as shown by Record of Survey on file in Book 80, Page 14 of Record of Surveys, records of said Riverside County; said corner also being on the centerline of Van Buren Boulevard, as shown by said Record of Survey;

THENCE South $0^{\circ} 17' 40''$ West, along said centerline, a distance of 202.71 feet;

THENCE North $89^{\circ} 42' 20''$ West, a distance of 47.00 feet to a point on the northerly line of that certain parcel of land shown by said Record of Survey; said point also being the POINT OF BEGINNING;

THENCE South $89^{\circ} 41' 54''$ West, along said northerly line, a distance of 13.00 feet to a line which is parallel with and distant 60.00 feet westerly, as measured at right angles, from said centerline;

THENCE South $0^{\circ} 17' 40''$ West, along said parallel line, a distance of 137.23 feet;

THENCE South $4^{\circ} 06' 31''$ West, a distance of 135.30 feet to a line which is parallel with and distant 69.00 feet westerly, as measured at right angles, from said centerline;

THENCE South $0^{\circ} 17' 40''$ West, along said parallel line, a distance of 190.02 feet;

THENCE South $89^{\circ} 42' 20''$ East, a distance of 9.00 feet to said parallel line lying 60.00 feet westerly of said centerline;

THENCE South $0^{\circ} 17' 40''$ West, along said parallel line, a distance of 529.54 feet to the southerly line of that certain parcel of land described in deed recorded September 8, 1950, in Book 1203, Page 115 of Deeds, Official Records of said Riverside County;

THENCE North $89^{\circ} 39' 39''$ East, along said southerly line, a distance of 13.00 feet to a line which is parallel with and distant 47.00 feet westerly, as measured at right angles, from said centerline;

THENCE North $0^{\circ} 17' 40''$ East, along said parallel line, a distance of 991.79 feet to the POINT OF BEGINNING.

Area - 15,205 square feet.

WALMART. EXA/a

DESCRIPTION APPROVAL 12/4/92
George P. Hutchinson
 SURVEYOR, CITY OF RIVERSIDE





N0°17'19"E

373.59'

N89°41'54"E
600.67'

R/S 80/14

E 1/2 NE 1/4 SE 1/4
SEC 1, T3S, R6W

Rancho La Sierra
MB 6/70

N0°18'15"E

753.69'

PAR 1

S45°17'20"W
12.71'

N89°42'20"W
200'

PAR 2

Sierra Foothills No. 11
MB 39/15-17

E'LY
BDY. →

3/26/46
BK 737 PG. 218
O.R.

S0°17'40"W
196.20'

9/8/50
BK 1203 PG. 115
209' O.R.

349.76'

S0°17'40"W
135'

S89°39'39"W

S89°39'39"W

60.00'

202.71'

S4°06'31"W
137.23'

6'

788.92'

S4°06'31"W
190.02'

6'

991.79'

S0°17'40"W

326.66'

6'

VAN BUREN BLVD.

TO PHILBIN AVE

6'

47'

47'

55'

TO WELLS AVE.

• CITY OF RIVERSIDE, CALIFORNIA •

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

6/16-1

SCALE: 1" = N.T.S.

DRAWN BY MW DATE 11/17/92

SUBJECT R-2-923, C-3-923

D13476