

When recorded mail to:

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

DOC # 2010-0230830  
05/19/2010 08:00A Fee:NC  
Page 1 of 8  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**FREE RECORDING**

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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
no notice					T		CTY	UNI	518

Project: P09-0120  
APN: 155-290-054, 056 & 057  
Address: 6426 Van Buren Blvd.

D- 16469



**EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

**Arlington-Van Buren Investment, LLC, a California limited liability company** as Grantor(s), grant(s) 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 the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of **STORM DRAIN FACILITIES**, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in **"EXHIBIT A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing,

maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said  
**STORM DRAIN FACILITIES.**

Dated February 3, 2010

ARLINGTON – VAN BUREN INVESTMENT, LLC,  
a California Limited Liability Company

By: Its Sole and Managing Member  
LAURUS REALTY INVESTMENTS, LLC,  
an Illinois Limited Liability Company

By: Its Managing Member  
SCN/REI HOLDINGS, LLC,  
an Illinois Limited Liability Company

By: Stuart C. Nathan  
Stuart C. Nathan  
Its Sole and Managing Member



2010-0230030  
05/19/2010 00 00R  
2 of 8

State of ILLINOIS  
~~California~~  
County of COOK } ss

On February 3, 2010, before me, Mindy Soranno, NOTARY PUBLIC,  
personally appeared Stuart C. Nathan who  
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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the  
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mindy Soranno  
Notary Signature



**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. 21027 of said City Council  
adopted September 6, 2005, and the grantee consents to recordation thereof by  
its duly authorized officer.

DATED 5/12/10

CITY OF RIVERSIDE

By: Amelia M. Valeri

[Signature]  
APPROVED AS TO FORM  
SUPERVISOR DEPUTY CITY ATTORNEY



2010-0230830  
05/19/2010 08 06A  
3 of 8

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
*STORM DRAIN FACILITIES EASEMENT*

**PARCEL "A"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THAT PORTION OF PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR PARCEL MERGER No. P09-0120, RECORDED 5/4/10 AS DOCUMENT No. 203850, OF OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN COURSE ON THE NORTHEASTERLY LINE OF SAID PARCEL "A" SHOWN ON SAID CERTIFICATE OF COMPLIANCE FOR PARCEL MERGER AS HAVING A BEARING AND DISTANCE OF "N32°27'35" W 244.82' "; THENCE SOUTH 57°32'38" WEST, 9.15 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID LINE, SOUTH 57°32'38" WEST, 9.85 FEET TO POINT "A"; THENCE CONTINUING ALONG SAID LINE, SOUTH 57°32'38" WEST, 9.86 FEET; THENCE NORTH 49°40'46" WEST, 15.70 FEET; THENCE SOUTH 57°28'44" WEST, 28.98 FEET; THENCE NORTH 35°55'28" WEST, 25.08 FEET; THENCE NORTH 20°23'30" WEST, 61.36 FEET; THENCE NORTH 57°32'38" EAST, 42.58 FEET; THENCE SOUTH 44°11'12" EAST, 42.30 FEET, THENCE SOUTH 30°54'48" EAST, 18.59 FEET; THENCE SOUTH 20°14'55" EAST, 40.92 FEET TO **THE TRUE POINT OF BEGINNING**;

THE ABOVE DESCRIBED PARCEL CONTAINS 5129 SQUARE FEET.

**STRIP "A"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A STRIP OF LAND 38.00 FEET WIDE LYING WITHIN PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR PARCEL MERGER No. P09-0120, RECORDED 5/4/10 AS DOCUMENT No. 203850, OF OFFICIAL RECORDS OF SAID COUNTY, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A"; THENCE SOUTH 32°27'22" EAST, 243.03 FEET; THENCE SOUTH 35°15'59" EAST, 232.55 FEET TO POINT "B", THENCE CONTINUING ALONG SAID LINE, SOUTH 35°15'59" EAST, 38.00 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL "A".

**STRIP "B"**

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A STRIP OF LAND 10.00 FEET WIDE LYING WITHIN PARCEL "A" OF CERTIFICATE OF COMPLIANCE FOR PARCEL MERGER No. P09-0120, RECORDED 5/4/10 AS DOCUMENT No. 203850, OF OFFICIAL RECORDS OF SAID COUNTY, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "B"; THENCE NORTH 74°09'10" EAST, 24.07 FEET TO THE EASTERLY LINE OF SAID PARCEL "A".



2010-0230030  
05/19/2010 08:06A  
4 of 8

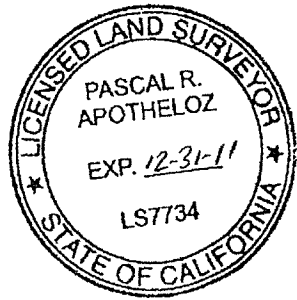
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
*STORM DRAIN FACILITIES EASEMENT*

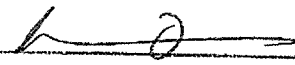
THE ABOVE LEGAL DESCRIPTION IS DELINEATED ON EXHIBIT "B" AND IS MADE A PART  
HEREOF FOR REFERENCE PURPOSES.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN  
CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT

  
\_\_\_\_\_  
PASCAL APOTHELOZ, P.L.S. 7734  
LICENSE EXPIRES 12/31/11

DATE PREPARED: JANUARY 17, 2010



DESCRIPTION APPROVAL  
BY  1/21/10  
DATE  
FOR MARK S BROWN  
CITY SURVEYOR



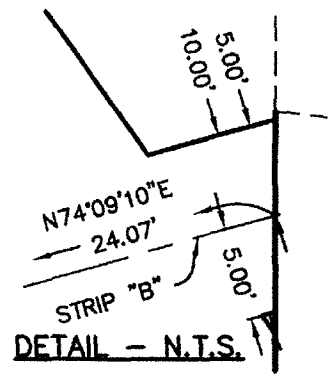
2010-0230830  
05/19/2010 08 08A  
5 of 8

10469

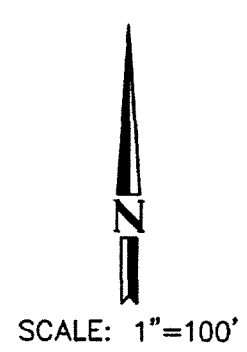
# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

PARCEL 1150-1E  
R.S. 15/11-14



EASTERLY LINE OF LAND  
CONVEYED TO V.G. VIAL BY DEED  
RECORDED JULY 27, 1955  
AS INST. NO. 49044, O.R.



PCL "A"

POINT "A"

STORM DRAIN FACILITIES ESMT.

S.E. 1/4 36,  
FRACTIONAL SEC.  
T2S., R.6W.  
SHOWN ON MAP OF  
RANCHO LA SIERRA  
M.B. 6/70

SW'LY LINE OF  
DRAINAGE EASEMENT  
RECORDED 4-19-10  
304/100-103 DEEDS

PARCEL "A"  
PARCEL MERGER  
No. P09-0120  
REC: 05/04/2010  
DOC No. 203850

STRIP "A"

VAN BUREN BLVD.

DEED REC. 10/27/08  
DOC. NO. 08-0571471, O.R.

DEED REC. 10/27/08  
DOC. NO. 08-0571475, O.R.

SEE DETAIL ABOVE

POINT "B"

STRIP "B"

DEED REC. 10/27/08  
DOC. NO. 08-0571474, O.R.

ARLINGTON AVENUE

SHEET 1 OF 2

EXHIBIT "B"  
PROPERTY DESCRIPTION  
RIVERSIDE, CALIFORNIA

**ORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

160 N. Riverview Drive, Ste. 100  
Anaheim Hills, California 92808  
(714) 685-6860

10469

L:\2008\08-830 - Walgreens Riverside\Ex\Storm Drain Easement\8830 SD Easement.dwg 1/18/2010 7:57:35 AM PST

# EXHIBIT "B"

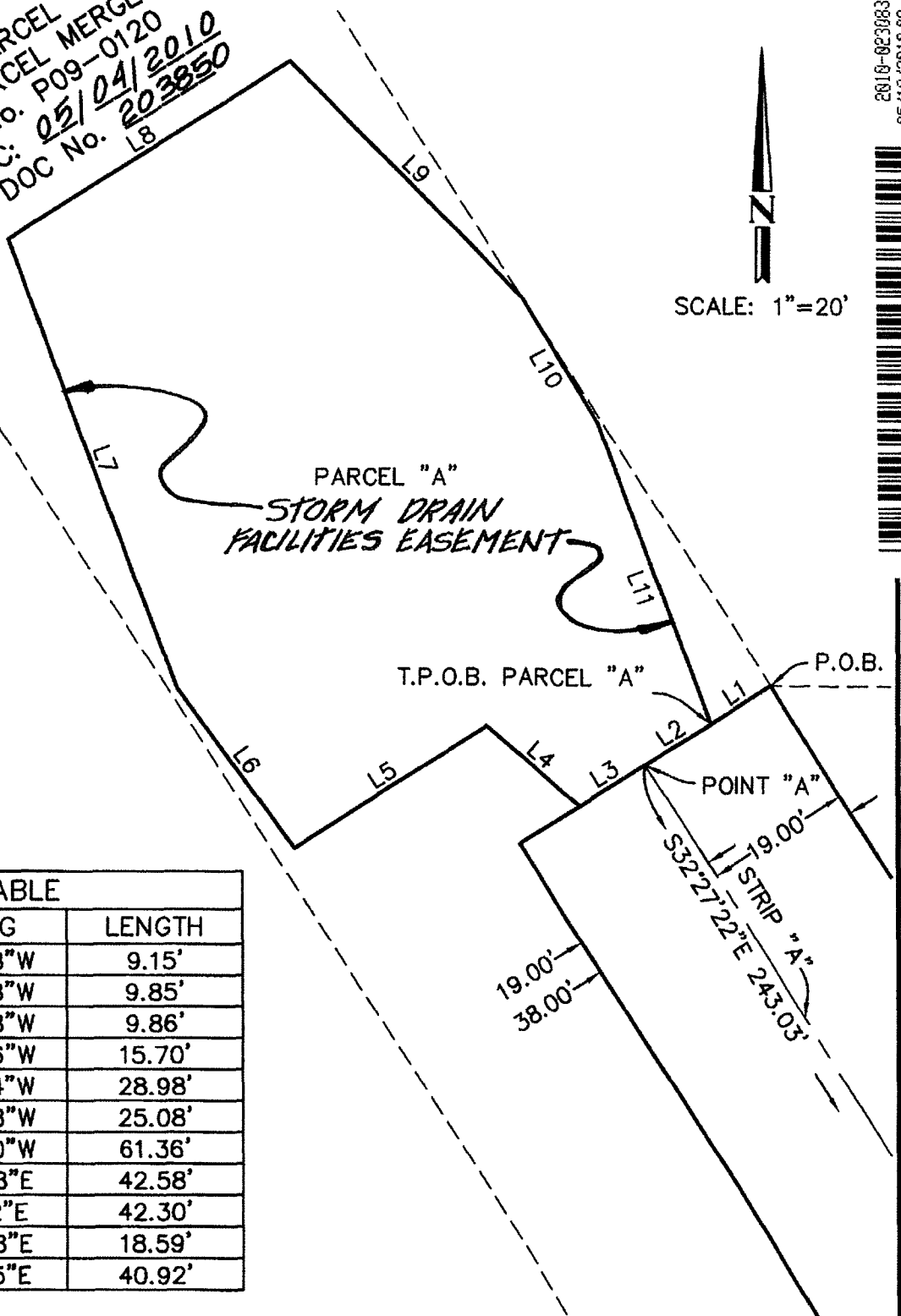
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"

PARCEL "A"  
 PARCEL MERGER  
 No. P09-0120  
 REC: 05/04/2010  
 DOC No. 203850

2010-0230830  
 05/13/2010 08:08  
 7 of 8



SCALE: 1"=20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°32'38"W	9.15'
L2	S57°32'38"W	9.85'
L3	S57°32'38"W	9.86'
L4	N49°40'46"W	15.70'
L5	S57°28'44"W	28.98'
L6	N35°55'28"W	25.08'
L7	N20°23'30"W	61.36'
L8	N57°32'38"E	42.58'
L9	S44°11'12"E	42.30'
L10	S30°54'48"E	18.59'
L11	S20°14'55"E	40.92'

SHEET 2 OF 2

L:\2008\08-830 - Walgreens Riverside\Ex\Storm Drain Easement\8830 SD Easement.dwg 1/18/2010 7:57:35 AM PST

EXHIBIT "B"  
 PROPERTY DESCRIPTION  
 RIVERSIDE, CALIFORNIA

**ORC** Engineering, Inc.  
 Civil Engineering/Land Surveying/Land Planning

160 N Riverview Drive, Ste. 100  
 Anaheim Hills, California 92808  
 (714) 685-6860

10469



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P O Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

*SUPERVISING Deputy City ATTORNEY*

Date: 5-19-10

Signature: Micki Lewis

Print Name: MICKI LEWIS

