

DOC # 2015-0109826  
 03/19/2015 10:17A Fee:NC  
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 Recorded in Official Records  
 County of Riverside  
 Peter Aldana  
 Assessor, County Clerk & Recorder

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: Wal-Mart Store - DR P09-0600  
 5010 Van Buren Boulevard  
 POR. A.P.N. 151-290-021



D - 17152

GRANT OF EASEMENT

McDonald's USA, LLC, a limited liability company existing under the laws of the State of Delaware, as successor in interest by merger with System Capital Real Property Corporation, a corporation organized and existing under the laws of the state of Delaware, as Grantor(s), FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 the same, as well as pedestrian walkway facilities, manufactured slopes, utilities, including but not limited to electric energy distribution, transmission and telecommunications facilities, waterline distribution and transmission facilities, sanitary sewers, storm drains, traffic signals and related electrical facilities, gas line facilities, 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.

D-17152

McDonald's USA, LLC, a limited liability company existing under the laws of the State of Delaware, as successor in interest by merger with System Capital Real Property Corporation, a corporation organized and existing under the laws of the state of Delaware

Dated February 19, 2015

By \_\_\_\_\_  
\_\_\_\_\_  
(print name)  
Title \_\_\_\_\_

<sup>TPL</sup>  
By [Signature]  
\_\_\_\_\_  
Padraic Molloy  
(print name)  
U.S. Assistant Secretary  
Title \_\_\_\_\_

State of California  
County of \_\_\_\_\_ } ss

On \_\_\_\_\_, before me, \_\_\_\_\_,  
notary public, personally appeared, \_\_\_\_\_

\_\_\_\_\_ 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.

\_\_\_\_\_  
Notary Signature



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT – McDONALD'S

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF DuPAGE )

On February 19, 2015, before me, Marsha A. Clark, personally appeared Padraic Molloy, 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 Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Marsha A. Clark*  
SIGNATURE OF NOTARY PUBLIC



D-17152

**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, a California charter city and 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 06, 2005 and the grantee consents to recordation thereof by its duly authorized officer.

Dated March 11, 2015

**CITY OF RIVERSIDE**

By   
David Welch  
Real Property Services Manager

WAL-MART VAN BUREN - SYSTEM CAPITAL GRANT OF EASEMENT.DOC

**APPROVED AS TO FORM**  
  
**SUPERVISING DEPUTY CITY ATTORNEY**



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EXHIBIT "A"

LEGAL DESCRIPTION  
STREET DEDICATION EASEMENT  
McDONALD'S  
VAN BUREN BOULEVARD, RIVERSIDE, CALIFORNIA

ALL THAT PORTION OF PARCEL 2 OF CITY OF RIVERSIDE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED APRIL 14, 1993 AS DOCUMENT NO. 138082, OFFICIAL RECORDS OF RIVERSIDE COUNTY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND 60.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD, ACCORDING TO RECORD OF SURVEY MAP ON FILE IN BOOK 80, PAGE 14 OF RECORD OF SURVEYS OF SAID COUNTY, SAID CORNER BEING IN THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN GRANT DEED TO THE CITY OF RIVERSIDE PER DOCUMENT RECORDED MARCH 22, 1993, AS INSTRUMENT NO. 104896 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH 89°42'20" WEST 30.00 FEET;

THENCE SOUTHERLY AT RIGHT ANGLE TO SAID NORTHERLY LINE SOUTH 00°17'40" WEST 8.31 FEET;

THENCE SOUTH 89°42'20" EAST, PARALLEL TO SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET TO THE EASTERLY LINE OF SAID PARCEL 2;

THENCE NORTHERLY ALONG SAID EASTERLY LINE NORTH 00°17'40" EAST 33.31 FEET TO THE POINT OF BEGINNING

AREA = 383 SF OR 0.009 ACRES, MORE OR LESS.

POR. A.P.N. 151-290-021

PREPARED UNDER THE SUPERVISION OF:

D.K. Nasland 9-23-2014  
D.K. NASLAND PLS 5562



D-17152

DESCRIPTION APPROVAL:

BY: [Signature] 9/29/2014  
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519  
CITY SURVEYOR



# EXHIBIT "B"

**PARCEL 1**  
 CERTIFICATE OF COMPLIANCE  
 DOC. NO. 138082, O.R.  
 REC. 04/14/1993



## LEGEND

- Ⓢ— CENTERLINE
- — — EXISTING RIGHT-OF-WAY
- - - - - LOT LINE
- — — STREET DEDICATION
- P.O.B.** POINT OF BEGINNING

N45°17'20"E  
 12.71'

N89°42'20"W 200.00'  
 170.00'

**P.O.B.**

$\Delta = 90^{\circ}00'00''$   
 $R = 25.00'$   
 $L = 39.27'$

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N89°42'20"W	30.00'
L2	S00°17'40"W	8.31'
L3	S89°42'20"E	5.00'
L4	N00°17'40"E	33.31'

N00°17'40"E 196.20'

N00°17'40"E 202.88'  
 169.57'

**PARCEL 2**  
 CERTIFICATE OF COMPLIANCE  
 DOC. NO. 138082, O.R.  
 REC. 04/14/1993

N89°39'39"E 209.00'

60'

BASIS OF BEARINGS N00°17'40"E PER RS 80/14

**VAN BUREN BOULEVARD**

SCALE: 1" = 60'



JOB NO. 309-002.1

APN: 151-290-021

## ◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL DESCRIBED IN THE ATTACHED DOCUMENT, IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Sheet 1 of 1



Scale: 1" = 60'

Drawn by: MLJ

Date: 07/17/2014

Subject: McDonald's - Street Dedication Easement



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