

DOC # 2015-0109828

03/19/2015 10:17A Fee:NC

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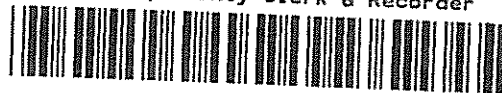
Recorded in Official Records
County of Riverside

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
5200 Van Buren Boulevard
POR. A.P.N. 151-290-020



D - 17158

GRANT OF EASEMENT

Wal-Mart Real Estate Business Trust, a Delaware business trust, 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.

Dated 2/19/2015

Wal-Mart Real Estate Business Trust, a Delaware business trust

Witness:

Attest:

By: [Signature]

[Signature]
Assistant Secretary

Name: MICHAEL ALLAN

(Corporate Seal)

Its: Director of Project Design

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

On _____, 2014, before me, _____, Notary Public, personally appeared _____ as _____ of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, 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 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 Arkansas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



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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 ~~CALIFORNIA~~ ARKANSAS
COUNTY OF BENTON

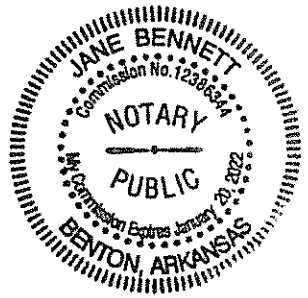
On February 19, 2015 before me, Jane Bennett, Notary Public
(insert name and title of the officer)

personally appeared Michael Allan,
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.

Signature Jane Bennett (Seal)



D-17158



**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 - GRANT OF EASEMENT.DOC

APPROVED AS TO FORM

SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

LEGAL DESCRIPTION
STREET DEDICATION EASEMENT
WALMART RIVERSIDE (S) #2028-03
VAN BUREN BOULEVARD, RIVERSIDE, CALIFORNIA

ALL THAT PORTION OF PARCEL 1 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:

PARCEL A

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF SAID CERTIFICATE OF COMPLIANCE, 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 TO A LINE WHICH IS PARALLEL WITH AND 90.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF VAN BUREN BOULEVARD;

THENCE DEPARTING SAID NORTHERLY LINE, NORTHERLY ALONG SAID PARALLEL LINE NORTH 00°17'40" EAST 48.25 FEET TO THE BEGINNING OF A NON-TANGENT 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 11°14'33" EAST;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°27'47" A DISTANCE OF 34.24 FEET TO A LINE WHICH IS PARALLEL WITH AND 70.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE;

THENCE NORTHERLY ALONG SAID PARALLEL LINE NORTH 00°17'40" EAST 165.41 FEET TO THE BEGINNING OF A TANGENT 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY;

THENCE DEPARTING SAID PARALLEL LINE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°27'47" A DISTANCE OF 34.24 FEET, TO A LINE WHICH IS PARALLEL AND 90.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE, A RADIAL LINE TO SAID ENDING OF CURVE BEARS NORTH 11°49'53" EAST;

THENCE NON-TANGENT TO LAST SAID CURVE, NORTHERLY ALONG SAID PARALLEL LINE, NORTH 00°17'40" EAST 60.64 FEET TO THE BEGINNING OF A NON-TANGENT 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS SOUTH 08°54'45" EAST;



THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°47'35" A DISTANCE OF 35.25 TO A POINT IN SAID WESTERLY BOUNDARY, SAID POINT BEING IN A LINE WHICH IS PARALLEL WITH AND 69.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE, ALSO BEING A POINT OF CUSP, A RADIAL LINE TO SAID POINT OF CUSP BEARS SOUTH 89°42'20" EAST, AND SAID POINT IS HEREINAFTER DESIGNATED POINT "A";

THENCE SOUTHERLY ALONG SAID WESTERLY BOUNDARY AND ALONG SAID PARALLEL LINE SOUTH 00°17'40" WEST 21.31 FEET TO AN ANGLE POINT IN SAID WESTERLY BOUNDARY;

THENCE DEPARTING SAID PARALLEL LINE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, SOUTH 89°42'20" EAST 9.00 FEET TO AN ANGLE POINT IN SAID WESTERLY BOUNDARY, ALSO BEING IN A LINE WHICH IS PARALLEL WITH AND 60.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, SOUTH 00°17'40" WEST 326.66 FEET TO THE POINT OF BEGINNING

AREA = 5,814.4 SQ. FT. OR 0.133 ACRES, MORE OR LESS

PARCEL B

COMMENCING AT AFORESAID POINT "A";

THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY AS DESCRIBED HEREINABOVE, NORTH 00°17'40" EAST 168.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 04°06'31" EAST 135.30 FEET TO AN ANGLE POINT IN SAID WESTERLY BOUNDARY; SAID ANGLE POINT ALSO BEING ON SAID LINE PARALLEL WITH AND 60.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF VAN BUREN BOULEVARD;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 00°17'40" EAST 123.17 FEET TO A POINT OF CUSP AND THE BEGINNING OF A TANGENT 25.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY;

THENCE DEPARTING SAID WESTERLY BOUNDARY SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" A DISTANCE OF 39.27 FEET;

THENCE NORTH 89°42'20" WEST 5.00 FEET TO A LINE WHICH IS PARALLEL WITH AND 90.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF VAN BUREN BOULEVARD;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°17'40" WEST 51.95 FEET



TO THE BEGINNING OF A NON-TANGENT 25.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 09°30'05" EAST;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°47'35" A DISTANCE OF 35.25 FEET TO A LINE WHICH IS PARALLEL WITH AND 69.00 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF VAN BUREN BOULEVARD;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE SOUTH 00°17'40" WEST 156.54 FEET TO THE TRUE POINT OF BEGINNING.

AREA = 2,843 SF OR 0.065 ACRES

PREPARED UNDER THE SUPERVISION OF:

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



POR. A.P.N. 151-290-020

DESCRIPTION APPROVAL:

BY: *K. Stewart* 9/29/2014
DATE

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



EXHIBIT "B"

LEGEND

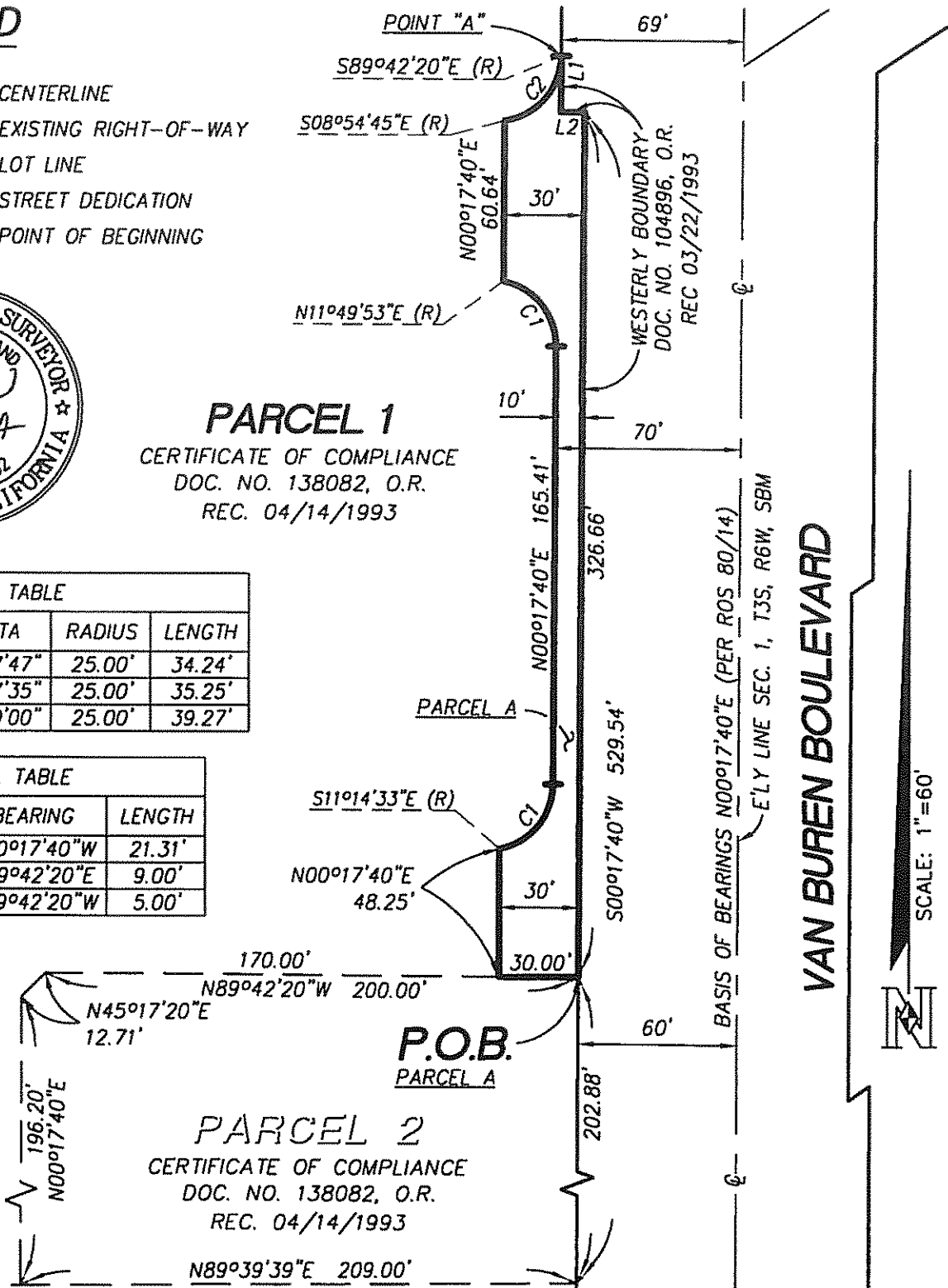
- — — — — CENTERLINE
 - — — — — EXISTING RIGHT-OF-WAY
 - — — — — LOT LINE
 - — — — — STREET DEDICATION
- P.O.B.** POINT OF BEGINNING



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

CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	78°27'47"	25.00'	34.24'
C2	80°47'35"	25.00'	35.25'
C3	90°00'00"	25.00'	39.27'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S00°17'40"W	21.31'
L2	S89°42'20"E	9.00'
L3	N89°42'20"W	5.00'



VAN BUREN BOULEVARD



JOB NO. 309-002.1

APN: 151-290-020

◆ 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 2



Scale: 1" = 60'

Drawn by: MLJ

Date: 09/22/2014

Subject: WALMART - Street Dedication Easement



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EXHIBIT "B"

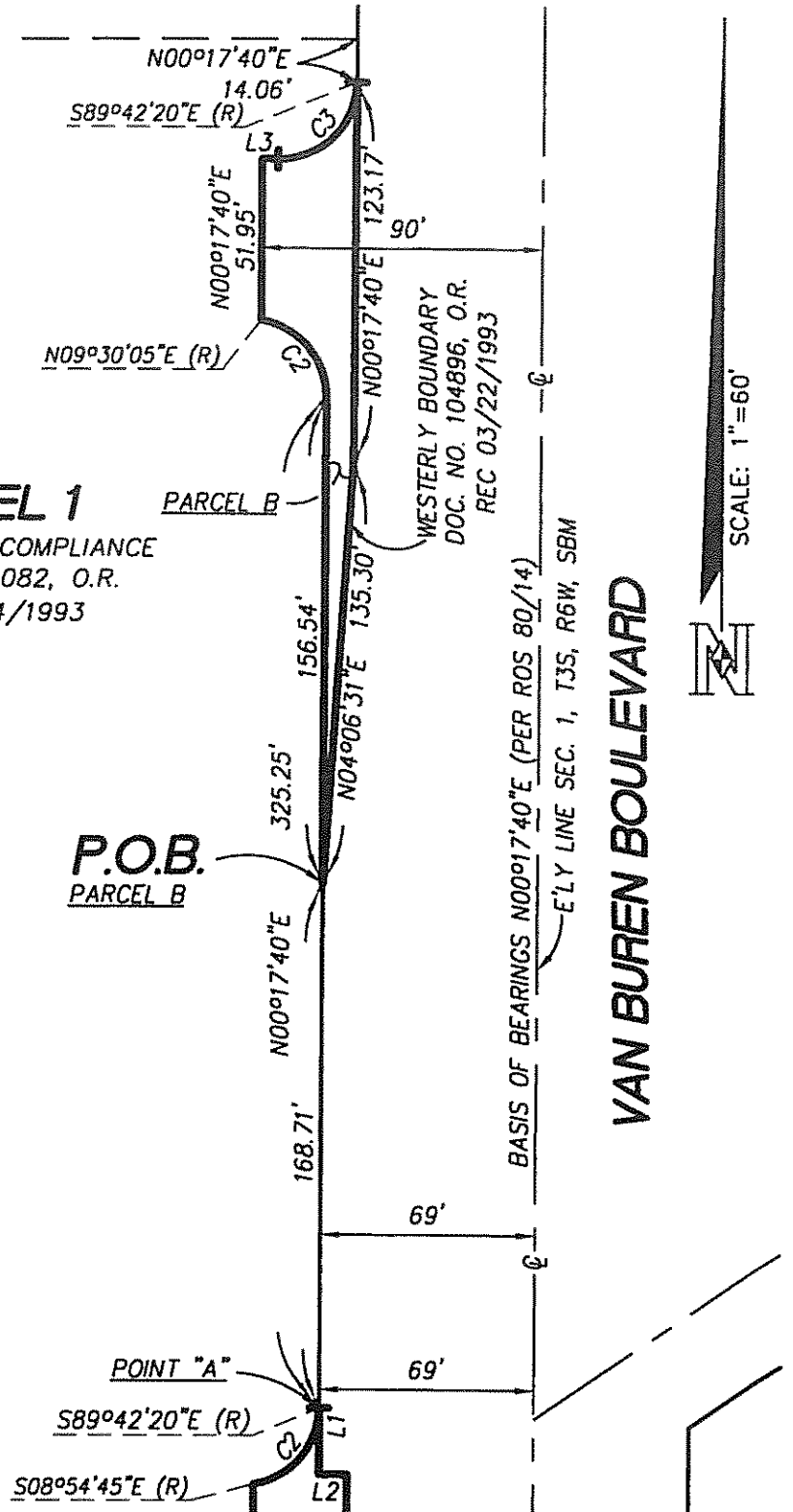
LEGEND

- — — — — CENTERLINE
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