

When recorded mail to:

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

DOC # 2008-0558013

10/17/2008 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
1			8						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC									512

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FOR RECORDER'S OFFICE USE ONLY

Project: 08-1551
APN: 191-200-001 & 002
Address: 4865 & 4875 Van Buren Blvd.

D - 16283



GRANT OF EASEMENT

Fresh & Easy Neighborhood Market 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, 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 _____

Fresh & Easy Neighborhood Market Inc.,
a Delaware Corporation

By: _____

By: _____

Print Name: TONY EGGS

Print Name: RENCO WALTER

Title: CHIEF REAL ESTATE OFFICER

Title: CFO

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18.17/2008 08 08A
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State of California

County of Los Angeles } ss

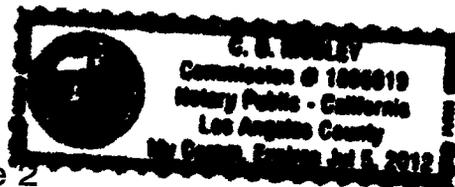
On Aug 15, 08, before me, C. B. Mobley, Notary Public,

personally appeared Tony Eggs + Renco Walter 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.

C. B. Mobley
Notary Signature



Dated _____

**Fresh & Easy Neighborhood Market Inc.,
a Delaware Corporation**

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

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18/17/2008 08 00A
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State of California

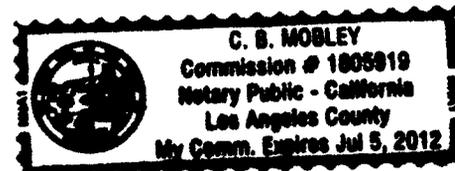
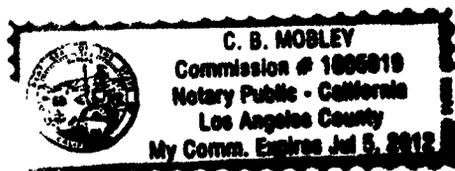
County of Los Angeles } ss

On Aug 15, 08, before me, C. B. Mobley, Notary Public

personally appeared Tony Eags + Ramco Waller 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.
C. B. Mobley
Notary Signature



**CERTIFICATE OF ACCEPTANCE
(Government Code Section §21027)**

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 10/15/08

CITY OF RIVERSIDE

By: Amelia M. Valdivia

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**
BY: Mark P... [Signature]
Deputy City Attorney



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EXHIBIT "A"
LEGAL DESCRIPTION
VAN BUREN BOULEVARD & COLORADO AVENUE
GRANT OF EASEMENT

BEING PORTIONS OF LOTS 31 AND 33 OF MAP OF THE RESUBDIVISION OF A PORTION OF ARLINGTON SUBURBAN ESTATES, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS FILED IN BOOK 13, PAGE 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 31;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 31 SOUTH 34°09'50" EAST, 4.00 FEET TO A LINE PARALLEL WITH AND 44.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF COLORADO AVENUE (FORMERLY COLORADO STREET); AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE SOUTH 55°44'00" WEST, 222.65 FEET;

THENCE SOUTH 32°34'51" WEST, 22.38 FEET TO A LINE PARALLEL WITH AND 60.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF VAN BUREN BOULEVARD (FORMERLY VAN BUREN STREET) AS SHOWN ON SAID MAP;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°21'00" WEST, 143.24 FEET;

THENCE SOUTH 89°39'00" EAST, 0.50 FEET TO A LINE PARALLEL WITH AND 60.50 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID CENTERLINE OF VAN BUREN BOULEVARD;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°21'00" WEST, 40.00 FEET;

THENCE NORTH 89°39'00" WEST, 0.50 FEET TO SAID PARALLEL LINE BEING 60.00 FEET EASTERLY OF THE CENTERLINE OF VAN BUREN BOULEVARD;

THENCE ALONG SAID PARALLEL LINE SOUTH 00°21'00" WEST, 41.84 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 33;

THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 55°45'58" WEST, 6.07 FEET TO THE EASTERLY LINE OF VAN BUREN BOULEVARD PER DEED TO THE CITY OF RIVERSIDE RECORDED FEBRUARY 14, 1964 AS INSTRUMENT NO. 19177, OFFICIAL RECORDS OF SAID COUNTY OF RIVERSIDE;

THENCE ALONG SAID EASTERLY LINE NORTH 00°21'00" EAST, 240.62 FEET TO THE SOUTHEASTERLY LINE OF SAID COLORADO AVENUE;

THENCE ALONG SAID SOUTHEASTERLY LINE NORTH 55°44'00" EAST, 240.47 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 2,230 SQ. FT., MORE OR LESS.



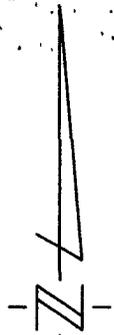
Tim W. Brewer

DESCRIPTION APPROVAL:

BY: *[Signature]* 8/7/08
DATE

FOR: MARK S. BROWN
CITY SURVEYOR





1 INCH = 60 FT.

WELLS AVENUE

CL VAN BUREN BOULEVARD
(FORMERLY VAN BUREN STREET)

CL COLORADO AVENUE
(FORMERLY COLORADO STREET)

P.O.B.

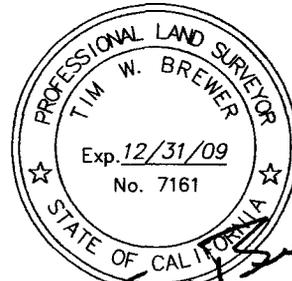
LOT 30

LOT 31

RESUBDIVISION OF A PORTION OF
ARLINGTON SUBURBAN ESTATES
M.B. 13/75

LOT 33

LOT 32



△ CONVEYED TO THE CITY OF RIVERSIDE
BY DEED RECORDED 2/14/64 AS
INST. NO. 19177, O.R., RIV. CO. CA.

Tim W. Brewer

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

SHEET 1 OF 1

W.O. #

SCALE: 1" = 60'

DRAWN BY TB DATE 8/4/08

EXHIBIT FOR GRANT OF EASEMENT



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10/17/2008 08 00A
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16283



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

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: C. B. MOBLEY

Commission #: 1805919

Place of Execution: RIVERSIDE

Date Commission Expires: 7-5-12

Date: 10-17-08

Signature: Mildred Lewis

Print Name: MILDRED LEWIS





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):

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
DEPUTY CITY ATTORNEY

NO. 7161

Date: 10-7-08

Signature: Mildred Lewis

Print Name: MILDRED LEWIS

