

RECORDING REQUESTED BY

Municipal Utilities Department

AND WHEN RECORDED  
RETURN TO:

City Clerk's Office  
City of Redlands  
Post Office Box 3005  
Redlands, California 92373

Recorded in Official Records, County of San Bernardino



**LARRY WALKER**  
Auditor/Controller – Recorder

R Regular Mail

5/04/2004  
3:24 PM  
MP

Doc#: 2004-0311062



<b>Titles:</b>	<b>1</b>	<b>Pages:</b>	<b>9</b>
Fees			0.00
Taxes			0.00
Other			0.00
PAID			\$0.00

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**Fees Not Required**  
**Per Government Code**  
**Section 6103**

**CORPORATION GRANT OF EASEMENT**

WHEN RECORDED RETURN TO:  
CITY CLERK'S OFFICE  
CITY OF REDLANDS  
P.O. BOX 3005  
REDLANDS, CA 92373

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CORPORATION GRANT OF EASEMENT

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FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware Statutory trust, whose address is 702 S. W. 8<sup>th</sup> Street, with offices at 2001 S. E. 10<sup>th</sup> Street, Bentonville, Arkansas 72716-0550, c/o #44-9384 Realty Management ("Grantor"), does hereby grant to the City of Redlands, a Municipal Corporation, whose address is P. O. Box 3005, Redlands, California 92373 ("Grantee"), duly organized in accordance with laws of the State of California, described as follows:

**WHEREAS**, Grantor hereby vacates a waterline easement on a parcel of land situated in the City of Redlands, County of San Bernardino, State of California, as described in Exhibit A, and shown on Exhibit B attached hereto and made a part hereof ("Grantor Tract"); and

**WHEREAS**, Grantee has requested from Grantor and Grantor is desirous of granting to Grantee, a nonexclusive easement for the extension of waterline utilities, as described in Exhibit C, and shown on Exhibit D attached hereto and made a part hereof ("Waterline Easement"), and as depicted on the site plan attached hereto and marked Exhibit E, and

**WHEREAS**, Grantor does hereby grant to Grantee a nonexclusive easement for waterline utility extensions over, across and under those identified portions of Grantor Tract, subject to the following terms and conditions to which the parties hereto do hereby agree:

The permanent non-exclusive easement and right-of-way, to construct, maintain, operate, replace and renew water pipelines and appurtenant structures in, upon, over and across said easement or any part thereof, and ingress and egress over the described real property in the County of San Bernardino, State of California, is subject to the following:

- 1) "Grantee will use its best efforts to keep to a minimum any disruption to the on-going business operations of Grantor while Grantee exercises its rights pursuant to this easement."
- 2) "Grantee, upon the initial installation, and upon each and every occasion that the water line is repaired, renewed, added or removed, Grantee shall restore to its pre-excavation condition the easement premises of the Grantor."
- 3) "Any ingress or egress from or to Grantor's property shall be from drives then existing on Grantor's property."

Dated: 5/28/03

By: Robert L. Rickard  
Its: Senior Realty Manager  
Wal-Mart Real Estate  
Business Trust

Approved as to legal terms only  
by Meredith Taylor  
WAL-MART LEGAL DEPT.  
Date: 5-28-03

SEE ATTACHED NOTARY ACKNOWLEDGEMENT

CERTIFICATE OF ACCEPTANCE:

This is to certify that the interest in real property conveyed to The City of Redlands dated MAY 28, 2003 from Wal-Mart Stores, Inc. a Delaware Corporation to the City of Redlands, a governmental agency, is hereby accepted and the Grantee consents to recordation thereof by its duly authorized officer.

Date: 3-31-04

[Signature]  
City Manager, City of Redlands

## CORPORATE ACKNOWLEDGMENT

[illegible]

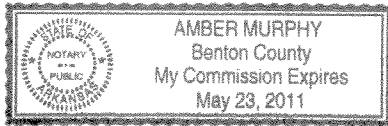
On this 28<sup>th</sup> day of May, 2003 before me, the undersigned notary public in and for said County and State, personally appeared before me Robert L. Rickard to me personally known, who, being by me duly sworn, did say that he is Senior Realty Manager of **WAL-MART STORES, INC.**, a Delaware corporation, and that the seal affixed to the foregoing instrument is the seal of said trust, and that said instrument was signed and sealed in behalf of said trust by authority of its Board of Directors, and said Senior Realty Manager acknowledged said instrument to be the free act and deed of said trust.

WITNESS BY HAND and notarial seal subscribed and affixed in said County and State the 22<sup>nd</sup>  
day of May, 2003.

Andrew Murphy  
Notary Public

**My Commission Expires:**

May 23, 2011



## ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ before me, the undersigned notary public in and for said County and State, personally appeared before me \_\_\_\_\_ to me personally known, who, being by me duly sworn, did say that he is \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_, and that the seal affixed to the foregoing instrument is the seal of said \_\_\_\_\_, and that said instrument was signed and sealed in behalf of said \_\_\_\_\_ by authority of its Board of Directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said \_\_\_\_\_.

WITNESS BY HAND and notarial seal subscribed and affixed in said County and State the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_\_.

Notary Public

My Commission Expires:

WATER LINE EASEMENT VACATION  
CITY OF REDLANDS

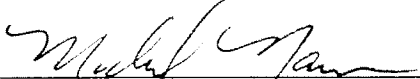
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THAT PORTION OF THAT CERTAIN EASEMENT DESCRIBED IN A DOCUMENT RECORDED FEBRUARY 3, 1992 AS INSTRUMENT NO. 92-039262 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, LYING WITHIN PARCEL 4 OF PARCEL MAP NO. 13542, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 152 OF PARCEL MAPS, PAGES 48 AND 49, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID EASEMENT, SHOWN WITH A BEARING AND DISTANCE OF NORTH 89°34'16" EAST 268.81 FEET ON SAID DOCUMENT; THENCE ALONG THE NORTHERLY, WESTERLY, EASTERLY AND SOUTHERLY SIDELINES OF SAID EASEMENT THE FOLLOWING COURSES: NORTH 67°04'16" EAST 67.50 FEET; THENCE NORTH 89°34'16" EAST 216.75 FEET; THENCE NORTH 00°25'44" WEST 32.00 FEET; THENCE NORTH 89°34'16" EAST 15.00 FEET; THENCE SOUTH 00°25'44" EAST 32.00 FEET; THENCE NORTH 89°34'16" EAST 5.90 FEET; THENCE SOUTH 00°24'42" EAST 10.00 FEET; THENCE SOUTH 89°34'16" WEST 174.00 FEET; THENCE SOUTH 00°25'44" EAST 10.50 FEET; THENCE SOUTH 89°34'16" WEST 10.00 FEET; THENCE NORTH 00°25'44" WEST 10.50 FEET; THENCE SOUTH 89°34'16" WEST 51.66 FEET; THENCE SOUTH 67°04'16" WEST 67.50 FEET; THENCE LEAVING SAID SOUTHERLY SIDELINE, NORTH 11°40'02" EAST 10.20 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B" ATTACHED HERewith IS MADE PART OF THIS DESCRIPTION.

PREPARED UNDER MY SUPERVISION:

  
MICHAEL NAVARRO, P.L.S. 7848  
LICENSE EXPIRES 12/31/06

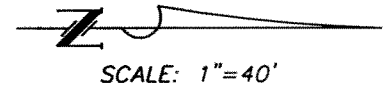
1/29/04  
DATE



# EXHIBIT "B"

SHEET 1 OF 1

EXISTING 10' WATER EASEMENT PER  
INSTRUMENT NO. 91-443104 O.R.



PORTION OF EXISTING WATER  
EASEMENT TO BE VACATED

T12 P.O.B.

TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N 67°04'16"E	67.50'
T2	N 00°25'44"W	32.00'
T3	N 89°34'16"E	15.00'
T4	N 00°25'44"W	32.00'
T5	N 89°34'16"E	5.90'
T6	S 00°24'42"E	10.00'
T7	N 00°25'44"W	10.50'
T8	N 89°34'16"E	10.00'
T9	N 00°25'44"W	10.50'
T10	N 89°34'16"E	51.66'
T11	N 67°04'16"E	67.50'
T12	N 11°40'02"W	10.20'

P. M. NO. 13542

PORTION OF EXISTING WATER  
EASEMENT TO BE VACATED

P. M. B. 152 / 48-40

PARCEL

TITLE:

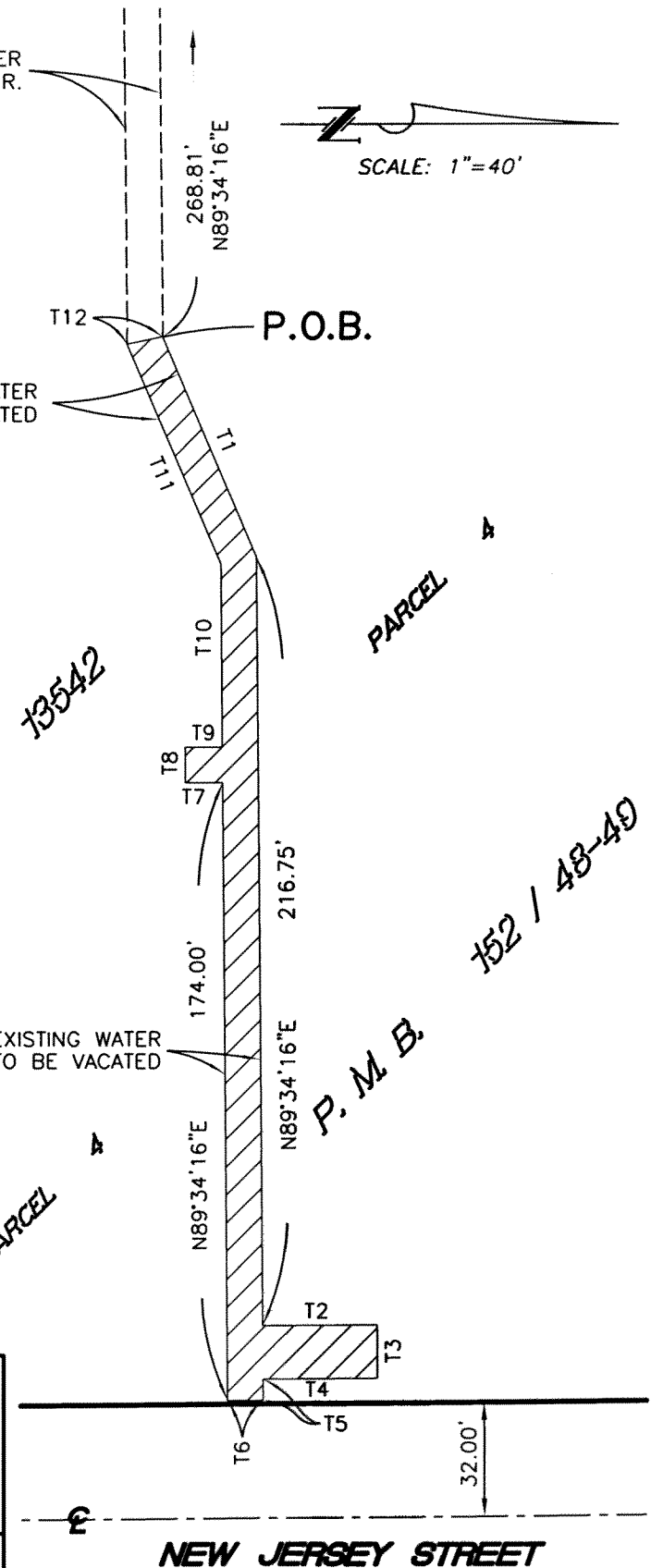
WATER LINE EASEMENT  
VACATION



**Hall & Foreman, Inc.**

▲ Civil Engineering • Planning • Surveying • Public Works  
1152 North Mountain Avenue, Suite 100 Upland, CA 91786

DATE OF PREPARATION: 08-01-01



909/982-7777

JOB NO. 99-239

Rev'd 1/29/04

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WATER LINE EASEMENT  
CITY OF REDLANDS

EXHIBIT "C"  
LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 4 OF PARCEL MAP NO. 13542, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 152 OF PARCEL MAPS, PAGES 48 AND 49, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 20.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE SHOWN AS NORTH 89°34'16" EAST 268.81 FEET IN THE NORTHERLY LINE OF THAT CERTAIN EASEMENT DESCRIBED IN A DOCUMENT RECORDED FEBRUARY 3, 1992 AS INSTRUMENT NO. 92-039262 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE LEAVING SAID NORTHERLY LINE, SOUTH 11°40'02" EAST 5.10 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 79°41'01" EAST 120.24 FEET; THENCE EAST 4.94 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "A"; THENCE CONTINUING EAST 176.94 FEET TO THE EASTERLY LINE OF SAID PARCEL 4 AND THE WESTERLY LINE OF NEW JERSEY STREET, 64.00 FEET WIDE, AS SHOWN ON SAID PARCEL MAP.


THE SIDELINES OF ABOVE DESCRIBED EASEMENT ARE TO BE ELONGATED OR SHORTENED SO AS TO TERMINATE WESTERLY AT A LINE WHICH PASSES THROUGH THE ABOVE DESCRIBED **TRUE POINT OF BEGINNING** AND WHICH BEARS NORTH 11°40'02" WEST, AND SO AS TO TERMINATE EASTERLY AT SAID EASTERLY LINE OF SAID PARCEL 4.

TOGETHER WITH AN EASEMENT 10.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT HEREINBEFORE DESCRIBED POINT "A"; THENCE SOUTH 15.00 FEET.

EXHIBIT "B" ATTACHED HERewith IS MADE PART OF THIS DESCRIPTION.

PREPARED UNDER MY SUPERVISION:

  
MICHAEL NAVARRO, P.L.S. 7848  
LICENSE EXPIRES 12/31/06

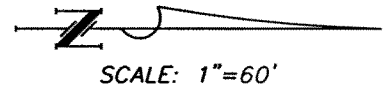
1/29/04  
DATE



# EXHIBIT "D"

SHEET 1 OF 1

EXISTING 10' WATER EASEMENT PER  
INSTRUMENT NO. 92-039262 O.R.,  
TO REMAIN



P. M. NO. 13542

20' WIDE  
WATER EASEMENT

SEE DETAIL "B"

SEE DETAIL "A"

PARCEL A

152 / 48-49

EXISTING 10' WATER EASEMENT PER  
INSTRUMENT NO. 92-039262 O.R.,

P. M. B.

PARCEL A

DETAIL "B"

1"=30'

32'

32'

NEW JERSEY STREET

TITLE:

WATER LINE EASEMENT



**Hall & Foreman, Inc.**

Civil Engineering • Planning • Surveying • Public Works  
1152 North Mountain Avenue, Suite 100 Upland, CA 91786

DATE OF PREPARATION: 8/12/02



EXISTING 10' WATER  
EASEMENT PER  
INSTRUMENT NO.  
92-039262 O.R.,

DETAIL "A"

1"=30'

JOB NO. 99-239

909/982-7777

Rev'd 1/27/04

U:\99-239\Engineering\99-239-01\Mapping\EW9923901.dwg



13#

PIPE BOLLARD  
N.T.S.

CONTRACTOR TO VERIFY THE LOCATION OF THE  
FIRE SERVICE AND IF THE FIRE SERVICE UNIT IS  
CLOSED, THE UNIT IS ABANDONED AND THE  
SERVING THE UNIT BE RELOCATED AND REPORTED  
DIRECTLY TO THE EXISTING WATER MAIN  
AND NEW WATER STREET

[illegible]

EXISTING  
WAL-MART BUILDING

VACATED  
FOSHEM PAT

NEW  
WATER  
TREATMENT

[illegible]

**RECORDING REQUESTED BY**

AND WHEN RECORDED MAIL THIS DEED TO:

WAL-MART REAL ESTATE BUSINESS TRUST  
ATTN: ROMONA WEST, DEPT. 9385  
SAM WALTON DEVELOPMENT COMPLEX  
2001 S.E. 10th Street  
Bentonville, AR 72716-0550

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

*sent  
4-27-04  
will not be  
returned to  
city.*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR DECLARES

DOCUMENTARY TRANSFER TAX IS \$ None

**R & T §11923(d) – The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property.**

- ☐ \_\_\_\_\_ unincorporated area    ☐ Redlands Store #1693  
Parcel # 0292-064-24-0-000  
☐ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Wal-Mart Stores, Inc., a Delaware corporation,

hereby GRANTS, as of October 31, 1996, to Wal-Mart Real Estate Business Trust, a Delaware statutory trust,  
the described real property attached hereto as Exhibit A and incorporated herein, in the county of San Bernardino, State of California, subject to such easements, covenants, conditions, and restrictions as exist of record.

SEE EXHIBIT A

This deed is recorded to implement the provisions of that certain unrecorded deed between the parties hereto,  
dated October 31, 1996, as to the real property described above.

Dated: May 28, 2003

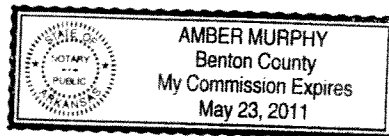
WAL-MART STORES, INC.

STATE OF ARKANSAS )  
COUNTY OF BENTON ) §

By: Latriece Watkins  
Its: Director, Wal-Mart Realty

On May 28, 2003, before me, Amber Murphy,  
a Notary Public in and for said county and state, personally appeared:

LATRIECE WATKINS, Director, Wal-Mart Realty, of Wal-Mart Stores, Inc.,  
who is personally known to me (or proved to me on the basis of satisfactory  
evidence) to be the person whose name is subscribed to the within instrument,  
and acknowledged to me that she executed the same in her authorized capacity,  
and that by her signature on the instrument, the person or the entity upon  
behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal  
Signature: Amber Murphy

(This area for official notarial seal)

**MAIL TAX STATEMENTS TO:**

Wal-Mart Real Estate Business Trust, Property Tax Dept. 8013, 702 S.W. 8th Street, Bentonville, AR 72716-8013.  
RE: Store # 1693