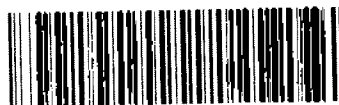




DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK

R Regular Mail

Doc#: 2014-0089572



Titles: 1 Pages: 6

Fees	0.00
Taxes	0.00
Other	0.00
PAID	\$0.00

RECORDING REQUESTED BY:
MUNICIPAL UTILITIES & ENGINEERING
DEPARTMENT
CITY OF REDLANDS

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

(THIS SPACE FOR RECORDER'S USE ONLY)

APN: 0292-032-41

FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103

GRANT OF SIDEWALK EASEMENT

This Grant of Sidewalk Easement is entered into by and between

MSWP REDLANDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

and the City of Redlands, a Municipal Corporation (herein "City") duly organized in accordance with the laws of the State of California.

For valuable consideration, receipt of which is hereby acknowledged

MSWP REDLANDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

hereby grants to the City of Redlands a sidewalk easement over that certain real property ("Easement Area"), described on Exhibit "A" and shown on Exhibit "B" attached hereto, for the following purposes:

A. Right-of-way at any time, or from time to time, to construct, maintain, operate replace, and renew the roadway sidewalk described on Exhibit "A" and shown on Exhibit "B", and appurtenant structures in, upon and across said Easement Area or any part thereof; and

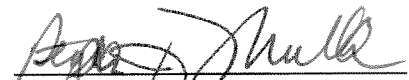
B. Ingress and egress over the Easement Area for vehicular or pedestrian traffic.

Executed on January 9, 2014

By: MSWP REDLANDS, LLC,
a Delaware limited liability company

By: MSP HOLDING COMPANY, LLC,
a Delaware limited liability company,
its Sole Member

By: MSP PARENT, LLC,
a Delaware limited liability company,
its Sole Member

By: 
Name: Stephen J. Muller
Title: Manager

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 1-9-2014 before me, Melissa Cooper, Notary Public

personally appeared Stephen J. Muer



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 Melissa Cooper

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Sidewalk Easement (Redlands)

Document Date: 1-9-14 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Real property located in the City of Redlands, County of San Bernardino, State of California, described as follows:

AN EASEMENT FOR SIDEWALK AND INCIDENTAL PURPOSES OVER A PORTION OF PARCEL 4, PARCEL MAP NO. 11917, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO AS PER MAP FILED AT BOOK 144, PAGES 66-68 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH TERMINUS OF THE COURSE SHOWN AS "NORTH 00°25'18" WEST 40.00 FEET" IN THE EAST LINE OF SAID PARCEL 4; THENCE ALONG THE BOUNDARY OF SAID PARCEL 4, NORTH 89°34'42" EAST 35.00 FEET TO THE BEGINNING OF A NON-TANGENT 35.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE AT SAID POINT BEARS NORTH 89°34'42" EAST; THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°47'23" AN ARC LENGTH OF 20.64 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING THE BOUNDARY OF SAID PARCEL 4 SOUTH 61°32'02" WEST 11.52 FEET TO THE BEGINNING OF A NON-TANGENT 57.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, A RADIAL LINE AT SAID POINT BEARS NORTH 57°55'52" WEST; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°28'18" AN ARC LENGTH OF 32.30 FEET; THENCE SOUTH 33°57'15" EAST 10.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BRYN MAWR AVENUE, SAID POINT BEING ON A 52.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, A RADIAL LINE AT SAID POINT BEARS SOUTH 80°02'56" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°09'55" AN ARC LENGTH OF 44.62 FEET TO THE BEGINNING OF A 35.00 FOOT RADIUS REVERSE CURVE IN SAID RIGHT OF WAY LINE; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5°50'59" AN ARC LENGTH OF 3.57 FEET RETURNING TO THE TRUE POINT OF BEGINNING.

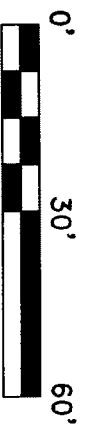
CONTAINING 474 SQUARE FEET BEING 0.01 ACRES, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART.

EXHIBIT 'B'

SIDEWALK EASEMENT

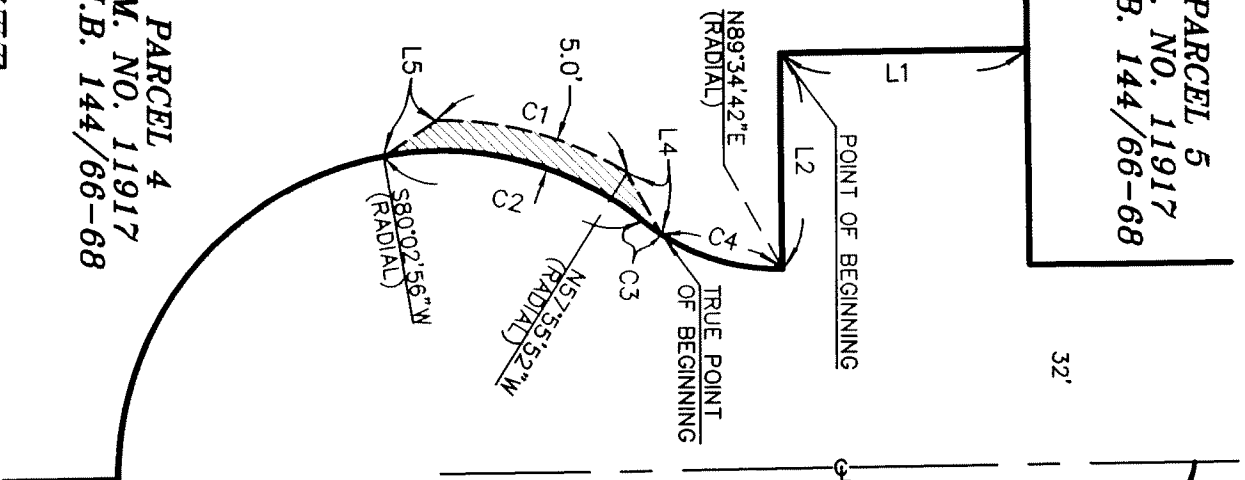
PARCEL 5
P.M. NO. 11917
P.M.B. 144/66-68



SCALE: 1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°25'18"W	40.00'
L2	N89°34'42"E	35.00'
L3	S89°34'42"W	35.00'
L4	S61°32'02"W	11.52'
L5	S33°57'15"E	10.35'

C.L. BRYN MAWR AVENUE



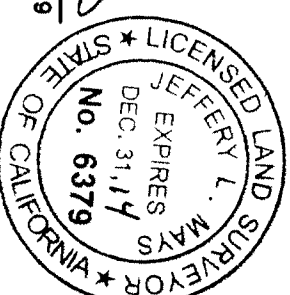
PARCEL 4
P.M. NO. 11917
P.M.B. 144/66-68



- INDICATES PROPOSED
 SIDEWALK EASEMENT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	$\Delta=32^{\circ}28'18''$	57.00'	32.30'
C2	$\Delta=49^{\circ}09'55''$	52.00'	44.62'
C3	$\Delta=5^{\circ}50'59''$	35.00'	3.57'
C4	$\Delta=33^{\circ}47'23''$	35.00'	20.64'

Jeffery L. Mays
 JEFFERY L. MAYS
 EXP: 12/31/14



JRN CIVIL ENGINEERS

FILE NO.

12009-A

SCALE: 1" = 30'
 DATE: 09/30/2013

DRAWN BY: BJL

CHKD. BY: JLM

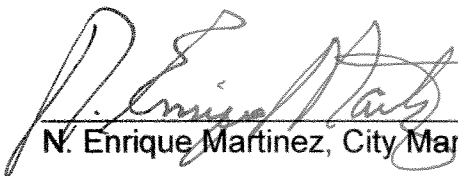
232 AVENIDA FABRICANTE, SUITE 107
 SAN CLEMENTE, CALIFORNIA 92672

(949) 248-4685 FAX (949) 248-4687

FORM OF CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated, January 9, 2014, by MSWP REDLANDS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, is hereby accepted by the undersigned officer or agent on behalf of the City Council of the City of Redlands pursuant to the authority conferred by Resolution No. 6756 of the City Council of the City of Redlands adopted on September 3, 2008, and the grantee consents to recordation thereof by its duly authorized officer.

DATED: January 27, 2014

BY: 
N. Enrique Martinez, City Manager

ATTEST:


Sam Irwin, City Clerk