

469046

When recorded mail to:

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

RECEIVED FOR RECORD
AT 8:00AM

OCT 30 1998

FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee. (Government Code §6103)

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

D- 11265



Project: **Building Permit**
4505 Howard
A.P.N. 219-321-003,-004,-005

GRANT DEED

GIAI TRI TRAN & MUOI MUOI TANG, husband and wife, as joint tenants, as to an undivided 50% interest; QUANG TUNG TRAN & FUNG SZE WEI TRAN, husband and wife, as joint tenants, as to an undivided 25% interest; CHE CHI HUA & MUOI TAM HUA, husband and wife, as to an undivided 25% interest, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, the real property located in the City of Riverside, County of Riverside, State of California, described as follows:

Those portions of Lots 18, 19, 20 and 21 of Division "A" of Hall's Addition to Riverside, per map recorded in Book 9, Page 1 of Maps, records of San Bernardino County, California, described as follows:

Parcel 1

The northeasterly 5.00 feet of the northwesterly 48.00 feet of said Lot 18.

Area: 240 square feet

Parcel 2

Those portions of said Lots 19, 20 and 21 described as follows:

BEGINNING at the most southerly corner of said Lot 21;

THENCE North $29^{\circ}09'33''$ East, along the southeasterly line of said Lot 21 and 20, a distance of 118.02 feet to the beginning of a tangent curve concave westerly and having a radius of 32.00 feet;

THENCE northwesterly, to the left, along said curve, an arc length of 50.25 feet through a central angle of $89^{\circ}58'09''$ to the northeasterly line of said Lot 20; the preceding course being along the westerly line of that certain parcel of land conveyed to the City of Riverside by deed recorded March 11, 1974 as Instrument No. 28063 of Official Records of Riverside County, California;

THENCE North $60^{\circ}48'46''$ West, along said northeasterly lines of said Lot 20 and Lot 19, a distance of 84.02 feet;

THENCE South $29^{\circ}11'14''$ West, 5.00 feet to a line parallel with and distant 5.00 feet southwesterly, as measured at right angle, from said northeasterly line of Lot 19 and Lot 20:

THENCE South $60^{\circ}48'46''$ East, along said parallel line, 86.02 feet;

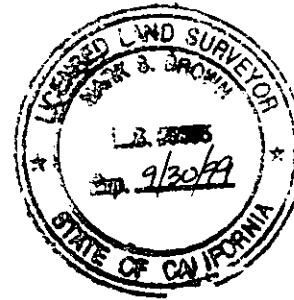
THENCE South $12^{\circ}10'22''$ East, 33.29 feet to a line parallel with and distant 8.00 feet northwesterly, as measured at right angle, from the said southeasterly lines of Lot 20 and Lot 21;

THENCE South $29^{\circ}09'33''$ West, along said parallel line, 120.02 feet to the southwesterly line of said Lot 21;

THENCE South $60^{\circ}50'27''$ East, along said southwesterly line, 8.00 feet to said POINT OF BEGINNING.

Area: 1,795 square feet

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Mark S. Brown 6-11-98 Prep. UF
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/99

Dated Oct. 16, 1998 *

GIAI TRI TRAN
GIAI TRI TRAN

MUOI MUOI TANG
MUOI MUOI TANG

QUANG TUNG TRAN
QUANG TUNG TRAN

FUNG SZE WEI *
FUNG SZE WEI TRAN

CHE CHI HUA
CHE CHI HUA

MUOI TAM HUA
MUOI TAM HUA

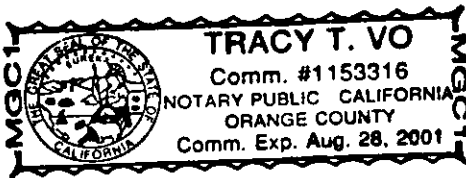
GENERAL ACKNOWLEDGMENT

State of California }
County of ORANGE } ss

On OCT-16-98, before me TRACY T VO .
(date) (name)

a Notary Public in and for said State, personally appeared
GIHI GIA TRAN & MUOI MUOI TANG & QUANG TUNG TRAN
FUNG SZE WEI TRAN & CHE CHI HUA & MUOI TAM HUA
Name(s) of Signer(s)

personally known to me - OR - 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(is), 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.



WITNESS my hand and official seal.

Tracy T. Vo
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)

Title _____

Title _____

- () Guardian/Conservator
- () Individual(s)
- () Trustee(s)
- () Other

- () Partner(s)
- () General
- () Limited

The party(is) executing this document is/are representing:

CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)

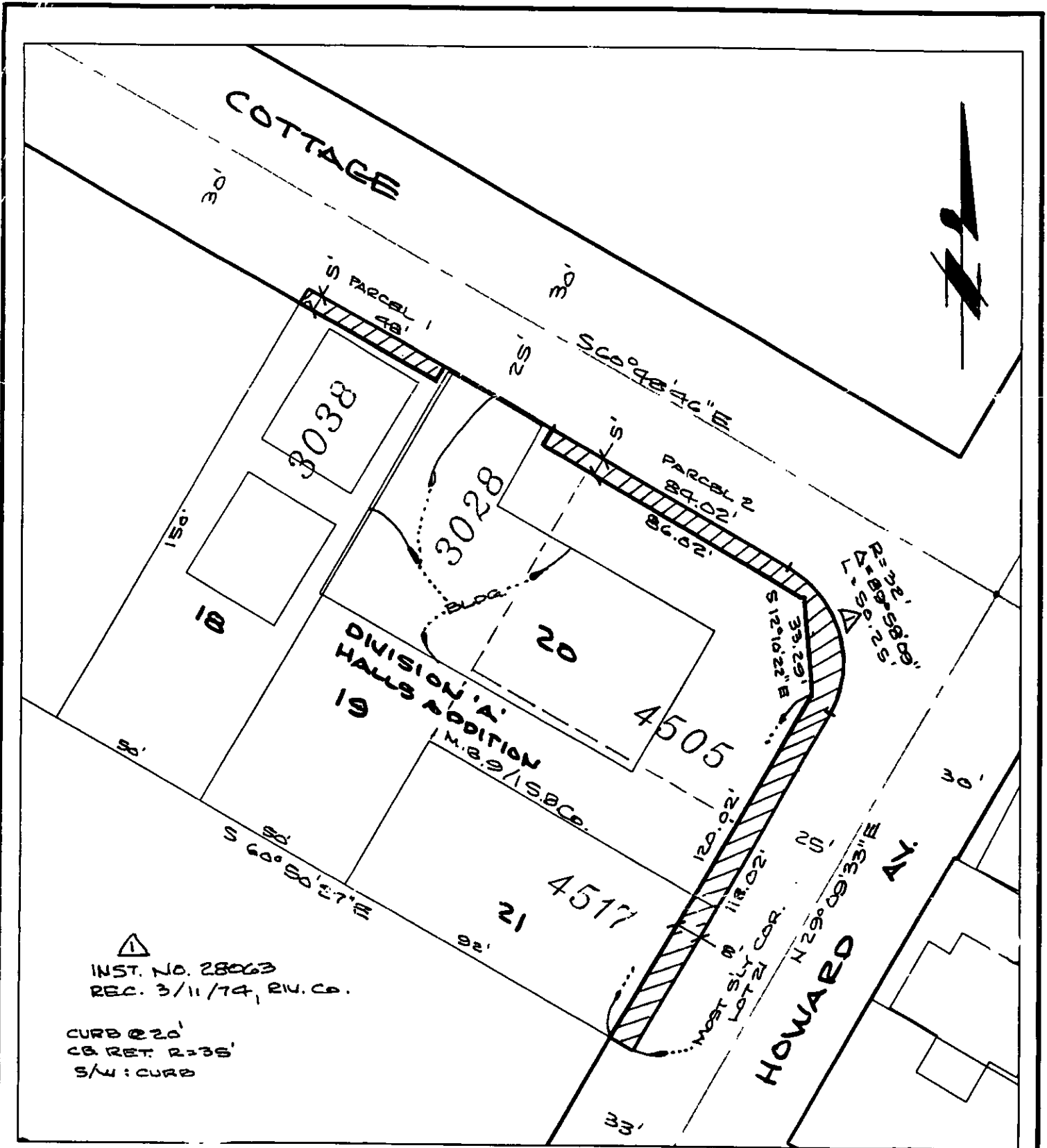
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/20/98

[Signature]
Real Property Services Manager
of the City of Riverside

4505HWRD.BLD

APPROVED AS TO FORM
[Signature] 10/19/98
C/O POLYN CONFER
ASSISTANT CITY ATTORNEY



▲
 INST. NO. 28063
 REC. 3/11/74, RIV. CO.

CURB @ 20'
 CB RET. R=35'
 S/W: CURB

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

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

Sheet 1 of 1

39-4

Scale: 1" = 40'

Drawn by: fwally

Date: 06/11/98

Subject: 4505 Howard Av.