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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

DEC 01 1998

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 0

FREE RECORDING

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

FOR RECORDER'S OFFICE USE ONLY

D- 14288

Project: **CU-044-945**
10290 Magnolia Ave.
A.P.N. 234-020-038

GRANT DEED

PHAI DIEN CHAU and LANG DU CHAU, husband and wife, as joint tenants, 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:

That portion of Lot 4 in Block 27 of the Lands of the Riverside Land and Irrigating Company as shown by map on file in Book 1 of Maps, at page 70 thereof, records of San Bernardino County, California, described as follows:

That portion of Parcel 1 of Record of Survey on file in Book 44 of Records of Survey, at page 78 thereof, records of Riverside County, California, described as follows:

COMMENCING at the most northerly corner of said Parcel 1 of said Record of Survey;

THENCE South 34°00'00" East, along the northeasterly line of said Parcel 1, a distance of 4.50 feet to the **TRUE POINT OF BEGINNING**; said point being the most easterly corner of Parcel 2 of those certain parcels of land conveyed to the City of Riverside by deed recorded October 20, 1992, as Instrument No. 395550 of Official Records of said Riverside County;

THENCE continuing South 34°00'00" East, along said northeasterly line of said Parcel 1 of said Record of Survey, 6.50 feet to a line which is parallel with and distant 77.00 feet southeasterly, as measured at right angle, from the centerline of Magnolia Avenue as shown by said Record of Survey;

THENCE South 56°00'00" West, along said parallel line, 107.63 feet to a point in the easterly line of Parcel 1 of said parcels of land conveyed to the City of Riverside by Instrument No. 395550; said point also being a cusp of a non-tangent curve concave easterly and having a radius of 48.00 feet; the radial line to said point of cusp bears South 88°10'34" West;

THENCE northerly, along said curve, through a central angle of 17°26'14", an arc length of 14.61 feet to the northwesterly line of said Parcel 1 of said Record of Survey;

THENCE North 56°00'00" East, along last said northwesterly line, 33.91 feet to the most westerly corner of Parcel 2 of said parcels of land conveyed to the City of Riverside by Instrument No. 395550; said point also being a point in a non-tangent curve concave northerly and having a radius of 61.50 feet; the radial line to said point bears South 11°56'45" East;

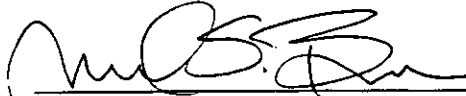

THENCE easterly, along said curve, through a central angle of 22°03'15", an arc length of 23.67 feet;

THENCE North 56°00'00" East, 41.10 feet to said **TRUE POINT OF BEGINNING**; the previous two courses being along the southeasterly boundary of said Parcel 2 of said parcels of land conveyed to the City of Riverside by Instrument No. 395550.

Area: 882 square feet

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



 11/16/98 Prep. 
 Mark S. Brown, L.S. 5655 Date
 License Expires 9/30/99

Dated NOV 18, 98

Phai Dien Chau
PHAI DIEN CHAU
Lang Du Chau
LANG DU CHAU

GENERAL ACKNOWLEDGEMENT

State of California
County of Los Angeles } ss

On 11/18/1998, before me Cecilia Pao Kuo Tzeng
(date) (name)

a Notary Public in and for said State, personally appeared

CHAU, PHAI DIEN & DU, LANG NGOC
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(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.

WITNESS my hand and official seal.

[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(ies) 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 11/23/95

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

CU044945.DED

APPROVED AS TO FORM
[Signature] 11/20/98
CAROLYN CONFER
ASSISTANT CITY ATTORNEY

MAGNOLIA AVENUE

N 56°00' 00"E

TYLER STREET

S 34°00'00"E

Par. 1 Inst. No. 395550
Rec. 10/20/92 Riv. Co.

Par. 2 Inst. No. 395550
Rec. 10/20/92 Riv. Co.

...NLY COR. PAR. 1
R.S. 44/78

33.91'

41.10'

4.90'

S 56°06'00"W 107.63'

R=48.06'
Δ=17°26'14"
L=146.1'

S 88°10'34"W (CR)

A.R.N. 234-020-038

S 34°00'00"E

Parcel 1

R / S 44 / 78 RIV. CO.

Parcel 2

Lot 4
Block 27
R.L. & I.
M.B. 1/70 S.B. Co.

◆ CITY OF RIVERSIDE, CALIFORNIA ◆

80-1

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



Scale: 1" = 40' Drawn by: fwally Date: 09/18/98 Subject: CU-044-945 10290 Magnolia Ave.