



When recorded mail to:

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

FREE RECORDING

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

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FOR RECORDER'S OFFICE USE ONLY

Project: Van Buren Boulevard Widening  
Parcel 13  
A.P.N. 233-022-017

D - 15341



GRANT OF EASEMENT

NGUYEN T. NGOC-LIEN, a married woman, who acquired title as a single woman, 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 7-1-04

*Nguyen T. Ngoc Lien*

NGUYEN T. NGOC-LIEN

I am the spouse of **NGUYEN T. NGOC-LIEN**, and I hereby consent and join in granting the easement hereinabove described to the City of Riverside, a municipal corporation of the State of California, as Grantee, and I hereby release and quitclaim any community property interest that I may have in said easement to said Grantee.

TONY VO  
(signature)

Tony Vo  
(print name)

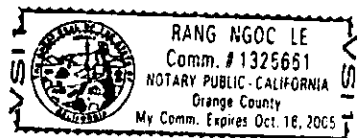
**GENERAL ACKNOWLEDGEMENT**

State of California  
County of ORANGE } ss

On 1st July 04, before me RANG NGOC LE  
(date) (name)

a Notary Public in and for said State, personally appeared  
NGOC LIEN THI NGUYEN & TONY VO  
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.  
Rang Ngoc Le  
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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2004-0532256  
07/09/2004 08:00A  
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**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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 7-6-04

**CITY OF RIVERSIDE**

By 

PARCEL 13 DEED.DOC

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

  
City Attorney



2004-0532256  
07/09/2004 08:08A  
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EXHIBIT "A"

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

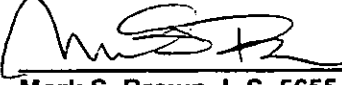

The northeasterly 12.00 feet of the southwesterly 40.00 feet of Lot 2 in Block 25 of the Village of Arlington, as shown by map recorded in Book 1, Page 62 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM that portion of said Lot 2 lying southeasterly of the northwesterly line of Parcel 2 of those certain parcels of land described in deed to Rose M. Johnson, et al., by document recorded April 24, 1961, as Instrument No. 34872 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of said Lot 2 lying northwesterly of the of the northwesterly line of that certain parcel of land described in deed to Nguyen T. Ngoc-Lien, by document recorded December 6, 1993, as Instrument No. 484729 of Official Records of said Riverside County.

Area – 432 square feet.

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

 4/21/04 Date Prep.   
Mark S. Brown, L.S. 5655 License Expires 9/30/05



2004-0532256  
07/09/2004 08:00A  
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MAGNOLIA

AVENUE

9502-04

9492-96

ALLEY

ALLEY

3790  
234-112-045

234-112-044 3770

3760-62  
234-112-043

3742  
234-112-042

3732  
234-112-041

3722  
234-112-040

3698-3714  
234-112-063

3688  
234-112-057

VAN BUREN BOULEVARD

N56°22'23"E

N56°22'23"E  
46.78'

48.96'  
233-022-058

N56°19'47"E  
239'

3761

233-022-057  
N56°19'47"E  
280.45'

3741-53

233-022-012

N56°21'22"E  
285.68'

3729  
233-022-013 N56°21'22"E  
288.27'

3719  
VILLAGE OF ARLINGTON  
N56°21'22"E  
290.32'

3699-3707 M.B. 1/62 S.B. Co.

DEC. 6, 1993  
148729 O.R.  
233-022-051

N56°21'22"E 290.33'

210' NGOC-LIEN  
3697 1441 SQ.FT. GOE  
13 720 SQ.FT. ICE 233-022-017

N56°21'22"E 290.33'  
3685-89

APRIL 24, 1961  
134872 O.R.  
PARCEL 2

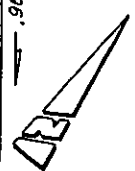
233-022-019 N56°21'22"E  
3679 290.34'

233-022-020

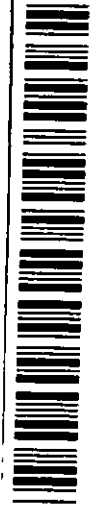
60'  
60'  
40'  
40'

S33°38'19"E  
111'

117.05'  
58.02'  
80.03'  
96.04'  
36.01'  
60.02'  
50.1'



2684-8532256  
07/09/2004 09:06A  
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• 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

66-5

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 2/19/04

SUBJECT: VAN BUREN BOULEVARD WIDENING

15341