

When recorded mail to:

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

DOC # 2005-0218903

03/21/2005 08:00A Fee:NC

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Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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: BP 04-4152
APN: 150-282-001
Address: 5805 Robinson Avenue

D - 15448



GRANT OF EASEMENT

CHAU NGOC LAM and PATRICK TRAN, as tenants in common, 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, 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 03-02-2005

Chau Lam
CHAU NGOC LAM

Dated 03-02-2005

Patrick Tran
PATRICK TRAN

GENERAL ACKNOWLEDGEMENT

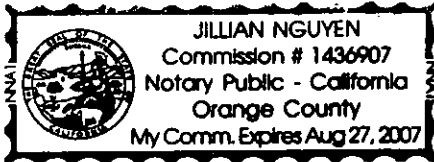
State of California }
County of ORANGE } ss

On MAR 02 2005 before me JILLIAN NGUYEN
(date) (name)

a Notary Public in and for said State, personally appeared

CHAU NGOC LAM, PATRICK TRAN
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]
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. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 3/15/05

CITY OF RIVERSIDE

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY Mel [Signature]

Administrative Services Manager

BY [Signature]
Deputy City Attorney

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SPOUSAL RELEASE Easement

I am the spouse of **CHAU NGOC LAM**, and I hereby consent and join in granting the easement herein above 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.

(signature)

LINH LAM

(print name)

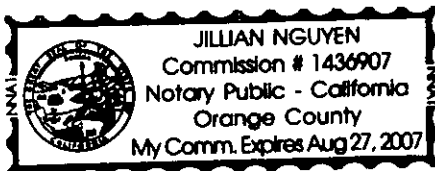
GENERAL ACKNOWLEDGEMENT

State of California }
County of ORANGE } ss

On MAR. 02, 2005 before me JILLIAN NGUYEN
(date) (name)

a Notary Public in and for said State, personally appeared
LINH LAM
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:

EXHIBIT A
Project: BP 04-4152

PARCEL A

The westerly 30.00 feet of Lot 26, in Block 18 of La Granada Tract, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 12, Pages 42 through 51, inclusive, records of said County;

TOGETHER WITH the northerly 8.00 feet of said Lot 26;

EXCEPTING THEREFROM that portion lying within the following described property:

BEGINNING at the northeasterly corner of said Lot 26;

Thence South $11^{\circ}35'07''$ East along the northeasterly line of said Lot 26, a distance of 236.27 feet to the southeasterly corner of said Lot 26;

Thence South $82^{\circ}50'21''$ West along the southeasterly line of said Lot 26, a distance of 100.00 feet;

Thence North $11^{\circ}35'07''$ West a distance of 196.91 feet to a point on a non-tangent curve, concave northwesterly and having a radius of 175.00 feet, a radial bearing through said point bears South $11^{\circ}48'30''$ East, said point lying on the northerly line of said Lot 26;

Thence northeasterly along said non-tangent curve, along said northerly line, through a central angle of $34^{\circ}46'45''$, an arc distance of 106.23 feet to the **POINT OF BEGINNING**.

PARCEL B

COMMENCING at the northwesterly corner of said Lot 26;

Thence South $89^{\circ}51'42''$ East along the northerly line of said Lot 26, a distance 30.00 feet to a point on a line that is parallel with, and 30.00 easterly, measured at right angles, from the westerly line of said Lot 26;

Thence South $00^{\circ}08'18''$ West along said parallel line, a distance 8.00 feet to an intersection with a line that is parallel with, and 8.00 southerly, measured at right angles, from said northerly line of Lot 26, said point being the **TRUE POINT OF BEGINNING**;

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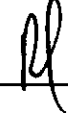


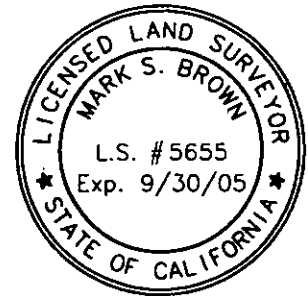
Thence continuing South 00°08'18" West along said line that is parallel with the westerly line of said Lot 26, a distance 20.00 feet;

Thence North 49°30'45" East leaving said parallel line, a distance 30.48 feet to a point on said line that is parallel with the northerly line of Lot 26, said point lying North 89°51'42" West a distance 23.00 from the True Point of Beginning;

Thence North 89°51'42" West along said parallel line, a distance 23.00 to the **TRUE POINT OF BEGINNING**;

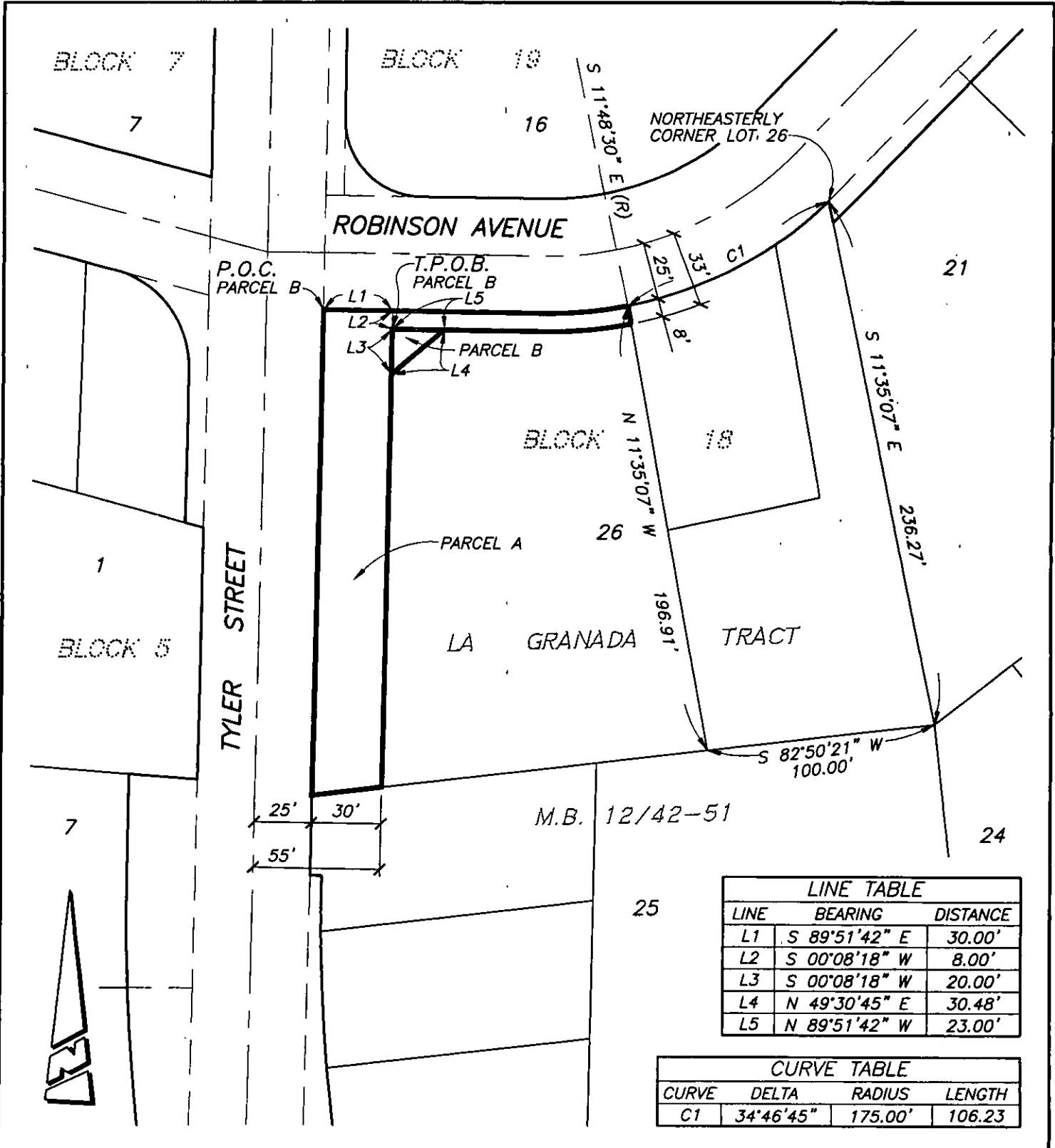
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/25/05 Prep. 
Mark S. Brown, L.S. 5655 Date License Expires 9/30/05



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°51'42" E	30.00'
L2	S 00°08'18" W	8.00'
L3	S 00°08'18" W	20.00'
L4	N 49°30'45" E	30.48'
L5	N 89°51'42" W	23.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	34°46'45"	175.00'	106.23

● CITY OF RIVERSIDE, CALIFORNIA ●

49.7
49.8

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"=60'

DRAWN BY: RICH DATE: 02/23/05

SUBJECT: 5805 ROBINSON AVENUE (BP 04-4152)



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