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Chicago Title Co -

When recorded mail to:

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

DOC # 2004-0781474

10/01/2004 08:00A Fee:NC

Page 1 of 8

Recorded in Official Records

County of Riverside

Gary L. Orso

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)

Exempt from DTI

TRA 009-108

Project: Van Buren Boulevard Widening
Parcel 12
A.P.N. 233-022-019

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FOR RECORDER'S OFFICE USE ONLY

D -

GRANT OF EASEMENT

PHUONG MAI NGUYEN, a married woman as her sole and separate property, who acquired title as Phuongmai Nguyen, 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 3/18/04

Phuong Mai Nguyen
PHUONG MAI NGUYEN

I am the spouse of Phuong Mai Nguyen, 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.

Hung Viet Doan
Hung Viet Doan

GENERAL ACKNOWLEDGEMENT

State of California

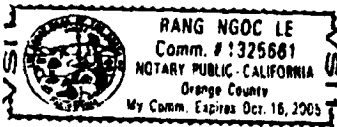
County of ORANGE } ss

On 19th MAR 04, before me RANG NGOC LE
(date) (name)

a Notary Public in and for said State, personally appeared

HUNG VIET DOAN
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:

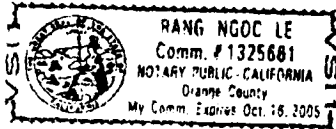
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Orange } ss.

On 5th April 2004, before me, Rang Ngoc Le, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Phuong Mai N.T. Nguyen
Name(s) of Signer(s)

- personally known to me
- 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Rang Ngoc Le
Signature of Notary Public

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 - Granted of easement

Title or Type of Document: _____

Document Date: 3/18/04 Number of Pages: (5)

Signer(s) Other Than Named Above: Hung Viet Doan

Capacity(ies) Claimed by Signer

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

Signer Is Representing: _____



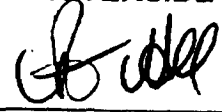
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**CERTIFICATE OF ACCEPTANCE
(Government Code Section 27281)**

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 4-19-04

CITY OF RIVERSIDE

By 

PARCEL 12 DEED.DOC

APPROVED AND FORWARDED
CITY ATTORNEY'S OFFICE

BY 
Deputy City Attorney

Government Code 27361.7


I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of notary: Rang Ngoc Le

Commission No.: 1325661

Date Commission expires: 10-16-05

County: Orange

By: 

Date: 10-1-04

CERTIFICATION

Under the provisions of Government Code 27361.7 I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

APPROVED AS TO FORM
CITY ATTORNEY'S
OFFICE

By

DEPUTY CITY
ATTORNEY

Date:

10/1/04

Signature:

EXHIBIT "A"

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

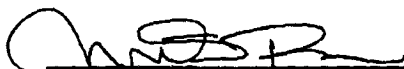
The northeasterly 12.00 feet of the southwesterly 40.00 feet of Lot 2 in Block 25 of the Village of Arlington, as shown by map recorded in Book 1, Page 62 of Maps, records of San Bernardino County, California;

EXCEPTING THEREFROM that portion of said Lot 2 lying southeasterly of the northwesterly line of that certain parcel of land described in deed to Henry Munksgaard and Icie V. Munksgaard, Trustees of The Trust of Henry Munksgaard and Icie V. Munksgaard, by document recorded December 17, 1992, as Instrument No. 479824 of Official Records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of said Lot 2 lying northwesterly 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 said Riverside County.

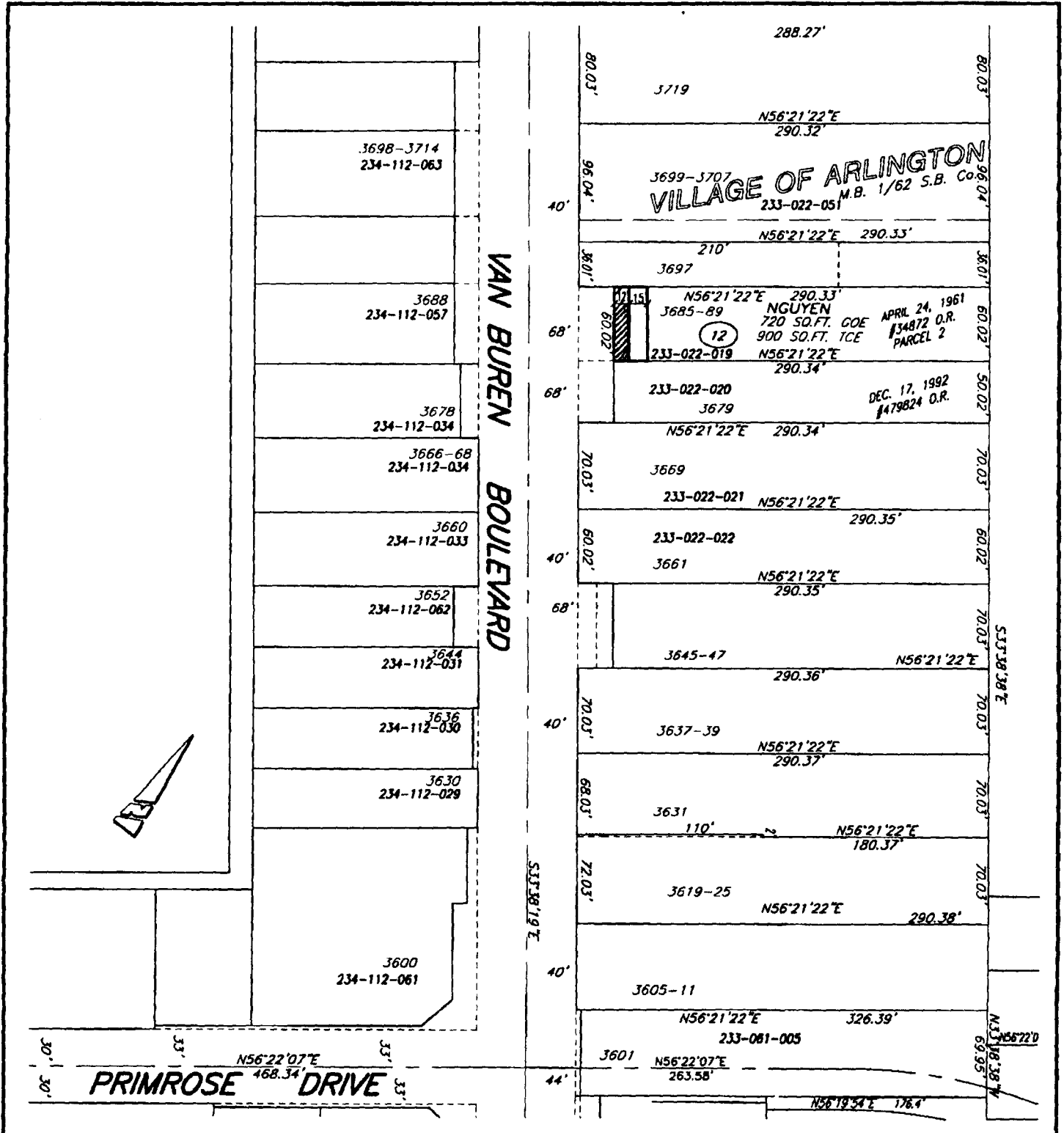
Area – 720 square feet.

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


Mark S. Brown, L.S. 5655
License Expires 9/30/05

3/16/04 Date
Prep. Kg





● 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

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 3/16/04

SUBJECT: VAN BUREN BOULEVARD WIDENING

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