

Commonwealth Land Title Company

DOC # 2013-0423724

08/28/2013 04:21 PM Fees: \$0.00

Page 1 of 7

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

When recorded mail to:

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

\*\*This document was electronically submitted to the County of Riverside for recording\*\*  
Received by: SGOMEZ

FREE RECORDING

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

9305003-10

FOR RECORDER'S OFFICE USE ONLY

Project: Tyler Street Widening  
POR. APN: 147-252-033  
Address: 4729 Tyler Street

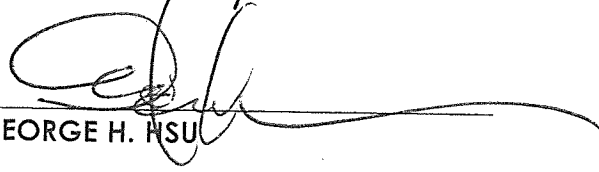
D - 16921  
TAX \$0.00

TRA: 009-175

**GRANT OF EASEMENT**


GEORGE H. HSU & SOPHIA S. HSU, (33.33% ownership), DAVID H. HSU & HSIAO CHI HUANG (33.33% ownership), FRANK H. HSU (33.34% ownership), as tenants in common, as to an undivided 1/2 interest, and YING CHENG HUANG and CHIA MEI-YU HUANG, Trustees of the Huang Family Trust, dated September 5, 2002, as to an undivided 1/2 interest, as Grantors, FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby grant to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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.

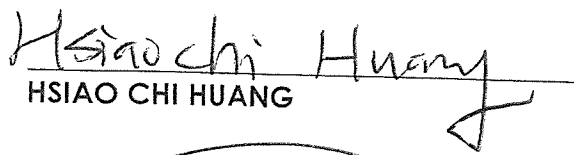
Dated 7/15/2013

  
GEORGE H. HSU


  
SOPHIA S. HSU

Dated 7/15/2013

  
DAVID H. HSU

  
HSIAO CHI HUANG

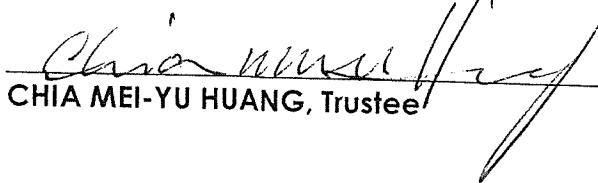
Dated 07/15/13

  
FRANK H. HSU

Dated 7/15/2013

YING CHENG HUANG and CHIA MEI-YU  
HUANG, Trustees of the Huang Family  
Trust dated September 5, 2002

  
YING CHENG HUANG, Trustee

  
CHIA MEI-YU HUANG, Trustee

ACKNOWLEDGEMENT

State of California }  
County of Orange } ss

On July 15, 2013, before me Loreen Attridge

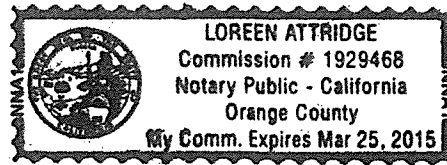
notary public, personally appeared Chia Mei Yu Huang, Ying Cheng Huang, Frank H Hsu, George H Hsu, David H Hsu

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Loreen Attridge  
Notary Signature



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, a California charter city and 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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 8-12-13

CITY OF RIVERSIDE  
By [Signature]  
David Welch  
Real Property Services Manager

APPROVED AS TO FORM  
[Signature]  
SUPERVISING DEPUTY CITY ATTORNEY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

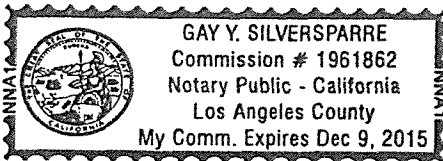
State of California

County of Los Angeles

On July 19 2013 before me, Gay Y Silversparre Notary Public

personally appeared Sophia S Hsu

who 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.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Gay Y Silversparre

Place Notary Seal Above

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

Title or Type of Document: Grant of Easement

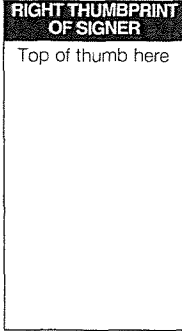
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

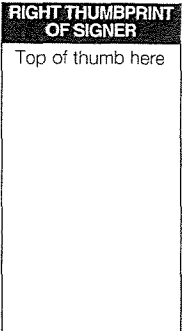
- Corporate Officer - Title(s):
Individual
Partner - Limited General
Attorney in Fact
Trustee
Guardian or Conservator
Other:



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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



Signer Is Representing: \_\_\_\_\_

16921

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On July 20, 2013 before me, Loreen Attridge, Notary Public  
(Here insert name and title of the officer)

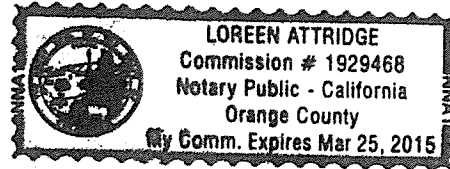
personally appeared Hsiao Chi Huang

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Loreen Attridge  
Signature of Notary Public



(Notary Seal)

## ADDITIONAL OPTIONAL INFORMATION

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

**DESCRIPTION OF THE ATTACHED DOCUMENT**

\_\_\_\_\_

(Title or description of attached document)

\_\_\_\_\_

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

\_\_\_\_\_

(Additional information)

**CAPACITY CLAIMED BY THE SIGNER**

Individual (s)

Corporate Officer

\_\_\_\_\_

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

**EXHIBIT A**

POR. APN: 147-252-033  
Street & Highway Easement

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

That portion of Lot 3 in Block 13 of La Granada, as shown by map on file in Book 12, Pages 42 through 51 of Maps, records of said Riverside County, described as follows:

BEGINNING at the most southerly corner of said Lot 3;

THENCE North 46°24'00" East, along the southeasterly line of said Lot 3, a distance of 73.07 feet to a point of cusp with a tangent curve concaving northeasterly and having a radius of 37.50 feet;

THENCE southwesterly to the right along said curve through a central angle of 103°17'00" an arc length of 67.60 feet to the a line that is parallel with and distant 50.00 feet northeasterly, as measured at right angles, from the centerline of Tyler Street (formerly Tyler Avenue), as shown on said map;

THENCE North 30°19'00" West, along said parallel line, a distance of 177.62 feet to the northwesterly line of said Lot 3;


THENCE South 46°24'00" West, along said northwesterly line, a distance of 25.69 feet to the southwesterly line of said Lot 3;

THENCE South 30°19'00" East, along said southwesterly line, a distance of 225.00 feet to the **POINT OF BEGINNING**;

**EXCEPTING THEREFROM** that portion conveyed to the City of Riverside by Grant Deed recorded April 29, 1992, as Instrument No. 152848 of Official Records of said Riverside County.

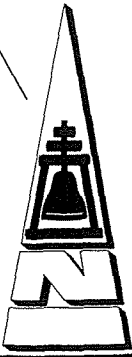
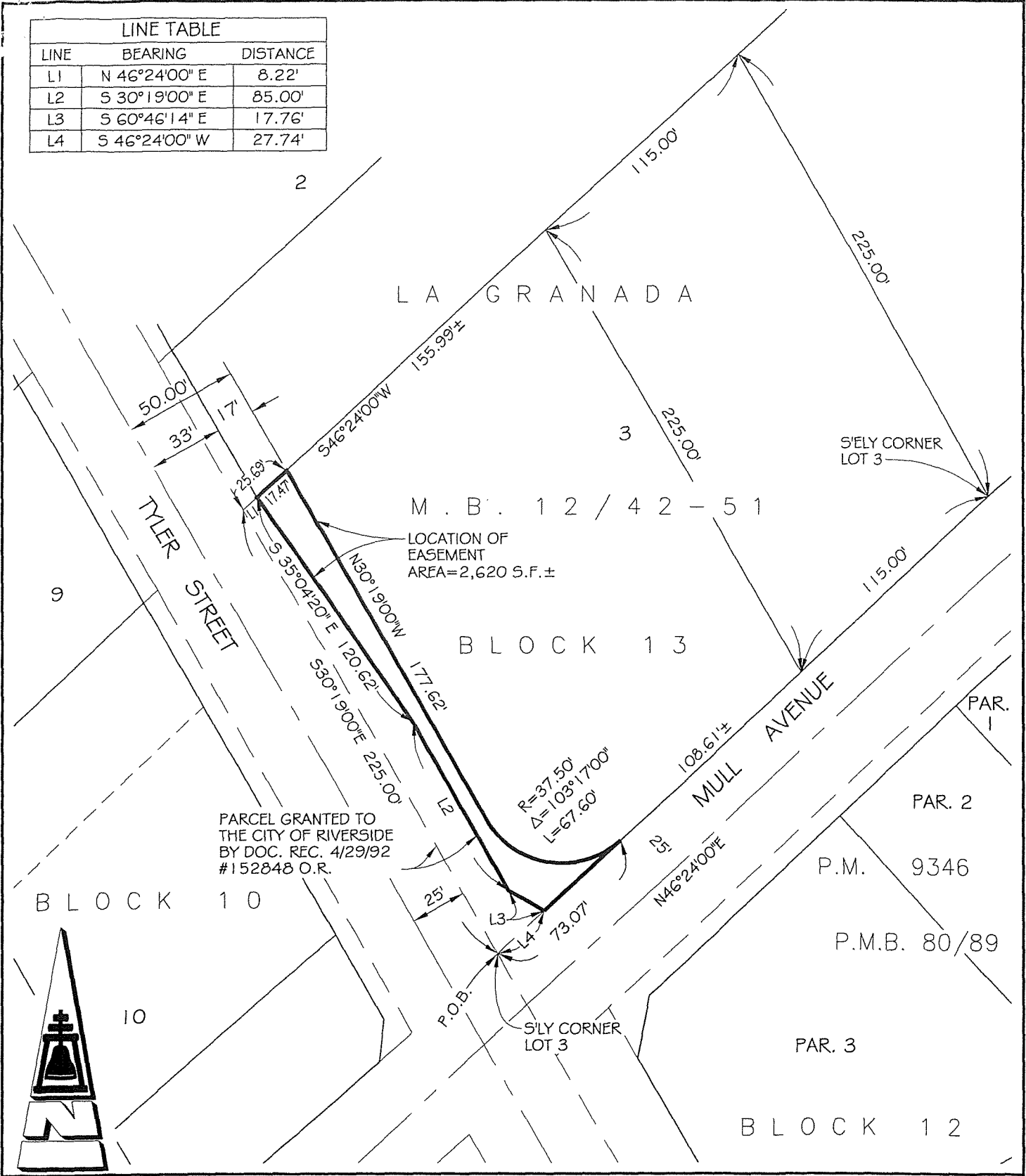
Containing 2,620 square feet, more or less.

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

 1/31/2011 Prep. \_\_\_\_\_  
Mark S. Brown, L.S. 5655 Date  
License Expires 9/30/11



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 46°24'00" E	8.22'
L2	S 30°19'00" E	85.00'
L3	S 60°46'14" E	17.76'
L4	S 46°24'00" W	27.74'



• 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: 1"=60' DRAWN BY: RICH DATE: 1/28/11 SUBJECT: TYLER STREET WIDENING - APN 147-252-033

16921