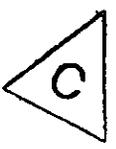


447027
RECEIVED FOR REC RD
AT 8:00 O'CLOCK



When recorded mail to:

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

NOV 22 1996

Recorded in Official Records
of Riverside County, California
Recorder

Fees \$ 0

ME
Ø

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

Project: RZ-45-889

D -

OFFER OF DEDICATION

On this 24TH day of OCTOBER, 1996, EDGEMONT COMMUNITY SERVICES DISTRICT, a political subdivision of the County of Riverside, does irrevocably offer for dedication to the CITY OF RIVERSIDE, a municipal corporation of the State of California, its successors and assigns, pursuant to the provisions of California Government Code Section 7050, for public street and highway purposes, together with all rights to construct and maintain utilities, sanitary sewers, storm drains and other improvements consistent with the use as public street and highway, that 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 OCTOBER 24 1996

EDGEMONT COMMUNITY SERVICES DISTRICT, a political subdivision of the County of Riverside

By [Signature]

Title PRESIDENT

By [Signature]

Title SECRETARY

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

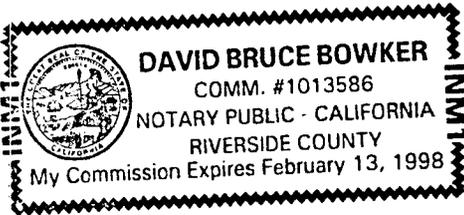
State of California }
County of RIVERSIDE } ss

On 10-24-96, before me DAVID BRUCE BOWKER
(date) (name)

a Notary Public in and for said State, personally appeared

MICHAEL ADDIE AND VIRGINIA-LOU RAHN
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.

David Bruce Bowker
Signature

- () 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:

CONSENT TO IRREVOCABLE OFFER OF DEDICATION
(Government Code Section §7050)

The City of Riverside, a municipal corporation, hereby consents through the undersigned officer to the hereinabove irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City, through its City Council, reserves all rights to accept said offer at any time hereafter. This is to certify that the undersigned officer hereby consents on behalf of the City Council of said City to recordation of this instrument pursuant to the authority conferred by Resolution No. 18233 adopted May 11, 1993.

Dated 11/13/96

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

EDGEMONT.OD

APPROVED AS TO FORM

[Signature]
ASST. CITY ATTORNEY

EXHIBIT "A"

That portion of the northwest quarter of Section 10, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

Commencing at the southwest corner of said northwest quarter;

Thence North 00° 11' 35" West along the west line of said northwest quarter, a distance of 1036.38 feet to a point thereon;

Thence North 89° 48' 25" East, a distance of 42.96 feet for the TRUE POINT OF BEGINNING, said point being on the easterly line of that certain Grant of Easement conveyed to the City of Riverside by deed recorded November 3, 1995 as Instrument No. 369801, Official Records of Riverside County, California;

Thence North 02° 27' 00" West along said easterly line, a distance of 114.00 feet to a point thereon;

Thence South 45° 14' 51" East, a distance of 36.80 feet;

Thence North 87° 33' 00" East, a distance of 889.54 feet to a point in the west line of Parcel 3 of Parcel Map on file in Book 14 of Parcel Maps at page 3 thereof, Records of Riverside County, California, said course hereinafter referred to as Course "A";

Thence South 00° 11' 35" East along said west line, a distance of 60.05 feet to a point in a line parallel with and distant southerly 60.00 feet, measured at a right angle, from Course "A" hereinabove described;

Thence South 87° 33' 00" West along said parallel line, a distance of 887.18 feet;

Thence South 40° 20' 51" West, a distance of 36.80 feet to the TRUE POINT OF BEGINNING.

Containing 1.27 acres, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb
Matthew E. Webb, L.S. 5529

10/16/96
Date

Prepared By: [Signature]
Checked By: [Signature]

DESCRIPTION APPROVAL:

10/31/96
[Signature]
SURVEYOR, CITY OF RIVERSIDE

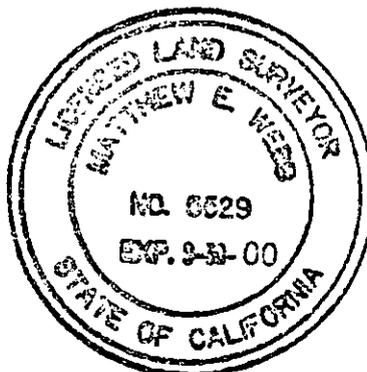


EXHIBIT "B"

PAR. 1
R.S. 53/22

SYCAMORE CANYON BLVD.

WEST LINE PAR. 3 P.M. 14/3

N45°14'51"W 36.80'

N02°27'00"W 114.00'

N00°11'35"W 60.05'

N87°33'00"E 889.54'

N87°33'00"E 887.18'

N40°20'51"E 36.80'

N89°48'25"E 42.96'

T.P.O.B. NW 1/4, SEC. 10
T.3S.,R.4W.,S.B.M.

GRANT OF EASEMENT TO THE CITY OF
RIVERSIDE BY DEED REC. NOV. 3, 1995
AS INSTR. NO. 369801, O.R. RIV. CO.

P.O.C.
SW CORNER
NW 1/4, SEC. 10

COTTONWOOD AVE.



ALBERT A
WEBB
ASSOCIATES
ENGINEERING CONSULTANTS

CITY OF RIVERSIDE, CALIFORNIA

73-4

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

90-30000
058

SCALE: 1" = 200'

DRWN BY ALB DATE 10/14/96
CHKD BY MJ DATE 10/16/96

SUBJECT: R/W ACQUISITION