

When recorded mail to:

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

DOC # 2007-0453024

07/12/2007 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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Project: P06-1442
Offer of Dedication – Future Street Widening
A.P.N. 189-190-001 & 002



D -

OFFER OF DEDICATION

On this 6th day of July, 2007, **JURUPA INDUSTRIAL GROUP, LLC**, a California **limited liability company**, 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 a 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 July 6, 2007

JURUPA INDUSTRIAL GROUP, LLC, a California limited liability company

By: DEL AMO DEVELOPMENT GROUP, LLC, a California limited liability company, its manager

By: [Signature]
JERRY DONAHUE,
its manager

GENERAL ACKNOWLEDGEMENT

State of California

County of Riverside } ss

On July 6, 2007, before me N. Anastacio, NP
(date) (name)

a Notary Public in and for said State, personally appeared
Jerry Allan Donahue
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

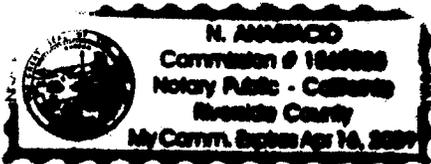
() Attorney-in-fact
() Corporate Officer(s)
Title _____

Title _____

() Guardian/Conservator
() Individual(s)
() Trustee(s)
() Other

() Partner(s)
() General
() Limited

The party(ies) executing this document is/are representing:



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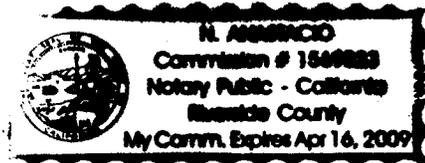
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Riverside } ss.

On July 10, 2007 before me, N. Amador, NL
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Jerry Donohue
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 this/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 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.

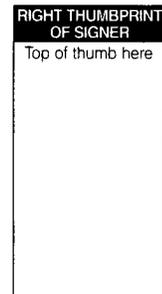
Description of Attached Document

Title or Type of Document: Off. of Dedication - APN 109-170-00102
 Document Date: July 6, 2007 Number of Pages: 5
 Signer(s) Other Than Named Above: NONE

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: _____



16028
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**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. 21027 adopted September 6, 2005.

Dated 7/11/07

CITY OF RIVERSIDE

By Amelia M. Valera

P06-1442 OODMOD.DOC

APPROVED AS TO FORM
[Signature]
SUPERVISING DEPUTY CITY ATTORNEY



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EXHIBIT "A"

LOT LINE ADJUSTMENT
WILDERNESS & JURUPA

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

That portion of Lot 18 in Block 33 of Tract No. 5 of the Riverview Addition to the City of Riverside, as shown by map on file in Map Book 7, Page 7, records of Riverside County, California, described as follows:

COMMENCING at the southwesterly corner of said Lot 18;

THENCE along the southerly line of said Lot 18, South 89°54'51" East, a distance of 3.00 feet to a line that is parallel with and distant 3.00 feet easterly, as measured at right angles, from the centerline of Wilderness Avenue as shown by Parcel Map on file in Parcel Map Book 9, Page 19, records of Riverside County, California;

THENCE along said parallel line, North 0°06'43" East, a distance of 112.02 feet to the POINT OF BEGINNING of the parcel of land to be described;

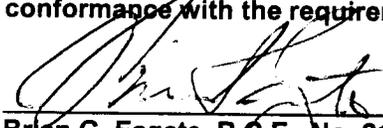
THENCE continuing along said parallel line, North 0°06'43" East, a distance of 10.00 feet;

THENCE North 47°13'15" East, a distance of 19.10 feet to a line that is parallel with and distant 55.00 feet southerly, as measured at right angles, from the centerline of Jurupa Avenue as shown by Record of Survey filed in Record of Survey Book 47, Page 64, records of Riverside County, California;

THENCE along said last mentioned parallel line, South 89°54'51" East, a distance of 10.00 feet;

THENCE South 46°19'06" West, a distance of 33.23 feet to the POINT OF BEGINNING.

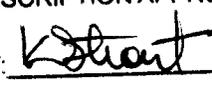
This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.



Brian G. Esgate, R.C.E. No. 21884 Date 6/25/2007
License Expires 9-30-2007



DESCRIPTION APPROVAL

BY:  07/11/07

DATE

FOR: MARK S. BROWN
CITY SURVEYOR

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RECORD OF SURVEY
R/S 47/64

JURUPA AVENUE

PARCEL MAP
P.M.B. 9/19

WILDERNESS AVENUE

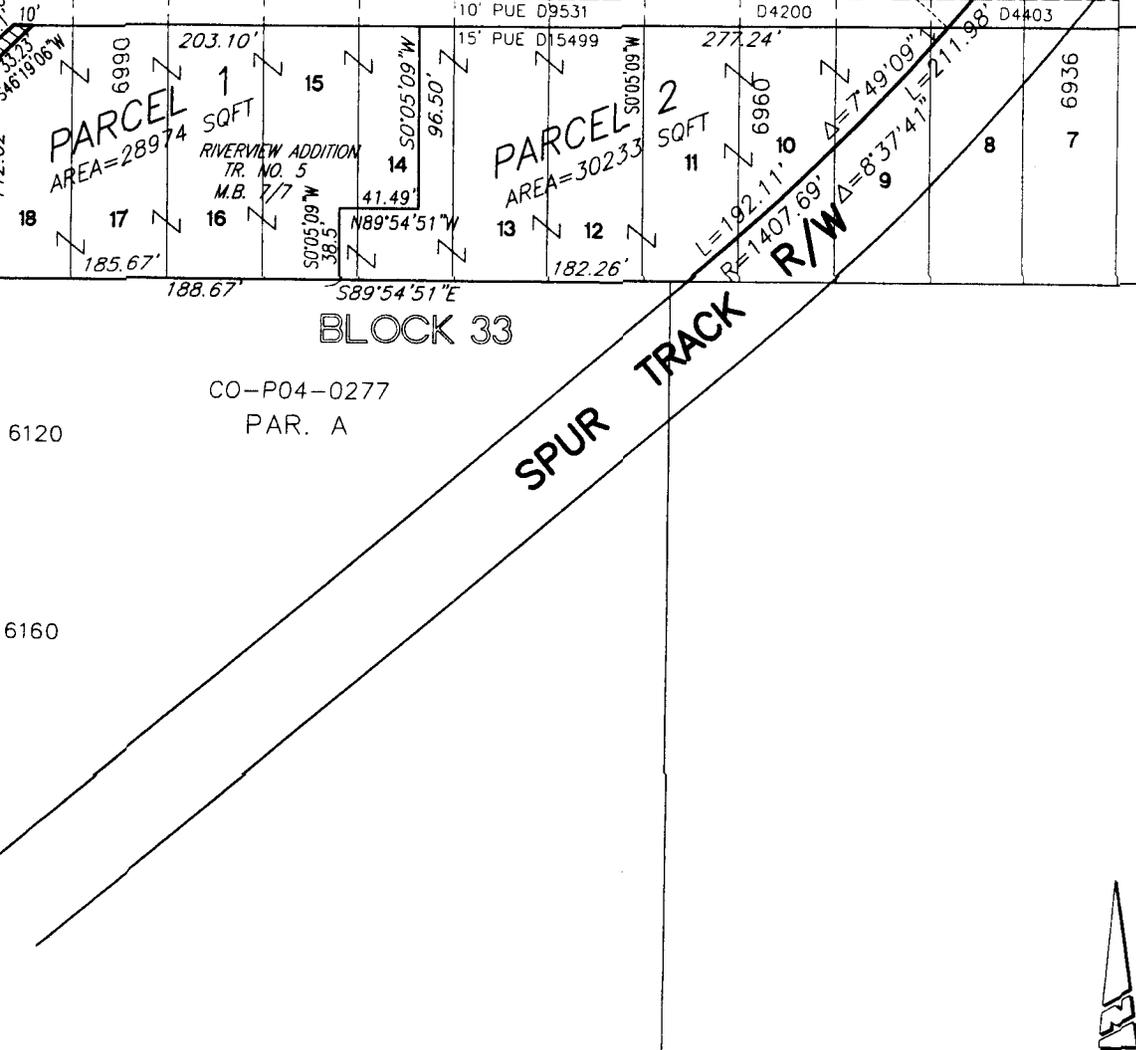
SPUR TRACK R/W

BLOCK 33

CO-P04-0277
PAR. A

PARCEL 1
AREA=28974 SQFT
RIVERVIEW ADDITION
TR. NO. 5
M.B. 7/7

PARCEL 2
AREA=30233 SQFT



ESGATE ENGINEERING
3351 PACHAPPA HILL
RIVERSIDE, CALIFORNIA
92506
(909) 313-2058
PREPARED BY: *[Signature]* R.C.E. NO. 21884
DATE: 6/25/07

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION.
LOT LINE ADJUSTMENT - _____
SCALE: N.T.S.

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LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: N. Anastacio

Commission #: 1569823

Place of Execution: 3544 University Avenue Riverside CA

Date Commission Expires: 4/10/09

Date: July 10, 2007

Signature: *[Handwritten Signature]*

Print Name: N. Anastacio



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