

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
NATIONAL/COMMERCIAL SERVICES
COMMERCIAL/INDUSTRIAL DIVISION

California Square Partners, LLC
8616 California Avenue
Riverside, California 92504
Attn: Rolando Iglesias

DOC # 2009-0500003

09/25/2009 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NCS-348131-5A1

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OFFER OF DEDICATION

D - 16430

For valuable consideration, receipt of which is hereby acknowledged, **CALIFORNIA SQUARE PARTNERS, LLC**, a California limited liability company, the owners of real property located in the City of Riverside, California, and described on the attached **Exhibit A** ("Property"), hereby make an irrevocable offer of dedication of the Property to the City of Riverside, a California municipal corporation and charter law city, for public street purposes.

This Offer of Dedication is made pursuant to Section 7050 of the Government Code of the State of California and may be accepted by the City Council the City of Riverside following the satisfaction of the following condition precedent: the City Council of the City of Riverside has resolved and determined, based upon substantial evidence, that the acceptance of this Offer of Dedication for public transportation purposes is reasonably necessary to serve the public interest.

This Offer of Dedication may be terminated, and the right to accept the Offer abandoned, in the same manner as is prescribed for the vacation of streets and highways by Part 3 of Division 9 of Streets and Highways Code of the State of California. Such termination and abandonment may be made by the City Council of the City of Riverside.

Dated: August 26, 2009

CALIFORNIA SQUARE PARTNERS,
a California limited liability company

By: *Rolando Iglesias*
Rolando Iglesias
Its: Managing Member

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

The City of Riverside, a municipal corporation of the State of California, hereby consents through the undersigned officer to the herein above 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 consents on behalf of the City Council of said City to recordation of this instrument pursuant to authority conferred by Resolution No. 21027 of said City Council adopted September 6, 2005.

Dated 8/27/09

CITY OF RIVERSIDE

By: Amelia M. Valeri

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney

EXHIBIT A
TO
OFFER OF DEDICATION

Legal Description of the Dedication Property

[TO BE ATTACHED]

EXHIBIT A

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

Parcel "B"

That portion of Lot 4 in Block 14 of the Lands of the Riverside Land and Irrigating Company, as shown by map on file in Book 1 of Maps at Page 72 thereof, Records of San Bernardino County, California, and a portion of Monroe Street as shown by Record of Survey on file in Book 41 at Page 98 thereof, Records of Riverside County, California, described as follows:

Commencing at the point of intersection of the Northeasterly right-of-way line of Monroe Street and the Southeasterly right-of-way line of California Avenue, said intersection being a point on a line parallel with and distant 68.00 feet Northeasterly of the centerline of Monroe Street with a line that is parallel with and distant 44.00 feet Southeasterly of the centerline of California Avenue as shown by Record of Survey on file in Book 41 at Page 98 thereof, Records of Riverside County, California;

Thence S.33°37'56"E. along said line, parallel with and distant 68.00 feet Northeasterly from the centerline of Monroe Street, a distance of 322.75 feet to the Point of Beginning of the parcel of land to be described;

Thence S.56°22'04"W., a distance of 40.00 feet to a line parallel with and distant 28.00 feet Northeasterly, measured at right angles from the centerline of said Monroe Street;

Thence S.33°37'56"E. along said parallel line, a distance of 154.67 feet;

Thence S.74°54'30"E., a distance of 18.07 feet;

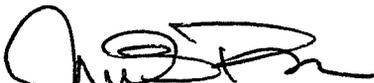
Thence N.56°22'04"E., a distance of 28.08 feet to a point on a line parallel with and distant 68.00 feet Northeasterly, measured at right angles from the centerline of said Monroe Street;

Thence N.33°37'56"W. along said parallel line, a distance of 168.25 feet to the Point of Beginning.

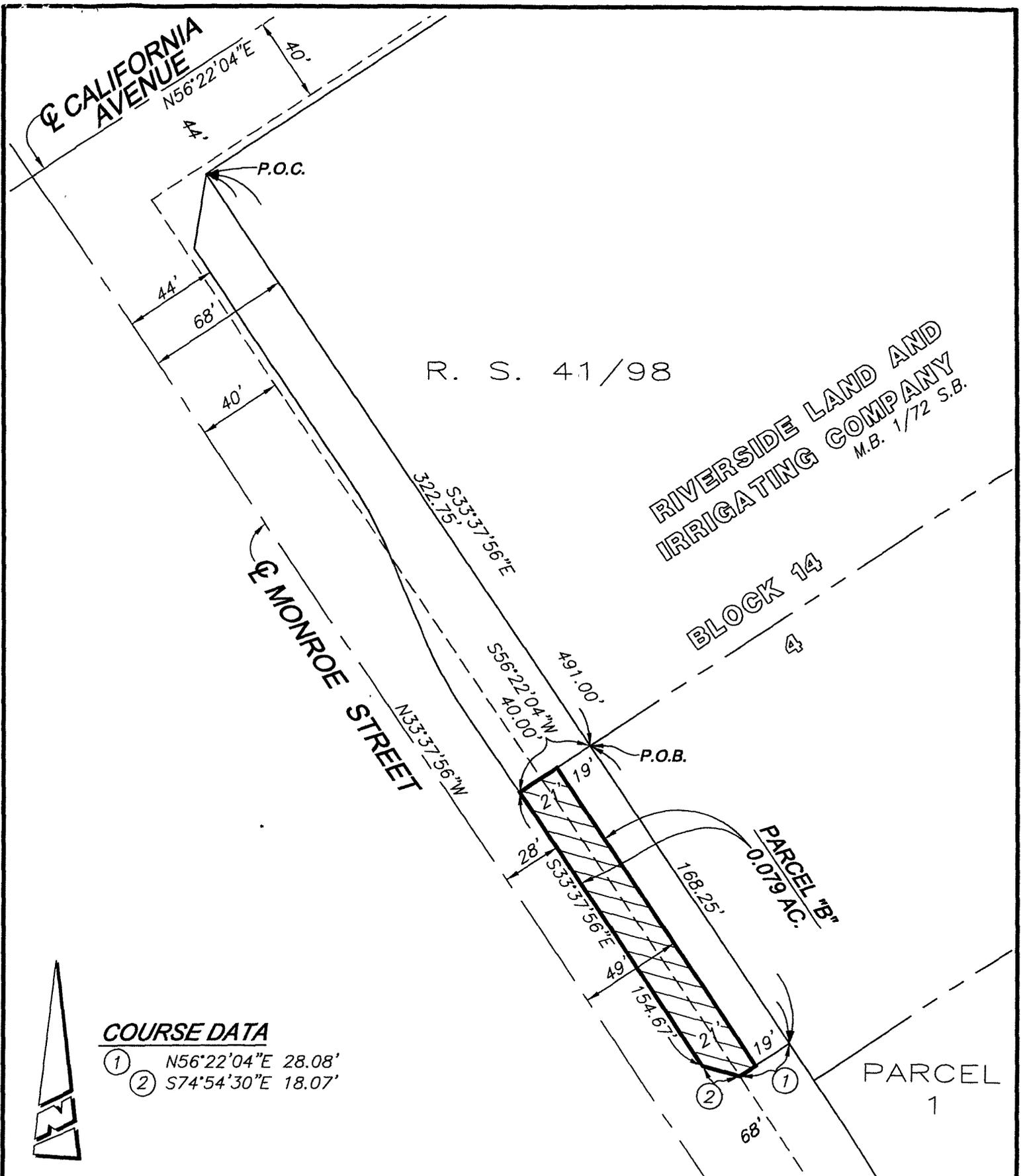
EXCEPTING THEREFROM the Northeasterly 19.00 feet thereof.

The above described parcel of land contains 0.079 acres, more or less.

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

 12/1/08 Prep. E.V.
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/09





R. S. 41 / 98

RIVERSIDE LAND AND
IRRIGATING COMPANY
M.B. 1/72 S.B.

BLOCK 14
4

MONROE STREET
N33°37'56"W

PARCEL "B"
0.079 AC.

PARCEL
1

COURSE DATA

- ① N56°22'04"E 28.08'
- ② S74°54'30"E 18.07'

• 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: EV

DATE: 11/24/08

SUBJECT: MONROE STREET

16430