

When recorded mail to:

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

**DOC # 2003-377957**

05/27/2003 08:00A Fee:NC

Page 1 of 5

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)

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FOR RECORDER'S OFFICE USE ONLY

Project: B.P. 8432 Magnolia Avenue

D - 15155



**OFFER OF DEDICATION**

On this 8th, day of MAY, 2003,

CALIFORNIA BAPTIST UNIVERSITY, a Non-Profit Religious Benefit Corporation, 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.

2003-377987  
05/27/2003 09:09A  
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Dated MAY 8, 2003

CALIFORNIA BAPTIST UNIVERSITY, a  
Non-Profit Religious Benefit Corporation

By: Ronald L. Ellis  
RONALD L. ELLIS

Title: PRESIDENT

By: Mark Howe  
MARK HOWE

Title: VICE PRES. FINANCE & ADMIN.



**GENERAL ACKNOWLEDGEMENT**

**OPTIONAL SECTION**

State of California }  
County of Riverside ss }

On May 8, 2003, before me Jeffery L. Dietz, Notary Public  
(date) (name)

a Notary Public in and for said State, personally appeared

Ronald L. Ellis and Mark Howe  
Name(s) of Signer(s)

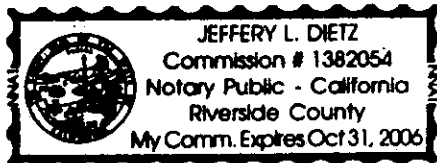
personally known to me - OR -  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



WITNESS my hand and official seal.

Jeffery L. Dietz  
Signature

**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. 18233 of said City Council adopted May 11, 1993.

Dated 5/23/03

**CITY OF RIVERSIDE**

Interim                       
Real Property Services Manager  
of the City of Riverside

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY                       
Deputy City Attorney




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**EXHIBIT "A"**  
**OFFER OF DEDICATION**

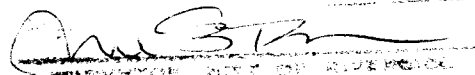
The Northwesterly 42.00 feet of Parcels 1 and 2 of Parcel Map 22970, on file in Book 153, Pages 34 and 35, inclusive, of Parcel Maps, said Northwesterly 42.00 feet also being the Northwesterly 42.00 feet of Lot Line Adjustment LL-010-990, in the City of Riverside, as recorded on April 14, 2000 as Instrument No. 139568 of Official Records, both in the Office of the Recorder of the County of Riverside, State of California.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART THEREOF.

  
Robert A. Stockton, RCE 33591

10/4/2  
Date  
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SHEET 1 OF 1



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05/27/2003 08:00A  
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W WAYNE COURT

MAGNOLIA AVENUE

APN 231-030-006  
POR.  
PARCEL  
2

P.M. 22970  
P.M.B. 153/34-35

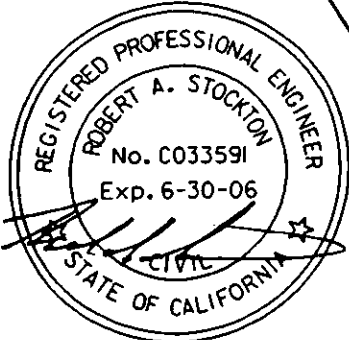
PARCEL 2  
LL-010-990  
INST. NO. 139568  
4-14-2000

APN 231-030-001  
POR.  
PARCEL  
2

PARCEL 1  
LL-010-990  
INST. NO. 139568  
4-14-2000

PARCEL 1  
LL-010-990  
INST. NO. 139568  
4-14-2000

PARCEL  
1  
APN 231-030-004



67-1



RICK ENGINEERING COMPANY

San Diego Riverside Orange Phoenix Tucson

1223 University Ave., Ste. 240 • Riverside, CA 92507-3418 • (909)782-0707 • FAX (909)782-0723 • www.rickeng.com

EXHIBIT 'B'  
RIGHT OF WAY DEDICATION  
MAGNOLIA AVE

SCALE: 1"=200'

DATE: OCT. 23, 2002

15155