

When recorded mail to:

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

2017-0014312

01/11/2017 04:13 PM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aidana
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)

70					R	A	Exam: 110		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
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SIZE	NCOR	SMF	NCHGT:		No HALL				

FOR RECORDER'S OFFICE USE ONLY

B

Project: P16-0153
Por. APN: 206-152-012, 013 & 014
Address:

D- 17368

OFFER OF DEDICATION

Core Equity Properties, LLC, a California Limited Liability Company, do(es) irrevocably offer for dedication to the CITY OF RIVERSIDE, a California charter city and municipal corporation, 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 1/4/17

**Core Equity Properties, LLC,
a California Limited Liability Company**

By: [Signature]

By: _____

Print Name: Max McDermott

Print Name: _____

Title: Managing Member

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange } ss

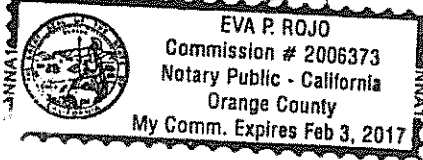
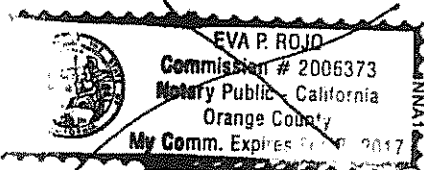
On January 4, 2017, before me, Eva P. Rojo,
notary public, personally appeared, Max McDermott

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]
Notary Signature



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

The City of Riverside, a California charter city and municipal corporation, 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 January 11, 2017

CITY OF RIVERSIDE

By: 

David Welch
Real Property Services Manager

APPROVED AS TO FORM:


BY: 
CHIEF ASSISTANT CITY ATTORNEY

Exhibit "A"
Legal Description

Parcel "A"

In the City of Riverside, County of Riverside, State of California:

Being a portion of Lot 66 of the Lands of the Southern California Colony Association, per map filed in Book 7, page 3 of Maps, records of San Bernardino County, and a portion of Lot "B" of the map of Strong Street Heights, per map filed in Book 15, page 53 of Maps, records of Riverside County, described as follows:

Beginning at a point in the southeasterly line of said Lot 66, distant North 29°00'00" East, a distance of 190.00 feet from the most southerly corner thereof;

Thence North 61°00'00" West along a line parallel with and 190.00 feet northeasterly of the centerline of Strong Street, as shown on Record of Survey filed in Book 6, page 31 of Record of Surveys, records of Riverside County, a distance of 30.00 feet;

Thence North 29°00'00" East, parallel with the said southeasterly line of Lot 66, a distance of 139.30 feet to the beginning of a tangent curve, concave westerly and having a radius of 103.00 feet;

Thence northerly along said curve, through a central angle of 15°00'00", an arc length of 26.97 feet;

Thence tangent to last said curve, North 14°00'00" West, a distance of 49.67 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 48.00 feet;

Thence northerly and northeasterly along said curve, through a central angle of 105°00'00", an arc length of 87.96 feet to the aforesaid southeasterly line of Lot 66;

Thence South 29°00'00" West, along said southeasterly line, a distance of 274.35 feet to the **Point of Beginning**.

Containing 0.21 acres, more or less.

Prepared by me or under my direction

Stefan Lanthier
Stefan C. Lanthier, PLS 7259
Expires: 12-31-2016



DESCRIPTION APPROVAL:

BY: *Curtis C. Stephens* 12/15/16
DATE

FOR: CURTIS C. STEPHENS, L.S. 7519
CITY SURVEYOR

D-17368

TR. NO. 21754 MB 178 / 50-53



MOST E'LY COR. LOT
66 MB 7/3 SBCo.

NE'LY LINE LOT 66
MB 7/3 SBCo.

NW'LY LINE
LOT "B", STRONG
STREET HEIGHTS,
MB 15/53

S.C.C.A.
MB 7 / 3 SBCo
POR. LOT 66

RS 6 / 31

RS 7 / 77

MOST S'LY COR. LOT
66 MB 7/3 SBCo.

20' 25'

MB 15 / 53

STRONG STREET HEIGHTS MB 15 / 53

POR. LOT "B"

SE'LY LINE LOT 66
MB 7/3 SBCo.

N29'00"00"E 139.30

529'00"00"W(R) 274.35

N61'00"00"W

190.00' N29'00"00"E

30.00'

20' 25'

POB

$\Delta = 105^{\circ}00'00''$
 $R = 48.00'00''$
 $L = 87.96'$

$\Delta = 15^{\circ}00'00''$
 $R = 103.00'$
 $L = 26.97'$

$N14^{\circ}00'00''E$
49.67'

CL. STRONG STREET

D-17368