

RECORDING REQUESTED BY:

Orange Coast Title

WHEN RECORDED MAIL TO:

Frontier Communities
8300 Utica Avenue #300
Rancho Cucamonga, CA 91730
Attn: General Counsel

DOC # 2016-0408151

09/20/2016 12:44 PM Fees: \$0.00

Page 1 of 11

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CAROL #914

APN: 174-042-015

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**IRREVOCABLE OFFER OF FEE DEDICATION
PURSUANT TO GOVERNMENT CODE
SECTION 7050**

RECORDING REQUESTED BY:

Orange Coast Title

WHEN RECORDED MAIL TO:

Frontier Communities
8300 Utica Avenue #300
Rancho Cucamonga, CA 91730
Attn: General Counsel

APN: 174-042-015

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**IRREVOCABLE OFFER OF FEE DEDICATION
PURSUANT TO GOVERNMENT CODE
SECTION 7050**

Recording Requested by
and when recorded return to:

CITY OF JURUPA VALLEY
Attention: City Clerk
8930 Limonite Avenue
Jurupa Valley, CA 92509

[SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY]

Assessor's Parcel No. 174-042-015

Portion
 All

Documentary Transfer Tax \$0.00

This Instrument is for the benefit of the City of Jurupa Valley and is exempt from Recording Fees (Govt. Code § 27383), Filing Fees (Govt. Code § 6103), and Documentary Transfer Tax (Rev. & Tax. Code § 11922).

**IRREVOCABLE OFFER OF FEE DEDICATION PURSUANT TO
GOVERNMENT CODE SECTION 7050**

This IRREVOCABLE OFFER OF FEE DEDICATION PURSUANT TO GOVERNMENT CODE SECTION 7050 (this "Agreement") is made as of the date set forth below by Jurupa 106, LLC, a California limited liability ("Grantor"), in favor of the CITY OF JURUPA VALLEY, a California municipal corporation ("Grantee"), with respect to the following recitals:

RECITALS

A. Grantor is the record fee owner of that certain real property located in the City of Jurupa Valley, County of Riverside, State of California, and more particularly described on Exhibit "A" and depicted on Exhibit "B" attached hereto (the "Property"). Exhibits "A" and "B" are incorporated herein by this reference.

B. The Property is located adjacent to Lot 111, which was dedicated to the City in fee for drainage purposes pursuant to Tract Map No. 32677 filed in the Office of the County Recorder of Riverside in Book 448, at Pages 78 to 86, inclusive. Tract Map No. 32677 was recorded on December 28, 2015 as Document Number 2015-0558776 of Official Records of the County of Riverside.

C. Grantor has irrevocably offered to dedicate to Grantee pursuant to Government Code section 7050 the Property in fee for access, drainage and landscape purposes, and all uses necessary or convenient thereto.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Offer. Grantor hereby makes an irrevocable offer (“Irrevocable Offer”) pursuant to Government Code section 7050 to dedicate to the City of Jurupa Valley, a California municipal corporation, the Property described on Exhibit “A” and depicted on Exhibit “B” in fee for access, drainage and landscape purposes, and all uses necessary or convenient thereto.

2. Term. The term of the Irrevocable Offer shall commence on the date that this Offer of Dedication is recorded in the Official Records of the County of Riverside, California. Pursuant to Government Code section 7050, this offer of dedication, when recorded in the Riverside County Recorder’s Office, shall be irrevocable and may be accepted at any time by the city council of the city within which such real property is located at the time of acceptance or, if located in unincorporated territory, by the board of supervisors of the county within which such real property is located. Pursuant to Government Code section 7050, the offer of dedication may be terminated and the right to accept such offer abandoned in the same manner as is prescribed for the summary vacation of streets or highways by Part 3 (commencing with Section 8300) of Division 9 of the Streets and Highways Code. Such termination and abandonment may be by the city council of the city within which such real property is located or, if located in unincorporated territory, by the board of supervisors of the county within which such real property is located.

3. Acceptance. Pursuant to Government Code section 7050, Grantee may accept the Irrevocable Offer at any time by adoption of a resolution by Grantee’s City Council accepting the dedication of the Property in fee (the “Resolution of Acceptance”). The dedication of the Property in fee shall become effective upon the adoption of the Resolution of Acceptance and shall remain in perpetuity unless and until it is terminated by Grantee by vacation thereof in accordance with applicable law. The Resolution of Acceptance will authorize Grantee to execute a Certificate of Acceptance in substantially the form attached hereto as Exhibit “C”, which is incorporated herein by this reference, accepting the Offer (the “Acceptance”), and Grantor authorizes Grantee to record the Acceptance in Official Records of the County of Riverside, California.

4. Grantor Covenants. Grantor covenants, for itself and its successors and assigns, as follows:

a. *No Encroachments*. Grantor agrees not to erect, construct, place or maintain any building, structure or other improvement on the Property at any time prior to the Expiration Date.

b. *Maintenance*. Grantor agrees to continue to maintain the Property and assume all liability therefore until such time as Grantee adopts the Resolution of Acceptance and records the Acceptance of the Property. Following the recording of the Acceptance, Grantee shall maintain the Property and assume liability therefore.

c. *No Encumbrances*. Grantor warrants that there are no deeds of trust or other monetary liens, judgments or monetary encumbrances burdening the Property as of August

24, 2016 and that it will not encumber the Property or permit the establishment of a lien thereon without the prior written consent of the Grantee.

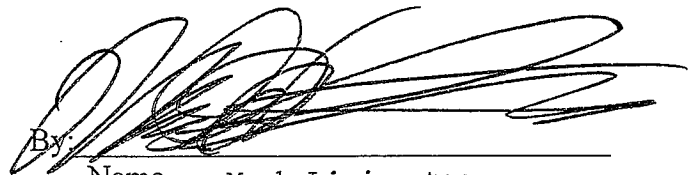
5. Run With Land. The covenants made in this Offer of Dedication shall run with the land and shall burden the Property for the benefit of Grantee. Such covenants shall inure to the benefit of, or bind, as the case may require, the respective heirs, representatives, successors and assigns of Grantee and Grantor. Grantor authorizes Grantee to record this Offer of Dedication in Official Records of the County of Riverside, California.

6. General Provisions. This Agreement is made and entered into in the State of California and shall in all respects be interpreted, enforced and governed under the laws of the State of California. This Agreement contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any valid subsequent modification of this Agreement shall be in writing, signed by the parties. In the event of any controversy, claim or dispute relating to this Agreement or breach hereof, any legal action shall be filed in the County of Riverside, California, and the prevailing party shall be entitled to recover from the non-prevailing party reasonable expenses, attorney's fees, and costs.

IN WITNESS WHEREOF, Grantor has executed this Irrevocable Offer of Fee Dedication as of the date set forth below.

GRANTOR
Jurupa 106, LLC, a California limited liability company

Date: 8/25/16

By: 
Name Mark Livingston

SECRETARY/CLD
Title

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 Riverside)

On August 25, 2016, before me, Ariel Clearman,
(insert name and title of the officer)

Notary Public, personally appeared Mark Livingston
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 *Ariel Clearman* (Seal)



CITY OF JURUPA VALLEY

Office of the City Clerk
8930 Limonite Avenue
Jurupa Valley, CA 92509

**CONSENT TO RECORDATION PURSUANT TO
GOVERNMENT CODE SECTION 7050**


(Assessor's Parcel Number 174-042-015)

This is to certify that the City of Jurupa Valley, a California municipal corporation, hereby consents to the recordation of the Irrevocable Offer of Fee Dedication of the real property described therein pursuant to Government Code Section 7050. The purpose of this Consent to Recordation is to provide record notice of said Irrevocable Offer of Dedication.

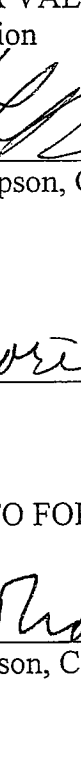
Pursuant to Government Code section 7050, said offer of dedication is irrevocable and may be accepted by the City of Jurupa Valley at any time. Any such acceptance will require formal action by the City of Jurupa Valley. The City of Jurupa Valley shall neither incur any liability nor assume any responsibility for the real property described in said Irrevocable Offer of Dedication until such time as the City of Jurupa Valley accepts said real property and responsibility for said real property by formal action.

Dated: 9/15/16

CITY OF JURUPA VALLEY, a California
municipal corporation

By: 
Gary S. Thompson, City Manager

ATTEST:

By: 
City Clerk

APPROVED AS TO FORM:


By: 
Peter M. Thorson, City Attorney

Exhibit "A"

Legal Description of Property

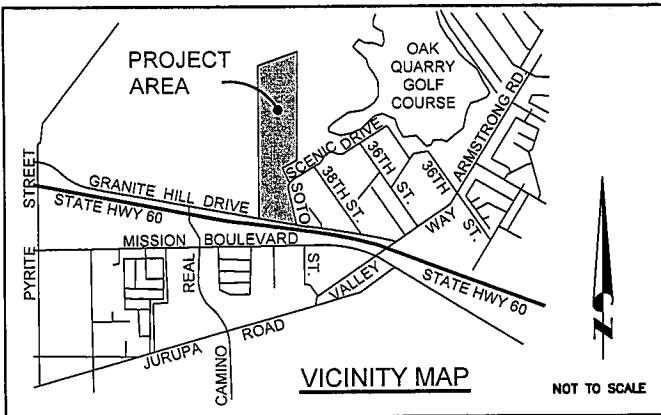
Parcel No. 1:

Lot 113 of Tract No. 32677, in the City of Jurupa Valley, County of Riverside, State of California, according to the Map thereof, filed in the Office of the County Recorder of Riverside in Book 448, at Pages 78 to 86, inclusive.


Parcel No. 2:

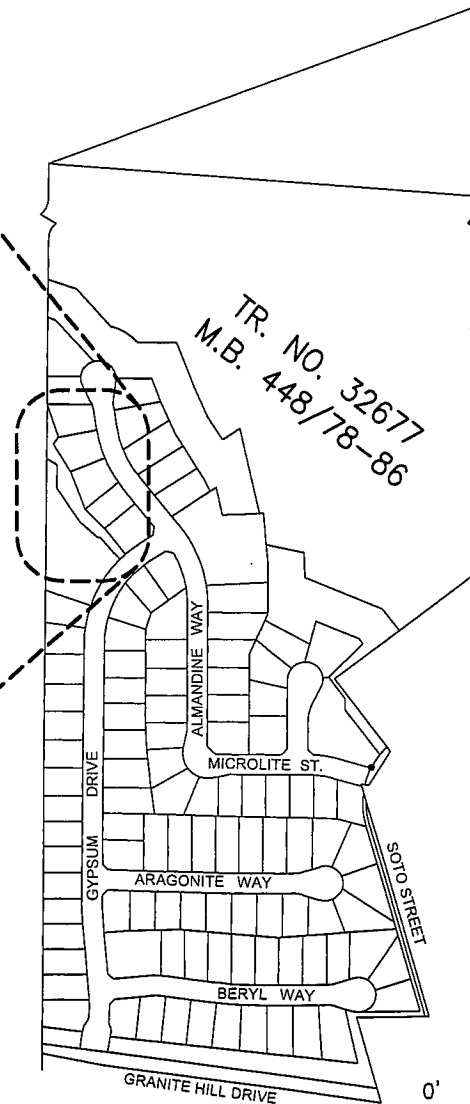
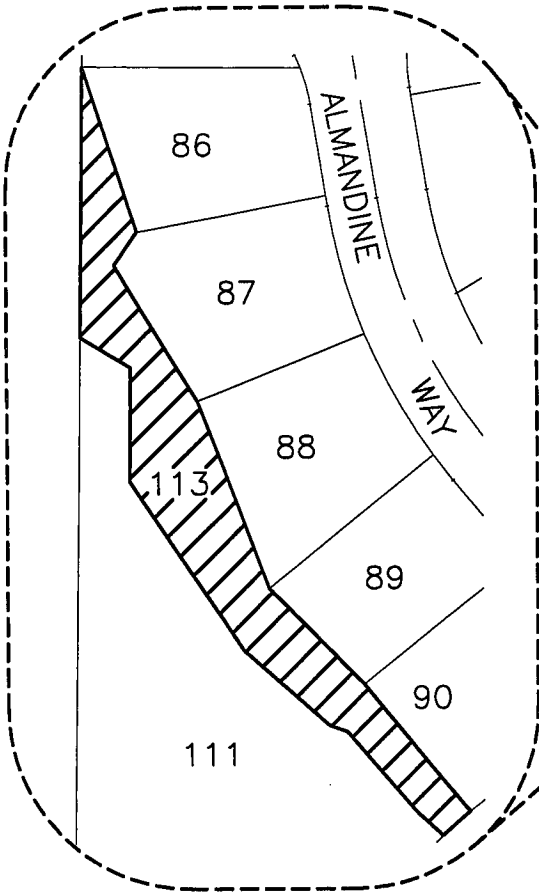
Nonexclusive easements of access, ingress and egress for use, enjoyment, maintenance, repair, replacement, drainage, encroachment, support and for other purposes, all as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Cantera Maintenance Association recorded on February 17, 2016 as Instrument No. 2016-0061705, in Official Records of Riverside County, California.

Exhibit B
 [Depiction of Property - Lot 113]



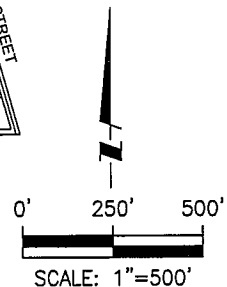
LEGEND

 INDICATES LOT 113, TRACT NO. 32677, M.B. 448/78-86, 14,135 SQ. FT. (0.32 ACRES) MORE OR LESS



THIS EXHIBIT WAS PREPARED
 UNDER MY DIRECTION:

Clifford A. Simental
 03/02/16
 CLIFFORD A. SIMENTAL DATE



TRACT No. 32677, M.B. 448/78-86	SHEET 1 OF 1	SCALE: 1" = 500'
EXHIBIT "B" LOT 113	PSOMAS 1500 Iowa Avenue, Suite 210 Riverside, Ca 92507 (951) 787-8421 www.psomas.com	DRAFTED: JRR
		CHECKED: SMS
		DATE: MARCH 02, 2016
		JOB NUMBER: 4FRO010101

R:\FR0010101\SURVEY\LEGALS\fr0_Lot_113.dwg 03/14/16 09:45 - jsmear.dws

**CERTIFICATE OF ACCEPTANCE OF DEDICATION OF PROPERTY IN FEE
PURSUANT TO GOVERNMENT CODE SECTION 7050 FOR ACCESS, DRAINAGE
AND LANDSCAPE PURPOSES, AND ALL USES NECESSARY OR
CONVENIENT THERETO
(Government Code Section 27281)**

The City of Jurupa Valley, a California municipal corporation ("City"), hereby accepts the Irrevocable Offer of Dedication in fee of the real property described in Exhibit "A" and depicted on Exhibit "B" for access, drainage and landscape purposes, and all uses necessary or convenient thereto made by Jurupa 1 06, LLC, a California Limited Liability Company in favor of the City in that certain IRREVOCABLE OFFER OF FEE DEDICATION PURSUANT TO GOVERNMENT CODE SECTION 7050 dated August 25, 2016.

The City hereby certifies that it accepts the dedication in fee of the real property described on Exhibit "A" and depicted on Exhibit "B" attached hereto ("Property") for access, drainage and landscape purposes, and all uses necessary or convenient thereto on behalf of the public for access, drainage and landscape purposes, and all uses necessary or convenient thereto pursuant to the authority granted by the City Council of the City of Jurupa Valley.

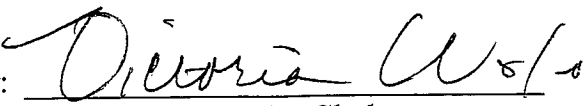
The City also accepts maintenance responsibilities for the Property. The City consents to the recordation of this Certificate of Acceptance of Dedication of Property in Fee pursuant to Government Code Section 7050 by its duly authorized officer.

CITY OF JURUPA VALLEY, a California municipal
corporation

Dated: 9/15/16

By: 
Gary S. Thompson, City Manager

ATTEST:

By: 
Victoria Wasko, City Clerk

APPROVED AS TO FORM:

By: 
Peter M. Thorson, City Attorney

Exhibit "A" to Certificate of Acceptance

[Legal Description of Property]

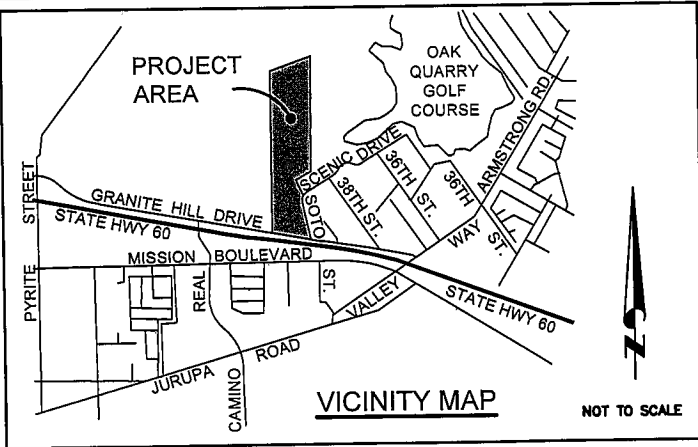
Parcel No. 1:

Lot 113 of Tract No. 32677, in the City of Jurupa Valley, County of Riverside, State of California, according to the Map thereof, filed in the Office of the County Recorder of Riverside in Book 448, at Pages 78 to 86, inclusive.

Parcel No. 2:

Nonexclusive easements of access, ingress and egress for use, enjoyment, maintenance, repair, replacement, drainage, encroachment, support and for other purposes, all as described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Cantera Maintenance Association recorded on February 17, 2016 as Instrument No. 2016-0061705, in Official Records of Riverside County, California.

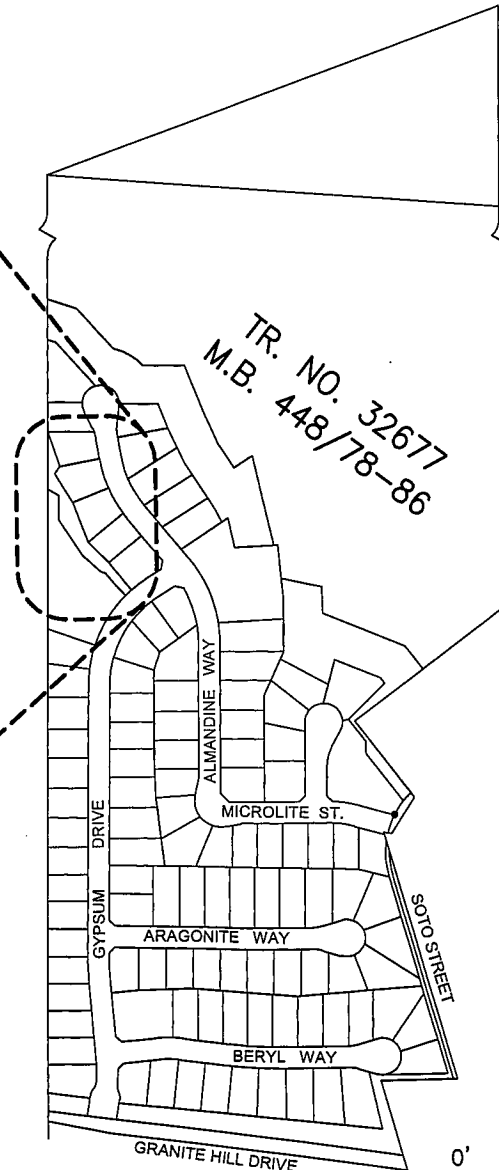
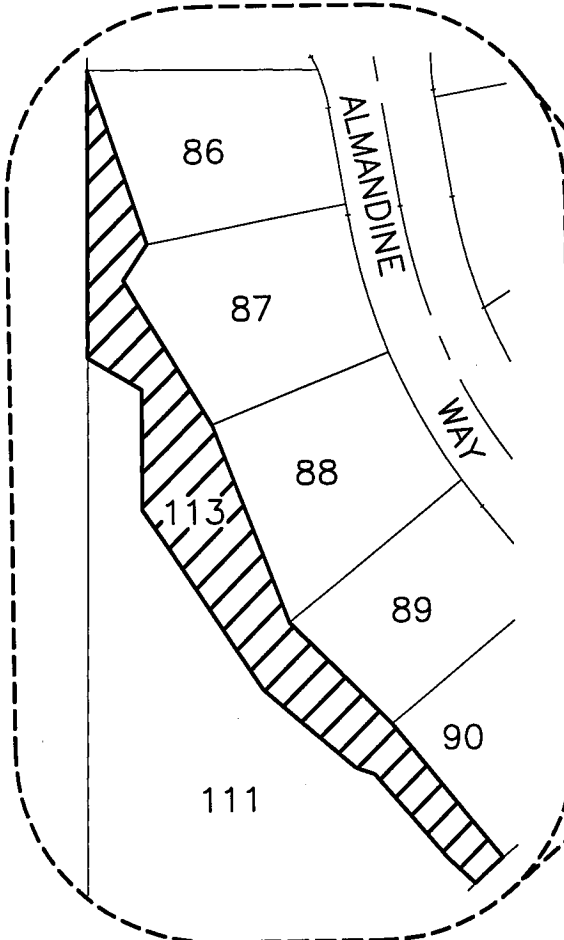
Exhibit B to Certificate of Acceptance
 [Depiction of Property - Lot 113]



LEGEND

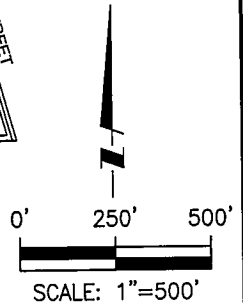


INDICATES LOT 113, TRACT NO. 32677,
 M.B. 448/78-86, 14,135 SQ. FT.
 (0.32 ACRES) MORE OR LESS



THIS EXHIBIT WAS PREPARED
 UNDER MY DIRECTION:

Clifford A. Simental
 CLIFFORD A. SIMENTAL DATE 03/02/16



TRACT No. 32677, M.B. 448/78-86	SHEET 1 OF 1	SCALE: 1" = 500'
EXHIBIT "B" LOT 113	PSOMAS 1500 Iowa Avenue, Suite 210 Riverside, Ca 92507 (951) 787-8421 www.psomas.com	DRAFTED: JRR
		CHECKED: SMS
		DATE: MARCH 02, 2016
		JOB NUMBER: 4FR0010101

R:\4FR0010101\SURVEY\LEGALS\4fr_Lot 113.dwg 03/14/16 09:45 - jamesrjos