

RESOLUTION NUMBER 6010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PERRIS ACCEPTING THE IRREVOCABLE OFFER OF DEDICATION OF A PORTION OF APN 302-060-041 LOCATED ALONG INDIAN AVENUE NORTH OF RAMONA EXPRESSWAY FOR PUBLIC PURPOSES

WHEREAS, pursuant to Government Code § 7050, **MIJO INVESTMENTS, LP**, a California limited partnership, as to an undivided interest of twenty-four and seventy-five hundredths percent (24.75%), **THE COUDURES FAMILY MANAGEMENT COMPANY**, a California corporation, as to an undivided interest of one percent (1%), **LOUISE C. MARTIN**, as Trustee of the Martin Family Trust, UDT dated November 13, 1989, as to an undivided interest of eight and five hundred ninety-four thousandths percent (8.594%), **JEANNE LOUISE SCHULTE**, a married woman as her sole and separate property, as to an undivided interest of eight and seventy-eight thousandths percent (8.078%), **DARRELL GENE SMITH** and **JANICE MARIE SMITH**, as Trustees of The Family Trust of Darrell Gene Smith and Janice Marie Smith, UDT dated July 27, 2004, as to an undivided interest of eight and seventy-eight thousandths percent (8.078%), **MICHAEL PAUL McBRIDE**, as Trustee of the Denise C. McBride Revocable Living Trust, UDT dated January 29, 1990, as to an undivided interest of sixteen and seventy-six thousandths percent (16.076%), **DENIS LEE McBRIDE** and **ANN McBRIDE**, as Trustees of The Denis L. McBride and Ann McBride Revocable Trust, UDT dated October 19, 2005, as to an undivided interest of four and three hundred twenty-three thousandths percent (4.323%), **MICHAEL PAUL McBRIDE** and **MARIAN E. McBRIDE**, as Trustees of The McBride Family Trust, UDT dated May 26, 2005, as to an undivided interest of four and three hundred fifty-one thousandths percent (4.351%), **MARIE C. JOHNSTON** and **CHARLES F. JOHNSTON**, as Trustees of the Johnston Revocable Living Trust, UDT dated January 29, 1990, as to an undivided interest of seven and four hundred eleven thousandths percent (7.411%), **CHARLES J. JOHNSTON** and **ROSE M. THOMMEN**, as Trustees of the Charles J. Johnston and Rose M. Thommen Revocable Trust, UDT dated May 14, 2002, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%), and **CHARLES J. JOHNSTON**, as Trustee of the Mikela Bernal Irrevocable Trust, UDT dated November 25, 1998, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%), made an irrevocable offer of dedication to the City of Perris (“City”), attached hereto as Exhibit “A,” of a portion of APN 302-060-041, in the City of Perris, County of Riverside, State of California as more particularly described in the legal description attached to Exhibit A, for street and highway improvement purposes (the “Offer”); and

WHEREAS, Bombay Partners V Ontario, LLC, a Delaware limited liability company, is the owner of APN 302-060-041 and subject to the terms and conditions of the Offer; and

WHEREAS, pursuant to Government Code section 7050, the City’s City Council may accept all or any portion of an irrevocable offer of dedication at any time; and

WHEREAS, the City Council desires to accept the Offer at this time for the public purposes stated therein, namely for public street and highway improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PERRIS AS FOLLOWS:

Section 1. All of the above-stated recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby accepts the Offer for public street and highway improvements.

Section 3. The City Clerk is hereby authorized and directed to cause a Certificate of Acceptance to be recorded on behalf of the City in the Office of the Riverside County Recorder, and to certify the adoption of this resolution. The Mayor, City Manager, and City Clerk are hereby authorized and directed to execute any and all other documents as may be necessary to effect the recordation of the Certificate of Acceptance and its enforcement.

ADOPTED, SIGNED and APPROVED this 12th day of July, 2022.

Michael M. Vargas, Mayor

ATTEST:

Nancy Salazar, City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) §
CITY OF PERRIS)

I, Nancy Salazar, City Clerk of the City of Perris, California, do hereby certify that the foregoing Resolution Number 6010 was duly and regularly adopted by the City Council of the City of Perris at a Special meeting thereof held on the 12th day of July, 2022 by the following vote:

AYES: CORONA, RABB, ROGERS, NAVA, VARGAS
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

Nancy Salazar, City Clerk

Exhibit “A”

Irrevocable Offer of Dedication

[on following pages]

Exhibit “B”

Certificate of Acceptance

[on following page]

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
City Clerk, City Hall
101 N. "D" Street
Perris, CA 92570

FREE RECORDING: This instrument is
for the benefit of the City of Perris
and is entitled to be recorded
without fee. (Gov. Code § 6103)

CERTIFICATE OF ACCEPTANCE

This is to certify that the City of Perris, a California municipal corporation ("City"), by and through its City Council, hereby accepts the Offer of Dedication recorded in the Official Records of the Recorder of the County of Riverside, California, on April 21, 2009 as Instrument No. 0195380 and re-recorded with the correct Assessor's Parcel Number ("APN") on December 18, 2009 as Instrument No. 0652278, executed by **MIJO INVESTMENTS, LP**, a California limited partnership, as to an undivided interest of twenty-four and seventy-five hundredths percent (24.75%), **THE COUDURES FAMILY MANAGEMENT COMPANY**, a California corporation, as to an undivided interest of one percent (1%), **LOUISE C. MARTIN**, as Trustee of the Martin Family Trust, UDT dated November 13, 1989, as to an undivided interest of eight and five hundred ninety-four thousandths percent (8.594%), **JEANNE LOUISE SCHULTE**, a married woman as her sole and separate property, as to an undivided interest of eight and seventy-eight thousandths percent (8.078%), **DARRELL GENE SMITH** and **JANICE MARIE SMITH**, as Trustees of The Family Trust of Darrell Gene Smith and Janice Marie Smith, UDT dated July 27, 2004, as to an undivided interest of eight and seventy-eight thousandths percent (8.078%), **MICHAEL PAUL McBRIDE**, as Trustee of the Denise C. McBride Revocable Living Trust, UDT dated January 29, 1990, as to an undivided interest of sixteen and seventy-six thousandths percent (16.076%), **DENIS LEE McBRIDE** and **ANN McBRIDE**, as Trustees of The Denis L. McBride and Ann McBride Revocable Trust, UDT dated October 19, 2005, as to an undivided interest of four and three hundred twenty-three thousandths percent (4.323%), **MICHAEL PAUL McBRIDE** and **MARIAN E. McBRIDE**, as Trustees of The McBride Family Trust, UDT dated May 26, 2005, as to an undivided interest of four and three hundred fifty-one thousandths percent (4.351%), **MARIE C. JOHNSTON** and **CHARLES F. JOHNSTON**, as Trustees of the Johnston Revocable Living Trust, UDT dated January 29, 1990, as to an undivided interest of seven and four hundred eleven thousandths percent (7.411%), **CHARLES J. JOHNSTON** and **ROSE M. THOMMEN**, as Trustees of the Charles J. Johnston and Rose M. Thommen Revocable Trust, UDT dated May 14, 2002, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%), and **CHARLES J. JOHNSTON**, as Trustee of the Mikela Bernal Irrevocable Trust, UDT dated November 25, 1998, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%), of a portion of APN 302-060-041, and

hereby consents to the recordation hereof by its duly authorized officer. This acceptance is made pursuant to the authority conferred by City Resolution No. _____ adopted on _____, 2022.

Dated: _____, 2022

CITY OF PERRIS, a California
municipal corporation

By: _____
City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Perris
Attn: Judy L. Haughney, City Clerk
101 North "D" Street
Perris, CA 92570

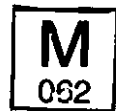
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TRA:
DTT:

Irrevocable Offer of Dedication (East of Indian)
(Mijo Investment, LP; The Coudures Family, Martin Family Trust, Etc.)
APN # 302-060-041

(To be re-recorded with the correct APN#)



Title of Document

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

City of Perris
Attn: Judy L. Haughney, City Clerk
101 North "D" Street
Perris, CA 92570

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Irrevocable Offer of Dedication (East of Indian)
(Mijo Investment, LP; The Coudures Family; Martin Family Trust, etc)
APN # 302-060-027

Q



Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

RECEIVED

2009 MAY 01 PM 12:47

WSD
CITY CLERK'S OFFICE
CITY OF PERRIS, CA

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
City Clerk, City Hall
101 N. "D" Street
Perris, CA 92570

FREE RECORDING: This instrument is
for the benefit of the City of Perris
and is entitled to be recorded
without fee. (Gov. Code 6103)

IRREVOCABLE OFFER OF DEDICATION

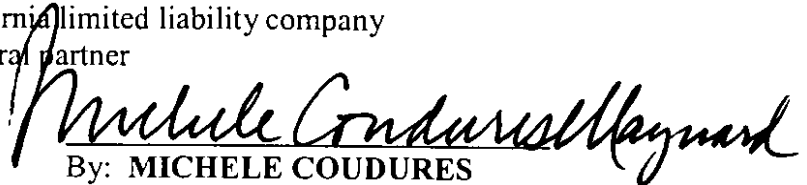
On this 30th day of January, 2009, **MIJO INVESTMENTS, LP**, a California limited partnership, as to an undivided interest of twenty-four and seventy-five hundredths percent (24.75%), **THE COUDURES FAMILY MANAGEMENT COMPANY**, a California corporation, as to an undivided interest of one percent (1%), **LOUISE C. MARTIN**, as Trustee of the Martin Family Trust, UDT dated November 13, 1989, as to an undivided interest of eight and five hundred ninety-four thousandths percent (8.594%), **JEANNE LOUISE SCHULTE**, a married woman as her sole and separate property, as to an undivided interest of eight and seventy-eight thousandths percent (8.078%), **DARRELL GENE SMITH** and **JANICE MARIE SMITH**, as Trustees of The Family Trust of Darrell Gene Smith and Janice Marie Smith, UDT dated July 27, 2004, as to an undivided interest of eight and seventy-eight thousandths percent (8.078%), **MICHAEL PAUL McBRIDE**, as Trustee of the Denise C. McBride Revocable Living Trust, UDT dated January 29, 1990, as to an undivided interest of sixteen and seventy-six thousandths percent (16.076%), **DENIS LEE McBRIDE** and **ANN McBRIDE**, as Trustees of The Denis L. McBride and Ann McBride Revocable Trust, UDT dated October 19, 2005, as to an undivided interest of four and three hundred twenty-three thousandths percent (4.323%), **MICHAEL PAUL McBRIDE** and **MARIAN E. McBRIDE**, as Trustees of The McBride Family Trust, UDT dated May 26, 2005, as to an undivided interest of four and three hundred fifty-one thousandths percent (4.351%), **MARIE C. JOHNSTON** and **CHARLES F. JOHNSTON**, as Trustees of the Johnston Revocable Living Trust, UDT dated January 29, 1990, as to an undivided interest of seven and four hundred eleven thousandths percent (7.411%), **CHARLES J. JOHNSTON** and **ROSE M. THOMMEN**, as Trustees of the Charles J. Johnston and Rose M. Thommen Revocable Trust, UDT dated May 14, 2002, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%), and **CHARLES J. JOHNSTON**, as Trustee of the Mikela Bernal Irrevocable Trust, UDT dated November 25, 1998, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%), hereby irrevocably offer for dedication to the CITY OF PERRIS, a municipal corporation, pursuant to the provisions of California Government Code Section 7050 for public street and highway purposes, together with all right to construct and maintain utilities, sewers, drains and other improvements consistent with the use as a public street and highway, that real property together with all improvements thereon, located in the City of Perris, County of Riverside, State of California as more particularly described on Exhibit A and

depicted on Exhibit B attached hereto and by this reference incorporated herein.

MIJO INVESTMENTS, LP

a California limited partnership,
as to an undivided interest of twenty-four and seventy-five
hundredths percent (24.75%)

By: **MIJO INVESTMENTS, LLC**,
a California limited liability company
its general partner



By: **MICHELE COUDURES
MAYNARD**, Trustee of The Michele C.
Maynard Revocable Trust dated November
12, 2004, Managing Member

COUDURES FAMILY MANAGEMENT COMPANY,
a California corporation, as to an undivided interest of one
percent (1%)

By: _____
Name: Darrell G. Smith
Its: Vice-President

**THE MARTIN FAMILY TRUST UDT NOVEMBER 13,
1989**, as to an undivided interest of eight and five hundred
ninety-four thousandths percent (8.594%)

By: **LOUISE C. MARTIN**, as Trustee of the Martin Family
Trust, UTD dated November 13, 1989

JEANNE LOUISE SCHULTE

By: **JEANNE LOUISE SCHULTE**, a married woman as her sole
and separate property, as to an undivided interest of eight and
seventy-eight thousandths percent (8.078%).

SIGNATURES CONTINUED NEXT PAGE

depicted on Exhibit B attached hereto and by this reference incorporated herein.

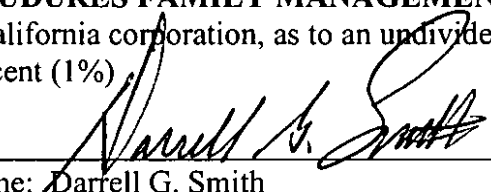
MIJO INVESTMENTS, LP

a California limited partnership,
as to an undivided interest of twenty-four and seventy-five
hundredths percent (24.75%)

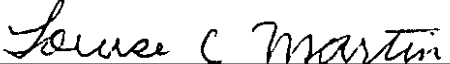
By: **MIJO INVESTMENTS, LLC,**
a California limited liability company
its general partner

By: **MICHELE COUDURES**
MAYNARD, Trustee of The Michele C.
Maynard Revocable Trust dated November
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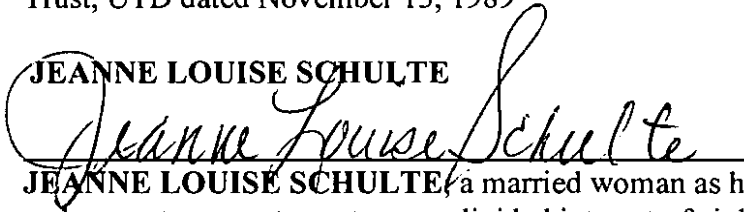
COUDURES FAMILY MANAGEMENT COMPANY,
a California corporation, as to an undivided interest of one
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By: 
Name: Darrell G. Smith
Its: Vice-President

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JEANNE LOUISE SCHULTE


JEANNE LOUISE SCHULTE, a married woman as her sole
and separate property, as to an undivided interest of eight and
seventy-eight thousandths percent (8.078%)

SIGNATURES CONTINUED NEXT PAGE

**THE FAMILY TRUST OF DARRELL GENE SMITH
AND JANICE MARIE SMITH, UDT dated July 27, 2004, as
to an undivided interest of eight and seventy-eight thousandths
percent (8.078%)**


By: DARRELL GENE SMITH, Trustee


By: JANICE MARIE SMITH, Trustee

**THE DENISE C. MCBRIDE REVOCABLE LIVING
TRUST, UDT DATED JANUARY 29, 1990, as to an
undivided interest of sixteen and seventy-six thousandths
percent (16.076%)**

By: MICHAEL PAUL MCBRIDE, as Trustee of the Denise
C. McBride Revocable Living Trust, UDT dated January 29,
1990

**THE DENIS L. MCBRIDE AND ANN MCBRIDE
REVOCABLE TRUST, UDT dated October 19, 2005,
as to an undivided interest of four and three hundred twenty-
three thousandths percent (4.323%)**

By: DENIS LEE MCBRIDE, Trustee,

By: ANN MCBRIDE, Trustee

SIGNATURES CONTINUED ON NEXT PAGE

**THE FAMILY TRUST OF DARRELL GENE SMITH
AND JANICE MARIE SMITH, UDT** dated July 27, 2004, as
to an undivided interest of eight and seventy-eight thousandths
percent (8.078%)

By: DARRELL GENE SMITH, Trustee

By: JANICE MARIE SMITH, Trustee

**THE DENISE C. MCBRIDE REVOCABLE LIVING
TRUST, UDT DATED JANUARY 29, 1990**, as to an
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By: DENIS LEE MCBRIDE, Trustee,

By: ANN MCBRIDE, Trustee

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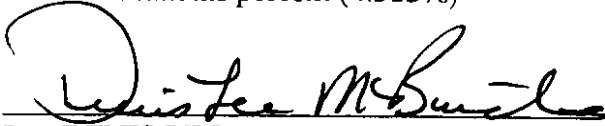
By: DARRELL GENE SMITH, Trustee

By: JANICE MARIE SMITH, Trustee

**THE DENISE C. MCBRIDE REVOCABLE LIVING
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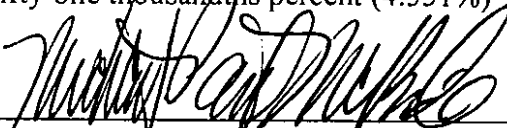
**THE DENIS L. MCBRIDE AND ANN MCBRIDE
REVOCABLE TRUST, UDT** dated October 19, 2005,
as to an undivided interest of four and three hundred twenty-
three thousandths percent (4.323%)


By: DENIS LEE MCBRIDE, Trustee,


By: ANN MCBRIDE, Trustee

SIGNATURES CONTINUED ON NEXT PAGE

THE MCBRIDE FAMILY TRUST, UDT dated May 26, 2005, as to an undivided interest of four and three hundred fifty-one thousandths percent (4.351%)


By: MICHAEL PAUL McBRIDE, Trustee


By: MARIAN E. McBRIDE, Trustee

THE JOHNSTON REVOCABLE LIVING TRUST, UDT DATED JANUARY 29, 1990, as to an undivided interest of seven and four hundred eleven thousandths percent (7.411%)

By: MARIE C. JOHNSTON, Trustee

By: CHARLES F. JOHNSTON, Trustee

THE CHARLES J. JOHNSTON AND ROSE M. THOMMEN REVOCABLE TRUST, UDT dated MAY 14, 2002, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%)

By: CHARLES J. JOHNSTON, Trustee

By: ROSE M. THOMMEN, Trustee

THE MIKELA BERNAL IRREVOCABLE TRUST, UDT DATED NOVEMBER 25, 1998, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%)

By: CHARLES J. JOHNSTON, Trustee

THE MCBRIDE FAMILY TRUST, UDT dated May 26, 2005, as to an undivided interest of four and three hundred fifty-one thousandths percent (4.351%)

By: MICHAEL PAUL McBRIDE, Trustee

By: MARIAN E. McBRIDE, Trustee

THE JOHNSTON REVOCABLE LIVING TRUST, UDT DATED JANUARY 29, 1990, as to an undivided interest of seven and four hundred eleven thousandths percent (7.411%)




By: MARIE C. JOHNSTON, Trustee



By: CHARLES E. JOHNSTON, Trustee

THE CHARLES J. JOHNSTON AND ROSE M. THOMMEN REVOCABLE TRUST, UDT dated MAY 14, 2002, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%)



By: CHARLES J. JOHNSTON, Trustee



By: ROSE M. THOMMEN, Trustee

THE MIKELA BERNAL IRREVOCABLE TRUST, UDT DATED NOVEMBER 25, 1998, as to an undivided interest of eight and six hundred seventy thousandths percent (8.670%)



By: CHARLES J. JOHNSTON, Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

FOR RIGHT-OF-WAY ACQUISITION PURPOSES

Those portions of Lots A, B, C, D, and E in Block 8 of Figadota Farms No. 17, in the City of Perris, County of Riverside, State of California as shown by Map on file in Book 17, page 32 of maps thereof, records of Riverside County, also being a portion of Lot 7 of Block 11 of the Riverside Tract as shown by Map on file in Book 14, Page 668 of Maps, San Diego County Records, also lying in Section 6, Township 4 South, Range 3 West, San Bernardino Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of Lot A, of Block 8 as shown on said Figadota Farms No. 17;

Thence South 00° 35' 05" West along the Westerly line of Lot A, a distance of 124.44 feet to the **Point of Beginning**, said point being the beginning of a non tangent curve concave Southwesterly, having a radius of 1247.00 feet and a radial bearing of North 78° 37' 32" East;

Thence Southeasterly along said curve, through a central angle of 11°22'28" an arc length of 247.55 feet to a line parallel with and distant 57.00 feet easterly of the centerline of said Barrett Avenue;

Thence South 00° 35' 05" West along said parallel line a distance of 207.00 feet;

Thence leaving said parallel line South 56° 18' 14" East a distance of 27.46 feet;

Thence South 00° 35' 05" West a distance of 20.00 feet to the Northerly Right-of-Way line of Ramona Expressway, formerly Martin Avenue, lying 69.00 feet Northerly of and parallel to the centerline of said Ramona Expressway;

Thence North 89° 24' 54" West a distance of 11.20 feet along said Right-of-Way;

Thence North 45° 28' 11" West a distance of 34.45 feet to a line parallel with and distant 44.00 feet Easterly of the centerline of said Barrett Avenue;

Thence North 00° 35' 05" East along said parallel line a distance of 121.09 feet;

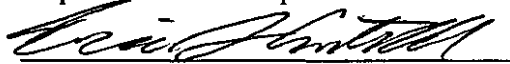
Thence North 89° 24' 55" West a distance of 14.00 feet to the Westerly line of Lot D, being parallel with and distant 30.00 feet easterly of the centerline of said Barrett Avenue;

Thence North 00° 35' 05" East along said Westerly line a distance of 342.67 feet to the **Point of Beginning**.

The above described easement contains 0.21 acres, more or less.

KCT CONSULTANTS, INC.

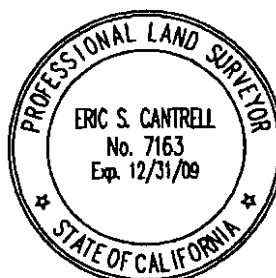
Prepared Under the Supervision of:



Eric Cantrell, PLS 7163

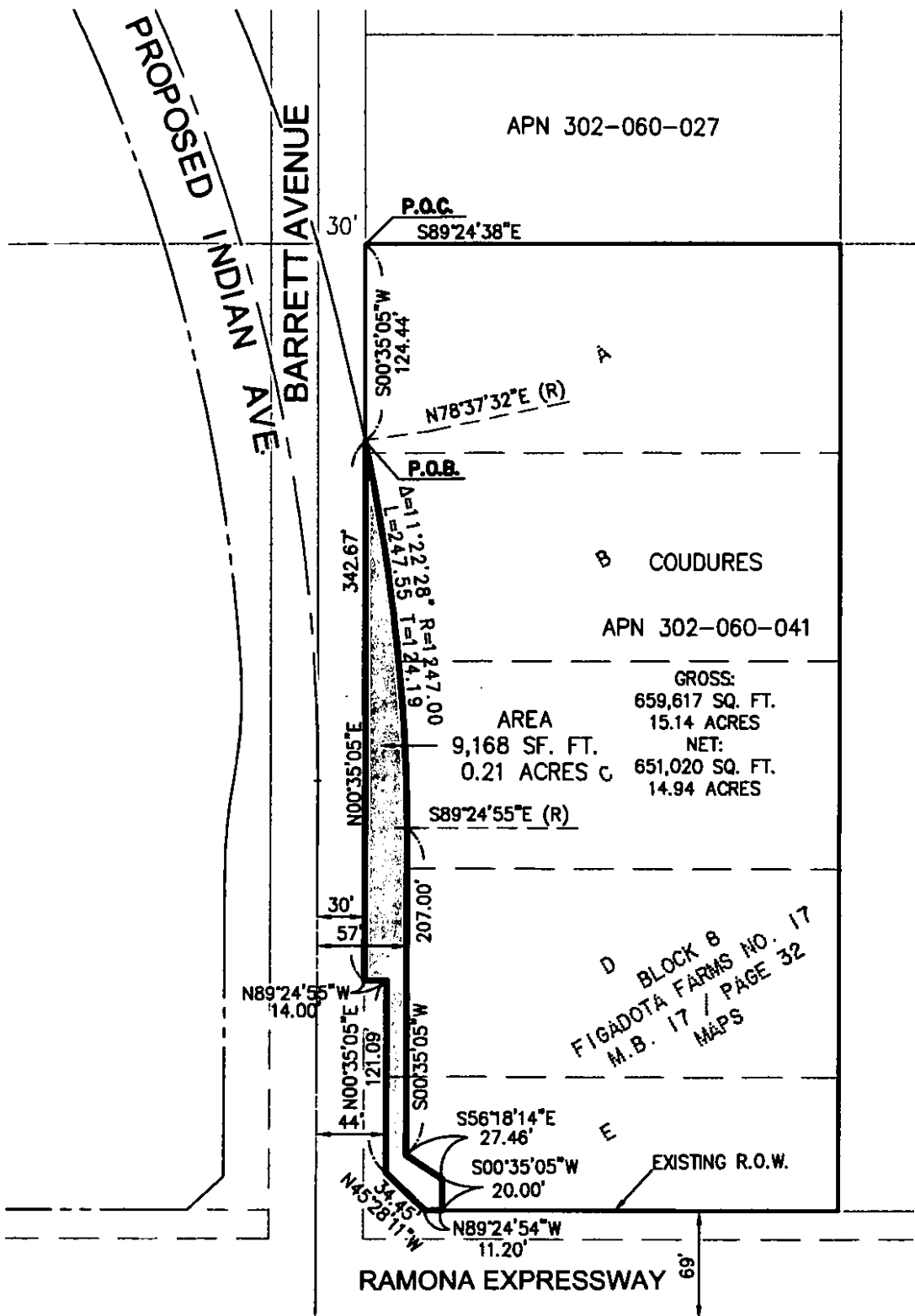
Date: 8-22-08

APN 302-060-041





SCALE 1"=100'



APN 302-060-027

P.O.C.
S89°24'38"E

S00°35'05"W 124.44'
N78°37'32"E (R)

P.O.B.

Δ=11°22'28" R=1247.00
L=247.55 T=24.19
342.67
N00°35'05"E

B COUDURES

APN 302-060-041

AREA
9,168 SF. FT.
0.21 ACRES C

GROSS:
659,617 SQ. FT.
15.14 ACRES
NET:
651,020 SQ. FT.
14.94 ACRES

S89°24'55"E (R)

N89°24'55"W 14.00'

N00°35'05"E 121.09'
S50°53'00"S

D BLOCK 8
FIGADOTA FARMS NO. 17
M.B. 17 / PAGE 32
MAPS

S56°18'14"E 27.46'
S00°35'05"W 20.00'

EXISTING R.O.W.

N45°28'11"W 34.45'
N89°24'54"W 11.20'

RAMONA EXPRESSWAY 69'



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners
 P.O. Box 5705 Riverside, CA 92517-5705
 4344 Latham St., Suite 200, Riverside, CA 92501
 Phone: 951-341-8940 Fax: 951-341-8945
 e-mail: kctinc@kctconsultants.com

RIDGE INDIAN AVENUE EXHIBIT RIGHT-OF-WAY ACQUISITION

1
OF 1 SHEETS

FOR: RIDGE
PROPERTY TRUST

W.O. F.B. FILE NO. 1386-03

ACKNOWLEDGMENT

State of California

County of Los Angeles

On 3.10.09 before me, Catherine Vital, Notary Public
(insert name and title of the officer)

personally appeared Michele Coudures Maynard
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 Catherine Vital (Seal)



ACKNOWLEDGMENT

State of California
County of Reveriside

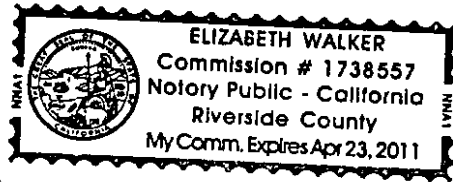
On 3-13-2009 before me, Elizabeth Walker Notary Public
(insert name and title of the officer)

personally appeared Louise C. Martin
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 Elizabeth Walker (Seal)



ACKNOWLEDGMENT

State of California
County of Riverside

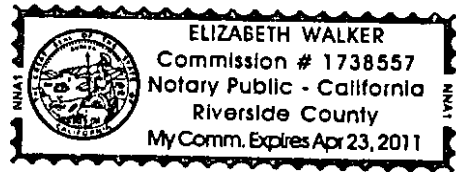
On March 13, 2009 before me, Elizabeth Walker Notary Public
(Insert name and title of the officer)

personally appeared Jeanne Louise Schulte
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 Elizabeth Walker (Seal)



ACKNOWLEDGMENT

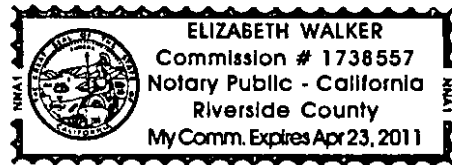
State of California
County of Riverside

On March 13, 2009 before me, Elizabeth Walker Notary Public
(insert name and title of the officer)

personally appeared Janice Marie Smith
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 Elizabeth Walker (Seal)

ACKNOWLEDGMENT

State of California
County of Riverside

On March 13, 2009 before me, Elizabeth Walker, Notary Public
(Insert name and title of the officer)

personally appeared Darrell Gene Smith
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 Elizabeth Walker (Seal)
0

ACKNOWLEDGMENT

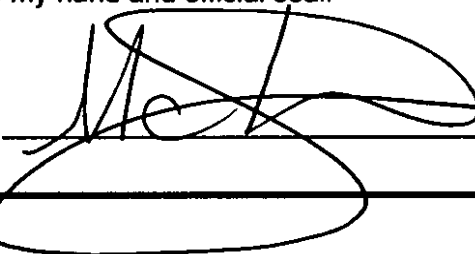
State of ~~California~~ Arizona
County of Yuma

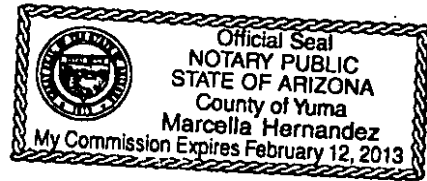
On Mar. 9, 2009 before me, Marcella Hernandez
(insert name and title of the officer)
Notary Public

personally appeared Denis Lee McBride and Ann McBride
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.

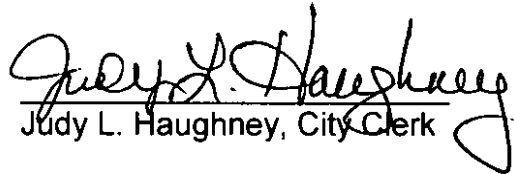
Signature  (Seal)



COUNTY OF RIVERSIDE)
)
CITY OF PERRIS)

The City of Perris, a municipal corporation, consents to the hereinabove irrevocable Offer of Dedication, provided, however, this consent does not constitute acceptance of said Offer of Dedication until such time the improvements are installed and accepted by the City. The Undersigned Officer consents on behalf of the City Council pursuant to authority conferred by Resolution Number 1200 adopted on April 9, 1984 and the grantee consents to recordation thereof by its duly authorized officer.

Dated 4/14/09


Judy L. Haughney, City Clerk



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

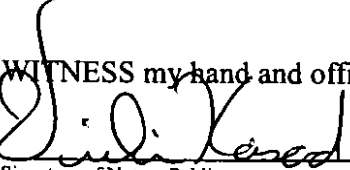
County of Riverside

On 4/14/09 before me, Vicki Kasad, Notary Public
(Here insert name and title of the office)

personally appeared Judy L. Haughney, City Clerk

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 of Notary Public



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

(Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ◆ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ◆ Indicate title or type of attached document, number of pages and date.
 - ◆ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"
LEGAL DESCRIPTION

FOR RIGHT-OF-WAY ACQUISITION PURPOSES

Those portions of Lots A, B, C, D, and E in Block 8 of Figadota Farms No. 17, in the City of Perris, County of Riverside, State of California as shown by Map on file in Book 17, page 32 of maps thereof, records of Riverside County, also being a portion of Lot 7 of Block 11 of the Riverside Tract as shown by Map on file in Book 14, Page 668 of Maps, San Diego County Records, also lying in Section 6, Township 4 South, Range 3 West, San Bernardino Base and Meridian, more particularly described as follows:

Commencing at the Northwest corner of Lot A, of Block 8 as shown on said Figadota Farms No. 17;

Thence South 00° 35' 05" West along the Westerly line of Lot A, a distance of 124.44 feet to the **Point of Beginning**, said point being the beginning of a non tangent curve concave Southwesterly, having a radius of 1247.00 feet and a radial bearing of North 78° 37' 32" East;

Thence Southeasterly along said curve, through a central angle of 11°22'28" an arc length of 247.55 feet to a line parallel with and distant 57.00 feet easterly of the centerline of said Barrett Avenue;

Thence South 00° 35' 05" West along said parallel line a distance of 207.00 feet;

Thence leaving said parallel line South 56° 18' 14" East a distance of 27.46 feet;

Thence South 00° 35' 05" West a distance of 20.00 feet to the Northerly Right-of-Way line of Ramona Expressway, formerly Martin Avenue, lying 69.00 feet Northerly of and parallel to the centerline of said Ramona Expressway;

Thence North 89° 24' 54" West a distance of 11.20 feet along said Right-of-Way;

Thence North 45° 28' 11" West a distance of 34.45 feet to a line parallel with and distant 44.00 feet Easterly of the centerline of said Barrett Avenue;

Thence North 00° 35' 05" East along said parallel line a distance of 121.09 feet;

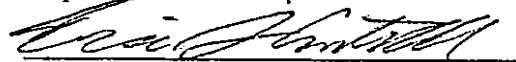
Thence North 89° 24' 55" West a distance of 14.00 feet to the Westerly line of Lot D, being parallel with and distant 30.00 feet easterly of the centerline of said Barrett Avenue;

Thence North 00° 35' 05" East along said Westerly line a distance of 342.67 feet to the **Point of Beginning**.

The above described easement contains 0.21 acres, more or less.

KCT CONSULTANTS, INC.

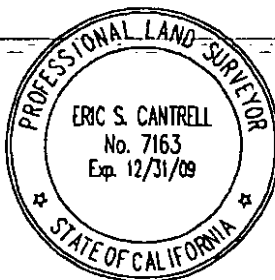
Prepared Under the Supervision of:



Eric Cantrell, PLS 7163

Date: 8-22-08

APN 302-060-041

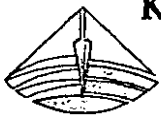
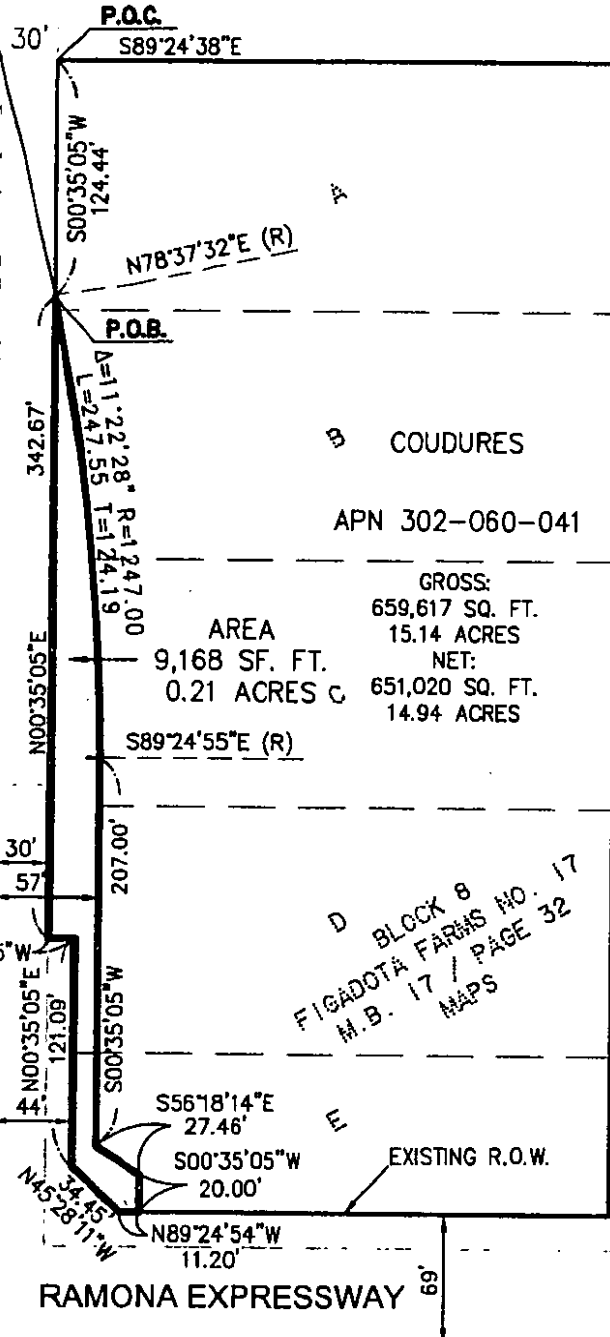




SCALE 1"=100'

APN 302-060-027

PROPOSED INDIAN AVE
BARRETT AVENUE



KCT CONSULTANTS, INC.

Civil Engineers - Surveyors - Planners

P.O. Box 5705 Riverside, CA 92517-5705
4344 Latham St, Suite 200, Riverside, CA 92501
Phone: 951-341-8940 Fax: 951-341-8945
e-mail: kctinc@kctconsultants.com

RIDGE INDIAN AVENUE EXHIBIT RIGHT-OF-WAY ACQUISITION

1
OF 1 SHEETS

FOR: RIDGE
PROPERTY TRUST

W.O. F.B. FILE NO. 1386-03

ACKNOWLEDGMENT

State of California

County of San Bernardino

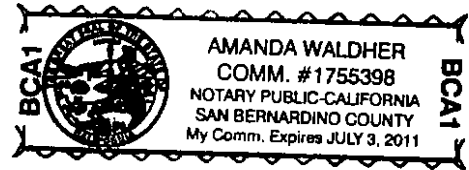
On March 14, 2009 before me, Amanda Waldher, Notary Public
(insert name and title of the officer)

personally appeared Michael Paul McBride
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 Amanda Waldher (Seal)



ACKNOWLEDGMENT

State of California

County of San Bernardino

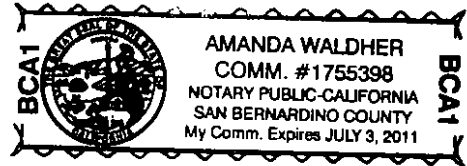
On March 14, 2009 before me, Amanda Waldher, Notary Public
(insert name and title of the officer)

personally appeared Marian E. McBride
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 Amanda Waldher (Seal)



ACKNOWLEDGMENT

State of California

County of LOS ANGELES

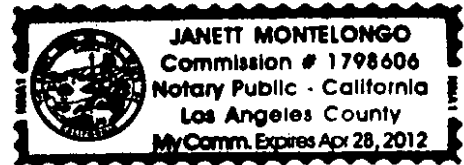
On MARCH 10, 2009 before me, Janett Montelongo, Notary Public
(insert name and title of the officer)

personally appeared Marie C. Johnston and Charles F. Johnston
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 *Janett Montelongo* (Seal)



ACKNOWLEDGMENT

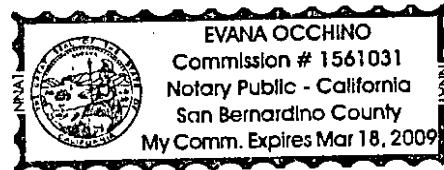
State of California
County of San Bernardino

On 3-7-09 before me, EVANA OCCHINO Notary Public
(insert name and title of the officer)

personally appeared Charles J. Johnston
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/hers/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 Evana Occhino (Seal)

ACKNOWLEDGMENT

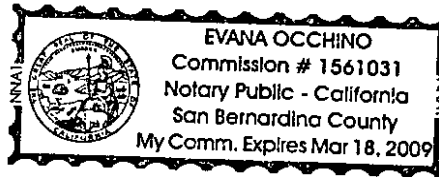
State of California
County of San Bernardino

On 3-7-09 before me, EVANA OCCHINO Notary Public
(insert name and title of the officer)

personally appeared Rose M. Thommen
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 Evana Occhino (Seal)