

RETURN TO:
CITY OF MENIFEE
29844 Haun Road
Menifee, CA. 92586

FOR RECORDER'S USE

CERTIFICATE of ACCEPTANCE
(GOVERNMENT CODE SECTION 27281)

THIS IS TO CERTIFY that the interest in real property granted by this document dated _____, from, MR-56, LLC to the CITY OF MENIFEE, is hereby accepted in fee for the purpose of vesting title in the CITY OF MENIFEE on behalf of the public for public park and recreational purposes, and WILL be included into the City Maintained Park System, subject to improvements in accordance with City standards, by the undersigned. Grantee consents to recordation thereof by its duly authorized officer.

Dated: _____ CITY OF MENIFEE

By: _____

ALBERTO PAIVA R.C.E. 53534
CITY ENGINEER, CITY OF MENIFEE

THIS INSTRUMENT IS FOR THE
BENEFIT OF THE CITY OF MENIFEE
AND ENTITLED TO BE RECORDED
WITHOUT FEE. (GOV. CODE 6103)
DTT:0

APNs: 329-090-019, 329-090-020,
329-090-021

IRREVOCABLE OFFER OF DEDICATION

MR-56, LLC, a California limited liability company ("Grantor") hereby Grant(s) to the CITY OF MENIFEE ("Grantee" or "City"), a municipal corporation, an Irrevocable Offer of Dedication, in fee, for that certain real property located in the City of Menifee, County of Riverside, State of California, generally located north of Stone Lane, and west of Man of War Lane, for public park, recreation and related purposes, including, but not limited to, parking, drainage purposes, over, upon, across, said property (the "Property") described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO AS
DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" AND MADE
A PART HEREOF

Grantor and Grantee acknowledge that pursuant to the terms of the Menifee North Specific Plan and one or more Park Development Agreements entered into between the City and one or more owners of land within the Specific Plan area, one or more other owners within the Specific Plan area shall be responsible for planning and constructing a community park on the Property (the "Park Improvements"), prior to Grantee's acceptance of this Offer. Grantor agrees to execute a construction license to allow such third party or parties to complete construction of the Park Improvements, subject to commercially reasonable insurance and indemnity provisions to protect Grantor from and against all costs and liabilities associated with completion of the Park Improvements. Grantor shall have no obligation to construct or maintain any portion of the Park Improvements. Subject to the express requirements and limitations set forth herein, Grantor further agrees to reasonably cooperate with the City and the party or parties planning and constructing the Park Improvements, and to take such further actions and execute such additional documents as may be reasonably required in connection with completion of the Park Improvements and inspection and acceptance of same by City.

Grantor represents and warrants that (i) Grantor is the sole owner of the Property and has full power and authority to make this Offer, (ii) the Property is free and clear of any and all monetary liens and encumbrances, and (iii) there are no actions, suits, or proceedings pending, or to Grantor's knowledge, threatened against or affecting the Property.

SIGNATURE OF RECORDED OWNER(S) MUST BE NOTARIZED

Owner: MR-56, LLC a California limited liability company

BY:_____

John D. Motte
Its Manager

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A: (APN: 329-090-019 AND 329-090-021)

LOTS 55 AND 58 OF ROMOLA FARMS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE, EXCEPT THE FOLLOWING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 55; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 66.98 FEET; THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT, 66.90 FEET NORTHERLY OF THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE, 66.90 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT, 656.51 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN: 329-090-020)

THAT PORTION OF LOT 55 OF ROMOLA FARMS, AS SHOWN BY MAP ON FILE IN BOOK 12, PAGE 71 OF MAPS, IN THE CITY OF MENIFEE, COUNTY OF RIVERSIDE, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY ON THE WESTERLY LINE OF SAID LOT, 66.98 FEET; THENCE EASTERLY TO A POINT ON THE EASTERLY LINE OF SAID LOT, 66.90 FEET NORTHERLY OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID LOT, 66.90 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ON THE SOUTHERLY LINE OF SAID LOT, 656.51 FEET TO THE POINT OF BEGINNING;

ALL AS SHOWN ON THE ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.



Legal Description prepared by
or under the supervision of:

A handwritten signature in black ink, appearing to read "Eric W. Metz".

Eric W. Metz, L.S. 9198

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

LOT 55
ROMOLA FARMS
MB 12, PG 71
APN 329-090-019

656.46'

LOT 55
MB 12, PG 71
APN 329-090-020

656.51'

LOT 58
ROMOLA FARMS
MB 12, PG 71
APN 329-090-021

66.98'

66.90'

T.P.O.B.
PARCEL "B"



SCALE 1" = 125'



PLAT

CITY OF MENIFEE, COUNTY OF
RIVERSIDE, CALIFORNIA

DATE: 9/18/24

DRN BY: JL

DES BY: CD

CHK BY: EM

