

When recorded mail to:

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



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: Hunter Park Assessment District  
Storm Drain Easements (Line 7A)  
A.P.N. 255-110-012 & 026

D -

15555



EASEMENT DEED

**SPRINGBROOK INVESTMENTS, L.P., a California limited partnership, as Grantor(s),**  
grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as  
Grantee, its successors and assigns, an easement for flood control and drainage purposes,  
including repair, reconstruction, inspection, operation and maintenance of **slope protection**,  
including ingress and egress thereto, over that certain real property situated in the County of  
Riverside, State of California, described in the legal description attached hereto as Exhibit "A",  
made a part thereof. Grantor(s) acknowledge(s) and agree(s) that the real property rights  
granted herein may be used and/or assigned by Grantee to Riverside County Flood Control  
and Water Conservation District at a future date.

Dated AUGUST 26, 2005

SPRINGBROOK INVESTMENTS, L.P., a California limited partnership

By: HIGHGROVE INC., a California corporation

By *Edward J. Fitzpatrick*

Edward J. Fitzpatrick  
(print name)

Title DIRECTOR OF DEVELOPMENT

By *William A. Shopoff*

WILLIAM A. SHOPOFF  
(print name)

Title VICE PRESIDENT

GENERAL ACKNOWLEDGEMENT

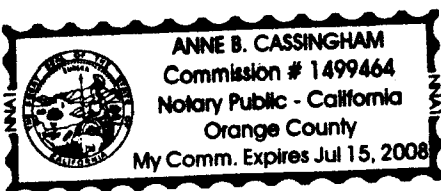
State of California

County of Orange } ss

On 8/26, before me Anne Cassingham  
(date) (name)

a Notary Public in and for said State, personally appeared  
Edward Fitzpatrick & William Shopoff  
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.



WITNESS my hand and official seal.

Anne B. Cassingham  
Signature

OPTIONAL SECTION

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:

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



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**CERTIFICATE OF ACCEPTANCE  
(Government Code Section 27281)**

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 20534 of said City Council adopted September 23, 2003, and the grantee consents to recordation thereof by its duly authorized officer.


Dated September 27, 2005

**CITY OF RIVERSIDE**

By 

SPRINGBROOK SLOPE.DOC

APPROVED AS TO FORM  
CITY ATTORNEY'S OFFICE

BY   
Deputy City Attorney



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**EXHIBIT "A"**  
**SLOPE EASEMENT**

**PARCEL 1**

That portion of the southwest quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northeast corner of Parcel 2 of Parcel Map 30485-1, as shown by map on file in Book 206 of Parcel Maps at pages 24 through 26, inclusive, Records of Riverside County, California;

Thence North 65°34'18" West along the northeasterly line of said Parcel 2, a distance of 185.00 feet;

Thence North 52°33'31" West, a distance of 247.56 feet;

Thence North 36°48'35" East, a distance of 7.99 feet;

Thence North 53°11'25" West, a distance of 142.19 feet to the **TRUE POINT OF BEGINNING**, said point being on the southerly line of Parcel "B" of Riverside County Lot Line Adjustment No. 4499 recorded August 14, 2003, as Instrument No. 2003-621680, Official Records of Riverside County, California;

Thence continuing North 53°11'25" West, a distance of 127.65 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 93.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 07°10'54", an arc distance of 11.66 feet to a point on the southeasterly right of way line of the Gage Canal per Judgment in Eminent Domain and Final Order of Condemnation by document recorded June 9, 1965, as Instrument No. 66796 of Official Records of Riverside County, California, the radial line at said point bears North 29°37'40" East;

Thence South 33°17'06" West along said easterly right of way line, a distance of 7.02 feet;

Thence South 58°37'54" East, a distance of 41.87 feet;

Thence South 52°35'02" East, a distance of 30.89 feet;

Thence South 55°04'29" East, a distance of 63.67 feet to a point on said southerly line of Parcel "B";

Thence North 89°35'30" East along said southerly line, a distance of 3.11 feet to the **TRUE POINT OF BEGINNING**.

Containing 557 square feet, more or less.



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**PARCEL 2**

That portion of the southwest quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northeast corner of Parcel 2 of Parcel Map 30485-1, as shown by map on file in Book 206 of Parcel Maps at pages 24 through 26, inclusive, Records of Riverside County, California;

Thence North 65°34'18" West along the northeasterly line of said Parcel 2, a distance of 185.00 feet;

Thence North 52°33'31" West, a distance of 247.56 feet;

Thence North 36°48'35" East, a distance of 7.99 feet;

Thence North 53°11'25" West, a distance of 142.19 feet, said point being on the southerly line of Parcel "B" of Riverside County Lot Line Adjustment No. 4499 recorded August 14, 2003, as Instrument No. 2003-621680, Official Records of Riverside County, California;

Thence North 89°35'30" East along said southerly line, a distance of 23.15 feet for the **TRUE POINT OF BEGINNING**;

Thence continuing North 89°35'30" East along said southerly line, a distance of 3.31 feet;

Thence North 53°11'25" West, a distance of 45.48 feet;

Thence North 48°36'53" West, a distance of 40.72 feet;

Thence North 53°18'38" West, a distance of 44.85 feet;

Thence North 56°31'25" West, a distance of 30.61 feet to a point on the southeasterly right of way line of the Gage Canal per Judgment in Eminent Domain and Final Order of Condemnation by Document recorded June 9, 1965, as Instrument No. 66796 of Official Record of Riverside County, California;

Thence South 33°09'29" West along said southeasterly right of way line, a distance of 4.11 feet to the beginning of a non-tangent curve, concave to the southeast, having a radius of 107.00 feet, the radial line at said point bears South 30°06'25" West;

Thence southeasterly along said curve, to the right, through a central angle of 06°42'10", an arc distance of 12.52 feet;

Thence South 53°11'25" East, a distance of 146.08 feet to the **TRUE POINT OF BEGINNING**.

Containing 602 square feet, more or less.



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**PARCEL 3**

That portion of the southwest quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northeast corner of Parcel 2 of Parcel Map 30485-1, as shown by map on file in Book 206 of Parcel Maps at pages 24 through 26, inclusive, Records of Riverside County, California;

Thence North 65°34'18" West along the northeasterly line of said Parcel 2, a distance of 185.00 feet;

Thence North 52°33'31" West, a distance of 247.56 feet;

Thence North 36°48'35" East, a distance of 7.99 feet;

Thence North 53°11'25" West, a distance of 269.84 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 93.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 14°51'59", an arc distance of 24.13 feet;

Thence North 68°03'25" West, a distance of 38.39 feet to the **TRUE POINT OF BEGINNING**, said point being on the northwesterly right of way line of the Gage Canal per Judgment in Eminent Domain and Final Order of Condemnation by Document recorded June 9, 1965, as Instrument No. 66796 of Official Records of Riverside County, California;

Thence continuing North 68°03'25" West, a distance of 16.74 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 43.00 feet;

Thence northwesterly, westerly and southwesterly along said curve, to the left, through a central angle of 95°15'25", an arc distance of 71.49 feet;

Thence South 16°41'10" West, a distance of 17.36 feet;

Thence South 73°18'50" East, a distance of 2.00 feet;

Thence North 35°52'07" East, a distance of 23.32 feet;

Thence North 48°08'08" East, a distance of 16.43 feet;

Thence North 67°28'14" East, a distance of 20.89 feet;

Thence South 53°36'53" East, a distance of 13.34 feet;

Thence South 66°00'48" East, a distance of 12.13 feet to a point on said northwesterly line of the Gage Canal;

Thence North 33°17'06" East along said northwesterly line, a distance of 16.10 feet to the **TRUE POINT OF BEGINNING**.

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Containing 1050 square feet, more or less.

**PARCEL 4**

That portion of the southwest quarter of Section 8, Township 2 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

**COMMENCING** at the northeast corner of Parcel 2 of Parcel Map 30485-1, as shown by map on file in Book 206 of Parcel Maps at pages 24 through 26, inclusive, Records of Riverside County, California;

Thence North 65°34'18" West along the northeasterly line of said Parcel 2, a distance of 185.00 feet;

Thence North 52°33'31" West, a distance of 247.56 feet;

Thence North 36°48'35" East, a distance of 7.99 feet;

Thence North 53°11'25" West, a distance of 269.84 feet to the beginning of a tangent curve, concave to the southwest, having a radius of 93.00 feet;

Thence northwesterly along said curve, to the left, through a central angle of 14°51'59", an arc distance of 24.13 feet;

Thence North 68°03'25" West, a distance of 38.39 feet to a point on the northwesterly right of way line of the Gage Canal per Judgment in Eminent Domain and Final Order of Condemnation by Document recorded June 9, 1965, as Instrument No. 66796 of Official Records of Riverside County, California;

Thence North 33°17'06" East along said northwesterly right of way line, a distance of 14.28 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 33°17'06" East along said northwesterly right of way line, a distance of 8.21 feet;

Thence North 74°02'20" West, a distance of 36.71 feet;

Thence South 83°39'35" West, a distance of 15.30 feet;

Thence South 69°30'58" West, a distance of 27.29 feet;

Thence South 55°58'04" West, a distance of 10.72 feet;

Thence South 36°31'26" West, a distance of 21.08 feet;

Thence South 21°58'51" West, a distance of 10.51 feet;

Thence South 17°41'39" West, a distance of 11.69 feet;

Thence South 09°08'15" West, a distance of 12.27 feet;

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Thence South 73°18'50" East, a distance of 2.00 feet;

Thence North 16°41'10" East, a distance of 22.54 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 57.00 feet;

Thence northerly, northeasterly, and easterly along said curve, to the right, through a central angle of 95°15'25", an arc distance of 94.77 feet;

Thence South 68°03'25" East, a distance of 19.55 feet to the **TRUE POINT OF BEGINNING**.

Containing 581 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb      8/4/05  
Matthew E. Webb, L.S. 5529      Date



Prepared by: [Signature]  
Checked by: [Signature]

DESCRIPTION APPROVAL:

BY: K. Short      08/23/2005  
DATE

FOR: MARK S. BROWN  
SURVEYOR

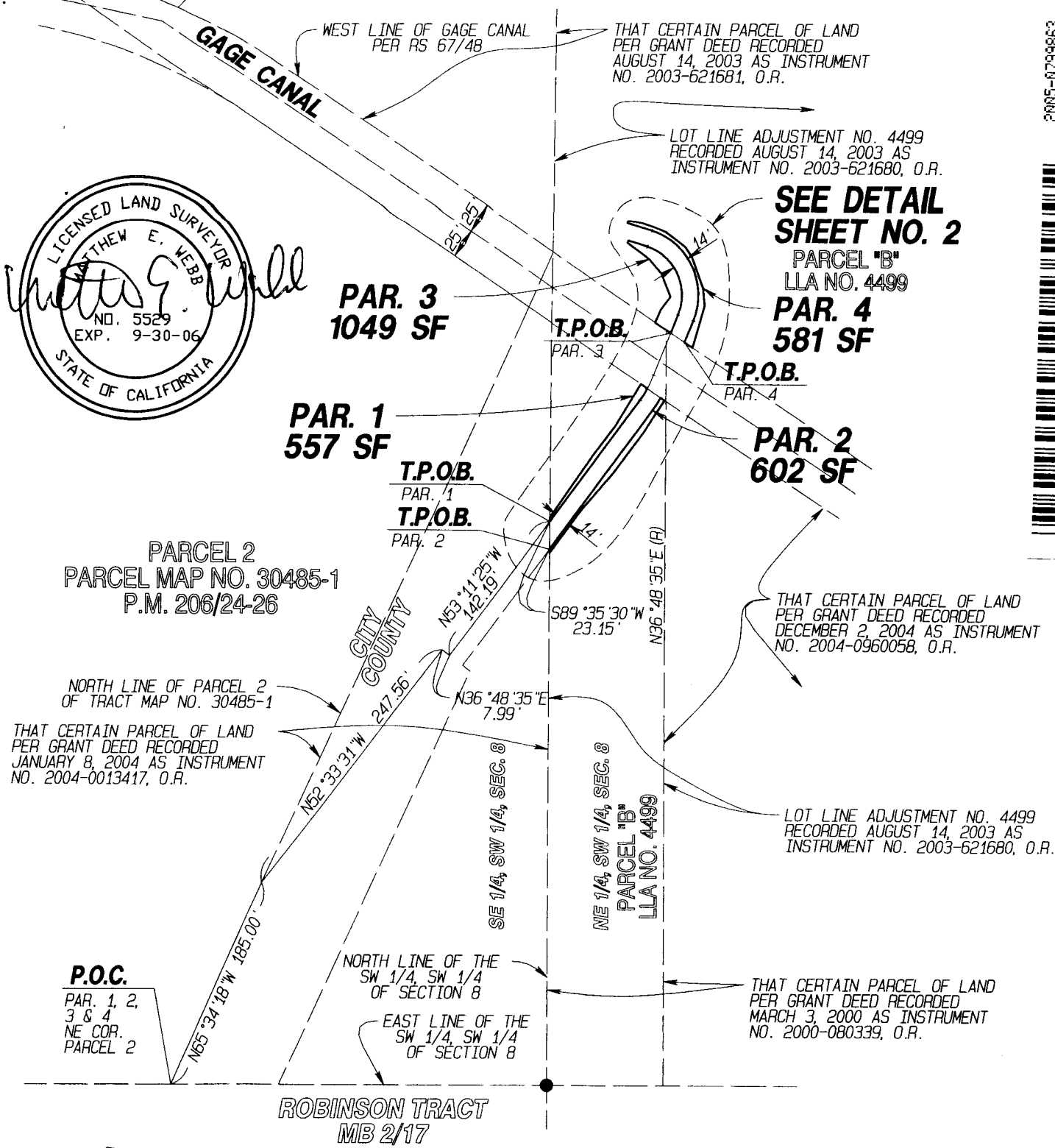


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SLOPE EASEMENT

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ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS  
3788 MCCRAY ST.  
RIVERSIDE CA, 92506  
(951) 686-1070

CITY OF RIVERSIDE

DATE PREPARED: 7/25/05 Plot Date: 8/16/2005 G:\2001\01-0294\DWG&PRO\01-0294BD.pro

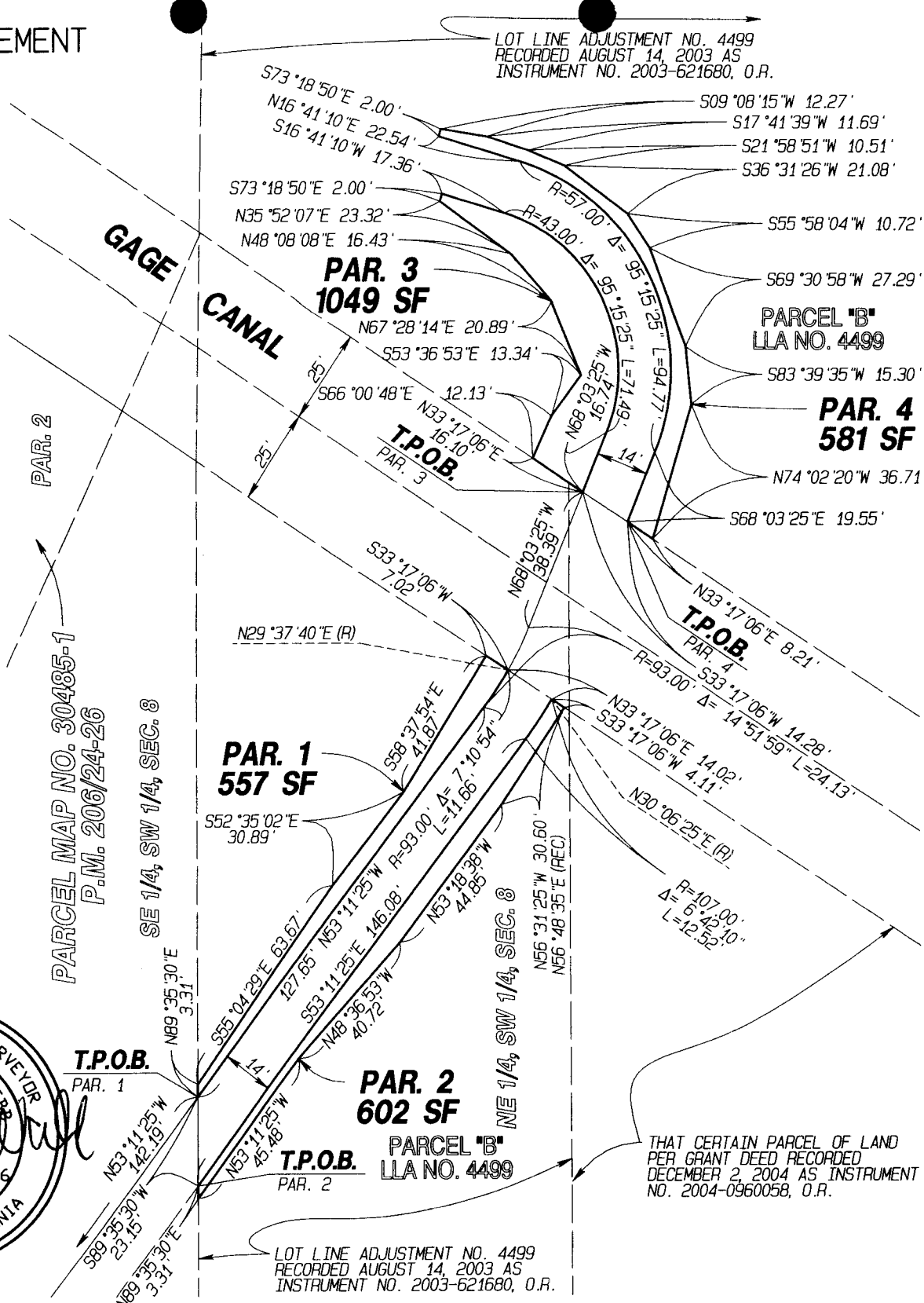
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. SHEET 1 OF 2 W.O. 01-0294

SCALE: 1" = 120' DRWN BY *Alma* DATE *8/16/05* SUBJECT: SLOPE EASEMENT  
CHKD BY *JB* DATE *8/16/05*

15555

**SLOPE EASEMENT**

LOT LINE ADJUSTMENT NO. 4499  
RECORDED AUGUST 14, 2003 AS  
INSTRUMENT NO. 2003-621680, O.R.



PARCEL MAP NO. 30485-1  
P.M. 206/24-26

SE 1/4, SW 1/4, SEC. 8

NE 1/4, SW 1/4, SEC. 8



THAT CERTAIN PARCEL OF LAND  
PER GRANT DEED RECORDED  
DECEMBER 2, 2004 AS INSTRUMENT  
NO. 2004-0960058, O.R.

LOT LINE ADJUSTMENT NO. 4499  
RECORDED AUGUST 14, 2003 AS  
INSTRUMENT NO. 2003-621680, O.R.

**SECTION 8, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.**

ALBERT A.  
**WEBB**  
ASSOCIATES  
ENGINEERING CONSULTANTS  
3788 MCCRAY ST.  
RIVERSIDE CA. 92506  
(951) 686-1070

**CITY OF RIVERSIDE**

12-C

DATE PREPARED: 7/25/05 Plot Date: 8/16/2005 G:\2001\01-0294\DWG&PRO\01-0294BD.pro

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN. SHEET 2 OF 2 W.O. 01-0294

SCALE: 1" = 40' DRAWN BY: [Signature] DATE: 8/16/05 SUBJECT: SLOPE EASEMENT  
CHKD BY: [Signature] DATE: 8/16/05

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