



When recorded mail to:

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

FREE RECORDING

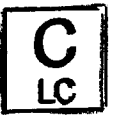
This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

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FOR RECORDER'S OFFICE USE ONLY

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

D - 15556



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 **unrestricted access** over, under, and across that certain real property located in the County of Riverside, State of California, as described in Exhibit "A" attached hereto and incorporated herein by this reference.

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 Fitzpatrick

Edward J. Fitzpatrick
(print name)

Title DIRECTOR OF DEVELOPMENT

By William A. Shopoff

William A. Shopoff
(print name)

Title Vice President

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GENERAL ACKNOWLEDGEMENT

State of California

County of Orange } ss

On 8/26/05, before me Anne Cassingham
(date) (name)

a Notary Public in and for said State, personally appeared

Edward Fitzpatrick and William Shopoff
Name(s) of Signer(s)

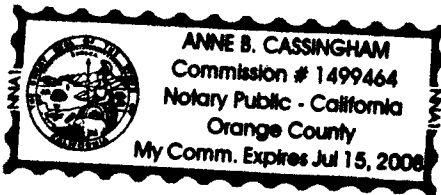
OPTIONAL SECTION

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:

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

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

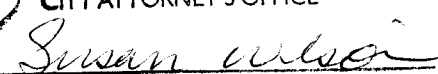
THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 20534 of said 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 ACCESS.DOC

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
BY 
Deputy City Attorney

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EXHIBIT "A"
ACCESS 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 south 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 record June 9, 1965, as Instrument No. 66796, Official Records of Riverside County, California, radial line at said point bears North 29°37'40" East;

Thence North 33°17'06" East along said southeasterly right of way line, a distance of 14.02 to the beginning of a non-tangent curve, concave to the southwest, having a radius of 107.00 feet, the radial line at said point bears North 30°06'25" East;

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 a point on the southerly line of said Parcel "B";

Thence South 89°35'30" West along said southerly line, a distance of 23.15 feet to the **TRUE POINT OF BEGINNING**.

Containing 2,085 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 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 85.52 feet to a point 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°36'01" West along said southerly line, a distance of 14.59 feet;

Thence North 16°41'10" East, a distance of 89.61 feet to the beginning of a tangent curve, concave to the southeast, having a radius of 57.00 feet;

Thence northeasterly, easterly and southeasterly 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 a point on said northwesterly right of way line of the Gage Canal;



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

Containing 2,644 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: [Signature] 08/23/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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PARCEL "A"
LLA NO. 4499

WEST LINE OF GAGE CANAL
PER RS 67/48

THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
AUGUST 14, 2003 AS INSTRUMENT
NO. 2003-621681, O.R.

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



PAR. 1
0.05 ACRES

PARCEL 2
PARCEL MAP NO. 30485-1
PMB 206/24-26

PAR. 2
0.06 ACRES

T.P.O.B. PAR. 2
PARCEL "B"
LLA NO. 4499

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.

THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
MARCH 3, 2000 AS INSTRUMENT
NO. 2000-080339, O.R.

NORTH LINE OF PARCEL 2
OF TRACT MAP NO. 30485-1
THAT CERTAIN PARCEL OF LAND
PER GRANT DEED RECORDED
JANUARY 8, 2004 AS INSTRUMENT
NO. 2004-0013417, O.R.

P.O.C.
PAR. 1 & 2
NE COR.
PARCEL 2

ROBINSON TRACT
MB 2/17

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

DATE PREPARED: _____ 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 1 W.O. 01-0294

SCALE: NTS
DRWN BY *[Signature]* DATE 8/16/05
CHKD BY *[Signature]* DATE 8/16/05

SUBJECT: ACCESS EASEMENT