

When recorded mail to:

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

DOC # 2005-0917607

11/04/2005 08:00A Fee:NC

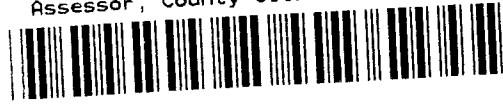
Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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 7)
A.P.N. 255-200-014

D - 15576



EASEMENT DEED

SMR VENTURES, LLC, a Delaware limited liability company, as Grantor(s), grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, a non-exclusive easement for *unrestricted access* over, under, and across that certain real property located in the City of Riverside, 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 10/8/05

SMR VENTURES, LLC, a Delaware limited liability company

By: Troxler Residential Ventures XII, LLC,
a Delaware limited liability company
Its Managing Member

By: Troxler Ventures Partners, Inc.,
a California corporation,
Its Operating Member

By: [Signature]
Bryan P. Troxler
President

GENERAL ACKNOWLEDGEMENT

OPTIONAL SECTION

State of California

County of Los Angeles } ^{ss}

On 10/10/05, before me Neil Clifford
(date) (name)

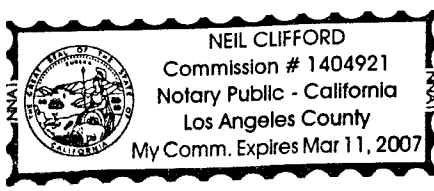
a Notary Public in and for said State, personally appeared
Bryan P. Troxler
Name(s) of Signer(s)

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.
[Signature]
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. 21027 of said City Council adopted September 6, 2005, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 10/19/05

CITY OF RIVERSIDE

By Amelia M. Valdez

SMR ACCESS 014 TROXLER.DOC

**APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE**

BY [Signature]
Deputy City Attorney



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EXHIBIT "A"
ACCESS EASEMENT

That portion of the southwest quarter of Section 9, Township 2 South, Range 4 West, San Bernardino Meridian, said portion being described as follows:

COMMENCING at the northeast corner of the Remainder Parcel 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, said corner being on the easterly line of said Section 8;

Thence North 00°08'30" West along said easterly line, a distance of 193.34 feet;

Thence North 86°58'20" East, a distance of 111.47 feet to the **TRUE POINT OF BEGINNING**, said point being on the northwesterly line of the Department of Water Resources Aqueduct Easement (100 feet in width) conveyed to the State of California by Order of Condemnation recorded January 26, 1972, as Instrument No. 10803, Official Records of Riverside County, California;

Thence North 82°20'13" East, a distance of 112.00 feet to a point on the southeasterly line of the said Department of Water Resources Aqueduct Easement;

Thence North 19°06'09" East along said southeasterly line, a distance of 15.68 feet;

Thence South 82°20'13" West, a distance of 112.00 feet to a point on said northwesterly line of the Department of Water Resources Aqueduct Easement;

Thence South 19°06'09" West along said northwesterly line, a distance of 15.68 feet to the **TRUE POINT OF BEGINNING**.

Containing 1,568 square feet, more or less.

PREPARED UNDER MY SUPERVISION

Matthew E. Webb 8/5/05
Matthew E. Webb, L.S. 5529 Date

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



DESCRIPTION APPROVAL:

BY: K. Stout 09/21/2005
DATE

FOR: MARK S. BROWN
CITY SURVEYOR



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ACCESS EASEMENT

Q PALMYRITA AVE

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

P.O.C.
NE COR. REM.
PARCEL

ROBINSON TRACT
MB 2/17

SECTION 8
SECTION 9

178
189

N00°08'30"W 193.34'

N00°08'30"W 171.37'

R=200
Δ=91°17' L=318.64

N85°58'20"E
111.47'

T.P.Q.B.

S19°06'09"W
15.68'

1568 S.F.

THOSE CERTAIN PARCELS OF LAND
PER ORDER OF CONDEMNATION
RECORDED JANUARY 26, 1972 AS
INSTRUMENT NO. 10803, O.R.

N82°20'13"E
112.00'

S82°20'13"W
112.00'

AQUEDUCT

N19°06'09"E
15.68'

THOSE CERTAIN PARCELS OF LAND
PER GRANT DEED RECORDED
JANUARY 8, 2004 AS INSTRUMENT
NO. 2004-013417, O.R.

MT VERNON AVE.

N88°51'30"W 227.83'

30' 30'

R=200
Δ=94°01' L=475.86



SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M.

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

CITY OF RIVERSIDE

DATE PREPARED: 7/25/05

Plot Date: 8/3/2005

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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 8/3/05
CHKD BY *[Signature]* DATE 8/15/05

SUBJECT: ACCESS EASEMENT

15576