

APPENDIX M

**Recorded Easements
(For Reference Only)**

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RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300
Attn: Real Property Division

EXEMPT FROM RECORDING FEES
(Government Code §§6103 & 27383)

DOC # 2019-0239295
07/01/2019 02:40 PM Fees: \$0.00
Page 1 of 7
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARY #420

(Space above Line for Recorder's Use Only)

APN(S): 488-430-071 and 072
WO#: 19648
RA#: 1143

The undersigned grantor(s) declare(s) documentary transfer tax is \$0.00. *Transfer is exempt from transfer tax pursuant to R&T Code §11922.*

EASEMENT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BEAZER HOMES HOLDINGS, LLC**, a Delaware limited liability company, who acquired title as Beazer Homes Holdings Corp, a Delaware corporation (hereinafter referred to as "Grantor"), does hereby grant to **EASTERN MUNICIPAL WATER DISTRICT**, a public agency organized and existing under and by virtue of the Municipal Water District Law of 1911, its successors and assigns (hereinafter referred to as "Grantee"), a perpetual non-exclusive easement for ingress and egress on, over, upon, above, along and across the land in the City of Moreno Valley, County of Riverside, State of California, described and depicted in Exhibits "A" and "B" attached hereto and incorporated by reference herein ("Easement Area").

Except as otherwise provided herein, Grantee has the right to prevent any activity on or use of the Easement Area that is inconsistent with the purposes of this Easement Deed or interferes with or is harmful to Grantee's rights herein. Grantor agrees not to use or allow the use of the Easement Area in such a way as to impede, harm, or interfere with the Grantee's rights as defined herein.

1 of 3
RP-002
Rev. 07/18



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Grantor shall effectuate and pay the costs for removal, repair or restoration of any materials within the Easement Area, including but not limited to, decorative/architectural features, pervious concrete, porous concrete, permeable concrete, no fines concrete, porous pavement, stamped concrete, brick, tile, stone, pavers, cobblestone, rock, slate, turf block, walls, monuments or other decorative/architectural material in addition to or in place of standard asphalt that is not in place at the time this Easement Deed is executed. Grantor shall be responsible for the repair and/or replacement of the affected materials at no cost to Grantee. Grantee will only backfill to grade with dirt or install standard asphalt within that portion of the Easement Area affected by its work.

This Easement Deed grants Grantor the right to remove existing improvements within the easement area, at Grantor's sole expense, as the Grantor determines is necessary to accommodate ingress and egress to the Grantor's facilities.

The Grantor shall be exempt from any existing Covenants, Conditions & Restrictions (CC&R's) recorded against the subject property.

This Easement Deed constitutes the entire agreement between Grantor and Grantee relating to this Easement Deed. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Easement Deed are of no force and effect. Any amendment to this Easement Deed shall be of no force and effect unless it is in writing and signed by Grantor and Grantee.

Each Party represents and warrants that they have carefully read this Easement Deed, and in signing this Easement Deed, they do so with full knowledge of any right which they may have; they have received independent legal advice from their respective legal counsel as to the matters set forth in this Easement Deed, or have knowingly chosen not to consult legal counsel as to the matters set forth in this Easement Deed; and, they have freely signed this Easement Deed without any reliance upon any agreement, promise, statement or representation by or on behalf of the other Party, or their respective agents, employees, or attorneys, except as specifically set forth in this Easement Deed, and without duress or coercion, whether economic or otherwise.

Dated: 4/13/19

**BEAZER HOMES HOLDINGS, LLC, a
Delaware limited liability company, who
acquired title as Beazer Homes Holdings
Corp, a Delaware corporation**

By: _____

James C. Wright

Authorized Signatory

West Region

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

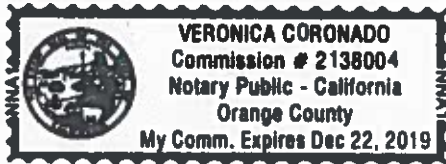
On JUNE 18TH, 2019 before me, VERONICA CORONADO, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared JAMES C. WRIGHT
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by an Easement Deed dated 6/18/2019 from **BEAZER HOMES HOLDINGS, LLC**, a Delaware limited liability company, who acquired title as Beazer Homes Holdings Corp, a Delaware corporation to **EASTERN MUNICIPAL WATER DISTRICT**, a public agency organized and existing under and by virtue of the Municipal Water District Law of 1911, is hereby accepted by the undersigned officer or agent on behalf of the Board of Directors pursuant to authority conferred by Resolution No. 80 of the Board of Directors adopted on January 14, 1953, and the Grantee consents to the recordation thereof by its duly authorized officer or agent.

Dated: 06/24/19

EASTERN MUNICIPAL WATER DISTRICT,
a public agency organized and existing
under and by virtue of the Municipal
Water District Law of 1911

By: 
Sheila Zelaya, Board Secretary

EXHIBIT "A"
EASTERN MUNICIPAL WATER DISTRICT
ACCESS EASEMENT

W.O. 19648

APN: 488-430-071 & 072

GRANTOR: BEAZER HOMES HOLDINGS, LLC

LEGAL DESCRIPTION

THOSE PORTIONS OF LETTERED LOTS UU AND Y OF TRACT NO. 36933, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 460, AT PAGES 6 THROUGH 24, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT Y;

THENCE SOUTH 00° 07' 01" WEST 83.63 FEET ALONG THE EASTERLY LINE OF SAID LOT TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 40.50 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 69° 52' 49" EAST;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 01' 56", AN ARC DISTANCE OF 33.95 FEET TO THE BEGINNING OF REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 24.50 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 05' 15" WEST;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 47' 44", AN ARC DISTANCE OF 11.89 FEET;

THENCE NORTH 89° 52' 59" WEST 56.00 FEET TO THE WESTERLY LINE OF SAID LOT UU, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 34.50 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 89° 52' 59" EAST;

THENCE NORTHERLY ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 47' 44", AN ARC DISTANCE OF 16.74 FEET TO THE BEGINNING OF REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 30.50 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 62° 19' 16" WEST;

EXHIBIT "A" : ACCESS EASEMENT

APN: 488-430-071 & 072

THENCE NORTHERLY ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 35' 29", AN ARC DISTANCE OF 29.59 FEET TO THE BEGINNING OF REVERSE CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 34.50 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 62° 05' 15" EAST;

THENCE NORTHERLY ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 27° 47' 44", AN ARC DISTANCE OF 16.74 FEET;

THENCE NORTH 00° 07' 01" EAST 55.99 FEET TO THE SOUTHERLY LINE OF LOT ZZ OF SAID TRACT NO. 36933;

THENCE SOUTH 89° 52' 59" EAST 51.00 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT ZZ, ALSO BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT Y;

THENCE NORTH 00° 07' 01" EAST 4.39 FEET ALONG SAID NORTHERLY LINE;

THENCE NORTH 55° 19' 15" EAST 12.18 FEET CONTINUING ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 7,410 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE IS MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

Robert C. Ollerton 5-21-19

ROBERT C. OLLERTON

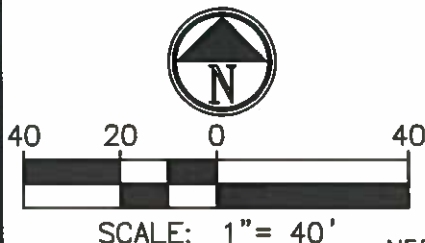
DATE

PROFESSIONAL LAND SURVEYOR NO. 7731

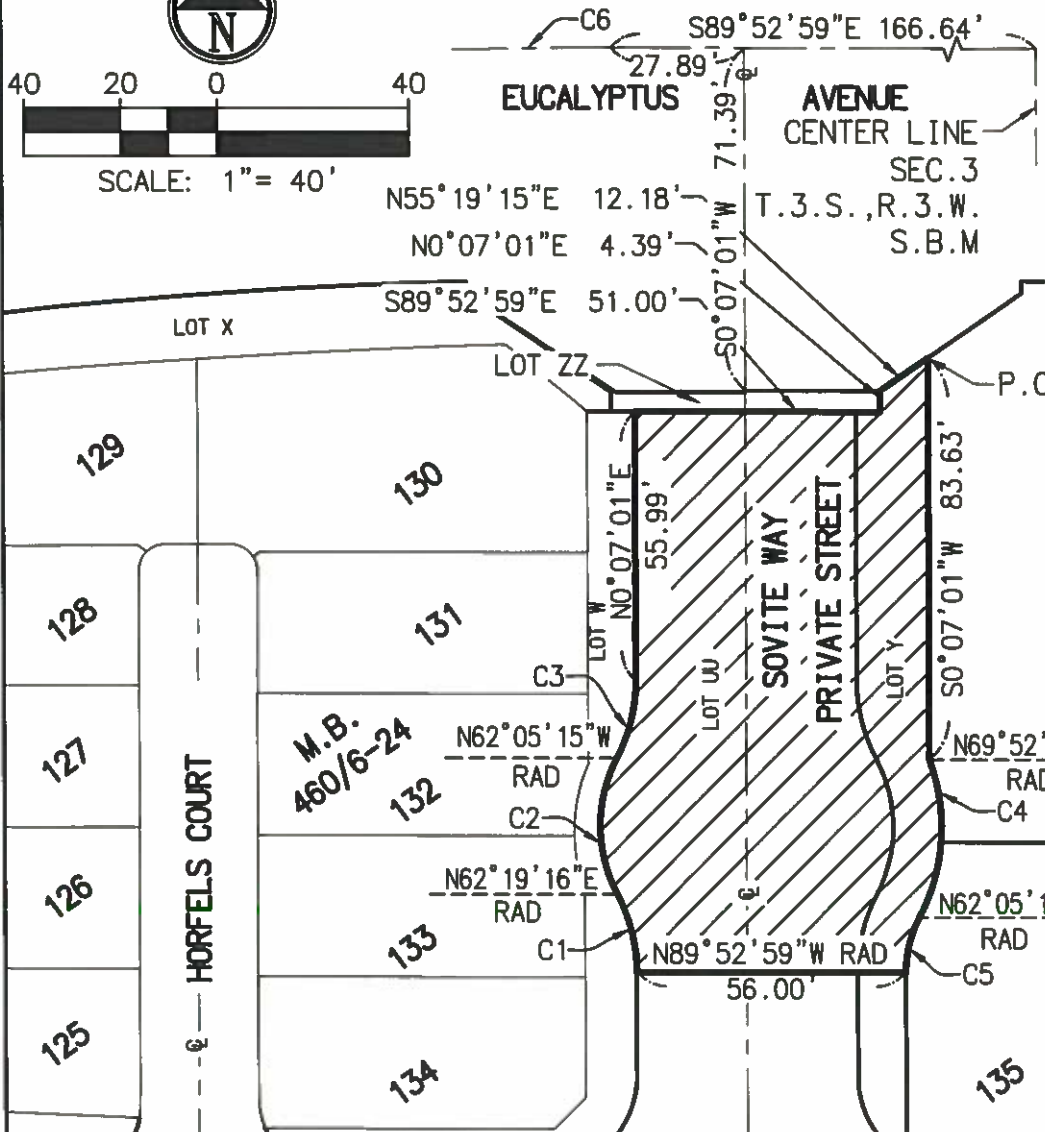
REGISTRATION EXPIRES: 12-31-19



EXHIBIT "B"



Curve Table			
Curve #	Delta	Radius	Length
C1	(27°47'44")	(34.50')	(16.74')
C2	(55°35'29")	(30.50')	(29.59')
C3	(27°47'44")	(34.50')	(16.74')
C4	(48°01'56")	(40.50')	(33.95')
C5	(27°47'44")	(24.50')	(11.89')
C6	(33°41'46")	(1200.00')	(705.73')



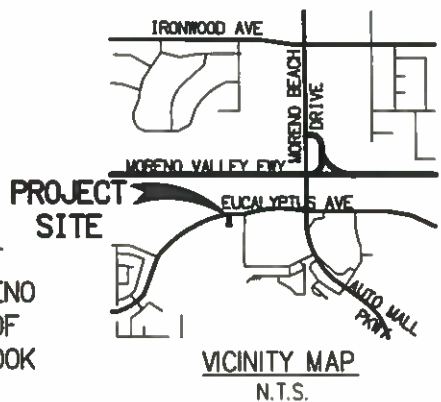
DOC# 17-0404205

PREPARED UNDER MY DIRECTION
Robert C. Ollerton
 ROBERT C OLLERTON, P.L.S. 7731
 DATE: 5-21-19

LEGEND
 () RECORD DATA PER M.B. 460/6-24
 NEW EMWD ACCESS EASEMENT (7,410 SQ FT)

BASIS OF BEARINGS
 THE BEARINGS HEREON ARE BASED ON THE CENTERLINE OF EUCALYPTUS AVENUE, AS SHOWN ON TRACT 36933, M.B. 460/6-24, BEING NORTH 89°52'59" WEST

PROPERTY DESCRIPTION
 A PORTION OF LETTERED LOTS, UU, Y, OF TRACT NO. 36933, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 460, PAGES 6-24 OF MAPS, RECORDS OF RIVERSIDE COUNTY



APN: 488-430-071 & 072 SEC. 3, T.3S. R.3W. SBM

EASTERN MUNICIPAL WATER DISTRICT RIVERSIDE COUNTY, CALIFORNIA	INST. NO.	DATE:	RA-1143 W.O. 19648
	APPROVALS		
GRANT OF EASEMENT — PROPERTY OF: BEAZER HOLDINGS, LLC	<i>RC</i>	<i>Ch</i>	DRAWN BY: C.MUNOZ
	ENGINEERING	REAL PROPERTY	DATE: 4/17/2019