

278084

Recorded at request of and return to:
Department of Building Services
Real Property Management Division
3133 Seventh Street
Riverside, CA 92507

FREE RECORDING

This instrument is for the benefit of
the County of Riverside and is entitled
to be recorded without fee.
(Govt. Code 6103)

RECEIVED FOR RECORD
Min. Past 10 o'clock

JUL 27 1990
Riverside County, California
RECORDED
Fees \$

Parcel:

Project: Tract No. 21764, Warmington Homes

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WARMINGTON HOMES, a California corporation, and GATEWAY-MEADOWVIEW ASSOCIATES, LTD., a California limited partnership (collectively "Grantor") hereby grant and convey to the City of Temecula Community Service District ("Grantee"), together with the right to further grant or transfer the same to others, perpetual drainage and flowage easements and rights-of-way for maintaining, operating, altering, repairing, and replacing equipment and landscaping over and within the boundaries of that certain real property located in the County of Riverside, State of California, more particularly described as follows (the "Easement Area"):

That certain Drainage and Flowage Easement depicted and referred to as Easement Note D of Tract 21764, as per map recorded in book 194 Pages 59 through 64 inclusive of Maps, in the Office of the County Recorder of Riverside County, California.

If Grantee, or its governmental entity, successors, or assigns, determines it is unable, incapable, or unwilling to maintain said Easement Area, maintenance shall, after notice, become the responsibility of Grantor, with all covenants and agreements of this easement extending to and becoming obligations

THIS DOCUMENT IS BEING RE-RECORDED TO INCLUDE THE CERTIFICATE OF ACCEPTANCE.

of all heirs, executors, administrators, successors, and assigns of the Grantor.

278084

Dated: July 11, 1990

WARMINGTON HOMES,
a California corporation

By: *Executive Vice President*

Its: *Executive Vice President*

GATEWAY-MEADOWVIEW ASSOCIATES, LTD.,
a California limited partnership

BY:

GATEWAY-RANCHO I,
a California limited partnership

By: Gateway Home Builders, Inc.
a California corporation

By: *George Szabo Jr.*

George Szabo Jr., President

ANDERSON-MEADOWVIEW I,
a California limited partnership

By: Anderson Communities
a California corporation

By: *David Anderson*

David Anderson, President

STATE OF CALIFORNIA

COUNTY OF Orange

SS.

On July 18, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared *Executive Vice President* personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as the *Executive Vice President* of WARMINGTON HOMES, the corporation that executed the within instrument and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

Mary Shafonsky
Notary Public



This is to certify that the interest in real property conveyed by the deed dated July 11, 1990 from WARMINGTON HOMES and GATEWAY-MEADOWVIEW ASSOCIATES, LTD. to COUNTY OF RIVERSIDE, a political corporation and/or governmental agency, is hereby accepted by order of the Board of Supervisors on the date below and the grantee consents to recordation thereof by its duly authorized officer.

Date July 24, 1990

Robert R. Arnau
ROBERT R. ARNAU

278084

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

On this 11th day of July, 19 90,
before me, the undersigned, a Notary Public in and for said State,
personally appeared George Szabo, Jr.
and _____
personally known to me (or proved to me on the basis of satisfactory
evidence) to be persons who executed the within instrument as
President and
Secretary, on behalf of Gateway Home Builders, Inc.

the corporation therein named and acknowledged to me that said
corporation executed the within instrument pursuant to its bylaws or
a resolution of its board of directors, said corporation being known
to me to be the general partner of Gateway-Rancho I

the limited partnership that executed the within instrument as one of
the general partners of Gateway-Meadowview Associates, Ltd.

the limited partnership that executed the within instrument and
acknowledged to me that such corporation executed the same as the
general partner and that such limited partnership executed the same
as such partner, and that such limited partnership executed the same.

Signature

Jeanette Stuck

Jeanette Stuck

Name (Typed or Printed)



CORPORATION AS A GENERAL PARTNER OF A LIMITED PARTNERSHIP AS A
PARTNER OF A LIMITED PARTNERSHIP (Satisfactory Evidence)

278084

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On this 11th day of July, 19 90,
before me, the undersigned, a Notary Public in and for said State,
personally appeared David Anderson
and _____

personally known to me (or proved to me on the basis of satisfactory
evidence) to be persons who executed the within instrument as
President and
Secretary, on behalf of Anderson Communities

the corporation therein named and acknowledged to me that said
corporation executed the within instrument pursuant to its bylaws or
a resolution of its board of directors, said corporation being known
to me to be the general partner of Anderson-Meadowview I

the limited partnership that executed the within instrument as one of
the general partners of Gateway-Meadowview Associates, Ltd.

the limited partnership that executed the within instrument and
acknowledged to me that such corporation executed the same as the
general partner and that such limited partnership executed the same
as such partner, and that such limited partnership executed the same.

Signature

Jeanette Stuck

Jeanette Stuck

Name (Typed or Printed)



CORPORATION AS A GENERAL PARTNER OF A LIMITED PARTNERSHIP AS A
PARTNER OF A LIMITED PARTNERSHIP (Satisfactory Evidence)

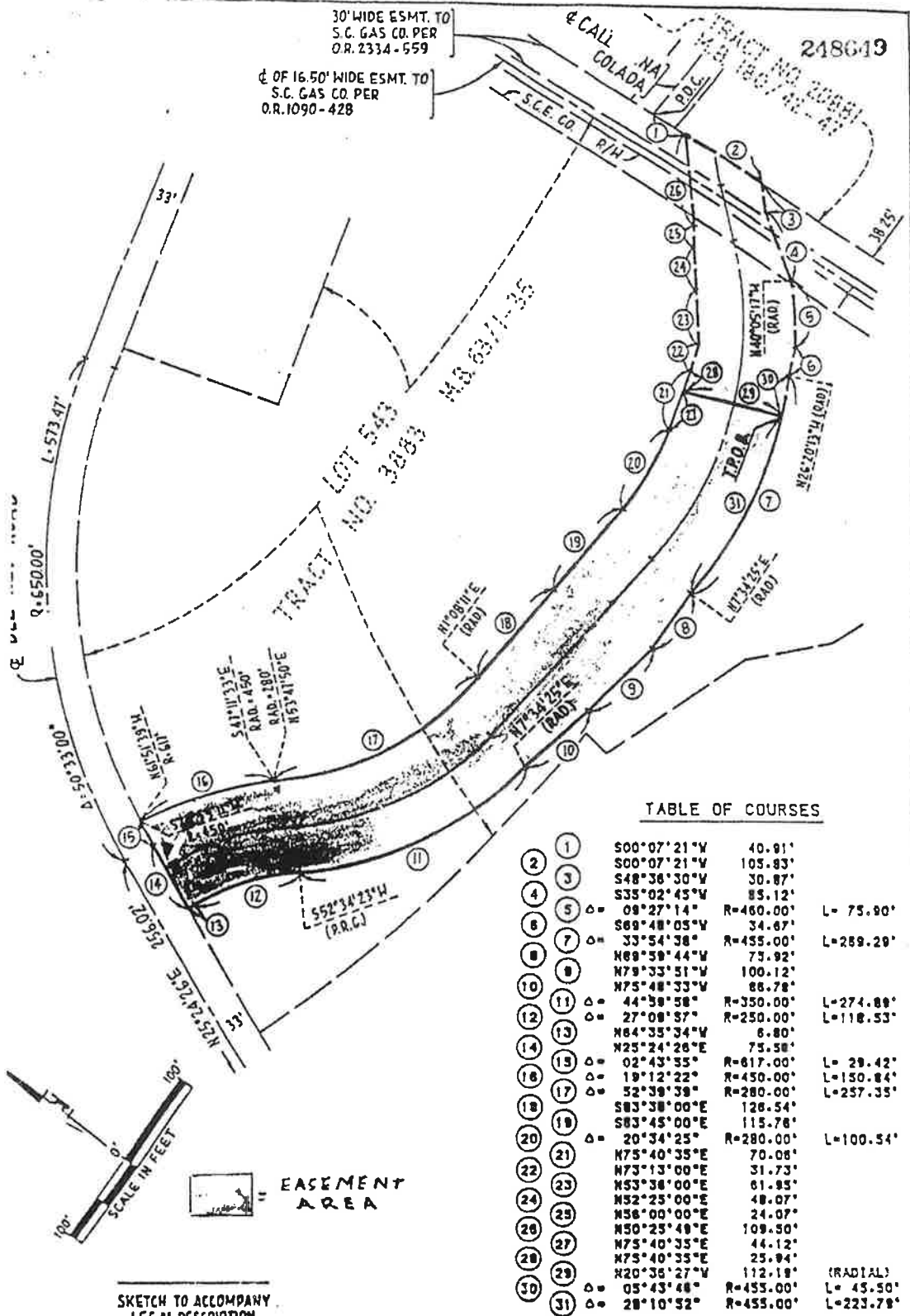
CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the City of Temecula Community Service District, a political corporation and/or governmental agency, is hereby accepted by order of the Board of Directors on the date below and the grantee consents to the recordation thereof by its duly authorized officer.

Date 9/6/90

A handwritten signature in dark ink, appearing to read "Patricia H. Birdall", is written over a horizontal line.

Patricia H. Birdall, President



CONTAINING : 2.13 ACRES, MORE OR LESS.

84

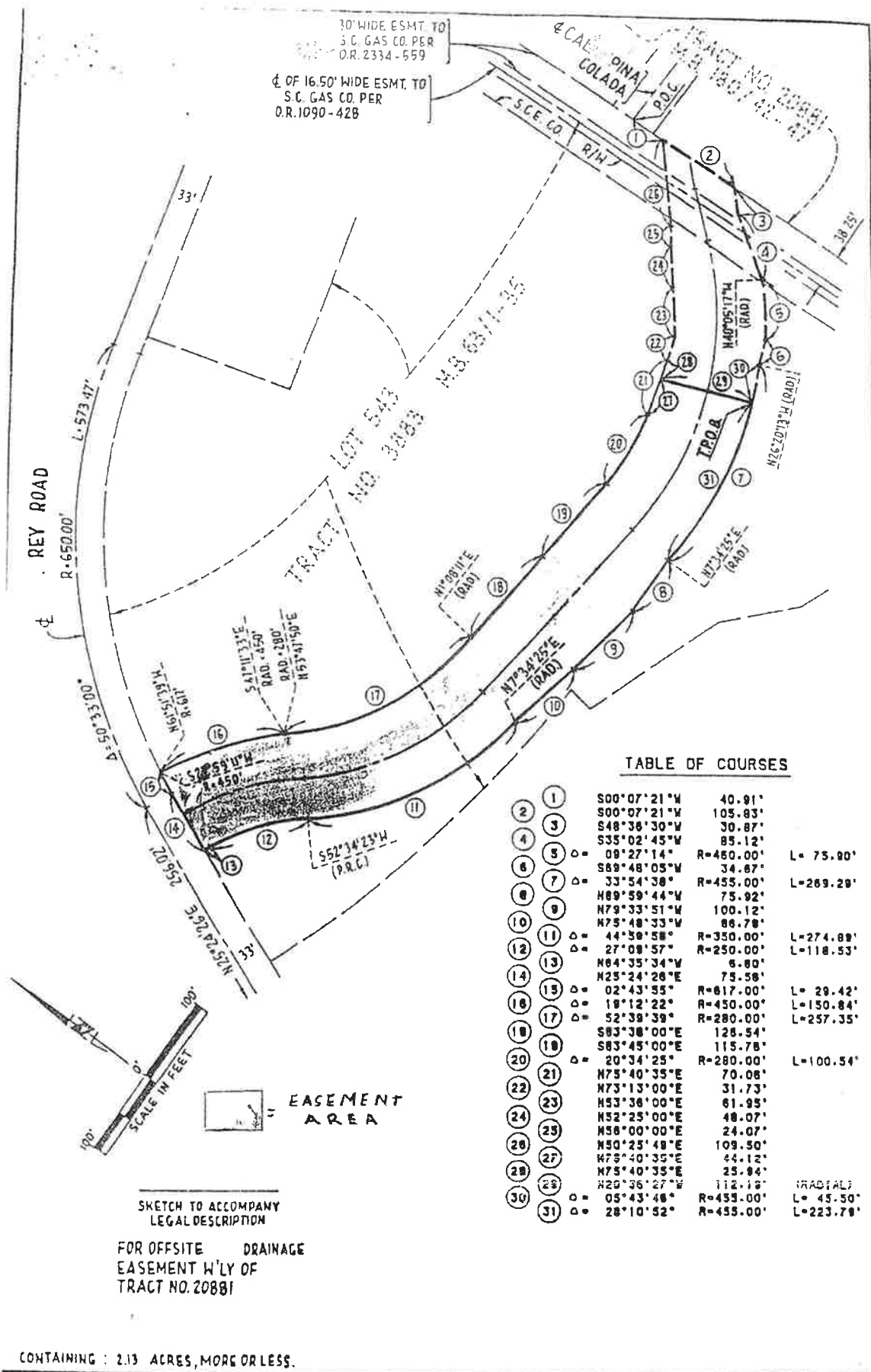


TABLE OF COURSES

1	S00°07'21"W	40.91'	
2	S00°07'21"W	105.83'	
3	S48°36'30"W	30.87'	
4	S35°02'45"W	85.12'	
5	Δ = 08°27'14"	R=450.00'	L= 75.80'
6	S89°48'05"W	34.87'	
7	Δ = 33°54'38"	R=455.00'	L=269.28'
8	N89°59'44"W	75.92'	
9	N79°33'51"W	100.12'	
10	N75°48'33"W	88.78'	
11	Δ = 44°58'58"	R=350.00'	L=274.89'
12	Δ = 27°08'57"	R=250.00'	L=118.53'
13	N84°35'34"W	6.80'	
14	N25°24'26"E	75.58'	
15	Δ = 02°43'55"	R=617.00'	L= 29.42'
16	Δ = 19°12'22"	R=450.00'	L=150.84'
17	Δ = 52°39'39"	R=280.00'	L=257.35'
18	S83°38'00"E	128.54'	
19	S83°45'00"E	115.78'	
20	Δ = 20°34'25"	R=280.00'	L=100.54'
21	N75°40'35"E	70.06'	
22	N73°13'00"E	31.73'	
23	N53°36'00"E	61.95'	
24	N52°25'00"E	48.07'	
25	N58°00'00"E	24.07'	
26	N50°25'48"E	109.50'	
27	N75°40'35"E	44.12'	
28	N75°40'35"E	25.84'	
29	N20°36'27"W	112.18'	TRADIAL?
30	Δ = 05°43'48"	R=455.00'	L= 45.50'
31	Δ = 28°10'52"	R=455.00'	L=223.78'

CONTINUATION OF LEGAL DESCRIPTION FOR EASEMENT AREA TRACT NO. 20735-9

thence along said curve westerly 40.27 feet through a central angle of 76°55'00";

thence tangent from said curve North 84°00'00" West 36.94 feet to the southwesterly line of said Lot 54;

thence continuing North 84°00'00" West 72.56 feet;

thence South 87°50'00" West 38.50 feet to the beginning of a tangent curve concave northeasterly and having a radius of 15.00 feet;

thence northwesterly along said curve 22.01 feet through a central angle of 84°05'00";

thence tangent from said curve North 8°05'00" West 54.90 feet to an angle point in the northerly line of said Lot 55;

thence North 25°34'00" West 6.00 feet;

thence South 23°00'48" West 25.14 feet to a point on a non-tangent curve concentric with and 4.00 feet westerly from a curve in the southwesterly line of said lot, said concentric curve being concave southwesterly and having a radius of 326.00 feet, a radial line of said curve from said point bears South 71°35'35" West;

thence along said curve southerly 52.41 feet through a central angle of 9°12'39";

thence non-tangent from said curve South 50°18'12" East 24.98 feet to a point on a non-tangent curve concentric with and 5.00 feet southerly from a curve in the southerly line of said Lot 55, said concentric curve being concave southerly and having a radius of 328.00 feet, a radial line of said curve from said point bears South 1°24'38" East;

thence along said curve easterly 92.32 feet through a central angle of 16°07'38";

thence tangent from said curve South 75°17'00" East 81.44 feet;

thence North 61°29'55" East 39.72 feet to a point on a curve concentric with and 6.00 feet southeasterly from a curve in the southeasterly line of said Lot 54, said concentric curve being concave southeasterly and having a radius of 888.00 feet, a radial line of said curve from said point bears South 71°43'10" East;

thence along said curve northeasterly 192.93 feet through a central angle of 12°26'55" to a line bearing South 59°16'16" East from the POINT OF BEGINNING;

thence North 59°16'16" West 6.00 feet to the POINT OF BEGINNING.

CONTAINING: 0.31 Acres, more or less.

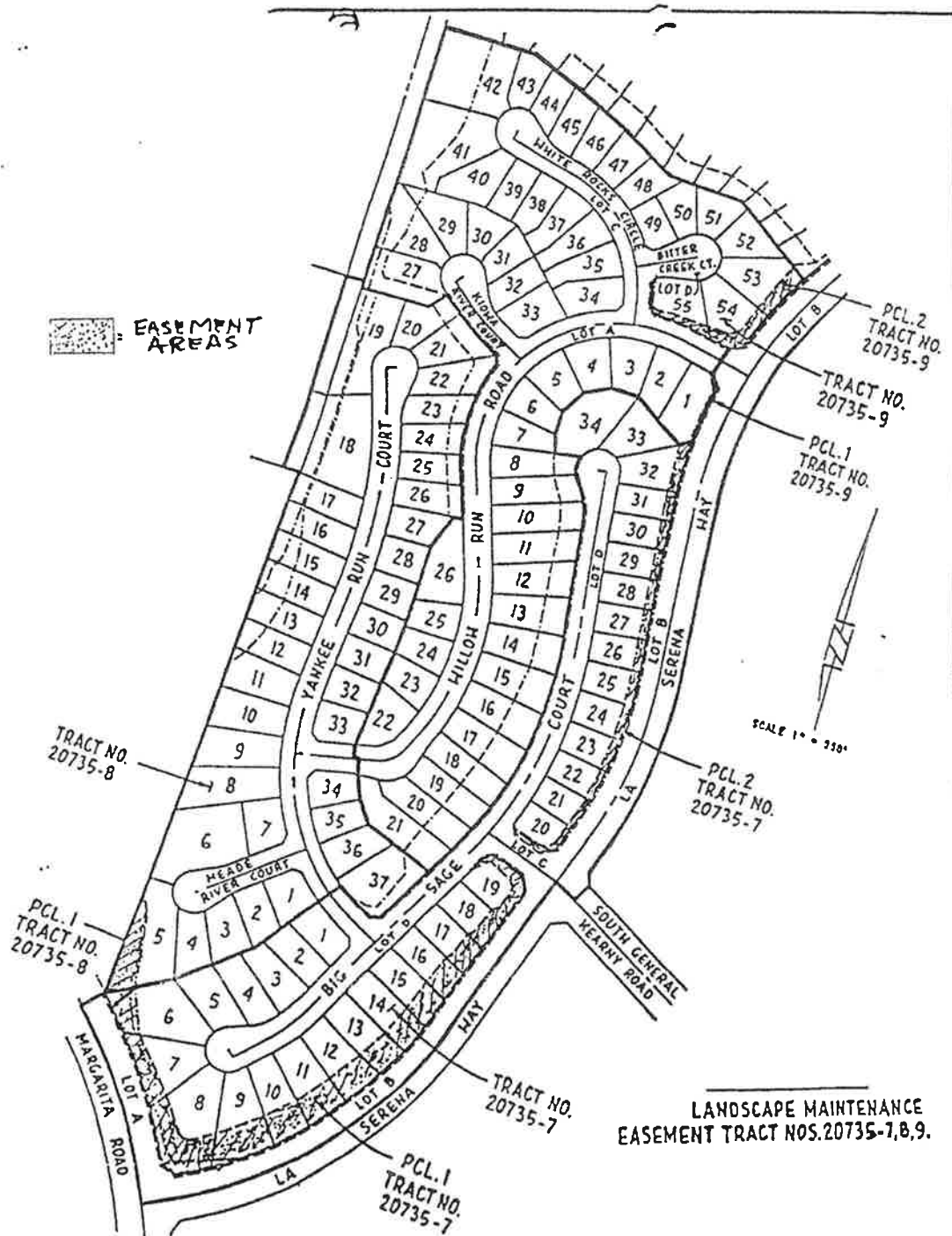
LEGAL DESCRIPTION
OFFSITE DRAINAGE EASEMENT
WESTERLY OF TRACT NO. 20881

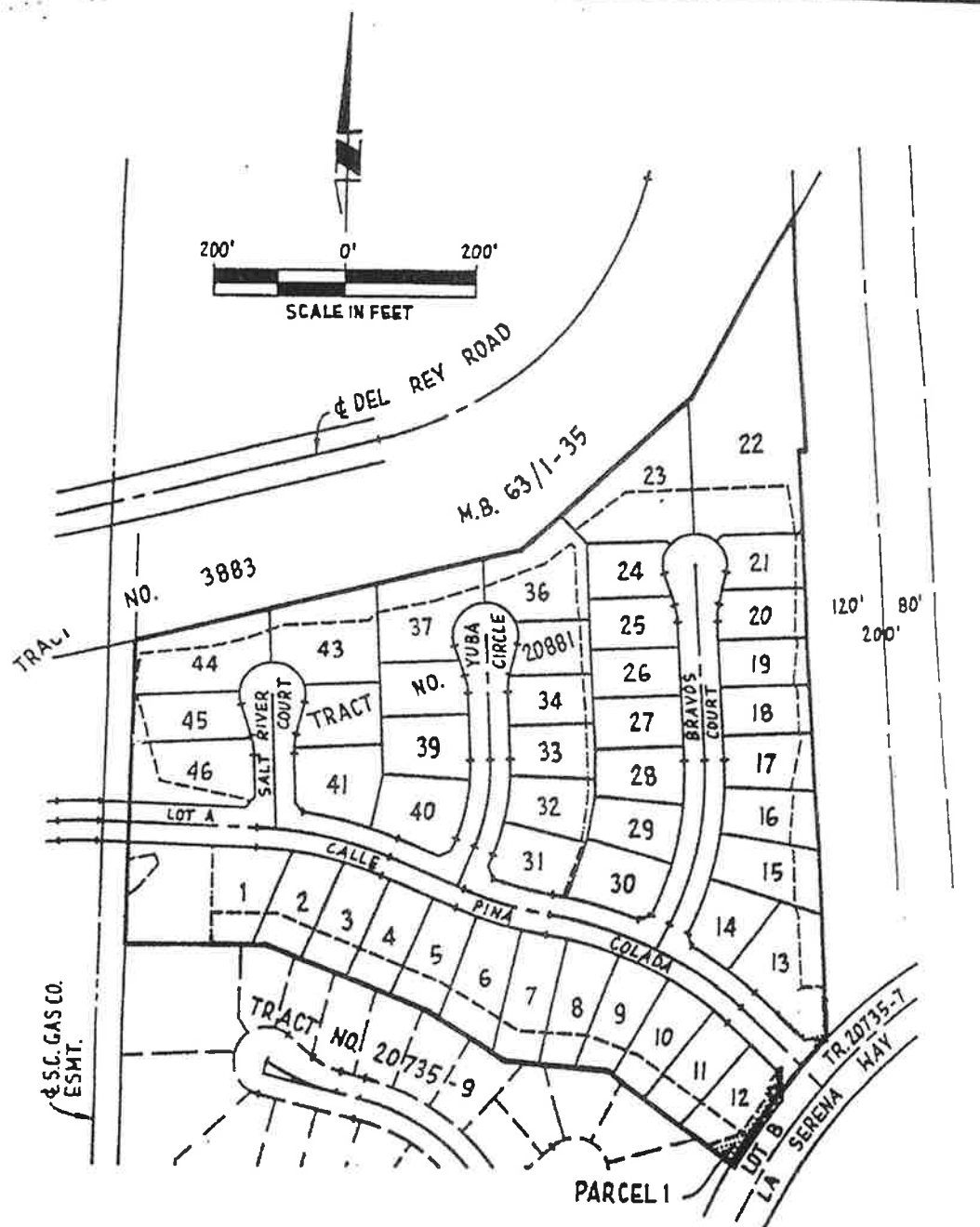
That certain parcel of land situated in the unincorporated territory of the County of Riverside, State of California, being that portion of Lot 543 of Tract No. 3883 as shown on a map thereof filed in Book 63, Pages 1 through 35 of Maps in the Office of the County Recorder of said Riverside County, described as follows:

COMMENCING at the intersection of the westerly line of Tract No. 20881 with the centerline of Calle Pina Colada (Lot "A") as shown on a map of said tract filed in Book 180, Pages 42 through 47 of Maps in said Office of the Riverside County Recorder; thence along said westerly line South 0°07'21" West 146.74 feet; thence South 48°36'30" West 30.87 feet; thence South 35°02'45" West 85.12 feet to a point on a non-tangent curve concave northerly and having a radius of 450.00 feet, a radial line of said curve from said point bears North 40°05'17" West; thence along said curve westerly 75.90 feet through a central angle of 9°27'14"; thence non-tangent from said curve South 69°48'05" West 34.67 feet to a point on a non-tangent curve concave northerly and having a radius of 455.00 feet, a radial line of said curve from said point bears North 26°20'13" West; thence along said curve westerly 45.50 feet through a central angle of 5°43'46" to the TRUE POINT OF BEGINNING; thence continuing along said curve westerly 223.79 feet through a central angle of 28°10'52"; thence non-tangent from said curve North 89°59'44" West 75.92 feet; thence North 79°33'51" West 100.12 feet; thence North 75°48'33" West 86.78 feet to a point on a non-tangent curve concave northeasterly and having a radius of 350.00 feet, a radial line of said curve from said point bears North 7°34'25" East; thence along said curve northwesterly 274.89 feet through a central angle of 44°59'58" to a point of reverse curvature with a curve concave southwesterly and having a radius of 250.00 feet, a radial line of said curve from said point bears South 52°34'23" West; thence along said curve northwesterly 118.53 feet through a central angle of 27°09'57"; thence tangent from said curve North 64°35'34" West 6.80 feet to the southeasterly line of Del Rey Road (66.00 feet wide) as shown on said map of Tract No. 3883; thence along said southeasterly line North 25°24'26" East 75.58 feet to the beginning of a tangent curve in said southeasterly line concave southeasterly and having a radius of 617.00 feet; thence along said curve and southeasterly line northeasterly 29.42 feet through a central angle of 2°43'55" to a point on a non-tangent curve concave southwesterly and having a radius of 450.00 feet, a radial line of said curve from said point bears South 27°59'11" West; thence along said curve southeasterly 150.84 feet through a central angle of 19°12'22" to a point on a non-tangent curve concave northeasterly and having a radius of 280.00 feet, a radial line of said curve from said point bears North 53°47'50" East; thence along said curve southeasterly 257.35 feet through a central angle of 52°39'39"; thence non-tangent from said curve South 83°38'00" East 126.54 feet; thence South 83°45'00" East 115.76 feet to the beginning of a tangent curve concave northerly and having a radius of 280.00 feet; thence along said curve easterly 100.54 feet through a central angle of 20°34'25"; thence tangent from said curve North 75°40'35" East 44.12 feet to a point bearing North 20°36'27" West 112.19 feet from the TRUE POINT OF BEGINNING; thence South 20°36'27" East 112.19 feet to the TRUE POINT OF BEGINNING.

CONTAINING: 2.13 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.





NDScape MAINTENANCE EASEMENT.
TRACT NO. 20881

 EASEMENT AREA

EXHIBIT "A-2"
Page 1 of 1