

Recording requested by and when recorded, mail to:  
Parks & Landscape Services Division  
City of Moreno Valley  
P.O. Box 88005  
Moreno Valley, CA 92552-0805

Exempt from Recording Fee per  
Govt. Code Sec. 6103  
City of Moreno Valley  
PEN20-0063  
APN: 312020025

*(Space above this line for Recorder's use)*  
**DOCUMENTARY TRANSFER TAX IS NONE.**  
*Public Agency exempt.  
Revenue and Taxation Code Section 11922*

***EASEMENT DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,


**Beazer Homes Holdings, LLC, a Delaware limited liability company**

GRANTOR(S) hereby grant(s) and convey(s) to the **Moreno Valley Community Services District** for themselves, successors or assigns a perpetual easement and right-of-way, subject to the completion of improvements, for municipal utility purposes, including ingress and egress, to allow for the operation, maintenance, and repair of municipal facilities within the real property in the City of Moreno Valley, County of Riverside, State of California, described as follows:

All as described in the attached legal description and illustrated on the plat attached hereto and marked **Exhibit "A" and "B"**.

IN WITNESS WHEREOF, this instrument has been executed this 8<sup>th</sup> day of December, 2025.

BEAZER HOMES HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

By:   
Name: Thuc Miyashiro  
Title: VP Divisional Land Development  
– Southern California

## ACKNOWLEDGMENT

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 December 8, 2025 before me, Diana Adele Jivan, a Notary Public,  
(here insert name and title of the officer)

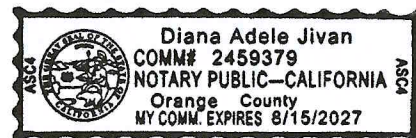
personally appeared Thuc Miyashiro

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 



(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**DEDICATED TO THE CITY OF MORENO VALLEY FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, TO ALLOW FOR THE OPERATION, MAINTENANCE, AND REPAIR OF CITY FACILITIES**

IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;

THAT PORTION OF LOT "S" OF TRACT NO. 37909, MAP FILED IN BOOK 488, AT PAGES 68 THROUGH 75, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS:

BEING A 10.00 FOOT-WIDE STRIP OF LAND, LAYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID LOT "S";

**THENCE** SOUTH 35°09'32" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT "S", A DISTANCE OF 84.67 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** SOUTH 88°47'15" EAST, A DISTANCE OF 6.98 FEET TO THE EASTERLY LINE OF SAID LOT "S", SAID POINT BEING THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO ORIGINATE IN SAID SOUTHWESTERLY LINE AND SAID EASTERLY LINE.

CONTAINING 71 SQUARE FEET, MORE OR LESS.

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

PREPARED BY ME OR UNDER MY SUPERVISION:

  
MICHAEL R. BREDECKE, PLS 9299

11/21/2025



**EXHIBIT "B"**  
**DEDICATED TO THE CITY OF MORENO VALLEY FOR MUNICIPAL UTILITY PURPOSES, INCLUDING INGRESS AND EGRESS, TO ALLOW FOR THE OPERATION, MAINTENANCE, AND REPAIR OF CITY FACILITIES**



SCALE: 1" = 30'

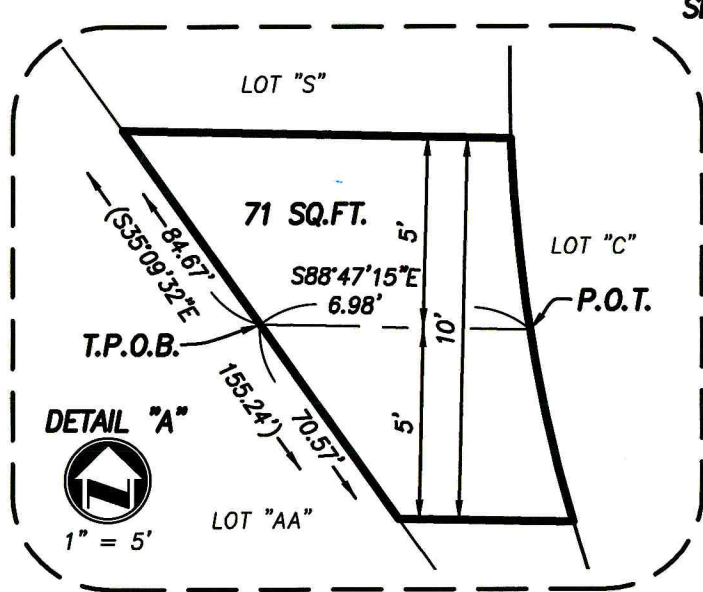
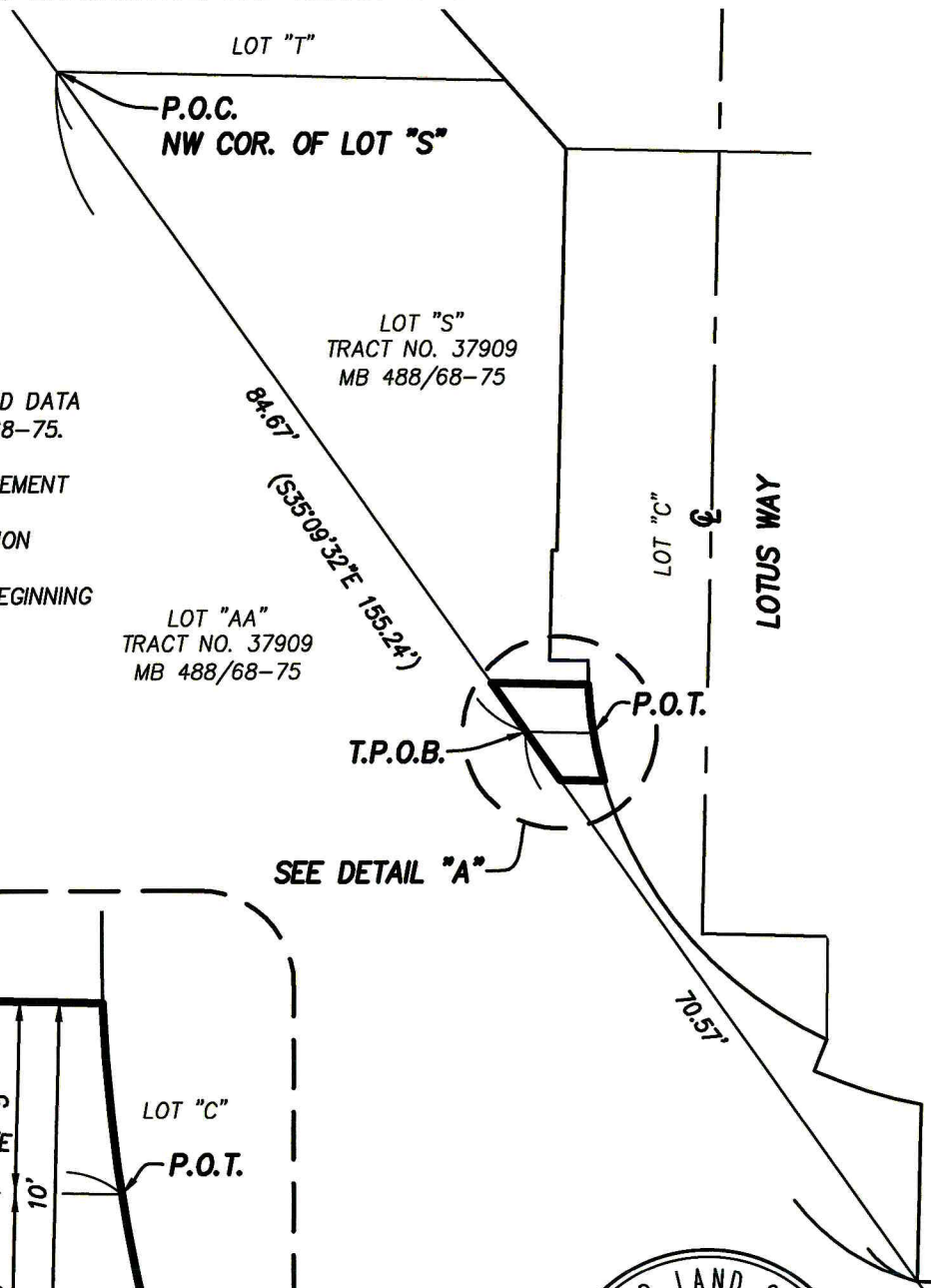
**LEGEND:**


( ) - INDICATES MEASURED AND RECORD DATA PER TRACT NO. 37909, MB 488/68-75.

**P.O.C.** - INDICATES POINT OF COMMENCEMENT

**P.O.T.** - INDICATES POINT OF TERMINATION

**T.P.O.B.** - INDICATES TRUE POINT OF BEGINNING



PLAT PREPARED BY: <b>adkan ENGINEERS</b> <small>Civil Engineering · Surveying · Planning</small> 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0599	JOB NO. 10022	DATE: 11/21/25	CLIENT: BEAZER HOMES
	APPROVED BY:  MICHAEL R. BREDECKE, PLS 9299		PLAT TO ACCOMPANY LEGAL DESCRIPTION

## LETTER OF TRANSMITTAL

**Job Number:** 10022  
**Date:** December 9, 2025  
**Client:** Beazer Homes

**To:** City of Moreno Valley  
Parks & Community Services  
25180 Santiago Dr.  
Moreno Valley, CA 92551

**Attn:** Rudy Casados, Parks Maintenance Supervisor

**Re:** Iris Park, Tract 37909, Moreno Valley

### The Following:

Originals    Prints    Copies    Correspondence    Other \_\_\_\_\_

### Are being transmitted to you via:

US Mail    Messenger    FedEx    Overnight    Client Pick-up

### Are being transmitted to you:

For Your Use    For Approval    As Requested    For Review & Comment

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### Please find the following enclosed items:

- One (1) Original Wet-Signed Moreno Valley Community Services Easement for Tract 37909.

**Received By:** \_\_\_\_\_

**From:** James Wilson