

EMERGENCY ACCESS EASEMENT DEED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260

MAIL TAX STATEMENTS TO:

City of Palm Desert
73510 Fred Waring Drive
Palm Desert, CA 92260

(Space Above This Line For Recorder's Use Only)

(Exempt from recording fees pursuant to Government Code Sections 6103 and 27383)

The undersigned grantor declares, pursuant to Section 11932 of the Revenue and Taxation Code, as amended:

Property described in this document is located in the City of Palm Desert, County of Riverside

The amount of tax due on this document is \$ 0

(NO DOCUMENT TAX DUE R & T CODE 1192)

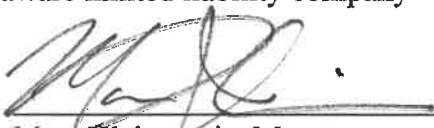
EMERGENCY ACCESS EASEMENT DEED

FOR VALUE RECEIVED, REFUGE PALM DESERT, LLC, a Delaware limited liability company ("Grantor"), hereby grants to the CITY OF PALM DESERT, a municipal corporation ("Grantee"), a temporary, nonexclusive easement for emergency access purposes on, over, under, along and across a portion of Grantor's real property located in the City of Palm Desert, County of Riverside, State of California. Grantor's real property is more particularly described on Exhibit A attached hereto and incorporated herein by this reference ("Grantor's Property"). The emergency access easement is located on that portion of Grantor's Property described and depicted on Exhibit B attached hereto and incorporated herein by this reference (the "Emergency Access"), for the purpose of providing emergency access to and from the adjacent master-planned residential community commonly known as Del Webb Explore and identified by the City of Palm Desert as Tract No. 38434, until such time as a final map or condominium plan is recorded on the Grantor's Property dedicating a roadway for public purposes along the Emergency Access. This Emergency Access Easement shall automatically terminate and be of no further force or effect, without the need to execute or record any further documentation, upon

dedication of a roadway for public purposes in the general alignment of the Emergency Access and providing emergency access to the Del Webb Explore project.

IN WITNESS WHEREOF, the undersigned has executed this Emergency Access Easement Deed dated as of July 09, 2024.

REFUGE PALM DESERT, LLC,
a Delaware limited liability company

By: 
Its: Marc Kleiman, its Manager

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)
) SS
) ~~RIVERSIDE~~)
) ~~ORANGE~~)
) ~~KN~~)

On JULY 9, 2024 before me, KATHRINE ELLEN VORONKOV, Notary Public, personally appeared MARC KLEIMAN 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: 



**EXHIBIT A
TO
TEMPORARY EMERGENCY ACCESS DEED
GRANTOR PROPERTY LEGAL DESCRIPTION**

[to be attached]

PARCEL "A"

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, A PORTION OF PARCEL B OF THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 21-0009, RECORDED APRIL 7, 2022, AS INSTRUMENT NO. 2022-0167200, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE EAST HALF OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "B";

THENCE ALONG THE NORTH LINE OF SAID PARCEL "B" THE FOLLOWING THREE (3) COURSES;

- 1) NORTH 89°55'15" EAST, A DISTANCE OF 505.00 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL "A" OF SAID CERTIFICATE OF COMPLIANCE AND AN ANGLE POINT IN SAID NORTH LINE;
- 2) SOUTH 00°03'36" WEST, A DISTANCE OF 81.78 FEET ALONG SAID NORTH LINE OF SAID PARCEL "B" TO THE SOUTHWESTERLY CORNER OF SAID PARCEL "A";
- 3) SOUTH 89°56'24" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 539.40 FEET TO THE SOUTHEAST CORNER THEREOF, BEING ALSO THE SOUTHWEST CORNER OF THAT GRANT OF RIGHT-OF-WAY DESCRIBED IN DEED RECORDED DECEMBER 13, 2022 AS DOCUMENT NO. 2022-0500103, OFFICIAL RECORDS OF SAID COUNTY;

THENCE SOUTH 89°56'24" EAST, A DISTANCE OF 60.00 FEET, ALONG THE SOUTH LINE OF SAID GRANT OF RIGHT-OF-WAY TO THE SOUTHEAST CORNER THEREOF;

THENCE CONTINUING SOUTH 89°56'24" EAST, A DISTANCE OF 14.63 FEET;

THENCE SOUTH 43°30'23" EAST, A DISTANCE OF 65.77 FEET;

THENCE SOUTH 00°01'09" EAST, A DISTANCE OF 491.94 FEET;

THENCE SOUTH 89°58'51" WEST, A DISTANCE OF 445.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°43'23", AN ARC DISTANCE OF 22.89 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 89.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 43°42'14" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°26'46", AN ARC DISTANCE OF 135.83 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 43°44'32" EAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°43'23", AN ARC DISTANCE OF 22.89 FEET;

THENCE SOUTH 89°58'51" WEST, A DISTANCE OF 19.25 FEET;

THENCE NORTH 00°01'09" WEST, A DISTANCE OF 82.00 FEET;

THENCE SOUTH 89°58'51" WEST, A DISTANCE OF 535.92 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "B";

THENCE NORTH 00°03'36" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL B, A DISTANCE OF 539.76 FEET TO THE **POINT OF BEGINNING**.

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 14.282 ACRES MORE OR LESS.

**EXHIBIT B
TO
TEMPORARY EMERGENCY ACCESS DEED**

EMERGENCY ACCESS LEGAL DESCRIPTION

[to be attached]

EXHIBIT "B"
LEGAL DESCRIPTION
EMERGENCY ACCESS EASEMENT
"EASE 24-0002"

IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, A PORTION OF PARCEL "A" OF THAT CERTAIN PARCEL MAP WAIVER NO. 23-0006, RECORDED JANUARY 26, 2024, AS INSTRUMENT NO. 2024-0025079, AND DEED RECORDED FEBRUARY 1, 2024, AS INSTRUMENT NO. 2024-0029527, OFFICIAL RECORDS OF SAID COUNTY, LOCATED IN THE EAST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 6 EAST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "A" THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 89°58'51" EAST, A DISTANCE OF 535.92 FEET;
- 2) SOUTH 00°01'09" EAST, A DISTANCE OF 82.00 FEET;
- 3) NORTH 89°58'51" EAST, A DISTANCE OF 19.25 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET;
- 4) EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°43'23", AN ARC DISTANCE OF 22.89 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 89.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 43°44'32" WEST;
- 5) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°58'27", AN ARC DISTANCE OF 55.88 FEET TO THE **TRUE POINT OF BEGINNING** A RADIAL LINE TO SAID POINT BEARS NORTH 07°46'05" WEST;

THENCE LEAVING SAID SOUTHERLY LINE AND NON-TANGENT TO SAID CURVE, NORTH 00°01'09" WEST, A DISTANCE OF 242.92 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 48.00 FEET;

EXHIBIT "B"
LEGAL DESCRIPTION
EMERGENCY ACCESS EASEMENT
"EASE 24-0002"

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 75.40 FEET;

THENCE NORTH 89°58'51" EAST, A DISTANCE OF 491.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "A";

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°01'09" EAST. A DISTANCE OF 24.00 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 89°58'51" WEST, A DISTANCE OF 491.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 37.70 FEET;

THENCE SOUTH 00°01'09" EAST, A DISTANCE OF 242.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 89.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 07°43'47" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°29'52", AN ARC DISTANCE OF 24.07 FEET TO THE **TRUE POINT OF BEGINNING.**

SUBJECT TO EXISTING EASEMENTS, COVENANTS, RIGHTS AND RIGHTS-OF-WAY OF RECORD.

CONTAINING 0.44 ACRES MORE OR LESS.

EXHIBIT "B"
LEGAL DESCRIPTION
EMERGENCY ACCESS EASEMENT
"EASE 24-0002"

AS DEPICTED HEREON.

PREPARED BY OR UNDER THE DIRECTION OF:



LUKE R. BEVERLY

P.L.S. 8223

DATED: 7/9/2024

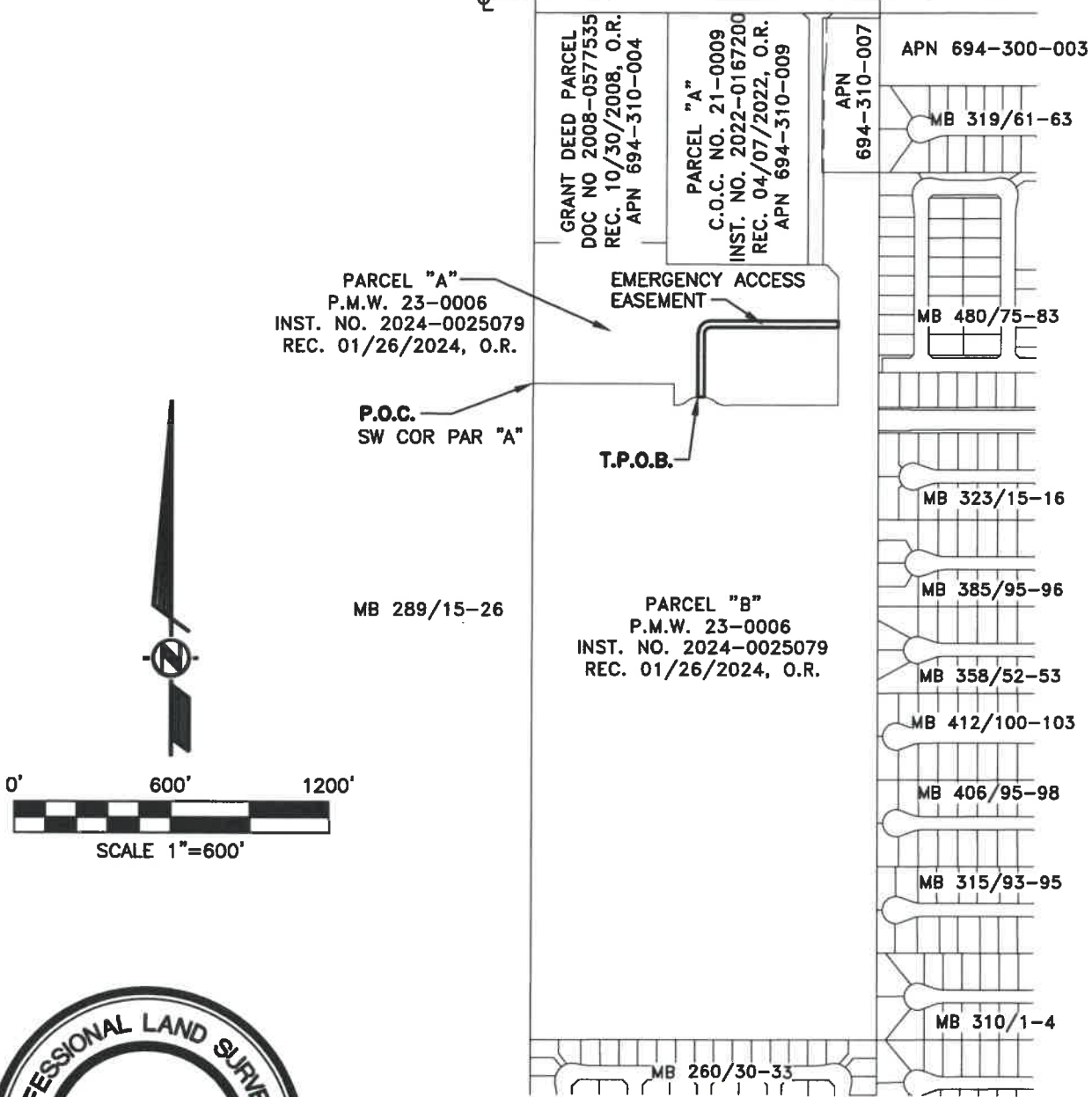


EXHIBIT 'B'

EMERGENCY ACCESS EASEMENT

"EASE 24-0002"

GERALD FORD DRIVE



REVIEWED BY: _____ DATE: _____

MICHAEL D. MYERS R.C.E. 30702
ACTING CITY SURVEYOR

MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 BOB HOPE DRIVE, RANCHO MIRAGE, CA 92270
 760.320.9811 MSACONSULTINGINC.COM



DATED: 7/9/2024

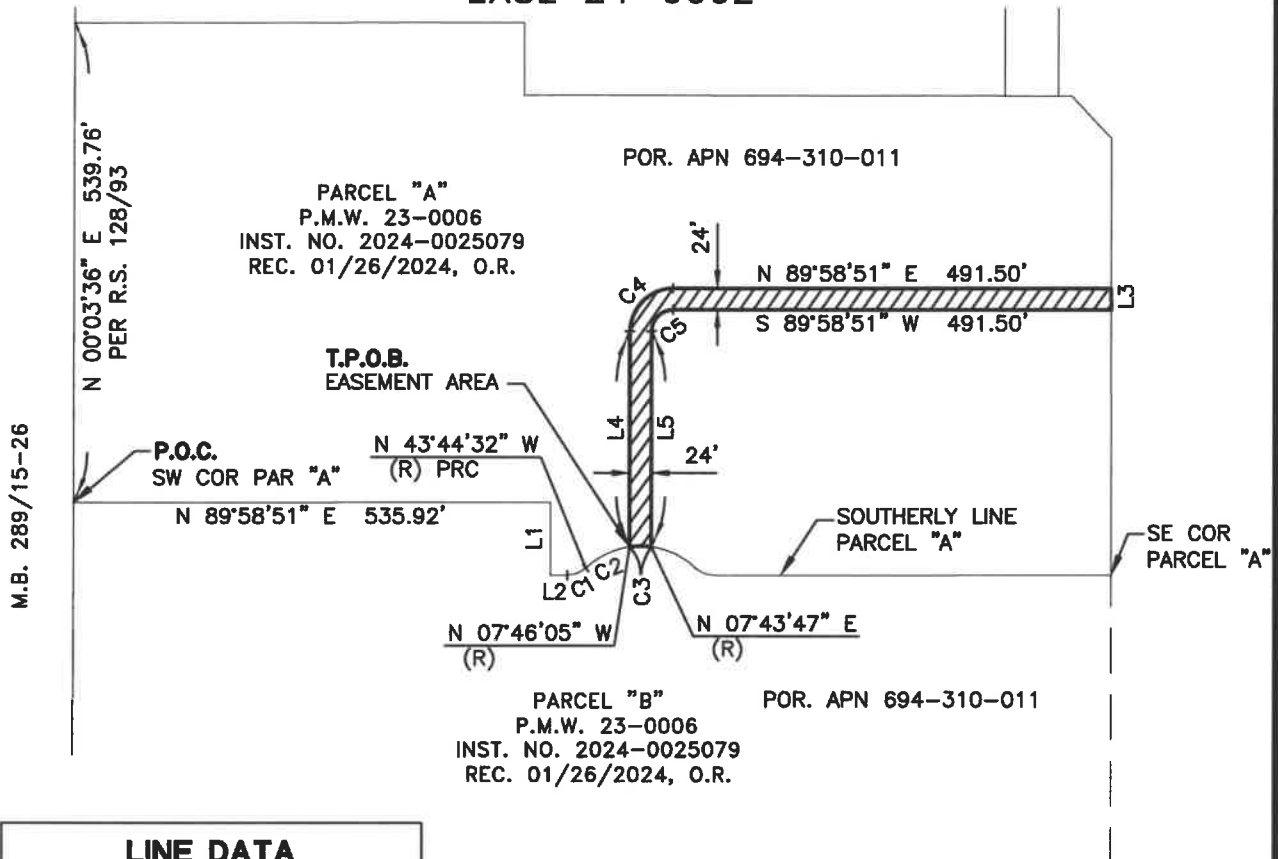
J.N. 2636

SHEET 4 OF 5

EXHIBIT "B"

EMERGENCY ACCESS EASEMENT

"EASE 24-0002"



LINE DATA		
NO.	BEARING	LENGTH
L1	S 00°01'09" E	82.00'
L2	N 89°58'51" E	19.25'
L3	S 00°01'09" E	24.00'
L4	N 00°01'09" W	242.92'
L5	S 00°01'09" E	242.92'

CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
C1	43°43'23"	30.00'	22.89'
C2	35°58'27"	89.00'	55.88'
C3	15°29'52"	89.00'	24.07'
C4	90°00'00"	48.00'	75.40'
C5	90°00'00"	24.00'	37.70'

EASEMENT NOTES:

A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 07, 1952 AS INSTRUMENT NO. 9713, IN BOOK 1348, PAGE 68 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM SUCCESSOR AGENCY TO THE PALM DESERT REDEVELOPMENT AGENCY, AS GRANTOR, TO REFUGE PALM DESERT, LLC, A DELAWARE LIMITED LIABILITY, AS GRANTEE, RECORDED DECEMBER 22, 2022 AS INSTRUMENT NO. INSTRUMENT NO. 2022-0511498 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

NOTE: THE BEARINGS ARE BASED ON R.S. 128/93



EMERGENCY ACCESS EASEMENT 0.44 AC.

MSA CONSULTING, INC.

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