

RECORDING REQUESTED BY:

San Bernardino County
Real Estate Services Department

WHEN RECORDED MAIL DOCUMENT
and TAX STATEMENT TO:

San Bernardino County
Real Estate Services Department
385 N. Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415-0180

and to:

City of Chino
Attn: City Manager
13220 Central Avenue
Chino, CA 91710

RECORDER:

Record without fee subject to Govt. Code
sections 6103 and 27383
Recordation required to complete chain of title

City of Chino

A.P.N. 1054-401-01 (por)
1054-401-02 (por)
1026-081-12 (por)
1026-091-04 (por)
1055-011-01 (por)

**GRANT OF EASEMENT
(Drainage)**

Dept. Code : 11100
(Airports)

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX: \$0.00 (Conveyance is to Government Entity: R&T
Code 11922)

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at the time of sale
☐ Unincorporated Area ☒ City of Chino

SAN BERNARDINO COUNTY, a body corporate and politic of the State of California ("Grantor")

hereby GRANT(S), subject to the terms and conditions of this Grant of Easement, to the CITY OF CHINO, a body corporate and politic of the State of California ("Grantee"), a non-exclusive EASEMENT solely for DRAINAGE AND FLOWAGE PURPOSES to construct and maintain public drainage improvements and any appurtenances incidental thereto ("Drainage Improvements") over, under and across a certain portion of Grantor's real property situated in the County of San Bernardino, State of California ("Easement Area") described in Exhibit "A" and illustrated in Exhibit "B", which exhibits are attached hereto and made a part hereof.

Grantee acknowledges and agrees that any and all construction, alterations, replacements, and removals of Drainage Improvements at the Easement Area, including (but not limited to) any underground work, shall be subject to Grantor's prior written approval, which shall not be unreasonably withheld, conditioned, or delayed, and if approved, potholing shall be performed at Grantee's sole expense. At Grantee's sole expense, Grantee shall secure and maintain all applicable permits and approvals from appropriate local, state and federal agencies for Drainage Improvements and Grantee's use of the Easement Area. Grantee shall comply with all applicable laws and regulations concerning Drainage Improvements and Grantee's use of the Easement Area. At all times and at Grantee's sole cost and expense, Grantee shall maintain the Drainage Improvements and Easement Area in substantially as good a condition as existed on the grant date, maintain the Drainage Improvements in good working order, and pay any and all applicable taxes levied by any government agency against Grantee's interest in the Easement Area or Drainage Improvements. Any damage caused by Grantee or its contractors, agents, and employees in its use of the Easement Area or Drainage Improvements shall be promptly repaired by Grantee at Grantee's sole cost and expense to their condition existing immediately prior to such damage.

Grantee shall not have the right to assign or otherwise transfer this Grant of Easement and the rights herein without the Grantor's prior written consent. This Grant of Easement shall not include the right for any co-location of utilities, systems, or other improvements in the Easement Area by any party other than the Grantee without Grantor's prior written consent, which consent shall not unreasonably withheld, conditioned or delayed.

This Grant of Easement is further subject to: (i) all permits, agreements, licenses, leases, easements, reservations, restrictions, conditions, covenants, encumbrances, liens, right of ways, and claims of title which may affect Grantor's real property, whether recorded or not; and (ii) Grantor's right to use the Easement Area for Grantor's operations which continuing right to said use the Easement Area is hereby expressly reserved for Grantor and its successors and assigns so long as such use(s) do not unreasonably interfere with the rights herein granted. The use of the word "grant" herein shall not imply any warranty on the part of the Grantor with respect to the Easement Area or this Grant of Easement. Grantor further reserves the right to grant other easements or licenses at the Easement Area so long as such use(s) do not unreasonably interfere with the rights herein granted.

This Grant of Easement is further subject to a right of flight for the passage of aircraft in the airspace above the surface of the Easement Area together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft for the use and benefit of the public. Grantee, by accepting this easement, expressly agrees for itself and any successors and assigns that it will not make use of the Easement Area in any manner that interferes with the landing and/or taking off of aircraft from the Chino Airport or any part thereof or otherwise constitutes a hazard to the navigation in the use of the Chino Airport by aircraft. In the event the foregoing covenant is breached, Grantor reserves the right to enter upon the Easement Area and cause the abatement of such interference at the sole cost and expense of Grantee if Grantee fails to do so within one hundred and twenty (120) day after Grantee's receipt of a written notice of said breach from Grantor. Grantee further agrees to conform to all requirements and regulations of the Federal Aviation Administration as may be applicable to Grantee and Grantee's use of the Easement Area.

Grantee hereby agrees to indemnify, defend (with counsel reasonably approved by Grantor) and hold harmless Grantor and its authorized officers, employees, authorized agents and volunteers from any and all claims, actions, losses, damages, and/or liability arising out of this Grant of Easement and use of the Drainage Improvements from any cause whatsoever, to the extent such claims, actions, losses, damages and/or liability were caused by acts, errors, or omissions, negligence, or intentional misconduct of Grantee or Grantee's officials, officers, agents, employees, contractors or invitees or any other person ("indemnitees"), and for any costs or expenses incurred by Grantor on account of such claims, except where such indemnification is prohibited by law. Grantee's indemnification obligation applies to Grantor's "active" as well as "passive" negligence but does not apply to Grantor's "sole negligence" or "willful misconduct" as provided in Civil Code Section 2782.

This Grant of Easement shall terminate upon the earliest to occur: (i) termination by mutual agreement of the parties; or (ii) use of the Easement Area is abandoned by Grantee, which shall be deemed to occur after six (6) months of continuous non-use for the purposes set forth herein and written acknowledgement by Grantee of such abandonment. Upon any such termination, if requested by Grantor, Grantee shall thereupon, without cost to Grantor, remove all Drainage Improvements and restore the Easement Area to a condition as near as possible to that which existed on the date this Grant of Easement is executed by Grantee, and deliver to Grantor a quitclaim of Grantee's rights under this Grant of Easement.

All notices, documents, correspondence and communications concerning this Grant of Easement shall be addressed as set forth below, or as the Parties may hereafter designate by written notice, and shall be sent through the United States mail with postage prepaid, certified or registered, return receipt requested. Any such mailing shall be deemed served or delivered upon the earlier of actual receipt or the date receipt is refused. Each Party may change the address for notices by giving the other Party at least ten (10) calendar days' prior written notice of the new address.

Notwithstanding the above, either Party may also provide notices, documents, correspondence, or such other communications to the other by personal delivery or by Federal Express or similar courier service and so given shall be deemed to have been given upon receipt.

To Grantor:

San Bernardino County
Real Estate Services Department
385 N. Arrowhead Avenue, 3rd Floor
San Bernardino, CA 92415-0180

To Grantee:

City of Chino
Public Works Director
13220 Central Avenue
Chino, CA 91710

with copy to:

Aleshire & Wynder, LLP
Attn: Fred Galante, City Attorney
18881 Von Karman Ave., Suite 1700
Irvine, CA 92612

In any action or proceeding brought to enforce or interpret any provision of this Grant of Easement, or where any provision hereof is validly asserted as a defense, each Party shall bear its own attorney fees and costs, except that Grantee shall bear those attorney fees and costs incurred by Grantor as a result of Grantee's indemnity obligations herein.

The Parties to this Grant of Easement represent and warrant that this Grant of Easement has been duly authorized and executed and constitutes the legally binding obligation of their respective organization or entity, enforceable in accordance with its terms.

GRANTOR:

San Bernardino County

Dawn Rowe
Chair, Board of Supervisors

Date

SIGNED AND CERTIFIED
THAT A COPY OF THIS
DOCUMENT HAS BEEN
DELIVERED TO THE CHAIR
OF THE BOARD:

LYNNA MONELL,
Clerk of the Board of Supervisors

By:

Deputy

Date: _____

Approved as to Legal Form:
TOM BUNTON, County Counsel
San Bernardino County,
California

By:

Agnes Cheng
Deputy County Counsel

Date: _____

GRANTEE

City of Chino
a political subdivision of the state of California

Approved as to Form:

By: _____

Public Works Director

By: _____
Fred Galante
City Attorney

By: _____
Matthew Ballantyne
City Manager

Date: _____

ATTEST:

By: _____
Angela Robles, City Clerk

Dated: _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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 _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
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



OK TO RECORD.

03/23/2020 9:17:30 AM

EXHIBIT 'A'

LEGAL DESCRIPTION

GROVE AVENUE STORM DRAIN EASEMENT

THAT PORTION OF LOTS 40, 41, 56 AND 57 IN SECTION 21, AND THAT PORTION OF LOTS 33, 48, 49, AND 64 IN SECTION 20, ALL IN TOWNSHIP 2 SOUTH, RANGE 7 WEST, AS SHOWN ON THE MAP OF SUBDIVISION OF RANCHO SANTA ANA DEL CHINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, BEING A 100 FOOT WIDE STRIP OF LAND, LYING 50 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL AND SAN BERNARDINO COUNTY SURVEY TAG IN LEAD, BEING THE QUARTER CORNER OF SAID SECTIONS 20 AND 21, ALSO BEING THE INTERSECTION OF THE CENTERLINE OF MERRILL AVENUE AND THE CENTERLINE OF GROVE AVENUE, VACATED, AS SHOWN ON RECORD OF SURVEY NO. 06-332, RECORDED IN BOOK 132, PAGE 23, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY;

THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID GROVE AVENUE, SOUTH 00°32'02" EAST, 44.00 FEET;

THENCE ALONG A LINE PARALLEL WITH AND DISTANT 44 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF MERRILL AVENUE, SOUTH 89°38'03" WEST, 17.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG A LINE PARALLEL WITH AND DISTANT 17 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF GROVE AVENUE, SOUTH 00°32'02" EAST, 2,562.51 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY RIGHT-OF-WAY LINE OF REMINGTON AVENUE, VACATED, HAVING A HALF WIDTH OF 33 FEET, SAID NORTHERLY LINE BEARS SOUTH 89°25'56" WEST, SAID POINT BEING THE **POINT OF TERMINUS**.

THE NORTHERLY SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO TERMINATE NORTHERLY ON SAID PARALLEL LINE, BEING DISTANT 44.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MERRILL AVENUE.

THE SOUTHERLY SIDELINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO TERMINATE SOUTHERLY ON SAID PARALLEL LINE, BEING DISTANT 33.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF REMINGTON AVENUE.

EXCEPTING AND RESERVING THEREFROM THE SOUTHERLY 77.00 FEET OF THE EASTERLY 33.00 FEET OF THE ABOVE DESCRIBED STRIP OF LAND.

EASEMENT AREA: 253,709 SQUARE FEET (5.824 ACRES), MORE OR LESS.

SUBJECT TO ALL CONDITIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS,
OFFERS OF DEDICATIONS, RIGHTS AND RIGHTS OF WAY OF RECORD, IF ANY.

ALL FOUND MONUMENT DESCRIPTIONS, COURSES, ETC. ARE AS SHOWN ON
EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

PREPARED BY OR UNDER THE DIRECTION OF:

Mark A. Monroe

March 23, 2020

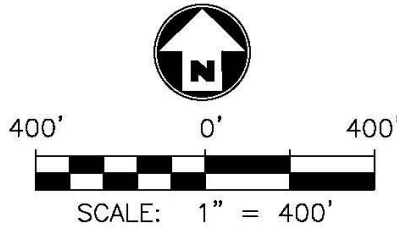
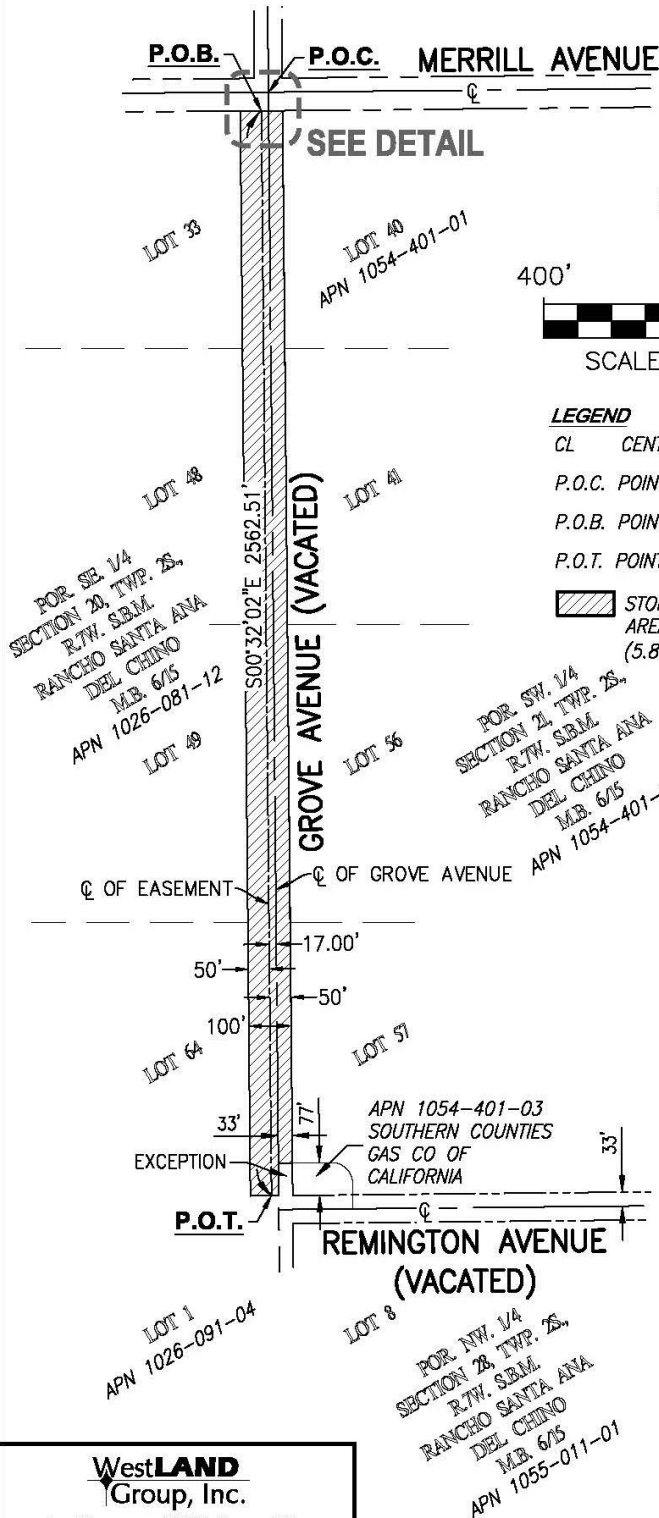
MARK A. MONROE P.L.S. #8170

DATE



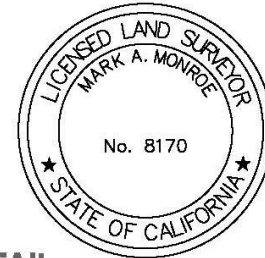
EXHIBIT B PLAT

EXHIBIT 'B'

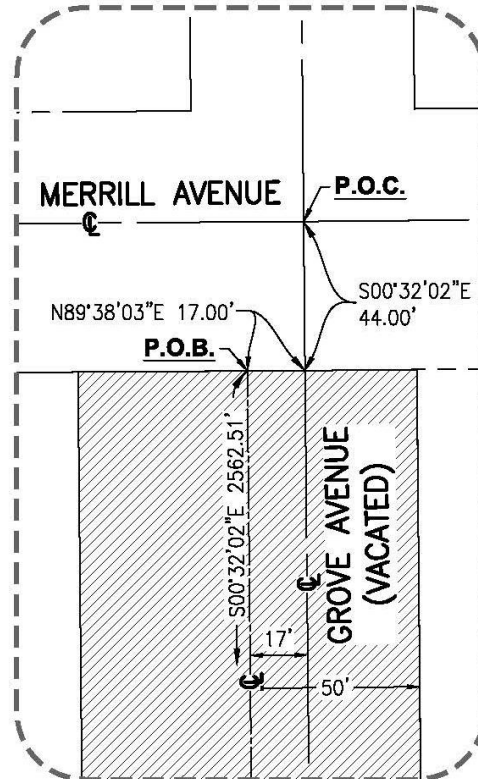


LEGEND

- CL CENTERLINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- STORM DRAIN EASEMENT
AREA: 253,709 SQ. FT.
(5.824 AC)



DETAIL



WestLAND
Group, Inc.

Land Surveyors • Civil Engineers • GIS
4150 CONCOURS ST., SUITE 100
ONTARIO, CA 91764
PHONE: (909) 989-9789
FAX: (909) 989-9660

PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWN BY Z. MANN

DATE 03-23-20

CHECKED BY D. CROSSWHITE

PROJECT No. 2018-254

SHEET 1 OF 1

CERTIFICATE OF ACCEPTANCE

(Director of Public Works and City Clerk Administrative Acceptance)

This is to certify that the interest in real property conveyed to the City of Chino by deed, easement dedication, or other grant document dated _____ 2020, from the County of San Bernardino, is hereby accepted by the City of Chino Director of Public Works and City Clerk on behalf of the City of Chino, pursuant to authority conferred by Resolution No. 2007-073 of its City Council, and the grantee City of Chino hereby consents to the recordation thereof.

Dated: _____

By: _____
City of Chino Director of Public Works

Dated: _____

By: _____
City of Chino City Clerk