

RECORDING REQUESTED BY:

County of San Bernardino  
Department of Real Estate Services

WHEN RECORDED MAIL TO:

County of San Bernardino  
Department of Real Estate Services  
385 North Arrowhead Avenue, 3<sup>rd</sup> Floor  
San Bernardino, CA 92415-0180

RECORDER:

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

A.P.N.: 0239-031-55  
(ptn.)

**GRANT DEED**

Dept. Code: 11200

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX \$0.00 Conveyance to Government Entity. R&T 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 ☐

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **COUNTY OF SAN**

**BERNARDINO**, a body corporate and politic of the State of California, hereby GRANT(S) to **Erik Rannala**, as his sole and separate property, the Real Property in the unincorporated area known as Devore, in the County of San Bernardino, California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
AND SUBJECT TO THE RESTRICTION SET FORTH IN EXHIBIT "B"  
ATTACHED HERETO AND MADE A PART HEREOF

By: \_\_\_\_\_  
Curt Hagman, Chairman  
Board of Supervisors

Date: \_\_\_\_\_

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE

Name

Street Address

City & State

# EXHIBIT "A"

## Legal Description

That portion of Clearwater Parkway, variable width, as described in County of San Bernardino Board of Supervisor's Resolution No. 2005-091 recorded June 21, 2005 as Document No. 2005-0440211 Official Records of said County, State of California, and as said description is corrected in County of San Bernardino Board of Supervisor's Resolution No. 2014-98 recorded September 9, 2014 as Document No. 2014-0331685 Official Records of said County, said corrected description being an attachment to said Resolution 2014-98 on file in the Office of the Clerk of the Board of said County, said portion of Clearwater Parkway lying northeasterly of the southwesterly line of that parcel of land described in that certain Corporation Grant Deed to said County recorded June 3, 1986 as Document No. 86-144203 Official Records of said County, said southwesterly line of said County parcel also being the common boundary line of Parcel 4 as described in Grant Deed recorded December 30, 1998 as Document No. 19980557386, and said portion also lying easterly and southerly of the following described line:

BEGINNING at the intersection of the centerline of Clearwater Parkway as described in that certain Grant of Easement to said County recorded June 8, 2005 as Document No. 2005-0410339 Official Records of said County, and the southwesterly line of said County parcel, said intersection being the same as the Point of Beginning as described in said Resolution Nos. 2005-091 and 2014-98;

Thence along said common boundary of said County parcel and said Parcel 4, South 42°25'06" East a distance of 97.71 feet to a point being 83.00 feet right of said centerline, said point also being the TRUE POINT OF BEGINNING;

Thence leaving said common boundary, North 16°50'35" East a distance of 52.00 feet to a point that is 84.00 feet right of said centerline;

Thence North 15°13'27" East a distance of 72.00 feet to a point being 86.00 feet right of said centerline;

Thence North 14°23'28" East a distance of 24.00 feet to a point being 87.00 feet right of said centerline;

Thence North 59°15'59" East a distance of 62.47 feet to a point being 133.15 feet right of said centerline;

Thence North 01°49'06" West a distance of 25.00 feet to a point being 127.33 feet right of said centerline;

Thence continuing North 01°49'06" West a distance of 25.00 feet to a point being 121.52 feet right of said centerline;

Thence North 46°11'32" West a distance of 29.80 feet to a point being 96.29 feet right of said centerline;

Thence North 17°22'56" East a distance of 107.00 feet to a point being 107.00 feet right of said centerline;

Thence North 14°27'30" East a distance of 61.00 feet to a point being 110.00 feet right of said centerline;

Thence North 18°12'07" East a distance of 70.00 feet to a point being 118.00 feet right of said centerline;

Thence North 18°49'13" East a distance of 40.00 feet to a point being 123.00 feet right of said centerline;

Thence North 15°53'15" East a distance of 27.00 feet to a point being 125.00 feet right of said centerline;

Thence North 12°40'52" East a distance of 61.60 feet to an intersection with the westerly prolongation of that certain line having a bearing and distance of "North 88°26'20" West, 150.66 feet" as described in said corrected description of said Resolution No. 2014-98;

Thence along said westerly prolongation, South 88°26'20" East a distance of 23.56 feet to the westerly terminus of said line described as "North 88°26'20" West, 150.66 feet";

Thence along said line described as "North 88°26'20" West, 150.66 feet", South 88°26'20" East to the easterly terminus thereof, said point being the northerly terminus of that certain line having a bearing and distance of "North 01°48'50" East, 940.18 feet" as described in said Resolution No. 2014-98, said point also being POINT OF TERMINUS.

EXCEPTING THEREFROM all that portion of Clearwater Parkway lying northerly of a line that is 30.00 feet southerly of and parallel and concentric with the following described centerline of a future street currently known as East Sycamore Entrance:

BEGINNING at a point on said centerline of Clearwater Parkway that is North 11°38'22" East a distance of 438.03 feet along said centerline as measured from the southerly terminus of that certain line having a bearing and distance of "North 11°38'22" East 1053.18 feet" as described in said Document No. 2005-0410339;

Thence leaving said centerline of Clearwater Parkway, South 78°21'38" East a distance of 235.66 feet to the beginning of a curve concave southwesterly having a radius of 300.00 feet;

Thence southeasterly along said curve through a central angle of 78°21'38" an arc distance of 410.29 feet to the Point of Terminus.

Clearwater Parkway declaration of public road right-of-way per Board of Supervisor's Resolution No. 2005-091 as described in Document No. 2005-0440211:

Being a portion of Rancho Muscupiabe, in the County of San Bernardino, State of California, per map recorded in Book 7 of Maps, at Page 23, records of said County, also being a portion of Section 4, Township 1 North, Range 5 West, San Bernardino Meridian, also being a portion of the land deeded to the County of San Bernardino per document recorded June 3, 1986, as Instrument No. 86-144203 of Official Records of said County, described as follows:

Commencing at Station 4 in the westerly boundary line of said Rancho, said point being marked with a 2" brass disk stamped "California Division of Highways M 4" as shown on Record of Survey No. 04-015, filed in Book 120 at Pages 90 through 99, inclusive, Records of Survey of said County; thence South 87°07'17" East, 1311.31 feet along the northerly line of said Record of Survey, said line also being the southerly line of Parcel 4 as described in Grant Deed recorded December 30, 1998 as Instrument No. 19980557386, Official Records of said County, to the beginning point of a non-tangent curve concave southeasterly having a radius of 1000.00 feet, a radial line to said point bears North 36°42'23" West,

thence northeasterly along said curve through a central angle of 08°35'35" an arc length of 149.98 feet;

thence North 61°53'12" East, 582.56 feet to the beginning of a curve concave northwesterly having a radius of 1600.00 feet;

thence northeasterly along said curve through a central angle of 47°03'38" an arc length of 1314.18 feet to a point on the Boundary of the Land Deeded to the County of San Bernardino per document recorded June 3, 1986, as Instrument No. 86-144203 of Official Records of said County, said point also being on the Boundary of said Parcel 4, said point being the POINT OF BEGINNING;

thence South 42°25'06" East, 568.87 feet along the common Boundary of said County Land and said Parcel 4 to a common angle point therein;

thence North 01°48'50" East, 983.25 feet continuing along said common Boundary;

thence North 48°41'13" West, 75.39 feet;

thence North 40°14'29" West, 140.22 feet;

thence North 01°23'33" East, 113.55 feet;

thence North 23°03'52" East, 170.61 feet;

thence North 02°39'25" East, 151.03 feet;

thence North 00°30'49" East, 239.06 feet;

thence North 19°42'48" West, 60.32 feet;

thence South 89°00'52" West, 66.43 feet;

thence South 75°29'10" West, 104.59 feet;

thence South 71°25'10" West, 119.31 feet;

thence South 00°15'47" West, 107.30 feet;

thence South 17°13'16" West, 216.81 feet;

thence South 12°28'41" West, 201.58 feet;

thence South 09°43'36" West, 190.46 feet;

thence South 02°18'01" West 69.17 feet;

thence South 14°02'49" East, 78.66 feet;

thence South 02°20'21" East, 77.97 feet;

thence South 06°31'22" West, 130.11 feet;

thence South 12°03'58" East, 114.50 feet;

thence South 03°17'20" West, 127.37 feet to a point on said common Boundary;  
thence South 42°25'06" East, 109.41 feet along said common Boundary to the POINT OF  
BEGINNING.

The bearing South 87°07'17" East along the northerly line of Record of Survey No. 04-015,  
filed in Book 120, at Pages 90 through 99, records of San Bernardino County was used as the  
basis of bearings for this description.

(end Doc. No. 2005-0440211 O.R.)

Clearwater Parkway declaration of public road right-of-way correction per Board of Supervisor's  
Resolution No. 2014-98 as recorded in Document No. 2014-0331685 O.R., and as described in  
resolution attachment titled "Correcting Legal Descriptions for Clearwater Parkway and Glen Helen  
Parkway" on file in the Office of the Clerk of the Board:

Being a portion of Rancho Muscupiabe, in the County of San Bernardino, State of California,  
per map recorded in Book 7 of Maps, at Page 23, records of said County, also being a portion  
of Government Lot 4 in Section 4, Township 1 North, Range 5 West, San Bernardino Meridian,  
per supplemental plat of amended lottings on file and accepted by the U.S. Bureau of Land  
Management January 18, 1980, also being a portion of the land deeded to the County of San  
Bernardino per document recorded June 3, 1986, as Instrument No. 86-144203 of Official  
Records of said County, described as follows:

Commencing at Station 4 in the westerly boundary line of said Rancho, said point being  
marked with a 2" brass disk stamped "California Division of Highways M 4" as shown on  
Record of Survey No. 04-015, filed in Book 120 at Pages 90 through 99, inclusive, Records of  
Survey of said County; thence South 87°07'17" East, 1311.31 feet along the northerly line of  
said Record of Survey, said line also being the southerly line of Parcel 4 as described in Grant  
Deed recorded December 30, 1998 as Instrument No. 19980557386, Official Records of said  
County, to the beginning point of a non-tangent curve concave southeasterly having a radius  
of 1000.00 feet, a radial line to said point bears North 36°42'23" West,

thence northeasterly along said curve through a central angle of 08°35'35" an arc length of  
149.98 feet;

thence North 61°53'12" East, 582.56 feet to the beginning of a curve concave northwesterly  
having a radius of 1600.00 feet;

thence northeasterly along said curve through a central angle of 47°03'38" an arc length of  
1314.18 feet to a point on the boundary of the land deeded to the County of San Bernardino  
per document recorded June 3, 1986, as Instrument No. 86-144203 of Official Records of said  
County, said point also being on the boundary of said Parcel 4, said point being the Point of  
Beginning;

thence South 42°25'06" East, 568.87 feet along the common boundary of said County land  
and said Parcel 4 to a common angle point therein;

thence North 01°48'50" East, 940.18 feet continuing along said common boundary;

thence North 88°26'20" West, 150.66 feet;

thence North 01°23'33" East, 309.36 feet

thence North 23°03'52" East, 170.61 feet;

thence North 02°39'25" East, 151.03 feet;

thence North 00°30'49" East, 239.06 feet;

thence North 19°42'48" West, 60.32 feet;

thence South 89°00'52" West, 66.43 feet to a point on a non-tangent curve concave southwesterly having a radius of 602.00 feet, a radial line to said point bears North 69°55'59" East;

thence northwesterly along said curve through a central angle of 09°04'56" an arc length of 95.43 feet to the beginning of a reverse curve concave easterly having a radius of 38.00 feet;

thence northerly along said curve through a central angle of 82°03'42" an arc length of 54.43 feet to the beginning of a reverse curve concave northwesterly having a radius of 657.00 feet;

thence northeasterly along said curve through a central angle of 49°51'27" an arc length of 571.71 feet;

thence North 86°56'42" West, 5.00 feet to a point on the existing southeasterly right-of-way line of Glen Helen Parkway, 104.00 feet in width, per Declaration of Road Right-of-Way recorded on June 1, 1994 as Document No. 94247897, Official Records of said County, said point being the beginning of a non-tangent curve concave northwesterly having a radius of 652.00 feet, a radial line to said point bears South 86°56'42" East;

thence southwesterly along said curve and said southeasterly right-of-way line through a central angle of 85°56'37" an arc length of 978.00 feet;

thence leaving said southeasterly line on a radial line South 01°0'05" East, 5.00 feet to the beginning of a non-tangent curve concave northwesterly having a radius of 657.00 feet;

thence northeasterly along said curve through a central angle of 21°12'16" an arc length of 243.15 feet to the beginning of a reverse curve concave southwesterly having a radius of 38.00 feet;

thence southeasterly along said curve through a central angle of 83°15'04" an arc length of 55.21 feet to the beginning of a compound curve concave southwesterly having a radius of 498.00 feet;

thence southeasterly along said curve through a central angle of 07°43'25" an arc length of 67.13 feet;

thence South 71°25'10" West, 119.31 feet;

thence South 00°15'47" West, 107.30 feet;

thence South 17°13'16" West, 216.81 feet;

thence South 12°28'41" West, 201.58 feet;

thence South 09°43'36" West, 190.46 feet;

thence South 02°18'01" West 69.17 feet;

thence South 14°02'49" East, 78.66 feet;

thence South 02°20'21" East, 77.97 feet;

thence South 06°31'22" West, 130.11 feet;

thence South 12°03'58" East, 114.50 feet;

thence South 03°17'20" West, 127.37 feet to a point on said common boundary;

thence South 42°25'06" East, 109.41 feet along said common boundary to the Point of Beginning.

The bearing South 87°07'17" East along the northerly line of Record of Survey No. 04-015, filed in Book 120, at Pages 90 through 99, records of San Bernardino County was used as the basis of bearings for this description.

(end Resolution No. 2014-98 attachment titled "Correcting Legal Descriptions for Clearwater Parkway and Glen Helen Parkway")

County parcel of land as described in Document No. 86-144203 O.R. restated as recorded:

All that portion of the Tract of Land or Rancho known and designated as the Muscupiabe Rancho, in the County of San Bernardino, State of California, as per plat recorded in Book 7 of Maps, Page 23, records of said County, and all that portion of Section 4, Township 1 North, Range 5 West, San Bernardino Base and Meridian, according to Government Survey, described as follows:

BEGINNING at a point on the easterly line of the property conveyed to the State of California by deed recorded December 26, 1962, in Book 6947, Page 231, Official Records, said point is South 01°13'56" West, 2,085.00 feet and North 43°00'00" West, 2,172.00 feet plus or minus from Station 8 in the west boundary line of Muscupiabe Rancho as per plat recorded in Book 7 of Maps, Page 23, records of San Bernardino County, California;

thence South 43°70'00" East a distance of 2,172.00 feet plus or minus;

thence North 01°13'56" East a distance of 2,085.00 feet to Station 8;

thence South 28°33'13" West a distance of 263.55 feet to Station 7;

thence North 78°58'12" West a distance of 564.95 feet;

thence South 1101'48" West a distance of 108.47 feet to the southerly line of Devore Cut-Off Road;

thence North 6259'57" West to said easterly line of property conveyed to the State of California;

thence westerly and southerly along said State property to the true point of beginning.

EXCEPTING therefrom that portion described as follows:

BEGINNING at Station 6, Rancho Muscupiabe,; thence South 11°30' West 61 feet;

thence North 68°09' West 363.89 feet to the point of beginning.

ALSO EXECPT those portions conveyed to the State of California for Highway by deed recorded December 26, 1962, in Book 6947, Page 231, Official Records, and by deed recorded August 30, 1974, in Book 8506, Page 177, Official Records.

ALOS EXCEPTING THEREFROM any portion of said land lying within Government Lot 4, of Section 4, Township 1 North, Range 5 West, San Bernardino base and Meridian.

(end Doc. No. 86-144203 O.R.)

Clearwater Parkway centerline as described in Document No. 2005-0410339 O.R. restated as recorded:

Being a portion of Rancho Muscupiabe, in the County of San Bernardino, State of California, per map recorded in Book 7 of Maps, at Page 23, records of said County, said portion also being a portion of Parcel 4 as described in Grant Deed recorded December 30, 1998 as Instrument No. 19980557386, Official Records of said County, described as follows:

PARCELA - Road Easement

A strip of land 104.00 feet wide lying 52.00 feet each side of the following described centerline:

Commencing at Station 4 in the westerly boundary line of said Rancho, said point being marked with a 2" brass disk stamped "California Division of Highways M 4" as shown on Record of Survey No. 04-015, filed in Book 120 at Pages 90 through 99, inclusive, Records of Survey of said County; thence South 8707'17" East, 1311.31 feet along the northerly line of

said Record of Survey to the beginning point of a non-tangent curve concave southeasterly having a radius of 1000.00 feet, a radial line to said point bears North 3642'23" West, said point also being the POINT OF BEGINNING; thence, northeasterly along said curve through a central angle of 0835'35" an arc length of 149.98 feet; thence North 6153'12" East, 582.56 feet to the beginning of a curve concave northwesterly having a radius of 1600.00 feet; thence northeasterly along said curve through a central angle of 5014'50" an arc length of 1403.16 feet; thence North 1138'22" East, 1053.18 feet to the beginning of a curve concave westerly having a radius of 550.00 feet; thence northerly along said curve through a central angle of 4117'20" an arc length of 396.34 feet; thence North 2938'58" West, 83.57 feet to a point on the proposed centerline of improvement Devore Road as shown on State of California Right of Way Map No. 422601-3 approved 9/28/93, said point being the POINT OF TERMINUS.

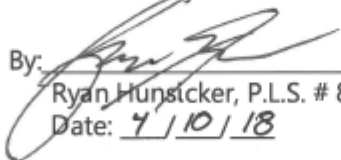
The bearing North 8707'17" West along the northerly line of Record of Survey No. 04-015, filed in Book 120, at Pages 90 through 99, records of San Bernardino County was used as the basis of bearings for this description.

(end Doc. No. 2005-0410339 O.R.)

( end Exhibit "A")

Job No.: AB0015 Clearwater Pkwy
Prepared by: D.W.

This legal description was prepared by  
me or under my direction.

By:   
Ryan Hunsicker, P.L.S. # 8302, Exp. 12/31/19  
Date: 7 / 10 / 18



APN: 0239-031-55 (Ptn.)



## **EXHIBIT “B”**

### **DEED RESTRICTION**

If ten (10) or more residential units are developed on the Real Property, not less than 15 percent (15%) of the total number of residential units developed on the Real Property shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of 65915 of the California Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.