

**Recording Requested By:**

San Bernardino County  
Flood Control District

**When Recorded Mail Document  
and Tax Statement To:**

San Bernardino County  
Flood Control District  
825 E. Third Street, Room 140  
San Bernardino, CA 92415-0835

Record without fee subject to Gov't  
Code 6103 and 27383

Project: Cucamonga Creek  
System No.: 1.301  
Parcel No.: 593b  
Dept. Code: 11600

**QUITCLAIM**

D.P. No.: 1.300/263 a & b  
APN: Ptn. 1073-402-49  
Date: January 31, 2022

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       City of

**ARROYO CAP VII, LLC**, a Delaware limited liability company, on behalf of itself, its heirs, successors and assigns, including any future Homeowners Association (“Grantor”)

hereby remises, releases and forever quitclaims to:

the **SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic (Grantee”), all of its rights, title, and interest in the open space easement rights reserved by Grantor within a portion of Lot B on Tract Map 18929, Book 356, pages 36 through 47, recorded as Document No. 2020-0295493 on August 20, 2020, within the Official Records of San Bernardino County, State of California, as legally described and depicted as:

**See Exhibit "A", Legal Description, and Exhibit "B" Plat  
attached hereto and made a part hereof**

**ARROYO CAP VII, LLC  
a Delaware limited liability company**

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

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name and Title

# EXHIBIT 'A'

## LEGAL DESCRIPTION

APN: 1073-402-49

The land referred to herein below is situated in the City of Ontario, County of San Bernardino, State of California, and is described as follows:

That portion of Lot "B" of Tract Map No. 18929, as per map recorded in Book 356 Pages 36 through 47, inclusive of Maps, in the office of the County Recorder of said County and State, described as follows:

**COMMENCING** at the northwest corner of said Lot "B";

Thence South 00°00'01" East, 9.00 feet, along the westerly line to said Lot "B" to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line, South 00°00'01" East, 62.74 feet;

Thence North 54°19'17" East, 75.05 feet;

Thence North 40°36'57" East, 23.02 feet;

Thence North 26°26'20" East, 11.69 feet to the northerly line of said Lot "B";

Thence North 89°58'36" West, 73.15 feet, along said northerly line,

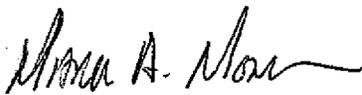
Thence South 00°01'24" West, 9.00 feet;

Thence South 89°59'59" West, 8.00 feet to the **TRUE POINT OF BEGINNING**.

Containing 3,282 square feet (0.075 acres) of land more or less.

Exhibit "B" attached and made a part thereof.

Prepared by or under the direction of:



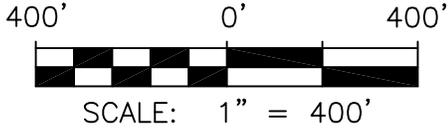
June 8, 2021

Mark A. Monroe P.L.S. #8170

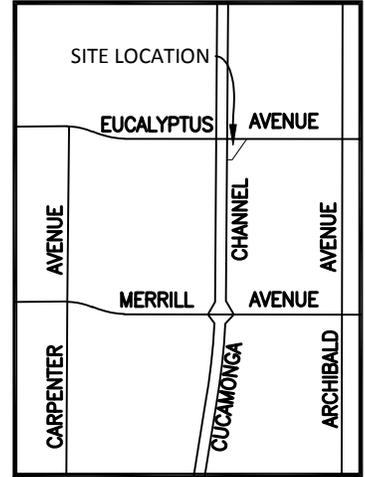
Date



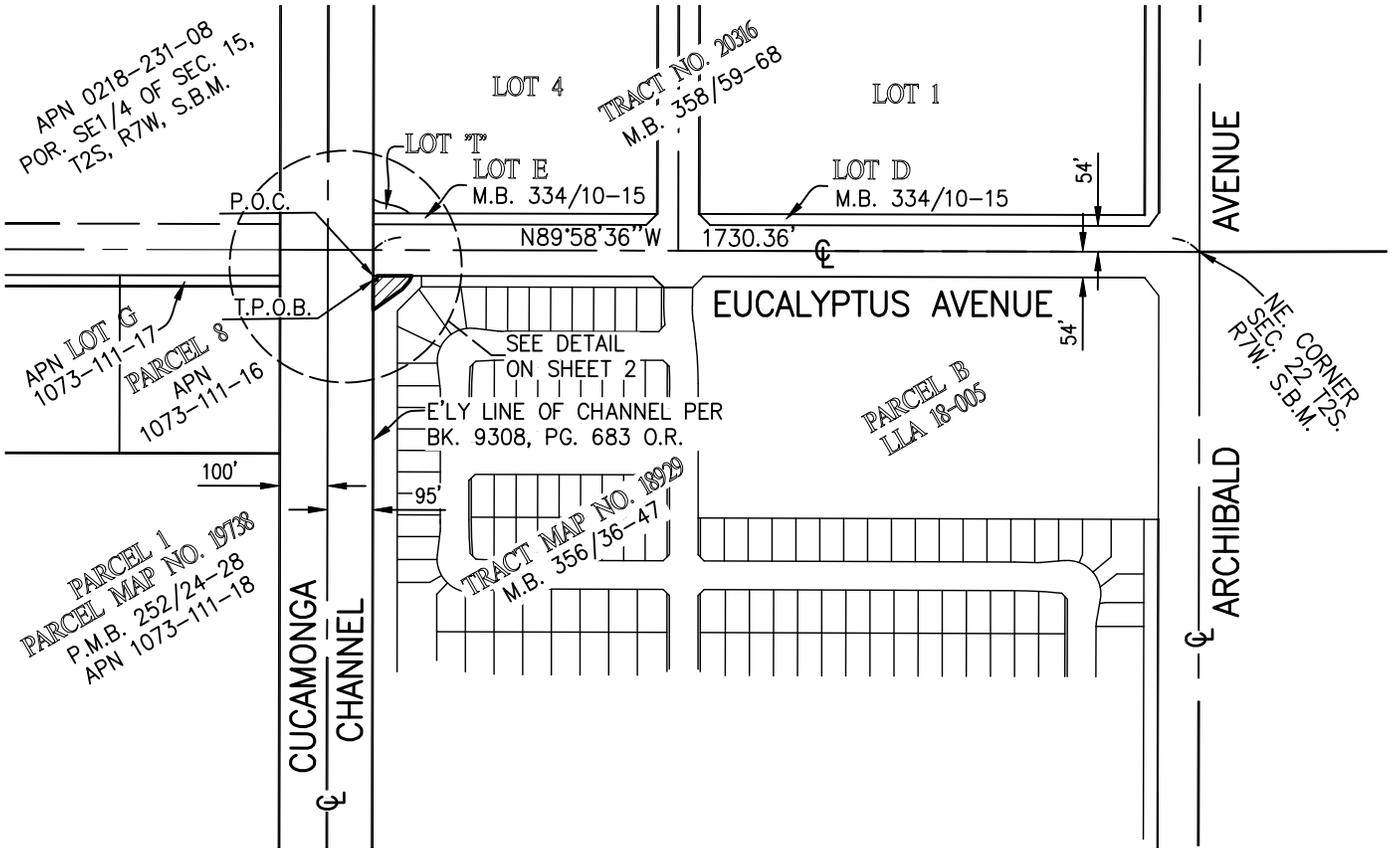
# EXHIBIT "B"



THE CENTERLINE OF EUCALYPTUS AVE.  
BEING N 89°58'36" W PER TRACT MAP NO.  
18929 M.B. 356/36-47 WAS TAKEN AS  
THE BASIS OF BEARING FOR THIS PLAT.



VICINITY MAP



**LEGEND**

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

GRANT DEED AREA TO THE COUNTY OF SAN BERNARDINO FLOOD CONTROL DISTRICT IN FEE SIMPLE FOR INGRESS AND EGRESS PURPOSES



**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 M2

DATE 06-08-21

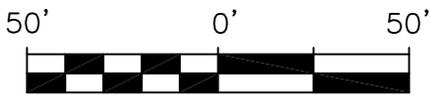
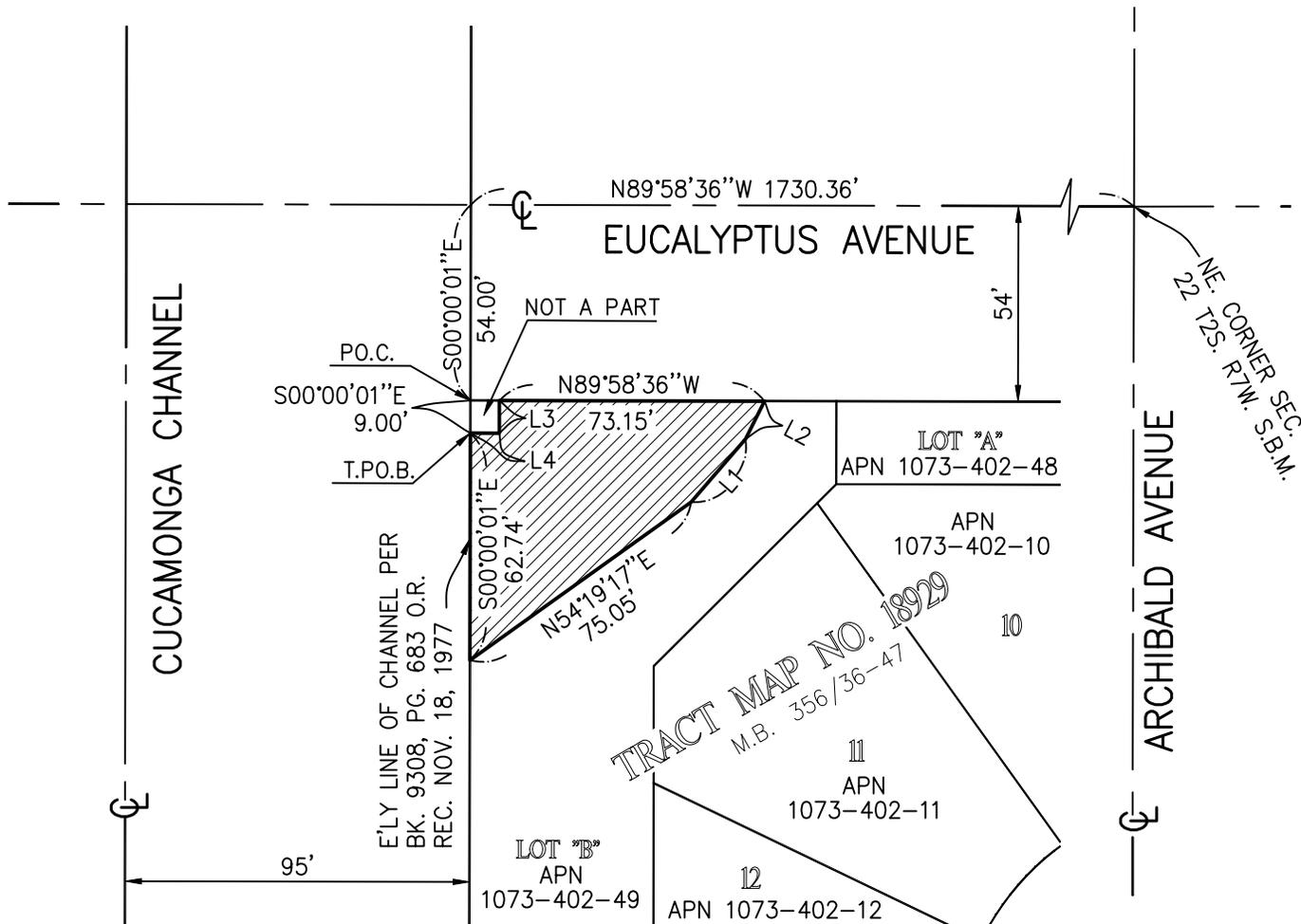
CHECKED BY K MARTIN

M-1038

PROJECT No. 2018-041

SHEET 1 OF 2

# EXHIBIT "B"



SCALE: 1" = 50'

## LEGEND

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- GRANT DEED AREA TO THE COUNTY OF SAN BERNARDINO FLOOD CONTROL DISTRICT IN FEE SIMPLE FOR INGRESS AND EGRESS PURPOSES

AREA: 3,282 SQ.FT. (0.075 ACRES), MORE OR LESS.

Line Table		
Line #	Direction	Length
L1	$N40^{\circ}36'57''E$	23.02'
L2	$N26^{\circ}26'20''E$	11.69'
L3	$S00^{\circ}01'24''W$	9.00'
L4	$S89^{\circ}59'59''W$	8.00'

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## PLAT TO ACCOMPANY LEGAL DESCRIPTION

DRAWN BY M2

DATE 06-08-21

CHECKED BY K MARTIN

M-1038

PROJECT No. 2018-041

SHEET 2 OF 2

# San Bernardino County Flood Control District



## ACCEPTANCE CERTIFICATE

This is to certify that the interest in real property conveyed by the within instrument to the San Bernardino County Flood Control District, a body corporate of the State of California, is hereby accepted by the undersigned officer/agent on behalf of the Board of Supervisors pursuant to authority conferred by Resolution # 2012-45, March 27, 2012, by its Board of Supervisors and the grantee consents to recordation thereof by its duly authorized officer/agent.

DATED: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
(PRINT)