

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.: 591
Dept. Code: 11600

GRANT DEED

D.P. No.: 1.300/261 a & b
APN: Ptn. 1073-111-25
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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ONTARIO LAND VENTURES, LLC, a Delaware limited liability company

does hereby **grant** to the **SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic, the following described **real property** in the County of San Bernardino, State of California:

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

ONTARIO LAND VENTURES, LLC

a Delaware limited liability company

By: RBV ONTARIO, LLC

a Delaware limited liability company, Its Administrative Member

By: REDA BASCOM VENTURES, LLC

a Delaware limited liability company, Its Administrative Member

By: REAL ESTATE DEVELOPMENT ASSOCIATES, LLC

**a California limited liability company, Its Administrative
Member**

By: _____

Name: _____

Its: _____ Authorized Signatory

Date: _____

EXHIBIT "A"

GRANT DEED IN FEE SIMPLE

LEGAL DESCRIPTION

APN: 1073-111-25

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 Parcel 8 of Parcel Map No. 19738, as per map recorded in Book 252 Pages 24 through 28, inclusive of Parcel Maps, in the office of the County Recorder of said County and State, described as follows:

BEGINNING at the northeast corner of said Parcel 8;

Thence South 00°00'08" West 61.95 feet, along the easterly line of said Parcel 8;

Thence North 89°59'52" West 4.69 feet;

Thence North 10°42'15" West 21.51 feet;

Thence North 16°48'48" West 10.54 feet;

Thence North 30°02'14" West 12.26 feet;

Thence North 41°27'11" West 9.92 feet;

Thence North 37°39'57" West 13.09 feet;

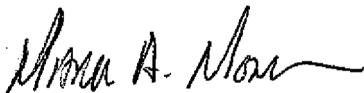
Thence North 26°20'22" West 2.60 feet; to the northerly line of said Parcel 8;

Thence South 89°58'58" East 33.59 feet, along said northerly line, to the **POINT OF BEGINNING**.

Containing 930 square feet (0.021 acres) of land more or less.

Exhibit "B" attached and made a part thereof.

Prepared by or under the direction of:



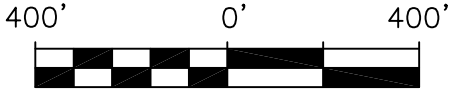
June 8, 2021

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

Date

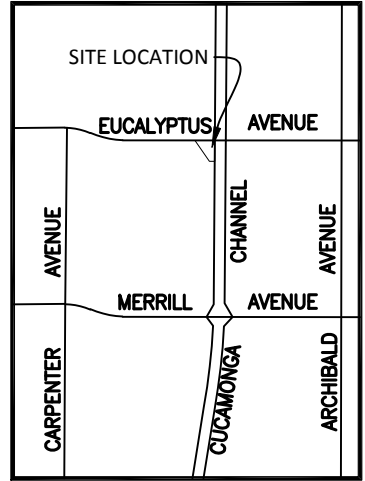


EXHIBIT "B"



SCALE: 1" = 400'

THE CENTERLINE OF EUCALYPTUS AVE.
BEING N 89°58'58" W PER PARCEL MAP
NO. 19738 P.M.B. 252/24-28 WAS TAKEN
AS THE BASIS OF BEARING FOR THIS PLAT.

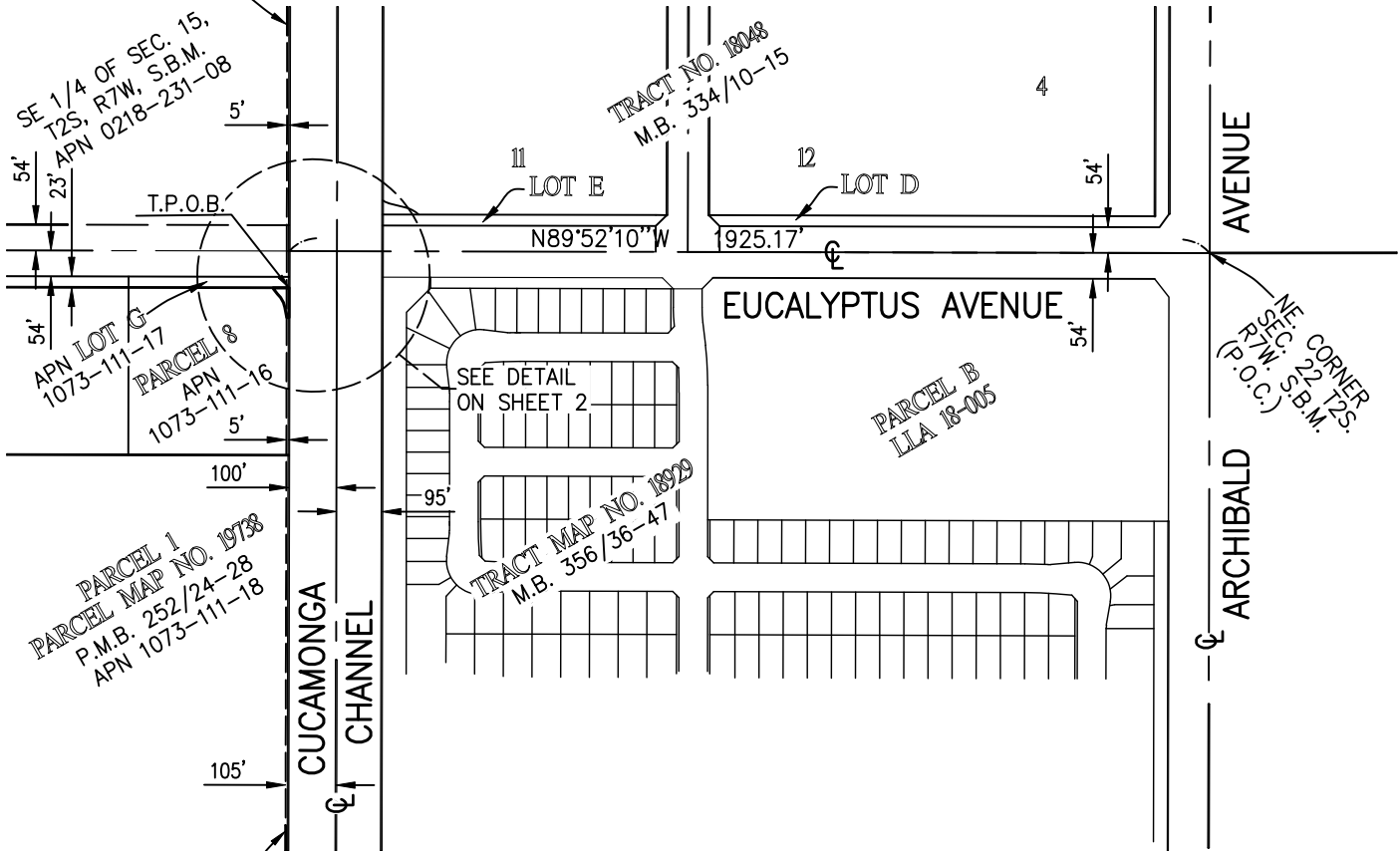


VICINITY MAP

APR 20, 1944
BK 1678 PG 154
FC ESMT

SE 1/4 OF SEC. 15,
T2S, R7W, S.B.M.
APN 0218-231-08

TRACT NO. 18048
M.B. 334/10-15



PARCEL 1
PARCEL MAP NO. 19738
P.M.B. 252/24-28
APN 1073-111-18

MAY 23, 1944
BK 1682 PG 216
FC ESMT

SEE DETAIL
ON SHEET 2

TRACT MAP NO. 18929
M.B. 356/36-47

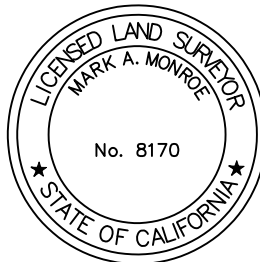
PARCEL B
LLA 18-005

NE CORNER
(P.O.C.)
R7E, T2S,
S.B.M.

LEGEND

P.O.B. 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

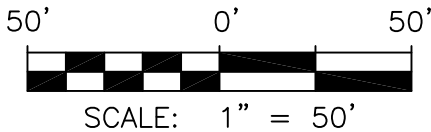
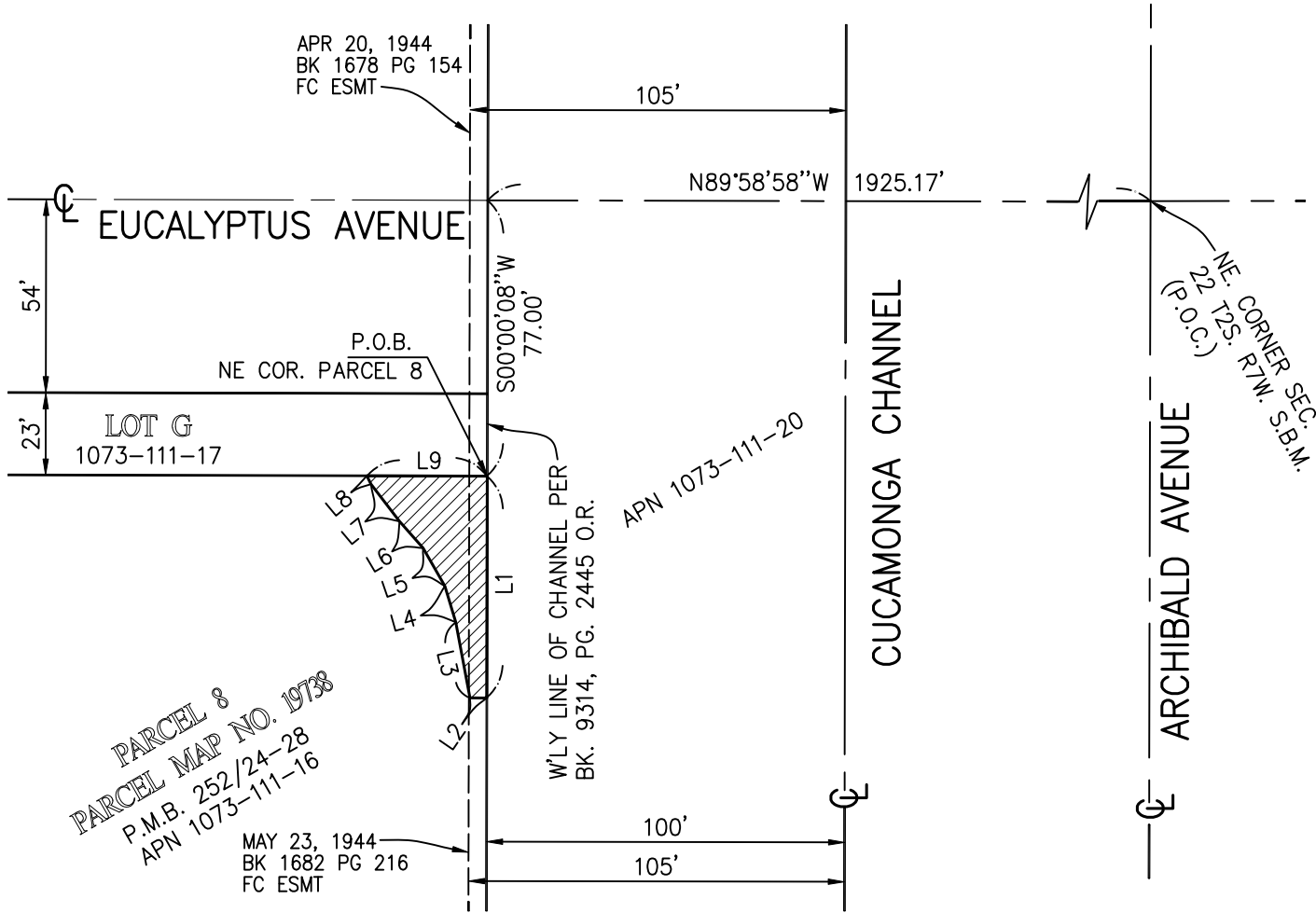
CHECKED BY K MARTIN

M-1038

PROJECT No. 2018-041

SHEET 1 OF 2

EXHIBIT "B"



LEGEND

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

AREA: 930 SQ.FT. (0.021 ACRES), MORE OR LESS.

Line Table		
Line #	Direction	Length
L1	S00°00'08"W	61.95'
L2	N89°59'52"W	4.69'
L3	N10°42'15"W	21.51'
L4	N16°48'48"W	10.54'
L5	N30°02'14"W	12.26'
L6	N41°27'11"W	9.92'
L7	N37°39'57"W	13.09'
L8	N26°20'22"W	2.60'
L9	S89°58'58"E	33.59'

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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)