

**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.: 598b, 600b & 601b  
Dept. Code: 11600

**QUITCLAIM**

D.P. No.: 1.300/268  
APN: Ptn's of 0218-231-06, 09  
and 38  
Date: January 26, 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

**SC ONTARIO DEVELOPMENT COMPANY, 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 landscape easement rights reserved by Grantor within a portion of Lot P on Tract Map 18048, Book 334, pages 10 through 15, recorded as Document No. 2010-0186370 on May 11, 2010 within the Official Records of San Bernardino County, State of California, legally described and depicted as:

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

**SC ONTARIO DEVELOPMENT COMPANY, LLC**  
a Delaware limited liability company

**By: LEWIS MANAGEMENT CORPORATION**  
a Delaware corporation – Its Sole Manager

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

Name: \_\_\_\_\_

Its: Authorized Agent

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

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL A

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, SAID POINT ALSO BEING THE "OLD" CENTERLINE INTERSECTION OF ARCHIBALD AVENUE AND EDISON AVENUE AS SHOWN ON TRACT MAP NO. 18048, FILED IN BOOK 334, PAGES 10 THROUGH 15, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89°50'10" WEST ALONG THE CENTERLINE OF EDISON AVENUE, 2262.87 FEET; THENCE SOUTH 00°09'50" EAST, PERPENDICULAR TO SAID CENTERLINE, 90.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 11,567.00 FEET AND THE **TRUE POINT OF BEGINNING**, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 01°34'51" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°28'18" AN ARC DISTANCE OF 297.09 FEET TO A POINT ON THE WESTERLY LINE OF CUCAMONGA CREEK CHANNEL AS SHOWN ON DOCUMENT RECORDED SEPTEMBER 29, 1977 IN BOOK 9273, PAGE 254, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 32°13'11" EAST ALONG SAID WESTERLY LINE, 76.38 FEET; THENCE SOUTH 00°00'03" WEST ALONG SAID WESTERLY LINE , 102.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 108.50 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 63°37'09" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°22'55" AN ARC DISTANCE OF 49.96 FEET; THENCE NORTH 00°00'03" EAST, 51.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°38'58" AN ARC DISTANCE OF 62.59 FEET; THENCE NORTH 89°38'55" WEST, 261.76 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'04" AN ARC DISTANCE OF 39.32 FEET; THENCE NORTH 00°11'23" EAST, 5.21 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 9,799 SQUARE FEET (0.22 ACRES) MORE OR LESS.

#### PARCEL B

BEING THAT PORTION OF LETTERED LOT P, AND LOT 1, TRACT MAP NO. 18048, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 334, PAGES 10 THROUGH 15, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, SAID POINT ALSO BEING THE "OLD" CENTERLINE INTERSECTION OF ARCHIBALD AVENUE AND EDISON AVENUE AS SHOWN ON SAID TRACT MAP NO. 18048; THENCE SOUTH 89°50'10" WEST ALONG THE CENTERLINE OF EDISON AVENUE, 1509.78 FEET; THENCE SOUTH 00°09'50" EAST, PERPENDICULAR TO SAID CENTERLINE, 115.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE **TRUE POINT OF BEGINNING**; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 54°31'53" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°05'56" AN ARC DISTANCE OF 29.37 FEET; THENCE NORTH 88°25'57" WEST, 157.01 FEET TO THE EASTERLY LINE OF CUCAMONGA CREEK CHANNEL AS SHOWN ON DOCUMENT RECORDED SEPTEMBER 29, 1977 IN BOOK 9273, PAGE 254, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 40°18'56" EAST ALONG SAID EASTERLY LINE, 10.21 FEET TO THE NORTHERLY LINE OF SAID LOT P; THENCE NORTH 89°50'10" EAST ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 175.60 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1,790 SQUARE FEET (0.04 ACRES) MORE OR LESS.

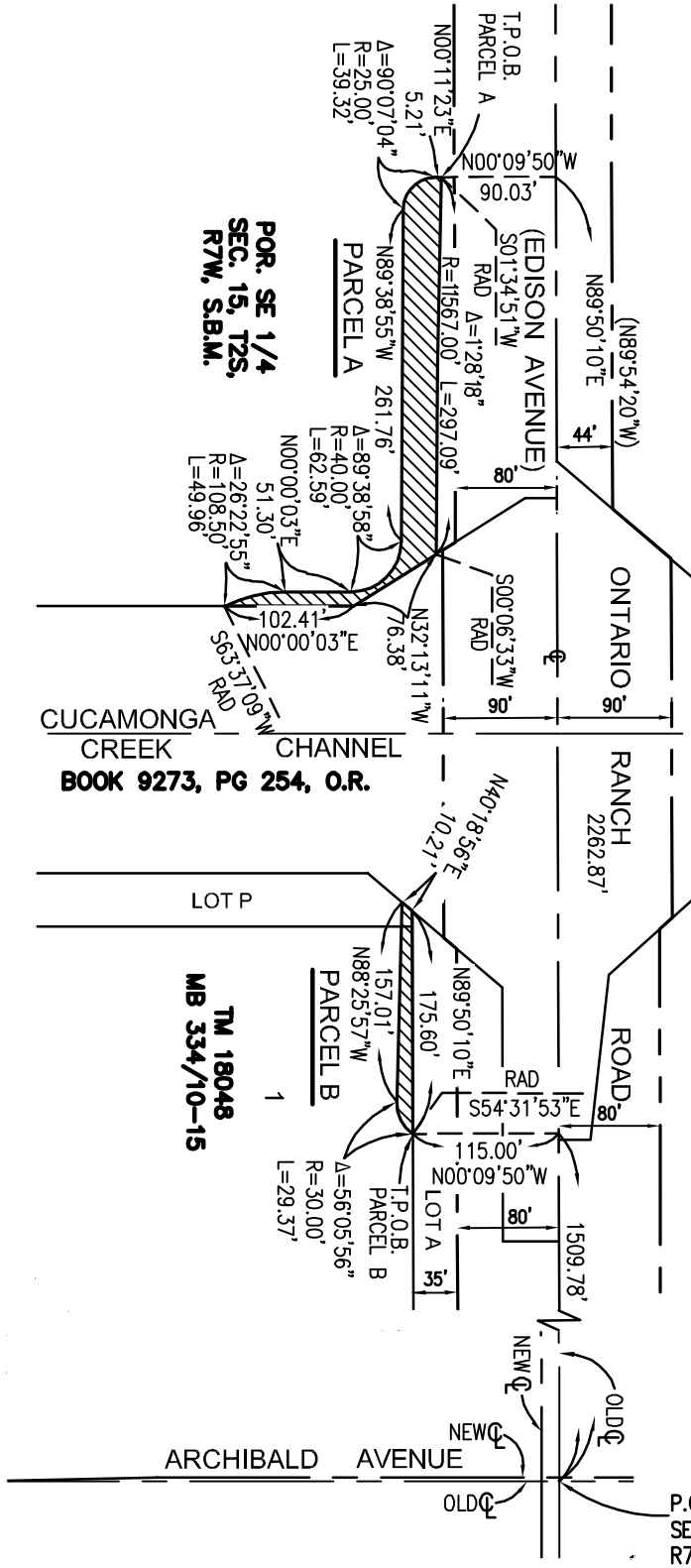
SEE EXHIBIT B ATTACHED HERTO AND BY THIS REFERENCE MADE A PART HEREOF.



March 23, 2021

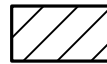
MICHAEL A. BAINE, P.L.S. 7326

DATE



SCALE: 1"=150'

NOTES:



AREA PARCEL A = 9,799 sq. ft.  
 AREA PARCEL B = 1,790 sq. ft.

( ) = INDICATES RECORD DATA PER  
 TRACT MAP NO. 18048,  
 MB 334/10-15

P.O.B. E1/4 COR.  
 SEC. 15, T2S,  
 R7W, S.B.M.



975 N. HAVEN AVENUE  
 SUITE 200  
 ONTARIO, CA 91764  
 Phone: (909) 945-0526

SKETCH TO ACCOMPANY  
 LEGAL DESCRIPTION

# 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)