

**Recording Requested By:**

Speedway SBC  
Development, LLC

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

Speedway SBC  
Development, LLC  
901 Via Piemonte, Suite 175  
Ontario, CA 91764

Project: San Sevaine Channel  
System No.: 1.801  
Parcel No.: 189  
Dept. Code: 11600

**GRANT  
DEED**

D.P. No.: 1.801/ \_\_\_\_  
APN: ptn 0229-291-57  
Date: Nov. 8, 2022

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_

- ☐ 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 \_\_\_\_\_

**SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic (“Grantor”) hereby grants to **SPEEDWAY COMMERCE CENTER DEVELOPMENT, LLC**, a Delaware limited liability company (“Grantee”), that certain real property located in unincorporated San Bernardino County, State of California, more particularly described and depicted on:

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

**SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**

\_\_\_\_\_  
CURT HAGMAN  
BOARD CHAIRMAN  
\_\_\_\_\_

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

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 \_\_\_\_\_ )  
 )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 20\_\_ before me, \_\_\_\_\_,  
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"**  
**GRANT DEED**  
**LEGAL DESCRIPTION**

THAT PORTION OF PARCEL 2 AS SHOWN ON THAT CERTAIN CORPORATION GRANT DEED, RECORDED OCTOBER 24, 2001, AS DOCUMENT NO. 20010485483, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, CAUFORNIA, LYING WITHIN SECTIONS 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 16 AS SHOWN ON PARCEL MAP NO. 8682 ON FILE IN BOOK 89 OF PARCEL MAPS AT PAGES 37 THROUGH 43 THEREOF, RECORDS OF SAID SAN BERNARDINO COUNTY, SAID CORNER BEING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SAN SEYANNE CHANNEL WITH THE CENTERLINE OF SAN BERNARDINO AVENUE (38.50 FEET HALF WIDTH NORTHERLY) AS SHOWN ON SAID PARCEL MAP NO. 8682;

**THENCE** NORTH 89°07'31" EAST ALONG SAID CENTERLINE, A DISTANCE OF 122.40 FEET TO A POINT THEREON FOR THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING NORTH 89°07'31" EAST ALONG SAID CENTERLINE, A DISTANCE OF 77.63 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2;

**THENCE** NORTH 00°06'53" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 2736.85 FEET TO A POINT THERON;

**THENCE** NORTH 89°53'07" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANCE 55.00 FEET WESTERLY, MEASURED AT A RIGHT ANGLE, FROM SAID EASTERLY LINE;

**THENCE** SOUTH 00°06'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2590.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET;

**THENCE** SOUTHWESTERLY ALONG SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°58'10", AN ARC DISTANCE OF 112.95 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SAN BERNARDINO AVENUE, TO WHICH A RADIAL LINE BEARS SOUTH 65°54'57" EAST;

**GRANT DEED  
LEGAL DESCRIPTION**

**THENCE SOUTH 00°52'29" EAST, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING.**

CONTAINING 3.50 ACRES, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.  
PREPARED UNDER MY SUPERVISION

  
\_\_\_\_\_  
MICHAEL E. JOHNSON, L.S. 7673

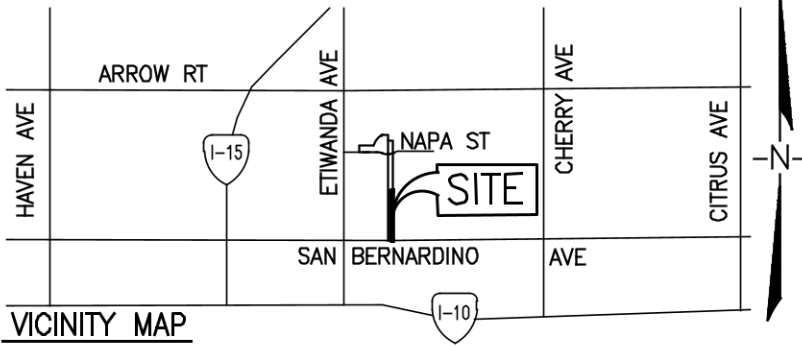
09/28/22  
\_\_\_\_\_  
DATE



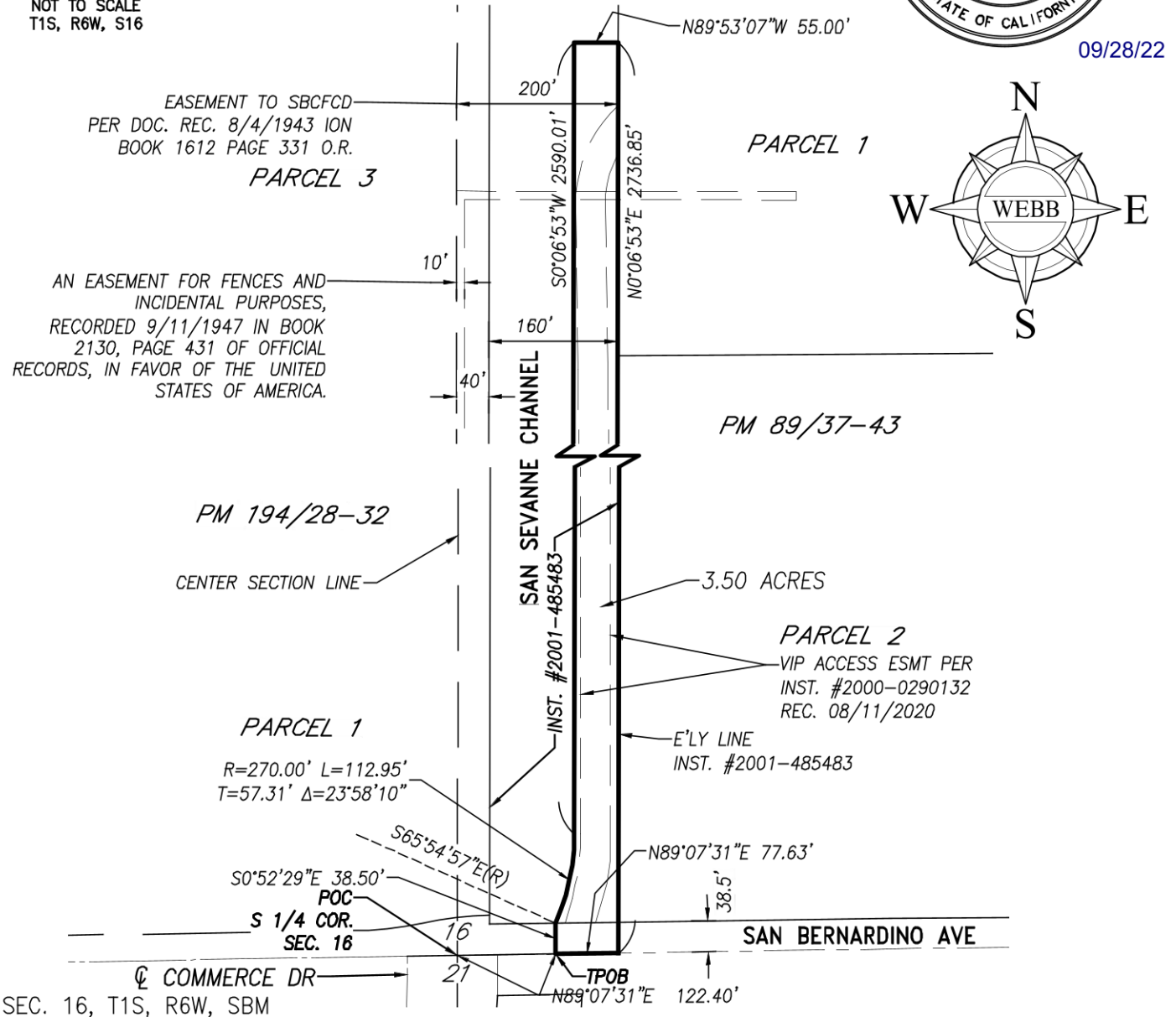
PREPARED BY: AL

CHECKED BY: 918

# EXHIBIT "B" GRANT DEED



**VICINITY MAP**  
NOT TO SCALE  
T1S, R6W, S16



**ALBERT A.**  
**WEBB**  
**ASSOCIATES**

**CITY OF FONTANA**

H:\2021\21-0160\Drawings\Mapping\Legals & Plots\SWAP\21-0160 DEED.dwg 9/28/2022 11:51 AM

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.  
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

**SHEET 1 OF 1**

**W.O.**  
**21-0160**

**SCALE: 1"=200'**

**DRWN BY** ALR  
**CHKD BY** MJ

**DATE** \_\_\_\_\_  
**DATE** \_\_\_\_\_

**SUBJECT: GRANT DEED**