

## **SPECIAL PROVISIONS**

1. It shall remain the responsibility of the Permittee to operate and maintain the improvements in perpetuity once construction activities have been completed. The Permittee shall notify the District in advance and provide appropriate (proof of) insurance as well as any other necessary approvals prior to performing maintenance activities on such improvements within District right-of-way.

## **STANDARD PROVISIONS**

1. This Permit shall become effective upon the "Permit Issued" date shown on Page 1 of this Permit. All Permit provisions and all applicable fees (i.e. review fees, inspection fees, monthly land use fees, etc.) for the Permit shall commence or become enforceable upon the Permit Issued date, regardless of the Permittee's actual commencement of activity within District right-of-way. Signature by the Permittee or Permittee's Authorized Agent on Page 1 of this Permit shall indicate the Permittee's agreement to assume all responsibility and to adhere to the Permit terms and fees from the date of Permit issuance.

## **GENERAL PROVISIONS**

1. It shall be the responsibility of the Permittee to adhere to all applicable Federal, State and local laws and regulatory requirements. The Permittee shall comply with the District's Stormwater Ordinance 3588 and all applicable National Pollutant Discharge Elimination System (NPDES) requirements to reduce or eliminate pollution of stormwater discharges into waters of the United States. In this regard, the Permittee shall utilize Best Management Practices (BMPs) in the construction and subsequent operation of the permitted activity to prevent any pollutants (including sediment) from being discharged into any storm drain and/or channel systems.

The following items must also be adhered to:

- Appropriate BMPs should be utilized during all phases of work.
  - All pollutant impacts from spills, drips, overspray, and/or other accidental releases to soil shall be mitigated in a timely manner. Mitigation typically includes disposal of impacted soils through appropriate hazardous waste procedures.
  - Upon the completion of the project or portion of the project covered under this Flood Control Permit, all trash and/or debris shall be removed. No waste shall be disposed of in any District facility.
  - Permittee shall, at all times, exercise proper dust control and dust abatement.
2. The use of any District-owned property, easement areas, or areas covered under any agreement involving the District for conservation or mitigation purposes by any entity other than the District is expressly prohibited under this Permit, unless such conservation or mitigation has been specifically listed as an authorized Permit activity on Page 1 of this Permit. This prohibition shall remain in perpetuity regardless of approvals that the Permittee or Permittee's authorized agent may obtain within environmental permits or documents from any and all environmental regulatory agencies prior to issuance of the District's Permit.
  3. The review and inspection fees for this Permit shall be based on the District's Schedule of Fees Ordinance in effect at the time of District review and/or inspection. Upon completion of the permitted activity, the District will compile all District costs as outlined on the appropriate Schedule of Fees. In the event costs exceed the deposit amount, the Permittee will be billed for the overage and hereby agrees to pay such amount to the District. In the event costs are less than deposit amount, the excess will be refunded to the Permittee.

4. The District's Schedule of Fees Ordinance is subject to change by the District Board of Supervisors. The Board typically considers changes in the Schedule of Fees Ordinance to take effect at the beginning of each fiscal year (July 1). Should the borrow fee rate be adjusted at any time during the life of this Permit in accordance with changes to the Schedule of Fees Ordinance, the Permittee shall have the right to continue soil removal based on the new rate or request cancellation of its Permit prior to the effective date of the new rate. Upon cancellation, the Permittee shall be responsible for restoring the work area to the satisfaction of the District prior to vacating District right-of-way. The District shall not be responsible for any impact to contractual obligations the Permittee may have as a result of revisions to the District's Schedule of Fees Ordinance.
5. **The term of installation/construction shall be completed prior to the Permit expiration date.** The District will coordinate an extension(s) to the Permit term upon receipt of a completed Flood Control Permit Amendment Application at least thirty days prior to the expiration date.
6. This Permit is valid only to the extent of the District's jurisdiction. Permits or other approvals required by other agencies or underlying fee owners of District easement lands shall be the responsibility of the Permittee. Nothing contained in this Permit shall be construed as a relinquishment of any rights now held by the District.
7. Should any survey monumentation be located during Permit activity construction, and it is further determined that such monumentation will be disturbed or destroyed during construction, then a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying shall submit a corner record showing pre-construction ties prior to disturbing the monument with the County Surveyor prior to the start of construction. The monuments shall be reset in a surface of the new construction, with a suitable monument box placed thereon, or set with permanent witness monuments. A corner record shall be filed with the County Surveyor for reset of monuments and evidence submitted prior to finalizing the Permit. All work shall be performed under the direction of a licensed land surveyor or registered civil engineer at the expense of the Permittee.
8. Permittee shall make all contractors doing work on the Improvements and/or within the District right-of-way familiar with all of the requirements of this Permit.
9. The Permittee shall be responsible to provide inspection and/or video inspection and all associated reports, etc. for the life of the structures allowed under this Permit within 90-days after written notification by the District. All reports and documentation shall be to standards acceptable to the agencies requesting the inspection (e.g. State or Federal agencies).
10. No floatable materials or stockpiling shall be maintained in District right-of-way, and equipment shall be kept out of District right-of-way except when in use during work hours.
11. The existing access gates shall be locked after hours and on weekends by interlocking Permittee's lock with the District's lock to allow District access. The Permittee shall ensure that the gate remains locked at all times except when authorized access is required.
12. The proposed activity within District right-of-way shall be in compliance with all applicable City/County ordinances for noise and operating hours.
13. The Permittee shall not have exclusive use of the District right-of-way. The District may allow other Permittees access to the area to engage in permitted activities.
14. All existing asphalt or concrete surfacing removed within District right-of-way shall be sawcut at the removal limits. Any settlement in the future shall be maintained by the Permittee.

15. All loads and vehicles accessing the Permit site shall comply with applicable State Motor Vehicle requirements.
16. Backfill in all areas having flood control facilities shall be similar to the existing material and shall not contain organic material, broken concrete or pavement, or other material unsuitable for compaction. Backfill two feet deep under concreted rock slope protection and/or two feet behind concrete structures shall be compacted to at least 95% of maximum dry density as determined by ASTM Test Method D-1557. All other backfill shall be compacted to at least 90% relative density as determined by ASTM Test Method D-1557, Method C and certified evidence thereof submitted. Compaction tests shall be performed at locations specified and to the satisfaction of the District.
17. All construction and material testing for facilities constructed within District right-of-way will be performed by the Permittee and/or Permittee's authorized agent and certified evidence thereof shall be furnished to the District at the Permittee's expense.
18. If required by the District's Inspector, the Permittee shall, at the time of the final inspection, submit "Record Drawings" that are sealed/stamped, signed, and dated by a California Registered Professional Engineer in responsible charge of the designs shown on the Plans. In addition, an electronic "PDF" format copy will be required.
19. No more than one-third (1/3) of any flood control facility may be obstructed during the period October 15 to April 15, nor more than two-thirds (2/3) of any facility may be obstructed during the remaining period. The term "obstruction" shall include all temporary or permanent structures, falsework, excavated material, and equipment connected with the construction. For the purpose of computing the area of an obstruction, dimensions shall be taken normal to the channel flow of the actual physical outline of the obstruction.
20. The Permit can be immediately revoked at any time, effective upon written notification from the District. Violation of any provisions of this Permit shall be cause for immediate revocation of this Permit. Upon revocation, the Permittee shall cease all activities and restore District right-of-way to the satisfaction of the District.
21. At any time during the life of this Permit, the District may revise, modify, or add provisions to this Permit as may be required to meet the flood control, water conservation, and safety responsibilities of the District.
22. Should maintenance of the Improvements be required at any time, the Permittee shall coordinate such maintenance activity with the District's Flood Control Operation's Support Division.
23. INSURANCE - This Permit shall not become valid until the Certificate of Insurance has been completed by Permittee's contractor's insurance company and approved by the Flood Control District. If the Permit activity is to be completed by Permittee's forces, the Certificate of Insurance shall be completed by Permittee's insurance company and approved by the Flood Control District.
24. The Permittee shall indemnify, defend, and hold the District, the County of San Bernardino, their Boards of Supervisors, and all of their officers, employees and agents free and harmless from any and every claim, demand or action for damages, or injury to any person or persons or property of any kind whatsoever, which may arise out of or result from this Permit, Permittee's construction, operation, use or activities on the District right-of-way and/or the Improvements. If the Permittee fails to comply with any obligation contained herein, Permittee shall be liable to the District for any administrative expenses and attorney's fees incurred in obtaining compliance with this Permit and any such expenses and fees incurred in processing any action for damages or for any other remedies permitted by law.

25. The Permittee shall be responsible for obtaining and adhering to all required permits and permit conditions prior to the start of any activity authorized by this Permit. A copy of all completed and executed regulatory permits, i.e. California Department of Fish and Wildlife 1600, Water Board 401, and/or US Corps of Engineers 404, shall be submitted to the District prior to start of work. When applicable, a copy of all fully executed regulatory permits shall be kept at the project site at all times while all project activities take place. The Permittee shall be responsible for all contractors working on this project and their understanding of all the permits and their conditions, both encroachment and regulatory, requirements, minimization measures, best management practices, mitigation measures, etc.
26. Prior to beginning any activity authorized in this Permit, the Permittee and/or Permittee's authorized agent, shall notify Underground Service Alert (USA) at 1-800-422-4133 at least 48 hours in advance to coordinate the Permit activity on District right-of-way.
27. In accepting this Permit, the Permittee agrees to replace any existing improvements which may include but not be limited to access road pavement, irrigation pipelines, chain link fencing and landscaping with acceptable products, installed to size, line and grade as the existing products removed and as approved by the District.
28. Work done in the absence of prescribed inspection may be required to be removed and replaced under the proper inspection, the entire cost of removal and replacement, including the cost of all materials used in the work thus removed, shall be borne by the Permittee, regardless of whether the work removed is found to be defective or not. Work covered up without the authority of the District, shall upon order of the District, be uncovered to the extent required, and the Permittee shall bear the entire cost of performing all the work and furnishing all the equipment and materials necessary for the removal and subsequent replacement of the covering, as directed by the District.
29. Should installation or maintenance activities be required during the period October 15 to April 15, work shall be undertaken within a 5-day clear weather forecast. Permittee shall maintain and provide for a flood watch when storm conditions threaten, and have personnel and equipment available on a 24-hour schedule and provide the District with the names and after-hours phone numbers of responsible supervisory personnel.
30. Access to the District's levees, channels and patrol roads shall remain open and free to vehicular traffic at all times. Alternate access to the facilities shall be provided when existing access is severed or impaired. Permittee must prevent the public or unauthorized persons from entering the construction area or the District's right-of-way.
31. The Permittee shall perform, at Permittee's own expense, all construction surveying and engineering necessary to control construction to limits defined in the plans and exhibits. The construction surveying and engineering will be performed to the District's satisfaction.
32. The location of any temporary construction roadways or ramps which the Permittee may wish to build within District right-of-way shall be subject to the approval of the District. Roads shall be constructed so as to wash out during any appreciable flows.
33. If the Permittee should refuse or neglect to comply with the provisions of the Permit, or the orders of the District, the District may have such provisions or orders carried out by others at the expense of the Permittee.
34. No part of the activities authorized under this Permit shall be accepted in phases. All work within District right-of-way must be completed prior to District acceptance of improvements within District right-of-way.

35. At the completion of the construction activities, the area shall be cleaned, graded and dressed to the satisfaction of the District. A joint inspection (Permittee/District) shall be made to determine if the work has been completed in accordance with Permit requirements.
36. Activities under this Permit are subject to any instructions of the Chief Flood Control Engineer or his /her representative. ALL INSTRUCTIONS MUST BE STRICTLY OBSERVED.
37. District activities shall take precedence at all times and, when any work or activity must be performed to carry out the functions and purposes of the District, Permittee must allow same to be done without interference.
38. Any damage caused to District facilities or structures by reason of the exercise of the Permit shall be repaired at the cost of the Permittee to the satisfaction of the District. Permittee will be billed for the actual cost to the District should Permittee neglect to make such repairs promptly.
39. Any District right-of-way monuments that are removed, disturbed, or destroyed as a result of activity under Permit will be replaced by the District. Permittee will be billed and agrees to immediately pay all costs of such replacement.
40. Unless otherwise specified herein, this Permit is subject to all prior permits, agreements, easements, privileges or other rights, whether recorded or unrecorded, in the area specified in this Permit. Permittee shall make his own arrangements with holders of such prior rights.
41. The Improvements shall be maintained, repaired, and operated in accordance with:
  - The San Bernardino County Department of Public Works, Transportation and Flood Control Standard Specifications, available at the Department of Public Works, 825 E. Third Street, San Bernardino, California; and
  - All applicable provisions of the "Construction and Safety Orders" issued by the State Division of Industrial Safety and "Manual of Accident Prevention in Construction" issued by the Associated General Contractors, Inc.
42. All work associated with the activities authorized under this Permit shall conform with all Cal-OSHA requirements. Prior to any shoring activity, the Permittee or Permittee's authorized agent shall submit shoring plans, signed and approved by a registered engineer, and copies of required permits.
43. It shall be the responsibility of the Permittee and/or the Permittee's authorized agent to insure that all personnel performing work authorized under this Permit are adequately trained and have appropriate safety gear and equipment before entering any confined space.
44. The area disturbed by permitted activities shall be kept to minimum and shall be limited to that area actually being worked.
45. No nuisance shall be allowed on any of the premises and the Permittee shall exercise diligence in precluding any dumping operations in the area by patrolling or installing barriers to deter unauthorized access when the premises are not supervised.
46. Any unauthorized structure or portions thereof placed on District right-of-way or which affect District structures, must be removed by Permittee without cost to the District.
47. It is expressly understood that the area involved under this Permit is subject to inundation from storm, flood, and/or conservation flows at any time, and that the District shall not, in any way, be obligated to afford protection against said flows, or to assume any cost for damages. The District reserves the

right to divert any storm or flood flows upon any land under this Permit at any time and without notice, and no diversion of such shall be made by the Permittee without the consent of the District.

48. All concrete shall conform to Section 201-1 of the Standard Specification for Public Works Construction, latest edition, unless otherwise specified in this Permit. Curing compound shall conform to the provisions of Section 201-4.1 of the Standard Specifications for Public Works Construction, latest edition.
49. The Permit activities allowed under this Permit may require the Permittee to use a pre-emergent within District right-of-way in order to control the growth of weeds. The necessity to use pre-emergent shall be at the discretion of the District's inspector, and the type and method of use of the pre-emergent shall be submitted by the Permittee for review and approval by the District's inspector prior to use. Please contact the Supervising Agricultural Standards Officer for the San Bernardino County Agriculture Department at (909) 387-2131 with any questions or concerns regarding the proper application of the required pre-emergent.
50. The Permittee is hereby advised that the District's inspector shall make routine, periodic visits to the construction site commencing upon the date of Permit issuance. Such site inspections shall be performed to ensure that Permit activities have not been initiated without proper notification to the District. As such, the District shall have its inspector charge the appropriate time for such site visits, whether work is being performed or not, and inspection fees for the Permit may be assessed accordingly based on the time necessary to conduct the necessary site visits.
51. The exact location of any above ground structure(s) shall be field coordinated with the District's inspector prior to installation.
52. Unless otherwise approved by the District, the hours of operation shall be limited to between 7:00 AM and 5:00 PM, Monday through Friday. No equipment shall be started or operated before 7:00 AM.
53. As the governmental agency permitting construction work that may affect survey monumentation, the Department of Public Works is responsible for ensuring compliance with section 8771 of the California Business and Professions Code. Should any survey monumentation be located during the course of construction and it is further determined that such monumentation will be disturbed or destroyed during construction, a Licensed Land Surveyor, or Registered Civil Engineer authorized to practice land surveying, shall submit a corner record showing pre-construction ties prior to disturbing the monument. When submitting the corner record, please note the following: use a state-approved corner record form; include the permit number on your submittal cover sheet; submit the corner record, along with the \$18 filing fee, to the County Surveyor's Office, **not the permitting department**. Please contact the County Surveyor's Office if you need a copy of the approved corner record. Please direct all correspondence or inquiries regarding this process to the Land Surveyor's Office at (909) 387-7990.
54. The Permittee shall comply with all provisions of the Migratory Bird Treaty Act and related California Department of Fish and Wildlife regulations pertaining to the protection of nesting birds and birds of prey when conducting any activities within District right-of-way.
55. ELECTRONIC SIGNATURES -The Parties agree that this Permit may be executed in counterparts, each of which shall be deemed to be an original, but both of which together shall constitute one and the same instrument, and that a photocopy or facsimile may serve as an original. If this Permit is executed in counterparts, no signatory hereto shall be bound until both the parties have fully executed a counterpart of this Permit. The Parties shall be entitled to sign and transmit an electronic signature of this Permit (whether by facsimile, PDF, or other email transmission), which signature shall be binding on the party whose name is contained therein. Each Party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Permit upon request.

56. Please note that any improvements constructed within the District's right-of-way while it's in an "interim condition", it will be the responsibility of the Permittee to relocate or adjust these improvements once the District proceeds with its "ultimate condition" improvements.

Revised 08/15/2023

NOT FOR BID

RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Dept. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA  A.P.N. 0279-053-34 (ptn)	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00  Dept. Code : 11700 (Transportation )
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Sovanna Heng, a married woman as her sole and separate property,

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, and its designees, including (without limitation) its contractors and consultants, and assigns, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project

Sovanna Heng 11-02-23 \_\_\_\_\_ Date \_\_\_\_\_ Date

\_\_\_\_\_  
Date Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : Little 3<sup>rd</sup> St at Palm Ln

Project: Little Third St and Little Tippecanoe Ave

Work Order No. : H15122

Parcel No. (s) : TCE - 01

A.P.N. (s) : 0279-053-34 (ptn)



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

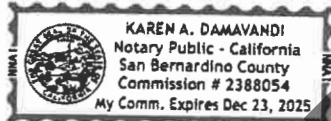
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of SAN BERNARDINO

On NOVEMBER 2, 2023 before me, KAREN A. DAMAYANDI, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared SOVANNA HENG  
Name(s) of Signer(s)

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.

Place Notary Seal and/or Stamp Above

Signature Karen A. Damayandi  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: TEMPORARY CONSTRUCTION PAYMENT

Document Date: NOVEMBER 2, 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: SOVANNA HENG

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street and Palm Avenue  
Right-of-Way Acquisition  
H15122 – TCE-1  
APN 0279-053-34

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

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PARCEL "A"

THAT PORTION OF LOT 176 OF TRACT 2345, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 2.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 176, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 22.50 FEET TO THE END OF SAID STRIP,

CONTAINING 45 SQ. FEET OR 0.001 ACRES, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:



Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023



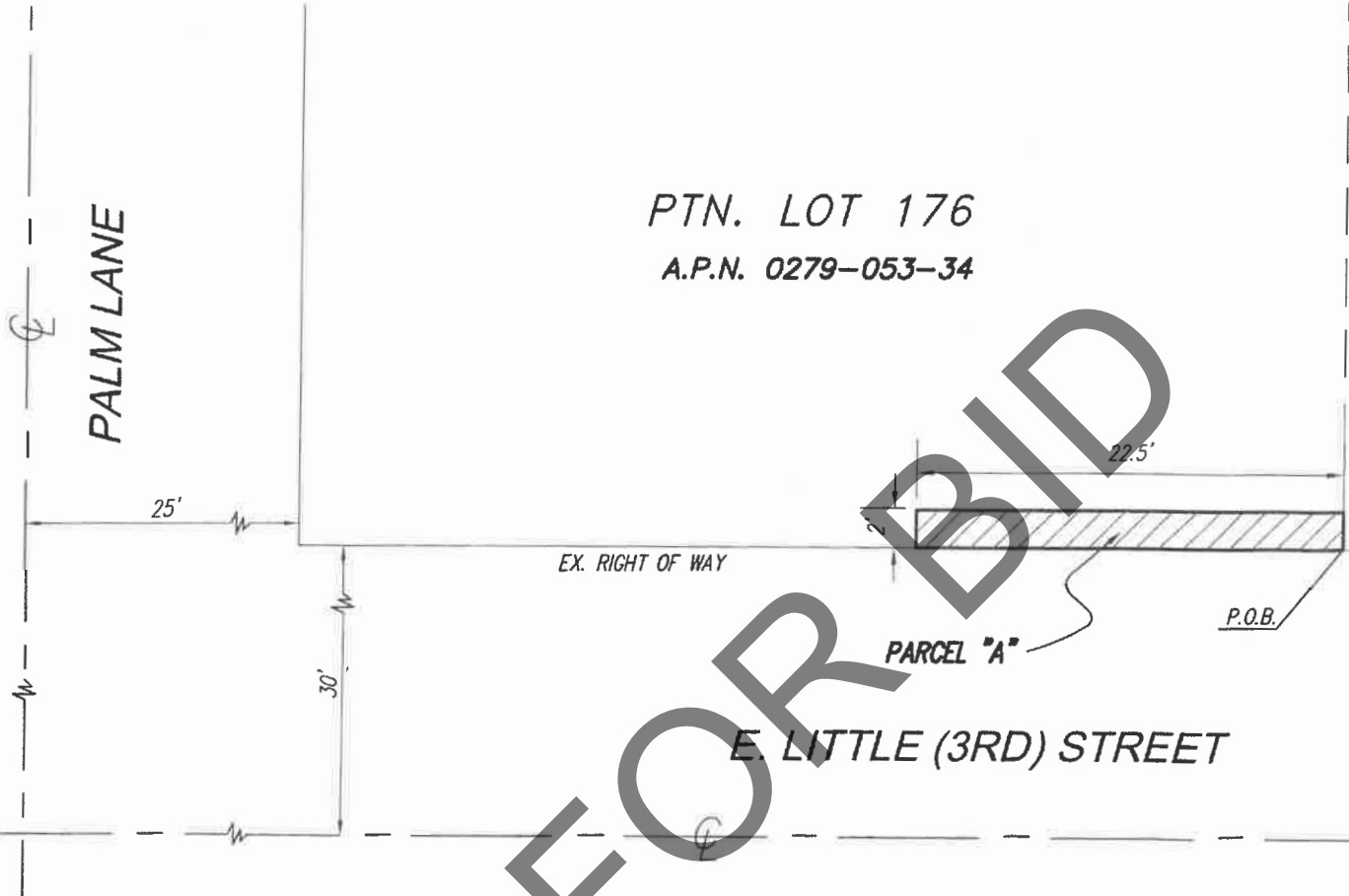
EXHIBIT "B"

PTN. LOT 176 OF TRACT NO. 2345  
MAP BOOK 33, PAGE 52

PTN. LOT 176

A.P.N. 0279-053-34

PALM LANE



- = RIGHT OF WAY LINE
- - - = LOT LINE
- - - = CENTER LINE

*Armando D. Dupont*  
ARMANDO D. DUPONT,  
P.L.S. 7780  
REG. EXP. DECEMBER 31, 2023



**NOTES:**  
THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

 = TEMPORARY CONSTRUCTION EASEMENT (TCE-1)  
AREA IMPROVEMENT: 45.00 ± SQ. FT.

**CAL VADA**

**SURVEYING, INC.**  
411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92878  
PHONE: 951-280-9960 FAX: 951-280-9746 www.calvada.com Job No. 23044

San Bernardino County  
Department of Public Works - Transportation

Right - of - Way Plat  
**E. LITTLE 3RD STREET**  
AT  
PALM LANE  
SAN BERNARDINO AREA

W.O. No.	Parcel No.	Owner
H15122	TCE-1	Heng, Sovanna

RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Dept. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00
A.P.N. 0279-063-14 (ptn)		Dept. Code : 11700 (Transportation )

SPSSM INVESTMENTS – VII, LP, a California Limited Partnership,


hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT “A” LEGAL DESCRIPTION AND EXHIBIT “B” PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor’s property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.

SPSSM INVESTMENTS – VII, LP, a California Limited Partnership,

	2/28/24		
Name MICHAEL NISSAR	Date	Name	Date
Title PRESIDENT		Title	
	Date		Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : E. Little 3<sup>rd</sup> St at Pedley Rd

Project: Little Third St and Little Tippecanoe Ave

Work Order No. : H15122

Parcel No. (s) : TCE - 02

A.P.N. (s) : 0279-063-14 (ptn)

## ACKNOWLEDGMENT

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 California

County of LOS ANGELES )

On FEBRUARY 28, 2024 before me, MICHAEL J. GARCIA, NOTARY PUBLIC  
(insert name and title of the officer)

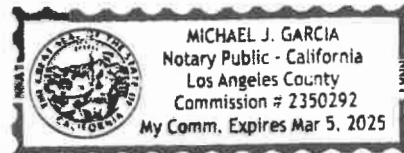
personally appeared MICHAEL NIJJAR  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 [Signature]

(Seal)



T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street at Pedley Road  
Right-of-Way Acquisition  
H15122 – TCE-2  
APN 0279-063-14

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

PARCEL "A"

THAT PORTION OF LOT 201 OF TRACT 2345, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 4.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 201, DISTANT 9.54 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG SAID LINE 12.00 FEET TO THE END OF SAID STRIP.

CONTAINING 48 SQ. FEET OR 0.001 ACRES, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:



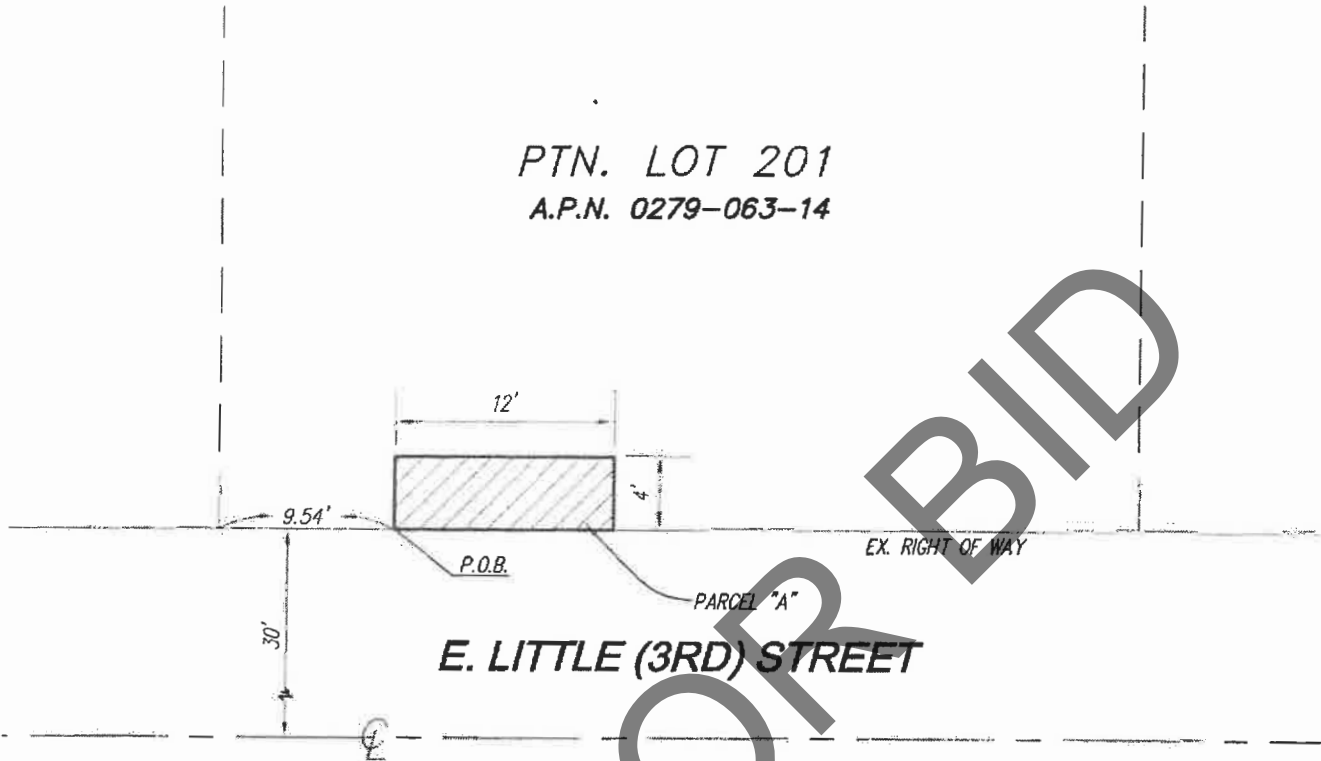
Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023



EXHIBIT "B"

PTN. LOT 201 OF TRACT NO. 2345  
 MAP BOOK 33, PAGE 52

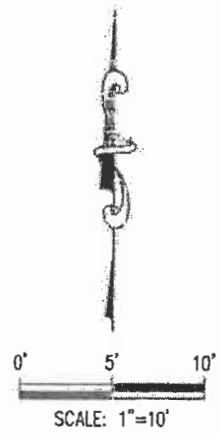
PTN. LOT 201  
 A.P.N. 0279-063-14



- = RIGHT OF WAY LINE
- = LOT LINE
- = CENTER LINE



*Armando D. Dupont*  
 ARMANDO D. DUPONT,  
 P.L.S. 7780  
 REG. EXP. DECEMBER 31, 2023



NOTES:  
 THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE  
 MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

 = TEMPORARY CONSTRUCTION EASEMENT (TCE-2)  
 AREA IMPROVEMENT: 48.00 ± SQ. FT.

<b>CAL VADA</b> SURVEYING, INC. 411 JENKS CIRCLE, SUITE 205, CORONA, CA 92878 PHONE: 951-280-8960    FAX: 951-280-8748    www.calvada.com    Job No. 23044		
San Bernardino County Department of Public Works - Transportation		
Right - of - Way Plat <b>E. LITTLE 3RD STREET</b> AT PEDLEY ROAD SAN BERNARDINO AREA		
W.O. No.	Parcel No.	Owner
H15122	TCE-2	SPSSM INVESTMENTS - VII, LP, a California limited partnership

**RECORDING REQUESTED BY:**

San Bernardino County  
Department of Public Works

**WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:**

San Bernardino County  
Depart. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

**RECORDER:**

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

UNINCORPORATED AREA A.P.N. 0279-053-33 (ptn)	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00 Dept. Code : 11700 (Transportation)
---	--	--

IV Aces LLC, a Limited Liability Company

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.

IV Aces LLC, a Limited Liability Company

<u>Antonia J. [Signature]</u>	<u>3.22.24</u>	_____	_____
Name	Date	Name	Date
Title		Title	
_____	_____	_____	_____
	Date		Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : E. Little 3<sup>rd</sup> St

Project: Little Third St and Little Tippecanoe Ave

Work Order No. : H15122

Parcel No. (s) : TCE - 03

A.P.N. (s) : 0279-053-33 (ptn)



# California All-Purpose Certificate of Acknowledgment

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 California

County of San Bernardino

s.s.

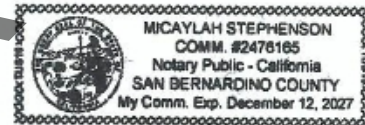
On Mar. 22, 2024 before me, Micaylah Stephenson, Notary Public  
Name of Notary Public, Title

personally appeared Antonia T. Diaz  
Name of Signer (1)

Name of Signer (2)  
 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.



Micaylah Stephenson  
Signature of Notary Public

Seal

### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unacknowledged document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Temporary Constuction Easement containing 2 pages, and dated 03/22/2024.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # 56 Entry # 224

Notary contact: \_\_\_\_\_

#### Other

Additional Signer     Signer(s) Thumbprints(s)

\_\_\_\_\_

T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street  
Right-of-Way Acquisition  
H15122 - TCE-3  
APN 0279-053-33

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

PARCEL "A"


THAT PORTION OF LOT 177 OF TRACT 2345, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 2.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 177, DISTANT 5.66 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG SAID LINE 14.00 FEET TO THE END OF SAID STRIP.

CONTAINING 28 SQ. FEET OR 0.001 ACRES, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:

  
Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023

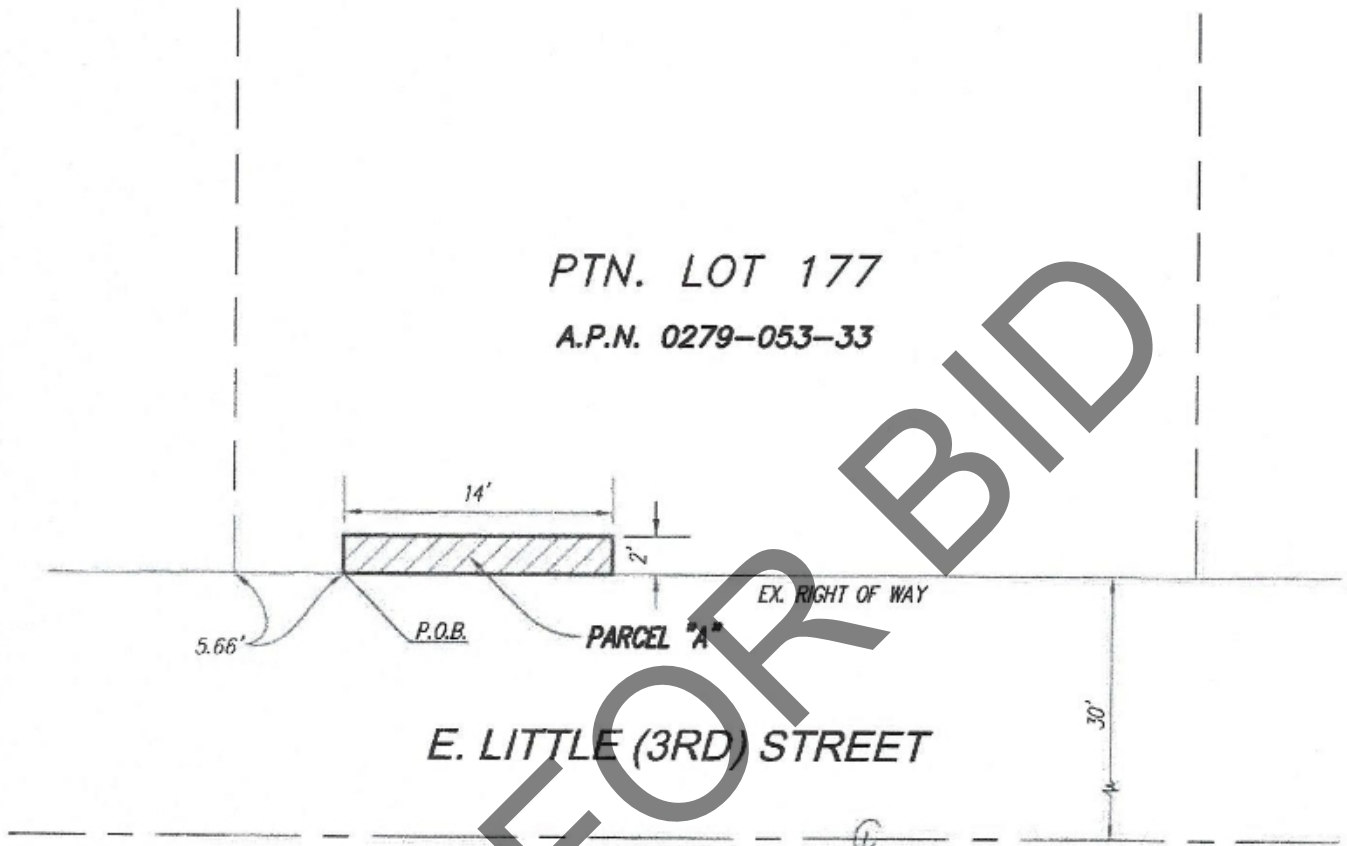


**EXHIBIT "B"**

PTN. LOT 177 OF TRACT NO. 2345  
 MAP BOOK 33, PAGE 52

PTN. LOT 177

A.P.N. 0279-053-33




- = RIGHT OF WAY LINE
- - - = LOT LINE
- - - = CENTER LINE

*[Handwritten Signature]*

ARMANDO D. DUPONT,  
 P.L.S. 7780  
 REG. EXP. DECEMBER 31, 2023



**NOTES:**  
 THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

 = TEMPORARY CONSTRUCTION EASEMENT (TCE-3)  
 AREA IMPROVEMENT: 28.00 ± SQ. FT.

**CAL VADA**

**SURVEYING, INC.**  
 411 JENKS CIRCLE, SUITE 205, CORONA, CA 92878  
 PHONE: 951-280-9960 FAX: 951-280-9746 www.calvada.com Job No. 23044

San Bernardino County  
 Department of Public Works - Transportation

Right - of - Way Plat  
**E. LITTLE 3RD STREET**

SAN BERNARDINO AREA

W.O. No.	Parcel No.	Owner
H15122	TCE-3	Iv Aces, a Limited Liability Company

RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Dept. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA  A.P.N. 0279-092-20 (ptn)	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00  Dept. Code : 11700 (Transportation )
---	--	---

Jamal N. Dawood, a single man,

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.

**Please See Attached  
Notarized Document**



Jamal N. Dawood

4-10-2024

Date

Date

Date

Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

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

Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : Little 3<sup>rd</sup> St at Padley Rd

Project: Little Third St and Little Tippecanoe Ave

Work Order No. : H15122

Parcel No. (s) : TCE - 04

A.P.N. (s) : 0279-092-20 (ptn)

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

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 California }  
County of San Bernardino

On April 10, 2024 before me, Jennifer Aguilar-Morales, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Jamal N. Dawood  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street at Pedley Road  
Right-of-Way Acquisition  
H15122 - TCE-4  
APN 0279-092-20

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

PARCEL "A"

THAT PORTION OF LOT 204 OF TRACT 2345, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 4.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 204, DISTANT 13.48 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG SAID LINE 16.00 FEET TO THE END OF SAID STRIP.

CONTAINING 64 SQ. FEET OR 0.001 ACRES, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:


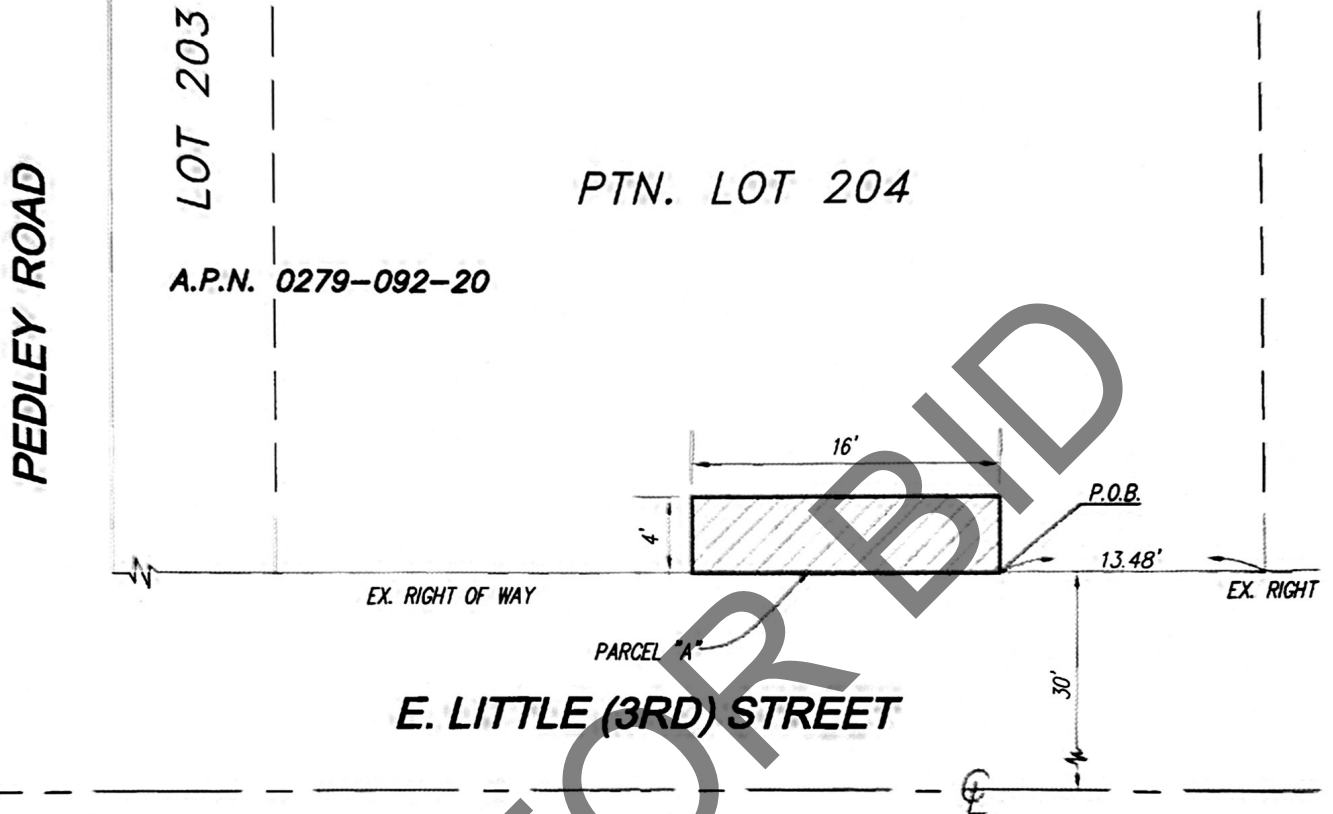
  
Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023



EXHIBIT "B"

PTN. LOT 204 OF TRACT NO. 2345  
MAP BOOK 33, PAGE 52



- = RIGHT OF WAY LINE
- = LOT LINE
- = CENTER LINE

*[Signature]*  
 ARMANDO D. DUPONT,  
 P.L.S. 7780  
 REG. EXP. DECEMBER 31, 2023



NOTES:  
 THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

= TEMPORARY CONSTRUCTION EASEMENT (TCE-4)  
 AREA IMPROVEMENT: 64.00 ± SQ. FT.

W.O. No.	Parcel No.	Owner
H15122	TCE-4	DAWOOD, JAMAL N.

**CAL VADA**  
**SURVEYING, INC.**  
 411 JENKS CIRCLE, SUITE 205, CORONA, CA 92878  
 PHONE: 951-280-9960 FAX: 951-280-9748 www.calvada.com Job No. 23044

---

San Bernardino County  
 Department of Public Works - Transportation

---

Right - of - Way Plat  
**E. LITTLE 3RD STREET**  
 AT  
 PEDLEY ROAD  
 SAN BERNARDINO AREA

RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Dept. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00
A.P.N. 0279-092-06 (ptn)		Dept. Code : 11700 (Transportation )


Adrienne Barajas, adult daughter,

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.

  
Adrienne Barajas

4/10/24  
Date

\_\_\_\_\_ Date

\_\_\_\_\_ Date

\_\_\_\_\_ Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

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

Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : E. Little 3<sup>rd</sup> St

Project: Little Third St and Little Tippecanoe Ave

Work Order No. : H15122

Parcel No. (s) : TCE - 05

A.P.N. (s) : 0279-092-06 (ptn)



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 California }  
County of SAN BERNARDINO

On JANUARY 10, 2024 before me, KAREN A. DAMAYANDI, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared ADRIANNE BARAJAS  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

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 Karen A. Damayandi  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: TEMPORARY CONSTRUCTION EASEMENT

Document Date: JANUARY 10, 2024 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: ADRIANNE BARAJAS

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street  
Right-of-Way Acquisition  
H15122 – TCE-5  
APN 0279-092-06

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

PARCEL "A"

THAT PORTION OF LOT 42 OF TRACT 2522, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 4.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 42, DISTANT 2.32 FEET EASTERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY ALONG SAID LINE 12.00 FEET TO THE END OF SAID STRIP.

CONTAINING 48 SQ. FEET OR 0.001 ACRES, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:


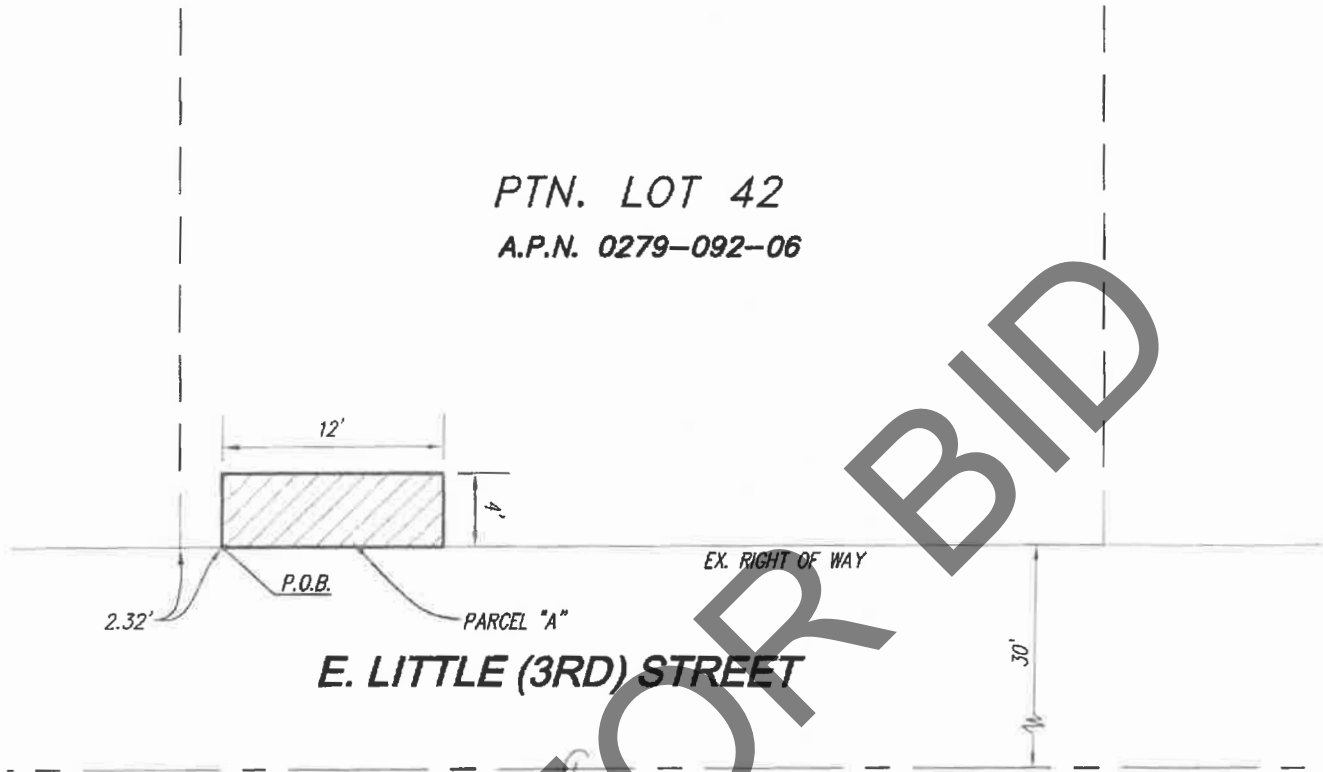
  
Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023



EXHIBIT "B"  
 PTN. LOT 42 OF TRACT NO. 2522  
 MAP BOOK 36, PAGE 31

PTN. LOT 42  
 A.P.N. 0279-092-06



- = RIGHT OF WAY LINE
- = LOT LINE
- = CENTER LINE



*Armando D. Dupont*  
 ARMANDO D. DUPONT,  
 P.L.S. 7780  
 REG. EXP. DECEMBER 31, 2023



**NOTES:**  
 THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

 = TEMPORARY CONSTRUCTION EASEMENT (TCE-5)  
 AREA IMPROVEMENT: 48.00 ± SQ. FT.

**CALVADA**  
 SURVEYING, INC.  
 411 JENKS CIRCLE, SUITE 205, CORONA, CA 92878  
 PHONE: 951-280-8860 FAX: 951-280-8748 www.calvada.com Job No. 23044

San Bernardino County  
 Department of Public Works - Transportation

Right - of - Way Plat  
**E. LITTLE 3RD STREET**  
 SAN BERNARDINO AREA

W.O. No.	Parcel No.	Owner
H15122	TCE-5	BARAJAS, ADRIANNE

RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Depart. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00
A.P.N. 0279-092-03 (ptn)		Dept. Code : 11700 (Transportation )

BK17 Homes, LLC, a California limited Liability Company,

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025.

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.

BK17 Homes, LLC, a California limited Liability Company,

Name <u>BALDEV KLER</u> Title <u>OWNER</u>	Date	<u>02/21/24</u>	Name Title	Date
	Date			Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : E. Little 3rd St

Project: Little Third St and Little Tippecanoe Ave

Work Order No. : H15122

Parcel No. (s) : TCE - 06

A.P.N. (s) : 0279-092-03 (ptn)

## ACKNOWLEDGMENT

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 California

County of LOS ANGELES )

On FEBRUARY 21, 2024 before me, MICHAEL J. GARCIA, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared BALDEV KLER  
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 [Signature] (Seal)

T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street  
Right-of-Way Acquisition  
H15122 – TCE-6  
APN 0279-092-03

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

PARCEL "A"

THAT PORTION OF LOT 39 OF TRACT 2522, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE 31 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 4.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 39, DISTANT 7.22 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG SAID LINE 16.00 FEET TO THE END OF SAID STRIP.

CONTAINING 64 SQ. FEET OR 0.001 ACRES, MORE OR LESS

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:



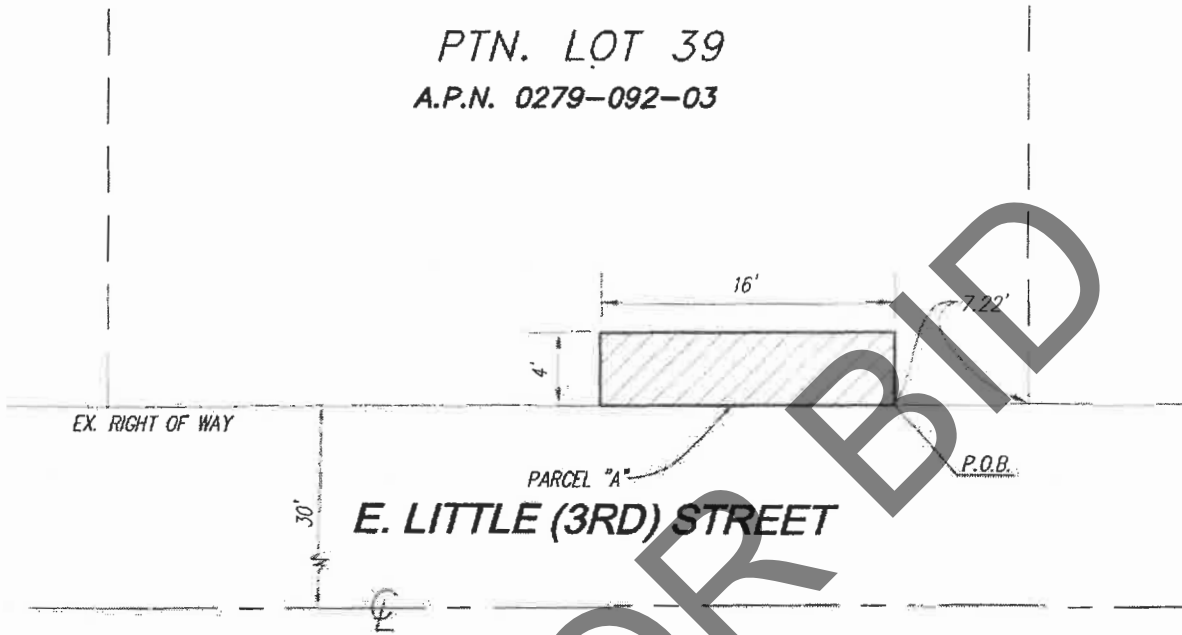
Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023



NOT FOR BLD

EXHIBIT "B"  
 PTN. LOT 39 OF TRACT NO. 2522  
 MAP BOOK 36, PAGE 31

PTN. LOT 39  
 A.P.N. 0279-092-03



- = RIGHT OF WAY LINE
- = LOT LINE
- = CENTER LINE

*[Signature]*  
 ARMANDO D. DUPONT,  
 P.L.S. 7780  
 REG. EXP. DECEMBER 31, 2023



**NOTES:**  
 THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

= TEMPORARY CONSTRUCTION EASEMENT (TCE-4)  
 AREA IMPROVEMENT: 64.00 ± SQ. FT.

**CAL VADA**  
 SURVEYING, INC.  
 411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92878  
 PHONE: 951-280-0960 FAX: 951-280-9748 www.calvada.com Job No. 23044

San Bernardino County  
 Department of Public Works - Transportation

Right - of - Way Plat  
 E. LITTLE 3RD STREET

SAN BERNARDINO AREA

W.O. No.	Parcel No.	Owner
H15122	TCE-6	DAWOOD, JAMAL N.

RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Dept. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00
A.P.N. 0279-053-30 (ptn)		Dept. Code : 11700 (Transportation )

Carlos David Morales Reyes and Sharon E Morales, Husband and Wife as Joint Tenants,

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, and its designees, including (without limitation) its contractors and consultants, and assigns a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.

Carlos David Morales Reyes

1-11-24

Date

Sharon E Morales

11/20/23

Date

Date

Date

This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.

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

Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : E. Little 3<sup>rd</sup> St

Project: Little Third St and Little  
Tippecanoe Ave -Phase II

Work Order No. : H15122

Parcel No. (s) : TCE - 8

A.P.N. (s) : 0279-053-30 (ptn)



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 California }  
County of SAN BERNARDINO

On NOVEMBER 20, 2023 before me, KAREN A DAMAVANDI, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared SHARON E MORALES  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

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 Karen A. Damavandi  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: TEMPORARY CONSTRUCTION EASEMENT

Document Date: NOVEMBER 20, 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: SHARON E MORALES Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 California }  
County of SAN BERNARDINO

On JANUARY 11, 2024 before me, KAREN A. DAMAVANDI, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer

personally appeared CARLOS DAVID MORALES REYES  
Name(s) of Signer(s)

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 Karen A. Damavandi  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: TEMPORARY CONSTRUCTION EASEMENT

Document Date: JANUARY 11, 2024 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: CARLOS DAVID MORALES REYES Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street  
Right-of-Way Acquisition  
H15122 – TCE-8  
APN 0279-053-30

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

PARCEL "A"

THAT PORTION OF LOT 180 OF TRACT 2345, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 4.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 180; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 20.00 FEET TO THE END OF SAID STRIP.

CONTAINING 80 SQ. FEET OR 0.002 ACRES, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:

  
Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023

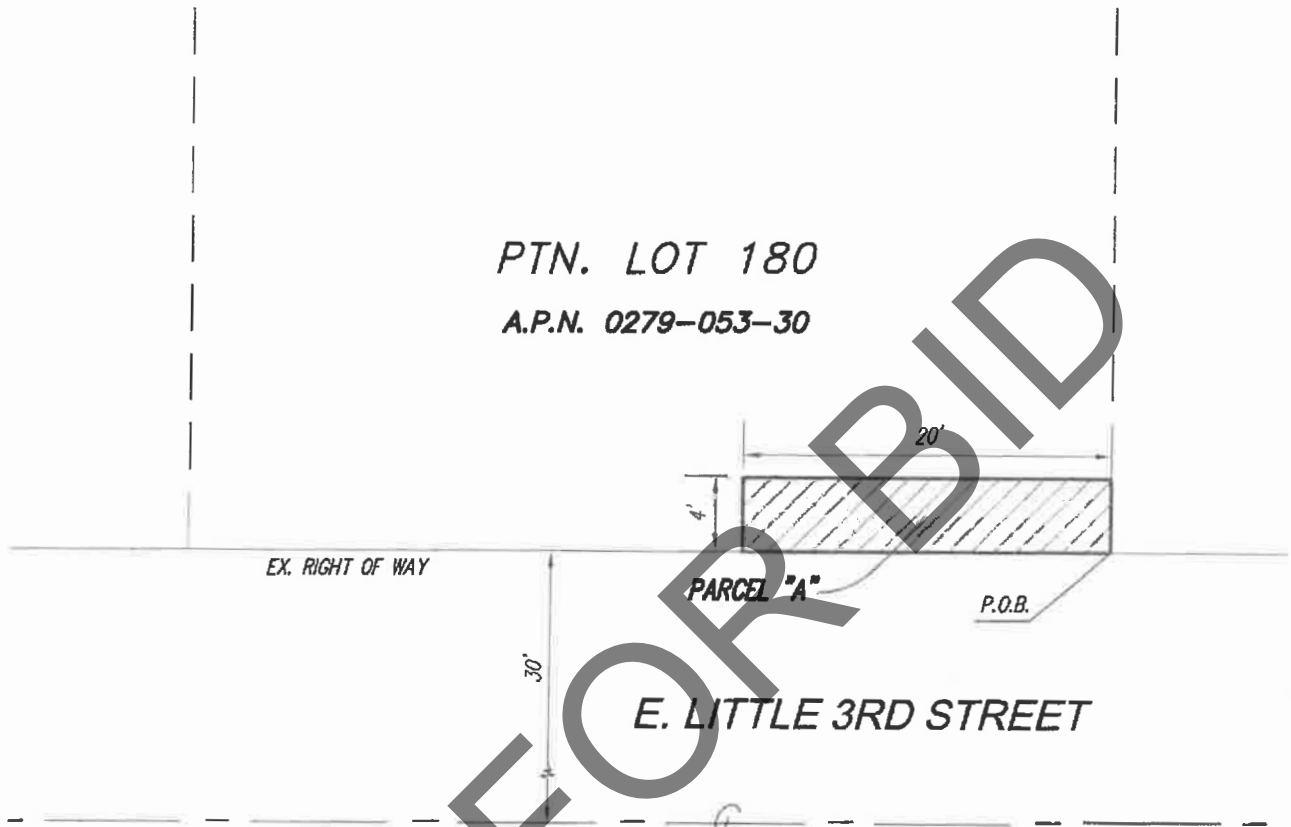


EXHIBIT "B"

PTN. LOT 180 OF TRACT NO. 2345  
MAP BOOK 33, PAGE 52

PTN. LOT 180

A.P.N. 0279-053-30



- = EXISTING RIGHT OF WAY LINE
- - - = EXISTING LOT LINE
- - - = STREET CENTER LINE

*Armando D. Dupont*



ARMANDO D. DUPONT,  
P.L.S. 7780  
REG. EXP. DECEMBER 31, 2023



**NOTES:**  
THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

 = TEMPORARY CONSTRUCTION EASEMENT  
AREA IMPROVEMENT: 80.00 ± SQ. FT.

**CAL VADA**

**SURVEYING, INC.**  
411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92878  
PHONE: 951-280-9960 FAX: 951-280-9746 www.calvada.com Job No. 23044

San Bernardino County  
Department of Public Works - Transportation

Right - of - Way Plat  
**E. LITTLE 3RD STREET**

SAN BERNARDINO AREA

W.O. No.	Parcel No.	Owner
H15122	TCE-8	REYES, CARLOS DAVID MORALES AND MORALES, SHARON E.

RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Dept. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00
A.P.N. 0279-053-29 (ptn)		Dept. Code : 11700 (Transportation )


Jorge Guadarrama, a single man,

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, and its designees, including (without limitation) its contractors and consultants, and assigns a TEMPORARY CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire upon the earlier of completion of the project improvements for the project known as Little Third St and Little Tippecanoe Ave or no later than November 30, 2025

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing, any and all parties involved in the sale, lease, or rental of this temporary construction easement and associated construction project.


11/03/23

\_\_\_\_\_ Date \_\_\_\_\_ Date  
 \_\_\_\_\_ Date \_\_\_\_\_ Date

<p>This is to certify that the interest in real property conveyed by the within instrument to San Bernardino County, a body corporate and politic 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 of the Board of Supervisors adopted on March 27, 2012 and the Grantee consents to recordation thereof by its duly authorized officer/agent.</p> <p>By: _____ Date: _____</p> <p>Terry W. Thompson, Director Real Estate Services Department</p>	<p>Township: <u>1 S</u> Range: <u>4 W</u> Section: <u>11</u></p> <p>Road Name(s) : <u>E. Little 3<sup>rd</sup> St</u></p> <p>Project: <u>Little Third St and Little Tippecanoe Ave - Phase II</u></p> <p>Work Order No. : <u>H15122</u></p> <p>Parcel No. (s) : <u>TCE - 9</u></p> <p>A.P.N. (s) : <u>0279-053-29 (ptn)</u></p>
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**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

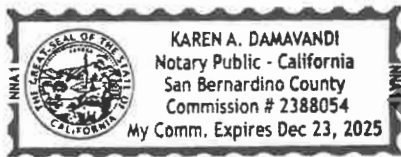
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of SAN BERNARDINO

On NOVEMBER 3, 2023 before me, KAREN A. DAMAVANDI, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared JORGE GUADARRAMA  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

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 Karen A. Damavandi  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: TEMPORARY CONSTRUCTION EASEMENT

Document Date: NOVEMBER 3, 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: JORGE GUADARRAMA Signer's Name: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> Corporate Officer – Title(s): _____   | <input type="checkbox"/> Corporate Officer – Title(s): _____   |
| <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact             | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact                        |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator                    |
| <input type="checkbox"/> Other: _____  | <input type="checkbox"/> Other: _____  |

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

T1S, R4W, SEC 11 S.B.M.  
E. Little 3rd Street  
Right-of-Way Acquisition  
H15122 – TCE-9  
APN 0279-053-29

**EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENT**

PARCEL "A"


THAT PORTION OF LOT 181 OF TRACT 2345, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE 52 OF MAPS, RECORDS OF SAID COUNTY, BEING A STRIP OF LAND 4.00 FEET WIDE, THE SOUTHERLY LINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 181; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 17.25 FEET TO THE END OF SAID STRIP.

CONTAINING 69 SQ. FEET OR 0.002 ACRES, MORE OR LESS.

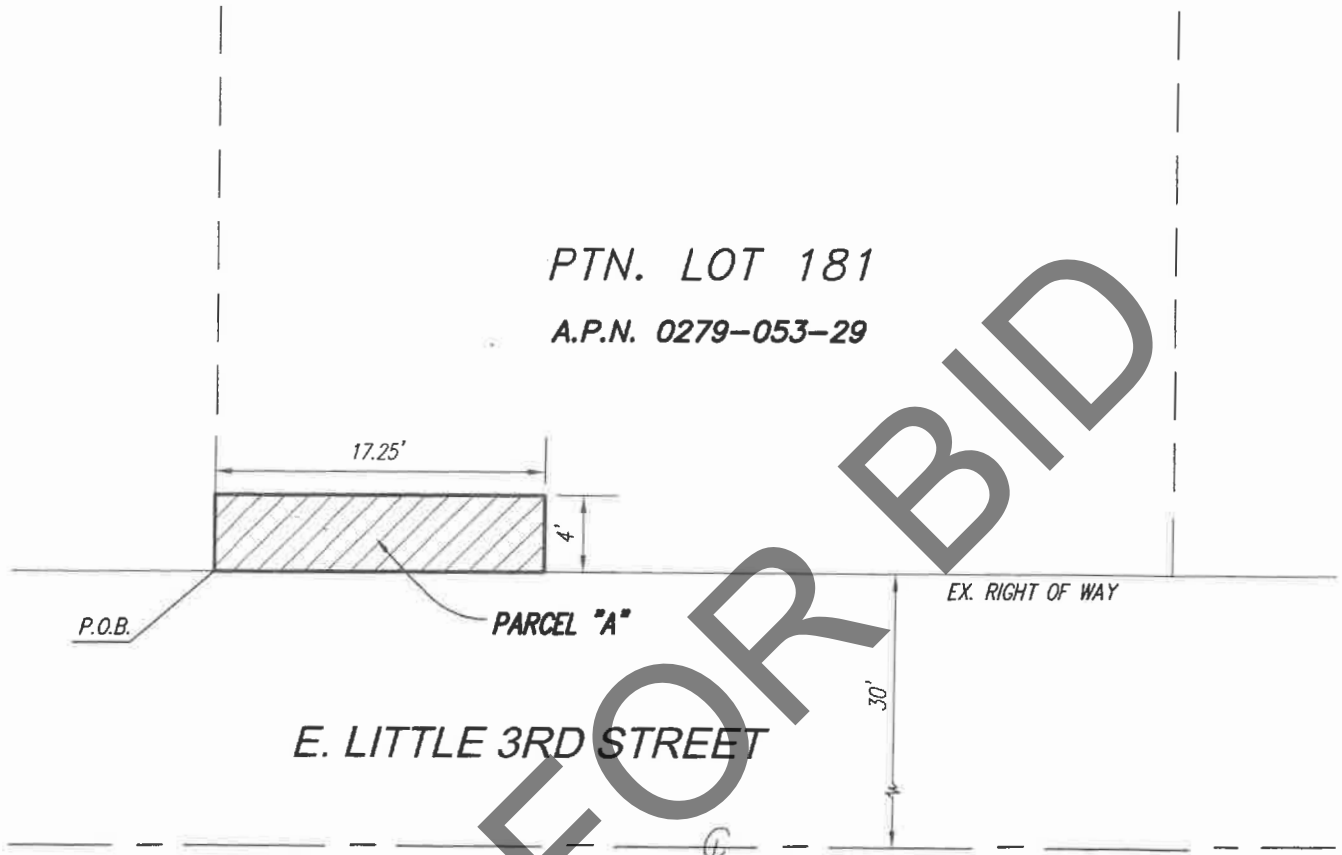
ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Prepared under my supervision:

  
Armando D. DuPont, L.S. 7780  
Reg. Exp. December 31, 2023



**EXHIBIT "B"**  
 PTN. LOT 181 OF TRACT NO. 2345  
 MAP BOOK 33, PAGE 52



NOT FOR BID

- = EXISTING RIGHT OF WAY LINE
- = EXISTING LOT LINE
- = STREET CENTER LINE

ARMANDO D. DUPONT,  
 P.L.S. 7780  
 REG. EXP. DECEMBER 31, 2023



**NOTES:**  
 THIS MAP HAS BEEN COMPILED FROM RECORD DATA AND OTHER AVAILABLE MATERIALS AND DOES NOT REPRESENT A FIELD SURVEY

= TEMPORARY CONSTRUCTION EASEMENT  
 AREA IMPROVEMENT: 69.00 ± SQ. FT.

**CAL VADA**  
**SURVEYING, INC.**  
 411 JENKS CIRCLE, SUITE 205, CORONA, CA. 92878  
 PHONE: 951-280-9960    FAX: 951-280-9746    www.calvada.com    Job No. 23044

San Bernardino County  
 Department of Public Works - Transportation

Right - of - Way Plat  
**E. LITTLE 3RD STREET**

SAN BERNARDINO AREA

W.O. No.	Parcel No.	Owner
H15122	TCE-9	GUADARRAMA, JORGE



RECORDING REQUESTED BY:

San Bernardino County  
Department of Public Works

WHEN RECORDED MAIL DOCUMENT  
and TAX STATEMENT TO:

San Bernardino County  
Depart. of Public Works, County Surveyor  
825 East Third Street, Room 204  
San Bernardino, CA 92415-0835

RECORDER:

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

UNINCORPORATED AREA	<b>TEMPORARY CONSTRUCTION EASEMENT</b>	DOCUMENT TRANSFER TAX \$ 0.00
A.P.N. 0279-053-27 (ptn)		Dept. Code : 11700 (Transportation )

Mario Hernandez and MA Del Carmen Hernandez, Husband and Wife; and their daughters,  
Andrea Del Carmen Hernandez and Valentina Gisselle Hernandez Espinoza as joint Tenants,

hereby GRANT(S) to the SAN BERNARDINO COUNTY, a body corporate and politic of the State of California,  
and its designees, including (without limitation) its contractors and consultants, and assigns a TEMPORARY  
CONSTRUCTION EASEMENT for construction purposes over, under and across the following described real  
property in said County:

SEE EXHIBIT "A" LEGAL DESCRIPTION AND EXHIBIT "B" PLAT ATTACHED.

This Temporary Construction Easement shall commence on December 1, 2023 and automatically expire  
upon the earlier of completion of the project improvements for the project known as Little Third St and  
Little Tippecanoe Ave or no later than November 30, 2025.

It is understood that in the event the grantor(s) plan to sell, lease or rent the grantor's property prior to  
the final expiration date of this temporary construction easement, the grantor(s) shall inform, in writing,  
any and all parties involved in the sale, lease, or rental of this temporary construction easement and  
associated construction project.

<u>Mario Hernandez</u>	12/24/23	<u>MA Del Carmen Hernandez</u>	12/14/23
Mario Hernandez	Date	MA Del Carmen Hernandez	Date
<u>Andrea Del Carmen Hernandez</u>	1/10/24	<u>Valentina Gisselle Hernandez Espinoza</u>	1/10/24
Andrea Del Carmen Hernandez	Date	Valentina Gisselle Hernandez Espinoza	Date

This is to certify that the interest in real property conveyed by the  
within instrument to San Bernardino County, a body corporate and  
politic 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 of the Board of  
Supervisors adopted on March 27, 2012 and the Grantee consents to  
recordation thereof by its duly authorized officer/agent.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Terry W. Thompson, Director  
Real Estate Services Department

Township: 1 S Range: 4 W Section: 11

Road Name(s) : E. Little 3<sup>rd</sup> St

Project: Little Third St and Little  
Tippecanoe Ave - Phase II

Work Order No. : H15122

Parcel No. (s) : TCE - 11

A.P.N. (s) : 0279-053-27 (ptn)

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

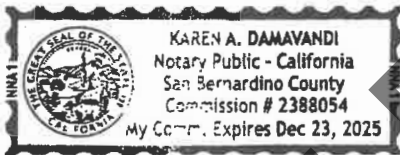
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of SAN BERNARDINO

On DECEMBER 14, 2023 before me, KAREN A. DAMAVANDI, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared MARIO HERNANDEZ and MA DEL CARMEN HERNANDEZ  
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

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 Karen A. Damavandi  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: TEMPORARY CONSTRUCTION EASEMENT

Document Date: DECEMBER 14, 2023 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: MARIO HERNANDEZ  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: MA DEL CARMEN HERNANDEZ  
 Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_