

**EXHIBIT 3**  
**DRAINAGE AND WATER QUALITY**  
**EASEMENT QUITCLAIM**

**EXHIBIT “A”  
EASEMENT QUITCLAIM  
LEGAL DESCRIPTION**

THOSE PORTIONS OF LOT “A”, AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT FOR DRAINAGE AND WATER QUALITY PURPOSES, ACCEPTED ON PARCEL MAP NO. 20478, AS SHOWN BY MAP RECORDED IN BOOK 263 OR PARCEL MAPS AT PAGES 53 THROUGH 73, INCLUSIVE THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, ALSO BEING A PORTION OF PARCEL “B” OF THAT CORRECTIVE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLLA 2025-00008B, RECORDED AUGUST 28, 2025 AS DOCUMENT NO. 2025-0208408, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

**PARCEL 1:**

**COMMENCING** AT THE NORTHWEST CORNER OF PARCEL “B” OF SAID LOT LINE ADJUSTMENT, SAID POINT BEING SOUTH 00°06’53” WEST ALONG THE WESTERLY LINE OF SAID PARCEL MAP, A DISTANCE OF 424.77 FEET FROM THE NORTHWEST CORNER OF SAID LOT “A”;

**THENCE** LEAVING SAID WESTERLY LINE SOUTH 60°17’51” EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL “B”, A DISTANCE OF 28.11 FEET TO THE INTERSECTION WITH THE FORMER SOUTHERLY LINE OF SAID LOT “A”, SAID POINT BEING **TRUE OF BEGINNING**;

**THENCE** CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL “B”, SOUTH 60°17’51” EAST A DISTANCE OF 26.27 FEET TO THE INTERSECTION WITH SAID FORMER SOUTHERLY LINE OF LOT “A”, SAID POINT HEREINAFTER REFERRED TO AS **POINT “A”**;

**THENCE** LEAVING SAID NORTHERLY LINE OF PARCEL “B”, ALONG SAID FORMER SOUTHERLY LINE OF LOT “A”, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 77°04’15” WEST, A DISTANCE OF 11.39 FEET;
- 2) NORTH 48°13’26” WEST, A DISTANCE OF 15.71 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 43 SQUARE FEET, MORE OR LESS.

**PARCEL 2:**

**COMMENCING** AT SAID POINT “A”, BEING THE INTERSECTION OF SAID NORTHERLY LINE OF PARCEL “B” OF SAID LOT LINE ADJUSTMENT WITH SAID FORMER SOUTHERLY LINE OF LOT “A”;

**THENCE** CONTINUING ALONG SAID NORTHERLY LINE OF PARCEL "B", THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 60°17'51" EAST, A DISTANCE OF 71.35 FEET;
- 2) SOUTH 67°30'55" EAST, A DISTANCE OF 8.98 FEET TO THE **TRUE POINT OF BEGINNING**, ALSO BEING THE INTERSECTION OF SAID SOUTHERLY LINE OF LOT "A" WITH SAID NORTHERLY LINE OF PARCEL "B";
- 3) SOUTH 67°30'55" EAST, A DISTANCE OF 32.51 FEET;
- 4) SOUTH 85°43'42" EAST, A DISTANCE OF 20.56 FEET TO A POINT ON SAID SOUTHERLY LINE OF LOT "A";

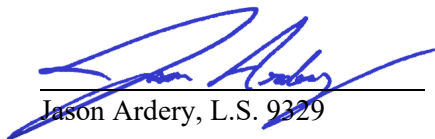
**THENCE** LEAVING SAID NORTHERLY LINE OF PARCEL "B", ALONG SAID FORMER SOUTHERLY LINE OF LOT "A", THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 41°14'01" WEST, A DISTANCE OF 22.76 FEET;
- 2) NORTH 73°08'14" WEST, A DISTANCE OF 38.53 FEET;
- 3) NORTH 03°50'46" EAST, A DISTANCE OF 19.95 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 807 SQUARE FEET, MORE OR LESS.

**EXCEPTING THEREFORE** ANY EXISTING EASEMENTS AND/OR UNDERLYING INTERESTS OF RECORD.

PREPARED UNDER MY SUPERVISION

  
Jason Ardery, L.S. 9329

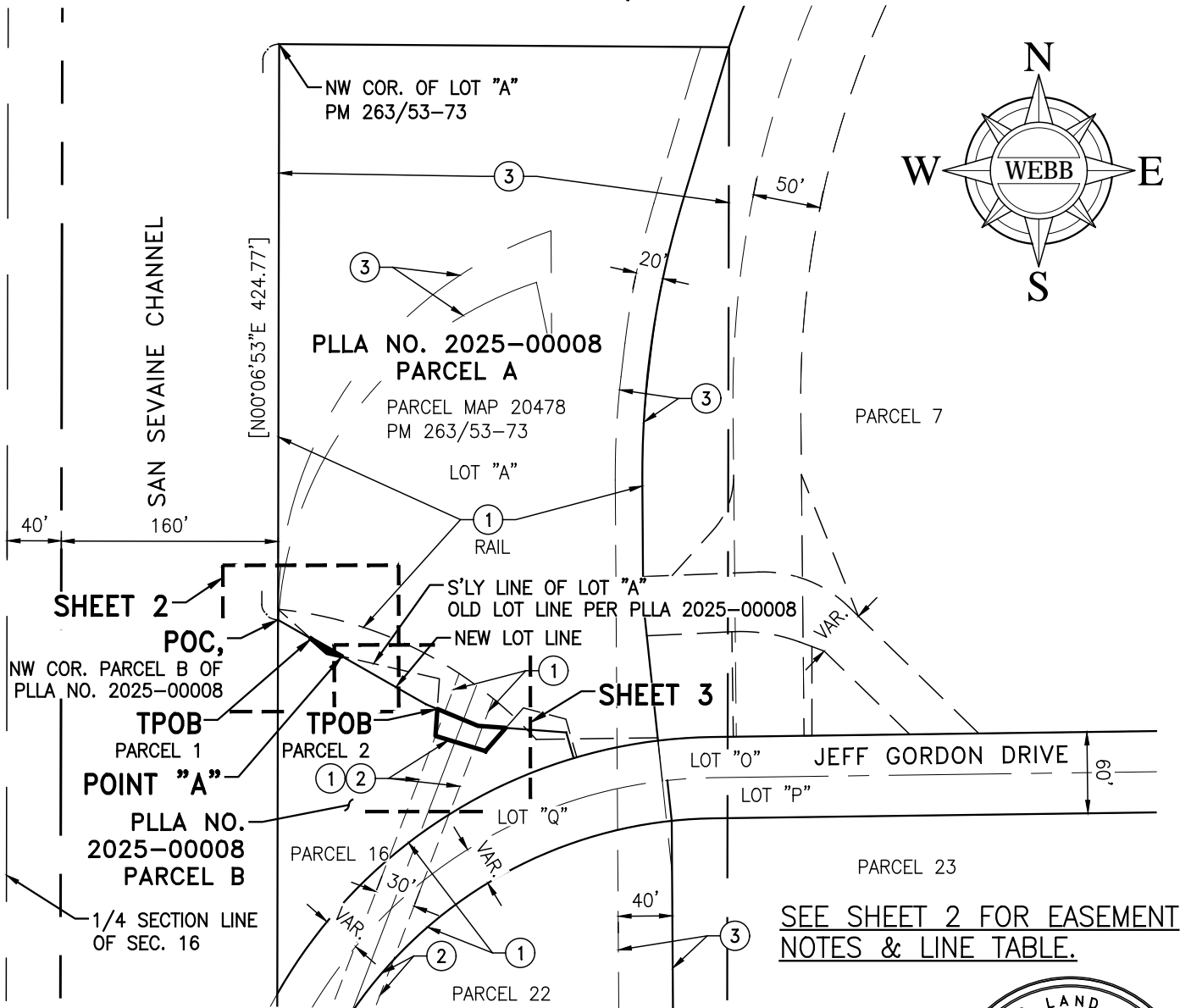
10/28/2025  
Date



Prepared By: JCR  
Checked By: JKA

# EXHIBIT "B"

## EASEMENT QUITCLAIM



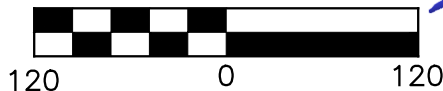
### NOTES:

[ ] INDICATES RECORD & MEASURED PER CORRECTIVE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. PLLA 2025-00008B, REC. AUGUST 28, 2025 AS DOCUMENT NO. 2025-0208408, O.R.

( ) INDICATES RECORD & MEASURED PER PMB 263/53-73.

SEC. 16, T1S, R6W, SBM

1" = 120'



ALBERT A.  
**WEBB**  
ASSOCIATES

COUNTY OF SAN BERNARDINO

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\Esmt Quitclaim over Lot A\22-0074-Esmt  
Quitclaim over Lot A-PLAT.dwg 10/28/2025 8:58 AM Jason

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 3

W.O.  
22-0074

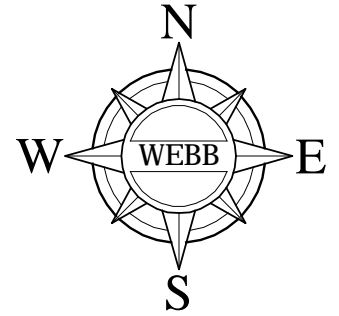
SCALE: 1" = 120'

DRWN BY JCR  
CHKD BY JKA

DATE 10/28/25  
DATE 10/28/25

SUBJECT: EASEMENT QUITCLAIM

# EXHIBIT "B" EASEMENT QUITCLAIM



SAN SEVAIN CHANNEL

PLLA NO. 2025-00008  
PARCEL A

PARCEL MAP 20478  
PM 263/53-73  
LOT "A"

[N00°06'53"E 424.77']

POC  
NW COR. PARCEL B OF  
PLLA NO. 2025-00008

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | DIRECTION     | LENGTH |
| L1         | [S60°17'51"E] | 28.11' |
| L2         | [S60°17'51"E] | 26.27' |
| L3         | (N77°04'15"W) | 11.39' |
| L4         | (N48°13'26"W) | 15.71' |
| L5         | [S60°17'51"E] | 71.35' |

SEE SHEET 1 FOR NOTES



1" = 20'



20 0 20

SEC. 16, T1S, R6W, SBM

TPOB  
PARCEL 1

43± S.F.

S'LY LINE OF LOT "A"  
PER PM 263/53-73  
OLD LOT LINE PER PLLA

N'LY LINE OF PLLA NO. 2025-00008  
PARCEL B

POINT "A"

PLLA NO. 2025-00008  
PARCEL B

PARCEL 16

SEE SHEET 3

## EASEMENTS:

- ① THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AGREEMENT" RECORDED FEBRUARY 9, 2023 AS DOCUMENT NO. 2023-0030599 OF OFFICIAL RECORDS AND RE-RECORDED JULY 21, 2023 AS INSTRUMENT NO. 2023-0179110 OF OFFICIAL RECORDS.
- ② PUBLIC UTILITY EASEMENT (P.U.E.), RESERVED ON PM 263/53-73.
- ③ AN EASEMENT FOR ACCESS AND REMEDIATION AND INCIDENTAL PURPOSES, RECORDED AUGUST 16, 2000 AS DOCUMENT NO. 20000294488 OF OFFICIAL RECORDS. IN FAVOR OF: CCG ONTARIO, LLC.

ALBERT A.  
**WEBB**  
ASSOCIATES

COUNTY OF SAN BERNARDINO

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\Esmt Quitclaim over Lot A\22-0074-Esmt  
Quitclaim over Lot A-PLAT.dwg 10/28/2025 8:58 AM Jason

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SHEET 2 OF 3

W.O.  
22-0074

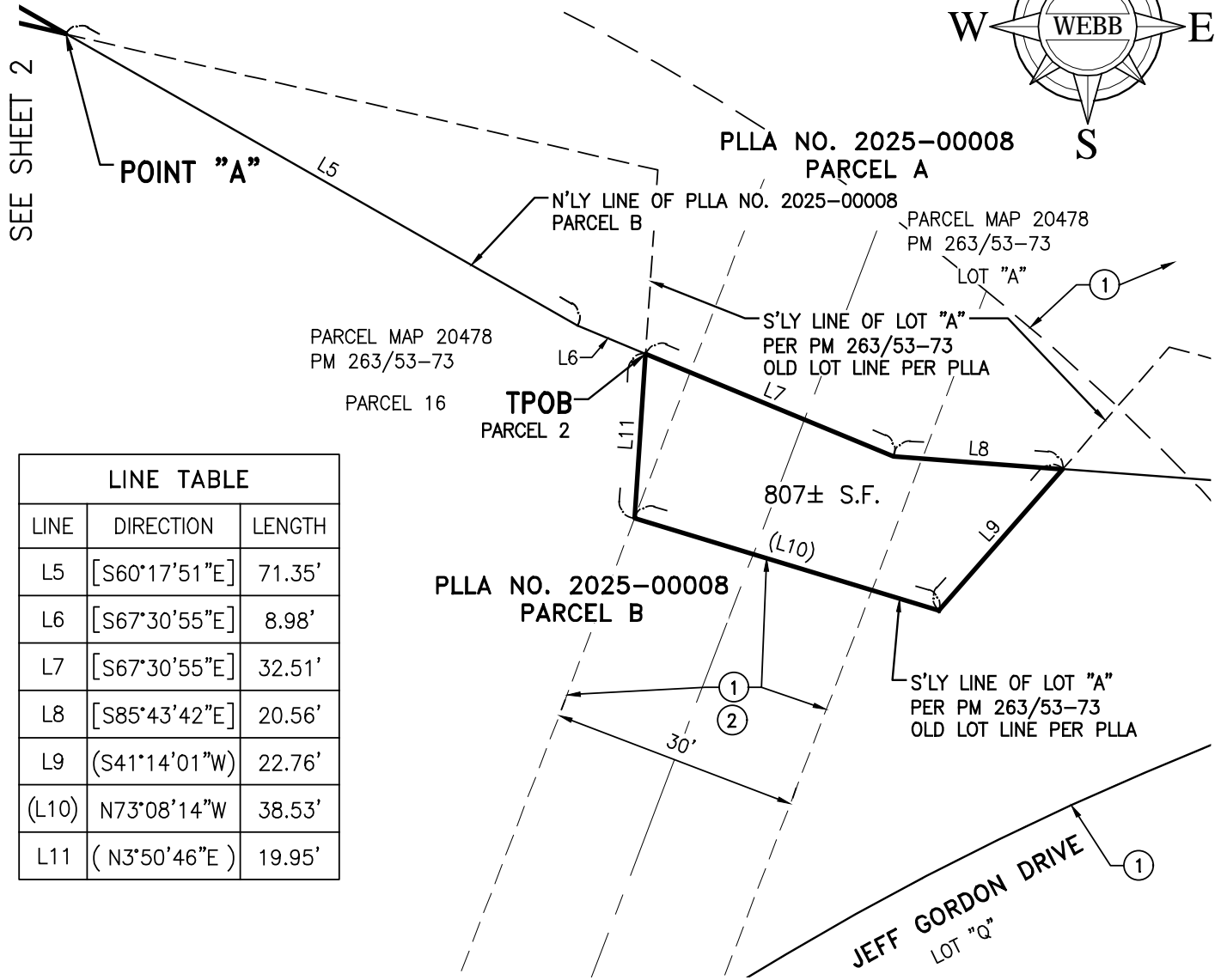
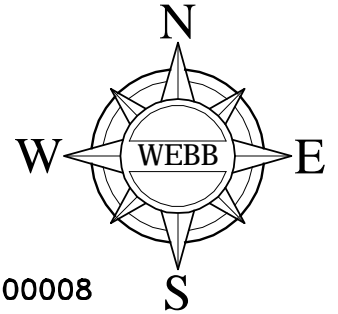
SCALE: 1" = 20'

DRWN BY JCR  
CHKD BY JKA

DATE 10/28/25  
DATE 10/28/25

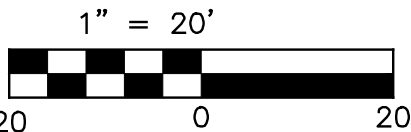
SUBJECT: EASEMENT QUITCLAIM

# EXHIBIT "B" EASEMENT QUITCLAIM



| LINE TABLE |                |        |
|------------|----------------|--------|
| LINE       | DIRECTION      | LENGTH |
| L5         | [S60°17'51"E]  | 71.35' |
| L6         | [S67°30'55"E]  | 8.98'  |
| L7         | [S67°30'55"E]  | 32.51' |
| L8         | [S85°43'42"E]  | 20.56' |
| L9         | (S41°14'01"W)  | 22.76' |
| (L10)      | N73°08'14"W    | 38.53' |
| L11        | ( N3°50'46"E ) | 19.95' |

SEE SHEET 1 FOR NOTES  
SEE SHEET 2 FOR EASEMENT NOTES



SEC. 16, T1S, R6W, SBM



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

COUNTY OF SAN BERNARDINO

H:\2022\22-0074\Drawings\Mapping\Legals & Plats\Esmt Quitclaim over Lot A\22-0074-Esmt  
Quitclaim over Lot A-PLAT.dwg 10/28/2025 8:58 AM Jason

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SHEET 3 OF 3

W.O.  
22-0074

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