| Docusion Envelope | ID: | 5293D141 | 17A5- | 4311 | 9F46 | 7B46F23BDFD0 |
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|                   |     |          |       |      |      |              |

| [ADD COUNTY RECORDER'S COVEI | R SHEET] |  |
|------------------------------|----------|--|
|------------------------------|----------|--|

**GRANT DEED** 

# GRANT DEED (Homekey Parcel)

| [ ] computed on full value of property conveyed, or [ ] computed on full value less value of liens or encumbrances remaining at time of sale, [ ] Unincorporated Area  FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Bernardino County, a political subdivision of the State of California hereby GRANT(S) to San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:  SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF  Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement  | The undersigned grantor(s) declar Documentary transfer tax \$  | are(s)   |
|--|--|--|
| [ ] computed on full value less value of liens or encumbrances remaining at time of sale,         [ ] Unincorporated Area  FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:  SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF  Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.  GRANTOR:  SAN BERNARDINO COUNTY, a political subdivision of the State of California  By:  Dawn Rowe, Chair of Board of Supervisors  Date:  JUL 2 3 2024  APPROVED AS TO LEGAL FORM:  TOM BUNTON  County Counsel  Date:  Date:  July 17, 2024  Dated:  |  |  |
| Sale,  [ ] Unincorporated Area  FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Bernardino County, a political subdivision of the State of California hereby GRANT(S) to San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:  SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF  Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.  GRANTOR:  SAN BERNARDINO COUNTY, a political subdivision of the State of California  By: Dawn Rowe, Chair of Board of Supervisors  Date: JUL 2 3 2024  APPROVED AS TO LEGAL FORM:  TOM BUNTON  County Counsel  Decadignment by:  By: Suparate Bryant: Deputy County Counsel  Date: July 17, 2024  Dated:, 20  MAIL TAX STATEMENTS AS DIRECTED ABOVE |  |  |
| FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:  SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF  Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.  GRANTOR:  SAN BERNARDINO COUNTY, a political subdivision of the State of California  By:  Dawn Rowe, Chair of Board of Supervisors  Date:  JUL 2 3 2024  APPROVED AS TO LEGAL FORM:  TOM BUNTON  County Counsel  Date:  Descriptional by:  By:  Suramus English  Suramus English  Suramus English  Suramus English  Suramus English  Deputy County Counsel  Date:  July 17, 2024  Dated: , 20  |  | value less value of fields of encumbrances femanning at time of  |
| Bernardino County, a political subdivision of the State of California hereby GRANT(S) to San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:  SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF  Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.  GRANTOR:  SAN BERNARDINO COUNTY, a political subdivision of the State of California  By: Dawn Rowe, Chair of Board of Supervisors  Date: JUL 2 3 2024  APPROVED AS TO LEGAL FORM: TOM BUNTON County Counsel Documber By: Suzama Bryand Suzama Bryand: Deputy County Counsel Date: July 17, 2024  Dated:, 20  MAIL TAX STATEMENTS AS DIRECTED ABOVE   | and the second s |  |
| Bernardino County, a political subdivision of the State of California hereby GRANT(S) to San Bernardino County, a political subdivision of the State of California, the following described real property in the City of San Bernardino, County of San Bernardino, State of California:  SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF  Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.  GRANTOR:  SAN BERNARDINO COUNTY, a political subdivision of the State of California  By:  Dawn Rowe, Chair of Board of Supervisors  Date:  JUL 2 3 2024  APPROVED AS TO LEGAL FORM: TOM BUNTON County Counsel  By:  Surgant Bryant; Deputy County Counsel  Date:  July 17, 2024  Dated:  | [ ] Unincorporated Ar  | ea   |
| Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.  GRANTOR:  SAN BERNARDINO COUNTY, a political subdivision of the State of California  By:   | Bernardino County, a political subc<br>Bernardino County, a political subc   | livision of the State of California hereby GRANT(S) to San livision of the State of California, the following described real |
| homeless households and at risk of homelessness in accordance with the Standard Agreement 20-HK-00130.  GRANTOR:  SAN BERNARDINO COUNTY, a political subdivision of the State of California  By: Dawn Rowe, Chair of Board of Supervisors  Date: JUL 2 3 2024  APPROVED AS TO LEGAL FORM: TOM BUNTON County Counsel Docussigned by:  By: Swamm Bryant Suzanne Propriet Deputy County Counsel  Date: July 17, 2024  Dated:, 20  | SEE EXHIBIT "A" ATTACHED F   | HERETO AND MADE A PART OF HEREOF   |
| SAN BERNARDINO COUNTY, a political subdivision of the State of California  By: Dawn Rowe, Chair of Board of Supervisors  Date: JUL 2 3 2024  APPROVED AS TO LEGAL FORM: TOM BUNTON County Counsel Docusioned by: By: Swaw Bryant Suzanne Bryant Deputy County Counsel  Date: July 17, 2024  Dated:, 20   |  |  |
| Dawn Rowe, Chair of Board of Supervisors  Date:  |  | GRANTOR:   |
| TOM BUNTON County Counsel  By: Swam Bryand Suzami 2789 27854 Deputy County Counsel  Date: July 17, 2024  Dated:, 20  |  | By: Dawn Rowe, Chair of Board of Supervisors   |
|  |  | TOM BUNTON County Counsel  By: Swawn Bryant Suzame Bryant, Deputy County Counsel  Date: July 17, 2024                        |
|  |  |  |

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 SanBernardmo | ) |

On 123 2024, before me, While A. Aventz, Notary Public, personally appeared Down M. Rowe , 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.

JULIE A. ARENTZ
Notary Public - California
San Bernardino County
Commission # 2414795
My Comm. Expires Sep 4, 2026

Notary Public

#### CERTIFICATE OF ACCEPTANCE

# (Pursuant to Government Code 27281)

| of, 20, from San Bern California (the "Grantor"), to San Bernardino California (the "Grantee"), located in San Be accepted by and consent to recordation of the | erty, conveyed by that certain Grant Deed dated as hardino County, a political subdivision of the State of County, a political subdivision of the State of Ernardino County, State of California, is hereby the Grant Deed in the Office of the Recorder of San Breby given by the undersigned, its duly authorized the Standard Agreement 20-HK-00130. |
|---|---|
| Dated:, 20  |   |
|   | COUNTY: SAN BERNARDINO COUNTY, a political subdivision of the State of California  By: Dawn Rowe, Chair of Board of Supervisors   |
| APPROVED AS TO FORM:  |   |
| TOM BUNTON, COUNTY COUNSEL  By:  Swanne Bryant  Suzanne Biseparte, 19  Deputy County Counsel  |   |

#### **EXHIBIT A**

#### Legal Description

The land is situated in the County of San Bernardino, State of California, and is described as follows:

#### PARCEL "B"

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

**COMMENCING** AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 75.84 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 130.44 FEET;

THENCE NORTH 89°56′54" WEST A DISTANCE OF 244.48 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;

THENCE NORTH 00°01'33" EAST A DISTANCE OF 136.53 FEET ALONG THE WESTERLY LINE OF PARCEL 3 TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°55'39" EAST A DISTANCE OF 320.38 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE **POINT OF BEGINNING**.

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

CONTAINING 50,112 SQUARE FEET OR 1.15 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION,

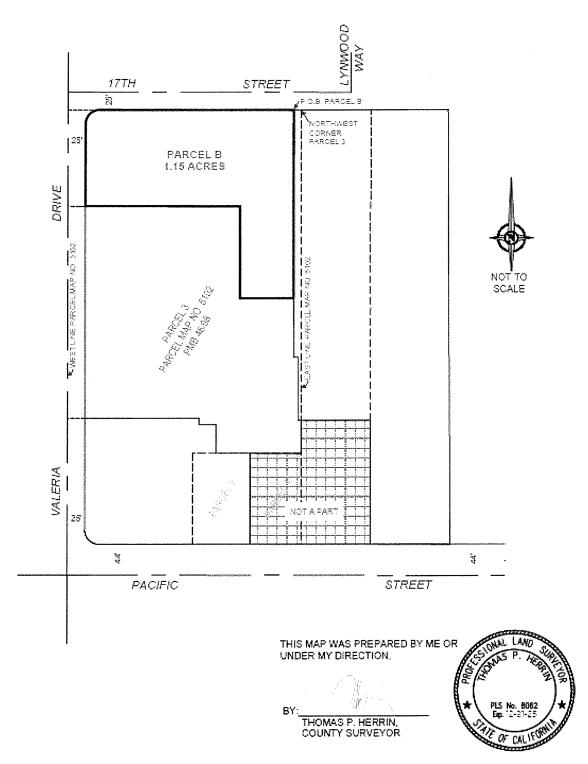
BY: ///
THOMAS P. HERRIN, PLS 8062

**COUNTY SURVEYOR** 

04/16/2024 DATE



#### **EXHIBIT "B"**



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|               |          |          |          |           |            |     |

# [ADD COUNTY RECORDER'S COVER SHEET]

**GRANT DEED** 

**GRANT DEED** (County Parcel)

|  | value of property conveyed, or value less value of liens or encumbrances remaining at time of   |
|--|---|
| Bernardino County, a political subo<br>Bernardino County, a political subo | RATION, receipt of which is hereby acknowledged, San division of the State of California hereby GRANT(S) to San division of the State of California, the following described real rdino, County of San Bernardino, State of California: |
| SEE EXHIBIT "A" ATTACHED I   | HERETO AND MADE A PART OF HEREOF  |
|  | for the purposes of providing housing and services for homelessness, and other qualified residents.   |
|  | GRANTOR:  |
|  | SAN BERNARDINO COUNTY, a political subdivision of the State of California  By:  |
|  | APPROVED AS TO LEGAL FORM:  TOM BUNTON  County Counsel  By: Swawn Bryand  Suzanne Bigant, Deputy County Counsel  Date: July 17, 2024  |
|  | Dated:, 20  |
|  |   |
|  | MAIL TAY STATEMENTS AS DIRECTED AROVE   |

CTATE OF CALIFORNIA

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                             | 1                               |                       |
|---|---------------------------------|-----------------------|
|   | )                               |                       |
| COUNTY OF San Bernard in                        | ) -                             |                       |
| On 7/23/2024, before                            | me, Julie A. Aren               | ♣z_, Notary           |
| Public, personally appeared DAWN                | M. Rome                         | _, who proved to me   |
| on the basis of satisfactory evidence to be the | ne person(s) whose name(s) is/a | 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.

JULIE A. ARENTZ
Notary Public - California
San Bernardino County
Commission # 2414795
My Comm. Expires Sep 4, 2026

Notary Public

#### CERTIFICATE OF ACCEPTANCE

# (Pursuant to Government Code 27281)

|    | of, 20, from San Bernard<br>California (the "Grantor"), to San Bernardin<br>California (the "Grantee"), located in San B<br>accepted by and consent to recordation of the<br>Bernardino County, State of California, is he | dino County, a political subdivision of the State of county, a political subdivision of the State of county, a political subdivision of the State of cernardino County, State of California, is hereby the Grant Deed in the Office of the Recorder of San cereby given by the undersigned, its duly authorized |
|----|--|---|
|    | officer, on behalf of the County.  |   |
|    | Dated:   |   |
|    |  | COUNTY:   |
|    |  | SAN BERNARDINO COUNTY, a political subdivision of the State of California   |
|    |  | By: Dawn Rowe, Chair of Board of Supervisors  |
| AP | PROVED AS TO FORM:   |   |
|    |  |   |
| ТО | M BUNTON, COUNTY COUNSEL   |   |
| Ву | Swanne Bryant Suzanne Bryant   |   |
|    | Deputy County Counsel  |   |

#### **EXHIBIT A**

#### Legal Description

The land is situated in the County of San Bernardino, State of California, and is described as follows:

#### PARCEL "C"

ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, SAID PORTION DESCRIBED AS FOLLOWS:

**COMMENCING** AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 89°56'54" WEST A DISTANCE OF 75.84 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 130.44 FEET;

THENCE NORTH 89°56′54" WEST A DISTANCE OF 244.48 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;

THENCE SOUTH 00°01'33" WEST A DISTANCE OF 301.29 FEET ALONG SAID WESTERLY LINE OF PARCEL 3;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 187.37 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 9.17 FEET;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 23.15 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 40.59 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 OF SAID PARCEL MAP;

THENCE ALONG SAID NORTH LINE AND ITS EASTERLY PROLONGATION THEREOF, SOUTH 89°54'30" EAST A DISTANCE OF 119.97 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3, NORTH 00°01'33" EAST A DISTANCE OF 47.00 FEET;

THENCE NORTH 89°54'30" WEST A DISTANCE OF 3.64 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 90.13 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 6.65 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 83.56 FEET TO THE POINT OF BEGINNING.

PLS No. 8062

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

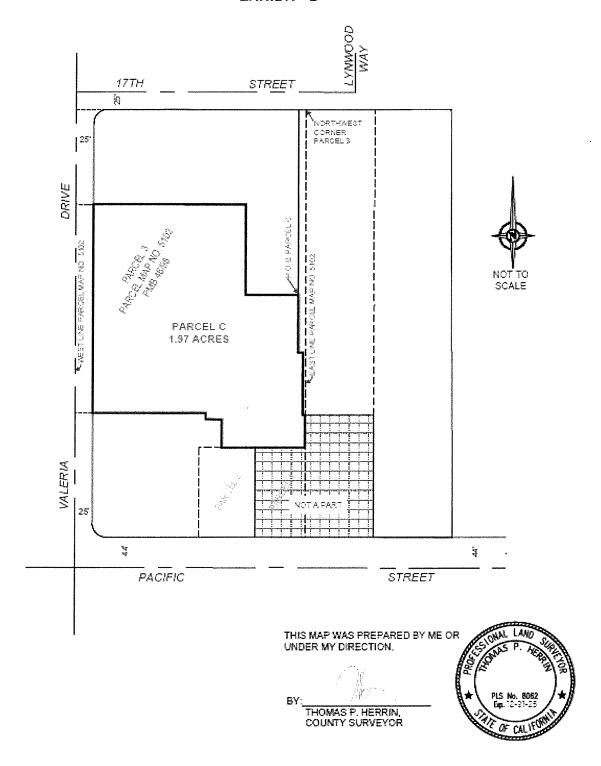
CONTAINING 85,820 SQUARE FEET OR 1.97 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION,

BY: / (\*\*\*

THOMAS P. HERRIN, PLS 8062 COUNTY SURVEYOR 04/16/2024 DATE

#### **EXHIBIT "B"**



| Docusign Envelope | ID: 5293D141-17A5-431 | 1-9E46-7B46F23BDFD0 |
|-------------------|-----------------------|---------------------|
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| [ADD COUNTY RECORDER'S COV | ER SHEET] |
|----------------------------|-----------|
|----------------------------|-----------|

**GRANT DEED** 

### **GRANT DEED**

(CCE Parcel)

| The undersigned grantor(s) declare(s)  Documentary transfer tax \$  |
|---|
| [ ] computed on full value of property conveyed, or   |
| [ ] computed on full value less value of liens or encumbrances remaining at time of sale,   |
| [ ] Unincorporated Area   |
| FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Bernardino County, a political subdivision of the State of California hereby GRANT(S) to San Bernardino County, a political subdivision of the State of California, the following described real property in the City of _San Bernardino, County of San Bernardino, State of California: |
| SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF   |
| Which Property is being conveyed for the purposes of providing housing and services for homeless households and at risk of homelessness, and other qualified residents under the Community Care Expansion (CCE) Program.  |
| GRANTOR:  |
| SAN BERNARDINO COUNTY, a political subdivision of the State of California  By:  Dawn Rowe, Chair of Board of Supervisors  |
| Date: JUL 2 3 2024  |
| APPROVED AS TO LEGAL FORM: TOM BUNTON County Counsel  By:   |
|   |

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 Bernardind  | )<br>)   |
| on 7 23 2024 hefore   | me, Julie A. Arentz, Notary  n. Rove, who proved to me |
| Public, personally appeared   | n. Rowe , who proved to me                             |
| on the basis of satisfactory evidence to be th                                | e person(s) whose name(s) is/are subscribed to the     |
| within instrument and acknowledged to me t                                    | 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.

JULIE A. ARENTZ
Notary Public - California
San Bernardino County
Commission # 2414795
My Comm. Expires Sep 4, 2026

Notary Public

## CERTIFICATE OF ACCEPTANCE

# (Pursuant to Government Code 27281)

| of, 20, from San Bernard<br>California (the "Grantor"), to San Bernardin<br>California (the "Grantee"), located in San B<br>accepted by and consent to recordation of the | roperty, conveyed by that certain Grant Deed dated as ardino County, a political subdivision of the State of lino County, a political subdivision of the State of Bernardino County, State of California, is hereby the Grant Deed in the Office of the Recorder of San hereby given by the undersigned, its duly authorized |
|---|--|
| Dated:  |  |
|   | COUNTY:  |
|   | SAN BERNARDINO COUNTY, a political subdivisior of the State of California  |
| APPROVED AS TO FORM:  | By: Dawn Rowe, Chair of Board of Supervisors   |
| AFFROVED AS TO FORM:  |  |
| TOM BUNTON, COUNTY COUNSEL  |  |
| By: Swanne Bryant Suzanne Bryant; 5419 Deputy County Counsel  | _  |
|   |  |

#### **EXHIBIT A**

#### Legal Description

The land is situated in the County of San Bernardino, State of California, and is described as follows:

#### PARCEL "A"

Parcel 1 (APN 1191-141-36, Portion of 1191-141-37):

PARCEL 2 AND ALL THAT PORTION OF PARCEL 3 OF PARCEL MAP 5102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED IN BOOK 46 OF PARCEL MAPS, PAGE 98, RECORDS OF SAID COUNTY, EXCEPTING THAT PORTION OF PARCEL 3 DESCRIBED AS FOLLOWS:

**COMMENCING** AT NORTHEAST CORNER OF SAID PARCEL 3, SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY OF 17TH STREET AS SHOWN ON SAID PARCEL MAP;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY AND NORTH LINE OF SAID PARCEL 3, NORTH 89°55'39" WEST A DISTANCE OF 10.08 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 266.86 FEET;

THENCE CONTINUING SOUTH 00°03'06" WEST A DISTANCE OF 83.56 FEET;

THENCE SOUTH 89°56'54" EAST A DISTANCE OF 6.65 FEET;

THENCE SOUTH 00°03'06" WEST A DISTANCE OF 90.13 FEET;

THENCE SOUTH 89°54'30" EAST A DISTANCE OF 3.64 FEET TO THE EAST LINE OF SAID PARCEL 3;

THENCE ALONG THE EAST LINE OF SAID PARCEL 3, SOUTH 00°01'33" WEST A DISTANCE OF 47.00 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF SAID PARCEL MAP;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 1 AND ITS WESTERLY PROLONGATION THEREOF, NORTH 89°54'30" WEST A DISTANCE OF 119.97 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 40.59 FEET;

THENCE NORTH 89°56′54" WEST A DISTANCE OF 23.15 FEET;

THENCE NORTH 00°03'06" EAST A DISTANCE OF 9.17 FEET;

THENCE NORTH 89°56'54" WEST A DISTANCE OF 187.37 FEET TO THE WEST LINE OF SAID PARCEL 3, SAID WEST LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF VALERIA DRIVE, 20 FEET WIDE, AS SHOWN ON SAID PARCEL MAP;

THENCE NORTH 00°01'33" EAST A DISTANCE OF 437.82 FEET ALONG SAID WESTERLY LINE OF PARCEL 3 TO THE NORTHWEST CORNER OF SAID PARCEL 3;

THENCE SOUTH 89°55'39" EAST A DISTANCE OF 320.38 FEET ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE **POINT OF BEGINNING**.

Parcel 2 (APN 1191-141-40, 1191-141-42):

THAT PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 3 WEST, MUSCUPIABE RANCHO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 23 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OPN THE SOUTH LINE OF SAID RANCHO, 780 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 660 FEET, THENCE WEST 111 FEET, THENCE SOUTH 660 FEET THENCE EAST 111 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UIDIVIDED 1/2 INTEREST IN AND TO THE WELL LOCATED ON SAID PROPERTY.

Parcel 3 (APN 1191-141-38):

THE NORTH 440 FEET OF THAT PORTION OF SECTION 31, TOWNSHIP 1 NORTH RANGE 3 WEST, RANCHO MUSCUPIABE, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7 PAGE 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID RANCHO, 891 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 660 FEET, THENCE WEST 99 FEET, THENCE SOUTH 660 FEET THENCE EAST 99 FEET TO THE POINT OF BEGINNING.

SUBJECT TO OFFERS OF DEDICATION AND EASEMENTS OF RECORD.

CONTAINING A TOTAL OF 152,956 SQUARE FEET OR 3.56 ACRES, MORE OR LESS, EXCLUDING RIGHTS-OF-WAY AND OFFERS OF DEDICATION.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION,

THOMAS P. HERRIN, PLS 8062

**COUNTY SURVEYOR** 

04/16/2024 DATE PLS No. 8062

#### **EXHIBIT "B"**

