

RECORDING REQUESTED BY:
SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT

**WHEN RECORDED MAIL
DOCUMENT TO:**

SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT
825 E. Third St, room 140
San Bernardino, CA 92415-0835

Record without fee subject to
Gov't Code 6103 & 27383

Project: East Adelanto Channel
System No.: 4.355
Parcel No.: 4.355.4C
Dept. Code: 11600

GRANT DEED

D.P. No.: N/A
APN: 0459-053-55 (ptns)
Date: June 18, 2026

The undersigned grantor(s) declare(s):
DOCUMENTARY TRANSFER TAX \$ _____

- computed on full value of property conveyed, or
 computed on full value less liens and encumbrances remaining at the time of sale
 Unincorporated Area City of Adelanto

SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT, Grantor, hereby grants to **AUBURN TRAVEL CENTER LLC**, a California Limited Liability Company, **Grantee**, the following described property in the City of Adelanto, San Bernardino County, State of California, legally described as:

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

**SAN BERNARDINO COUNTY FLOOD
CONTROL DISTRICT**

By: _____

Name: Dawn Rowe

Title: Chair

Date: _____

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 _____ }

On _____ before me, _____
Date Here Insert Name and Title of the Officer
personally appeared _____
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 _____
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: _____
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: _____

EXHIBIT "A"
LEGAL DESCRIPTION

THOSE PORTIONS OF PARCEL C OF THE LAND CONVEYED TO SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT PER DEED RECORDED JUNE 12, 1980 AS INSTRUMENT NUMBER 80-134468 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL C; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL C, SOUTH 00°51'03" EAST 30.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL C SOUTH 71°57'12" EAST 176.59 FEET; THENCE LEAVING SAID LINE NORTH 00°51'03" WEST 87.19 FEET TO THE NORTHERLY LINE OF SAID PARCEL C, SAID LINE ALSO BEING THE CENTERLINE OF AUBURN AVENUE; THENCE ALONG SAID LINE SOUTH 89°08'57" WEST 167.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9790 SQ.FT. (0.225 AC.), MORE OR LESS.

PARCEL B:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL C; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL C, SOUTH 00°51'03" EAST 30.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL C SOUTH 71°57'12" EAST 216.64 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG SAID LINE SOUTH 71°57'12" EAST 60.60 FEET; THENCE LEAVING SAID LINE NORTH 45°45'37" WEST 12.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.50 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°05'26", A DISTANCE OF 27.94 FEET; THENCE SOUTH 89°08'57" WEST 23.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 343 SQ.FT. (0.007 AC.), MORE OR LESS.

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



PAGE 1 OF 1

PREPARED UNDER THE SUPERVISION OF:



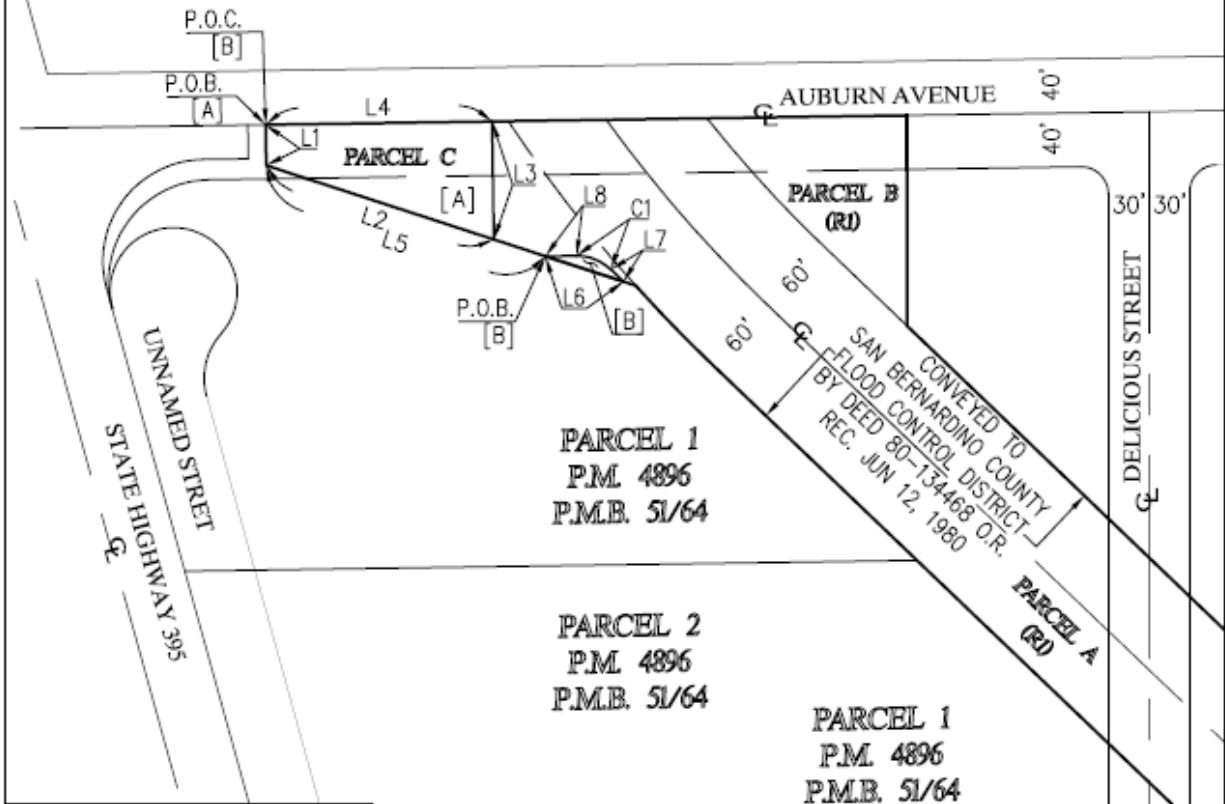
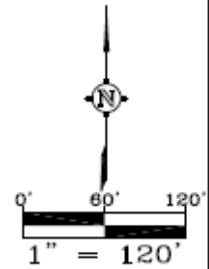
PLUMP ENGINEERING, INC.

CONSULTING ENGINEERS IN CIVIL, SURVEYING,
ARCHITECTURAL & STRUCTURAL ENGINEERING
914 E. KATELLA AVENUE, ANAHEIM, CA 92805
(714) 385-1835, (714) 385-1834 FAX

A handwritten signature in black ink that reads "R. Frei".

RICHARD D. FREI, L.S. 10059
DATE: JANUARY 22, 2026

EXHIBIT "B"
PLAT



PARCEL 1
P.M. 4896
P.M.B. 51/64

PARCEL 2
P.M. 4896
P.M.B. 51/64

PARCEL 1
P.M. 4896
P.M.B. 51/64

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°51'03"E	30.00'
L2	S71°57'12"E	176.59'
L3	N00°51'03"W	87.19'
L4	S89°08'57"E	167.07'
L5	S71°57'12"E	216.64'
L6	S71°57'12"E	60.60'
L7	N45°45'37"W	12.98'
L8	S89°08'57"E	23.03'

NOTES:
 [A] = PARCEL A
 9790 SQ.FT.
 [B] = PARCEL B
 343 SQ.FT.
 (R1) = GRANT DEED
 80-134468 O.R.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	45°05'26"	35.50'	27.94'



PAGE 1 OF 1
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R. Frei

RICHARD D. FREI, L.S. 10059
 DATE: JANUARY 22, 2026