

Recording Requested By:
City of Yucaipa

When Recorded Mail Document and Tax Document to:
City of Yucaipa
34272 Yucaipa Blvd.
Yucaipa, CA 92399

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

Project: Wilson Creek
System No.: 3.601
Parcel No.: 150
Dept. Code: 11600

GRANT DEED

D.P. No.: 3.601/137
APN: Ptn of 0303-181-19
Date: April 23, 2020

PURCHA

The undersigned grantor(s) declare(s):
DOCUMENTARY TRANSFER TAX \$0.00 Conveyance to Government Entity. R&T
11922

- 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 Yucaipa

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the **SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic, (“Grantor”), does hereby grant to the **CITY OF YUCAIPA**, a municipal corporation (“Grantee”), the following described real property in the City of Yucaipa, County of San Bernardino, State of California,

See, **Exhibit “A”**, legal description, **and** plat, attached hereto and made a part hereof.

**SAN BERNARDINO COUNTY
FLOOD CONTROL DISTRICT**

By: _____
Name: Curt Hagman
Title: Chairman of the Board of Supervisors

Date: _____

EXHIBIT "B"
TERMS AND CONDITIONS

The San Bernardino County Flood Control District, a body politic and corporate of the State of California ("Grantor") conveys the fee interest in the Property herein described (Exhibit "A" Grant Deed) to City of Yucaipa, a municipal corporation ("Grantee"), and reserves therein a Power of Termination pursuant to California Civil Code § 885.010 et seq. under which, upon written notice to Grantee, the Property will revert automatically to Grantor without any further action required on the part of Grantor in the event one or several of the following occurs: 1) Grantee fails to develop the property for a City municipal yard for the benefit of the citizens of the City of Yucaipa in San Bernardino County; or 2) Grantee attempts to sell, lease or otherwise convey the Property. This Power of Termination shall expire on the date that is five years following the date on which this deed is recorded in the official records of the County of San Bernardino.

Grantee covenants that in the event that the Power of Termination described above is exercised by Grantor that Grantee will promptly execute and deliver to Grantor a quitclaim deed conveying to Grantor any interest of Grantee in the Property.

Agreed and accepted this _____ day of _____, 2020.

City of Yucaipa

By _____
David Avilla, Mayor

Date _____

CERTIFICATE OF ACCEPTANCE
(California Government Code § 27281)

This is to certify that the real property described in the attached Grant Deed by the San Bernardino County Flood Control District to the City of Yucaipa, is hereby accepted by the undersigned officer on behalf of the City of Yucaipa, acceptance of said real property being authorized by City Council action on _____, 202__, and the City of Yucaipa consents to the recordation thereof by its duly authorized officer.

ATTEST:

Raymond A. Casey, City Manager

**[SIGNATURE MUST BE
ACKNOWLEDGED]**

Jennifer Crawford, City Clerk

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 _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

EXHIBIT A

All that portion of Lots 11 and 12, Block B of Yucaipa Water and Lumber Company Subdivision No. 1 in the County of San Bernardino, State of California, as per plat recorded in Book 17 of Maps, page 27 also being a portion of those parcels granted to San Bernardino County Flood Control District in the that document recorded on August 16, 1940 in Book 1431, Page 10, records of said County, more particularly described as follows:

Commencing at the Northwest corner of said Lot 12;

THENCE North $89^{\circ} 32' 57''$ East along the North line of said Lot 12 a distance of 33.01 feet to the True Point of Beginning;

THENCE continuing along said North line and the North line of said Lot 11 North $89^{\circ} 32' 57''$ East a distance of 575.65 feet to a point that lies 50.67 feet Westerly of the Northeast corner of said Lot 11;

THENCE South $00^{\circ} 32' 41''$ East a distance of 47.94 feet;

THENCE South $84^{\circ} 12' 33''$ East a distance of 50.98 feet to a point on the East line of said Lot 11, said point lies Southerly 53.49 feet from the Northeast corner of said Lot 11;

THENCE South $00^{\circ} 32' 14''$ East along the East line of said Lot 11 a distance of 159.90 feet;

THENCE North $81^{\circ} 07' 56''$ West a distance of 32.81 feet;

THENCE South $83^{\circ} 19' 06''$ West a distance of 42.31 feet;

THENCE South $54^{\circ} 37' 03''$ West a distance of 38.53 feet;

THENCE South $78^{\circ} 33' 09''$ West a distance of 61.92 feet;

THENCE South $81^{\circ} 31' 28''$ West a distance of 78.78 feet to the beginning of a tangent curve, concave to the Southeast and having a radius of 75.00 feet;

THENCE Southwesterly along the arc of said curve a distance of 56.74 feet through a central angle of $43^{\circ} 20' 38''$;

THENCE South $38^{\circ} 10' 51''$ West a distance of 69.59 feet;

THENCE North $33^{\circ} 41' 41''$ West a distance of 79.77 feet;

THENCE North 48° 35' 38" West a distance of 53.37 feet to the beginning of a tangent curve concave to the Southwest and having a radius of 150.00 feet;

THENCE Northwesterly along the arc of said curve a distance of 59.34 feet through a central angle of 22°40'00";

THENCE North 71° 15' 38" West a distance of 44.34 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 170.00 feet;

THENCE Northwesterly along the arc of said curve a distance of 210.10 feet through a central angle of 70°48'35";

THENCE North 00° 27' 03" West a distance of 31.94 feet to the True Point of Beginning.

Said Parcel contains 3.23 acres more or less.



