

RECORDING REQUESTED BY:

City of Fontana
Engineering Department
8353 Sierra Avenue
Fontana, CA 92335

AND WHEN RECORDED MAIL TO:

City Clerk
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

EXEMPT RECORDING FEES GOVERNMENT CODE SECTION 27383
NO DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

(SPACE ABOVE FOR RECORDER'S PURPOSE)

Portion of APN: 023908134

GRANT OF TEMPORARY EASEMENT DEED

NORTH FONTANA INVESTMENT COMPANY LLC, a Delaware Limited Liability Company (referred to herein as "**Grantor**"), is the owner in fee of certain real property located in the City of Fontana, County of San Bernardino, State of California, legally described in EXHIBIT A attached hereto and as depicted on the plat attached hereto as EXHIBIT B (hereinafter referred to as the "**Property**").

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantor does hereby GRANT and CONVEY to the **CITY OF FONTANA, a California municipal corporation** (the "**Grantee**", hereinafter referred to as "**City**"), its successors and assigns, a temporary easement in, on, over, under, and across the Property ("Easement"), for the purposes of maintaining a temporary water drainage inlet, riprap and associated fence (the "**Temporary Improvements**") until such time as Grantor finalizes construction of a permanent drainage system therein (the "**Permanent Improvements**") to replace the Temporary Improvements. The Easement interest shall include, without limitation, the right and privilege of City and its respective employees, agents, representatives, contractors, subcontractors, assignees and workmen to: (i) access Property; (ii) perform all activities as may be necessary to facilitate the purposes of the Easement (iii) temporarily place and operate tools, equipment, machinery and materials on the Property; and (iv) trim, cut, or clear away any trees, brush or other vegetation or flora, including the roots thereof, in City's discretion, located within the Property.

Grantor shall provide City with written notice of the completion of construction of the Permanent Improvements. Following receipt of that Grantor's written notice, City shall have sixty (60) days to remove, or shall cause to be removed, all the Temporary Improvements from the Property at its sole cost and if not so removed, then Grantor may complete that removal and the City shall reimburse Grantor fair and reasonable costs for such removal, within thirty (30) days of its written demand for payment.

City shall execute and record a quitclaim deed releasing this Easement within thirty (30) days after the removal of the Temporary Improvements from the Property.

All Exhibits attached hereto are incorporated herein by reference.

GRANTOR:

**NORTH FONTANA INVESTMENT COMPANY LLC,
a Delaware Limited Liability Company**

Dated: _____

By: _____

Bryan T. Goodman
Authorized Agent

NOTARY ACKNOWLEDGEMENT

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 _____ §
COUNTY OF _____

On _____, before me, _____, a 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 acknowledge 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)

Document: Grant of Easement Deed for Gov Lot 3 of SW 1/4 Sec 18 TP 1N R 5W Ex N 295 Ft W 295 Ft Thereof And Ex Hwy, Fontana, CA,

A.P.N.023908134

EXHIBIT "A"
LEGAL DESCRIPTION OF TEMPORARY DRAINAGE EASEMENT

That portion of Government Lot 3, Section 18, Township 1 North, Range 5 West, San Bernardino Meridian, in the City of Fontana, County of San Bernardino, State of California, according to official plat thereof approved by the Surveyor General, October 14, 1875, and dependent Re-Survey thereof, approved by the Surveyor General, June 24, 1898, described as follows:

Commencing at the southwest corner of said Government Lot 3, also being the centerline of Citrus Avenue, as shown on Parcel Map No 20010, per plat recorded in Book 255, Pages 45 through 48, records in said County; thence North 89°40'19" East, 30.00 feet to a point that is parallel with and 30.00 feet east of the centerline of Citrus Avenue and the **Point of Beginning**; thence North 0°35'58" East, 100.00 feet along said parallel line to an angle point; thence North 89°40'19" East, 100.00 feet to a line that is parallel with and 130.00 feet east of the centerline of Citrus Avenue; thence South 0°35'58" West, 100.00 feet along said parallel line to the southerly line of said Government Lot 3; thence South 89°40'19" West, 100.00 feet along the southerly line of said Government Lot 3 to the **Point of Beginning**.

The land described herein contains approximately 0.23 ac.

Affects: APN 0239-081-34

See Exhibit "B" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.



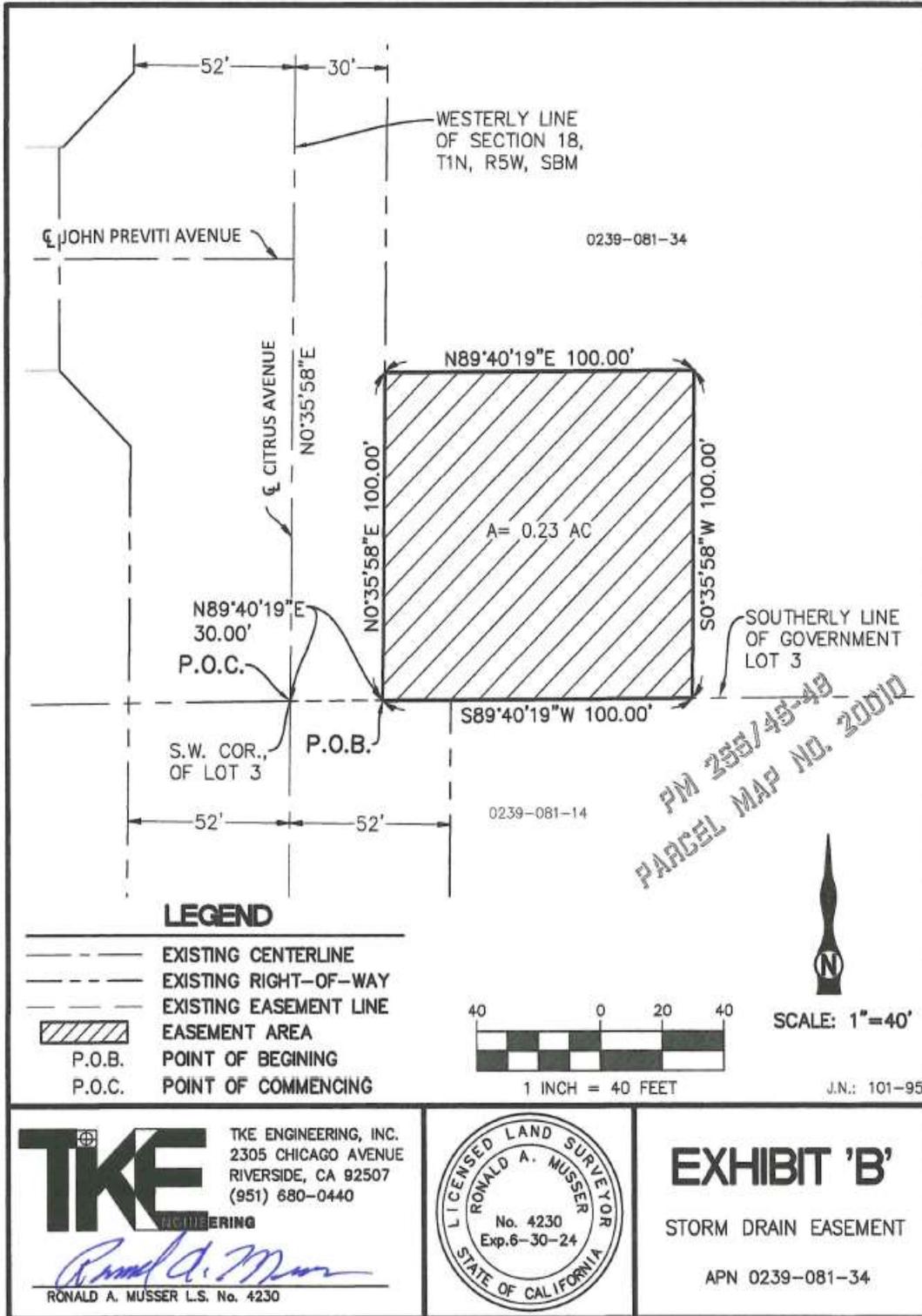
Ronald A. Musser, PLS 4230, Exp. 6-30-24

5/28/24

Date



EXHIBIT "B"
 PLAT OF TEMPORARY DRAINAGE EASEMENT



CITY OF FONTANA
CERTIFICATE OF ACCEPTANCE OF GRANT OF EASEMENT DEED

[Portions of APN 023908134]

This Certificate of Acceptance pertains to the interests in real property conveyed by the Grant of Easement Deed dated _____, 20__ to which this Certificate of Acceptance is attached,

from: NORTH FONTANA INVESTMENT COMPANY
LLC, A Delaware Limited Liability Company
("Grantor")

to: CITY OF FONTANA, a California municipal
corporation ("Grantee")

Said Grant of Easement Deed is hereby accepted by the undersigned officer on behalf of Grantee pursuant to authority conferred by the Grantee's governing body, and Grantee hereby consents to recordation of such Grant.

Dated: _____

**CITY OF FONTANA,
a California municipal corporation**

By: _____

Name: _____

Attest:

City Clerk