

RECORDING REQUESTED BY:
City of Fontana

WHEN RECORDED, MAIL TO:

City of Fontana
Department of Engineering
8353 Sierra Ave.
Fontana, CA 92335

Portion of APN 1118-444-59
1118-463-83

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

No Recording Fee Required; this document is exempt from fee
pursuant to Government Code Section 27383.
Document Transfer Tax Due: \$ None

By: _____

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CITY OF FONTANA, a California municipal corporation, ("Grantor")

hereby remise, release, and quitclaim to

AG EHC II (LEN) CA 2, L.P., a Delaware limited partnership ("Grantee"),

the following described real property in the City of Fontana, County of San Bernardino, State of California
described as follows:

More particularly described in Exhibit "A" and depicted in Exhibit "B", attached hereto and made a part
hereof.

Dated: _____

"GRANTOR"

CITY OF FONTANA, a California municipal corporation

By: _____

Name: Matthew C. Ballantyne
Title: City Manager

NOTARY ACKNOWLEDGMENT

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 _____, 20____, before me

_____, 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 _____

My Commission expires: _____

[Seal]

EXHIBIT "A"
LEGAL DESCRIPTION

PORTIONS OF LOTS 5 AND 6, OF TRACT NO. 20362 RECORDED IN BOOK 362 OF MAPS, PAGES 78 THROUGH 84, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, LYING WITHIN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M., BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

PARCEL A:

BEING ALL OF THE EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES LOCATED WITHIN LOT 5, OF SAID TRACT NO. 20362.

CONTAINING: 10,607 S.F., MORE OR LESS.

PARCEL B:

BEING ALL OF THE EXISTING EASEMENTS FOR LANDSCAPE AND SIDEWALK PURPOSES WITHIN LOT 6 OF SAID TRACT NO. 20362 ALONG THE NORTHERLY AND NORTHEASTERLY LINE OF SAID LOT 6.

CONTAINING: 3,433 S.F., MORE OR LESS.

PARCEL C:

BEING ALL OF THE EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES WITHIN LOT 6 OF SAID TRACT NO. 20362 ALONG THE EASTERLY LINE OF SAID LOT 6. EXCEPTING THEREFROM, THAT PORTION LYING ALONG THE SOUTHERLY 105.39 FEET OF SAID EASTERLY LINE OF SAID LOT 6.

CONTAINING: 4,732 S.F., MORE OR LESS.

EXHIBIT "B": ATTACHED HERETO AND MADE A PART THEREOF.

SUBJECT TO: COVENANTS, RESERVATIONS, RESTRICTIONS, RIGHT-OF-WAY AND EASEMENTS OF RECORD, IF ANY.


ROBERT SCIPIOBLUME
P.L.S. NO. 9154

11/1/24
DATE



DATE PREPARED: NOVEMBER 1, 2024

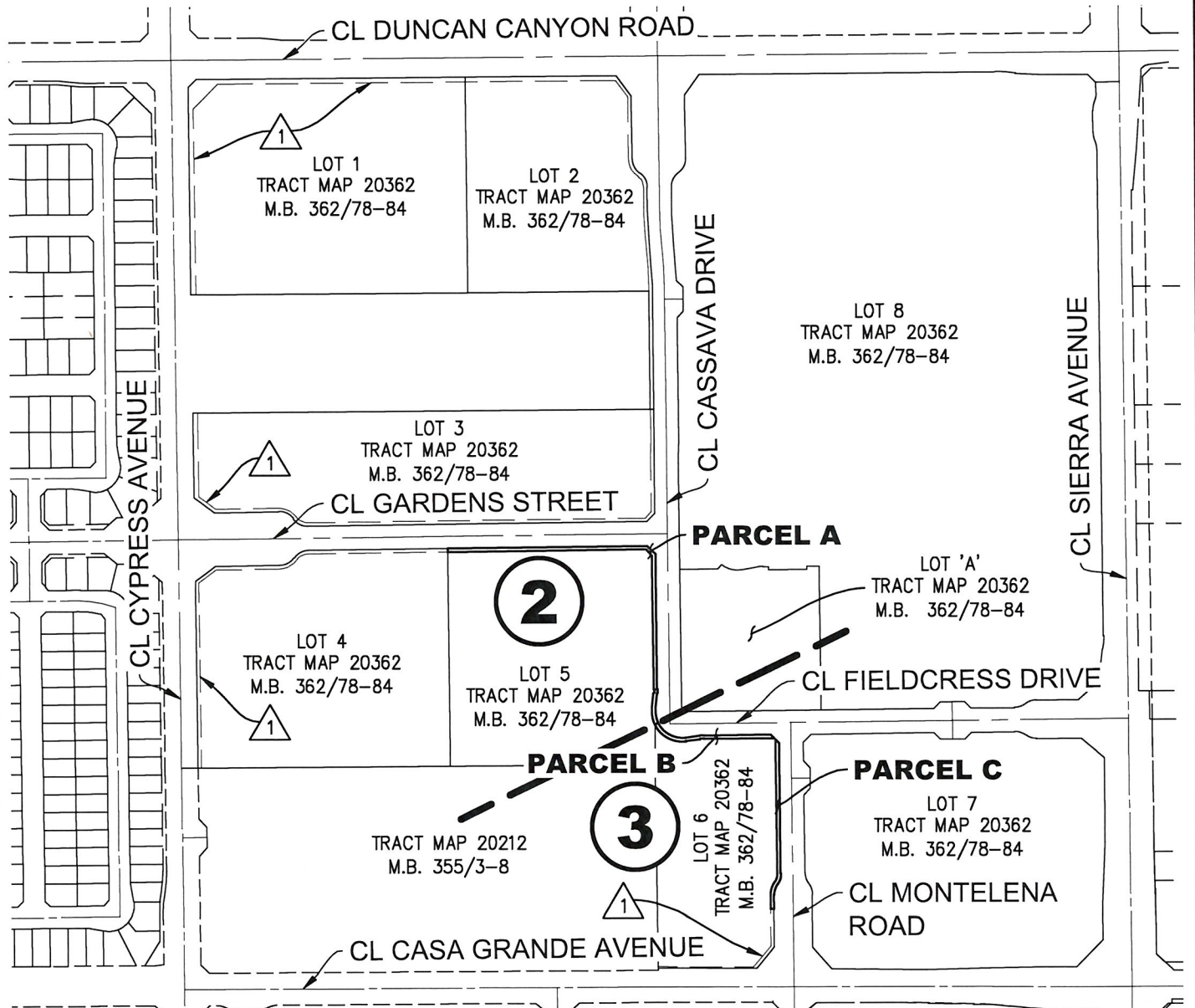
PREPARED BY: RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, STE. 117
CORONA, CA 92878

Sheet 3 of 6
City Index No. 6278

EXHIBIT "B"

DEED PLAT

LOCATED IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M



EASEMENT NOTES:

- 1 EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES PER TRACT NO. 20362 M.B. 362/78-84



AREA:

PARCEL A = 10,607 SF MORE OR LESS
PARCEL B = 3,433 SF MORE OR LESS
PARCEL C = 4,732 SF MORE OR LESS

SCALE: 1"=450'

LEGEND:

- X INDICATES SHEET NUMBER
— INDICATES SHEET MATCH LINE



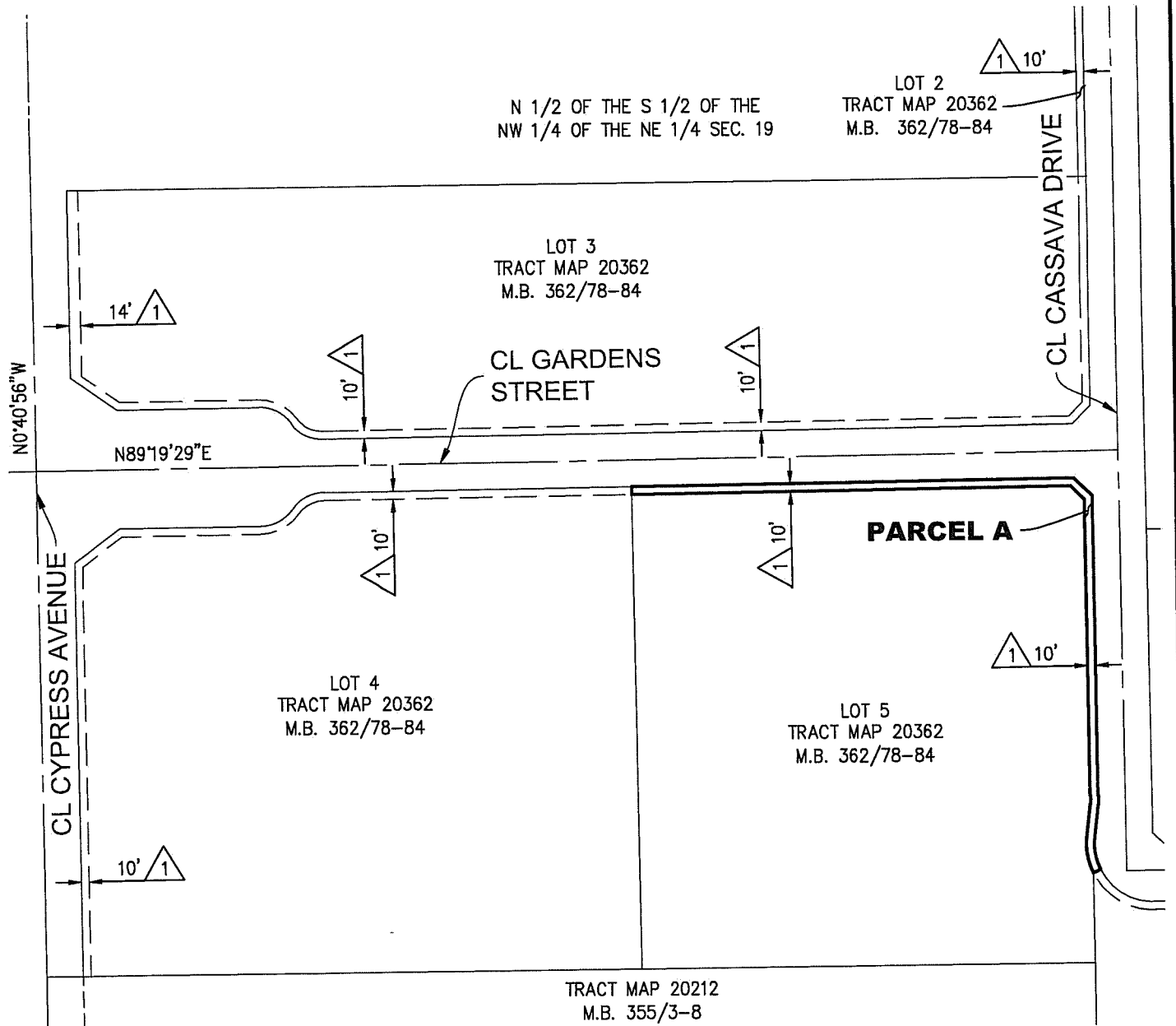
357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

DATE PREPARED: NOVEMBER 1, 2024

SHEET 4 OF 6
CITY INDEX NO. 6278

EXHIBIT "B"
DEED PLAT

LOCATED IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M



EASEMENT NOTES:

- 1 EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES PER TRACT NO. 20362 M.B. 362/78-84



SCALE: 1"=200'

AREA:

PARCEL A = 10,607 SF MORE OR LESS



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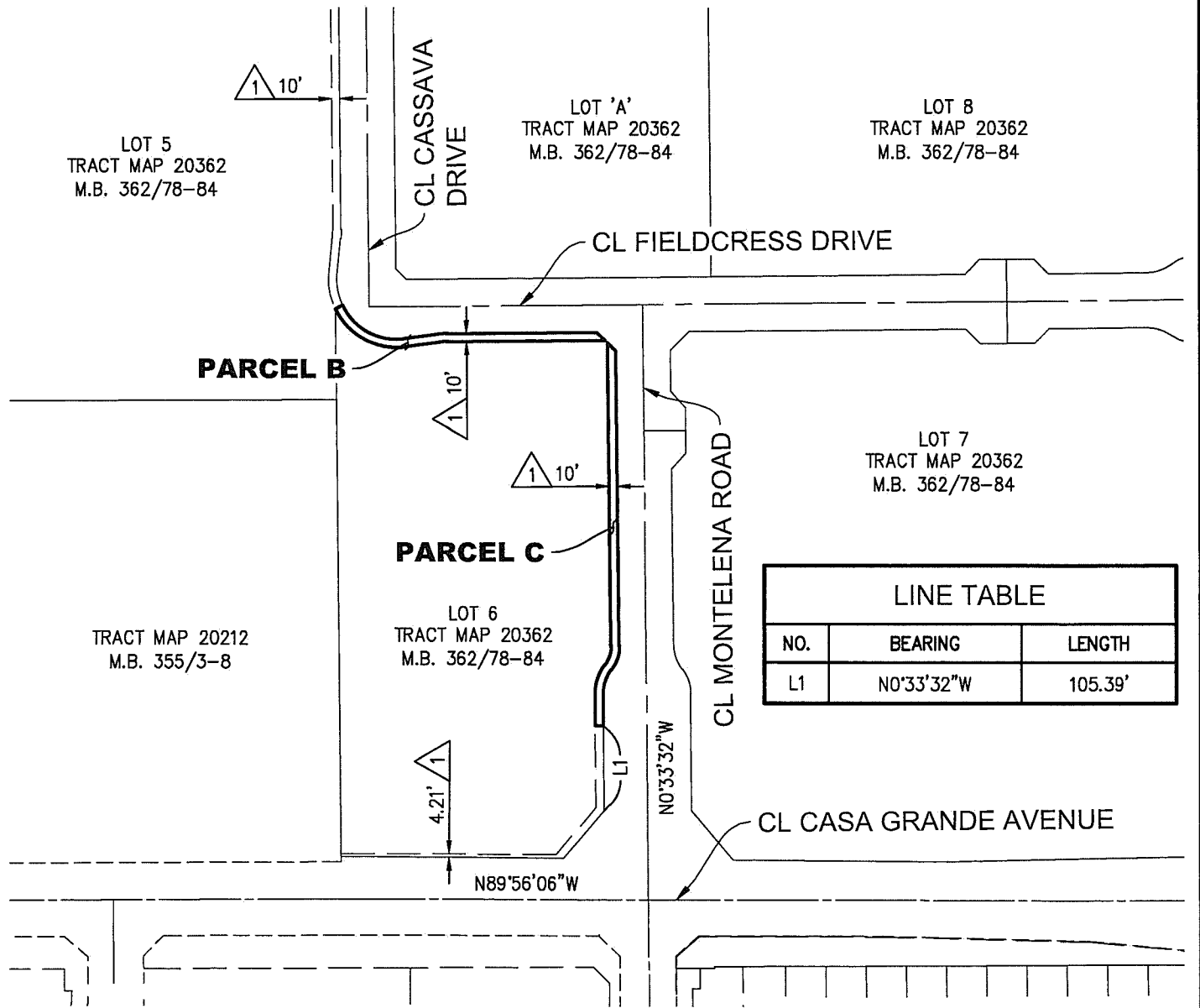
DATE PREPARED: NOVEMBER 1, 2024

SHEET 5 OF 6
CITY INDEX NO. 6278

EXHIBIT "B"

DEED PLAT

LOCATED IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, S.B.M



EASEMENT NOTES:

- 1 EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES PER TRACT NO. 20362 M.B. 362/78-84



SCALE: 1"=200'

AREA:

PARCEL B = 3,433 SF MORE OR LESS

PARCEL C = 4,732 SF MORE OR LESS



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SHEET 6 OF 6
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