

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 1118-412-37  
1118-432-14  
1118-451-35  
1118-451-38

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

No Recording Fee Required; this document is exempt from fee  
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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

**LENNAR HOMES OF CALIFORNIA, LLC**, a California limited liability company ("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 THE EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES OVER LOTS "A", "D", "G", AND "J", OF TRACT NO. 20363 RECORDED IN BOOK 363 OF MAPS, PAGES 58 THROUGH 66, 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 1:**

BEING ALL OF SAID LOT "D" OF SAID TRACT NO. 20363. EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST NORTHERLY CORNER OF SAID LOT "D";

**THENCE** ALONG THE WESTERLY LINE OF SAID LOT "D", SAID WESTERLY LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF CASSAVA DRIVE (75.00 FEET HALF-WIDTH) SOUTH 0°33'32" EAST, A DISTANCE OF 113.50 FEET;

**THENCE** PERPENDICULAR TO SAID WESTERLY LINE NORTH 89°26'28" EAST, A DISTANCE OF 10.00 FEET TO THE EASTERLY LINE OF SAID LOT "D";

**THENCE** ALONG SAID EASTERLY LINE NORTH 0°33'32" WEST, A DISTANCE OF 110.25 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT "D";

**THENCE** NORTH 72°34'11" WEST, A DISTANCE OF 10.51 FEET TO THE POINT OF BEGINNING.

**CONTAINING:** 4,415 S.F., MORE OR LESS.

**PARCEL 2:**

BEING ALL OF SAID LOT "A" OF SAID TRACT NO. 20363.

**CONTAINING:** 7,234 S.F., MORE OR LESS.

**PARCEL 3:**

THAT PORTION OF SAID LOT "J" OF SAID TRACT NO. 20363, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWESTERLY CORNER OF SAID LOT "J", SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF FIELDCRESS DRIVE (34.00 FEET HALF-WIDTH);

**THENCE** LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE WESTERLY LINE OF SAID LOT "J" NORTH 0°33'32" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A LINE PARALLEL WITH AND 10.00 FEET DISTANT TO THE SOUTHERLY LINE OF SAID LOT "J" AND SAID NORTHERLY RIGHT-OF-WAY LINE;

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

DATE PREPARED: NOVEMBER 1, 2024

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City Index No. 6279

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 3 CON'T:**

**THENCE** LEAVING SAID WESTERLY LINE AND ALONG SAID PARALLEL LINE NORTH 89°26'28" EAST, A DISTANCE OF 312.18 FEET TO A LINE PARALLEL WITH AND 10.00 FEET DISTANT TO THE SOUTHEASTERLY LINE OF SAID LOT "J";

**THENCE** ALONG SAID PARALLEL LINE NORTH 44°26'28" EAST, A DISTANCE OF 11.31 FEET;

**THENCE** NORTH 89°26'28" EAST, A DISTANCE OF 14.14 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT "J" ALSO BEING AN ANGLE POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF HAZELNUT LANE (34.00 FEET HALF-WIDTH);

**THENCE** ALONG THE SOUTHEASTERLY LINE OF SAID LOT "J" AND SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 44°26'28" WEST, A DISTANCE OF 25.46 FEET TO THE SOUTHERLY LINE OF SAID LOT "J" ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FIELDCRESS DRIVE;

**THENCE** ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 316.32 FEET TO THE **POINT OF BEGINNING**;

**CONTAINING:** 3,326 S.F., MORE OR LESS.

**PARCEL 4:**

BEING ALL OF SAID LOT "G" OF SAID TRACT NO. 20363. EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEASTERLY CORNER OF SAID LOT "G";

**THENCE** ALONG THE NORTHEASTERLY LINE OF SAID LOT "G" SOUTH 20°39'26" EAST, A DISTANCE OF 10.65 FEET TO THE SOUTHERLY LINE OF SAID LOT "G", SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FIELDCRESS DRIVE (54.00 FEET HALF-WIDTH);

**THENCE** ALONG SAID SOUTHERLY LINE AND NORTHERLY RIGHT-OF-WAY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 97.23 FEET;

**THENCE** PERPENDICULAR TO SAID SOUTHERLY LINE NORTH 0°33'32" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHERLY LINE OF SAID LOT "G";

**THENCE** ALONG SAID NORTHERLY LINE NORTH 89°26'28" EAST, A DISTANCE OF 93.57 FEET TO THE **POINT OF BEGINNING**;

**CONTAINING:** 2,242 S.F., MORE OR LESS.

DATE PREPARED: OCTOBER 22, 2024


PREPARED BY: RTM ENGINEERING CONSULTANTS  
357 N. SHERIDAN STREET, STE. 117  
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**EXHIBIT "A"**  
LEGAL DESCRIPTION

**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



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

DATE PREPARED: OCTOBER 22, 2024

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City Index No. 6279

# EXHIBIT "B"

## DEED PLAT

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

CL DUNCAN CANYON ROAD

LOT "E"

LOT 2  
TRACT MAP 20362  
M.B. 362/78-84

**PARCEL 1**

**7**

LOT "D"  
LOT "C"

LOT 1  
TRACT MAP 20362  
M.B. 362/78-84

N.A.P.

LOT "B"

CL CASSAVA DRIVE

**8**

LOT "A"

**PARCEL 2**

LOT 3  
TRACT MAP 20362  
M.B. 362/78-84

CL GARDENS STREET

**9**

LOT 4  
TRACT MAP 20362  
M.B. 362/78-84

LOT 5  
TRACT MAP 20362  
M.B. 362/78-84

CL MONTELENA ROAD

CL FIELDCRESS DRIVE

LOT "A"  
TRACT MAP 20362  
M.B. 362/78-84

**PARCEL 3**

LOT "I"

LOT "H"

**PARCEL 4**

LOT "G"

LOT "J"

LOT "F"

CL SIERRA AVENUE



11/1/24

### LEGEND:



INDICATES SHEET NUMBER



INDICATES SHEET MATCH LINE

### AREA:

PARCEL 1 = 4,415 SF MORE OR LESS  
PARCEL 2 = 7,234 SF MORE OR LESS  
PARCEL 3 = 3,326 SF MORE OR LESS  
PARCEL 4 = 2,242 SF MORE OR LESS

SCALE: 1"=350'



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DATE PREPARED: NOVEMBER 1, 2024

SHEET 6 OF 10  
CITY INDEX NO. 6279

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

LOT 2  
TRACT MAP 20362  
M.B. 362/78-84

N.A.P.

## PARCEL 1

## PARCEL 2

EASEMENT NOTES:



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



AREA:

PARCEL 1 = 4,415 SF MORE OR LESS

PARCEL 2 = 7,234 SF MORE OR LESS

SCALE: 1"=150'



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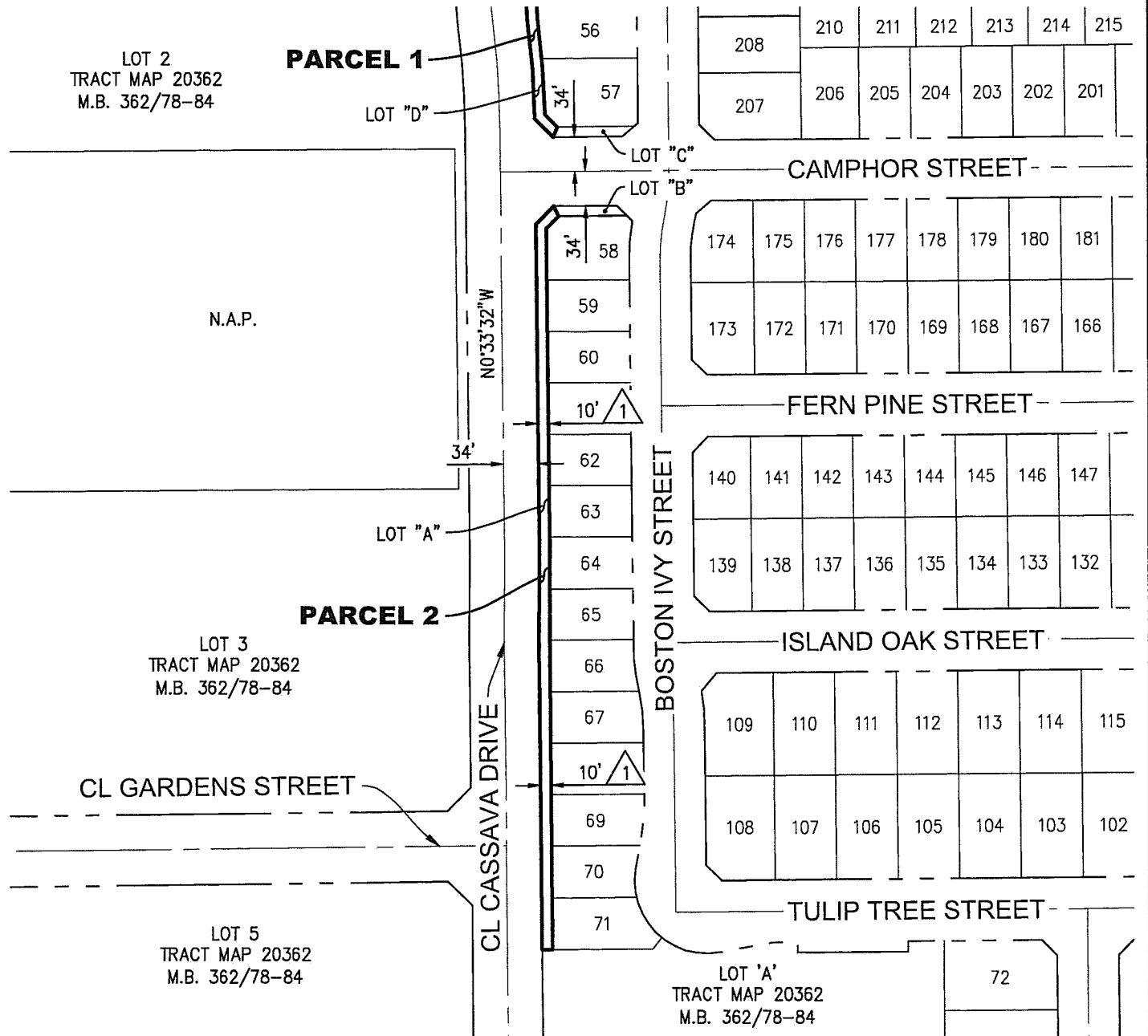
DATE PREPARED: NOVEMBER 1, 2024

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# EXHIBIT "B"

## DEED PLAT

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



### EASEMENT NOTES:



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

### AREA:

PARCEL 1 = 4,415 SF MORE OR LESS  
PARCEL 2 = 7,234 SF MORE OR LESS

SCALE: 1"=150'



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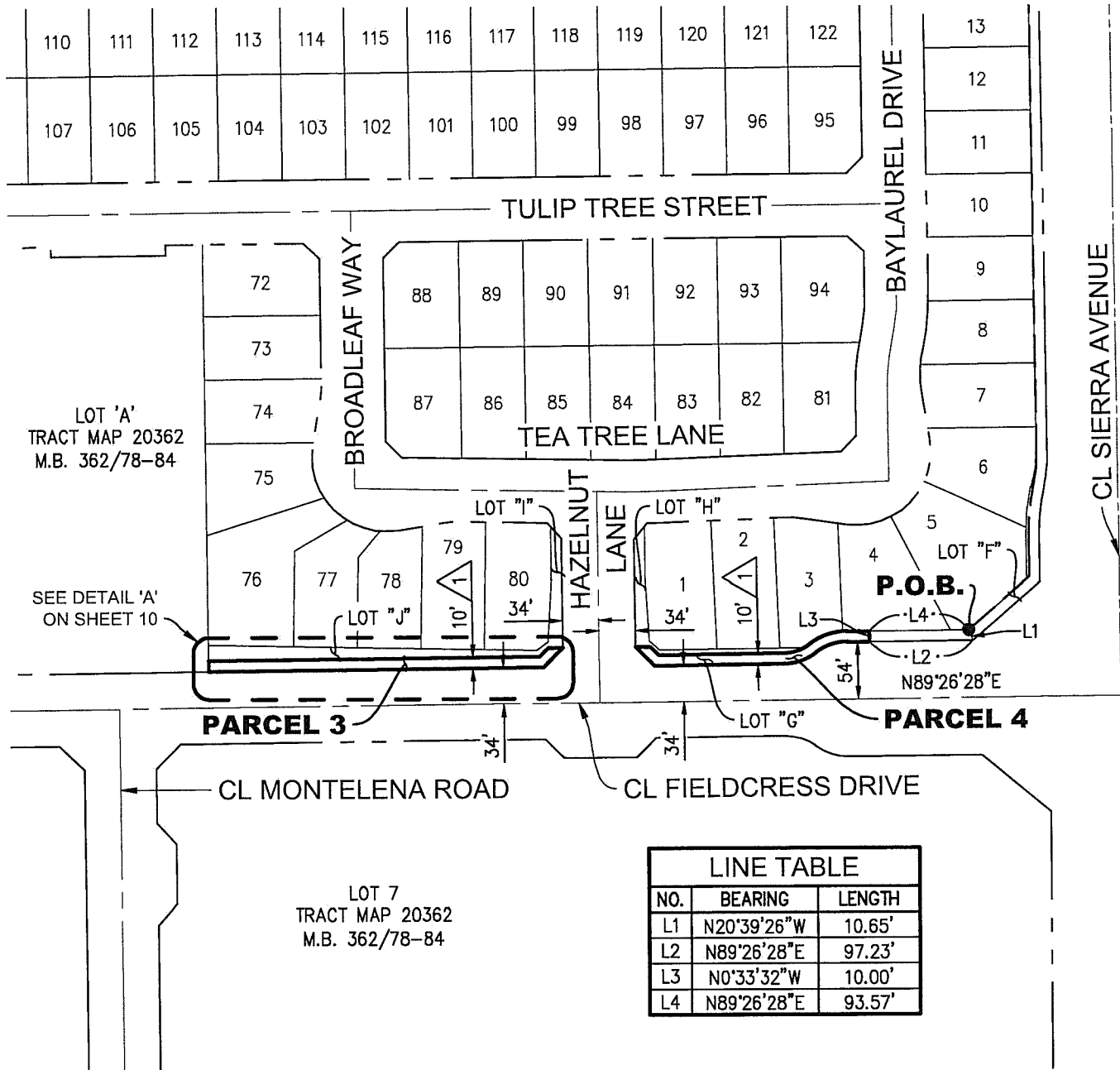
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# EXHIBIT "B"

## DEED PLAT

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



LOT 'A'  
TRACT MAP 20362  
M.B. 362/78-84

SEE DETAIL 'A'  
ON SHEET 10

**PARCEL 3**

**PARCEL 4**

CL MONTELENA ROAD

CL FIELDCRESS DRIVE

LOT 7  
TRACT MAP 20362  
M.B. 362/78-84

### EASEMENT NOTES:



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

### AREA:

PARCEL 3 = 3,326 SF MORE OR LESS  
PARCEL 4 = 2,242 SF MORE OR LESS

SCALE: 1"=150'



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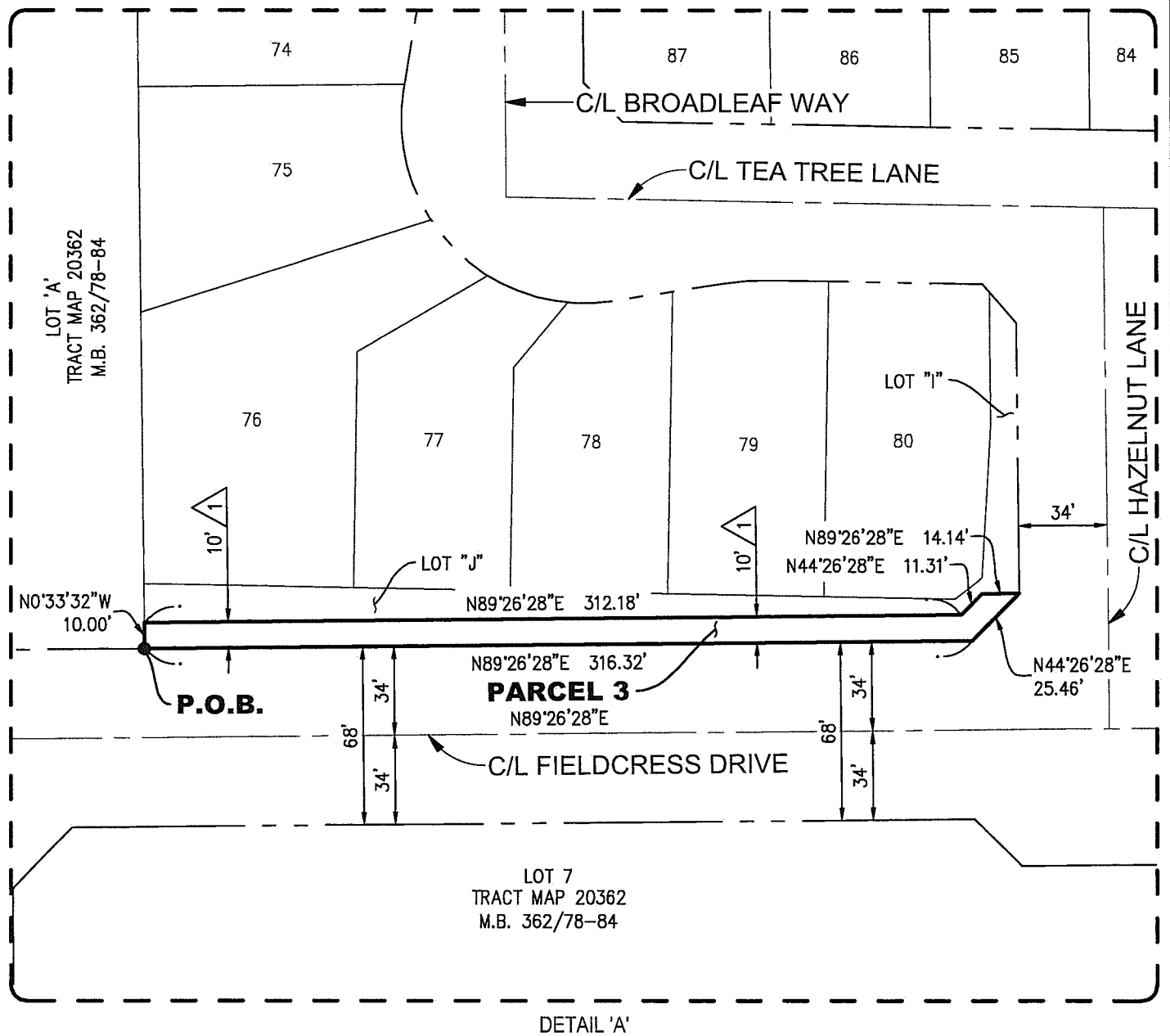
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# EXHIBIT "B"

## DEED PLAT

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



DETAIL 'A'

### EASEMENT NOTES:



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

### AREA:

PARCEL 3 = 3,326 SF MORE OR LESS

SCALE: 1"=60'



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