

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 1118-461-53  
1118-461-56  
1118-461-57  
1118-461-58

(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

**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", "E", AND "F", OF TRACT NO. 20364 RECORDED IN BOOK 363 OF MAPS, PAGES 67 THROUGH 71, 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:**

**COMMENCING** AT THE NORTHEASTERLY CORNER OF SAID LOT "A" OF SAID TRACT NO. 20364;

**THENCE** ALONG THE NORTHERLY LINE OF SAID LOT "A" ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF FIELDCRESS DRIVE (54.00 FEET HALF-WIDTH) SOUTH 89°26'28" WEST, A DISTANCE OF 105.32 FEET TO THE **TRUE POINT OF BEGINNING**;

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

**THENCE** ALONG SAID SOUTHERLY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 20.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 60.00 FEET;

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 38.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 36°18'40" EAST;

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 25.74 FEET;

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 118.16 FEET;

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 44°26'28" WEST, A DISTANCE OF 11.31 FEET;

**THENCE** LEAVING SAID SOUTHERLY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 14.14 FEET TO THE WESTERLY LINE OF SAID LOT "A" ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF HAZELNUT LANE (34.00 FEET HALF-WIDTH);

**THENCE** ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 44°26'28" EAST, A DISTANCE OF 25.46 FEET TO SAID NORTHERLY LINE OF SAID LOT "A" AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF FIELDCRESS DRIVE (34.00 FEET HALF-WIDTH);

**THENCE** ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°26'28" EAST, A DISTANCE OF 122.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET;

DATE PREPARED: NOVEMBER 1, 2024

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

Sheet 3 of 10  
City Index No. 6280

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

**PARCEL 1 CONT'D:**

**THENCE** CONTINUING ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 32.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 36°18'40" WEST;

**THENCE** CONTINUING ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 32.18 FEET;

**THENCE** CONTINUING ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE (54.00 FEET HALF-WIDTH) NORTH 89°26'28" EAST, A DISTANCE OF 20.18 FEET TO THE **POINT OF BEGINNING**;

**CONTAINING:** 2,231 S.F., MORE OR LESS.

**PARCEL 2:**

**BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID LOT "E";

**THENCE** ALONG THE SOUTHWESTERLY LINE OF SAID LOT "E" NORTH 42°32'46" WEST, A DISTANCE OF 14.95 FEET TO THE WESTERLY LINE OF SAID LOT "E", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF MONTELENA ROAD (34.00 FEET HALF-WIDTH);

**THENCE** ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE NORTH 0°33'32" WEST, A DISTANCE OF 51.00 FEET;

**THENCE** CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE NORTH 44°26'28" EAST, A DISTANCE OF 32.53 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT "F", SAID CORNER ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FIELDCRESS DRIVE (34.00 FEET HALF-WIDTH);

**THENCE** ALONG THE NORTHERLY LINE OF SAID LOT "F" AND SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°26'28" EAST, A DISTANCE OF 344.53 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT "F";

**THENCE** ALONG THE NORTHEASTERLY LINE OF SAID LOT "F" SOUTH 45°33'32" EAST, A DISTANCE OF 25.46 FEET TO THE EASTERLY LINE OF SAID LOT "F" ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF HAZELNUT LANE (34.00 FEET HALF-WIDTH);

**THENCE** LEAVING THE EASTERLY LINE OF LOT "F" AND SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 14.14 FEET TO THE SOUTHERLY LINE OF SAID LOT "F";

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE NORTH 45°33'32" WEST, A DISTANCE OF 11.31 FEET;

DATE PREPARED: OCTOBER 22, 2024

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

Sheet 4 of 10  
City Index No. 6280

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

**PARCEL 2 CONT'D:**

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 336.25 FEET;

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE OF SAID LOT "E" SOUTH 44°26'28" WEST, A DISTANCE OF 24.24 FEET;

**THENCE** CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 0°33'32" EAST, A DISTANCE OF 57.97 FEET TO THE **POINT OF BEGINNING**;

**CONTAINING:** 4,416 S.F., MORE OR LESS.

**PARCEL 3:**

**COMMENCING** AT THE MOST SOUTHERLY CORNER OF SAID LOT "D";

**THENCE** ALONG THE WESTERLY LINE OF SAID LOT "D" ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF MONTELENA ROAD (34.00 FEET HALF-WIDTH) NORTH 0°33'32" WEST, A DISTANCE OF 105.76 FEET TO THE **TRUE POINT OF BEGINNING**;

**THENCE** CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE NORTH 0°33'32" WEST, A DISTANCE OF 39.47 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET;

**THENCE** CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 32.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 52°34'16" WEST;

**THENCE** CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'16", A DISTANCE OF 32.18 FEET;

**THENCE** CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE NORTH 0°33'32" WEST, A DISTANCE OF 218.44 FEET TO THE NORTHWESTERLY LINE OF SAID LOT "D";

**THENCE** ALONG SAID NORTHWESTERLY LINE NORTH 41°25'42" EAST, A DISTANCE OF 14.95 FEET TO THE A POINT ON A LINE AT THE PROLONGATION OF THE EASTERLY LINE OF SAID LOT "D";

**THENCE** ALONG SAID PROLONGATION LINE AND SAID EASTERLY LINE OF SAID LOT "D" SOUTH 0°33'32" EAST, A DISTANCE OF 229.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 40.00 FEET;

DATE PREPARED: OCTOBER 22, 2024

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

Sheet 5 of 10  
City Index No. 6280

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

**PARCEL 3 CONT'D:**

**THENCE** CONTINUING ALONG SAID EASTERLY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 25.74 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 52°34'16" EAST;

**THENCE** CONTINUING ALONG SAID EASTERLY LINE OF SAID LOT "D" AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12", A DISTANCE OF 38.61 FEET;


**THENCE** CONTINUING ALONG SAID EASTERLY LINE SOUTH 0°33'32" EAST, A DISTANCE OF 39.47 FEET;

**THENCE** PERPENDICULAR TO SAID EASTERLY LINE SOUTH 89°26'28" WEST, A DISTANCE OF 10.00 FEET TO THE **TRUE POINT OF BEGINNING**;

**CONTAINING:** 3,278 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

11/11/24  
DATE



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

DATE PREPARED: OCTOBER 22, 2024

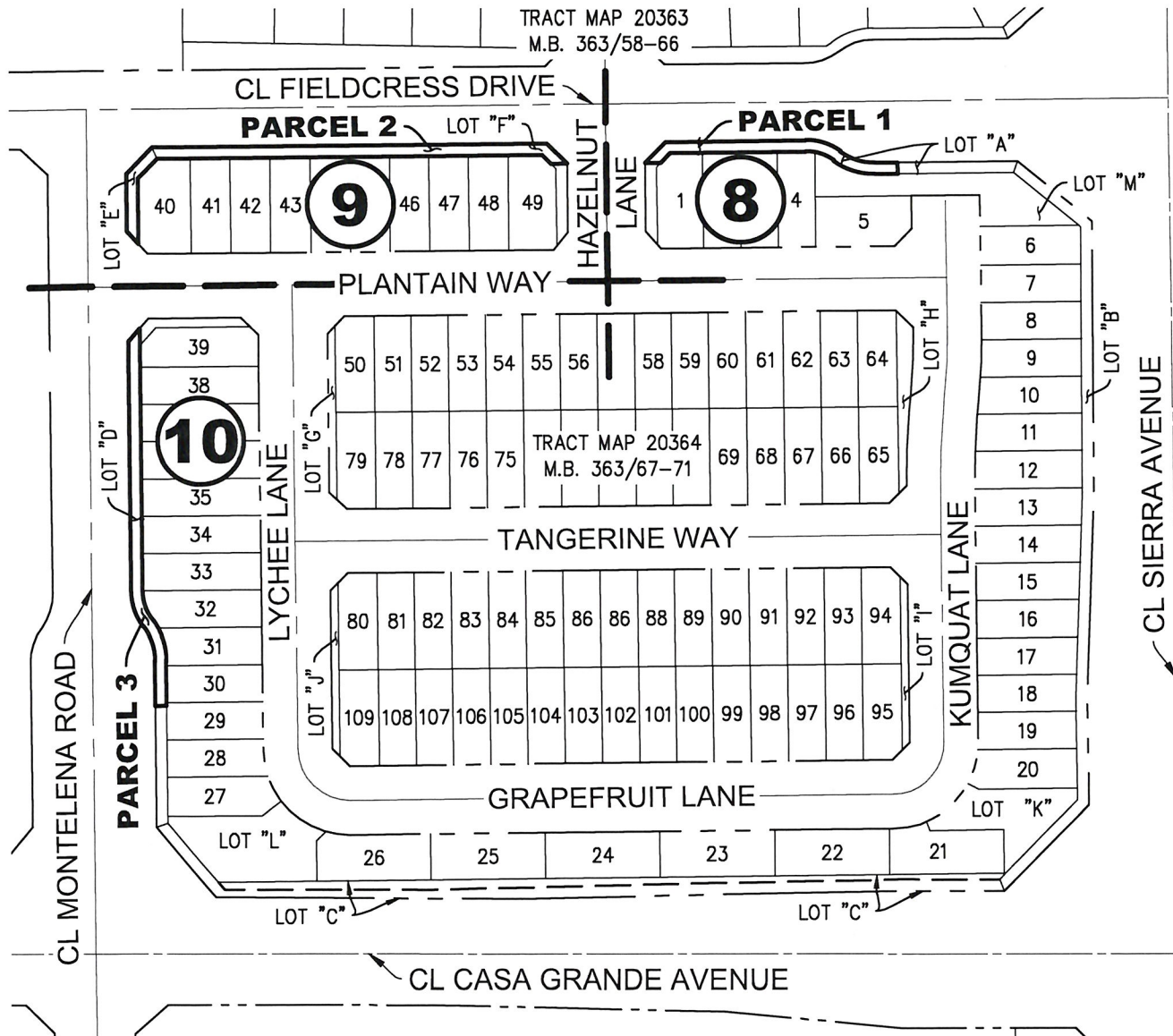
Sheet 6 of 10  
City Index No. 6280

# EXHIBIT "B"

## DEED PLAT

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

TRACT MAP 20363  
M.B. 363/58-66



### AREA:

PARCEL 1 = 2,231 SF MORE OR LESS  
PARCEL 2 = 4,416 SF MORE OR LESS  
PARCEL 3 = 3,278 SF MORE OR LESS

SCALE: 1"=150'

### LEGEND:



INDICATES SHEET NUMBER



INDICATES SHEET MATCH LINE



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

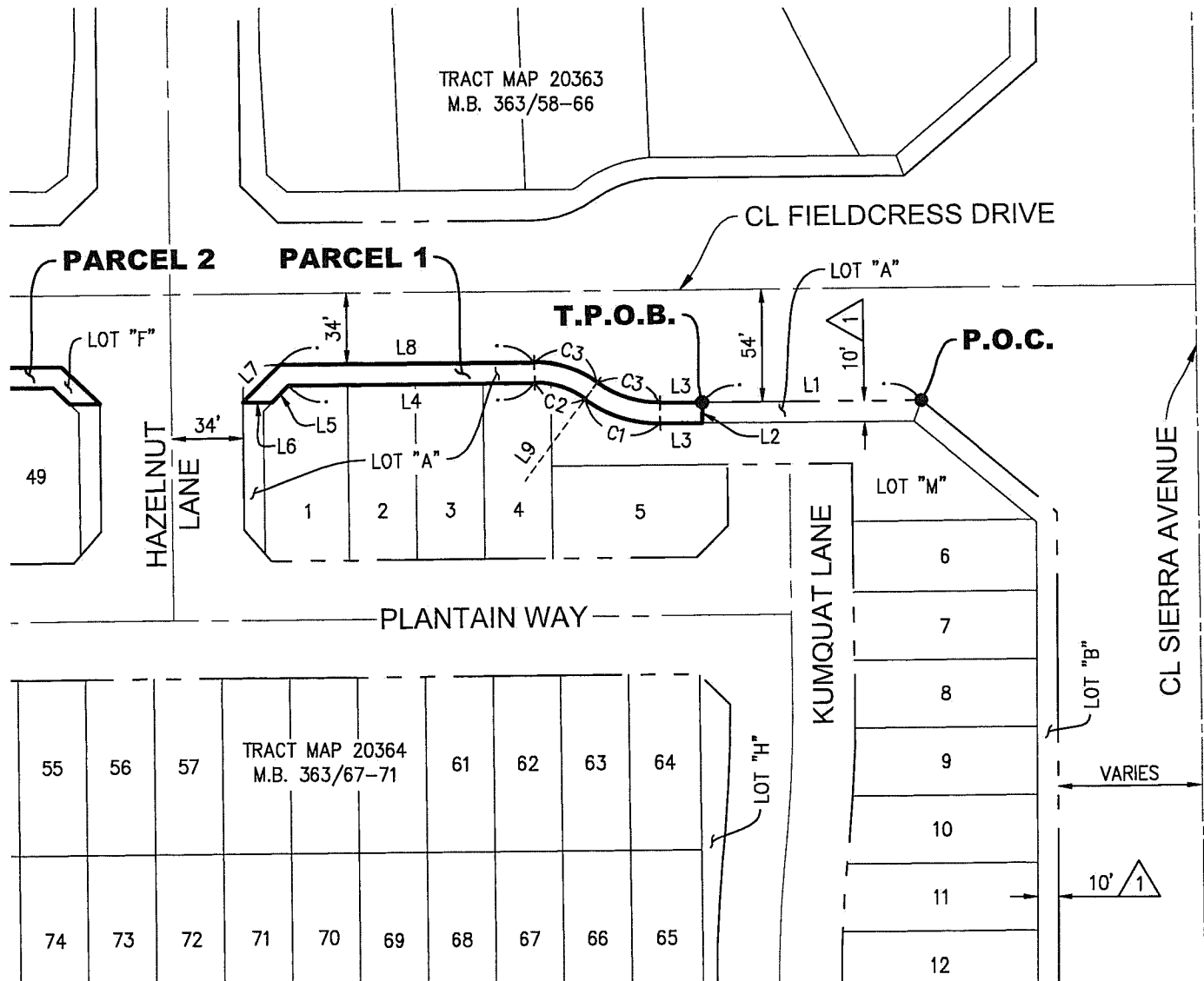
DATE PREPARED: NOVEMBER 1, 2024

SHEET 7 OF 10  
CITY INDEX NO. 6280

# EXHIBIT "B"

## DEED PLAT

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



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	36°52'12"	60.00'	38.61'
C2	36°52'12"	40.00'	25.74'
C3	36°52'12"	50.00'	32.18'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°26'28"E	105.32'
L2	N0°33'32"W	10.00'
L3	N89°26'28"E	20.18'
L4	N89°26'28"E	118.16'
L5	N44°26'28"E	11.31'

LINE TABLE		
NO.	BEARING	LENGTH
L6	N89°26'28"E	14.14'
L7	N44°26'28"E	25.46'
L8	N89°26'28"E	122.30'
L9	N36°18'40"E	RADIAL

### EASEMENT NOTES:



EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES PER TRACT NO. 20362 M.B. 362/78-84 AND TRACT NO. 20364 M.B. 363/67-71.



SCALE: 1"=80'

### AREA:

PARCEL 1 = 2,231 SF MORE OR LESS



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

DATE PREPARED: NOVEMBER 1, 2024

SHEET 8 OF 10  
CITY INDEX NO. 6280



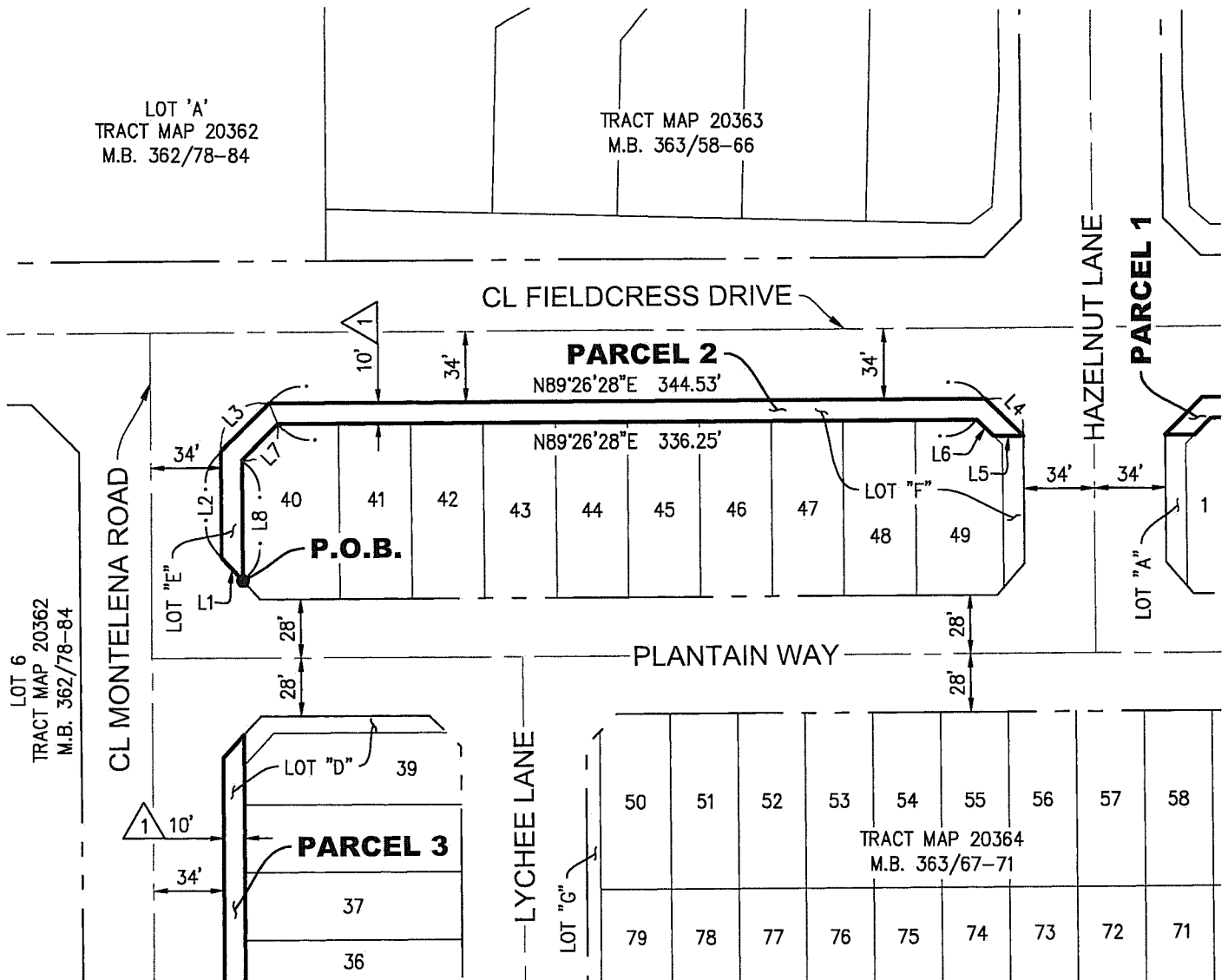
# EXHIBIT "B"

## 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

TRACT MAP 20363  
M.B. 363/58-66



LINE TABLE		
NO.	BEARING	LENGTH
L1	N42°32'46"W	14.95'
L2	N0°33'32"W	51.00'
L3	N44°26'28"E	32.53'
L4	N45°33'32"W	25.46'

LINE TABLE		
NO.	BEARING	LENGTH
L5	N89°26'28"E	14.14'
L6	N45°33'32"W	11.31'
L7	N44°26'28"E	24.24'
L8	N0°33'32"W	57.97'

### EASEMENT NOTES:



EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES PER TRACT NO. 20362 M.B. 362/78-84 AND TRACT NO. 20364 M.B. 363/67-71.

SCALE: 1"=80'

### AREA:

PARCEL 2 = 4,416 SF MORE OR LESS



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

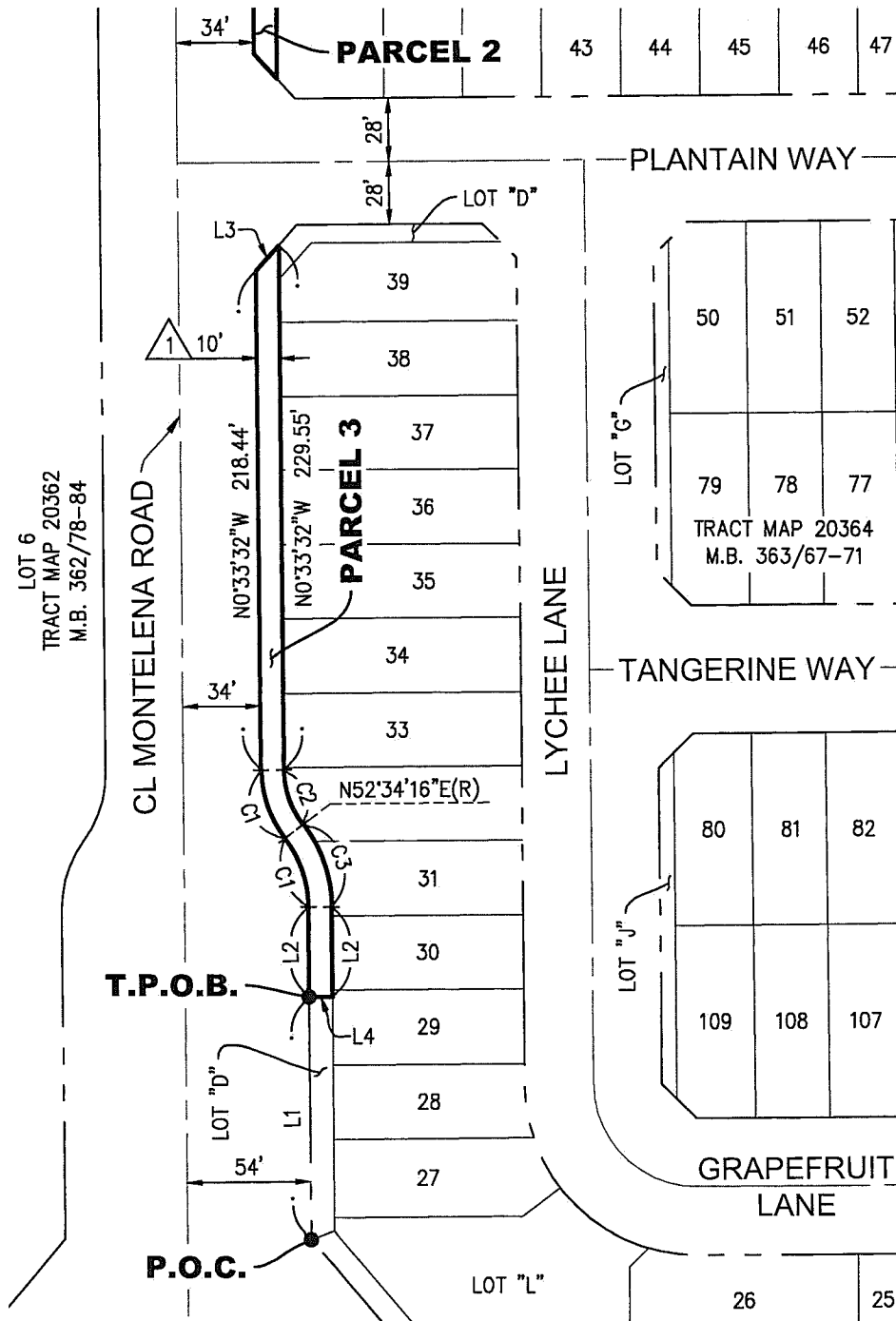
DATE PREPARED: NOVEMBER 1, 2024

SHEET 9 OF 10  
CITY INDEX NO. 6280

# EXHIBIT "B"

PLAT

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



CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	36°52'12"	50.00'	32.18'
C2	36°52'12"	40.00'	25.74'
C3	36°52'12"	60.00'	38.61'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N0°33'32"W	105.76'
L2	N0°33'32"W	39.47'
L3	N41°25'42"E	14.95'
L4	N89°26'28"E	10.00'



SCALE: 1"=80'

## EASEMENT NOTES:

- 1 EXISTING EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES PER TRACT NO. 20362 M.B. 362/78-84 AND TRACT NO. 20364 M.B. 363/67-71.

## AREA:

PARCEL 3 = 3,278 SF MORE OR LESS



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

DATE PREPARED: NOVEMBER 1, 2024

SHEET 10 OF 10  
CITY INDEX NO. 6280