

RECORDING REQUESTED BY

City of Chino
Public Works Department
P.O. Box 667
Chino, CA 91708

AND WHEN RECORDED MAIL TO

City Clerk
City of Chino
P.O. Box 667
Chino, CA 91708

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from recording fees according to
Government Code Section No. 27383
Transfer Tax: \$0

DEED OF RIGHT-OF-WAY

CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

CHINO PRESERVE DEVELOPMENT CORPORATION

GRANTOR(S)

grants to the City of Chino, a political subdivision of the State of California, for public street and road purposes, public utilities, wires, cables, conduits, storm sewers, sanitary sewers, water pipelines (for any purpose, potable or non-potable, domestic or agricultural), a right-of-way and easement in, over, under, upon, and across all that real property situated in the City of Chino, County of San Bernardino, State of California, described as follows:

SEE ATTACHED EXHIBIT A AND EXHIBIT B

SIGNATURE(S) OF GRANTOR(S): NOTE: SIGNATURES MUST BE NOTARIZED

FULL NAME OF CORPORATION: CHINO PRESERVE DEVELOPMENT CORPORATION

BY: BRYAN GOODMAN, AUTHORIZED AGENT
Type Full Name and Title


Signature

10/9/2024
Date

BY: _____
Type Full name and Title

Signature

Date

BY: _____
Type Full Name and Title

Signature

Date

This is to certify that the interest in real property conveyed by the within instrument to the City of Chino, California, a municipal corporation, is hereby accepted by order of the City Council, and the grantee consents to the recordation thereof by its duly authorized officer.

CITY OF CHINO:

DTT: none NATALIE GONZAGA, CITY CLERK

DATE

EXHIBIT A

EASEMENT LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 1 OF PARCEL MAP 17427 IN THE CITY OF CHINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 213, PAGES 52 THROUGH 53, OF PARCEL MAPS, RECORDS OF SAID COUNTY AND A PORTION OF GOVERNMENT LOTS 5 AND 11, SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON RECORD OF SURVEY 02-059, FILED IN BOOK 118, PAGES 96 THROUGH 101 OF RECORD OF SURVEYS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

BEING A STRIP OF LAND, 92.00 FEET IN WIDTH, LYING 46.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 33 AS SHOWN ON SAID PARCEL MAP, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF CHINO-CORONA ROAD;

THENCE NORTH 89°57'53" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33 AND THE CENTERLINE OF CHINO-CORONA ROAD, 995.63 FEET;

THENCE NORTH 00°40'58" WEST, 25.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CHINO-CORONA ROAD AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00°40'58" WEST, 785.82 FEET TO A POINT HERAFTER REFERRED TO AS "POINT A" AND THE TERMINUS OF SAID STRIP.

THE SIDELINES OF THE ABOVE DESCRIBED STRIP ARE TO BE SHORTENED OR PROLONGED SO AS TO TERMINATE AT SAID NORTHERLY RIGHT OF WAY OF CHINO-CORONA ROAD.

CONTAINING 72,295 SQUARE FEET (1.66 ACRES) MORE OR LESS.

PARCEL B

BEGINNING AT THE AFOREMENTIONED "POINT A";

THENCE SOUTH 89°19'02" WEST, 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 89°19'02" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°28'01" AN ARC DISTANCE OF 13.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 59.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 57°51'01" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°31'59" AN ARC DISTANCE OF 60.27 FEET, A RADIAL LINE THERETO BEARS NORTH 00°40'58" WEST;

THENCE NORTH 00°40'58" WEST ALONG SAID RADIAL LINE, 93.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 62.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 00°40'58" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°36'30" AN ARC DISTANCE OF 55.85 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 52°17'28" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°23'30" AN ARC DISTANCE OF 16.75 FEET

THENCE NORTH 00°40'58" WEST, 22.98 FEET:

THENCE NORTH 89°19'02" EAST, 92.00 FEET;

THENCE SOUTH 00°40'58" EAST, 22.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°23'30" AN ARC DISTANCE OF 16.75 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 62.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 50°55'32" WEST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°36'30" AN ARC DISTANCE OF 55.85 FEET;

THENCE NORTH 89°19'02" EAST, 56.00 FEET;

THENCE SOUTH 00°40'58" EAST, 93.00 FEET;

THENCE SOUTH 89°19'02" WEST, 56.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 59.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°31'59" AN ARC DISTANCE OF 60.27 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 59°12'56" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°28'01" AN ARC DISTANCE OF 13.73 FEET;

THENCE SOUTH 89°19'02" WEST, 46.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 35,377 SQUARE FEET (0.81 ACRES) MORE OR LESS.

PARCEL C

BEING A STRIP OF LAND, 83.00 FEET IN WIDTH, LYING 40.00 FEET NORTHWESTERLY AND 43.00 FEET SOUTHEASTERLY OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE AFOREMENTIONED "POINT A";

THENCE NORTH 00°40'58" WEST, 89.25 FEET;

THENCE NORTH 89°19'02" EAST, 156.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°19'02" EAST, 224.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 940.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°38'22" AN ARC DISTANCE OF 1224.54 FEET TO THE SOUTHERLY LINE OF TRACT NO. 16420-5, M.B. 367/41-45 AND THE TERMINUS OF SAID STRIP.

CONTAINING 120,399 SQUARE FEET (2.76 ACRES) MORE OR LESS.

SEE EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO ALL EXISTING CONDITIONS, RESERVATIONS, RESTRICTIONS, EASEMENTS, OFFERS OF DEDICATION, AND RIGHTS OF WAY OF RECORD, IF ANY.

APNS 1057-181-19, 20, 29 AND 41

PREPARED BY ME OR UNDER MY DIRECTION

October 8, 2024

MICHAEL A. BAINE, P.L.S.

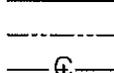
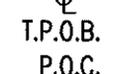
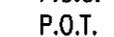
DATE



EXHIBIT B

EASEMENT PLAT

LEGEND

-  PARCEL A AREA = 72,295 SF (1.66 ACRES)
-  PARCEL B AREA = 35,377 SF (0.81 ACRES)
-  PARCEL C AREA = 120,399 SF (2.76 ACRES)
-  RIGHT OF WAY
-  STREET CENTERLINE
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION

GOV'T LOT 5
SECTION 33
T2S, R7W, S.B.M

GOV'T LOT 11
SECTION 33
T2S, R7W, S.B.M

TR 16420-5
M.B. 367/41-45

APN 1057-181-41

APN 1057-181-20

APN 1057-181-19

APN 1057-181-29

PARCEL B
SEE SHEET 2

PARCEL C

P.O.T.
PARCEL C

N00°40'58"W
89.25'

N89°19'02"E
224.10'

N89°19'02"E
156.00'

POINT A
P.O.T.
PARCEL A
P.O.B.
PARCEL B
P.O.C.
PARCEL C

WLY LINE PARCEL 1,
PM 17427, PMB 213/52-53
ELY LINE SW 1/4,
SEC. 33, T2S, R7W,
S.B.M.

APN 1057-181-20

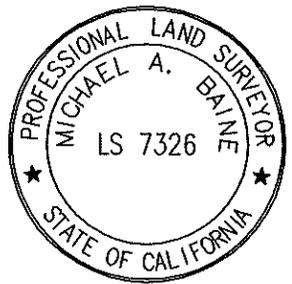
APN 1057-181-19

PARCEL A

46'

46'

T.P.O.B.
PARCEL A



CHINO-CORONA ROAD

SCALE: 1"=250'



N00°40'58"W
25.00'

N89°57'53"W 995.63'

CHINO-CORONA ROAD

P.O.C. PARCEL A
S1/4 COR.
SEC. 33



1 inch = 250 ft.

LCKING

Engineers/surveyors

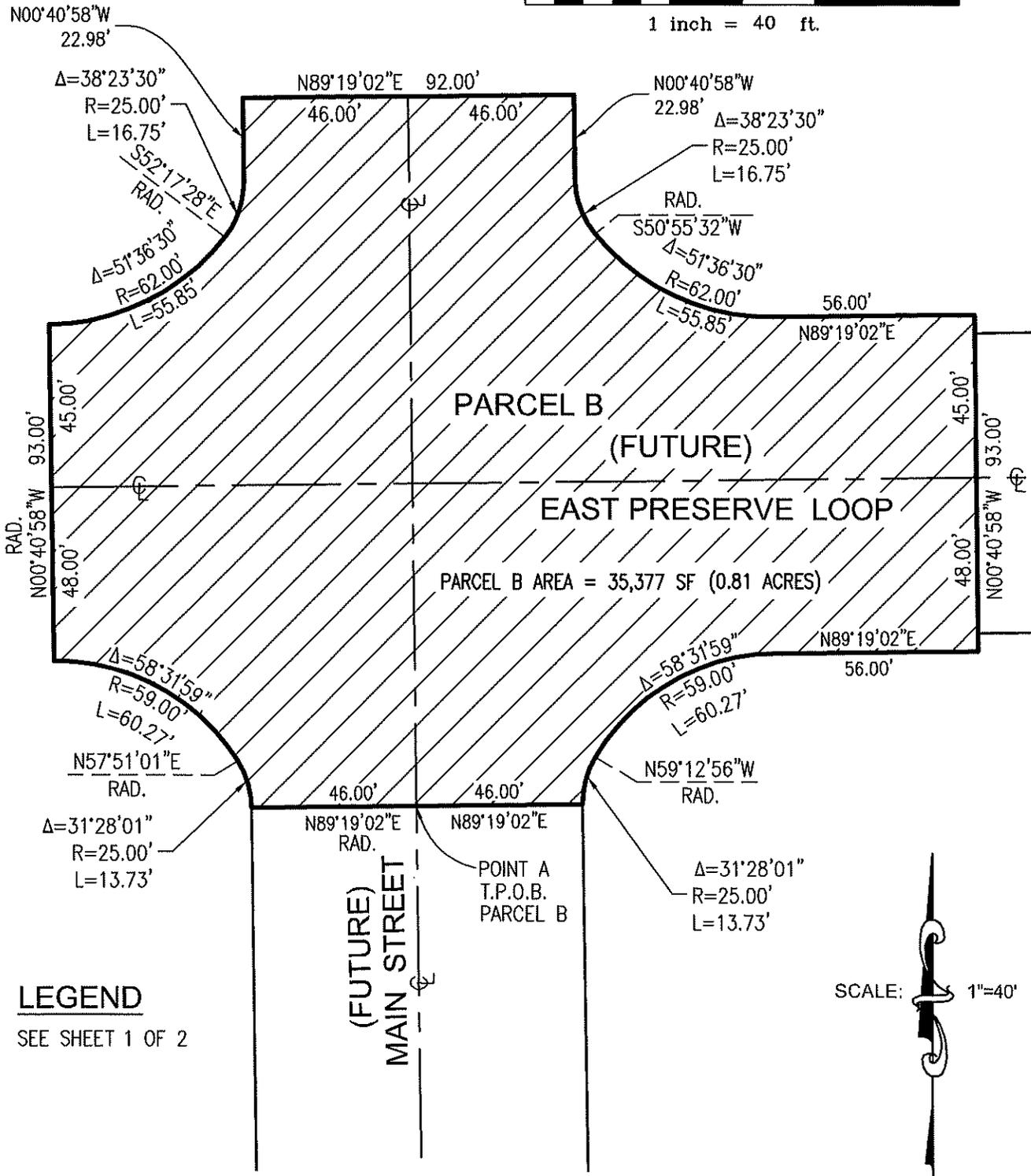
975 N. Haven Avenue
Suite 200
Ontario, CA 91764
Phone: (909) 945-0526

PLAT TO ACCOMPANY
LEGAL DESCRIPTION

EXHIBIT B
EASEMENT PLAT



1 inch = 40 ft.



LDKING
Engineers/Surveyors

975 N. Haven Avenue
Suite 200
Ontario, CA 91764
Phone: (909) 945-0526

**PLAT TO ACCOMPANY
LEGAL DESCRIPTION**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)

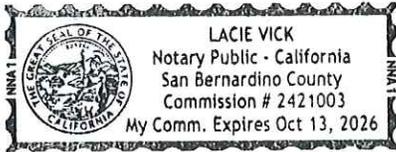
On October 9, 2024 before me, Lacie Vick, Notary,
Date Here Insert Name and Title of the Officer

personally appeared Bryan Goodman
Name(s) of Signer(s)

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 *Lacie Vick*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Deed of Right-of-Way
Document Date: _____ Number of Pages: 6
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Bryan Goodman
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Authorized Agent
Signer Is Representing: Chino Preserve Development Corp.

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____