

**Recording Requested By:**

Bob Tincher

**When Recorded Mail Document and Tax Statement To:**

Bob Tincher  
San Bernardino Valley Municipal  
380 E. Vanderbilt Way  
San Bernardino, CA 92408

Record without fee subject to  
Gov't Code 6103 and 27383

Project: Santa Ana River  
System No.: 3.101  
Parcel No.: 82 & 83  
Dept. Code: 11600

**GRANT DEED**

D.P. No.: 3.100/48  
APN: Ptn 0297-101-32  
and 0297-061-34  
Date: October 20, 2016

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX \$0.00 Conveyance to Government Entity. R&T 11922

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at the time of sale
- Unincorporated Area       City of Highland

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT**, a body corporate and politic, does hereby grant to:

**The San Bernardino Valley Municipal Water District**, a Municipal Water District,

the following described **real property** in the City of Highland, County of San Bernardino, State of California:

See Exhibit "A", Legal Description, and Exhibit "B" plat, attached hereto and made a part hereof.

**RESERVING** unto the **Grantor** a non-exclusive, non-transferable Access Easement for vehicular ingress and egress, up to an empty ten-wheel, highway-rated rear dump truck (rear dump truck), over and along **Grantee's** access roads on lands within and adjoining the above-described property solely for purposes of access to and from **Grantor's** Santa Ana River System; provided, however, that such use shall not unduly interfere with **Grantee's** use of said lands. Vehicular ingress and egress of any vehicle heavier than an empty rear dump truck must be evaluated for potential impacts to **Grantee's** facilities by a licensed engineer registered in the State of California by **Grantor** and subsequently reviewed and approved, in writing, by **Grantee**. **Grantee** shall have no obligation to keep, construct, or maintain any particular access road at all or to any specified standards, and **Grantor** expressly assumes all risk related to **Grantor's** use of such access roads. **Grantor** shall indemnify, defend, and hold harmless **Grantee** and its directors, officers, employees, contractors, and agents for any and all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies of whatever nature, including reasonable attorneys' fees, arising out of or related to **Grantor's** use of such access roads. Any gates in said roads which are installed and locked by **Grantee** and used by **Grantor** shall be locked also by **Grantor's** locks so that either can lock or unlock the gates.

IN WITNESS WHEREOF **Grantor** has executed this **Grant Deed** the day and year written below and has agreed to be bound by the terms and provisions set forth in the Access Easement reserved herein.

SAN BERNARDINO COUNTY FLOOD CONTROL DISTRICT

By: \_\_\_\_\_

Name: James Ramos

Title: Chairman, Board of Supervisors

Date: \_\_\_\_\_

By signing below, **Grantee** agrees to be bound by the terms and provisions set forth in the Access Easement reserved herein.

**GRANTEE: SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT**

By: Douglas A. Headrick

Name: Douglas Headrick

Title: General Manager/Chief Engineer

Date: 11/7/16

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

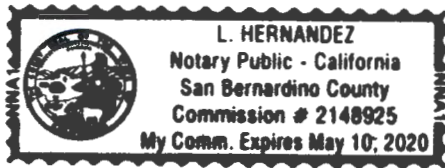
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Bernardino )  
On 11/7/16 before me, L. Hernandez, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Douglas D. Headrick  
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 L. Hernandez  
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: Grant Deed Document Date: 10/20/16  
Number of Pages: 9 Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Douglas D. Headrick  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: Government  
Signer Is Representing: San Bernardino Valley MWD General Manager

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

# ACKNOWLEDGEMENT

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State of California

County of \_\_\_\_\_ } ss.

On \_\_\_\_\_ 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 signatures(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)

## OPTIONAL INFORMATION

\_\_\_\_\_  
Document Title

\_\_\_\_\_  
Date of Document

\_\_\_\_\_  
No. of Pages

Thumbprint of Signer

Type of Satisfactory Evidence:

- Personally Known
- Paper Identification
- Credible Witness(es)

Capacity of Signer

- Trustee(s)
- Power of Attorney
- CEO / CFO / COO
- President / Vice President / Secretary / Treasurer
- Other: \_\_\_\_\_



No print available

Other:  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**

**APNs: 0297-061-34  
0297-101-32**

**LEGAL DESCRIPTION**

Portions of the northwest quarter of Section 9 and the northeast quarter of Section 8, Township 1 South, Range 2 West, San Bernardino Meridian, lying in the City of Highland, County of San Bernardino, State of California, being more particularly described as follows:

PARCEL 1

**COMMENCING** at the northwest corner of said Section 9 as shown by Record of Survey on file in Book 55 of Records of Survey at Page 57 thereof, Records of San Bernardino County, California;

Thence North 89°31'26" East, recorded in said Record of Survey as North 89°54'36" East, along the north line of said Section 9, a distance of 871.34 feet to the northeast corner of that certain parcel of land conveyed to San Bernardino Valley Municipal Water District by Corporation Grant Deed recorded June 24, 2014 as Document Number 2014-0226668, Official Records of San Bernardino County, California;

Thence South 10°47'27" West, departing the north line of said Section 9 and along the east line of said parcel of land conveyed to San Bernardino Valley Municipal Water District, a distance of 71.07 feet to an angle point and the **TRUE POINT OF BEGINNING**;

Thence continuing South 10°47'27" West, a distance of 370.86 feet;

Thence South 39°31'26" West, a distance of 625.66 feet;

Thence South 88°36'10" West, a distance of 368.10 feet to the west line of said Section 9;

Thence North 01°23'50" West, along the west line of said Section 9, a distance of 229.27 feet to the most southerly corner of said parcel of land conveyed to San Bernardino Valley Municipal Water District, said point being hereinafter referred to as Point "A";

Thence North 53°18'49" East, along the southeasterly line of said parcel of land conveyed to San Bernardino Valley Municipal Water District, a distance of 1048.98 feet to the **TRUE POINT OF BEGINNING**.

Contains 7.06 acres, more or less.

## EXHIBIT "A"

APNs: 0297-061-34  
0297-101-32

### LEGAL DESCRIPTION (Continued)

#### PARCEL 2

**BEGINNING** at hereinabove described Point "A";

Thence South 01°23'50" East, along the west line of said Section 9, a distance of 232.80 feet;

Thence South 64°50'09" West, departing said west line, a distance of 1152.09 feet to the easterly right-of-way line of Greenspot Road (variable width) as shown as Parcel 2 of deed recorded June 28, 2012 as Document Number 2012-0258906, Official Records of San Bernardino County, California, said point being on a curve, concave southwesterly, having a radius of 1630.00 feet, a radial line at said point bears South 64°10'55" West;

Thence northwesterly, along said curve and said easterly right-of-way line, through a central angle of 03°44'24", an arc distance of 106.40 feet, to the northwesterly line of that certain parcel of land conveyed to San Bernardino County Flood Control District as Parcel "A" by deed recorded December 17, 1975 in Book 8826 of Deeds at Page 115 thereof, Official Records of San Bernardino County, California, a radial line at said point bears South 60°26'31" West;

Thence North 56°08'35" East, along said northwesterly line, a distance of 1258.39 feet to the most westerly corner of said parcel of land conveyed to San Bernardino Valley Municipal Water District;

Thence South 33°51'14" East, along the westerly line of said parcel of land conveyed to San Bernardino Valley Municipal Water District, a distance of 74.00 feet to the west line of said Section 9;

Thence South 01°23'50" East, along the west line of said Section 9 and the westerly line of said parcel of land conveyed to San Bernardino Valley Municipal Water District, a distance of 11.20 feet to the **POINT OF BEGINNING**.

Contains 5.56 acres, more or less.

**EXHIBIT "A"**

APNs: 0297-061-34  
0297-101-32

**LEGAL DESCRIPTION**  
(Continued)

See Exhibit "B" attached hereto and by this reference made a part hereof.



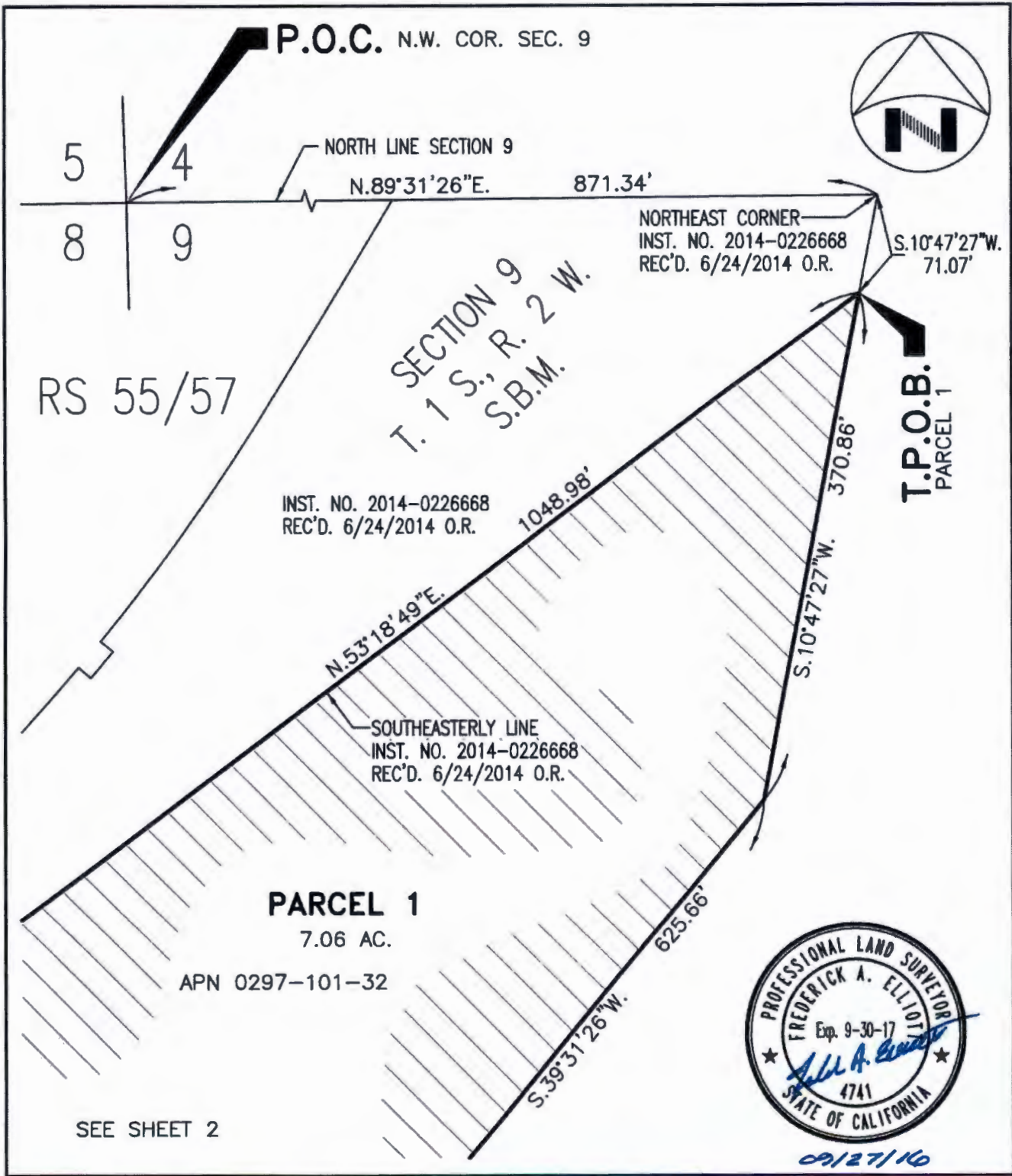
This description was prepared by me  
or under my direction:

  
Frederick A. Elliott, P.L.S. 4741

Date: Sept 27, 2016

Expiration Date: 09/30/2017

MWE/lge  
LEGAL/967-5-Q  
(9/27/2016)



This Plat is Solely an Aid in Locating the Parcel(s) Described in the Attached Document.

**K&S KRIEGER & STEWART**  
 Engineering Consultants  
 3602 University Avenue • Riverside, CA 92501  
 www.kriegerandstewart.com • 951 • 684 • 6900

**SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT**  
 San Bernardino County Flood Control District  
**ENHANCED SAR RECHARGE PROJECT**  
 A.P.N. 0297-101-32 & 0297-061-34

EXHIBIT  
**B**

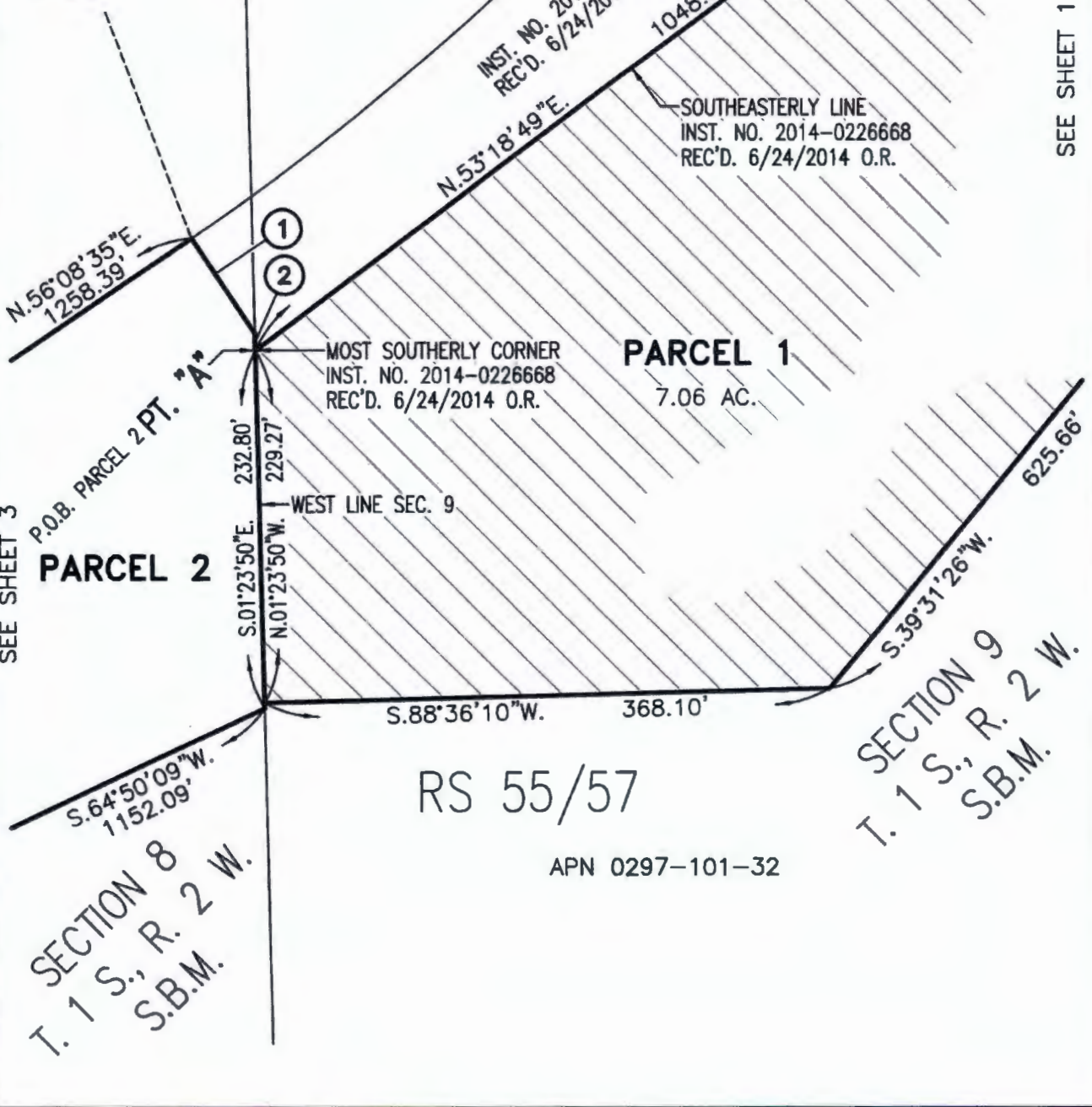
SCALE: 1"=100'    DATE: 9/27/16    DRAWN BY: MWE    CHECKED BY: FAE    W.O.: 967-5

SHEET 1 OF 4



**LINE TABLE**

①	S.33°51'14"E., 74.00'
②	S.01°23'50"E., 11.20'



SEE SHEET 1

SEE SHEET 3

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**K&S KRIEGER & STEWART**  
 Engineering Consultants  
 3602 University Avenue • Riverside, CA 92501  
 www.kriegerandstewart.com • 951-684-6900

**SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT**  
 San Bernardino County Flood Control District  
**ENHANCED SAR RECHARGE PROJECT**  
 A.P.N. 0297-101-32 & 0297-061-34

EXHIBIT  
**B**



**LINE TABLE**  
 ① - S.33°51'14"E., 74.00'  
 ② - S.01°23'50"E., 11.20'

MOST WESTERLY CORNER  
 INST. NO. 2014-0226668  
 REC'D. 6/24/2014 O.R.

RS 55/57

NORTHWESTERLY LINE  
 PCL. 'A' BK.8826, PG.115  
 REC'D 12/17/1975 O.R.

SEE SHEET 4

N.56°08'35"E.

1258.39'

P.O.B. PARCEL 2 PT. "A"

232.80'

SEE SHEET 2

WEST LINE SEC. 9

S.01°23'50"E.

**PARCEL 2**  
 5.56 AC.

1152.09'

S.64°50'09"W.

APN 0297-061-34

SECTION 8  
 T. 1 S., R. 2 W.  
 S.B.M.

RS 87/25-31

EAST R/W LINE OLD GREENSPOT ROAD

30'

CENTERLINE OLD GREENSPOT ROAD  
 PER R.S. 87/25-31.

R/W

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 ENHANCED SAR RECHARGE PROJECT  
 A.P.N. 0297-101-32 & 0297-061-34

EXHIBIT  
**B**

