

RECORDING REQUESTED BY

CITY OF HESPERIA

AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME CITY OF HESPERIA

STREET ADDRESS 9700 SEVENTH AVENUE

CITY, STATE &
ZIP CODE HESPERIA, CA 92345

TITLE ORDER NO.

ESCROW NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

APN: PORTION OF APN 3064-361-05

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX \$

☒ computed on full value of property conveyed, or☐ computed on full value less liens and encumbrances remaining at time of sale.☐ Unincorporated Area ☒ City of Hesperia

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We)

AMAZON.COM SERVICES LLC, a Delaware limited liability company ("Grantor")

hereby remise, release and grant to

CITY OF HESPERIA, a Municipal Corporation

the following described real property in the City of Hesperia, County of San Bernardino
State of California, with the following legal description:The Real Property described in the attached EXHIBIT "A" entitled "YUCCA TERRACE LIFT STATION PORTION OF
APN 3064-361-05 LEGAL DESCRIPTION", and illustrated on EXHIBIT "B" entitled YUCCA TERRACE LIFT STATIONAugust 27th, 2026

Date

Signature of Grantor

Amber Matas

Typed or Printed Name of Grantor

Signature of Grantor

Typed or Printed Name of Grantor

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 TexasCOUNTY OF TravisOn August 27th, 2026

(Date)

before me,

Julian Hermiz, Notary Public

(Name and title of the officer)

personally appeared

Amber Matas

(Name of person signing)

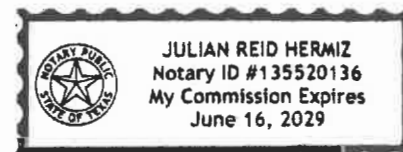
, who proved to me on the basis of

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 of officer



(Seal)

MAY 27, 2026

JOB. NO. 722010301

EXHIBIT "A"

YUCCA TERRACE LIFT STATION Portion of APN 3064-361-05 LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT "A" AS SHOWN ON THAT CERTAIN LOT MERGER RECORDED JUNE 26, 2025 AS INSTRUMENT NO. 2025-0146558, OFFICIAL RECORDS OF SAID SAN BERNARDINO COUNTY.

HEREIN COLLECTIVELY REFERRED TO AS "YUCCA TERRACE LIFT STATION" AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

YUCCA TERRACE LIFT STATION

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT "A";

THENCE HEADING SOUTHERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT "A", SOUTH 00°52'20" EAST, A DISTANCE OF 72.45 FEET;

THENCE DEPARTING FROM SAID EASTERLY BOUNDARY, SOUTH 89°07'40" WEST, A DISTANCE OF 35.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE RIGHT OF WAY OF CALIENTE ROAD (PUBLIC STREET) AND BEING THE **TRUE POINT OF BEGINNING**;

THENCE HEADING SOUTHERLY ALONG SAID WESTERLY BOUNDARY, SOUTH 00°52'20" EAST, A DISTANCE OF 50.31 FEET;

THENCE DEPARTING FROM SAID WESTERLY BOUNDARY, SOUTH 89°07'40" WEST, A DISTANCE OF 130.66 FEET;

THENCE NORTH 00°26'33" WEST, A DISTANCE OF 89.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE RIGHT OF WAY OF YUCCA TERRACE (PUBLIC STREET);

THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY, NORTH 89°33'27" EAST, A DISTANCE OF 92.28 FEET;

MAY 27, 2026

JOB. NO. 722010301

EXHIBIT "A" (CONT.)

**YUCCA TERRACE LIFT STATION
Portion of APN 3064-361-05
LEGAL DESCRIPTION**

THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY BOUNDARY, SOUTH 45°39'26" EAST, A DISTANCE OF 53.54 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 10,824 SQUARE FEET (0.248 ACRES), MORE OR LESS.

BASIS OF BEARINGS: THE BEARING NORTH 89°33'34" EAST, OF THE CENTERLINE OF PHELAN ROAD RIGHT-OF-WAY, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "PARCEL MAP NO. 20257", FILED FOR RECORD IN BOOK 263 OF PARCEL MAPS AT PAGES 47-52, SAN BERNARDINO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS PLAT.

A PLAT ENTITLED "EXHIBIT B" IS ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION AND THE ACCOMPANYING PLATS WERE PREPARED BY ME OR PREPARED UNDER MY DIRECTION.


ANDREW TURNER
P.L.S. 9104
LANGAN CA, INC.



7/23/2026
DATE

NOTES:

-SEE SHEET VB003 FOR
REFERENCES, LINE TABLE,
ABUTTER INFORMATION,
AND MONUMENTS

A REFERENCE LIST (M.R.L.)

**SURVEYOR'S
STATEMENT**

THIS SURVEY DOCUMENT
WAS PREPARED BY ME
OR UNDER MY DIRECTION.

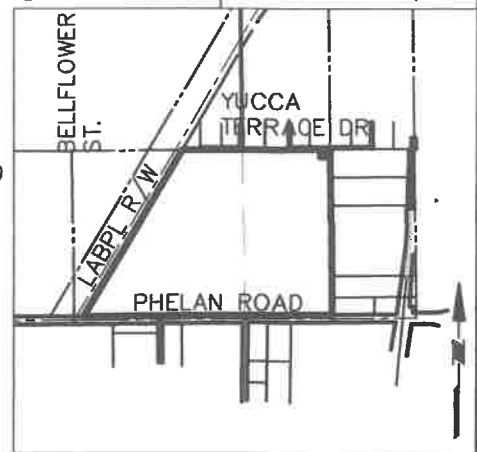
ANDREW TURNER, P.L.S.

7/23/2026

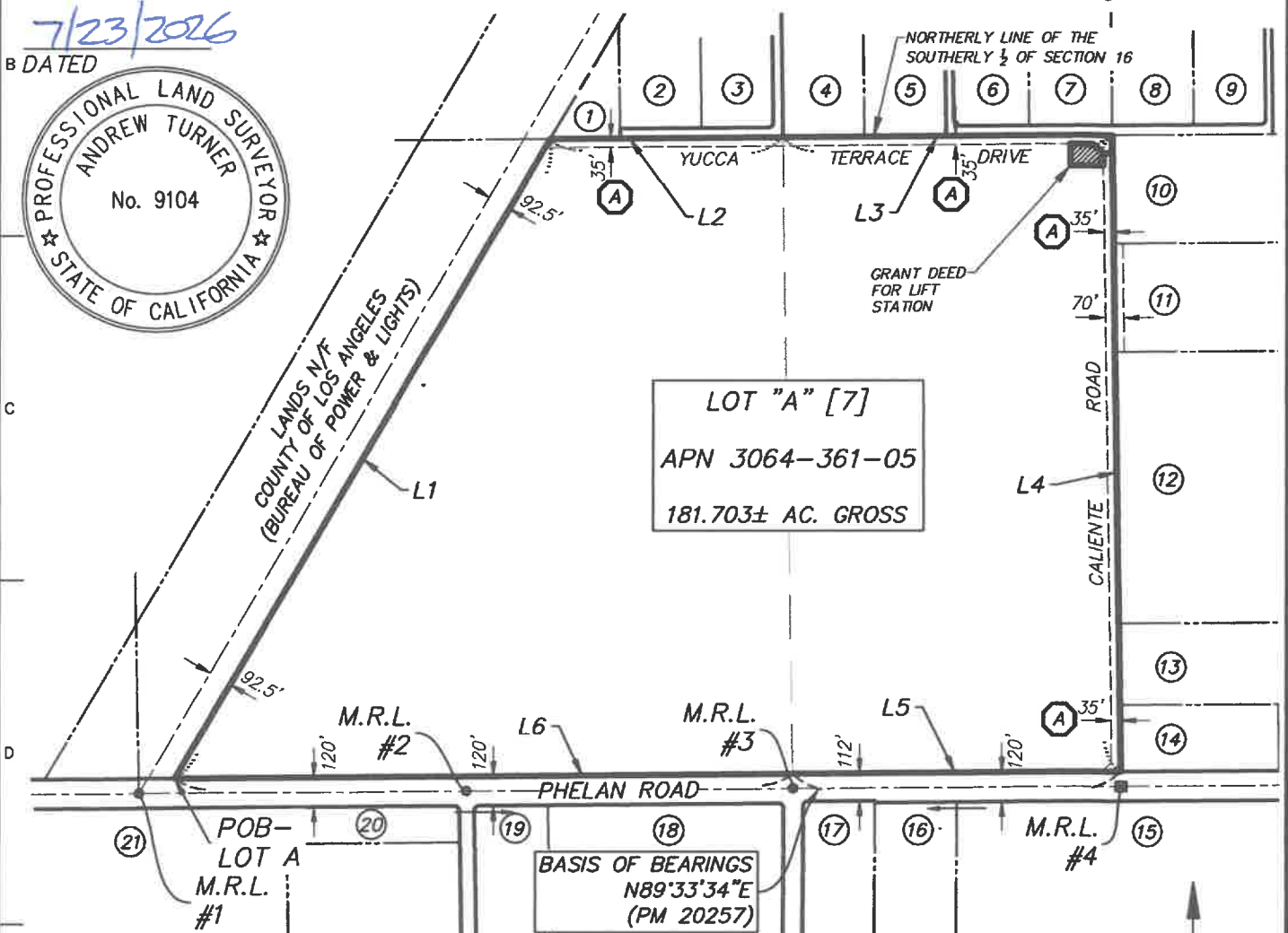
B DATED

**LEGEND**

	DISTINCTIVE BOUNDARY
	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	LOT LINE TO BE REMOVED
	EXISTING EASEMENT LINE
	CENTERLINE
N/F	NOW OR FORMERLY
PM	PARCEL MAP
P.O.B.	POINT OF BEGINNING
(A)	RIGHT OF WAY EASEMENT PER PM 20257



VICINITY MAP
N.T.S.

**BASIS OF BEARINGS**

THE BEARING NORTH 89°33'34" EAST, OF THE CENTERLINE OF PHELAN ROAD RIGHT-OF-WAY, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "PARCEL MAP NO. 20257", FILED FOR RECORD, IN BOOK 263 OF PARCEL MAPS AT PAGES 47-52, SAN BERNARDINO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS PLAT.

LOCAL SYSTEM
SCALE: 1"=700'

LANGAN
Langan CA, INC.

1 Almaden Boulevard, Suite 590
San Jose, CA 95113

T: 408.283.3600 F: 408.283.3601 www.langan.com

Project

**COVINGTON / HCC2 /
HESPERIA CA**

PHELAN ROAD
HESPERIA
SAN BERNARDINO COUNTY CALIFORNIA

Drawing Title

**EXHIBIT "B"
YUCCA TERRACE
LIFT STATION**

Project No.

722010301

Date

27 MAY 2026

Drawn By

NH

Checked By

AT

Drawing No.

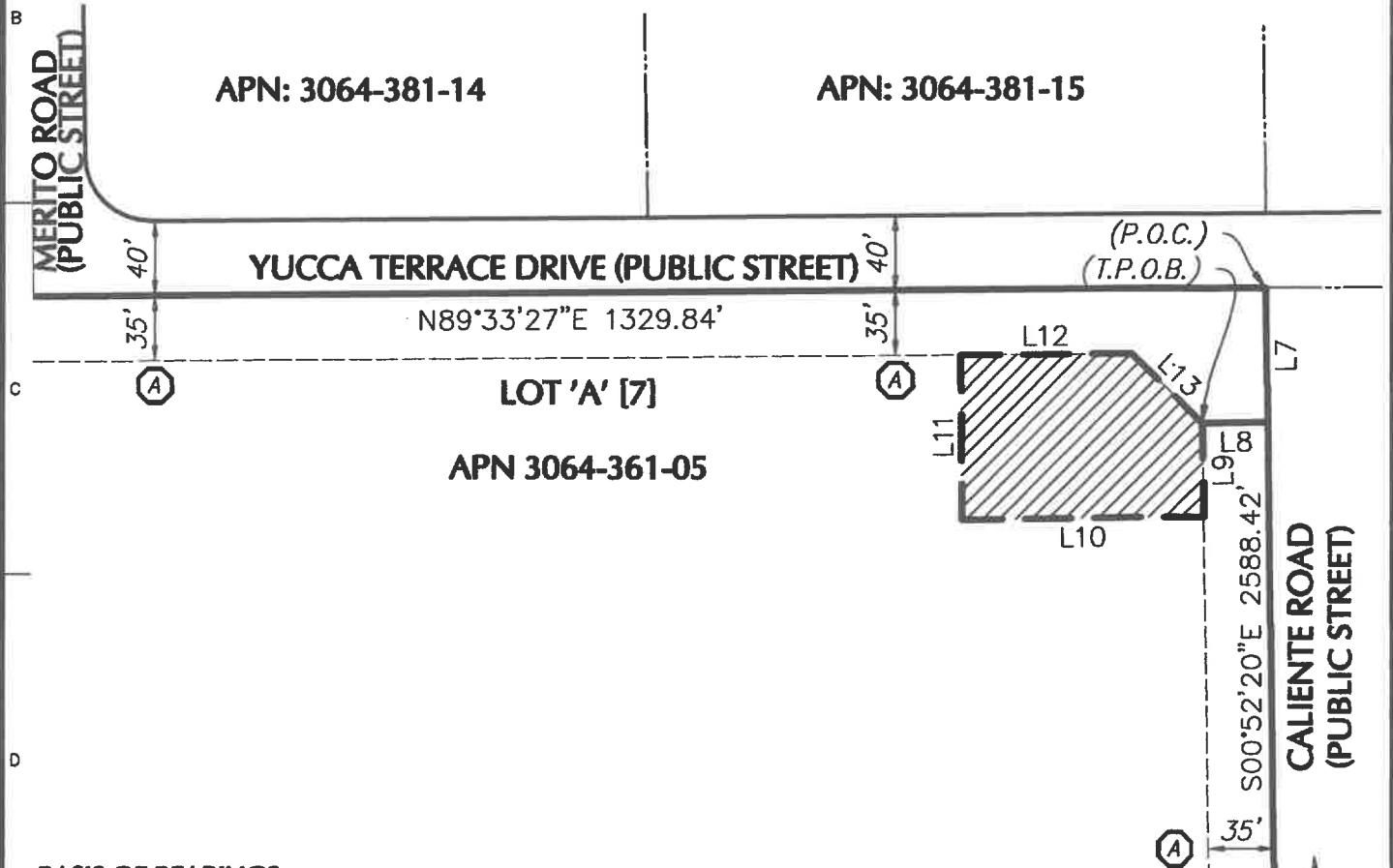
VB001

Sheet 1 of 3

LINE	BEARING	DISTANCE
L7	S 00°52'20" E	72.45'
L8	S 89°07'40" W	35.00'
L9	S 00°52'20" E	50.31'
L10	S 89°07'40" W	130.66'
L11	N 00°26'33" W	89.00'
L12	N 89°33'27" E	92.28'
L13	S 45°39'26" E	53.54'

LEGEND

	DISTINCTIVE BOUNDARY
	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
	LOT LINE TO BE REMOVED
	EXISTING EASEMENT LINE
	CENTERLINE
	GRANT DEED AREA TO THE CITY OF HESPERIA (10,824 SQ.FT. 0.248 AC.)
	RIGHT OF WAY EASEMENT PER PM 20257
N/F	NOW OR FORMERLY
PM	PARCEL MAP
P.O.C	POINT OF COMMENCEMENT
T.P.O.B	TRUE POINT OF BEGINNING



BASIS OF BEARINGS

THE BEARING NORTH 89°33'34" EAST, OF THE CENTERLINE OF PHELAN ROAD RIGHT-OF-WAY, AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "PARCEL MAP NO. 20257", FILED FOR RECORD IN BOOK 263 OF PARCEL MAPS AT PAGES 47-52, SAN BERNARDINO COUNTY RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS PLAT.

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**COVINGTON / HCC2 /
HESPERIA CA**

PHELAN ROAD
HESPERIA
SAN BERNARDINO COUNTY CALIFORNIA

Drawing Title

**EXHIBIT "B" (CONT.)
YUCCA TERRACE
LIFT STATION**

Project No.

722010301

Date

27 MAY 2026

Drawn By

NH

Checked By

AT

Drawing No.

VB002

Sheet 2 of 3

NOW OR FORMERLY		
#	PARCEL OWNER	APN
1	CITY OF LOS ANGELES	3064-341-03
2	ZUAN LIANG ZHAO	3064-341-09
3	SARKIS KALAJIAN	3064-341-10
4	RAVINDER SINGH	3064-381-01
5	ANWER M. KHAN	3064-381-03
6	HUGO SUAREZ	3064-381-14
7	E&R EXPRESS, INC	3064-381-15
8	PEDRO PEREZ	3064-381-10
9	DILBAG SINGH MUTTI	3064-381-11
10	YUCCA TERRACE INVESTORS, LLC	3064-401-01
11	MAIN HESPERIA, LLC	3064-401-13
12	KISS HESPERIA VENTURE, LLC	3064-401-12
13	PIPELINE PETROLEUM BANNING, LLC	3064-401-06
14	PIPELINE PETROLEUM BANNING, LLC	3064-401-09
15	HSMS1983 TRUST	3064-531-08
16	CAMBRIA 60 PARTNERS, LLC	3064-531-06
17	CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	3064-531-02
18	A&G LOGISTIC, LLC	3064-531-01
19	GERARDO SANDOVAL	3064-491-25
20	COUNTY OF SAN BERNARDINO	3064-491-25
21	ANTHONY RINCON	3064-491-01

LINE	BEARING	DISTANCE
L1	N 30°22'17" E	3014.14'
L2	N 89°33'45" E	946.33'
L3	N 89°33'27" E	1329.84'
L4	S 00°52'20" E	2588.42'
L5	S 89°33'34" W	1328.85'
L6	S 89°33'06" W	2510.74'

REFERENCES

- [1] PARCEL MAP 6934 - P.M.B. 68 PG. 48-49
- [2] RECORD OF SURVEY 08-201 - R.S.B. 137 PG. 92-93
- [3] TRACT RECORD 12719 - M.B. 244/75-77
- [4] PARCEL MAP 14759 - P.M.B. 179/21-22
- [5] PARCEL MAP 17394 - P.M.B. CSFB ⁴¹⁵²₆₇₂
- [6] PARCEL MAP 20257 - P.M.B 263/47-52
- [7] NOTICE OF LOT MERGER - DOC. NO. 2025-0146558

MONUMENTS REFERENCE LIST (M.R.L.)

- 1 FOUND 2" W./BRASS DISK, STAMPED T4N R5W S17/S16/S20/S21/S21 [3][5]
- 2 FOUND 1.5" IP W./ NAIL AND TAG, STAMPED S.B. CO. SURVEY [3]
- 3 FOUND 2" IP W./ BRASS DISK, STAMPED T4N R5W ¼ SEC. 16-21 [1][4]
- 4 FOUND 2" BRASS DISK STAMPED CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION [2]

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PHELAN ROAD
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SAN BERNARDINO COUNTY CALIFORNIA

Drawing Title

**EXHIBIT "B" (CONT.)
YUCCA TERRACE
LIFT STATION**

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AT

Drawing No.

VB003

Sheet 3 of 3