



**ADMINISTRATIVE AND FINANCE COMMITTEE**  
**THURSDAY, NOVEMBER 10, 2016– 8:00 A.M.**  
**OMNITRANS METRO FACILITY**  
**1700 WEST 5TH STREET**  
**SAN BERNARDINO, CA 92411**

The meeting facility is accessible to persons with disabilities. If assistive listening devices or other auxiliary aids or Limited English Proficiency services are needed in order to participate in the public meeting, requests should be made through the Recording Secretary at least three (3) business days prior to the Committee Meeting. The Recording Secretary's telephone number is 909-379-7110 (voice) or 909-384-9351 (TTY), located at 1700 West Fifth Street, San Bernardino, California. If you have comments about items on the agenda or other general concerns and are not able to attend the meeting, please mail them to Omnitrans at 1700 West Fifth Street, San Bernardino, California, Attention Board Secretary. Comments may also be submitted by email to [BoardSecretary@omnitrans.org](mailto:BoardSecretary@omnitrans.org).

**THIS MEETING IS AVAILABLE BY TELECONFERENCE AT THE FOLLOWING LOCATION AND WILL BE CONDUCTED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54953(B).**

**BALBOA BAY CLUB**  
**1221 WEST COAST HIGHWAY**  
**NEWPORT BEACH, CA 92663**

**THIS LOCATION IS ACCESSIBLE TO THE PUBLIC AND MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMITTEE FROM THIS TELECONFERENCE LOCATION.**

**A. CALL TO ORDER**

1. Pledge of Allegiance
2. Roll Call

**B. ANNOUNCEMENTS/PRESENTATIONS**

1. Next Committee Meeting: Thursday, December 15, 2016, 8:00 a.m.  
Omnitrans Metro Facility Board Room

**C. COMMUNICATIONS FROM THE PUBLIC**

This is the time and place for the general public to address the Board for items that are not on the agenda. In accordance with rules applicable to meetings of the Administrative & Finance Committee, comments on items not on the agenda and on items on the agenda are to be limited to a total of three (3) minutes per individual.

**D. POSSIBLE CONFLICT OF INTEREST ISSUES**

Disclosure – Note agenda items contractors, subcontractors and agents, which may require member abstentions due to conflict of interest and financial interests. Board Member abstentions shall be stated under this item for recordation in the appropriate item.

**E. DISCUSSION ITEMS**

1. Approve Administrative & Finance Committee Minutes – October 13, 2016
2. Recommend the Board of Directors Receive and File Construction Progress Report No. 52 through October 31, 2016 - sbX E Street Corridor BRT Project

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**ADMINISTRATIVE AND FINANCE COMMITTEE**  
**THURSDAY, NOVEMBER 10, 2016– 8:00 A.M.**  
**OMNITRANS METRO FACILITY**  
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**E. DISCUSSION ITEMS**

- |   |    |
|---|----|
| 1. Receive and File Omnitrans' Director of Finance Report - Price of Compressed Natural Gas   | 13 |
| 2. Recommend the Board of Directors Authorize CEO/General Manager to Take Steps Necessary for Right-of-Way Closeout for San Bernardino Transit Center | 16 |

**F. BOARD BUSINESS**

Closed Session

1. Conference with Labor Negotiator P. Scott Graham concerning Unrepresented Employees – Management Confidential Classifications – pursuant to Government Code Section 54957.6

**G. ADJOURNMENT**

ITEM # \_\_\_\_\_ E1 \_\_\_\_\_

**ADMINISTRATIVE & FINANCE COMMITTEE  
MINUTES, OCTOBER 13, 2016**

**A. CALL TO ORDER**

Chairman Ed Graham called the regular meeting of the Administrative and Finance Committee to order at 8:02 a.m., Thursday, October 13, 2016.

1. Pledge of Allegiance
2. Roll Call

**Committee Members Present**

Council Member Ed Graham, City of Chino Hills – Committee Chair  
Mayor Carey Davis, City of San Bernardino  
Mayor Paul Foster, City of Redlands – Alternate  
Supervisor Curt Hagman, County of San Bernardino  
Mayor Ray Musser, City of Upland  
Council Member Dick Riddell, City of Yucaipa  
Council Member John Roberts, City of Fontana  
Council Member Alan Wapner, City of Ontario

**Committee Members Not Present**

Mayor Paul Eaton, City of Montclair  
Mayor Pro Tem Sylvia Robles, City of Grand Terrace

**Others Present**

Council Member Sam Spagnolo, City of Rancho Cucamonga

**OmniTrans Administrative Staff Present**

P. Scott Graham, CEO/General Manager  
Diane Caldera, Director of Operations  
Nathan Churan, Director of Special Transit Services  
Jack Dooley, Director of Maintenance  
Marge Ewing, Director of Human Resources/Safety & Security  
Sam Gibbs, Director of Internal Audit  
Jacob Harms, Director of Information Technology  
Andres Ramirez, IPMO Program Manager  
Jennifer Sims, Director of Procurement  
Wendy Williams, Director of Marketing/Planning

Maurice Mansion, Treasury Manager  
Omar Bryant, East Valley Maintenance Manager  
Jeremiah Bryant, Service Planning Manager  
Mark Crosby, Security & Emergency Preparedness Coordinator  
Vicki Dennett, Senior Executive Assistant to the CEO/General Manager

## **B. ANNOUNCEMENTS/PRESENTATIONS**

The next Committee Meeting is scheduled Thursday, November 10, 2016, at 8:00 a.m.

## **C. COMMUNICATIONS FROM THE PUBLIC**

There were no communications from the public.

## **D. POSSIBLE CONFLICT OF INTEREST ISSUES**

There were no conflict of interest issues identified.

## **E. DISCUSSION ITEMS**

### **1. Approve Administrative & Finance Committee Minutes – September 15, 2016**

M/S (Musser/Spagnolo) that approved the Committee Minutes of September 15, 2016. Motion was unanimous by Members present, except for Chairman Graham, who abstained.

### **2. Recommend the Board of Directors Receive and File Construction Progress Report No. 51 through September 30, 2016 – sbX E Street Corridor BRT Project**

IPMO Program Manager Andres Ramirez presented this item. The Tenth through Highland project was completed and re-opened September 9. Budget reconciliation and contract close-out procedures are underway. The PA system kickoff meeting is today. TSP management along the corridor is being worked on. The VMF modification work contract was awarded and executed, and scheduled for completion in February 2017. We still expect to complete the project as budgeted at \$188 million. The after-study report is part of the grant agreement with the FTA, to demonstrate the improvement along the corridor.

M/S (Davis/Musser) that received and filed report, and move forward to the Board of Directors for receipt and file. Motion was unanimous by Members present.

### **3. Receive and File Omnitrans' Director of Finance's Report on Price of Compressed Natural Gas**

CEO/General Manager P. Scott Graham presented this item. Prices continue to be low,

remaining at an average of \$0.74 per gallon, about \$0.08 higher than the budgeted amount of \$0.66 per gallon. The total natural gas fuel budget for FY2017 is \$2,487,337, compared with \$4,376,301 for the previous fiscal year. Finance Director Don Walker will continue to monitor and report to this committee.

This item was received and filed.

4. Recommend the Board of Directors Receive and File Workforce Development Program – End of Program Report

Samuel Gibbs, Director of Internal Audit, presented this item, highlighting the accomplishments achieved through the regional grant activities. During the \$340,000 grant program, Omnitrans trained 180 participants in 15 classes. Thirteen graduates were hired by Omnitrans, and 15 others were hired by other agencies. In addition, the successful internship portion of the grant resulted in two interns being hired into permanent positions with Omnitrans. The third successful component of the program is the Coach Operator Simulator, acquired through an MOU with CSUSB, and actively used in Coach Operator training.

Member Hagman arrived at 8:18 a.m.

This item was received and filed.

**F. ADJOURNMENT**

The Administrative and Finance Committee meeting adjourned at 8:38 a.m.

The next Administrative and Finance Committee Meeting is scheduled Thursday, November 10, 2016, at 8:00 a.m., with location posted on the Omnitrans website and at Omnitrans' San Bernardino Metro Facility.

Prepared by:

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Christine Vega, Administrative Secretary

ITEM #           E2          

**DATE:** November 10, 2016

**TO:** Committee Chair Ed Graham and  
Members of the Administrative & Finance Committee

**THROUGH:** P. Scott Graham, CEO/General Manager

**FROM:** Andres Ramirez, Program Manager

**SUBJECT:** **CONSTRUCTION PROGRESS REPORTS NO. 52 THROUGH  
OCTOBER 31, 2016 - sbX E STREET CORRIDOR BRT PROJECT**

**FORM MOTION**

Receive and recommend to the Board of Directors for receipt and file Construction Progress Report No. 52 for the sbX E Street Corridor BRT Project through October 31, 2016.

**BACKGROUND**

This is Construction Progress Report No. 52 for the sbX E Street Corridor Project.

**CONCLUSION**

Receive and recommend to the Board of Directors for receipt and file Construction Progress Report No.52 for the sbX E Street Corridor BRT Project through October 31, 2016.

PSG:AR

Attachment

**sbX E Street Corridor  
Bus Rapid Transit (BRT) Project  
Construction Progress Report No. 52**

**October 31, 2016**

**Prepared By:**

**Omnitrans  
Integrated Project Management Office**

Contractor: SBX Corridor - Griffith/Comet Joint Venture  
VMF – USS Cal Builders

Contractor Contract No.: IPMO11-5

Omnitrans Program Manager: Andres Ramirez



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  - B. Summary Status Update
- II. Project Schedule
- III. Safety
- IV. Project Budget and Cost



## I. PROJECT STATUS SUMMARY

### A. Project Description

The sbX E Street Corridor BRT Project is an Omnitrans transit improvement project that consists of three components.

**E Street Corridor:** A 15.7-mile-long Bus Rapid Transit corridor that will connect the northern portion of the City of San Bernardino with the City of Loma Linda. The sbX E Street Corridor Bus Rapid Transit (BRT) Project has evolved as the highest priority corridor identified in the System-Wide Transit Corridor Plan for the San Bernardino Valley.

**Bus Purchase:** In order to provide service to the E Street Corridor a total of fourteen 60' articulated buses will be purchased.

**Vehicle Maintenance Facility Modifications:** A 4.4-acre facility maintaining and servicing the Omnitrans' bus fleet, comprised of over 160 buses. Modifications to Omnitrans' facility include the demolition of a bus washing station, removal of abandoned underground fuel tanks and new construction of a bus washing system, a new Genset, a three-lane CNG fueling station, and re-configuring the bus parking area. Modifications to the maintenance building are made in order to accommodate Omnitrans' 60-foot articulated bus fleet.

### B. Summary Status Update

#### **E Street Corridor:**

##### 10<sup>th</sup> to Highland:

- Final acceptance and Close Out on going.



**sbX Coach rolling on new roadbed**



**Improved roadway, San Bernardino**

PA System:

- Contract awarded June 1 by Board of Directors.
- Contract executed.
- Kick-off meeting held.
- Submittals are being prepared and procuring the materials.

Traffic Signal Synchronization:

- We have contacted the City for final acceptance meeting.
- TSP MOU is the final item.

**Vehicle Maintenance Facility:**

Contract Closeout

- Final Change Order and Final Acceptance need to be issued.

Modification Work

- Contract executed; kick off meeting being scheduled.
- Completion projected for February 2017.

## II. PROJECT SCHEDULE

The three major components of the project (E Street Corridor, 60' Articulated Buses, and the Vehicle Maintenance) are complete and have been placed into operation. Additional components to the project (i.e. 10<sup>th</sup> to Highland, City Acceptance Work, the PA System, and the VMF Completion Work) are currently being worked on and are in different stages of progress. Projected completion dates listed below:

	Scheduled Completion	Projected Completion
<b>E Street Corridor</b>		
City of SB Final Work / World Oil	February 2016	Completed
10 <sup>th</sup> to Highland	September 2016	Completed
PA System	November 2016	May 2017
<b>Vehicle Maintenance Facility</b>		
Completion Work	May 2016	February 2017

## III. SAFETY

The project team considers safety to be the utmost priority. As such, the entire project team works towards a “no-lost time” goal on a daily basis. Below is a breakdown of the hours achieved with zero lost time due to injuries:

	Through September 2016
<b>E Street Corridor</b>	
Corridor Construction including final Work	425,441
10 <sup>th</sup> to Highland	19,893
PA System	0
<b>Vehicle Maintenance Facility</b>	64,436
<b>Total</b>	509,770

#### IV. PROJECT BUDGET AND COST

The project continues to be within budget. We currently have zero open claims on the project. A breakdown of the project costs and projections is detailed in the following tables:

**Total Project Budget Summary**  
**Budget as of September 30, 2016**

Approved Budget	\$191,706,000
Cost to Date	\$184,963,581
Estimate to Complete	
Corridor Project	\$ 2,487,825
10 <sup>th</sup> to Highland	\$ 1,160,922
Estimate at Completion	\$188,612,328

Budget By Contract Packages 30-Sep-2016								( Contract Award + Approved Changes)		(Approved Current Budget- Committed)	Forecast		
											Potential Uses of Contingency		
	PCGA Budget	Approved Current Budget	Authorized for Expenditure	Expended to Date	% of Approved Current Budget	Contracts Awarded	Approved Changes	Committed	Expenditure Authorization Remaining	Remaining Contingency	Pending Commitments/ Potential Changes	Trends/Risks	Estimate At Completion
<b>BRT Construction</b>													
Griffith/Comet JV	90,780,000	84,637,000	87,760,263	81,238,395	96.2%	64,937,853	16,365,742	81,303,595	6,456,668	3,333,405	-	-	81,303,595
Art			68,000	68,000		68,000	-	68,000	-	(68,000)	-	-	68,000
Other Direct Payments			48,401	57,197		57,197	-	57,197	(8,796)	(57,197)	-	-	57,197
Delineators				70,991		89,943	(18,952)	70,991	(70,991)	(70,991)	-	-	70,991
PA System				-		563,875	-	563,875	(563,875)	(563,875)	56,388	-	620,263
Miscellaneous Work				-		17,500	-	17,500	(17,500)	(17,500)	75,000	75,000	167,500
<b>BRT Design</b>													
Parsons	19,193,400	17,849,400	18,097,876	19,117,926	107.5%	16,464,092	3,725,637	20,189,729	(2,091,853)	(2,340,329)	(1,334,545)	-	18,855,185
PA System				68,450		83,000	-	83,000	(83,000)	(83,000)	8,300	-	91,300
Miscellaneous Work				-		-	-	-	-	-	-	-	-
<b>VMF Construction - USS Cal Builders</b>	5,370,000	8,131,000	14,498,152	14,539,965	178.8%	10,579,786	3,955,349	14,535,135	(36,983)	(6,404,135)	866,700	-	15,401,835
<b>VMF Design</b>													
STV	1,007,600	1,007,600	1,418,132	1,902,471	190.6%	951,029	1,048,727	1,999,756	(581,624)	(992,156)	-	-	1,999,756
Carlin Environmental			27,800	18,380		10,000	9,800	19,800	8,000	(19,800)	-	-	19,800
<b>Vehicles Design &amp; Manufacturing-N.F.</b>	16,628,000	16,628,000	15,978,093	15,211,154	92.5%	15,483,572	(272,418)	15,211,154	766,939	1,416,846	-	-	15,211,154
Other Vehicle Equipment			318,853	173,484		318,853	(145,369)	173,484	145,369	(173,484)	-	-	173,484
<b>ROW Acquisition Services-SANBAG</b>	6,532,000	10,357,000	11,738,400	11,417,926	110.2%	10,971,135	445,473	11,416,608	321,792	(1,059,608)	-	-	11,416,608
<b>3rd Party Utilities Design &amp; Reloc.</b>		1,003,000	1,157,223	1,106,705	110.3%	1,174,205	-	1,174,205	(16,982)	(171,205)	50,000	-	1,224,205
<b>Project Admin. And Management</b>													
Jacobs	6,638,000	6,632,000	11,852,647	12,969,303	195.6%	3,898,769	9,070,534	12,969,303	(1,116,656)	(6,337,303)	-	-	12,969,303
Other													
IPMO	17,624,000	15,012,450	14,722,701	14,706,001	98.0%	15,006,001	(300,000)	14,706,001	16,700	306,449	-	-	14,706,001
Insurance	1,113,000	1,112,000	500,000	-	0.0%	500,000	(500,000)	-	500,000	1,112,000	-	-	-
Legal-BB&K, County	2,525,450	1,000,000	1,000,000	374,868	37.5%	1,000,000	(527,136)	472,864	527,136	527,136	-	-	472,864
In Kind Contributions	8,080,550	8,080,550	8,080,550	8,401,239	104.0%	8,401,239	-	8,401,239	(320,689)	(320,689)	-	-	8,401,239
Survey	1,464,000	1,463,000	464,000	-	0.0%	25,000	(25,000)	-	464,000	1,463,000	-	-	-
Start-Up	720,000	720,000	700,000	-	0.0%	-	-	-	700,000	720,000	700,000	-	700,000
<b>Sub-Total</b>	177,676,000	173,633,000	188,431,091	181,442,453	104.5%	150,601,049	32,832,387	183,433,435	4,997,655	(9,800,435)	421,843	75,000	183,930,278
<b>Unallocated Contingency</b>	14,030,000	18,073,000	4,500,812					9,800,435		8,272,565			7,775,722
<b>10th to Highland Projected Costs</b>			4,606,687	3,521,128	76.4%	3,901,000	94,578	3,995,578	611,109	(3,995,578)	636,472	50,000	4,682,050
<b>Remaining Unallocated Contingency</b>													3,093,672
<b>Total</b>	191,706,000	191,706,000	188,536,965	184,963,581	96.5%								191,706,000

IPMO/sbX Project Cost Report											
Period Ended 30-Sep-2016											
Description	Current Budget	Approved Current Budget	Authorized for Expenditure	Expenditures \$	%	Remaining Budget	Committed %	Estimate to Complete	Estimate at Completion	Budget Forecast Variance	
BRT Construction	\$ 84,637,000	\$ 84,637,000	\$ 87,876,664	\$ 81,434,583	96.2%	3,202,417	\$ 82,081,158 97.0%	\$ 206,388	\$ 82,287,545	\$ 2,349,455	
Vehicle Maintenance Facility (VMF) Construction	\$ 8,131,000	\$ 8,131,000	\$ 14,498,152	\$ 14,539,965	178.8%	(6,408,965)	\$ 14,535,135 178.8%	\$ 866,700	\$ 15,401,835	\$ (7,270,835)	
Vehicles - Design & Manufacturing	\$ 16,628,000	\$ 16,628,000	\$ 16,296,946	\$ 15,384,638	92.5%	1,243,362	\$ 15,384,638 92.5%	\$ -	\$ 15,384,638	\$ 1,243,362	
ROW Acquisition Services	\$ 10,357,000	\$ 10,357,000	\$ 11,738,400	\$ 11,417,926	110.2%	(1,060,926)	\$ 11,416,608 110.2%	\$ -	\$ 11,416,608	\$ (1,059,608)	
3rd Party Utilities Design & Relocation	\$ 1,003,000	\$ 1,003,000	\$ 1,157,223	\$ 1,106,705	110.3%	(103,705)	\$ 1,174,205 117.1%	\$ 50,000	\$ 1,224,205	\$ (221,205)	
BRT Design	\$ 17,849,400	\$ 17,849,400	\$ 18,097,876	\$ 19,186,376	107.5%	(1,336,976)	\$ 20,272,729 113.6%	\$ (1,326,245)	\$ 18,946,485	\$ (1,097,085)	
VMF Design	\$ 1,007,600	\$ 1,007,600	\$ 1,445,932	\$ 1,920,851	190.6%	(913,251)	\$ 2,019,556 200.4%	\$ -	\$ 2,019,556	\$ (1,011,956)	
Other Professional, Technical & Management Services	\$ 34,020,000	\$ 34,020,000	\$ 37,319,898	\$ 36,451,410	107.1%	(2,431,410)	\$ 36,549,407 107.4%	\$ 700,000	\$ 37,249,407	\$ (3,229,407)	
Allocated Contingency (Construction Contract)	\$ -	\$ -	\$ -			-	\$ - 0.0%	\$ -	\$ -	\$ -	
<b>SUB-TOTAL</b>	<b>\$ 173,633,000</b>	<b>\$ 173,633,000</b>	<b>\$ 188,431,091</b>	<b>\$ 181,442,453</b>	<b>104.5%</b>	<b>(7,809,453)</b>	<b>\$ 183,433,435 105.6%</b>	<b>496,843</b>	<b>183,930,278</b>	<b>(10,297,278)</b>	
Unallocated Contingency	\$ 18,073,000	\$ 18,073,000	\$ 4,500,812	\$ -		18,073,000	\$ - 0.0%	\$ -	\$ -	\$ 18,073,000	
10th to Highland	\$ -	\$ 4,682,050	\$ 4,606,687	\$ 3,521,128	75.2%	1,160,922	\$ 3,901,000 83.3%	\$ 1,160,922	\$ 4,682,050	\$ -	
<b>TOTAL</b>	<b>\$ 191,706,000</b>	<b>\$ 191,706,000</b>	<b>\$ 188,536,965</b>	<b>\$ 184,963,581</b>	<b>96.5%</b>	<b>\$ 11,424,469</b>	<b>\$ 187,334,435 97.7%</b>	<b>\$ 1,657,765</b>	<b>\$ 188,612,328</b>	<b>\$ 7,775,722</b>	

ITEM #           E3          

**DATE:** November 10, 2016

**TO:** Committee Chair Ed Graham and  
Members of the Administrative and Finance Committee

**THROUGH:** P. Scott Graham, CEO/General Manager

**FROM:** Don Walker, Director of Finance

**SUBJECT: OMNITRANS' DIRECTOR OF FINANCE REPORT ON THE PRICE OF  
COMPRESSED NATURAL GAS (CNG)**

### **FORM MOTION**

Receive and file the Director of Finance's update on the price of compressed natural gas as recommended by Committee Chair Ed Graham at the Administrative and Finance Committee meeting on August 13, 2015.

### **BACKGROUND**

The price of natural gas for the first five (5) months of FY2017 (Jul 2016 – Nov 2016) averaged around \$0.74 per gallon. This is \$0.08 per gallon higher than the budgeted amount of \$0.66 per gallon for Fiscal Year 2017. The budgeted price per gallon was reduced \$0.26 or 28% lower than the previous fiscal year. The total natural gas fuel budget for FY2017 is \$2,487,337 compared to \$4,376,301 for the previous fiscal year.

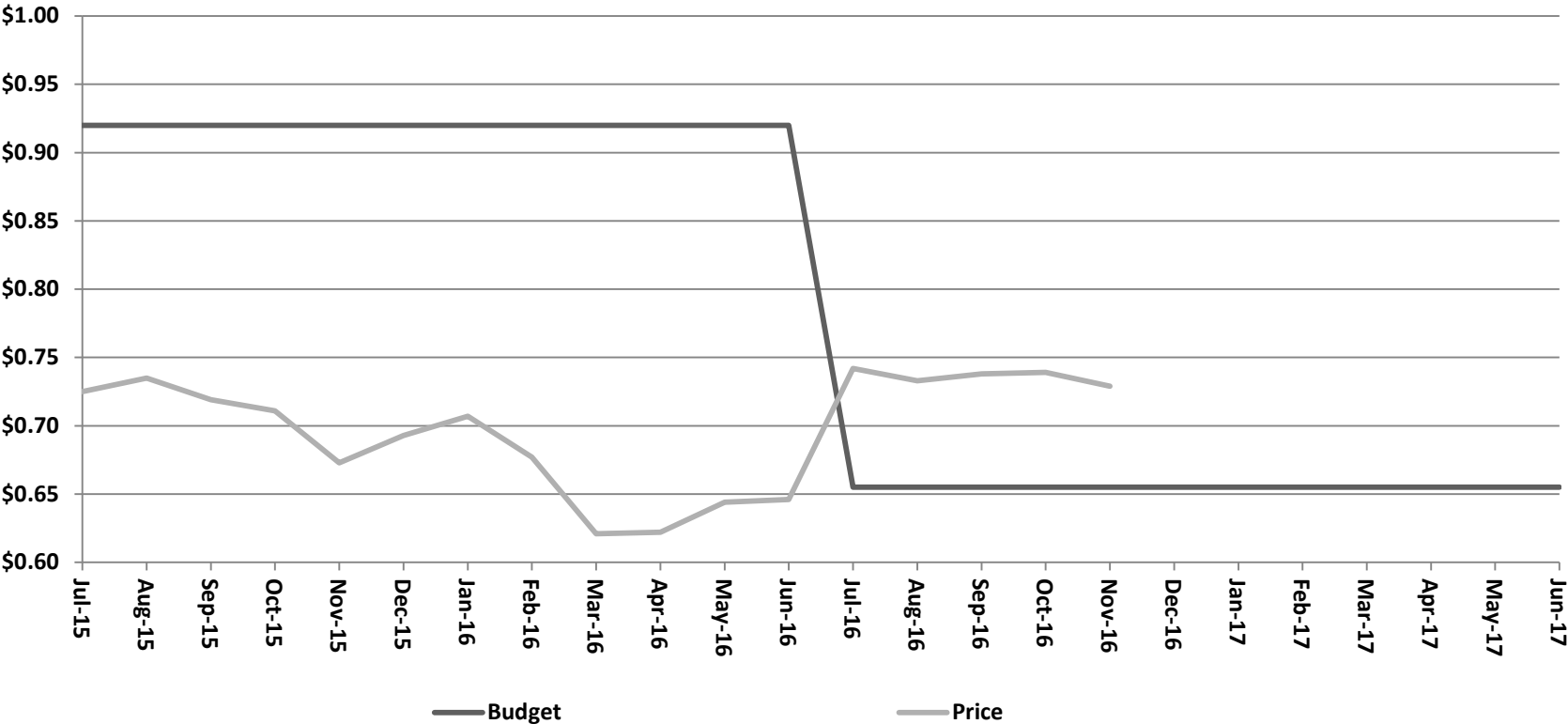
The budget was based on of six (6) months of deliveries of liquefied natural gas (LNG) from our current supplier Applied LNG Technologies, and six (6) months of natural gas supplied by the pipeline gas. The pipeline fueling project is underway and is expected to be completed in late January 2017.

The preliminary numbers for October 2016 show natural gas cost of \$299,993 against the budgeted amount of \$207,278. This is \$92,715 or 45% over budget for the month. It was expected that the cost per gallon of natural gas would exceed the budget in the first half of the fiscal year, and once the pipeline fueling infrastructure is operational, the cost will decrease accordingly.

The price per gallon Omnitrans will pay for October's deliveries is \$0.73 per gallon. The price per gallon is \$0.01 lower than the month of October. We will continue to monitor the price of natural gas on the open market to determine if and when it would be prudent to implement a new hedging program prior to the completion of the pipeline fueling project.

# Omnitrans Fuel Cost History

including Sales Tax





ITEM # E4

**DATE:** November 10, 2016

**TO:** Committee Chair Ed Graham and  
Members of the Administrative and Finance Committee

**THROUGH:** P. Scott Graham, CEO/General Manager

**FROM:** Wendy Williams, Director of Marketing & Planning

**SUBJECT: SAN BERNARDINO TRANSIT CENTER  
RIGHT-OF-WAY CLOSEOUT**

**FORM MOTION**

Recommend the Board of Directors authorize the CEO/General Manager to take all steps necessary to execute the following actions for the right-of-way closeout for the San Bernardino Transit Center:

1. Transfer the property acquired as part of the San Bernardino Transit Center project from SANBAG to Omnitrans' ownership;
2. Dedicate roadway easements for the sidewalk area on Rialto Avenue to the City of San Bernardino; and dedicate storm drain easement to the City of San Bernardino and adjacent property owner.
3. Obtain approval of a lot merger to merge the five Omnitrans parcels at the San Bernardino Transit Center into three parcels; and
4. Obtain approval of a lot line adjustment to carve out the two future development pads (Transit Oriented Development parcels) as separate parcels.

*Omnitrans' legal counsel has reviewed and approved the deed and easements.*

**BACKGROUND**

On October 5, 2011, the Board of Directors approved the San Bernardino Transit Center (SBTC) Planning, Design, Construction, Operating, and Maintenance Agreement with the San Bernardino Associated Governments (SANBAG). Under this agreement, SANBAG was the lead agency on design and construction for the SBTC project.

### Form Motion 1

As a result of the design that was developed for the SBTC site, it was necessary to acquire property at the western end of the Transit Center site in order to align the bus entrance with F Street. SANBAG took the lead on the property acquisition. Now that the acquisition is complete, the property needs to be transferred from SANBAG to Omnitrans' ownership. The property to be transferred is highlighted in Attachment A. The quitclaim deed from SANBAG is in Attachment B.

### Form Motion 2

Also as a result of the SBTC design, Rialto Avenue was widened as a part of the SBTC to include a passenger drop-off zone and bus stop (turnout) on Rialto Avenue. Thus, a roadway easement must be provided to the City (12,181 square feet) to include the sidewalk that was constructed. Additionally, along E Street, new street trees were planted and the sidewalk was reconstructed behind the trees, so roadway easement must be provided to the City (12,181 square feet) to include the sidewalk.

The areas to be granted to the City of San Bernardino for the sidewalk are highlighted in Attachment C. The grant of easement documents and corresponding legal and plat for the sidewalk are in Attachment D.

In addition, there are two storm drain easements to be granted; one to the City of San Bernardino and the other to the adjacent property owner (Affaitati). The grant of easement documents and corresponding legal and plat for the storm drain easements to the City and to the private property owner are in Attachments E and F, respectively.

### Form Motion 3

Next, a lot line merger will be needed to merge the existing five parcels on the SBTC site into three parcels, as shown in Attachment G. The newly acquired property discussed under Form Motion 1 above must be merged into Omnitrans' adjacent parcel; and the two separate adjacent parcels in the southeast corner of the site must be merged together. SANBAG will assist with preparing the application package for the lot merger, which will be submitted to the City of San Bernardino for approval.

### Form Motion 4

Finally, a lot line adjustment will be needed to carve out two Transit Oriented Development (TOD) pads as separate parcels, as shown in Attachment H. SANBAG will assist with preparing the application package for the lot line adjustment, which will be submitted to the City of San Bernardino for approval.

Having the TOD pads as separate parcels will provide Omnitrans the flexibility to either lease or sell these parcels for development in the future. In line with the original concept for the SBTC

project, Omnitrans will be working on a plan to partner with a developer to develop these parcels in order to bring in revenue to Omnitrans to help fund the operation of the site.

### **FUNDING**

The actions in the four form motions in this item have no financial impact. Omnitrans' and SANBAG's financial contributions to the project, including for the cost of the property acquisition, were agreed upon in the agreements between Omnitrans and SANBAG approved by the Omnitrans Board of Directors on October 5, 2011 and December 4, 2013, and an amendment approved on April 1, 2015.

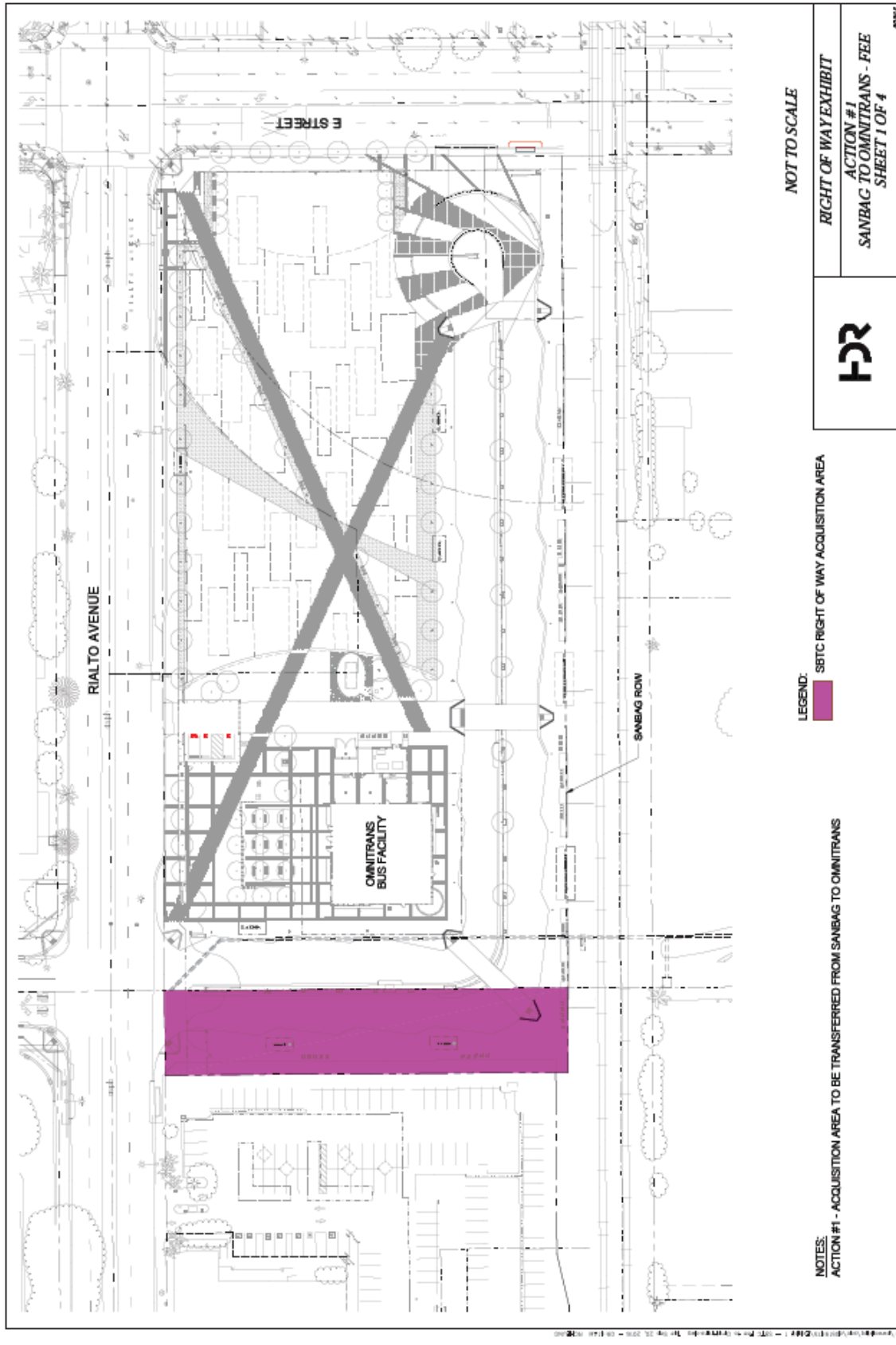
### **CONCLUSION**

Staff recommends authorizing the CEO/General Manager to take all steps necessary to execute the four actions as discussed above (accept acquired property, dedicate roadway easements and storm drain easements, and execute lot line merger and lot line adjustment). These actions will complete the implementation of the SBTC in line with the concept and design for the SBTC site agreed upon between Omnitrans and SANBAG.

PSG:WW:AMJ

Attachment

**Attachment A**  
**Location of Property to be Accepted in Form Motion 1**



**Attachment B**  
**Draft Quitclaim Deed for Form Motion 1**

**RECORDING REQUESTED BY:**

San Bernardino County Transportation Commission  
1170 W. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
San Bernardino, California 92410-1715

**WHEN RECORDED MAIL TO:**

Omnitrans  
1700 West Fifth Street  
San Bernardino, CA 92411

APN(s):

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383  
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **San Bernardino County Transportation Commission (“Grantor”)**, do(es) hereby REMISE(S), RELEASE(S) and forever QUITCLAIM(S) to the **OMNITRANS**, a Joint Powers Authority (“Grantee”), the real property located in the City of San Bernardino, County of San Bernardino, State of California, more particularly described in the legal description attached hereto as Exhibit “A” and depicted or illustrated on the map attached hereto as Exhibit “B”; both of such attachments/exhibits are incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

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

**GRANTOR:**

San Bernardino County Transportation  
Commission

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

Its: \_\_\_\_\_

Name: \_\_\_\_\_

## ACKNOWLEDGEMENT

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 )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

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 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: \_\_\_\_\_ (SEAL)

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**APN 0136-021-28**

A portion of Lot 18, Block 11 of Map of Rancho San Bernardino, in the City of San Bernardino, County of San Bernardino, State of California, recorded in Book 7, Page 2 of Maps, in the Office of the County Recorder of said County, being a portion of land per that certain Final Order of Condemnation to the San Bernardino County Transportation Commission (SBCTC) per Document No. 2016-0229399, recorded June 10, 2016 in the Office of the County Recorder of said County, more particularly described as follows:

**Beginning** at the intersection of the East line of said Lot 18, with the North right-of-way of the former A.T. & S.F. railroad (50 feet wide) now vested with San Bernardino Associated Governments (SANBAG) per Document No. 93-137041, recorded March 29, 1993 in the Office of the County Recorder of said County, also being the Southeast corner of said SBCTC property; thence along the East line of said Lot 18 and the East line of said SBCTC property North 00°23'38" West 15.43 feet to the **True Point of Beginning**; thence leaving said East line South 89°36'40" West 65.00 feet; thence parallel with said East line North 00°23'38" West 310.65 feet to the South line of Rialto Avenue, 82.5 feet wide, dedicated per said Map, thence along said South line North 89°31'54" East 65.00 feet to said East line; thence leaving said South line and along said East line South 00°23'38" East 310.74 feet to the **True Point of Beginning**.

Said parcel contains 20,195 square feet, more or less.

Attached hereto is a plat labeled Exhibit B and by this reference made a part thereof.

Distances shown hereon are grid distances in U.S. Survey feet. To obtain ground level distances, multiply distance by 1/0.99993920. All bearings shown hereon are grid based upon the California Coordinate System, Zone 5, CCS83, (Epoch NSRS-2007). Bearings from reference deeds/maps may or may not be in terms of said system.

**DRAFT**


GARY L. HUS  
LS 7019

DATE





**LEGEND**

- P.O.C.** INDICATES POINT OF COMMENCEMENT
- T.P.O.B.** INDICATES TRUE POINT OF BEGINNING
-  INDICATES FEE AREA

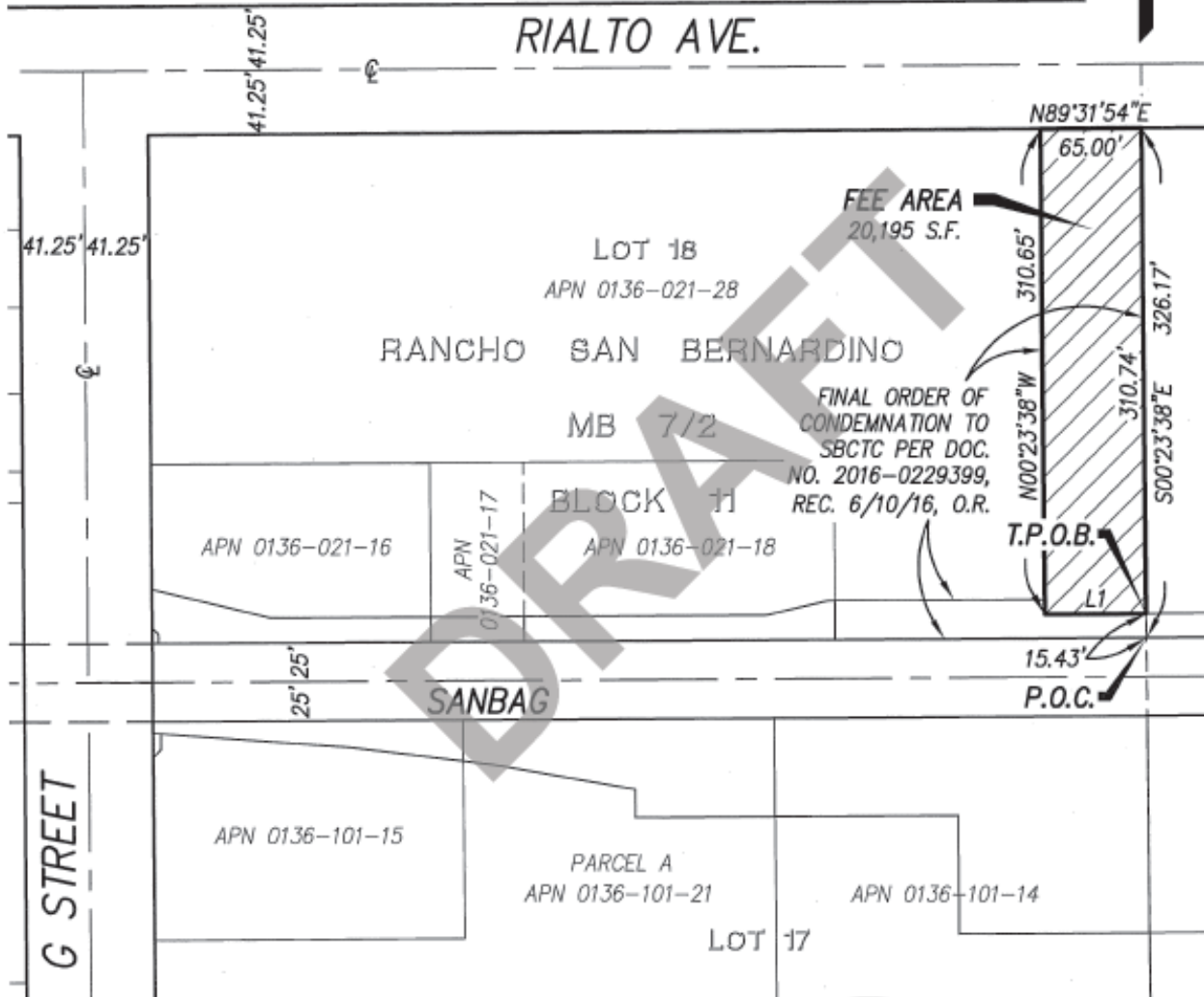
**EXHIBIT B**

APN 0136-021-28  
City of San Bernardino, CA

SHEET 1 OF 1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°36'40"W	65.00'

SCALE: 1"=100'

**DRAFT**

GARY L. HUS, L.S. 7019

DATE



**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey

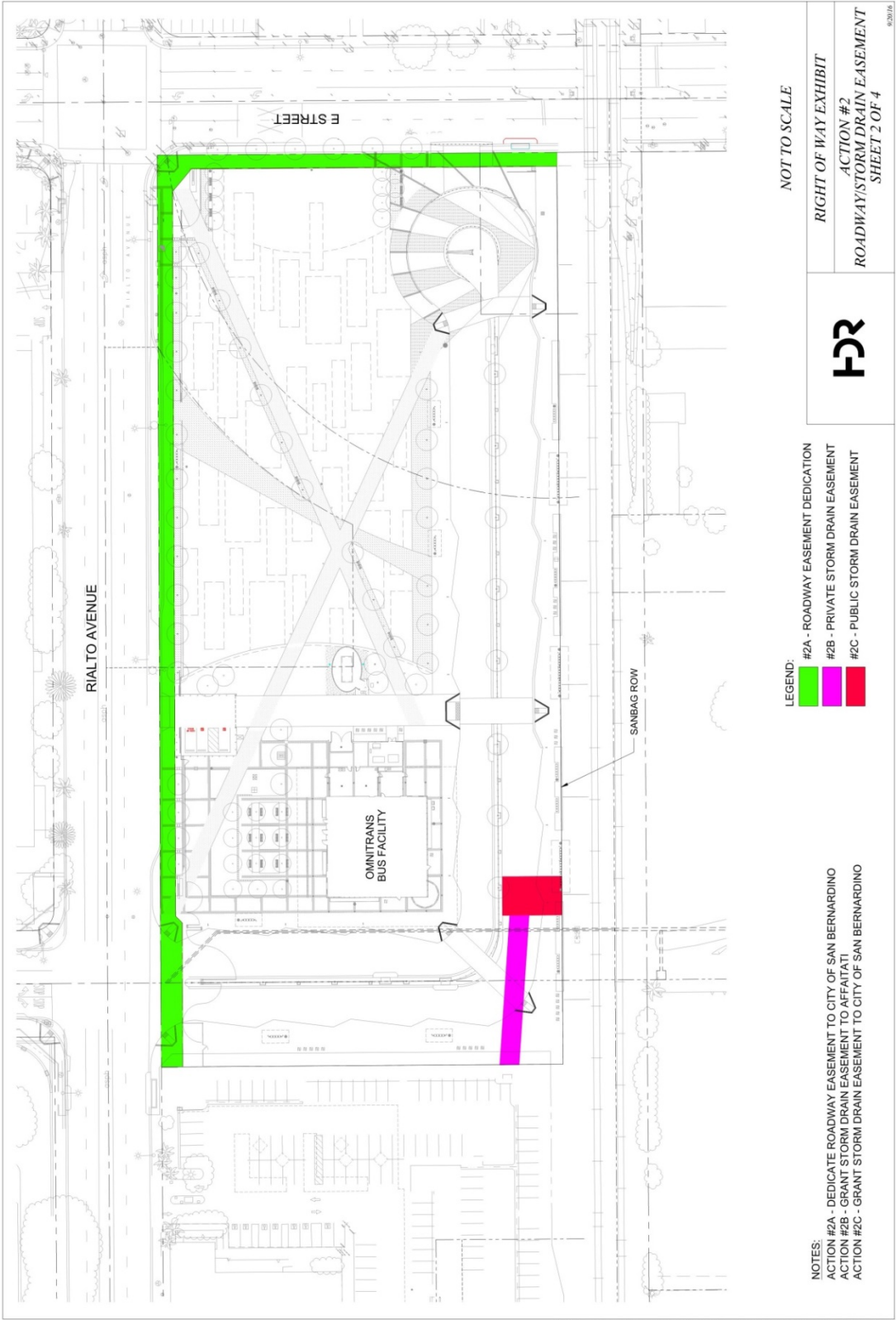
701 B Street, Suite 800  
San Diego, CA 92101  
619.235.6471 Tel  
619.234.0340 Fax



P:\3943\SURVEY\_BNDRY\SURVEY\_DWG\PLATS\SBCTC PROPERTY\LAND TRANSFER - SANBAG-OMNITRANS\3943-FEE AREA EXHIBIT.DWG



Attachment C  
Location of Sidewalk and Storm Drain Easement Dedications



**Attachment D**  
**Grant of Easement to City of San Bernardino for Public Sidewalk**

**RECORDING REQUESTED BY:**  
**OMNITRANS**  
1700 W. 5<sup>th</sup> Street  
San Bernardino, CA 92411

**WHEN RECORDED MAIL TO:**  
**CITY OF SAN BERNARDINO**  
300 North D Street  
San Bernardino, CA 92418

Portion of APN(s):	0136-021-24, 0136-021-28, 0136-021-32, 0136-021-34, & 0136-021-27/29	EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383 EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922
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**EASEMENT DEED**

**Grant of Easement for Public Sidewalk and Pedestrian Purposes**

FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OMNITRANS, a Joint Powers Authority ("Grantor") do(es) hereby GRANT(S) and CONVEY(S) to the City of San Bernardino, a public body, corporate and politic ("Grantee"), an easement for public sidewalk, walkway, [path] and/or [bike] path and pedestrian [as well as bicycle and similar vehicle] use, access, ingress and egress purposes, and appurtenances and uses associated therewith, including without limitation the installation and maintenance of a public sidewalk, together with any and all appurtenances pertaining thereto, over, above, on, under, in, across, along and through that certain portion of Grantor's real property located in the City of San Bernardino, County of San Bernardino, State of California, more particularly described in the legal description attached hereto as Exhibit "A" and depicted or illustrated on the map attached hereto as Exhibit "B"; both of such attachments / exhibits are incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

*[Signatures appear on following page]*

Dated: \_\_\_\_\_

**OMNITRANS,**  
a Joint Powers Authority

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

Its: \_\_\_\_\_

Name: \_\_\_\_\_

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

Its: \_\_\_\_\_

Name: \_\_\_\_\_

DRAFT



## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within instrument to Grantee, the City of San Bernardino, California, a public body, corporate and politic, is hereby accepted by order of the City Council, and Grantee consents to the recordation thereof by its duly authorized officer.

CITY OF SAN BERNARDINO

By: \_\_\_\_\_  
City Clerk

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

---

**EXHIBIT "A" TO  
EASEMENT DEED**

**LEGAL DESCRIPTION OF EASEMENT AREA**

[APNs: 0136-021-24, 0136-021-28, 0136-021-32, 0136-021-34, & 0136-021-27/29]

[attached behind this page]

---

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**APN 0136-021-24, 28, 32, 34 and 27/29**

**Public Right-of-Way Dedication (Rialto Avenue and "E" Street)**

A portion of Parcels 1 and 2 of Parcel Map No. 1266, in the City of San Bernardino, County of San Bernardino, State of California, recorded in Book 11, Page 73 of Parcel Maps in the Office of the County Recorder of said County, together with a portion of Lots 1 and 18, in Block 11 of Map of Rancho San Bernardino, recorded in Book 7, Page 2 of Maps in the Office of the County Recorder of said County; more particularly described as follows:

**Beginning** at the Northeast corner of said Parcel 1, also being the intersection of the South right-of-way line of Rialto Avenue, 82.5 feet wide, with the West right-of-way line of "E" Street, 82.5 feet wide, both as dedicated per said Map of Rancho San Bernardino; thence along said West right-of-way line South 00°24'16" East 309.18 feet to the Southeast corner of that certain parcel of land granted to Omnitrans per Document No. 2014-0084886, recorded March 7, 2014 in the Office of the County Recorder of said County; thence leaving said West right-of-way line, along the Southerly boundary of said Omnitrans parcel South 89°36'40" West 10.75 feet; thence leaving said Southerly boundary, parallel with and 10.75 feet Westerly of, measured at right angles to said West right-of-way line North 00°24'16" 282.67 feet; thence North 50°02'50" West 22.90 feet to a point 11.75 feet Southerly of, measured at right angles to said South right-of-way line of Rialto Avenue; thence parallel with said South right-of-way line 89°45'05" West 561.04 feet; thence South 44°40'44" West 7.06 feet; thence South 89°45'05" West 111.54 feet; thence North 00°23'38" West 16.50 feet to a point on said South right-of-way line; thence along said South right-of-way line North 89°31'54" East 65.00 feet to the Northwest corner of said Parcel 1; thence continuing along said South right-of-way line North 89°45'05" East 640.77 feet to the **Point of Beginning**.

Said parcel contains 12,181 square feet or 0.280 acre, more or less.

Attached hereto is a plat labeled Exhibit B and by this reference made a part thereof. Distances shown hereon are grid distances in U.S. Survey feet. To obtain ground level distances, multiply distance by 1/0.99993920. All bearings shown hereon are grid based upon the California Coordinate System, Zone 5, CCS83, (Epoch NSRS-2007). Bearings from reference deeds/maps may or may not be in terms of said system.

**PRELIMINARY**

GARY L. HUS  
LS 7019

DATE



PAGE 1 OF 1

**EXHIBIT "B" TO  
EASEMENT DEED**

**MAP OF EASEMENT AREA**

[APNs: 0136-021-24, 0136-021-28, 0136-021-32, 0136-021-34, & 0136-021-27/29]

[attached behind this page]

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## EXHIBIT B

SHEET 1 OF 2

### PUBLIC RIGHT-OF-WAY DEDICATION RIALTO AVENUE AND E STREET CITY OF SAN BERNARDINO, CA

#### LEGEND

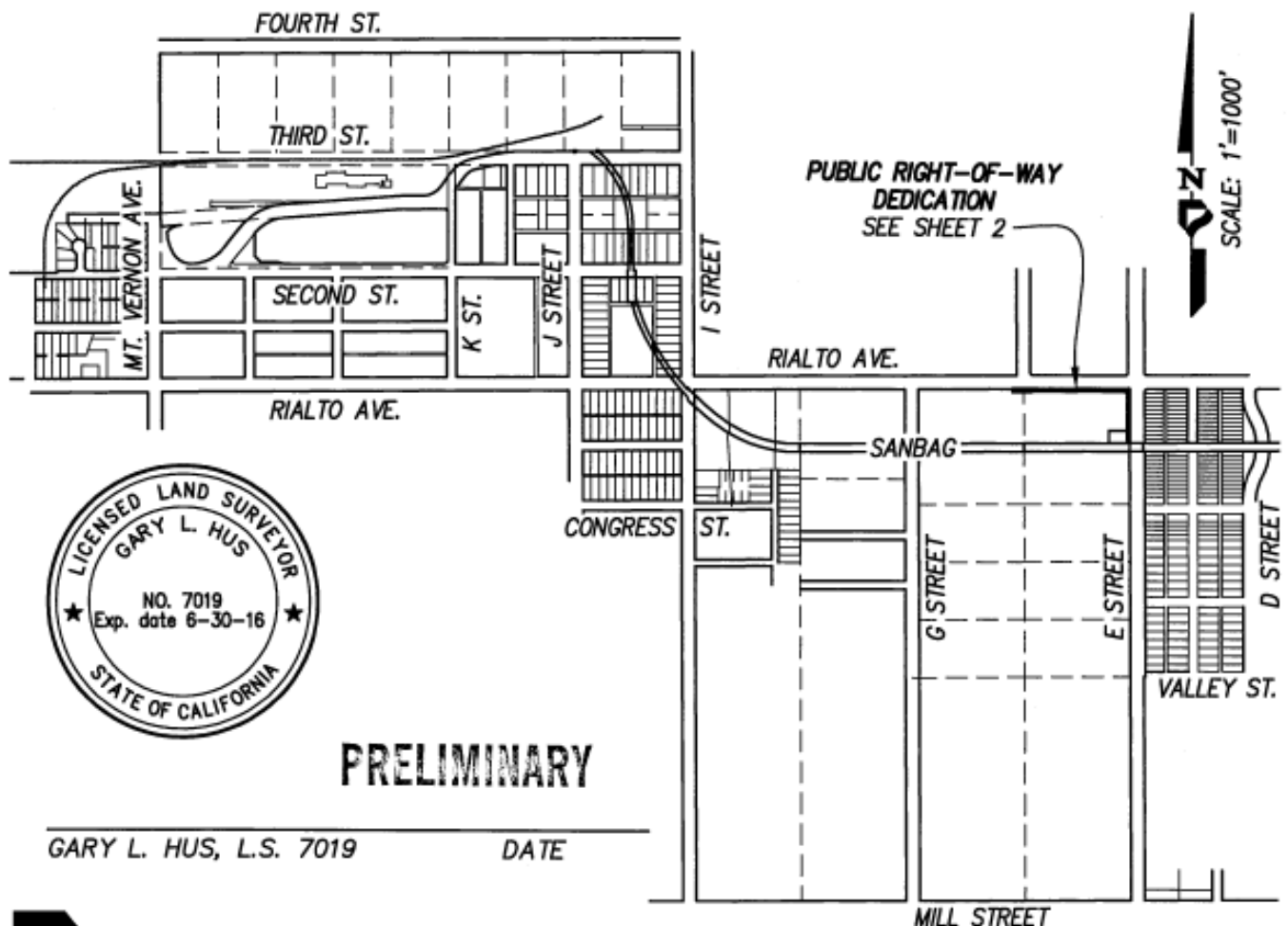
**P.O.B.** INDICATES POINT OF BEGINNING

 INDICATES PUBLIC RIGHT-OF-WAY DEDICATION (PORTIONS OF RIALTO AVE. AND E STREET)

AREA = 12,181 SQ. FT.  
OR 0.280 AC.

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 5, CCS83, (EPOCH NSRS-2007) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) "BMRY" AND "P612" BEING NORTH 51°15'41" WEST (GRID) AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY. DISTANCES SHOWN ON THIS SURVEY ARE GRID DISTANCES IN U.S. SURVEY FEET. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY DISTANCES BY 1/0.99993920. BEARINGS FROM REFERENCE DEEDS/MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.



GARY L. HUS, L.S. 7019

DATE



**PROJECT DESIGN CONSULTANTS**  
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.235.9471 Tel  
619.234.0340 Fax



**Attachment E**  
**Grant of Easement to City of San Bernardino for Storm Drain**

**RECORDING REQUESTED BY:**

Omnitrans  
1700 W. Fifth Street  
San Bernardino, CA 92411

**WHEN RECORDED MAIL TO:**

City of San Bernardino  
300 North D Street  
San Bernardino, CA 92418

Portion of APN(s): 0136-021-32

EXEMPT FROM RECORDING FEES PER GOVT. CODE §27383  
EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

**GRANT OF EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OMNITRANS, a Joint Powers Authority ("Grantor") do(es) hereby GRANT(S) and CONVEY(S) to City of San Bernardino, a public body, corporate and politic ("Grantee"), and its successors and assigns, a perpetual, nonexclusive easement and right-of-way, for and the right to construct, reconstruct, repair, replace, operate, maintain, and use for STORM DRAIN PURPOSES and necessary devices and appurtenances thereto in, on, over, under, along, and above that certain portion of the Grantor's real property located in the City of San Bernardino, County of San Bernardino, State of California, more particularly described in the legal description attached hereto as Exhibit "A" and depicted or illustrated on the map attached hereto as Exhibit "B"; both of such attachments/exhibits are incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: \_\_\_\_\_

**GRANTOR:**

**OMNITRANS,  
a Joint Powers Authority**

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

Its: \_\_\_\_\_

Name: \_\_\_\_\_

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

Its: \_\_\_\_\_

Name: \_\_\_\_\_

## ACKNOWLEDGEMENT

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 \_\_\_\_\_ )

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 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: \_\_\_\_\_

(SEAL)

## CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within instrument to Grantee, the City of San Bernardino, California, a public body, corporate and politic, is hereby accepted by order of the City Council, and Grantee consents to the recordation thereof by its duly authorized officer.

CITY OF SAN BERNARDINO

By: \_\_\_\_\_  
City Clerk

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

**EXHIBIT "A" TO  
EASEMENT DEED**

**LEGAL DESCRIPTION OF EASEMENT AREA**  
[APN: 0136-021-32]

[attached behind this page]

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**APN 0136-021-32**

**Public Drainage Easement**

A portion of Parcel 1 of Parcel Map No. 1266, in the City of San Bernardino, County of San Bernardino, State of California, recorded in Book 11, page 73 of Parcel Maps in the Office of the County Recorder of said County, described as follows:

**Commencing** at the Southwest corner of said Parcel 1, said corner being on the North right-of-way of the former A.T. & S.F. railroad (50 feet wide) now vested with San Bernardino Associated Governments (SANBAG) per Document No. 93-137041, recorded March 29, 1993 in the Office of the County Recorder of said County; thence along the West line of said Parcel 1, North 00°23'38" West 15.43 feet to the Northwest corner of that certain parcel of land granted to SANBAG per Document No. 2014-0084887, recorded March 7, 2014 in the Office of the County Recorder of said County; thence leaving said West line, along the Northerly boundary of said SANBAG parcel, North 89°36'40" East 50.75 feet to the **True Point of Beginning**; thence leaving said Northerly boundary North 00°23'20" West 46.00 feet; thence North 89°36'40" East 30.00 feet; thence South 00°23'20" East 46.00 feet to a point on said Northerly boundary, thence along said Northerly boundary South 89°36'40" West 30.00 feet to the **True Point of Beginning**.

Said parcel contains 1,380 square feet, more or less.

Attached hereto is a plat labeled Exhibit B and by this reference made a part thereof. Distances shown hereon are grid distances in U.S. Survey feet. To obtain ground level distances, multiply distance by 1/0.99993920. All bearings shown hereon are grid based upon the California Coordinate System, Zone 5, CCS83, (Epoch NSRS-2007). Bearings from reference deeds/maps may or may not be in terms of said system.

**PRELIMINARY**

GARY L. HUS  
LS 7019

DATE



**EXHIBIT “B” TO  
EASEMENT DEED**

**MAP OF EASEMENT AREA  
[APN: 0136-021-32]**

[attached behind this page]



P.O.C. INDICATES POINT  
OF COMMENCEMENT

T.P.O.B. INDICATES TRUE  
POINT OF BEGINNING

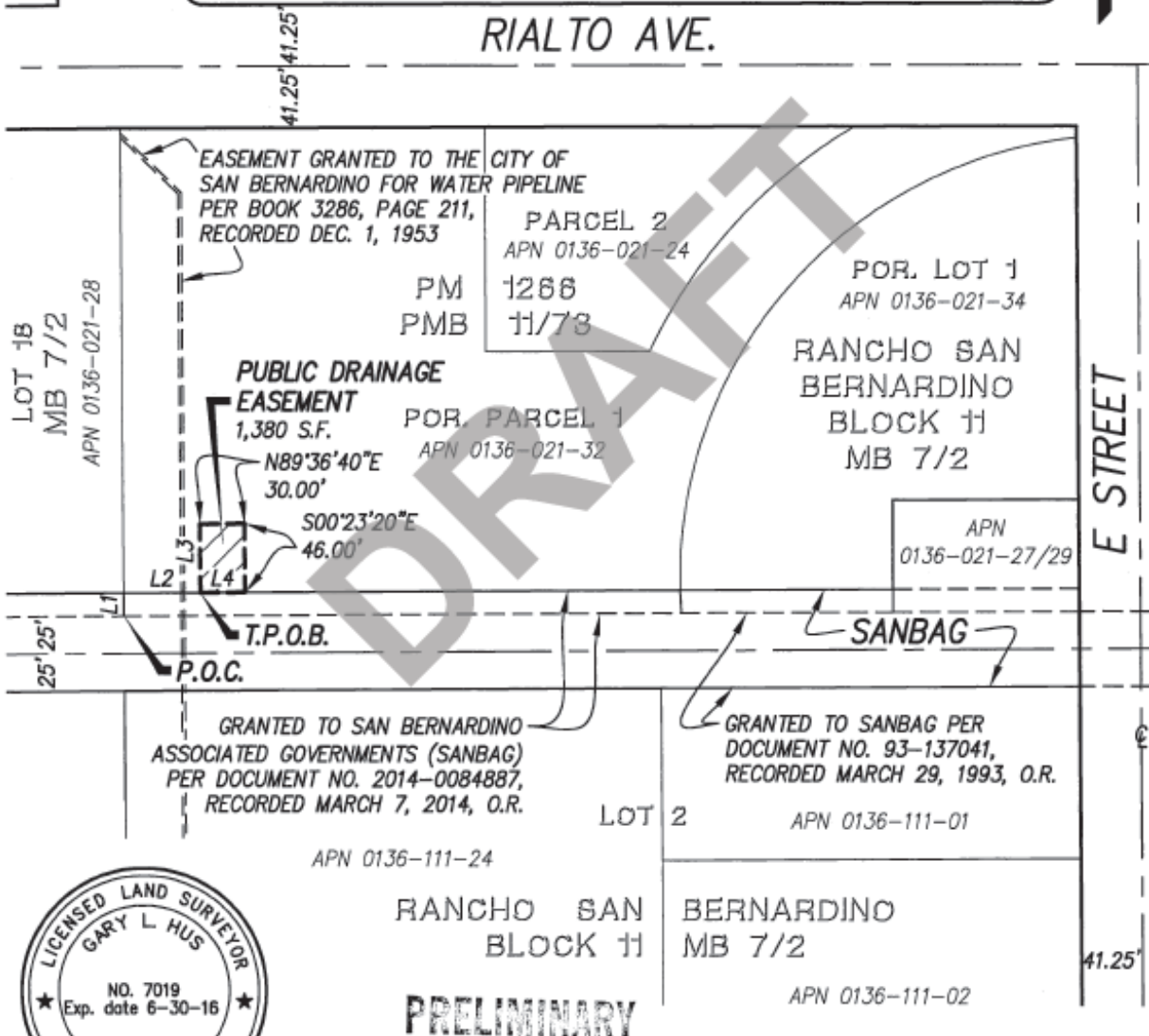
INDICATES PUBLIC  
DRAINAGE EASEMENT  
GRANTED TO THE CITY  
OF SAN BERNARDINO

## EXHIBIT B

### PUBLIC DRAINAGE EASEMENT CITY OF SAN BERNARDINO, CA

SHEET 1 OF 1

SCALE: 1"=100'



RANCHO SAN  
BERNARDINO  
BLOCK 11

PRELIMINARY

GARY L. HUS, L.S. 7019

DATE



PROJECT DESIGN CONSULTANTS  
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.235.8471 Tel  
619.234.0340 Fax

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°23'38"W	15.43'
L2	N89°36'40"E	50.75'
L3	N00°23'20"W	46.00'
L4	S89°36'40"W	30.00'

P:\3943\SURVEY\_BNDRY\SURVEY\_DWG\PLATS\SBTC PROPERTY\DRAINAGE ESMT\3943\_CITY DRAINAGE ESMT.DWG

**Attachment F**  
**Grant of Easement to Private Property Owner for Storm Drain**

**RECORDING REQUESTED BY:**

Omnitrans  
1700 W. Fifth Street  
San Bernardino, CA 92411

**WHEN RECORDED MAIL TO:**

Affaitati LLC  
393 W. Athol Street, Suite 2  
San Bernardino, California 92401

Portion of APN(s): 0136-021-28 & 0136-021-32

EXEMPT FROM RECORDING FEES PER GOV'T. CODE §27383

EXEMPT FROM DOCUMENTARY TRANSFER TAX PER REV. & TAX CODE §11922

**GRANT OF EASEMENT**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, OMNITRANS, a Joint Powers Authority ("Grantor") do(es) hereby GRANT(S) and CONVEY(S) to Affaitati LLC, a California limited liability company ("Grantee"), and its successors and assigns, an easement for storm drain purposes over, above, on, under, in, across, along and through, that certain portion of Grantor's real property located in the City of San Bernardino, County of San Bernardino, State of California, more particularly described in the legal description attached hereto as Exhibit "A" and depicted or illustrated on the map attached hereto as Exhibit "B"; both of such attachments/exhibits are incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below.

Dated: \_\_\_\_\_

**GRANTOR:**

**OMNITRANS,  
a Joint Powers Authority**

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

Its: \_\_\_\_\_

Name: \_\_\_\_\_

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

Its: \_\_\_\_\_

Name: \_\_\_\_\_

## ACKNOWLEDGEMENT

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 \_\_\_\_\_ )

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 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: \_\_\_\_\_ (SEAL)

**EXHIBIT "A" TO  
GRANT OF EASEMENT**

**LEGAL DESCRIPTION OF EASEMENT AREA**  
[APNs: 0136-021-28 & 0136-021-32]

[attached behind this page]

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**APN 0136-021-28 and 32**

**Private Drainage Easement**

A portion of Parcel 1 of Parcel Map No. 1266, in the City of San Bernardino, County of San Bernardino, State of California, recorded in Book 11, Page 73 of Parcel Maps in the Office of the County Recorder of said County, together with a portion of Lot 18, in Block 11 of Map of Rancho San Bernardino, recorded in Book 7, Page 2 of Maps in the Office of the County Recorder of said County; more particularly described as follows:

**Commencing** at the Southwest corner of said Parcel 1, said corner being on the North right-of-way of the former A.T. & S.F. railroad (50 feet wide) now vested with San Bernardino Associated Governments (SANBAG) per Document No. 93-137041, recorded March 29, 1993 in the Office of the County Recorder of said County; thence along the West line of said Parcel 1, North  $00^{\circ}23'38''$  West 15.43 feet to the Northwest corner of that certain parcel of land granted to SANBAG per Document No. 2014-0084887, recorded March 7, 2014 in the Office of the County Recorder of said County; thence leaving said West line, along the Northerly boundary of said SANBAG parcel, North  $89^{\circ}36'40''$  East 50.75 feet; thence leaving said Northerly boundary North  $00^{\circ}23'20''$  West 24.67 feet to the **True Point of Beginning**; thence North  $85^{\circ}49'12''$  West 116.12 feet; thence North  $00^{\circ}23'20''$  West 15.05 feet; thence South  $85^{\circ}49'12''$  East 116.12 feet; thence South  $00^{\circ}23'20''$  East 15.05 feet to the **True Point of Beginning**.

Said parcel contains 1,742 square feet, more or less.

Attached hereto is a plat labeled Exhibit B and by this reference made a part thereof. Distances shown hereon are grid distances in U.S. Survey feet. To obtain ground level distances, multiply distance by 1/0.99993920. All bearings shown hereon are grid based upon the California Coordinate System, Zone 5, CCS83, (Epoch NSRS-2007). Bearings from reference deeds/maps may or may not be in terms of said system.

**PRELIMINARY**

GARY L. HUS  
LS 7019

DATE



PAGE 1 OF 1

**EXHIBIT "B" TO  
GRANT OF EASEMENT**

**MAP OF EASEMENT AREA  
[APNs: 0136-021-28 & 0136-021-32]**

**[attached behind this page]**

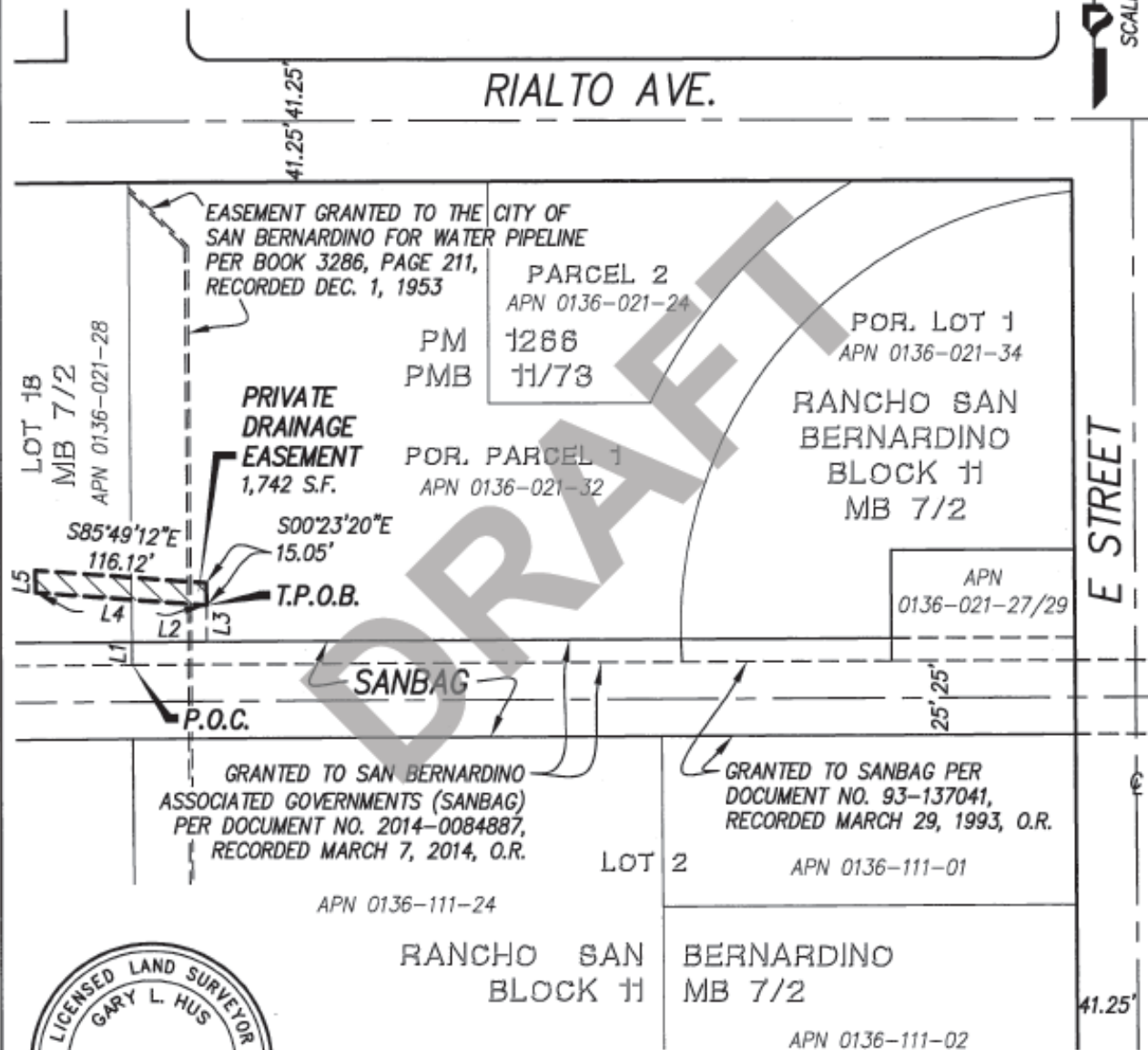


P.O.C. INDICATES POINT OF COMMENCEMENT  
 T.P.O.B. INDICATES TRUE POINT OF BEGINNING  
 [Hatched Box] INDICATES PRIVATE DRAINAGE EASEMENT

# **EXHIBIT B** **PRIVATE DRAINAGE EASEMENT** **CITY OF SAN BERNARDINO, CA**

SHEET 1 OF 1

SCALE: 1"=100'



**PRELIMINARY**

GARY L. HUS, L.S. 7019

DATE



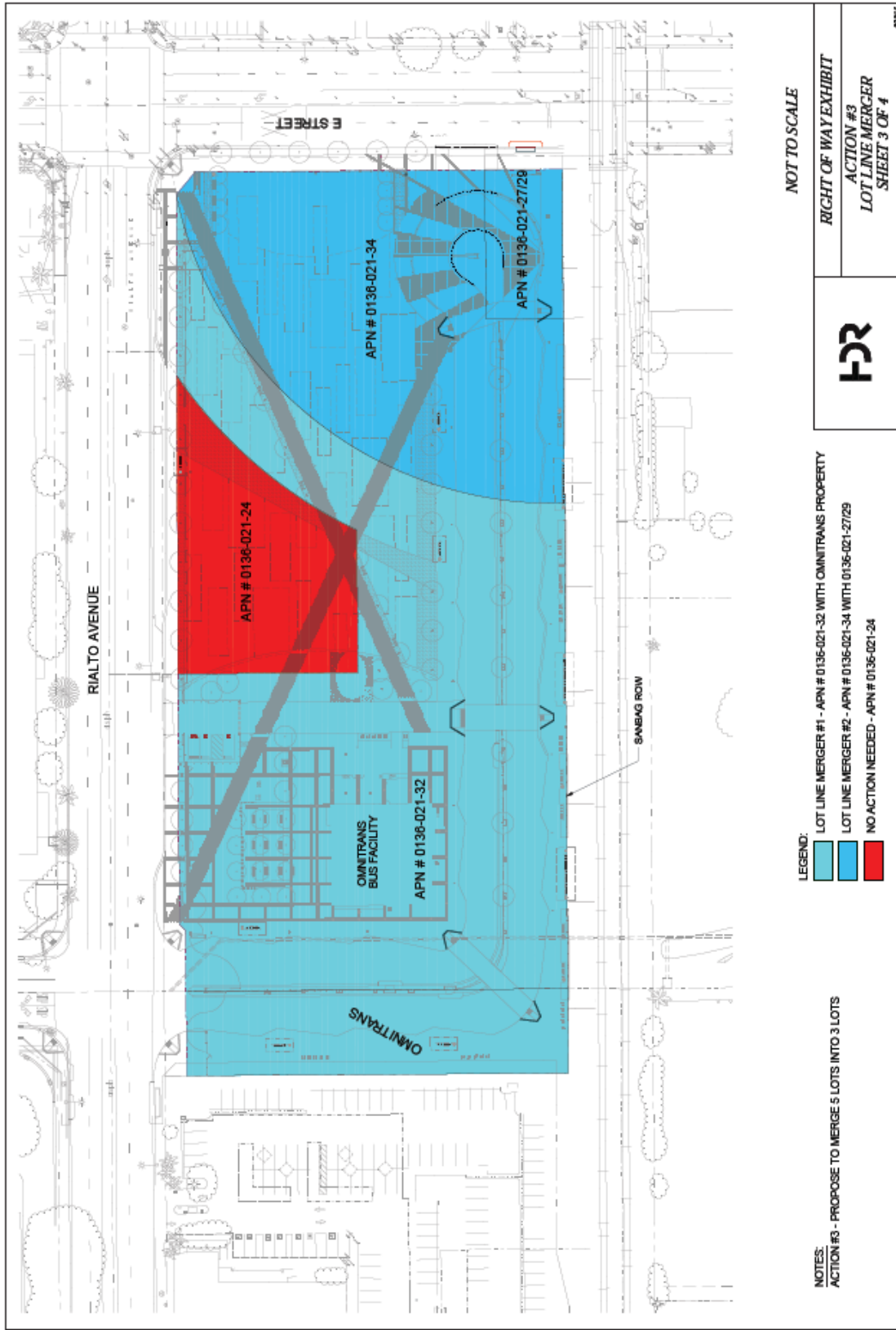
**PROJECT DESIGN CONSULTANTS**  
 Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 600  
 San Diego, CA 92101  
 619.235.8471 Tel  
 619.234.0349 Fax

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°23'38"W	15.43'
L2	N89°36'40"E	50.75'
L3	N00°23'20"W	24.67'
L4	N85°49'12"W	116.12'
L5	N00°23'20"W	15.05'

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# **Attachment G** **Proposed Lot Line Merger**





# **Attachment H** **Proposed Lot Line Adjustment**

