

Recording Requested By:

When Recorded, Return this Grant Deed to and Mail Tax Statements to:

Lake Arrowhead Lagoon LLC

Assessor Parcel Number: 0334-223-12-0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR DECLARES: DOCUMENTARY TRANSFER TAX: _____

....Computed on the consideration or value of property conveyed; OR
.... Computed on the consideration or value less liens or encumbrances remaining at time of sale.
City of _____, _____ County, California

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AGUA FRIA MUTUAL SERVICE CO., a California corporation ("Grantor") hereby grants, sells and conveys to Lake Arrowhead Lagoon LLC ("Grantee") that certain real property located in the City of Twin Peaks, County of San Bernardino, State of California legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all interests, privileges and easements appurtenant thereto and any and all improvements located thereon (the "Property").

The foregoing grant, sale and conveyance of the Property are subject to the following reservations and covenants:

(a) Grantee and Grantee's successors and assigns shall cause the existing pool (the "Pool") on the Property to be maintained in a clean, good and operable condition until May 1, 2074 (the "Covenant Expiration Date").

(b) Commencing as of the date this Grant Deed is recorded and continuing until the Covenant Expiration Date, the parties described in Exhibit "B" attached hereto and their successors and assigns (the "Benefitted Parties") shall have a right (at no cost to the Benefitted Parties) to use the Pool during the hours of _____ and _____ Monday through Friday and _____ and _____ on Saturday and Sunday, subject to reasonable periods that Buyer may require to maintain and repair the Pool or during which the Pool cannot be reasonably used (such as during inclement weather or periods of pandemics).

(c) Each Benefitted Parties shall have the right to be accompanied by their respective immediate family members (including parents and children) as well as two guests at any one visit.

Mail Tax Statements as Directed Above

(d) Grantee and Grantee's successors and assigns may impose reasonable rules and regulations regarding the use of the Pool to be complied with by the Benefitted Parties so long as such rules and regulations are (i) in writing and delivered to the Benefitted Parties and (ii) enforced in a uniform and non-discriminatory manner.

(e) Grantee and Grantee's successors and assigns may suspend the right of a Benefitted Party from use of the Pool (not to exceed a period of thirty (30) days for violation of any rules and regulations that are not cured within ten (10) days after written notice from Grantee and Grantee's successors and assigns.

(f) The foregoing reservations and covenants shall be a covenant running with the Land until the Covenant Expiration Date.

Executed as of _____, 2024

AGUA FRIA MUTUAL SERVICE CO.,
A California corporation

By: _____

Name: _____

Title: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The Property is that certain real property in San Bernardino County, California that is described as follows:

Lot 1, Tract 2455, Block 3, Agua Fria, as per Plat recorded in Book 34 of Maps, Page 93, Records of said County.

Lot 2, Tract 2455, Block 3, Agua Fria, as per Plat recorded in Book 34 of Maps, Page 93, Records of said County.

Assessor Parcel Number 0334-223-12-0000

EXHIBIT "B"

LIST OF BENEFITTED PARTIES

[To be Supplied]

The Benefitted Parties include the successors and assigns of the foregoing parties.