

RECORDING REQUESTED BY:

Ervin Cohen & Jessup LLP
9401 Wilshire Blvd., 12th Floor
Beverly Hills, California 90212
Attention: Julie Zalgison, Esq.

AND WHEN RECORDED MAIL TO:

Rio Venture Group, LLC
11 Madrigal
San Clemente, CA 92673

(Space Above Line for Recorder's Use Only)

QUITCLAIM DEED (IMPROVEMENTS)

The undersigned Grantor declares:

- DOCUMENTARY TRANSFER TAX IS: \$0
 - unincorporated area City of Pomona
 - computed on full value of interest or property conveyed, or
 - computed on full value less value of liens or encumbrances remaining at time of sale, and

“The value of the property in this conveyance, exclusive of liens and encumbrances is \$100.00 or less, and there is no additional consideration received by the grantor, R & T 11911.”

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the CITY OF POMONA, a municipal corporation (“Grantor”), does hereby remise, release and forever quitclaim to RIO VENTURE GROUP, LLC, a California limited liability company, as to an undivided 80% interest, and MASSOUD MOUSAVI AND ROKSANA BADKOUBEI, AS TRUSTEES OF THE MOUSAVI FAMILY TRUST DATED NOVEMBER 15, 2007, as to an undivided 20% interest, as tenants in common (“Grantee”), the pylon sign and all related improvements (collectively, the “Improvements”) located on the real property commonly known as 8 Rio Rancho Road, Pomona, California 91766 and more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance by Grantor to Grantee of the Improvements is being made in connection with the termination of that certain Easement recorded on December 3, 1987 as Instrument No. 87-1909785 in the Official Records of Los Angeles County, California.

This deed is a Quitclaim Deed. Grantor makes no promises as to ownership of title, but simply transfers whatever interest Grantor has in the Improvements to the Grantee.

APN: 8344-024-013

[signature page follows]

IN WITNESS WHEREOF, Grantor has executed this instrument as of _____, 2026.

CITY : CITY OF POMONA,
a municipal corporation

By: _____
Name: _____
Title: _____

ATTEST:

By: _____
Name: _____
Title: _____

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, _____, a 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 _____

Exhibit A

The Improvements are located on the following real property in the City of Pomona, the County of Los Angeles, State of California, described as follows:

That portion of Parcel 5 of Parcel Map No. 17353, in the City of Pomona, County of Los Angeles, State of California, as per Map filed in Book 189, pages 63 to 67 inclusive of Maps, in the office of the Recorder of said County, described as follows:

Beginning at that northwesterly corner of said Parcel 5 which is the point of intersection of those two lines in the boundary of said Parcel 5, the first line is shown on said Parcel Map as being 43.25 feet long and bearing North 4 degrees 13' 37" East, and the second line is shown as being 69.29 feet long and bearing North 39 degrees 38' 52" West; thence North 4 degrees 13' 37" East, 43.25 feet; thence North 48 degrees 06' 08" East, a distance of 50.00 feet to the beginning of a radial curve concave westerly and having a radius of 80.00 feet; thence southeasterly, southerly, and southwesterly along said curve through a central angle of 92 degrees 15' 00", a distance of 128.81 feet; thence radial to said curve North 39 degrees 38' 52" West, 50.00 feet to the POINT OF BEGINNING.