

RECORDING REQUESTED BY:

City of Redlands

AND WHEN RECORDED MAIL TO:

Bear Valley Mutual Water Co.
101 East Olive Avenue
Redlands, CA 92373-5249

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT

The undersigned declares that the documentary transfer tax is \$ _____ and is

☐ computed on the full value of the interest or property conveyed, or is

☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements, or realty is located in

☐ unincorporated area

☐ Redlands and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

City of Redlands, a Municipal Corporation

hereby GRANT(S) to

Bear Valley Mutual Water Co.

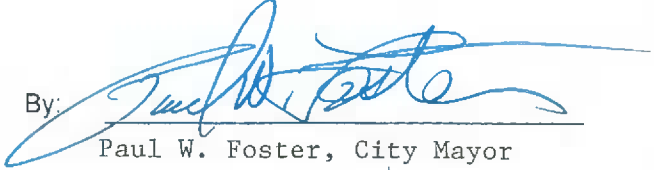
Non-exclusive irrigation line and access easements in, under, and across that certain real property in the City of Redlands, County of San Bernardino, State of California, described on Exhibit "A" Legal Description and as shown on Exhibit "B" attached hereto, to access, to construct, maintain, operate, replace, and renew the irrigation line system and appurtenant structures, in, upon and across said real property, or any part thereof.

Executed on APRIL 19, 2018

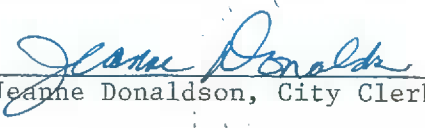
Assessor's Parcel Numbers: 0168-901-68 and
0168-901-70

ATTACH NOTARY ACKNOWLEDGMENT

By:


Paul W. Foster, City Mayor

Attest:


Jeanne Donaldson, City Clerk

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)

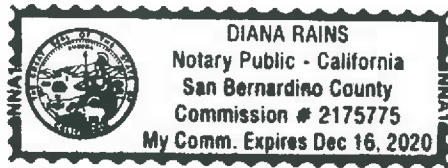
On 4-19-18 before me, Diana Rains, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Paul W. Foster + Jeanne Donaldson
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 Diana Rains
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 of Easement

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

**GRANT OF EASEMENT
EXHIBIT "A"**

**LEGAL DESCRIPTION
IRRIGATION LINE AND ACCESS EASEMENTS
APN 0168-901-68 AND APN 0168-901-70**

THOSE PORTIONS OF LOTS "A" AND "C" OF TRACT NO. 19975, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF FILED IN BOOK 347, PAGES 33 THROUGH 36 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED IN PARCELS AS FOLLOWS:

PARCEL A

A STRIP OF LAND 15.00 FEET WIDE, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF LOT "A" OF SAID TRACT NO. 19975 SHOWN AS "NORTH 89°20'20" EAST 789.27 FEET";

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°20'20" WEST 56.91 FEET TO THE **POINT OF TERMINATION**.

SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED EASTERLY SO AS TO TERMINATE IN NORTHEASTERLY LINE OF SAID LOT "A".

CONTAINING: 0.02 ACRES, MORE OR LESS.

PARCEL B

A STRIP OF LAND 10.00 FEET WIDE, THE SOUTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT "C" OF SAID TRACT NO. 19975, SAID CORNER BEING ON A CURVE IN THE SOUTHERLY LINE OF SAID LOT CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 268.00 FEET, A RADIAL LINE TO SAID CORNER BEARS SOUTH 02°26'30" EAST;

THENCE ALONG SAID SOUTHERLY LINE THROUGH THE FOLLOWING COURSES: ALONG SAID CURVE EASTERLY 60.23 FEET THROUGH A CENTRAL ANGLE OF 12°52'32" TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 332.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 15°19'03" WEST;

THENCE ALONG SAID CURVE 85.96 FEET THROUGH A CENTRAL ANGLE OF 14°50'06";

THENCE TANGENT FROM SAID CURVE NORTH 89°31'03" EAST 86.84 FEET TO THE **POINT OF TERMINATION**.

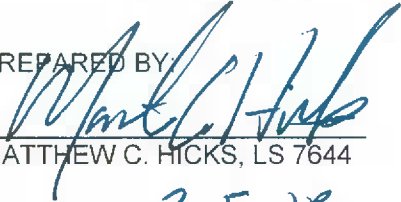
SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED WESTERLY SO AS TO TERMINATE IN WESTERLY LINE OF SAID LOT "C".

CONTAINING: 0.05 ACRES, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

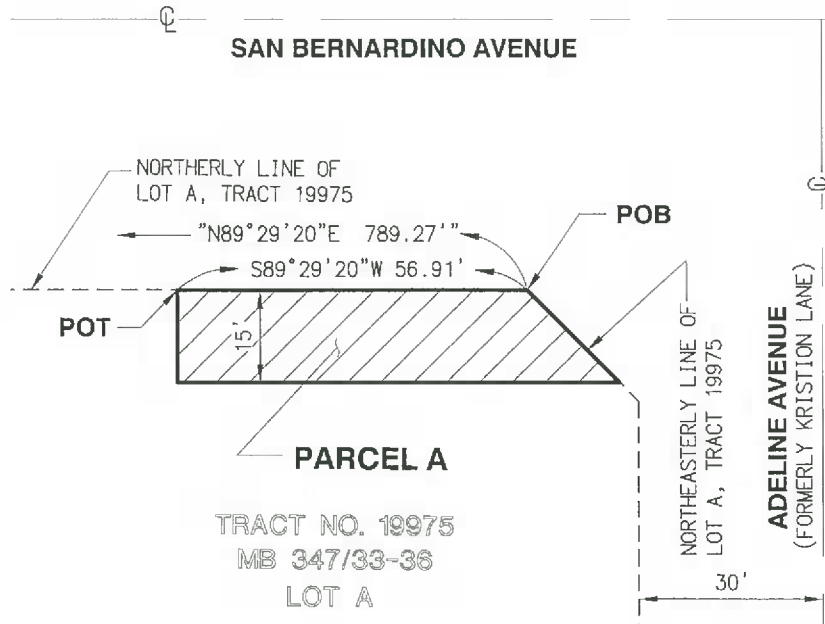
PREPARED BY:


MATTHEW C. HICKS, LS 7644

DATE: 3-5-18



**GRANT OF EASEMENT
EXHIBIT "B"
IRRIGATION LINE AND ACCESS EASEMENT
APN 0168-901-68**



LEGEND

MB MAP BOOK
CL CENTERLINE
POB POINT OF BEGINNING
POT POINT OF TERMINATION
N NORTH
E EAST
S SOUTH
W WEST

↑
N
SCALE: 1"=30'



Matthew C. Hicks
PREPARED BY:

3-5-18

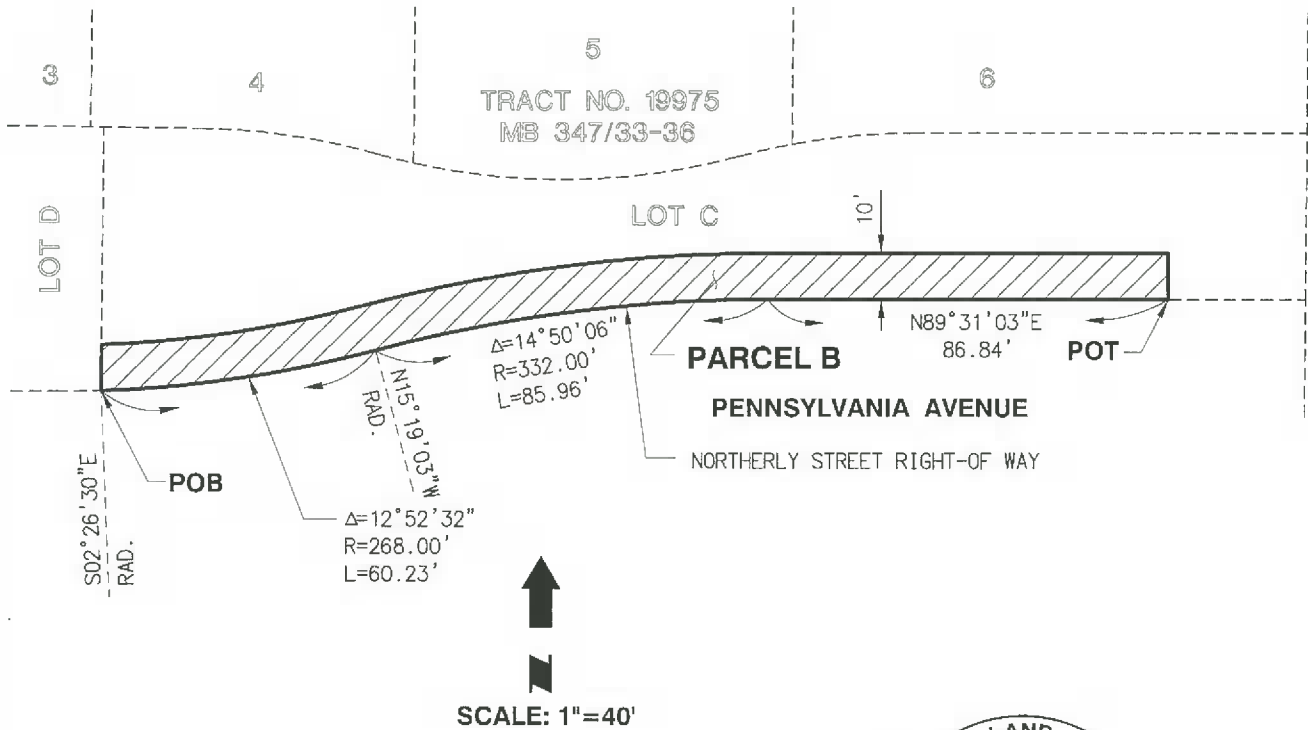
DATE:



Hicks & Hartwick, Inc.

37 East Olive Ave. Ste C
Redlands, CA. 92373
909.793.2257

**GRANT OF EASEMENT
EXHIBIT "B"
IRRIGATION LINE AND ACCESS EASEMENT
APN 0168-901-70**



LEGEND

MB	MAP BOOK
POB	POINT OF BEGINNING
POT	POINT OF TERMINATION
RAD	RADIAL
N	NORTH
E	EAST
S	SOUTH
W	WEST



Matthew C. Hicks
PREPARED BY:
3-5-18
DATE:



Hicks & Hartwick, Inc.

37 East Olive Ave. Ste C
Redlands, CA. 92373
909.793.2257

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Redlands Pennsylvania, LLC
Street Address 1062 Civic Center Drive
City & State Rancho Cucamonga, CA 91730
Zip

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

APN: 0168-901-68

DOCUMENTARY TRANSFER TAX IS \$

- ☐ unincorporated area City of Redlands
☐ 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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

REDLANDS PENNSYLVANIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY

hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

CITY OF REDLANDS, A MUNICIPAL CORPORATION

the following described real property in the City of Redlands,

County of San Bernardino, state of California

PER LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A"
AND SHOWN ON EXHIBIT "B" ATTACHED HERETO

Dated

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,

(here insert name and title of the officer)

, 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

REDLANDS PENNSYLVANIA, LLC, A DELAWARE
LIMITED LIABILITY COMPANY

BY: Diversified Pacific Communities, LLC, a
Delaware Limited Liability Company

BY: Matthew A. Jordan
Managing Member

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City, State & Zip

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 March 1, 2018 before me, Kim A. Maenza, Notary Public

Date

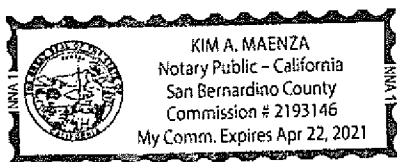
Here Insert Name and Title of the Officer

personally appeared

Matthew A. Jordan

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

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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"

LEGAL DESCRIPTION QUITCLAIM OF PRIVATE IRRIGATION EASEMENT

THAT PORTION OF LOT "A" SHOWN AS "15' WIDE PRIVATE IRRIGATION EASEMENT HEREBY RESERVED" ON TRACT NO. 19975, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF FILED IN BOOK 347, PAGES 33 THROUGH 36, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 15.00 FEET WIDE, THE NORTHERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF LOT "A" OF SAID TRACT NO. 19975 SHOWN AS "NORTH 89°20'20" EAST 789.27 FEET";

THENCE ALONG SAID NORTHERLY LINE SOUTH 89°20'20" WEST 56.91 FEET TO THE **POINT OF TERMINATION**.

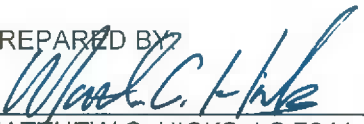
SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED EASTERLY SO AS TO TERMINATE IN NORTHEASTERLY LINE OF SAID LOT "A".

CONTAINING: 0.02 ACRES, MORE OR LESS.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

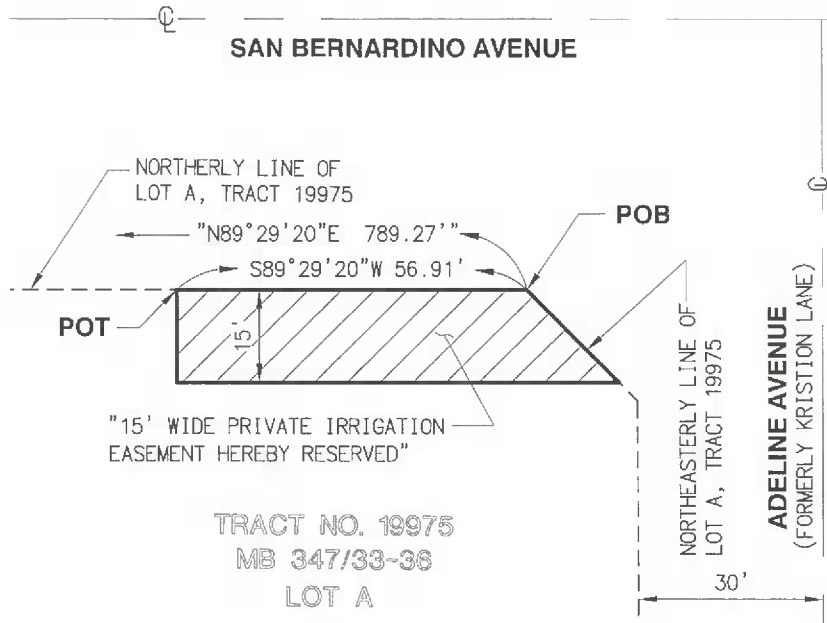
PREPARED BY:


MATTHEW C. HICKS, LS 7644

DATE: 2-21-18



EXHIBIT "B"
QUITCLAIM OF PRIVATE IRRIGATION EASEMENT



LEGEND

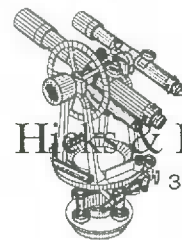
MB MAP BOOK
CL CENTERLINE
POB POINT OF BEGINNING
POT POINT OF TERMINATION
N NORTH
E EAST
S SOUTH
W WEST

↑
N
SCALE: 1"=30'



PREPARED BY:

DATE:



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Redlands, CA. 92373
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