RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Robert K. Sall, Esq.
Sall & Smolowitz
33971 Selva Road, Suite 200
Dana Point, CA 92629

FIRST AMENDMENT TO RECIPROCAL GRANT OF

EASEMENTS AND DECLARATION OF ESTABLISHMENT

OF COVENANTS, CONDITIONS & RESTRICTIONS

FOR

INDIANA COURT BUSINESS PARK

This document is the First Amendment to the Reciprocal Grant of Easements and Declaration of Establishment of Covenants Conditions & Restrictions for Indiana Court Business Park (the "Reciprocal Easement Agreement" or "R.E.A."), and constitutes an amendment to the R.E.A. recorded on April 19, 1990 as Instrument No. 90-152025 in the Official Records of San Bernardino County, California.

WHEREAS, the original R.E.A. was recorded on April 19, 1990 as Instrument No. 90-152025 in the Official Records of San Bernardino County, California; and

WHEREAS, the R.E.A. provides that it may be amended by the written agreement of the owners of seventy-five (75%) percent of the total number of square feet of the land then subject to the R.E.A., and with the written approval of the City of Redlands; and

WHEREAS, the parties are the current owners of the Parcels affected by the R.E.A., and the undersigned persons signing on behalf of the City of Redlands are the duly authorized representatives of the City of Redlands; and

WHEREAS, the parties hereto desire to amend and modify the R.E.A.;

NOW THEREFORE, in consideration of the foregoing, the undersigned agree as follows:

- 1. <u>Description of Parcels</u>. The real properties which are the subject of the R.E.A., and which comprise the Indiana Court Business Park are identified in Exhibit A, a copy of which is attached hereto and incorporated herein by reference.
- 2. Identification of Leases to ROP. The owners of Parcel 2 and Parcel 4 have executed leases or lease amendments with Colton-Redlands-Yucaipa Regional Occupation Program ("ROP") for the Premises consisting of Parcel 2 and Parcel 4 in the Indiana Court Business Park. The term of said leases is to expire on __TBD__, with options to extend as provided therein. The owner of Parcel 2 also owns and has leased to ROP a portion of that certain real property which adjoins the Indiana Court Business Park, and which is more particularly described on Exhibit B, attached hereto and incorporated herein by reference (hereinafter referred to as the "ROP Parking Parcel").
- 3. <u>Purpose of Amendment</u>. The purpose of this amendment is to allow an easement for a drive through of vehicles and pedestrian walkway between the Indiana Court Business Park and the ROP Parking Parcel, solely for the use of patrons and employees of ROP, to permit such patrons and employees to park their vehicles on the ROP Parking Parcel and to access the facilities located on Parcel 2 and Parcel 4. Nothing herein is intended to alter the existing reciprocal easement and maintenance obligations set forth in the R.E.A. except to permit the ingress and egress of vehicles

and pedestrians through the access easement described herein, and solely on the terms and conditions provided herein.

- 4. Grant of Access Easement. Notwithstanding the provisions of Section 4.08 of the R.E.A., the owner of Parcel 4 has allowed the removal of three (3) parking spaces from Parcel 4, which shall be redesignated as a drive-thru to permit vehicular and pedestrian access between the Indiana Court Business Park and the ROP Parking Parcel as shown on Exhibit C, which is incorporated herein by reference. The parking area located on the ROP Parking Parcel and the drive-thru shall be used for parking of motor vehicles during business hours, exclusively by patrons and employees of ROP, and shall not be used for parking ingress or egress purposes by other owners or Lessees of Indiana Court Business Park, or their invitees. The owner of Parcel 4 and the parties hereto grant to ROP and to the owner of Parcel 2 an easement for the purpose of the foregoing usage.
 - 5. Maintenance and Repair Obligations. The owner and/or its Lessee (if so provided in the applicable Lease) of Parcel 4 shall be responsible to repair and maintain that portion of the drive-thru which is located on Parcel 4, at his, her or its sole expense. The owner and/or its Lessee (if so provided in the applicable Lease) of the ROP Parking Parcel shall be responsible to repair and maintain that portion of the drive-thru which is located on the ROP Parking Parcel at its sole expense.
 - 6. <u>Duration of Easement</u>. The drive thru easement shall terminate upon the expiration or earlier termination of the later

of ROP's Lease for Parcel 4 and/or ROP's Lease for Parcel 2 and the ROP Parking Parcel.

7. Addresses for Notice. Notices required by Section 11.01 of the R.E.A. shall be sent to the parties at the following addresses:

Clared Properties, LLC Attn: Clara Clem P.O. Box 728 Redlands, CA 92373

The City of Redlands Attn: Planning Director P.O. Box 3005 Redlands, CA 92373

Tri-City Investors 1472 Piedmont Lane Redlands, CA 92373

Clara M. Clem, Trustee Chauncey H. Clem, Trustee P.O. Box 728 Redlands, CA 92373

Boy Scouts of America 1230 Indiana Court Redlands, CA 92374

Donald J. Daniels, Trustee Alice M. Daniels, Trustee 705 S. Wabash Avenue Redlands, CA 92374

8. Ratification of Declaration. Except as expressly modified by the terms of this Agreement, the R.E.A. is ratified and confirmed, and shall continue in effect in accordance with its terms.

SIGNATURES OF PARCEL OWNERS AND CONSENT OF CITY OF REDLANDS FOLLOW:

CLARED PROPERTIES, LLC A California Limited Liability Company [Owner of Parcel 2 and the ROP

Parking Parcel]

Clara Mae Clem, PRESIDENT

By Molum K. full, Matonney-IN-fact Clara Mae Clem, President by Robert K. Sall, Attorney-in-Fact

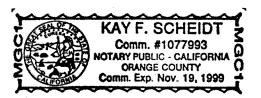
STATE	OF	CALIFORNIA)
)
COUNTY	Z OF	RANGE)

On June <u>43</u>, 1999 before me, KAY F. SCHEIDT, personally appeared ROBERT K. SALL,

- X_ personally known to me --OR--
- __ provided 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 person(s) acted, executed the instrument.

Witness my hand and official seal.



Kay 4. Scheidt

Capacity claimed by signer:

	Individual	
	<pre>Corporate Officer(s):</pre>	
	Partner(s):	
	General	Limited
	Attorney-in-fact	
	Trustee(s)	
	Guardian/Conservator	
$\overline{\mathbf{x}}$	Other: ATTORNEY-IN-FACT	

Signer is representing: CLARA MAE CLEM, President of CLARED PROPERTIES, LLC a California Limited

Liability Company

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document

Number of Page __ Date of Document _ Signer(s) Other than Named Above __

BOY SCOUTS OF AMERICA, a California Inland Council, a California Non-Profit Corporation

B√

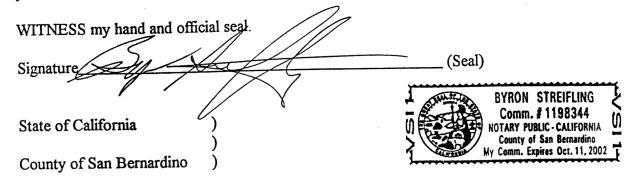
Donald L. Townsend EO, Scout Executive

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

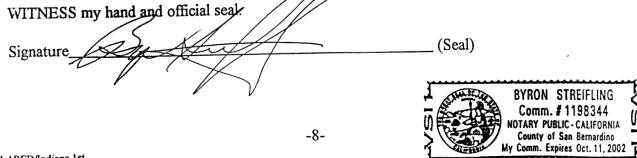
State of California	
Otate of	
County of San Bernardino	
On	efore me,Marlaine Robinson
personally appeared Donald L. T	Name and Title of Officer (e.g., "Jane Doe, Notary Public") OWNSENd
personally known to me - OR -XX prov	ved to me on the basis of satisfactory evidence to be the person(
MARLAINE ROBINSON Commission # 1113077 Notary Public — Colifornia Son Bernardino County My Comm. Expires Oct 9, 2000	and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that the his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted
	Marlaine Robinson
Though the information Lab	OPTIONAL
fraudulent removal a	w, it may prove valuable to persons relying on the document and could prevent and reattachment of this form to another document
	another document.
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		Ву	CLARA E. CLEM LIVING TRUST DATED JANUARY 8, 1990 Clara Mae Clem, as Trustee Clara Mae Clem, as Trustee
State of California County of San Bernardino)))	Ву	CHAUNCEY H. CLEM, a single man As to an undivided 7% interest Chauncey H. Clem Chauncey H. Clem

On 17th day of June, 1999, before me, Byron Streifling, Notary Public, personally appeared Clara Mae Clem, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.



On 17th day of June, 1999, before me, Byron Streifling, Notary Public, personally appeared Chauncey H. Clem, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.



	DONALD J. DANIELS and ALICE M. DANIELS As Trustees UDT dated May 15, 1992
Ву	Donald J. Daniels, Trustee
Ву	Alice M. Daniels, Trustee
	DONNA GREER DANIELS, a unmarried woman, DEAN SPENCE DANIELS, an unmarried man, DALE JASON DANIELS, an unmarried man, All as joint Tenants, with rights of Survivorship as to Their 23.154% undivided interest.
Ву	Donna Greer Daniels
Ву	Dean Spence Daniels
Ву	Dale Jason Daniels

TRI-CITY INVESTORS, a California General Partnership

Ву

Dunge M. Juanus George M. Grames, Managing General

Partner

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	- Translation of the Control of the
County of San Bernardino	
On June 22, 1999 before	me, Marlaine Robinson
personally appeared George M.	Name and Title of Officer (e.g., "Jane Doe, Notary Public")
•	Name(s) of Signer(s) o me on the basis of satisfactory evidence to be the person(s
MARIANE ROBINSON Commission # 1113077 Notary Public — Colifornia	whose name(s) is/are subscribed to the within instrumen 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.
San Bernardino County My Comm. Expires Oct 9, 2000	WITNESS my hand and official seal.
	Marlaine Bolinson
	OPTIONAL —
Though the information below is not required by law, it is	may prove valuable to persons relying on the document and could prevent attachment of this form to another document.
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Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	:
Signer's Name:	Signer's Name:
☐ Individual	☐ Individual
Corporate Officer Title(s):	☐ Corporate Officer
Title(s): ☐ Partner — ☐ Limited ☐ General	Title(s): General
☐ Attorney-in-Fact ☐ Trustee	☐ Attorney-in-Fact ☐ Trustee
☐ Guardian or Conservator ☐ Guardian or Conservator ☐ Grant ☐	Guardian or Conservator RIGHT THUMBPRIN
Other: Top of thumb	here Other: Top of thumb here
	i (
Signer Is Representing:	Signer Is Representing:
Signer Is Representing:	Signer Is Representing:

CONSENT OF CITY OF REDLANDS

The City of Redlands consents to the foregoing amendment.

CITY OF REDLANDS

Ву

Villiam E. Cunningham

Mayor

Ву

Lorrie Poyzer

City Clerk

ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA)	
COUNTY OF SAN BERNARDINO)	SS
CITY OF REDLANDS)	

By the authority granted under Chapter 4, Article 3, Section 1181, of the California Civil Code, and Chapter 2, Division 3, Section 40814, of the California Government Code, on November 3, 1999, before me, Beatrice Sanchez, Deputy City Clerk, on behalf of Lorrie Poyzer, City Clerk of the City of Redlands, California, personally appeared William E. Cunningham and Lorrie Poyzer { X} personally known to me - or - { } proved to me on the basis of satisfactory evidence to be the persons whose names) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.



WITNESS my hand and official seal.

LORRIE POYZER, CITY CLERK

Beatrice Sanchez, Deputy City Clerk

(909)798-7531

		CAPACITY CLAIMED BY SIGNER(S)
{	}	Individual(s) signing for oneself/themselves
{	}	Corporate Officer(s)
		Title(s)
		Company
{	}	Partner(s)
		Partnership
{	}	Attorney-In-Fact
		Principal(s)
{	}	Trustee(s)
		Trust
{ x	{ }	Other
		Title(s): Mayor and City Clerk
		Entity Represented: City of Redlands, California

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW: Title or Type of Document: First Amendment to Reciprocal Grant of Easements and Declaration of Establishment of Covenants, Conditions and Restrictions for Indiana Court business Park Date of Document: n/a

Signer(s) Other Than Named Above: Various Parcel Owners of Indiana Court Business Park

CONSENT OF TENANTS

The undersigned tenants of Parcels 2, 3, 4 and 5 hereby consent to the foregoing amendment.

	REDLANDS DAY CARE
Ву	Lynn Whitmer, President Board of Directors
Ву	COLTON-REDLANDS-YUCAIPA REGIONAL OCCUPATIONAL PROGRAM
	Dalene Morris, Superintendent
Ву	GAMBRO HEALTHCARE Name:
	Title
3y	INLAND NEPHROLOGY
-	George M. Grames

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of <u>California</u>	
County of San Bernardino	
On June 22, 1999 before m	ne,Marlaine Robinson , Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appearedDalene Morris, Su	
MARLAINE ROBINSON Commission # 1113077	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.
Son Bemordino County My Comm. Expires Oct 9, 2000	WITNESS my hand and official seal.
	- Marlaine Robinson Signature of Notary Public
	OPTIONAL ————
Though the information below is not required by law, it n	may prove valuable to persons relying on the document and could prevent
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CONSENT OF TENANTS

The undersigned tenants of Parcels 2, 3, 4 and 5 hereby consent to the foregoing amendment.

	REDLANDS DAY CARE
Ву	Lynn Whitmer, President Board of Directors
	COLTON-REDLANDS-YUCAIPA REGIONAL OCCUPATIONAL PROGRAM
By	Dalene Morris, Superintendent
	GAMBRO HEALTHCARE
Зу	Name: PATRICIA Smrth Title AREA DIRECTOR - GAMBOO Healthca
	INLAND NEPHROLOGY
У	George M. Grames

**************************************	OWLEDGMENT		
State ofCalifornia			ğ
a nomerdino			
County of San Bernarums	ore me. Marlaine Rob	inson	ic')
On June 22, 1999 personally appeared PATRICLA	Name and Title of	Officer (e.g., Jane 505, 1022)	
personally appeared	Name(s) of Signer(s)	actory evidence to be	the person(s)
MARLAINE ROBINSON Commission # 1113077 Notary Public — Collifornia	and acknowledged to same in his/her/their a	authorized capacity(ie: e(s) on the instrument ehalf of which the pe	s), and that by the person(s),
Son Bernard Society, 2000 My Comm. Expires Oct 9, 2000	WITNESS my hand	and official seal.	
	Morlaine	Signature of Notary Public	<u>~</u>
Though the information below is not required fraudulent remov	OPTIONAL	ns relying on the document	and could prevent
Description of Attached Doc	ment		Doclarat
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Description of Attached Document: First A of Establishment of Covenants,	ment dendment to Reciprocal Conditions & Restrict: 9 ner(s) Signer's Na	Grant of Easemer ions for Indiana Number of Page ame:	ts and Declarat Court Business s: 15
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Description of Attached Document: First A of Establishment of Covenants, Document Date: June 22, 19 Signer(s) Other Than Named Above Capacity(ies) Claimed by Signer's Name: PATRICIA D. A composite Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee	ment dendment to Reciprocal Conditions & Restrict: OP ner(s) Signer's National Individution Corporatitle(s): Partner Attorne Trustee Guardia Top of thumb here	Grant of Easemer ions for Indiana Number of Page ame: Limited General y-in-Fact an or Conservator	Court Business s: 15 eral RIGHT THUMBPRINT OF SIGNER

CONSENT OF TENANTS

The undersigned tenants of Parcels 2, 3, 4 and 5 hereby consent to the foregoing amendment.

	REDLANDS DAY CARE
Ву	Lynn Whitmer, President Board of Directors
	COLTON-REDLANDS-YUCAIPA REGIONAL OCCUPATIONAL PROGRAM
Ву	Dalene Morris, Superintendent
	GAMBRO HEALTHCARE
Ву	Name: Title
	INLAND NEPHROLOGY
Ву	George M. Grames

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

tate of <u>California</u>	
County of San Bernardino	
on June 22, 1999 before m	ne, Marlaine Robinson Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared <u>CFORGE</u> M	Name and Title of Officer (e.g., Jane Doe, Notary Public)
	Name(s) of Signer(s) me on the basis of satisfactory evidence to be the person(s)
MARLAINE ROBINSON Commission # 1113077 Notary Public — Colifornia San Bernardino County My Comm. Expires Oct 9, 2000	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.
My Comm. Bones CCI V. Zuto	WITNESS my hand and official seal.
	Marlaine Robinson Signature of Notary Public
	OPTIONAL —
The set the information below is not required by law it m	nay prove valuable to persons relying on the document and could prevent
fraudulent removal and rea	attachment of this form to another document.
Description of Attached Document	
	Deciment of Engements and Deci
Title or Type of Document: First Amendmen	nt to Reciprocal Grant of Easements and Decl
of Establishment of Covenants, con	dicions a restrictions for indiana
Title or Type of Document: First Amendment of Establishment of Covenants, Cond Document Date: June 22, 1999	dicions a Restrictions for indiana occi-
Document Date:	Number of Pages: 15
of Establishment of Covenants, con	Number of Pages: 15
Document Date:	Number of Pages: 15
Document Date:	Number of Pages: 15
Document Date:	Number of Pages: 15
Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: GEORGE M. GRAM	Number of Pages: 15
Document Date:	Number of Pages:
Document Date:	Number of Pages:15 Signer's Name: Individual Corporate Officer
Document Date:	Number of Pages:
Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: GEORGE M. GRAM Individual Corporate Officer Title(s): Partner — Limited General	Number of Pages:15 Signer's Name: Individual Corporate Officer
Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: FORGE M. GRAM Individual Corporate Officer Title(s): Partner — Limited Seneral Attorney-in-Fact	Number of Pages:15 Number of Pages:15 Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee
Document Date:	Number of Pages:15 Number of Pages:15 Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator General OFSIGNER
Document Date:	Number of Pages:
Document Date:	Number of Pages:15 Number of Pages:15 Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator RIGHT THUMBPRI OF SIGNER
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Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: FORGE M. GRAM Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator Other: Signer Is Representing:	Number of Pages:15 Individual
Document Date:	Number of Pages:15 Individual
Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: FORGE M. GRAM Individual Corporate Officer Title(s): Partner — Limited General Attorney-in-Fact Trustee Guardian or Conservator Other: Signer Is Representing:	Number of Pages:15 Individual

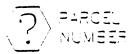
EXHIBIT A

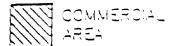
Legal Description of Indiana Court Business Park

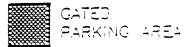
Parcels 1, 2, 3, 4 and 5 of Parcel Map 12940, as shown by map on file in Book 148 Pages 53 and 54, being a division of Lot 4 of Tract 12158 as shown by Map on file in Book 183, Pages 56 and 57 of Maps, Official Records of San Bernardino County, California.

SITE PLAN

LEGENO







- O COMMON AREA
- 2 COMMON TRASH ENCLOSURE
- 3 ROP DRIVE-THRU EASEMENT

