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SAN BERNARDINO
CO., CALIF.

87-374795

AGREEMENT FOR
SUBDIVISION EXEMPTION
FROM PROPOSITION R

1. PARTIES AND DATE. The parties to this agreement are the City of Redlands, a municipal corporation, hereinafter called "City," and Dwight W. Yeoman & Linda L. Yeoman a sole proprietorship, hereinafter called "Subdivider." The date of this agreement is October 14, 1987.

2. SUBDIVIDER REPRESENTATIONS. Subdivider hereby warrants to City that its planned subdivision denominated Tract Map 12808 and filed with the City on April 17, 1987 will be a lot sale subdivision, and neither subdivider nor any of subdivider's agents, contractors, heirs or assigns will construct on the lots there created more than four (4) dwelling units.

3. CITY RELIANCE. In reliance upon this warranty and representation, City agrees that Subdivider is not subject to the competitive evaluation for quality established in 1978 for subdivision residential developments by Proposition R, and may therefore proceed with the subdivision approval process as if Proposition R did not exist.

4. SUBDIVIDER LIQUIDATED DAMAGES. Subdivider understands that if it fails to carry out its warranties and representations herein, obtains final approval of Tract Map 12808, sells some, all, or no lots therein, and builds directly or indirectly more than four (4) dwelling units therein, the consequences and potential damage to the City and its present and prospective residents will be substantial. City law would thereby be violated, and other projects seeking and receiving development approvals would be compromised and themselves placed in legal jeopardy. For this reason, Subdivider and City agree that liquidated damages are reasonable under these circumstances pursuant to California Civil Code §1671(b), and that the sum of \$4,000.00 per lot approved without such competitive evaluation shall be paid by Subdivider