

RECORDING REQUESTED BY  
City Clerk, Redlands  
AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME City Clerk  
STREET City of Redlands  
ADDRESS PO BOX 3005  
CITY, STATE & ZIP CODE Redlands CA 92373

Recorded in Official Records, County of San Bernardino



**DENNIS DRAEGER**  
ASSESSOR - RECORDER - CLERK

R Regular Mail

12/10/2012  
3:06 PM  
EM

Doc#: 2012-0526542

Titles: 1 Pages: 5



|       |        |
|-------|--------|
| Fees  | 0.00   |
| Taxes | 0.00   |
| Other | 0.00   |
| PAID  | \$0.00 |

FEES NOT REQUIRED PER GOVERNMENT CODE SECTION 6103  
Tom Bell Chevrolet dated November 6, 2012

SPACE ABOVE FOR RECORDER'S USE ONLY

## COVENANT AGREEMENT

# THIS AREA FOR RECORDER'S USE ONLY

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY )  
AND WHEN RECORDED MAIL TO: )  
 )  
City of the City of Redlands )  
Attn: City Clerk )  
35 Cajon Street, Ste 2 )  
P.O. BOX 3005 )  
Redlands, CA 92373 )

FEES NOT REQUIRED  
PER GOVERNMENT CODE  
SECTION 6103

(SPACE ABOVE LINE FOR RECORDER'S USE)

**MEMORANDUM OF DEVELOPMENT INCENTIVE  
AND OPERATING COVENANT AGREEMENT**

(i) **Parties to Memorandum.** This Memorandum of Development Incentive and Operating Covenant Agreement ("Memorandum") is dated for identification purposes only as of November 6, 2012, and is entered into by and between the City of Redlands, a general law city ("City") and Dick DeWese Chevrolet, a Mississippi corporation, doing business as Tom Bell Chevrolet ("TBC").

(ii) **Parties to Development Incentive and Operating Covenant Agreement.** City and TBC have entered into that certain Development Incentive and Operational Covenant Agreement ("Agreement") dated as of November 6, 2012, for the real property described on Exhibit "1" attached hereto and incorporated herein by this reference. All of the terms, provisions and covenants of the Agreement are incorporated herein by reference, and the Agreement and this Memorandum shall be deemed to constitute a single instrument or document.

(iii) **Purpose of Memorandum.** This Memorandum is prepared for recordation purposes only, and it in no way modifies the terms, conditions, provisions and covenants of the Agreement. In the event of any inconsistency between the terms, conditions, provisions and covenants of this Memorandum and the Agreement, the terms, conditions and covenants of the Agreement shall prevail.

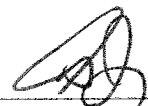
CITY

DICK DEWESE CHEVROLET, a Mississippi  
Corporation doing business as Tom Bell  
Chevrolet

By:   
Pete Aguilar, Mayor

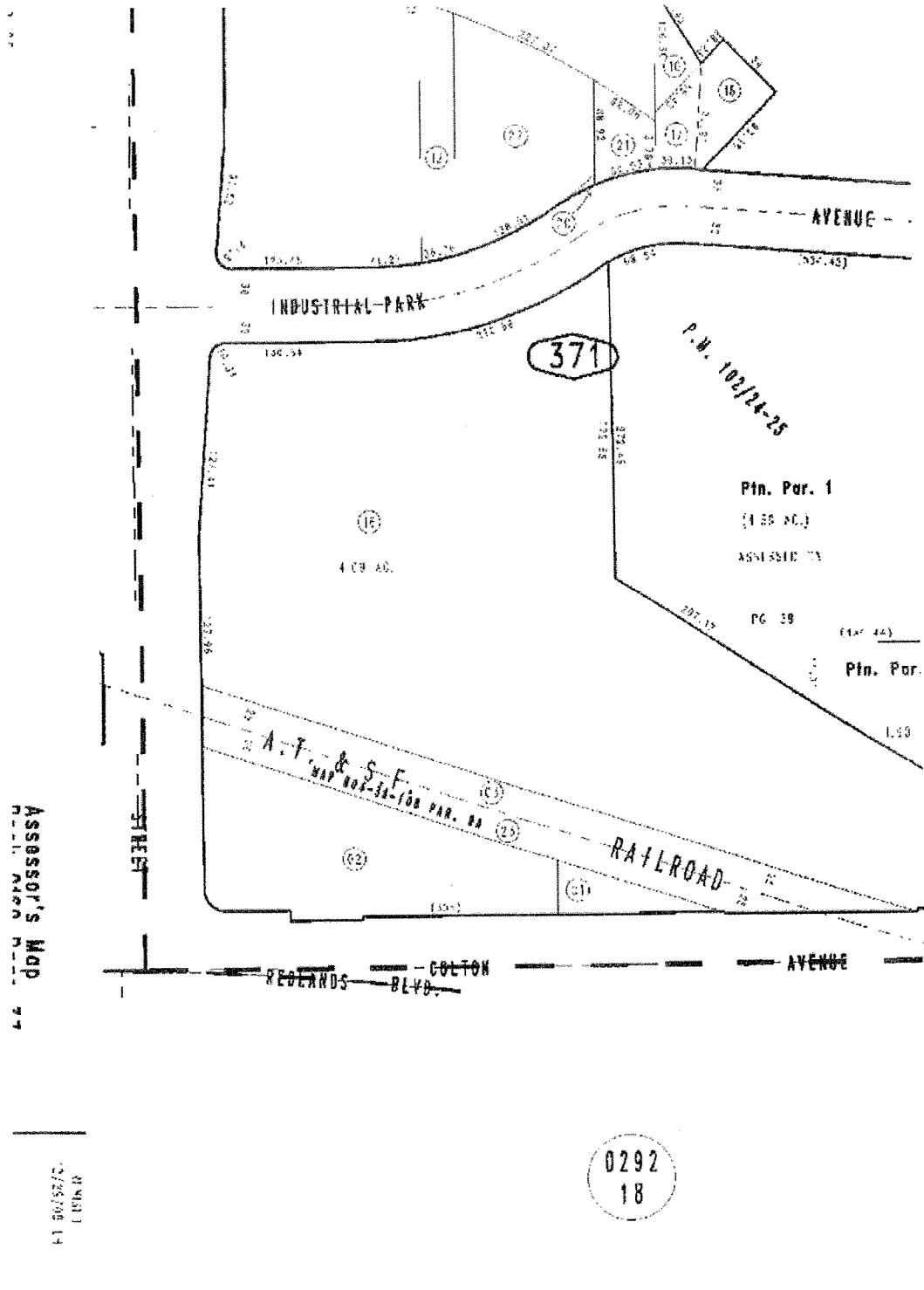
By:   
Thomas O. Bell, Owner

ATTEST:

  
Sam Irwin, City Clerk

# EXHIBIT "1"

APN 0169-371-16



## 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 December 4, 2012, before me, Teresa Ballinger, Deputy City Clerk, on behalf of Arthur S. Irwin, City Clerk of the City of Redlands, California, personally appeared Pete Aguilar, Mayor, and Arthur S. Irwin, City Clerk, 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.

ARTHUR S. IRWIN, CITY CLERK



By: Teresa Ballinger  
Teresa Ballinger, 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 \_\_\_\_\_

☒ Other

Title(s): Mayor and City Clerk

Entity Represented: City of Redlands

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document: Memorandum of Development Incentive and Operating Covenant Agreement

Date of Document: November 6, 2012

Signer(s) Other Than Named Above: Dick Dewese Chevrolet dba Tom Bell Chevrolet by: Thomas O. Bell, Owner

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

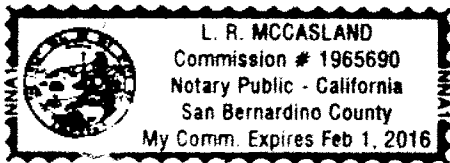
State of California

County of San Bernardino

On December 4, 2012 before me,

personally appeared

James McCasland Notary Public  
Thomas Oakley Bell  
Name of Signer(s)



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person~~s~~ or 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

James McCasland  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another 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: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here