



PAUL W. FOSTER
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City of
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July 22, 2020

VIA U.S. MAIL AND EMAIL

Erin West
Commercial Title Assistant
First American Title Insurance Company
3281 E Guasti Rd Suite 440
Ontario, CA 91761

Re: Williamson Act

Dear Ms. West:

This letter has been prepared at the request of First American Title Insurance Company ("FATIC") to summarize the proceedings taken by the Redlands City Council with respect to a Williamson Act (California Government Code section 51200 et seq.) agricultural preserve contract (the "Contract") that was approved by the City and recorded in the official records of the county of San Bernardino ("County") on February 25, 1971, for certain real property located in the city of Redlands and identified at that time as county of San Bernardino Assessor's Parcels Nos. 0168-021-07 and 10, and 0168-041-01 (collectively, the "Property"). On July 22, 1981, Rossmore Investments and FMK Inc., the owners of the Property, filed an application to cancel the Contract, which was subsequently approved, and on February 16, 1982, the City recorded in the official records of the county of San Bernardino, as Instrument Number 83-051173, a Certificate of Tentative Cancellation of Contract for the Property in compliance with California Government Code section 51280 et seq. Since 1982, the City has taken no action with respect to the Certificate of Tentative Cancellation.

The City understands from communications with your office that FATIC is specifically requesting the following with respect facilitating the closure of an escrow account pending with FATIC for the Property:

1. A statement that the Property is not subject to a City agricultural preserve;
2. A statement regarding the status of the Contract with respect to the county of San Bernardino's Assessor's office; and
3. A statement as to whether the City deems the Certificate of Tentative Cancellation "expired."

On July 21, 2020, the City Council, at a regularly scheduled meeting, considered a report prepared by City staff regarding the Contract and your above-referenced request. Based upon the information provided to it, this letter certifies that, with respect to your request, the City Council determines and concludes as follows:

1. The Property is not subject to a City agricultural preserve. On March 16, 1982, the City Council adopted Resolution No. 3820 to remove the Property from the City's agricultural preserve.

2. On April 4, 2006, the County sent correspondence to representatives of the then owners of the Property stating that, as of 1992, the County had corrected its assessment rolls to reflect the value of the Property for taxing purposes as being unencumbered by the Contract, noting that the County considered the Contract cancelled.
3. Based on the above facts; that the Property has not been within a City agricultural preserve since 1982, that the County has considered the Property unencumbered by Contract since 1992, and that no actions or proceedings have been undertaken by the City since its approval of the Tentative Certificate of Cancellation, the City Council of the City of Redlands considers the Tentative Certificate of cancellation expired.

Sincerely,



Paul W. Foster
Mayor
City of Redlands

cc: Charles M. Duggan, Jr., City Manager; Janice McConnell, Assistant City Manager