



POLICY OF TITLE INSURANCE

ISSUED BY

Title Insurance and Trust Company

Title Insurance and Trust Company, a California corporation, herein called the Company, for a valuable consideration paid for this policy, the number, the effective date, and amount of which are shown in Schedule A, hereby insures the parties named as Insured in Schedule A, the heirs, devisees, personal representatives of such Insured, or if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule C, existing at the date herof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations, or
2. Unmarketability of such title, or
3. Any defect in the execution of any mortgage shown in Schedule B securing an indebtedness, the owner of which is named as an Insured in Schedule A, but only insofar as such defect affects the lien or charge of said mortgage upon the estate or interest referred to in this policy, or
4. Priority over said mortgage, at the date herof, of any lien or encumbrance not shown or referred to in Schedule B, or excluded from coverage in the Conditions and Stipulations, said mortgage being shown in Schedule B in the order of its priority;

All subject, however, to the provisions of Schedules A, B and C and to the Conditions and Stipulations herein annexed.

In Witness Whereof, Title Insurance and Trust Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A

Title Insurance and Trust Company

By: [Signature]

PRESIDENT

By: Richard H. Bonlett

SECRETARY

SCHEDULE A

Amount \$ 9,000.00 Effective Date January 14, 1964
at 8:00 a.m. Premium \$ 78.00
Policy No. 491679

INSURED

CITY OF REDLANDS
a municipal corporation

1. Title to the estate or interest covered by this policy at the date hereof is vested in:

CITY OF REDLANDS
a municipal corporation

2. The estate or interest in the land described or referred to in Schedule C covered by this policy is a fee.

SCHEDULE B

This policy does not insure against loss or damage by reason of the following:

PART I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

SCHEDULE B — (Continued)

PART II

1. Second installment general and special taxes for the fiscal year 1963-64, Code Area 501 book 176 page 074 as follows:

Line 09, covering a portion of lot 2, in the amount of \$200.38.

Line 10, covering a portion of the northwest 1/4 of Section 1, Township 2 south, Range 3 west, in the amount of \$22.22.

2. An unlocated right of way to lay and repair pipes to conduct water over and across said lands, as granted to E. G. Judson and F. E. Brown, by deed recorded in book 73 of Deeds, page 289, records of San Bernardino County.

3. Right of way for pipe lines as set out in the Deed to South Mountain Water Co., a corporation, recorded in book 266 of Deeds, page 359, and also as shown upon the Map of Denman's Subdivision, filed in book 15 of Maps, page 23; and also as shown upon the map showing steel pipe line of the South Mountain Water Co., etc., filed in book 16 of Maps, page 35, records of San Bernardino County.

4. An unlocated right of way for pipe lines to be properly constructed and covered, with permission to repair, maintain, etc. as set out in the Deed from Harry H. Ford and wife, dated March 13, 1901, and recorded in book 306 of Deeds, page 89, records of San Bernardino County.

5. An unlocated easement over said land for pipe lines and incidental purposes as reserved by Redlands Street Railway Company, in deed recorded March 7, 1903 in book 332 page 161 of Deeds.

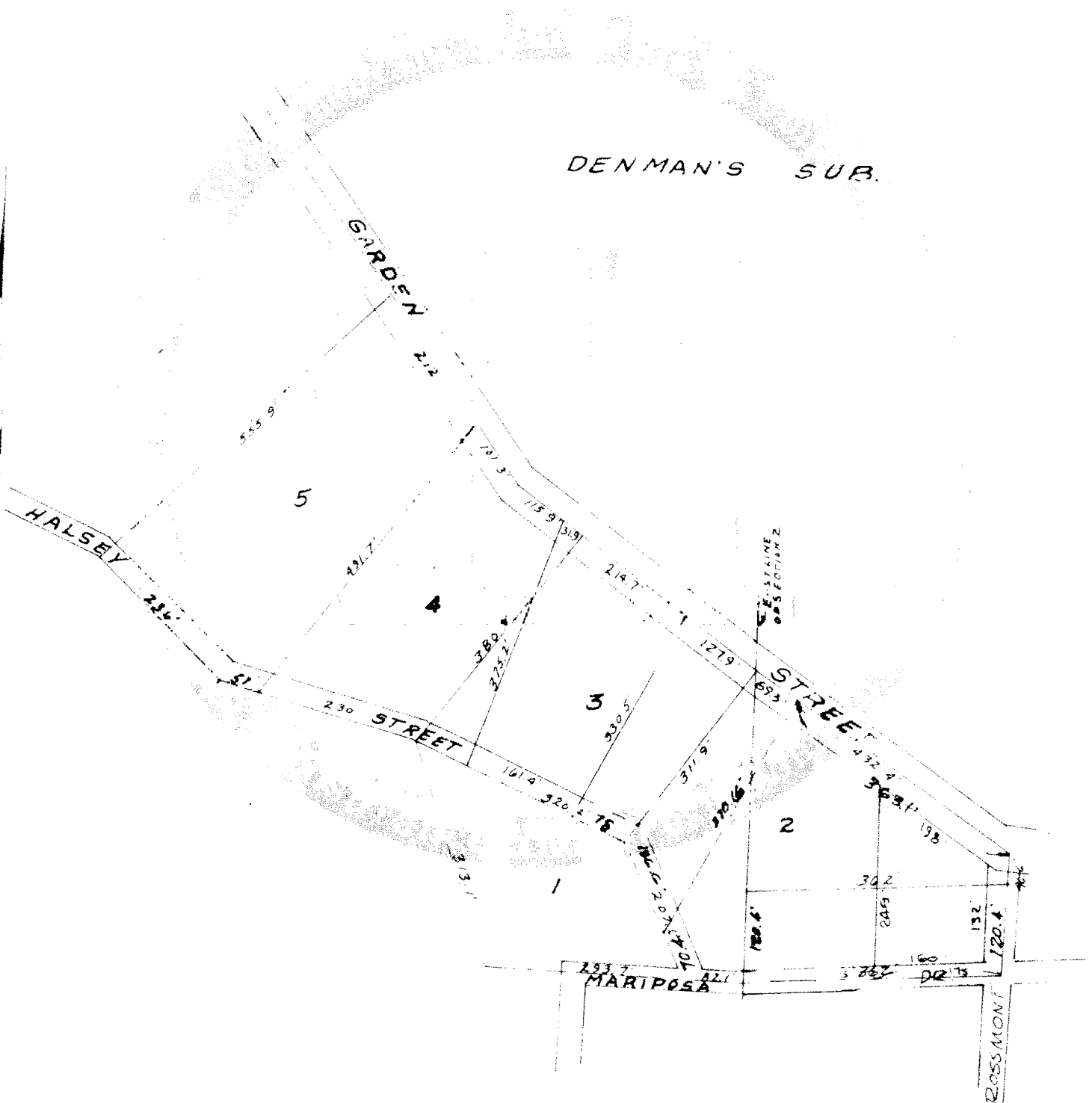
SCHEDULE C

The land referred to in this policy is described as follows:

All that portion of lot 2, Denman's Subdivision, in the county of San Bernardino, state of California, as per map recorded in book 15 page 23 of Maps, in the office of the county recorder of said county, and portion of the northwest 1/4 of Section 1, Township 2 south, Range 3 west, San Bernardino meridian, according to government survey, described as a whole as follows:

COMMENCING at the center line intersection of Mariposa Drive, (30.00 feet wide), and Rossmont Drive (30.00 feet wide); thence South 85° 02' 00" West, 175.00 feet, along said center line of Mariposa Drive; thence North 04° 58' 00" West, 15.00 feet, to the northerly right of way line of said Mariposa Drive and the true point of beginning; thence North 85° 02' 00" East, 160.00 feet along said north line to the westerly line of said Rossmont Drive; thence North 02° 37' 30" West, 132.00 feet, along said westerly line to the southerly right of way line of Garden Street (60.00 feet wide). Thence along the said southerly right of way, North 58° 18' 00" West, 198.00 feet, thence Southerly 249.00 feet to the true point of beginning.

DENMAN'S SUB.



This is not a survey of the land but is compiled for information by the Title Insurance and Trust Company from data shown by the official records.