

Recording Requested By:
Public Works Department
City of Redlands

Recorded in Official Records, County of San Bernardino

3/31/2006
8:00 AM
NC



LARRY WALKER
Auditor/Controller – Recorder

688 Fidelity/Riverside

When Recorded, Mail to:

City Clerk's Office
City of Redlands
P.O. Box 3005
Redlands, CA 92373

Doc#: 2006-0218742

Titles: 2 Pages: 6



Fees	31.00
Taxes	0.00
Other	0.00
PAID	\$31.00

1841-JE

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

COVENANT AND AGREEMENT

REGARDING MAINTENANCE OF A YARD EASEMENT

The undersigned hereby certify that we are the owner(s) of the property hereinafter legally described in **Exhibit "A"** attached hereto and by this reference made apart hereof, which property is located and known as: 1901 California Street, Redlands, CA
(Street Address)

And, in consideration of the issuance by the City of Redlands, a building permit for the construction of a building on the adjacent property hereinafter legally described in **Exhibit "B"** attached hereto and by this reference made apart hereof, we do hereby covenant and agree to and with said City, pursuant to the Uniform Building Code, to maintain on said property, a **Yard Easement** from ground to sky, provided however, Grantor shall be entitled to construct and maintain roadways, sidewalks, parking lots and other similar improvements, within the Yard Easement as described in **Exhibit "C"** and depicted on **Exhibit "D"** attached hereto and by this reference made apart hereof.

This Covenant and agreement shall run with the land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect so long as said building shall remain thereon or unless otherwise released by the authority of the Building Official of the City of Redlands.

Signature of Owner:

Dated this 1 day of February, 2006

ROBERT PATTILLO PROPERTIES, INC.,
a Georgia corporation

By: Clay W. Reese
Name: Clay W. Reese
Title: Vice President

By: _____
Name: _____
Title: _____

FIDELITY NATIONAL TITLE INSURANCE
COMPANY HAS RECORDED THIS INSTRUMENT
BY REQUEST AS AN ACCOMMODATION ONLY
AND HAS NOT EXAMINED IT FOR REGULARITY
AND SUFFICIENCY OR AS ITS EFFECT UPON
THE TITLE TO ANY REAL PROPERTY THAT
MAY BE DESCRIBED THEREIN.

SIGNATURES MUST BE NOTARIZED

JULY 07, 2005
J.N. 2520
SHEET 1 OF 1

EXHIBIT "A"
LEGAL DESCRIPTION
1901 CALIFORNIA STREET

LOT 3

THAT PORTION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 470, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED SEPTEMBER 16, 2004 AS INSTRUMENT NO. 2004-0675086, OF OFFICIAL RECORDS OF SAID COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 11.50 FEET EASTERLY OF THE WESTERLY LINE OF SAID PARCEL "B" AND THE NORTHERLY LINE OF PALMETTO AVENUE (88.00 FEET WIDE) AS SHOWN ON SAID LOT LINE ADJUSTMENT;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 30' 06" WEST, A DISTANCE OF 1171.80 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "B".

EXHIBIT "B"
LEGAL DESCRIPTION
2200 PALMETTO STREET

LOT 2

PARCEL 3 AND THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 16729, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 206 PAGES 29 TO 31 INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 126.70 FEET WESTERLY OF THE EASTERLY LINE OF SAID PARCEL 2 AND THE NORTHERLY LINE OF PALMETTO AVENUE (88.00 FEET WIDE) AS SHOWN ON SAID PARCEL MAP NO. 16729;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 30' 06" WEST, A DISTANCE OF 854.74 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 2.

TOGETHER WITH THAT PORTION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 470, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, PER DOCUMENT RECORDED SEPTEMBER 16, 2004 AS INSTRUMENT NO. 2004-0675086, OFFICIAL RECORDS OF SAID COUNTY, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 11.50 FEET EASTERLY OF THE WESTERLY LINE OF SAID PARCEL "B" AND THE NORTHERLY LINE OF PALMETTO AVENUE (88.00 FEET WIDE) AS SHOWN ON SAID LOT LINE ADJUSTMENT;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 30' 06" WEST, A DISTANCE OF 1171.80 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "B".

JULY 07, 2005
J.N. 2520
SHEET 1 OF 1

EXHIBIT "C"
LEGAL DESCRIPTION
1901 CALIFORNIA STREET

THAT PORTION OF PARCEL "B" OF CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NO. 470, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER DOCUMENT RECORDED SEPTEMBER 16, 2004 AS INSTRUMENT NO. 2004-0675086, OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A LINE PARALLEL WITH AND 11.50 FEET EASTERLY OF THE WESTERLY LINE OF SAID PARCEL "B" AND THE NORTHERLY LINE OF PALMETTO AVENUE (88.00 FEET WIDE) AS SHOWN ON SAID LOT LINE ADJUSTMENT;

THENCE ALONG SAID PARALLEL LINE, NORTH 00° 30' 06" WEST, A DISTANCE OF 107.61 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 00° 30' 06" WEST, A DISTANCE OF 739.53 FEET

THENCE SOUTH 89° 46' 19" WEST A DISTANCE OF 7.07 FEET;

THENCE SOUTH 00° 13' 41" EAST A DISTANCE OF 739.52 FEET;

THENCE NORTH 89° 46' 19" EAST A DISTANCE OF 10.60 FEET TO THE **POINT OF BEGINNING**.



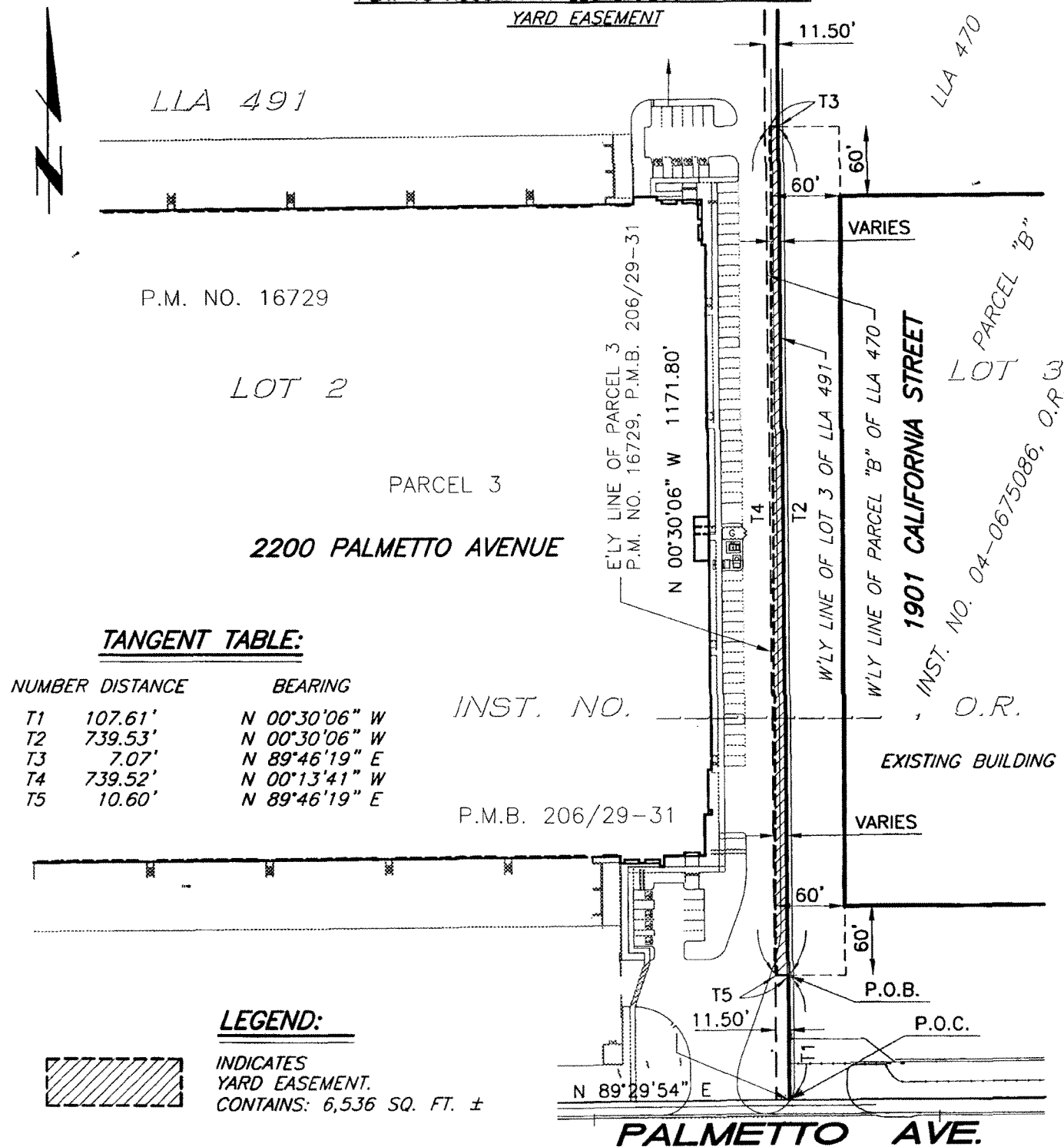
DATE: 9/07/05

BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP.: 12/31/05

N:\2520\ESMT\ESMT_NOBLD3-C.doc
LAST UPDATE: 07/07/05



PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR
YARD EASEMENT 11



Last Update: 07/07/05
N:\2520\ESMT\ESMT_NOBLD3.dwg

SURVEYOR:

PREPARED UNDER THE SUPERVISION OF:



Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH. (714) 521-4811 FAX (714) 521-4173

BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2005



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF ~~CALIFORNIA~~ GEORGIA
COUNTY OF Dekalb

} SS

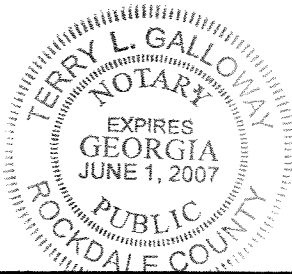
On FEB 1, 2006 before me, TERRY L. GALLOWAY

personally appeared CLAY W. REESE

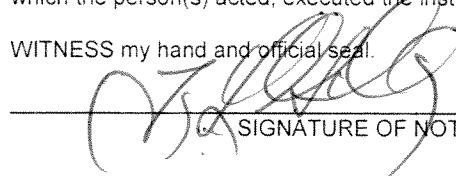
personally known to me

NAME(S) OF SIGNER(S)

- OR - 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.



WITNESS my hand and official seal.



SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
CORPORATE OFFICER
VICE PRESIDENT

TITLE(S)

PARTNER(S)
LIMITED or GENERAL
ATTORNEY-IN-FACT
TRUSTEE(S)
GUARDIAN/CONSERVATOR
OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

COVENANT AND AGREEMENT

TITLE OR TYPE OF DOCUMENT


NUMBER OF PAGES

FEB. 1, 2006

DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
ROBERT PATTILLO PROPERTIES, INC.

SIGNER(S) OTHER THAN NAMED ABOVE