

**Lawyers Title**

Electronically Recorded in Official Records, County of San Bernardino

2/02/2010  
03:27 PM  
FVRECORDING REQUESTED BY  
City of Redlands  
AND WHEN RECORDED MAIL TO**LARRY WALKER**  
Auditor/Controller - Recorder

877 Lawyer's Title

Name City Clerk's Office  
Street City of Redlands  
Address P.O. Box 3005  
City, State Redlands CA 92373  
Zip

Doc #: 2010-0042994



Titles: 1 Pages: 5

Fees .00  
Taxes .00  
Other .00  
PAID .00

Order No. \_\_\_\_\_

69653136

**FEES NOT REQUIRED**  
PER GOVERNMENT CODE  
SECTION 6103

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT FOR INGRESS AND EGRESS PURPOSES**

This grant of easement for ingress and egress purposes (Easement") is entered into between Property One, LLC "(Property One") and the City of Redlands, a municipal corporation (herein "City") organized in accordance with the laws of the State of California. For valuable consideration, the receipt of which is hereby acknowledged, City hereby grants to Property One, an easement for ingress and egress for vehicular and pedestrian traffic purposes over that certain real property ("Easement Area") described on Exhibit "A" and shown on Exhibit "B" attached hereto.

Property One shall be responsible for any and all costs arising out of or in connection with maintenance and repair of the Easement area resulting from the ingress and egress of vehicles and pedestrians.

The Easement and other rights granted herein are hereby expressly made subject to City's paramount right to use the property burdened by the Easement in any manner which does not unreasonably interfere, hinder, or restrict City's use and or development of the property burdened by the Easement.

Property One shall defend, indemnify, and hold harmless City and its elected officials, officers and employees, from any and all loss, damage, claims for damage, liability, suits, judgments, penalties, fines, expenses, and costs, including reasonable attorneys' fees, which arise out of, or are in any way connected with, Property One's use of the Easement, as well as any acts or omissions of Property One, its officers, employees, agents, contractors, or representatives in the exercise of Property One's rights, duties, or obligations related to the Easement, unless caused by the sole negligence or willful misconduct of City. The provisions of this indemnification clause shall survive the termination of any rights granted by City to Property One in connection with the Easement.

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The Easement hereby granted to grantee shall not be assigned or otherwise transferred or encumbered by Property One without prior written consent of City.

Executed on January 25, 2010.

By: Pat Gilbreath  
Pat Gilbreath, Mayor

ALL-PURPOSE ACKNOWLEDGMENT

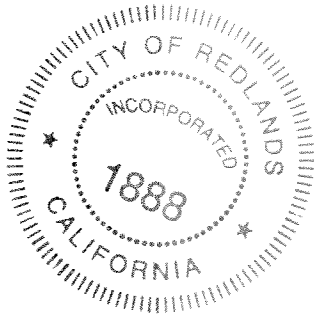
STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) SS  
CITY OF REDLANDS )

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 January 25, 2010 before me, Sam Irwin, City Clerk of the City of Redlands, California, personally appeared Pat Gilbreath, Mayor who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

SAM IRWIN, CITY CLERK



By:   
Sam Irwin, 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

Entity Represented: City of Redlands, a municipal corporation

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document: Grant of Easement for Ingress and Egress Purposes, Portion of Block 29  
Barton Ranch M.B. 6/19

Date of Document: January 25, 2010

Signer(s) Other Than Named Above: Property One, LLC

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ACCESS EASEMENT**

BEING A PORTION OF BLOCK 29 OF BARTON RANCH, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 6 OF MAPS, AT PAGE 19, RECORDS OF SAID COUNTY, AS DESCRIBED BY DOCUMENT RECORDED JULY 24, 1926 IN BOOK 125, AT PAGES 25 AND 26, OFFICIAL RECORDS OF SAID COUNTY AND **BY DOCUMENT RECORDED \*** \_\_\_\_\_, **IN** \*CONCURRENTLY **BOOK** \_\_\_\_\_, **AT PAGES** \_\_\_\_\_, **OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS** FOLLOWS:

**BEGINNING** AT THE NORTHWESTERLY CORNER OF SAID THAT CERTAIN PARCEL OF LAND AS DESCRIBED BY DOCUMENT RECORDED JULY 24, 1926 IN BOOK 125, AT PAGES 25 AND 26, OFFICIAL RECORDS OF SAID COUNTY, SAID CORNER BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2013.85 FEET A RADIAL LINE TO SAID **BEGINNING** BEARS NORTH 29°10'44" WEST;

THENCE NORTHEASTERLY ALONG SAID NON-TANGENT CURVE AND THE SOUTHEASTERLY LINE OF PARCEL 4 OF PARCEL MAP NO. 18165 IN THE CITY OF REDLANDS COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN BOOK 233 OF PARCEL MAPS AT PAGES 54 THROUGH 56 INCLUSIVE, OFFICIAL RECORDS OF SAID COUNTY, THROUGH A CENTRAL ANGLE OF 01°38'21", AN ARC LENGTH OF 57.62 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE AND SAID SOUTHEASTERLY LINE THROUGH A CENTRAL ANGLE OF 00°39'54", AN ARC LENGTH OF 23.38 FEET;

THENCE SOUTH 14°30'01" EAST A DISTANCE OF 5.27 FEET;

THENCE SOUTH 15°12'30" EAST A DISTANCE OF 27.52 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE STREET AND THE SOUTHERLY LINE OF SAID PARCEL OF LAND, AS SHOWN ON THE MAP OF MOORE AND WOODWORTH BROOKSIDE SUBDIVISION, FILED IN BOOK 23 OF MAPS, AT PAGE 19, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 142.33 FEET, A RADIAL LINE TO SAID **BEGINNING** BEARS NORTH 05°14'14" WEST;

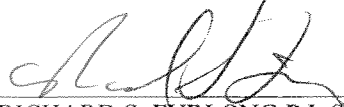
THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 09°13'43", AN ARC LENGTH OF 22.92 FEET;

THENCE NORTH 15°12'30" WEST A DISTANCE OF 25.79 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 661 SQUARE FEET MORE OR LESS

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION.

 1-6-10  
RICHARD S, FURLONG P.L.S. 8422 DATE  
MY LICENSE EXPIRES ON 12/31/10



# EXHIBIT "B"

## LEGEND:

P.O.B. - POINT OF BEGINNING

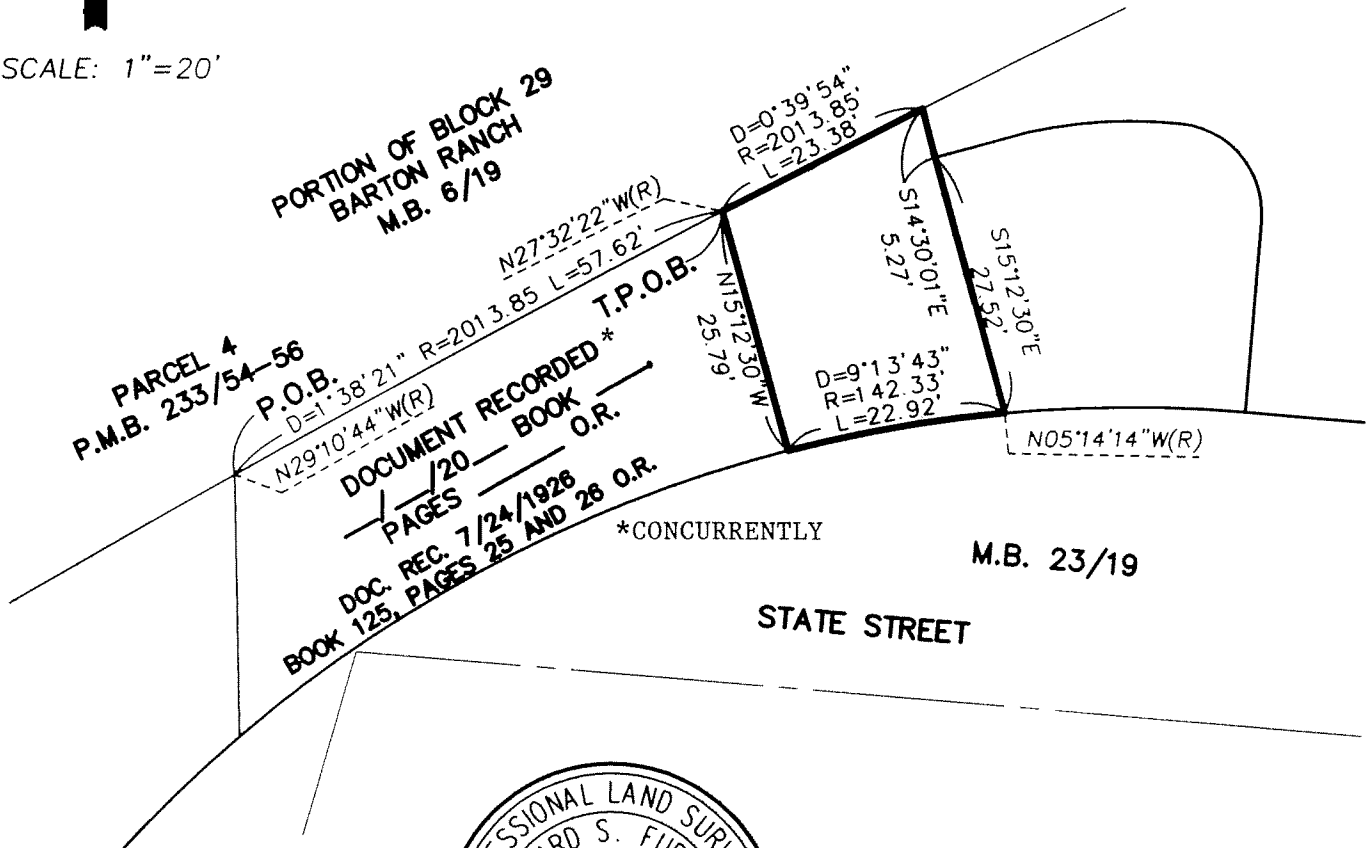
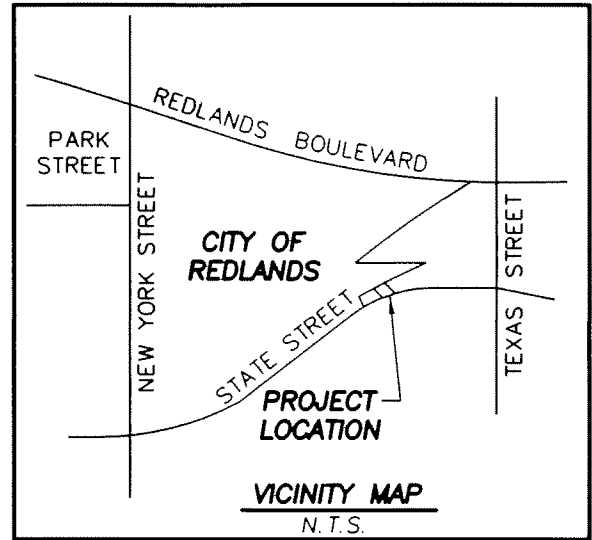
T.P.O.B. - TRUE POINT OF BEGINNING

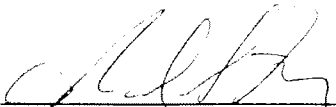
(R) - RADIAL LINE

 - INDICATES EASEMENT AREA



SCALE: 1"=20'



  
RICHARD S. FURLONG, P.L.S. 8422 DATE 1-6-10  
MY LICENSE EXPIRES ON 12/31/10

**AEI CASC**  
ENGINEERING  
937 SOUTH VIA LATA, SUITE 500  
COLTON, CA 92324  
PH. (909)783-0101 FAX (909)783-0108