



SAFECO TITLE INSURANCE COMPANY

480 Court St - San Bernardino, Calif. OFFICE

• City of Redlands
• Redevelopment Agency
• City Hall
Redlands, California, 92373
Mr. Mal Peer

PROPERTY

DATE July 28, 1975
ESCROW 514408-GLP

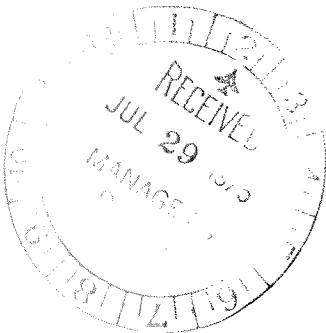
We enclose the following:

The recorded Grant Deed and Quitclaim Deed on the above referenced escrow.

Very truly yours,

Gale L. Preston
Escrow Officer

br
enc.



SAFECO TITLE INSURANCE COMPANY

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO

178

RECORDED IN OFFICIAL RECORDS

JUN 27 1975 AT 8:00 A.M.

V. DENNIS WARDLE
CLERK-RECORDER
SAN BERNARDINO COUNTY, CALIF.

NO FEE
E

Name

Street
Address

City
State
Zip

SAFECO TITLE INSURANCE COMPANY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

SOUTHERN PACIFIC TRANSPORTATION COMPANY, a corporation of the State of Delaware, Grantor, hereby grants to THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS, a body politic and corporate of the State of California, Grantee, the following described real property in the County of San Bernardino, State of California:

PARCEL NO. 1:

That portion of Lot 28, Block 77, Rancho San Bernardino, as per plat recorded in book 7 of Maps, page 2, records of said County, described as follows:

Beginning at a point in the west line of Orange Street at a point 10 feet west and 90 feet north of the southeast corner of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence north 87.5 feet to a point 15 feet south of the center line of the Southern Pacific Railroad; thence westerly parallel to and distant south 15 feet from said railroad center line 270 feet, more or less, to the east line of 4th Street; thence south along said east line of 4th Street, 87.5 feet to a point 90 feet north of the south line of said east 1/2 of the northeast 1/4 of the south 1/2 of Lot 28; thence easterly 270 feet, more or less, to the point of beginning.

Excepting therefrom that portion described as follows:

Commencing at a point on the west line of Orange Street south 15 feet from the center line of the Southern Pacific Railroad; thence westerly parallel to said railroad center line 125 feet, more or less, to a 20 foot alley as reserved in the deed from Irvin P. Doolittle, unmarried, recorded October 24, 1891 in book 141, page 60 of Deeds, being the true point of beginning; thence southerly 12.5 feet to a point 165 feet north of the south line of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence westerly parallel to said railroad center line 20 feet to a point 125 feet east of the east line of Fourth Street; thence north to a point 15 feet south of said railroad center line; thence east 20 feet to the true point of beginning.

178

CITY OF REDLANDS, a body politic and corporate of the State of California, Grantee, the following described real property in the County of San Bernardino, State of California:

PARCEL NO. 1:

That portion of Lot 28, Block 77, Rancho San Bernardino, as per plat recorded in book 7 of Maps, page 2, records of said County, described as follows:

Beginning at a point in the west line of Orange Street at a point 10 feet west and 90 feet north of the southeast corner of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence north 87.5 feet to a point 15 feet south of the center line of the Southern Pacific Railroad; thence westerly parallel to and distant south 15 feet from said railroad center line 270 feet, more or less, to the east line of 4th Street; thence south along said east line of 4th Street, 87.5 feet to a point 90 feet north of the south line of said east 1/2 of the northeast 1/4 of the south 1/2 of Lot 28; thence easterly 270 feet, more or less, to the point of beginning.

178

Excepting therefrom that portion described as follows:

Commencing at a point on the west line of Orange Street south 15 feet from the center line of the Southern Pacific Railroad; thence westerly parallel to said railroad center line 125 feet, more or less, to a 20 foot alley as reserved in the deed from Irvin P. Doolittle, unmarried, recorded October 24, 1891 in book 141, page 60 of Deeds, being the true point of beginning; thence southerly 12.5 feet to a point 165 feet north of the south line of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence westerly parallel to said railroad center line 20 feet to a point 125 feet east of the east line of Fourth Street; thence north to a point 15 feet south of said railroad center line; thence east 20 feet to the true point of beginning.

PARCEL NO. 2:

Lots 17, 19, 21 and a portion of Lots 22 and 23 of Block "D" of the Central Townsite, as per plat recorded in book 8 of Maps, page 57, records of said County and a portion of the Southern Pacific Railroad right of way, described as follows:

Beginning at a point on the west line of 4th Street 15 feet

MAIL TAX STATEMENTS TO
RETURN ADDRESS

south of the center line of said railroad right of way; thence south along said west line of 4th Street 97.5 feet to a point 9 feet north of the southeast corner of said Lot 23, said point being also the northeast corner of that parcel conveyed to David S. DeRoo et al., by deed recorded June 3, 1939 in book 1322, page 481, Official Records; thence westerly along the north line of said "DeRoo" land to the east line of Third Street (formerly Silveria Street); thence north along the east line of said Third Street 97.5 feet to a point 15 feet south of said railroad center line; thence easterly, parallel and 15 feet south of said railroad center line 138 feet, more or less, to the point of beginning.

*Sold to
McEwen.*

PARCEL NO. 3:

Lots 1, 2, 3, 4 and a portion of Lots 5 and 6, all of Block "C" of the Fairbanks & Wilson Subdivision, as per plat recorded in book 14 of Maps, page 47, records of said County and Lot 20 and a portion of Lots 16, 18, 22, 24, 26, 28 and 30 of Block "D" of the Central Townsite, as per plat recorded in book 8 of Maps, page 57, records of said County together with a portion of the south 1/2 of Redland Boulevard adjoining said Lots 1 to 6, inclusive, as abandoned by Resolution of the City of Redlands, May 4, 1904, Resolution No. 227, described as follows:

Commencing at the intersection of the west line of Third Street and the north line of Redlands Boulevard, as shown by Record of Survey recorded in book 29, page 61, Records of Survey; thence south $89^{\circ} 59' 05''$ west along the north line of said Redlands Boulevard 100.00 feet to the true point of beginning; thence continuing along the north line of said Redlands Boulevard, south $89^{\circ} 59' 05''$ west 259.75 feet to a tangent curve; thence curving to the right with a radius of 25.00 feet through a central angle of $87^{\circ} 07' 07''$ an arc distance of 38.01 feet to a point of reverse curve; thence curving to the left with a radius of 525.95 feet through a central angle of $17^{\circ} 12' 50''$ an arc distance of 158.02 feet to a point which is 15.00 feet south of the center line of the Southern Pacific Railroad, as shown by said Record of Survey, said 15.00 feet being measured parallel with and right angles to the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 15 feet therefrom 128.44 feet; thence at right angles south $0^{\circ} 06' 22''$ east 11.25 feet; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 26.25 feet therefrom 259.12 feet; thence at right angles north $00^{\circ} 06' 22''$ west 11.25 feet to a point 15.00 feet south of the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and 15 feet distant therefrom 27.50 feet to a point on the west line of said Third Street; thence south $0^{\circ} 20' 19''$ east along the west line of said Third Street, 78.67 feet; thence south $89^{\circ} 59' 05''$ west parallel with the north line of said Redlands Boulevard 100.00 feet; thence south $0^{\circ} 20' 19''$ east 100.00 feet to the point of beginning.

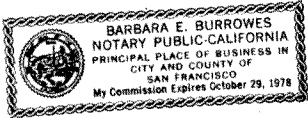
EXCEPTING from said parcels those portions thereof lying a depth of five hundred (500) feet, measured vertically from the contour of the surfaces thereof; provided, however, that Grantor, its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surfaces of the parcels herein granted or any part thereof lying between

Commencing at the intersection of the west line of Third Street and the north line of Redlands Boulevard, as shown by Record of Survey recorded in book 29, page 61, Records of Survey; thence south $89^{\circ} 59' 05''$ west along the north line of said Redlands Boulevard 100.00 feet to the true point of beginning; thence continuing along the north line of said Redlands Boulevard, south $89^{\circ} 59' 05''$ west 259.75 feet to a tangent curve; thence curving to the right with a radius of 25.00 feet through a central angle of $87^{\circ} 07' 07''$ an arc distance of 38.01 feet to a point of reverse curve; thence curving to the left with a radius of 525.95 feet through a central angle of $17^{\circ} 12' 50''$ an arc distance of 158.02 feet to a point which is 15.00 feet south of the center line of the Southern Pacific Railroad, as shown by said Record of Survey, said 15.00 feet being measured parallel with and right angles to the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 15 feet therefrom 128.44 feet; thence at right angles south $0^{\circ} 06' 22''$ east 11.25 feet; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 26.25 feet therefrom 259.12 feet; thence at right angles north $00^{\circ} 06' 22''$ west 11.25 feet to a point 15.00 feet south of the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and 15 feet distant therefrom 27.50 feet to a point on the west line of said Third Street; thence south $0^{\circ} 20' 19''$ east along the west line of said Third Street, 78.67 feet; thence south $89^{\circ} 59' 05''$ west parallel with the north line of said Redlands Boulevard 100.00 feet; thence south $0^{\circ} 20' 19''$ east 100.00 feet to the point of beginning.

EXCEPTING from said parcels those portions thereof lying a depth of five hundred (500) feet, measured vertically from the contour of the surfaces thereof; provided, however, that Grantor, its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surfaces of the parcels herein granted or any part thereof lying between said surfaces and five hundred (500) feet below said surfaces.

STATE OF CALIFORNIA
City and County of San Francisco } ss.

On this 19th day of June in the year One Thousand Nine Hundred and Seventy Five
before me, BARBARA E. BURROWES, a Notary Public in and for the City and County of San Francisco, State of California, personally appeared
L. E. Hoyt and R. W. Humphrey, known to me to be the Vice President and Assistant Secretary, respectively, of the corporation described in and that executed the within instrument,
and also known to me to be the persons who executed it on behalf of the corporation therein
named and they acknowledged to me that such corporation executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
at my office in the City and County of San Francisco, the day and year in this certificate first
above written.

Barbara E. Burrowes
Notary Public in and for the City and County of San Francisco, State of California.

Corporation

My Commission Expires October 29, 1978

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by
quitclaim
the deed or grant deed dated June 19, 1975, from Southern Pacific
Transportation Company to THE REDEVELOPMENT AGENCY OF THE
CITY OF REDLANDS, a political corporation and governmental agency,
is hereby accepted by the undersigned officer or agent on behalf of
the Agency pursuant to authority conferred by order of the Members
of the Agency adopted on June 24, 1975, and the Grantee
consents to recordation thereof by the duly authorized officer.
Dated: June 25, 1975.

By R. F. Merritt, Jr.
Acting Executive Director

(2)

RECORDING REQUESTED BY

[RAF - VI - 6/17/75 - 45805/311-2]

BOOK 8709 PAGE 288

SAFECO TITLE INSURANCE COMPANY

MAIL TAX STATEMENTS TO
AND WHEN RECORDED MAIL TO

179

RECORDED IN OFFICIAL RECORDS

JUN 27 1975 AT 8:00 A.M.

V. DENNIS WARDLE
CLERK-RECORDER
SAN BERNARDINO COUNTY, CALIF..

NO FEE
E

Name

Street
Address

City
State
Zip

SAFECO TITLE INSURANCE COMPANY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

SOUTHERN PACIFIC TRANSPORTATION COMPANY, a corporation of the State of Delaware, Grantor, hereby quitclaims to THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS, a body politic and corporate of the State of California, Grantee, the following described real property in the County of San Bernardino, State of California:

That portion of Lot 28, Block 77, Rancho San Bernardino, as per plat recorded in book 7 of Maps, page 2, records of said County, described as follows:

Commencing at a point on the west line of Orange Street south 15 feet from the center line of the Southern Pacific Railroad; thence westerly parallel to said railroad center line 125 feet, more or less, to a 20 foot alley as reserved in the deed from Irvin P. Doolittle, unmarried, recorded October 24, 1891 in book 141, page 60 of Deeds, being the true point of beginning; thence southerly 12.5 feet to a point 165 feet north of the south line of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence westerly parallel to said railroad center line 20 feet to a point 125 feet east of the east line of Fourth Street; thence north to a point 15 feet south of said railroad center line; thence east 20 feet to the true point of beginning.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 19th day of June, 1975.

SOUTHERN PACIFIC TRANSPORTATION
COMPANY,

By

(Title) VICE PRESIDENT

Attest:

Assistant Secretary

179

Subject to easements, covenants, conditions, reservations and restrictions of record.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed this 26TH day of December, 1974.

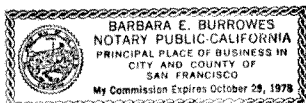
SOUTHERN PACIFIC
TRANSPORTATION COMPANY

By [Signature]
(Title) VICE PRESIDENT

Attest [Signature]
Assistant Secretary

STATE OF CALIFORNIA
City and County of San Francisco } ss.

On this 7th day of January in the year One Thousand Nine Hundred and Seventy Five
before me, BARBARA E. BURROWES, a Notary Public in and for the City and County of San Francisco, State of California, personally appeared
(One Market St.) L. E. Hoyt and R. W. Humphrey, known to me to be the Vice President and Assistant Secretary, respectively, of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named and they acknowledged to me that such corporation executed the same.



Corporation

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

[Signature]
Notary Public in and for the City and County of San Francisco, State of California.

My Commission Expires October 29, 1978

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant deed dated December 26, 1974, from Southern Pacific Transportation Company to THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS, a political corporation and governmental agency, is hereby accepted by the undersigned officer or agent on behalf of the Agency pursuant to authority conferred by order of the Members of the Agency adopted on June 24, 1975, and the Grantee consents to recordation thereof by the duly authorized officer..
Dated: June 25, 1975.

By [Signature]

178

R E L E A S E

THIS INDENTURE, made this 15TH day of July, 1976,

Between THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION), a National Banking Association existing under the laws of the United States of America (hereinafter sometimes called the "Trustee"), to THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS, a body politic and corporate of the State of California, (hereinafter called the "Grantee");

WHEREAS, Southern Pacific Railroad Company, to which Southern Pacific Transportation Company is successor in interest (a corporation duly organized and existing under the laws of the State of Delaware), has heretofore executed, acknowledged and delivered to The Chase National Bank of the City of New York, predecessor of the Trustee, its First Mortgage, dated as of July 1, 1945, mortgaging its lines of railroad and certain of its premises, properties, real and personal, rights, franchises, estates and appurtenances, of which the property hereinafter described is a part, to secure the payment of the principal of and interest on the First Mortgage Bonds to be issued from time to time thereunder in accordance with the provisions thereof; and

WHEREAS, said Southern Pacific Transportation Company has notified the Trustee that it has conveyed the property hereinafter described and has requested the Trustee to release said property from the lien of said First Mortgage, pursuant to Section 2 of Article Ten thereof, and has furnished the Trustee with the papers required by Sections 2 and 9 of Article Ten thereof to support the release of said property and has duly complied with all applicable provisions of said Article Ten.

NOW, THEREFORE, The Chase Manhattan Bank (National Association),

as Trustee as aforesaid, in consideration of One (1) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim unto Grantee all of the right, title and interest it as said Trustee may have acquired in, through or by virtue of said mortgage, in and to the property described in Annex A, attached hereto and made a part hereof, which property is situated in the County of San Bernardino, State of California, to the end that the same may be discharged from the lien of said First Mortgage.

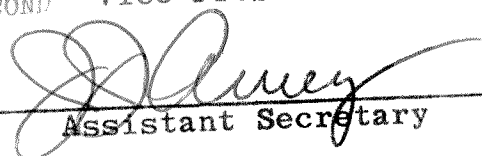
TO HAVE AND TO HOLD the property hereby released and conveyed to Grantee, and its assigns, to its or their own proper use, benefit and behoof forever, free and clear and discharged of and from all lien and claim under and by virtue of the aforesaid First Mortgage.

This release is made, executed and delivered without any representation, covenant, or warranty whatsoever, express or implied, on the part of the Trustee and without recourse to it in any event.

IN WITNESS WHEREOF, The Chase Manhattan Bank (National Association), as Trustee as aforesaid, has caused these presents to be executed by its officers thereunto duly authorized, under its corporate seal, the day and year first above written.

THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION), as Trustee as aforesaid,

By 
SECOND Vice President

Attest 
Assistant Secretary

623

ANNEX "A"PARCEL NO. 1:

That portion of Lot 28, Block 77, Rancho San Bernardino, as per plat recorded in book 7 of Maps, page 2, records of said County, described as follows:

Beginning at a point in the west line of Orange Street at a point 10 feet west and 90 feet north of the southeast corner of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence north 87.5 feet to a point 15 feet south of the center line of the Southern Pacific Railroad; thence westerly parallel to and distant south 15 feet from said railroad center line 270 feet, more or less, to the east line of 4th Street; thence south along said east line of 4th Street, 87.5 feet to a point 90 feet north of the south line of said east 1/2 of the northeast 1/4 of the south 1/2 of Lot 28; thence easterly 270 feet, more or less, to the point of beginning.

Excepting therefrom that portion described as follows:

Commencing at a point on the west line of Orange Street south 15 feet from the center line of the Southern Pacific Railroad; thence westerly parallel to said railroad center line 125 feet, more or less, to a 20 foot alley as reserved in the deed from Irvin P. Doolittle, unmarried, recorded October 24, 1891 in book 141, page 60 of Deeds, being the true point of beginning; thence southerly 12.5 feet to a point 165 feet north of the south line of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence westerly parallel to said railroad center line 20 feet to a point 125 feet east of the east line of Fourth Street; thence north to a point 15 feet south of said railroad center line; thence east 20 feet to the true point of beginning.

PARCEL NO. 2:

Lots 17, 19, 21 and a portion of Lots 15 and 23 of Block "D" of the Central Townsite, as per plat recorded in book 8 of Maps, page 57, records of said County and a portion of the Southern Pacific Railroad right of way, described as follows:

Beginning at a point on the west line of 4th Street 15 feet south of the center line of said railroad right of way; thence south along said west line of 4th Street 97.5 feet to a point 9 feet north of the southeast corner of said Lot 23, said point being also the northeast corner of that parcel conveyed to David S. DeRoo et al., by deed recorded June 3, 1939 in book 1322, page 481, Official Records; thence westerly along the north line of said "DeRoo" land to the east line of Third Street (formerly Silveria Street); thence north along the east line of said Third Street 97.5 feet to a point 15 feet south of said railroad center line; thence easterly, parallel and 15 feet south of said railroad center line 138 feet, more or less, to the point of beginning.

PARCEL NO. 3:

Lots 1, 2, 3, 4 and a portion of Lots 5 and 6, all of Block "C" of the Fairbanks & Wilson Subdivision, as per plat recorded in book 18 of Maps, page 47, records of said County and Lot 20 and a portion of Lots 16, 18, 22, 24, 26, 28 and 30 of Block "D" of the Central Townsite, as per plat recorded in book 8 of Maps, page 57, records of said County together with a portion of the south 1/2 of Redland Boulevard adjoining said Lots 1 to 6, inclusive, as abandoned by Resolution of the City of Redlands, May 4, 1904, Resolution No. 227, described as follows:

Commencing at the intersection of the west line of Third Street and the north line of Redlands Boulevard, as shown by Record of Survey recorded in book 29, page 61, Records of Survey; thence south $89^{\circ} 59' 05''$ west along the north line of said Redlands Boulevard 100.00 feet to the true point of beginning; thence continuing along the north line of said Redlands Boulevard, south $89^{\circ} 59' 05''$ west 259.75 feet to a tangent curve; thence curving to the right with a radius of 25.00 feet through a central angle of $87^{\circ} 07' 07''$ an arc distance of 38.01 feet to a point of reverse curve; thence curving to the left with a radius of 525.95 feet through a central angle of $17^{\circ} 12' 50''$ an arc distance of 158.02 feet to a point which is 15.00 feet south of the center line of the Southern Pacific Railroad, as shown by said Record of Survey, said 15.00 feet being measured parallel with and right angles to the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 15 feet therefrom 128.44 feet; thence at right angles south $0^{\circ} 06' 22''$ east 11.25 feet; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 26.25 feet therefrom 259.12 feet; thence at right angles north $00^{\circ} 06' 22''$ west 11.25 feet to a point 15.00 feet south of the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and 15 feet distant therefrom 27.50 feet to a point on the west line of said Third Street; thence south $0^{\circ} 20' 19''$ east along the west line of said Third Street, 78.67 feet; thence south $89^{\circ} 59' 05''$ west parallel with the north line of said Redlands Boulevard 100.00 feet; thence south $0^{\circ} 20' 19''$ east 100.00 feet to the point of beginning.

STATE OF NEW YORK)
) SS.
 COUNTY OF NEW YORK)

On this 14TH day of July, 1974, before me,
 and for the County of New York, State of New York, personally appeared
 and came V. J. MARINO, to me personally known and known
 to me to be and who acknowledged himself to be a SECOND VICE PRESIDENT
 of The Chase Manhattan Bank (National Association), the corporation
 that executed the foregoing instrument, and also known to me to be the
 person who executed the within instrument on behalf of the said cor-
 poration therein named and whose name is subscribed to the within
 instrument, who being by me duly sworn, did, on oath depose and say
 that he resides at 27 Crane Circle
New Providence, New Jersey 07971, that he is a SECOND VICE PRESIDENT
 of The Chase Manhattan Bank (National Association), the corporation
 described in and which executed the foregoing instrument; that, being
 authorized so to do, he executed the foregoing instrument on behalf of
 said corporation for the purposes therein contained by signing the
 name of the corporation by himself as SECOND VICE PRESIDENT; that
 said instrument was signed and sealed in behalf of said corporation
 by authority of a resolution of its Board of Directors, and said
V. J. MARINO acknowledged to me that said corpora-
 tion executed the same; that he knows the seal of said corporation
 and that the seal affixed to said instrument is the corporate seal of
 said corporation and was so affixed by order of the Board of Directors
 of said corporation and that he signed his name thereto by like order;
 that the signatures to said instrument were made upon like order by
 officers of said corporation, as indicated after their signatures;
 that the said instrument is the free act and deed of said corporation,
 and that the said corporation executed the said instrument for the
 uses and purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
 official seal of office in said County of New York, State of New
 York, on this 14TH day of July, 1974.

Joan M. Cosenza
 Notary Public

JOAN M. COSENZA
 NOTARY PUBLIC, State of New York
 No. 24-5827690
 Qualified in Kings County
 Cert. Filed in New York County
 Commission Expires March 30, 1976

INTERIM BINDER FORM A

Fee: \$1,125.58 A-18
No. 514408

TO: THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS, a body corporate and politic

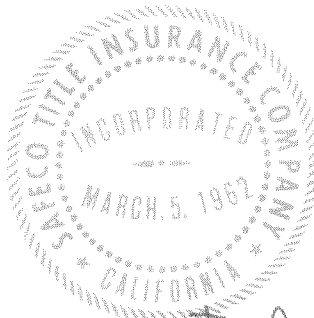
SAFECO TITLE INSURANCE COMPANY hereby agrees that it will issue, as of the date shown below,
its CLTA owners policy of title insurance
with a liability not exceeding \$ 357,500.00
showing title to the estate or interest described to be vested in the vestee named herein subject only to the ex-
ceptions shown herein and to the printed schedules and conditions and stipulations in such policy; and, if a valid
and sufficient instrument creating an insurable estate, interest or lien in favor of a purchaser from said
vestee

is executed, delivered and recorded within 730 days from the date stated below, such policy will
be issued as of the date of recording such instrument, insuring such estate, interest or lien subject only to the
exceptions herein and to liens, encumbrances, and any other matters affecting the title which may intervene
between the date stated below and the date of recording such instrument.

This Binder is preliminary to the issuance of such policy of title insurance and shall become null and
void unless such policy is issued, and the premium therefor paid, within 730 days from the date stated below.

Dated: June 27, 1975 at 8:00 A.M.

Bruce M. Jones
Secretary



W H Little
President

Margaret A. Koleszar
An Authorized Signature

SCHEDULE A

1. The estate or interest in the land described or referred to herein is:

a fee

2. Title to the estate or interest covered hereby at the date hereof is vested in:

THE REDEVELOPMENT AGENCY OF THE CITY OF REDLANDS, a body corporate and politic

3. The land referred to herein is described as follows:

County of San Bernardino, State of California

See Pages Three and Four

4. Exceptions:

See Page Five

Parcel No. 1:

That portion of Lot 28, Block 77, Rancho San Bernardino, as per plat recorded in book 7 of Maps, page 2, records of said County, described as follows:

Beginning at a point in the west line of Orange Street at a point 10 feet west and 90 feet north of the southeast corner of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence north 87.5 feet to a point 15 feet south of the center line of the Southern Pacific Railroad; thence westerly parallel to and distant south 15 feet from said railroad center line 270 feet, more or less, to the east line of 4th Street; thence south along said east line of 4th Street, 87.5 feet to a point 90 feet north of the south line of said east 1/2 of the northeast 1/4 of the south 1/2 of Lot 28; thence easterly 270 feet, more or less, to the point of beginning.

Excepting therefrom that portion described as follows:

Commencing at a point on the west line of Orange Street south 15 feet from the center line of the Southern Pacific Railroad; thence westerly parallel to said railroad center line 125 feet, more or less, to a 20 foot alley as reserved in the deed from Irvin P. Doolittle, unmarried, recorded October 24, 1891 in book 141, page 60 of Deeds, being the true point of beginning; thence southerly 12.5 feet to a point 165 feet north of the south line of the east 1/2 of the northeast 1/4 of the south 1/2 of said Lot 28; thence westerly parallel to said railroad center line 20 feet to a point 125 feet east of the east line of Fourth Street; thence north to a point 15 feet south of said railroad center line; thence east 20 feet to the true point of beginning.

Parcel No. 2:

Lots 17, 19, 21 and a portion of Lots 15 and 23 of Block "D" of the Central Townsite, as per plat recorded in book 8 of Maps, page 57, records of said County and a portion of the Southern Pacific Railroad right of way, described as follows:

Beginning at a point on the west line of 4th Street 15 feet south of the center line of said railroad right of way; thence south along said west line of 4th Street 97.5 feet to a point 9 feet north of the southeast corner of said Lot 23, said point being also the northeast corner of that parcel conveyed to David S. DeRoo et al., by deed recorded June 3, 1939 in book 1322, page 481, Official Records; thence westerly along the north line of said "DeRoo" land to the east line of Third Street (formerly Silveria Street); thence north along the east line of said Third Street 97.5 feet to a point 15 feet south of said railroad center line; thence easterly, parallel and 15 feet south of said railroad center line 138 feet, more or less, to the point of beginning.

Parcel No. 3:

Lots 1, 2, 3, 4 and a portion of Lots 5 and 6, all of Block "C" of the Fairbanks & Wilson's Subdivision, as per plat recorded in book 4 of Maps, page 47, records of said County and Lot 20 and a portion of Lots 16, 18, 22, 24, 26, 28 and 30 of Block "D" of the Central Townsite, as per plat recorded in book 8 of Maps, page 57, records of said County together with a portion of the south 1/2 of Redland Boulevard adjoining said Lots 1 to 6, inclusive, as abandoned by Resolution of the City of Redlands, May 4, 1904, Resolution No. 227, described as follows:

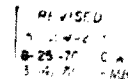
Commencing at the intersection of the west line of Third Street and the north line of Redlands Boulevard, as shown by Record of Survey recorded in book 29, page 61, Records of Survey; thence south 89° 59' 05" west along the north line of said Redlands Boulevard

1. General and special taxes for the fiscal year 1975-76, now a lien, not yet due or payable.
2. The effect of a recital in the deed from John H. D. Cox, et al., to Southern Pacific Railroad Company, recorded April 24, 1894, which states "This conveyance is made subject to dedication and grant by said John H. D. Cox and said Silas Masters to the County of San Bernardino for an alley . . . described as follows:

Commencing at a point 125 feet west from the west line of Orange Street as widened as aforesaid; thence running 20 feet west on the north line of said Water Street; thence north at right angles 402-1/4 feet to depot grounds of the California Southern Railroad; thence east at right angles 20 feet and thence south 402-1/4 feet to point of beginning". (Affects Parcel No. 1)
3. The effect of the Redevelopment Plan of the Redlands Redevelopment Project as provided by Ordinance No. 1500 adopted by the City Council of the City of Redlands on September 26, 1972, a certified copy of such ordinance and plan having been recorded November 9, 1972 in book 8057, page 789, Official Records.
4. Any boundary discrepancies or rights which may exist or arise by reason of a map of survey of said property, which was recorded October 9, 1974 in book 29, page 61, Records of Survey.

100.00 feet to the true point of beginning; thence continuing along the north line of said Redlands Boulevard, south $89^{\circ} 59' 05''$ west 259.75 feet to a tangent curve; thence curving to the right with a radius of 25.00 feet through a central angle of $87^{\circ} 07' 07''$ an arc distance of 38.01 feet to a point of reverse curve; thence curving to the left with a radius of 525.95 feet through a central angle of $17^{\circ} 12' 50''$ an arc distance of 158.02 feet to a point which is 15.00 feet south of the center line of the Southern Pacific Railroad, as shown by said Record of Survey, said 15.00 feet being measured parallel with and right angles to the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 15 feet therefrom 128.44 feet; thence at right angles south $0^{\circ} 06' 22''$ east 11.25 feet; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and distant 26.25 feet therefrom 259.12 feet; thence at right angles north $00^{\circ} 06' 22''$ west 11.25 feet to a point 15.00 feet south of the center line of said railroad; thence north $89^{\circ} 53' 38''$ east parallel with the center line of said railroad and 15 feet distant therefrom 27.50 feet to a point on the west line of said Third Street; thence south $0^{\circ} 20' 19''$ east along the west line of said Third Street, 78.67 feet; thence south $89^{\circ} 59' 05''$ west parallel with the north line of said Redlands Boulevard 100.00 feet; thence south $0^{\circ} 20' 19''$ east 100.00 feet to the point of beginning.

Excepting from said parcels those portions thereof lying a depth of 500 feet, measured vertically from the contour of the surfaces thereof, provided, however, that Grantor, its successors and assigns, shall not have the right for any purpose whatsoever to enter upon, into or through the surfaces of the parcels herein granted or any part thereof lying between said surfaces and 500 feet below said surfaces, as reserved in the deed from Southern Pacific Transportation Company, a corporation, recorded June 27, 1975.



"THIS PLAT IS FOR YOUR AID IN LOCATING YOUR LAND WITH REFERENCE TO STREET AND OTHER PARCELS. WHILE THIS PLAT IS BELIEVED TO BE CORRECT, THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.
SAFECO TITLE INSURANCE COMPANY



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