

RECORDING REQUESTED BY
Commonwealth Land Title
AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME **City Clerk's Office**
City of Redlands
STREET
ADDRESS **P.O. BOX 3005**
CITY, STATE & ZIP CODE **Redlands CA**
92373

Electronically Recorded in Official Records, County of San Bernardino

7/21/2014
10:31 AM
ECG



DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
803 Lawyers Title Co/Commonwealth

Doc #: **2014-0262604**



Titles:	1	Pages:	10
Fees			.00
Taxes			.00
Other			.00
PAID			.00

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Of Roadway Easement
Title of Document

**THIS AREA FOR
RECORDER'S
USE ONLY**



THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

RECORDING REQUESTED BY

Commonwealth Land Title

AND WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:

NAME

City Clerk's Office
City of Redlands

STREET

ADDRESS P.O. BOX 3005

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(\$3.00 Additional Recording Fee Applies)

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

Commonwealth Land Title Company

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Mail tax statements
CITY CLERK'S OFFICE
CITY OF REDLANDS
P.O. BOX 3005
REDLANDS, CA 92373

802272910

[Space above line for Recorder's use only]

[Exempt from recording fee per Gov. Code § 6103]

[Exempt from Documentary Transfer Tax per Rev. & Tax. Code § 11922]

[Note: Tax Statement Mailing Do Not Change]

APN: 0292-157-31

GRANT OF ROADWAY EASEMENT

This Grant of Roadway Easement is entered into by and between Redlands 7/11 Associates, a California General partnership and the City of Redlands, a Municipal Corporation (herein "City") duly organized in accordance with the laws of the State of California.

For a valuable consideration, the receipt of which is hereby acknowledged, Redlands 7/11 Associates, a California General partnership hereby grants to City an irrevocable roadway easement over that certain real property ("Easement Area") described on Exhibit "A" and shown on Exhibit "B" attached hereto, for the following purposes:

- A. Right-of way at any time, or from time to time, to construct, maintain, operate, replace, and renew the roadway described on Exhibit "A" and shown on Exhibit "B", and appurtenant structures in, upon and across said Easement Area or any part thereof; and
- B. Ingress and egress over the Easement Area for vehicular or pedestrian traffic.

Executed on 7/11, 2014

Redlands 7/11 Associates, a California General partnership

By: 
John M. Thompson - General Partner

Also known as
John Michael Thompson

By: 
Richard Browne - General Partner

Also known as
Richard Carlton Browne

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

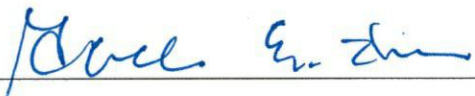
ACKNOWLEDGEMENT

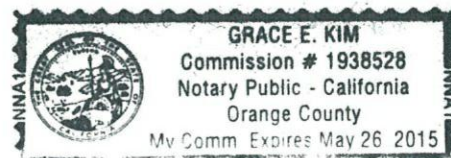
STATE OF CALIFORNIA)
) ss.
COUNTY OF orange)

On July 11, 2014, before me, Grace E. Kim, a Notary Public, personally appeared Richard Carlton Browne, who 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.

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.

Signature  (Seal)



See attached ack

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On 7/11/14 before me, Grace E. Kim, Notary Public,
(Here insert name and title of the officer)

personally appeared Richard Carlton Browne

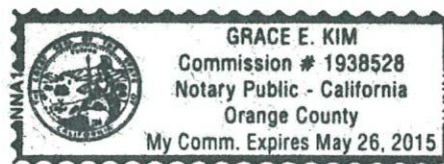
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

Grace E. Kim
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

See attached
ack

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

ACKNOWLEDGEMENT

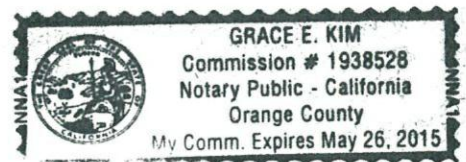
STATE OF CALIFORNIA)
) ss.
COUNTY OF Orange)

On July 11, 2014, before me, Grace E. Kim., a Notary Public, personally appeared John Michael Thompson who 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.

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.

Signature Grace E. Kim (Seal)



SEE attached ack

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On July 11, 2014 before me, Grace E. Kim, Notary Public,
(Here insert name and title of the officer)

personally appeared John Michael Thompson

who 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.

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.

Grace E. Kim
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

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☐ Corporate Officer

(Title)

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☐ Trustee(s)
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 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

NOTARY SEAL

Under the provisions of Government Code 27361.1, I certify under the penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary: GRACE E. KIM

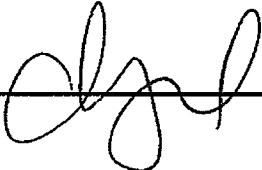
Commission #: 1938528

Date Commission Expires: MAY 26, 2015

County where Bond is filed Orange

PLACE OF EXECUTION: SAN BERNARDINO

DATE: 7/19/14

SIGNATURE: 

D.AVILES



FORM OF CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Right of Way Easement dated April 29, 2014, by Redlands 7/11 Associates, a California General partnership, is hereby accepted by the undersigned officer or agent on behalf of the City Council of the City of Redlands pursuant to the authority conferred by Resolution No. 6756 of the City Council of the City of Redlands adopted on September 3, 2008, and the grantee consents to recordation thereof by its duly authorized officer.

DATED: 7/16, 2014

BY:

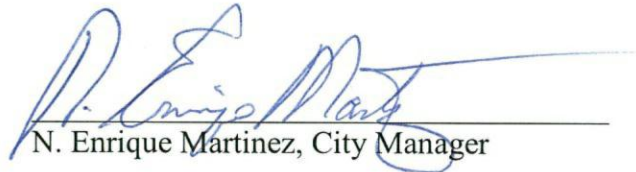

N. Enrique Martinez, City Manager

EXHIBIT "A"
Legal Description

Roadway Easement
APN 0292-157-31

The northerly 10.00 feet of that portion of the Northeast quarter of Block 12, Barton Ranch, in the City of Redlands, County of San Bernardino, State of California, per map recorded in Book 6, Page 19 of Maps in the office of the County Recorder of said County, described in a Grant Deed to Redlands 7/11 Associates recorded December 10, 1998 as Instrument No. 1998-0524936 of Official Records in the office of the County Recorder of said county.

The above-described parcel of land contains approximately 1,320 square feet.

As more particularly shown on Exhibit "B" attached hereto and made a part hereof.

This real property description has been prepared by me or under my direction in conformance with the Professional Land Surveyor's Act.

Teri Kahlen 6/3/13
Teri Kahlen, PLS 8746 Date





REDLANDS BOULEVARD

50.00'

10.00'

60.00'

41.25'

APN 0292-157-31
O.R. 1998-0524936

BARTON RANCH

BLOCK 12

M.B. 6 / 19

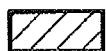
40.00'

ALABAMA STREET

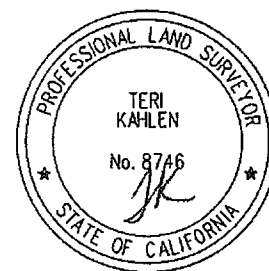
PARCEL MAP NO. 2863

P.M.B. 30/68-69

PARCEL 1



INDICATES ROADWAY EASEMENT TO BE ACQUIRED
AREA = 1,320 SF



Paragon Partners Ltd

EXHIBIT "B"

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

REDLANDS BLVD. AND
ALABAMA ST. IMP PROJECT
APN 0292-157-31
CITY OF REDLANDS
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

SHEET: 1 OF 1
DATE: 6/3/13
DRAWN BY: TLK
SCALE: 1"=40'