

Commonwealth Land Title Company

Electronically Recorded in Official Records, County of San Bernardino

6/05/20
04:12 P
FV



DENNIS DRAEGER

ASSESSOR - RECORDER - CLERK

803 Lawyers Title Co/Commonwealth

Doc #: 2014-0204073



Titles: 1 Pages:

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

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO: ~~§~~

Tax Statement
CITY CLERK'S OFFICE
CITY OF REDLANDS
P.O. BOX 3005
REDLANDS, CA 92373

9307756-10

[Space above line for Recorder's use only]

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

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

[Note: Tax Statement Mailing Do Not Change]

APN: 0169-362-11

GRANT OF SIDEWALK EASEMENT

This Grant of Sidewalk Easement is entered into by and between William E. Miles and Marion S. Miles, trustees of the Miles Family Trust, dated May 5, 2000, as to 50% interest and Betty Joan Schlberg, Trustee of the Warren C. Schlberg Exemption Trust under the Warren C. Schlberg and Betty Joan Schlberg 2000 Revocable trust, as to 50% interest and the City of Redlands, a Municipal Corporation (herein "City") duly organized in accordance with the laws of the State of California.

Please see attached certificate of acceptance

For a valuable consideration, the receipt of which is hereby acknowledged, William E. Miles and Marion S. Miles, trustees of the Miles Family Trust, dated May 5, 2000, as to 50% interest and Betty Joan Schlberg, Trustee of the Warren C. Schlberg Exemption Trust under the Warren C. Schlberg and Betty Joan Schlberg 2000 Revocable trust, as to 50% interest hereby grants to City* an irrevocable sidewalk 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.

See exhibit C'

** of Red lands*

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

Commonwealth Land Title Company

②
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WHEN RECORDED RETURN TO: ~~§~~
TAX Statement
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See exhibit C'

** of Red lands*

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

Executed on 12-18-, 2013

William E. Miles and Marion S. Miles, trustees of the Miles Family Trust, dated May 5, 2000, as to 50% interest and Betty Joan Schlberg, Trustee of the Warren C. Schlberg Exemption Trust under the Warren C. Schlberg and Betty Joan Schlberg 2000 Revocable trust, as to 50% interest

*The Miles Family trust
dated May 5, 2000*

Dated: 12-18-13

By: *William E. Miles Trustee*

William E. Miles, Trustee

*The Miles Family trust
dated May 5, 2000*

Dated: 12-18-13

By: *Marion S. Miles Trustee*

Marion S. Miles, Trustee

*The Warren C. Schlberg
and Betty Joan Schlberg 2000
Revocable Trust*

Dated: 12/18/13

By: *Betty Joan Schlberg Trustee*

Betty Joan Schlberg, Trustee

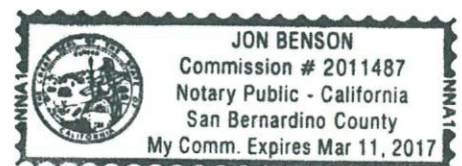
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On 12-18, 2013, before me, JON BENSON, a Notary Public, personally appeared WILLIAM E MILES, 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 *Jon Benson* (Seal)



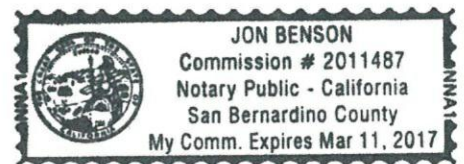
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On 12-18, 2013, before me, JON BENSON, a Notary Public, personally appeared MARION S MILES, 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.

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WITNESS my hand and official seal.

Signature Jon Benson (Seal)



STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On 12-18, 2013, before me, JON BENSON, a Notary Public, personally appeared BETTY JOAN SCHLABERG, 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.

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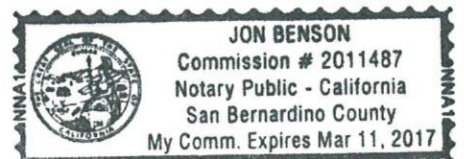


exhibit c

TEMPORARY CONSTRUCTION EASEMENT

APN 0169-362-11

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, William E. Miles and Marion S. Miles, trustees of the Miles Family Trust, dated May 5, 2000, as to 50% interest and Betty Joan Schlberg, Trustee of the Warren C. Schlberg Exemption Trust under the Warren C. Schlberg and Betty Joan Schlberg 2000 Revocable trust, as to 50% interest ("Grantor"), hereby grants to the CITY OF REDLANDS a municipal corporation, ("Grantee"), a temporary construction easement to provide a work area for the contractor during the construction period for the widening of Alabama Street, in the City of Redlands, County of San Bernardino, State of California, as shown on **Exhibit "A"** attached hereto and made a part hereof.

It is understood that said temporary construction easement shall extend for a period of eighteen (18) months commencing forty-eight (48) hours after the Grantee provides written notification to the Grantor of its intent to commence construction.

City of Redlands agrees to indemnify and hold William E. Miles and Marion S. Miles, trustees of the Miles Family Trust, dated May 5, 2000, as to 50% interest and Betty Joan Schlberg, Trustee of the Warren C. Schlberg Exemption Trust under the Warren C. Schlberg and Betty Joan Schlberg 2000 Revocable trust, as to 50% interest harmless from and against any claim, action, suit, proceeding, loss, cost, damage, liability, deficiency, fine, penalty, punitive damage, or expense (including, without limitation, attorney fees), resulting from this document.

It is understood and agreed that in the event the Grantor plans to sell, lease, or rent the Grantor's property prior to the completion of the project or the final expiration date of this temporary construction easement, the Grantor shall inform, in writing, any and all parties involved in said sale, lease, or rental, of this temporary construction easement and associated construction project by Grantee before the completion of said sale, lease or rental. This temporary construction easement is binding upon heirs, successors and assigns.

Grantee shall have the option to extend the TCE term if required. Grantee shall notify Grantor in writing of the additional TCE term needed and shall pay Grantor prior to the start of the additional TCE term at the rate of \$73.00 per month.

It is further understood that when the construction project is completed and said temporary easement is no longer required, said real property shall be restored to the same general conditions as existed prior to the beginning of construction.

William E. Miles and Marion S. Miles, trustees of the Miles Family Trust, dated May 5, 2000, as to 50% interest and Betty Joan Schlberg, Trustee of the Warren C. Schlberg Exemption Trust under the Warren C. Schlberg and Betty Joan Schlberg 2000 Revocable trust, as to 50% interest

The Miles family Trust
dated May 5 2000

Dated: 12-18-13

By: William E. Miles Trustee
William E. Miles, Trustee

The Miles family trust
dated May 5 2000

Dated: 12-18-13

By: Marion S. Miles Trustee
Marion S. Miles, Trustee

The Warren C Schlberg
and Betty Joan Schlberg 2000
Revocable trust.

Dated: 12/18/13

By: Betty Joan Schlberg, Trustee
Betty Joan Schlberg, Trustee

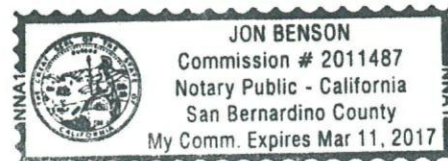
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN BERNARDINO)

On 12-18-, 2013, before me, JON BENSON, a Notary Public, personally appeared WILLIAM E MILES, 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 Jon Benson (Seal)



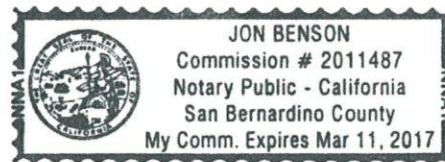
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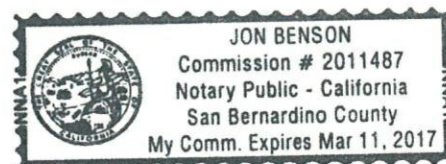
STATE OF CALIFORNIA)
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WITNESS my hand and official seal.

Signature Jon Benson (Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the roadway easement deed dated 1/6/14, from William E. Miles and Marion S. Miles, trustees of the Miles Family Trust, dated May 5, 2000, as to 50% interest and Betty Joan Schlberg, Trustee of the Warren C. Schlberg Exemption Trust under the Warren C. Schlberg and Betty Joan Schlberg 2000 Revocable trust, as to 50% interest, to the City of Redlands, a Municipal Corporation, 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:

5/9 2014

BY:

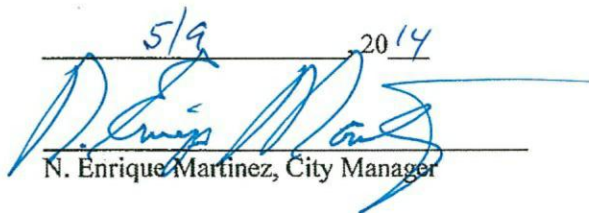

N. Enrique Martinez, City Manager

EXHIBIT "A"
Legal Description

Sidewalk Easement
APN 0169-362-11

That portion of Lot 8, Block 1, Henry L. Williams Tract, in the City of Redlands, County of San Bernardino, State of California, per map recorded in Book 11, Page 17 of Maps in the office of the County Recorder of said County, described as follows:

Beginning at the northerly terminus of that certain course cited as having a bearing of South 0°25'13" West, and a length of 115.28 feet in Parcel 1 of a Grant Deed recorded January 21, 1966 in Book 6556, page 820 of Official Records in the office of the County Recorder of said county; thence along the westerly prolongation of the most northerly line of said Parcel 1, North 81°22'32" West, 5.06 feet to a line that is parallel with and 55.00 feet west of the improvement centerline of Alabama Street as shown on Parcel Map No. 3683 per map recorded in Book 38, Pages 66 and 67 of Parcel Maps in the office of said County Recorder; thence along said parallel line, South 0°25'13" West, 41.85 feet; thence North 89°34'47" East, 5.00 feet to said certain course; thence along said certain course, North 0°25'13" East, 41.13 feet to the Point of Beginning.

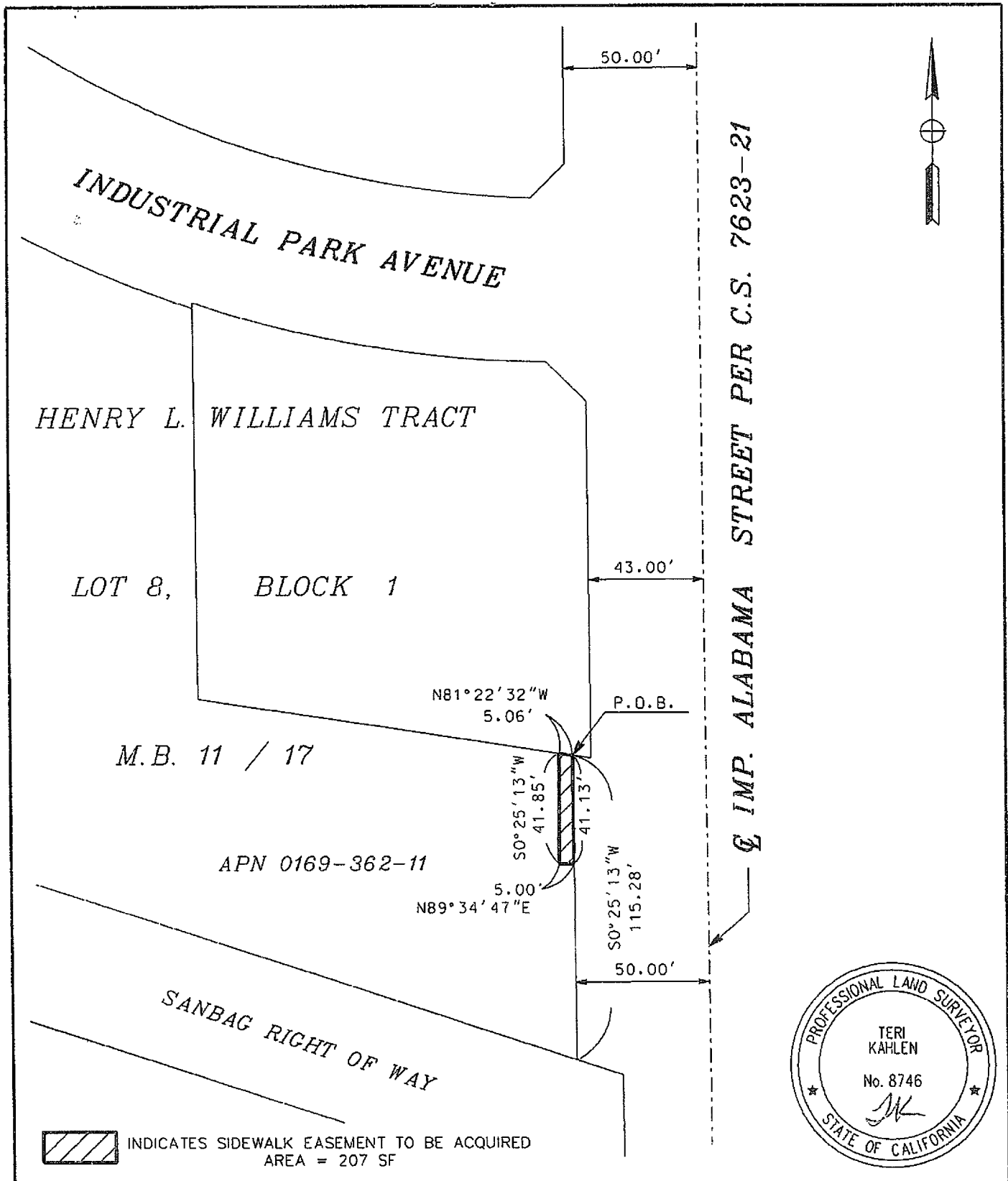
The above-described parcel of land contains approximately 207 square feet.

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 6/6/13
Teri Kahlen, PLS 8746 Date





 Paragon Partners Ltd.	EXHIBIT "B" SKETCH TO ACCOMPANY LEGAL DESCRIPTION	REDLANDS BLVD. AND ALABAMA ST. IMP PROJECT APN 0169-362-11 CITY OF REDLANDS COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA	SHEET: 1 OF 1 DATE: 6/6/13 DRAWN BY: TLK SCALE: 1"=50'
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EXHIBIT "A"

TEMPORARY CONSTRUCTION
EASEMENT

50.00'

INDUSTRIAL PARK AVENUE

HENRY L. WILLIAMS TRACT

LOT 8,
BLOCK 1

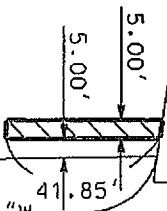
43.00'

M.B. 11 / 17

APN 0169-362-11

SANBAG RIGHT OF WAY

50°25'13"W
115.28'

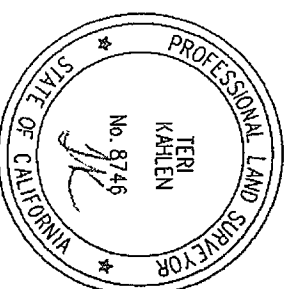


50.00'

⊙ IMP. ALABAMA STREET PER C.S. 7623-21



INDICATES TEMPORARY CONSTRUCTION EASEMENT
AREA = 211 SF



PARAGON
PARTNERS
LLP

REDLANDS BLVD. AND
ALABAMA ST. IMP PROJECT
APN 0169-362-11
CITY OF REDLANDS
COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA

SHEET: 1 OF 1
DATE: 7/18/13
DRAWN BY: TLK
SCALE: 1"=50'