

RECORDING REQUESTED BY

City of Redlands
AND WHEN RECORDED MAIL DOCUMENT TO:

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

Recorded in Official Records, County of San Bernardino



BOB DUTTON
ASSESSOR - RECORDER - CLERK

C Priority Mail

2/25/2015
8:40 AM
NC
SAN

Doc#: 2015-0071618



Titles:	1	Pages:	10
Fees			0.00
Taxes			0.00
Other			0.00
PAID			\$0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

Easement Deed

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)

RECORDING REQUESTED BY:
MUNICIPAL UTILITIES & ENGINEERING
DEPARTMENT
CITY OF REDLANDS

WHEN RECORDED, RETURN TO:
CITY CLERK'S OFFICE
CITY OF REDLANDS
P. O. BOX 3005
REDLANDS CA 92373

(THIS SPACE FOR RECORDER'S USE ONLY)

APN: 0292-053-16
FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103

GRANT OF TRAIL EASEMENT

This Grant of Trail Easement is entered into by and between

REDLANDS DEVELOPMENT, LLC, a California limited liability company

and the City of Redlands, a Municipal Corporation (herein "City") duly organized in accordance with the laws of the State of California.

For valuable consideration, receipt of which is hereby acknowledged

REDLANDS DEVELOPMENT, LLC, a California limited liability company

hereby grants to the City of Redlands an irrevocable trail easement over that certain real property ("Easement Area"), described on Exhibit "A" and shown on Exhibit "B" attached hereto, for the following purposes:

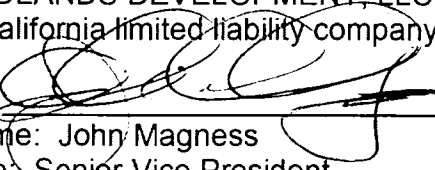
A. Right-of-way at any time, or from time to time, to construct, maintain, operate replace, and renew the trail described on Exhibit "A" and shown on Exhibit "B", and appurtenant structures in, upon and across said Easement Area or any part thereof; and

B. Ingress and egress over the Easement Area for pedestrian traffic.

Signature on following page

Executed on December 17, 2014

REDLANDS DEVELOPMENT, LLC
a California limited liability company

By: 

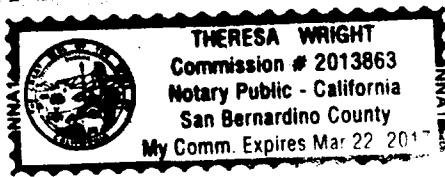
Name: John Magness

Title: Senior Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Bernardino }On December 17, 2014 before me, Theresa Wright, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared John M. Magness
Name(s) of Signer(s)

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.

Place Notary Seal Above

Signature: Theresa Wright
Signature of Notary Public**OPTIONAL**

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

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____☐ Individual ☐ Individual☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact ☐ Attorney in Fact☐ Trustee ☐ Trustee☐ Guardian or Conservator ☐ Guardian or Conservator☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

CONSENT AND SUBORDINATION

The undersigned, REGIONS BANK, an Alabama state banking corporation ("Lender"), the beneficiary under that certain Construction Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of May 15, 2014 (the "Deed of Trust") executed by Redlands Development, LLC, a California limited liability company, as grantor ("Grantor"), to Chicago Title Company, as Trustee, recorded on November 12, 2013, in Official Records, County of San Bernardino, California under Document #2014-0178166 hereby consents to the terms, provisions and conditions of the Trail Easement ("Easement Agreement") to which this Consent and Subordination is attached, and, subject to the terms and provisions of this Consent and Subordination, subordinates the lien and security interests of the Deed of Trust to the Easement Agreement, such that from and after the effective date of this Consent and Subordination, the terms, provisions and conditions of the Easement are and shall be prior and superior to the liens, security interest, terms and provisions of the Deed of Trust; provided, however, this Consent and Subordination: (i) shall not be construed or operate as a consent and subordination to any other amendment to or modification of the Easement Agreement, or a release of the lien and security interests of the Deed of Trust, but shall instead confirm that the lien and security interests of the Deed of Trust shall hereafter be upon and against all of the property subject to the Deed of Trust; and (ii) shall not modify or amend the terms and provisions of the Deed of Trust.

LENDER:

REGIONS BANK,
an Alabama state banking corporation

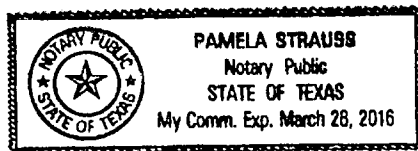
By: [Signature]
Name: Richard R. Gross, Senior Vice President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October ^{⑤ Nov} 5, 2014, by Richard R. Gross, Senior Vice President of REGIONS BANK, an Alabama chartered commercial bank, on behalf of said state bank.

[SEAL]



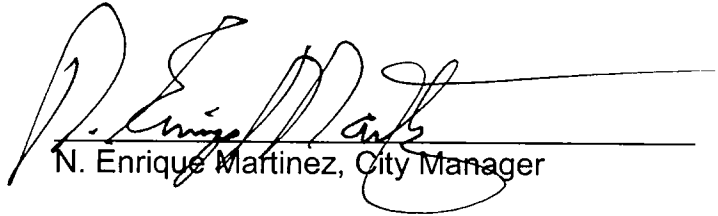
[Signature]
Notary Public, State of Texas

FORM OF CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the deed or grant dated, February 12, 2015, by REDLANDS DEVELOPMENT, LLC, a California limited liability company, 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: February 12, 2015

BY:


N. Enrique Martinez, City Manager

ATTEST:


Sam Irwin, City Clerk

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Real property located in the City of Redlands, County of San Bernardino, State of California, as shown on the attached.

EXHIBIT "A"

TRAIL EASEMENT

LEGAL DESCRIPTION

THE WESTERLY 51.75 FEET OF PARCEL 1 OF PARCEL MAP NO. 19496 IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 243 PAGES 1 THROUGH 3, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

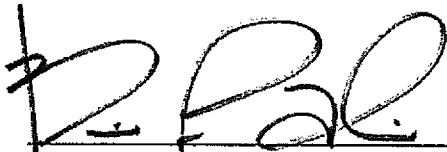
EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 DEDICATED FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES PER SAID PARCEL MAP.

CONTAINING: 35,266 SQUARE FEET OR 0.810 ACRES, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE OF PART THEREOF.

SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND RIGHTS-OF-WAY, IF ANY

PREPARED UNDER THE DIRECTION OF:



BRIAN L. THIENES
P.L.S. No. 5750
REG. EXP. 12/31/15

9/24/14
DATE



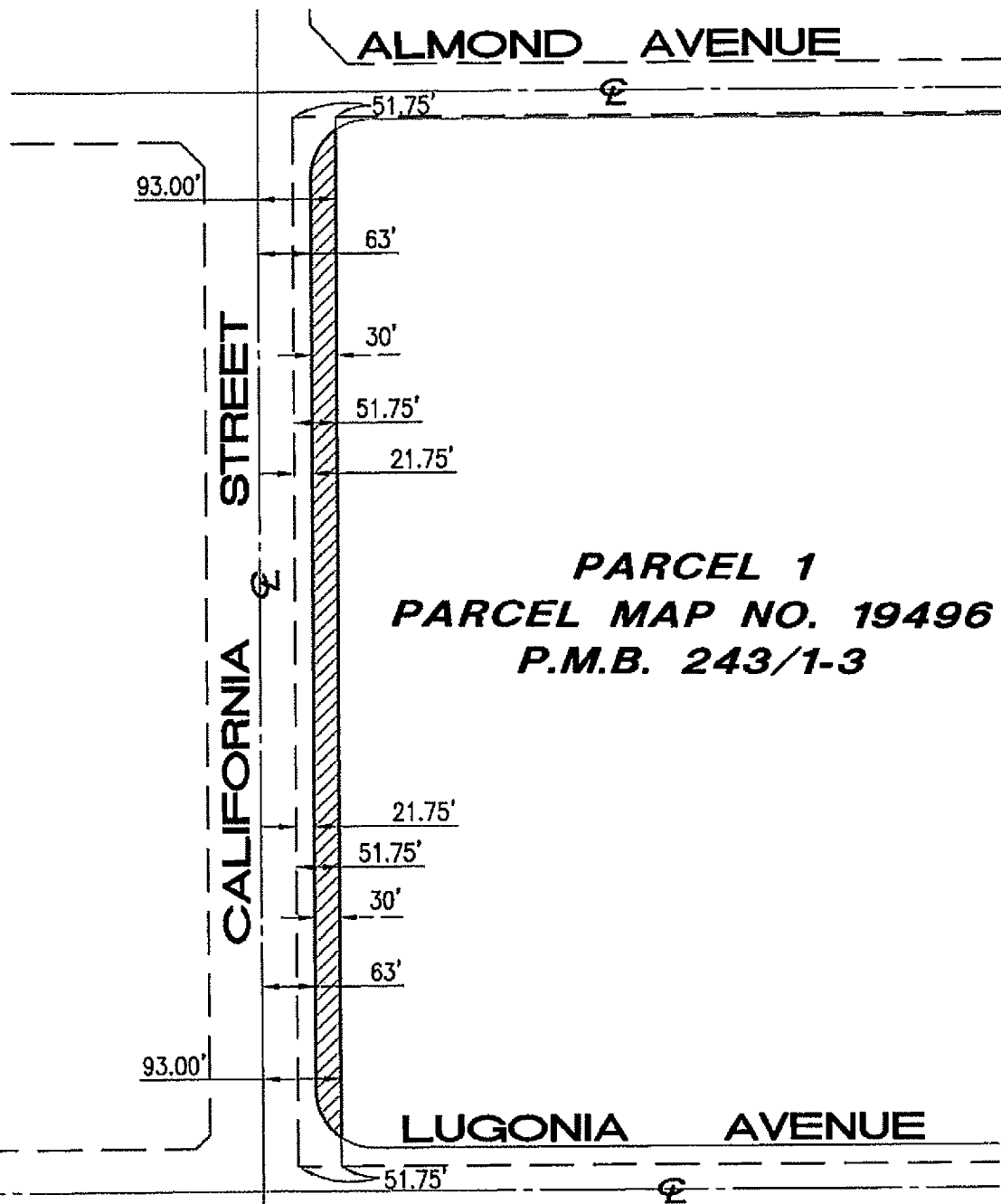
EXHIBIT "B"

SEE ATTACHED

SCALE: 1" = 200'

EXHIBIT "B"
TRAIL EASEMENT

SHEET 1 OF 1



LEGEND:



INDICATES 30' WIDE TRAIL
EASEMENT TO CITY OF REDLANDS.
CONTAINS: 35,266 SQ. FT.
0.810 AC. ±

SURVEYOR:

PREPARED UNDER THE DIRECTION OF:

Last Update: 8/18/14
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Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH.(714)521-4811 FAX(714)521-4173

[Signature]
BRIAN L. THIENES
P.L.S. NO. 5750
REG. EXP. DEC. 31, 2015

9/24/14
DATE

