SPECIFIC PLAN 25

East Valley Complex
REDLANDS

Amendment to the

East Valley Complex Specific Plan

No. 25

City of Redlands, California

April 1984

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East Valley Complex

Specific Plan No. 25, Amendment No. 1

OUTLINE

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PREFACE

The following document has been prepared in fulfillment of the Specific Plan guidelines as provided by the City of Redlands and the State of California. This Amendment to the East Valley Complex Specific Plan has been written and designed for use by city staff and decision makers, as well as developers, as a guide for the classification and development of the project area as a coordinated, comprehensive effort so as to take advantage of the superior environment, which will result from large-scale community planning.

introduction 1

SECTION 1. INTRODUCTION

A. Purpose and Intent

Implementation of the East Valley Complex Specific Plan will provide for the development of the project site consistent with the goals and objectives of the Redlands General Plan. The regulations contained herein are intended to allow for development standards created specifically for the project area while insuring substantial compliance with the spirit, intent, and provisions of the various ordinances of the City of Redlands. The intention of the East Valley Complex Specific Plan is to provide that individual development will occur in such a manner as to provide a park-like atmosphere where visual continuity throughout the project site is achieved by the use of contemporary design elements in harmony with landscape design, paving and walks, street furniture, color, and graphics. Alternative development standards have been incorporated in the Specific Plan in return for development sensitivity and increased amenities to service the needs of the surrounding community.

The total design continuity is an important factor necessary for the success of the East Valley Complex Specific Plan. Such continuity when grouping buildings and development of diverse uses is necessary to help develop the unique sense of place and identity of The East Valley Complex.

The original East Valley Complex Specific Plan No. 25 was adopted by the Redlands City Council on September 2, 1980. The intent of this amendment to Specific Plan No. 25 is to incorporate minor revisions into the Specific Plan that reflect market trends and project growth that have occurred over the past

four years. The revisions are discussed and presented within the appropriate components of this document. All revisions are consistent with the goals and policies of the Original Specific Plan, the City of Redlands' General Plan, and will foster growth consistent with community trends.

B. Project Location

The East Valley Complex encompasses approximately 68 acres generally located immediately adjacent to Interstate 10 between California Street and Alabama Street in the City of Redlands. Convenient access is provided by the California and Alabama Street Freeway on/off-ramps as well as the Nevada Street underpass. Along with the easy access on the major east-west artery in Southern California, the project has high freeway visibility and is located in the tri-city market of San Bernardino-Ontario-Riverside, identified as No. 1 in the United States growth projections for the next 10-15 years.

Exhibit 1 depicts the site location, while Exhibit 2 shows the specific project boundaries.

C. Project Goals and Objectives

The Specific Plan has several goals and objectives for the purpose of providing a viable commercial development. These goals and objectives include:

* To provide an enriched commercial environment with aesthetic cohesiveness, harmonious massing of structures, and the interfacing of open space through the utilization of superior land planning and architectural design.

* To conserve the scenic qualities of the area and to provide a visually appealing corridor adjacent to the San Bernardino Freeway.

* The utilization of structural and landscape buffers to minimize disturbance from the nearby freeway and major arterials.

* To provide landscape and streetscape design details which enhance the aesthetic quality of the community.

* The location of initial phases of development in close proximity to existing public services and utilities.

* The creation of a strong regional business center focusing on the mutually supportive mix of closely related activities forming a center for varying commercial activities.

D. Project Description

The East Valley Complex development incorporates the planning and design flexibility allowed under the Specific Plan to establish a regional commercial business center permitting a mutually supportive mix of several types of uses: major tenants that draw customers from a large region; smaller uses that individually may not have regional customer drawing power; and closely related services that support the business uses, such as restaurants, financial institutions, offices, and light industry.

The Specific Plan embodies a contemporary design theme that interfaces the various uses as components of the land use plan separated into well-defined areas by utilization of major arterials and landscaped buffers. These land use components are identified as follows:

The Urban Services Commercial component is intended to provide various commercial, retail, and service uses that will make up the nucleus of the overall center concept. These uses have been planned adjacent to the San Bernardino Freeway corridor to take advantage of the exposure that the project area has from this major transportation arterial. Special emphasis has been planned to provide architectural, open space, and landscape amenities adjacent to the Freeway in order to provide a visually aesthetic statement and to establish an appealing commercial corridor that enhances not only the project itself but the freeway corridor imagability.

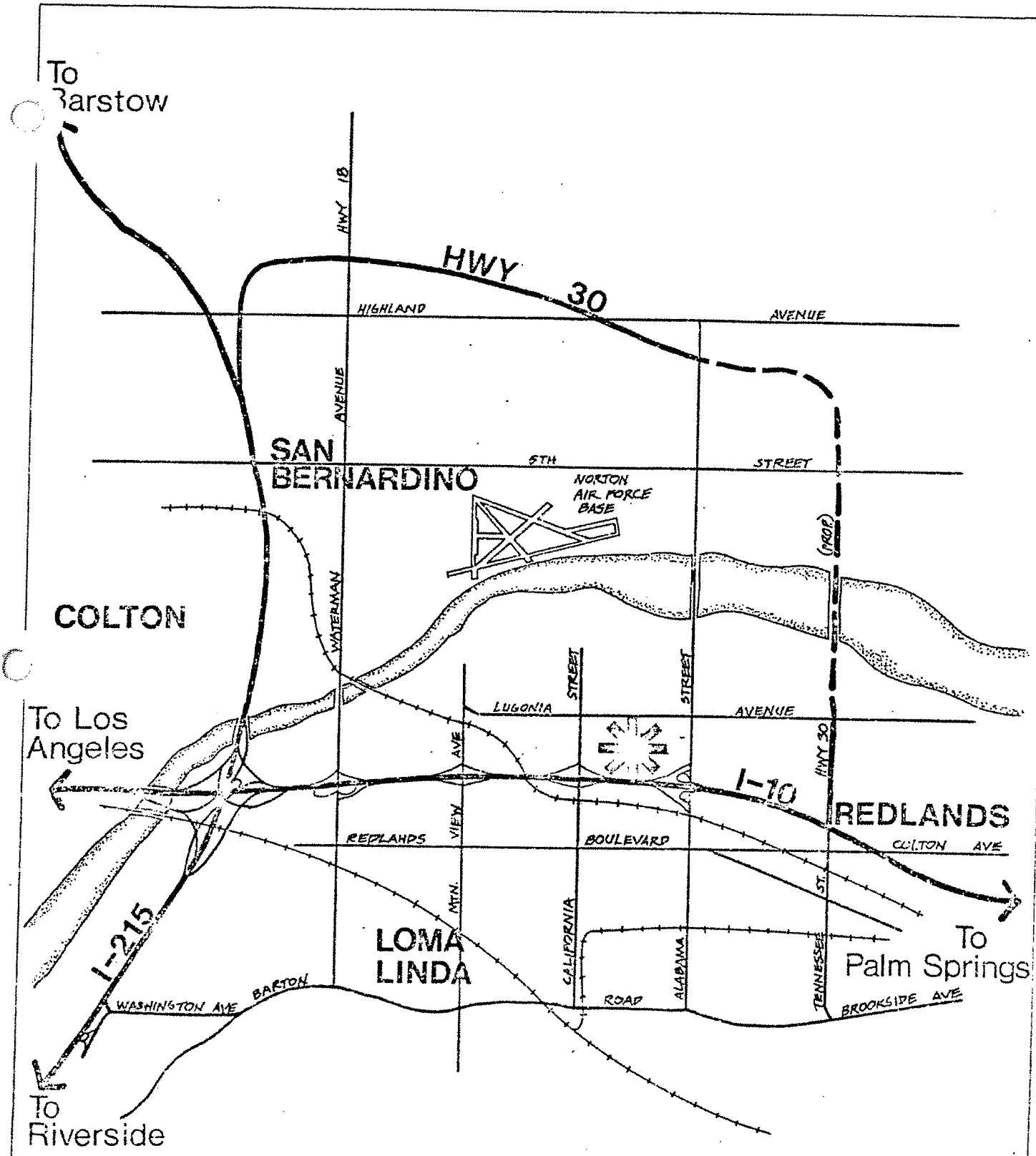
The Office/Industrial component is intended to provide corporate facilities and supportive office and service uses closely related to the urban services commercial concept. This component has been planned adjacent to the urban services commercial component in order to be closely related, while it has been located within the interior portion of the development so as to minimize any visual aspects of the service-oriented support uses upon the corridor concept.

The Illustrative Site Plan (Exhibit 3) is a graphic representation of the East Valley Complex development outlined in the following text and maps. This is a conceptual example and is only an indication of how the development could appear upon completion, although it does accurately depict the existing development.

E. General Notes

1. Any details or issues not specifically addressed by the Specific Plan regulations shall be subject to the regulations of the governing agency. Definitions of terms shall also be as defined in the codes of the City of Redlands.
2. Grading Standards: At the time of development within the Specific Plan area, a complete geological and soils engineering report indicating evidence of a safe and stable development for the improvements anticipated shall be submitted with grading plans. The recommendations by the geologists and soils engineer shall be incorporated into the grading plan design prior to the issuance of a grading permit.
3. The City of Redlands will provide water service to the East Valley Complex development.
4. The collection and treatment of sewage waste water will be conducted by the City of Redlands.
5. Electrical power will be provided by the Southern California Edison Company based upon a user fee.
6. Solid waste disposal will be provided by the City of Redlands' Disposal Department.
7. Natural gas service will be provided by the Southern California Gas Company with monthly user fees applied.

master plans 2

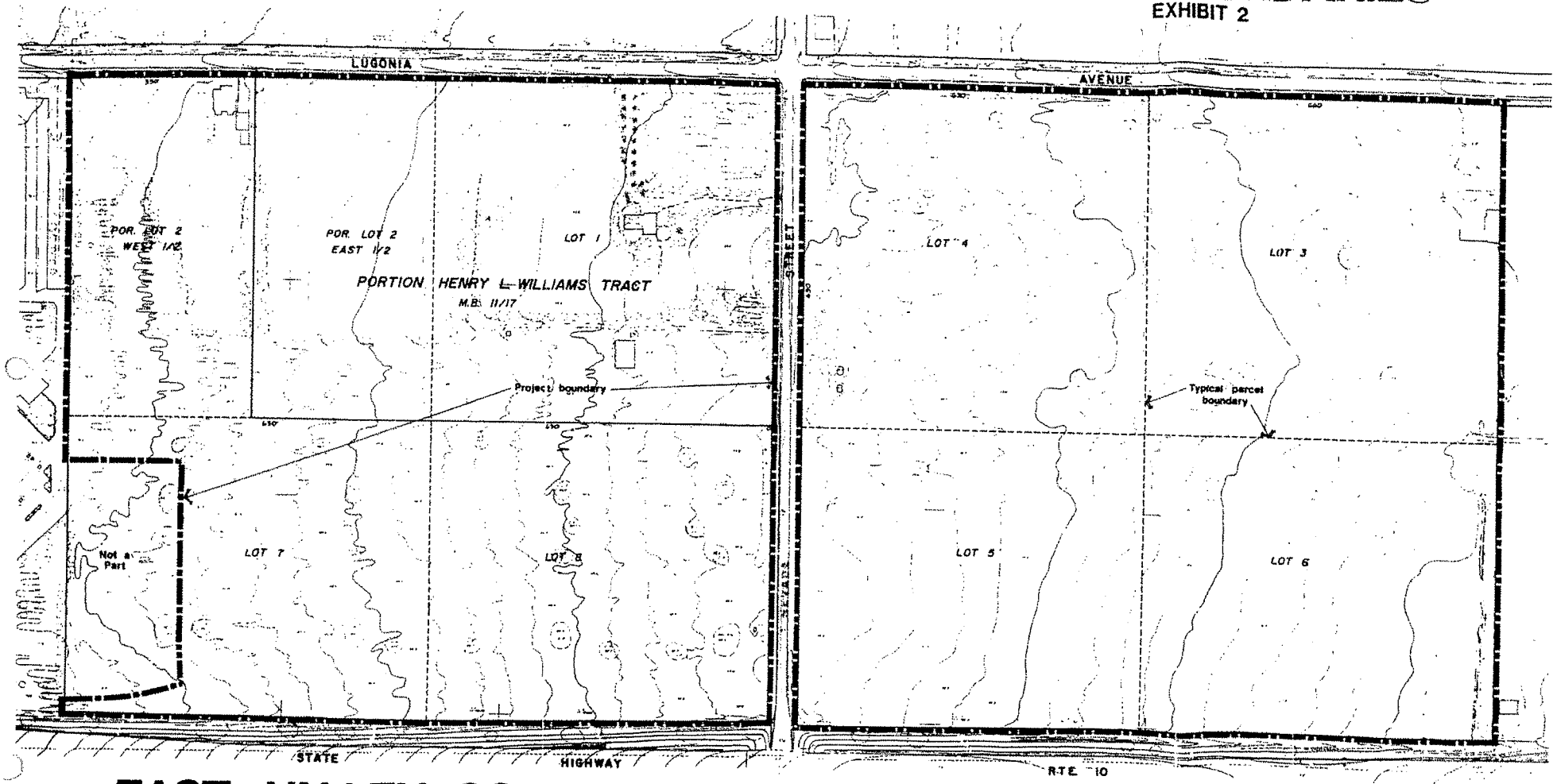


REGIONAL LOCATION MAP

EXH. 1

PROJECT BOUNDARIES

EXHIBIT 2

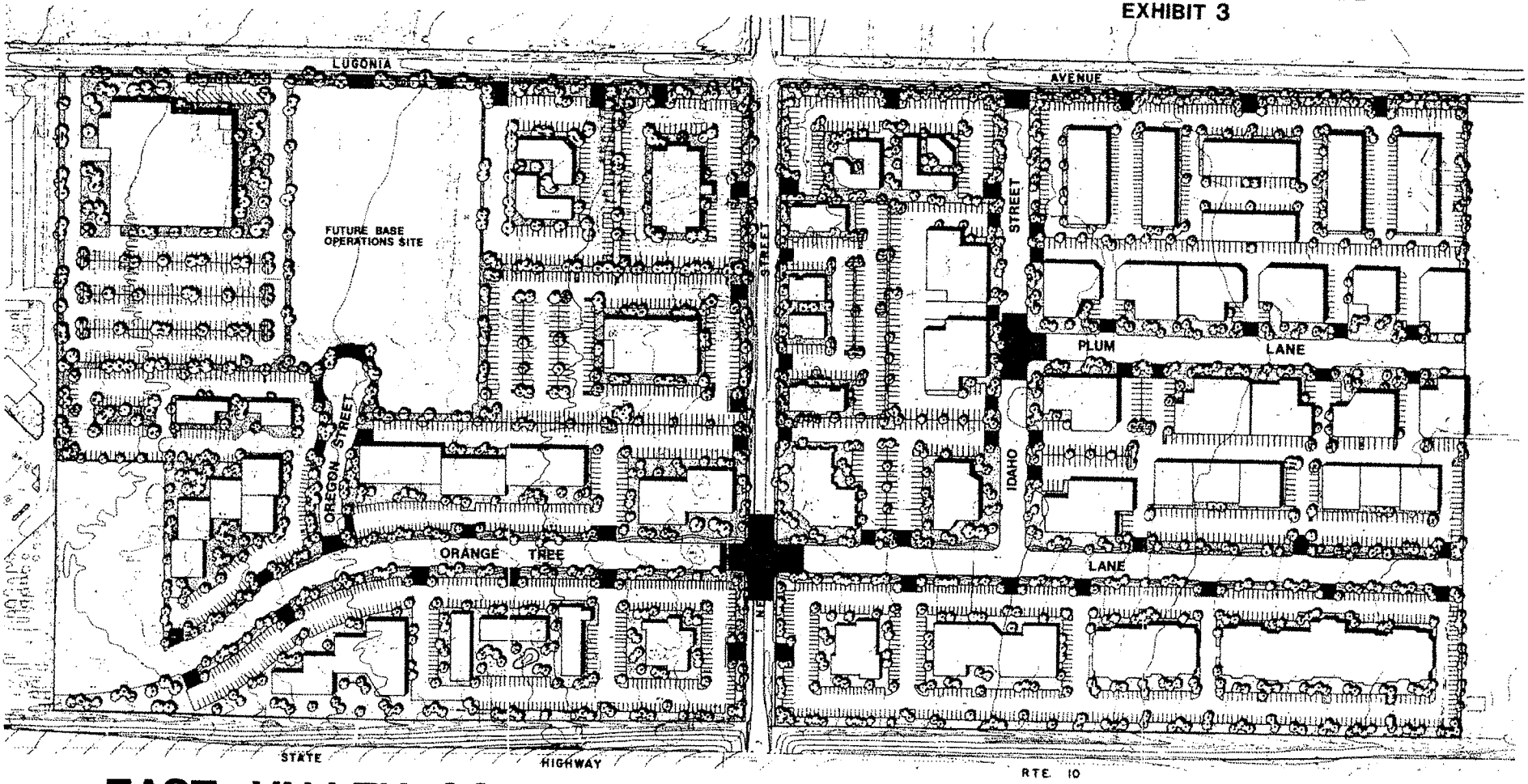


EAST VALLEY COMPLEX

A PLANNED BUSINESS COMMUNITY BY EAST VALLEY PARTNERS

ILLUSTRATIVE SITE PLAN

EXHIBIT 3



EAST VALLEY COMPLEX

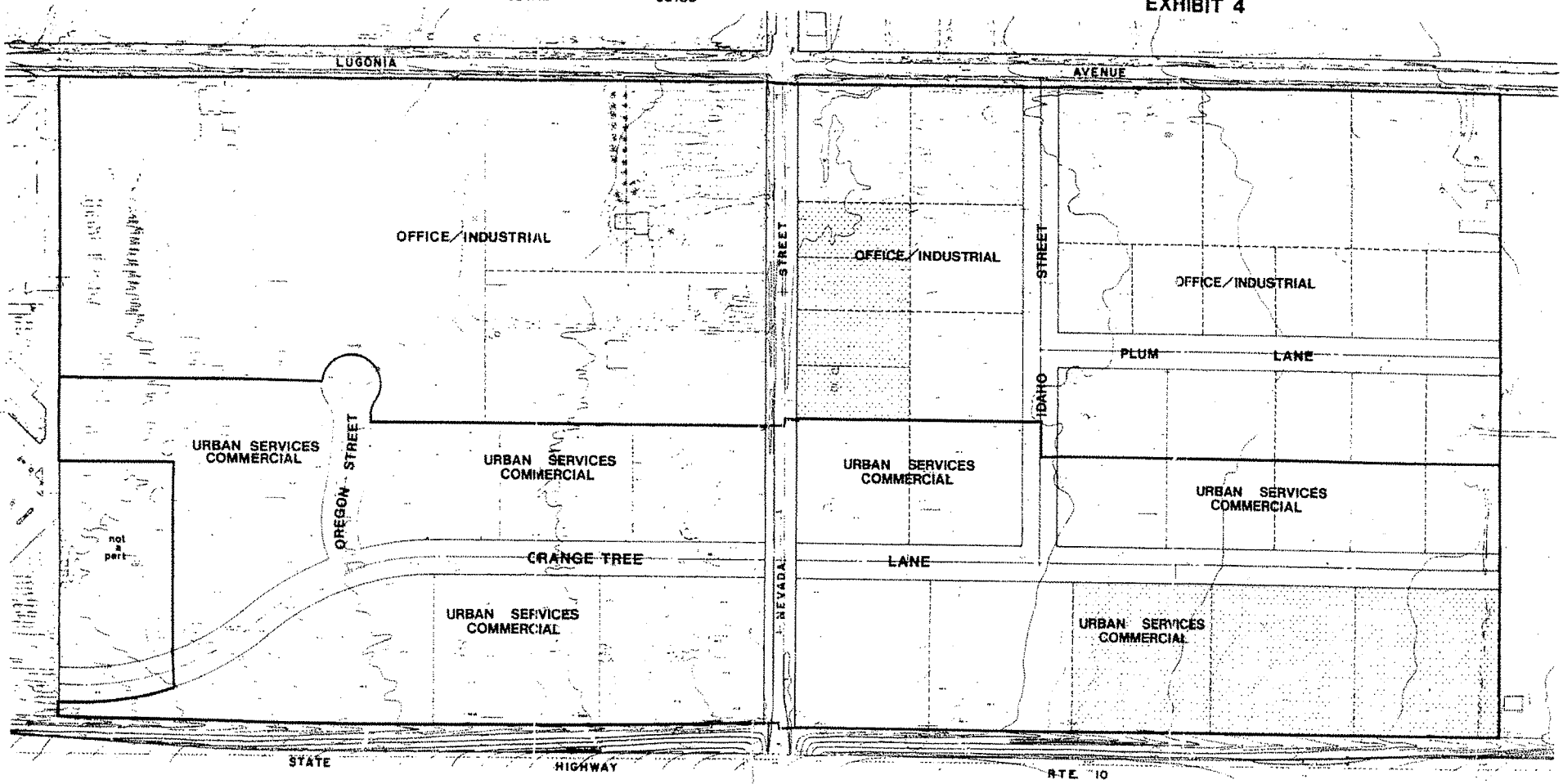
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Land Use	Acres
URBAN SERVICES COMMERCIAL	34.21
OFFICE/INDUSTRIAL	26.59
TOTAL	60.80

EXISTING DEVELOPMENT

LAND USE

EXHIBIT 4



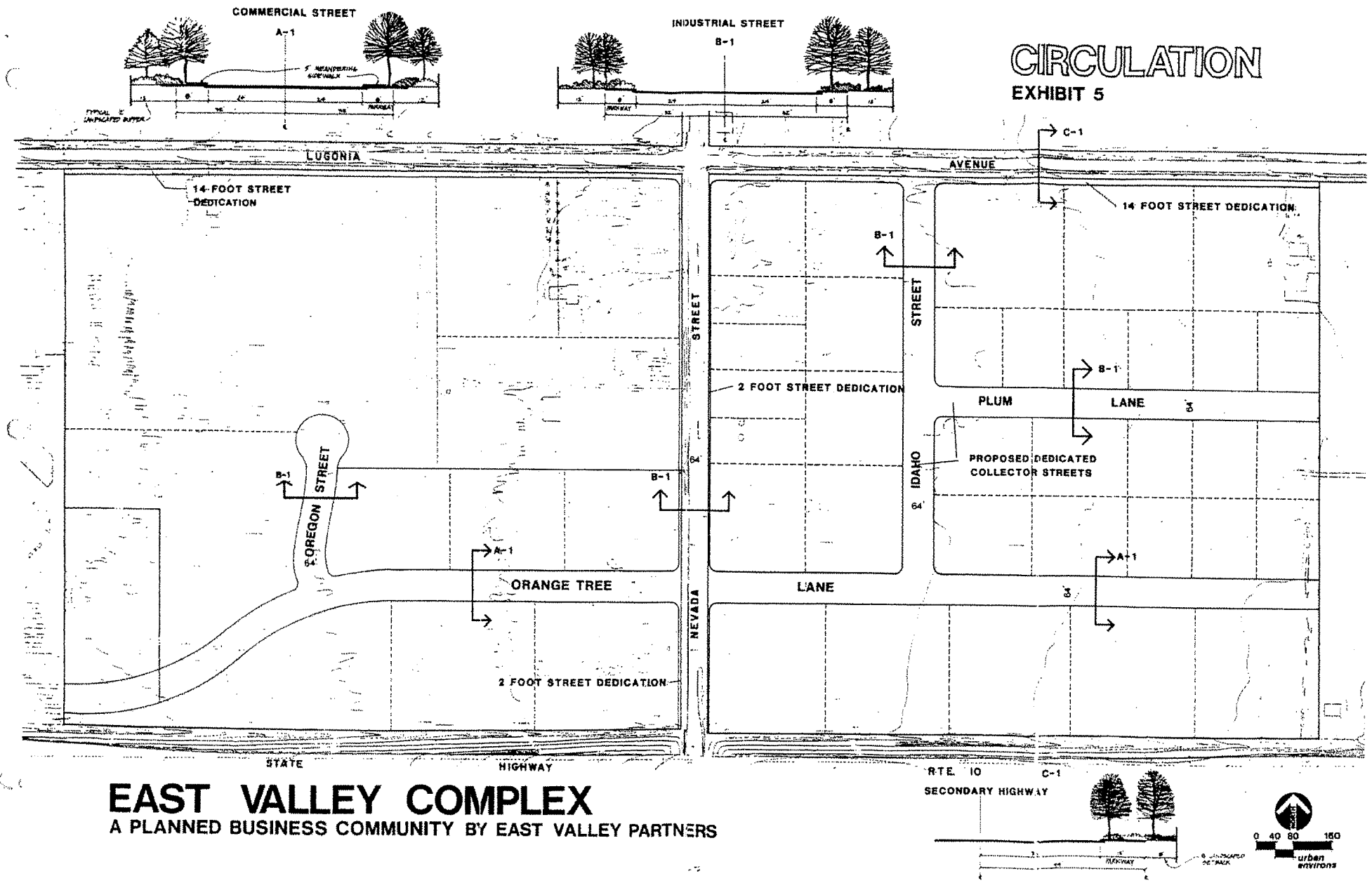
EAST VALLEY COMPLEX

A PLANNED BUSINESS COMMUNITY BY EAST VALLEY PARTNERS

NORTH

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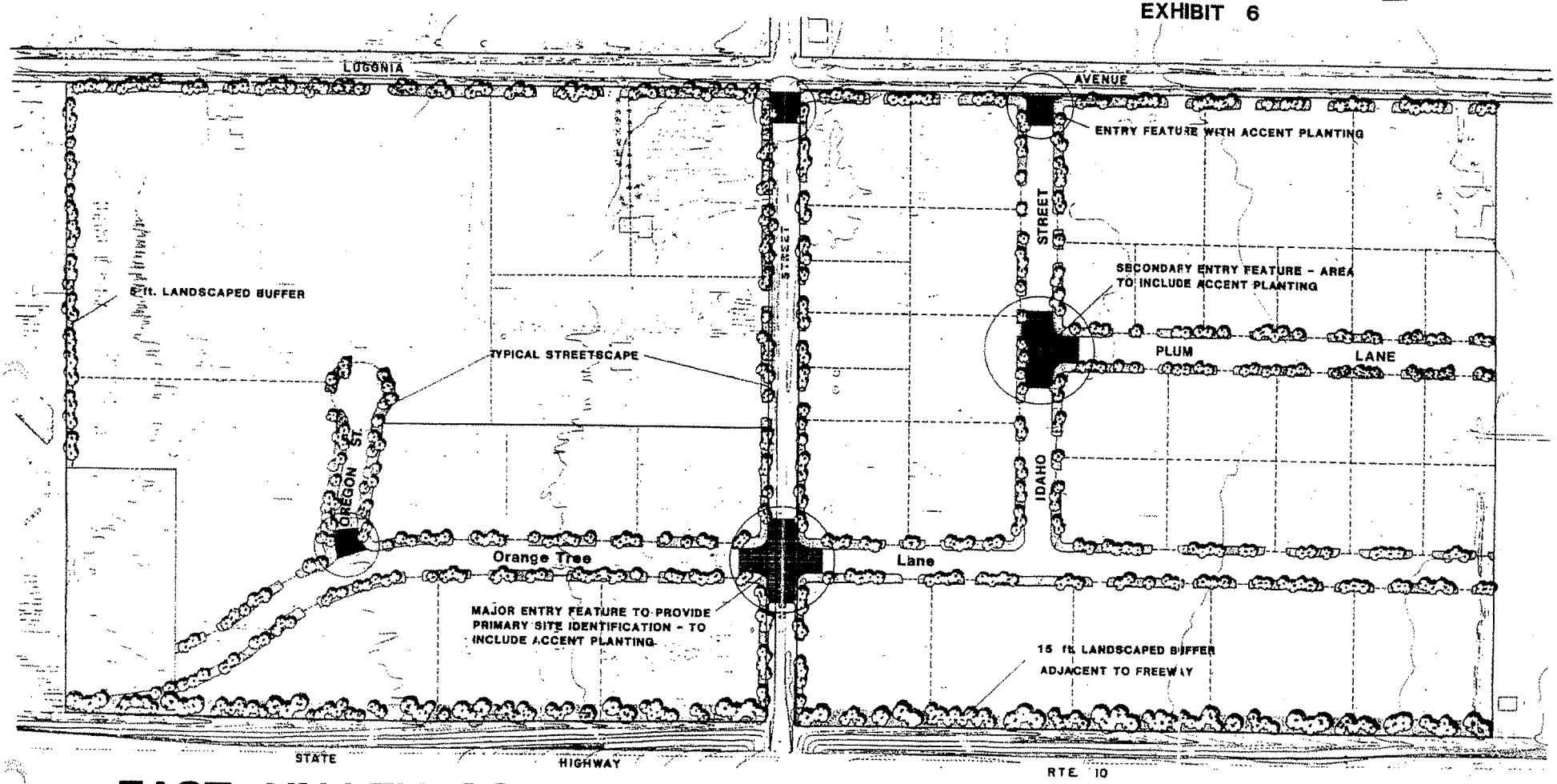


EAST VALLEY COMPLEX

A PLANNED BUSINESS COMMUNITY BY EAST VALLEY PARTNERS

CONCEPTUAL LANDSCAPE

EXHIBIT 6



EAST VALLEY COMPLEX

A PLANNED BUSINESS COMMUNITY BY EAST VALLEY PARTNERS

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urban environs

SECTION 2. MASTER PLANS

A. Land Use

The East Valley Complex encompasses approximately 68.3 acres accommodating the development of various commercial, office, and industrial land uses in a mutually supportive balance in order to establish a regional business center. The various land uses are planned under single tenant and multi-tenant formats in order to provide a diversity of land use options for a wide range of business opportunities. The Land Use Plan is depicted in Exhibit 4.

1. Urban Services Commercial

A total of approximately 26.60 net acres is provided for the urban services commercial land use. This land use component is intended to provide various commercial, service, and retail uses primarily in the home improvement/ furnishing market. The component will combine a uniquely complementary group of furniture, flooring, wallcovering, lighting, and other home improvement uses while also attracting interior decorating and design studios and smaller decorator accessory shops.

The urban services commercial component has been located along both sides of Orange Tree Lane, taking optimum advantage of over one-half mile of freeway visibility and exposure, easy access to major freeway on and off-ramps, and an atmosphere of similar traffic generating uses.

A variety of lot sizes is provided in order to accommodate a wide range of uses while technical modifications may be made to these planning units (lot line adjustments, etc.) without amendments to the Specific Plan.

2. Office/Industrial

A total of 34.21 net acres is provided for the office/industrial land use. This land use is intended to provide for corporate headquarters and branch office users in insurance, finance, architecture, design, engineering, decorating, construction, and a myriad of other users. Of particular interest is the supportive office and industrial users closely related to the urban services commercial component.

B. Circulation

The Vehicular Circulation Plan presents the overall concept of traffic movement within the East Valley Complex. All the streets within the project have been identified as to location and cross section, as well as the dedication required. The standards have been developed utilizing the standard dimensions contained within the City of Redlands' Standard Specifications Detail Drawings. The Circulation Plan is depicted in Exhibit 5.

Orange Tree Lane

Orange Tree Lane is designated as a commercial street with a sixty-four (64) foot right-of-way. Orange Tree Lane is currently existing as a fully improved arterial through the project site and provides access from California Street to the Edwards Mansion/County Museum Complex and to the urban services component, to ultimately connect with Alabama Street.

Orange Tree Lane is designed to provide forty-eight (48) feet of pavement from curb to curb with an eight (8) foot parkway on either side of the roadway. Each parkway will contain a five (5) foot wide meandering sidewalk continuing the full length of Orange Tree Lane, with the balance of the parkways being utilized for streetscape planting.

Nevada Street

Nevada Street will provide a secondary access into the project and will be predominantly servicing the office/industrial land use; therefore, it has been

designed as an industrial street with a sixty-four (64) foot right-of-way. The curb-to-curb width standard is 48 feet and an eight (8) foot parkway is provided on either side of the roadway. Each parkway will contain a five (5) foot wide meandering sidewalk continuing the full length of Nevada Street. Nevada Street is currently fully dedicated and improved through the project.

Interior Streets

The proposed alignment of the interior streets play a key role both in the internal circulation system as well as secondary access points into the project. These streets will predominantly provide access into the office/industrial and have been designed as industrial streets with a sixty-four (64) foot right-of-way. The curb-to-curb width is forty-eight (48) feet and an eight (8) foot parkway is provided on either side of the roadway. A four (4) foot wide meandering sidewalk will be provided along both sides of these streets.

Lugonia Avenue

Lugonia Avenue is designated as a secondary highway with an eighty-eight (88) foot right-of-way. Lugonia Avenue is currently existing with a sixty (60) foot right-of-way, therefore an additional fourteen (14) foot dedication will be required along the southerly right-of-way line adjacent to the project site. When fully improved, Lugonia Avenue will have sixty-four (64) feet of paving curb-to-curb with a twelve (12) foot parkway provided on either side of the roadway. The parkway will contain a five (5) foot wide meandering sidewalk continuing the full length of Lugonia Avenue, with the balance of the parkway being utilized for streetscape planting.

C. Conceptual Landscape Plan

The Conceptual Landscape Plan establishes the primary visual element for the East Valley Complex. Three types of landscape treatment are designated on the Conceptual Landscape Plan, which include major entry areas of accent planting and treatment, areas of screen planting for buffer purposes, and streetscape planting. The Conceptual Landscaping is depicted in Exhibit 6.

Each of the major entry ways identified on the plan will incorporate strong thematic statements through the use of accent plantings, dry landscape materials, and project monumentation. The accent planting will include the use of colorful trees, shrubs, and flowers that will provide project identity. The project monumentation ~~and street furniture~~ will include the use of natural materials, including stone and wood, which will blend with the accent planting treatments.

Streetscape landscaping will provide the secondary means of emphasizing the complex flavor and will occur along all portions of the development. In addition to the parkway landscaping, which will be included within the right-of-way pursuant to City of Redlands' standards, additional landscaped setbacks will be required in order to create a minimum twenty (20) foot planting strip for streetscape purposes for all streets within the complex. Such trees as the American Sweet Gum, London Plane Tree (sycamore), and Eucalyptus will be utilized for streetscaping. Also, incorporation of orange trees and palms wherever possible will be strongly encouraged in order to provide a visual and historic link with the citrus culture of the area.

Screen plantings will be utilized along the freeway edge and adjacent to the Edwards Mansion/County Museum complex in order to create a visual buffer and to serve the purpose of visual enhancement by softening the parking areas and buildings. The use of similar plantings utilized along the streetscape is encouraged along with the use of berming in order to provide a more effective buffer.

D. Infrastructure

Phasing of the infrastructure for the East Valley Complex will correspond to the phasing of the various land use components. The Infrastructure Plan designates, in particular, the location of sewer and water lines that are existing and planned throughout the development. Private utility lines, including gas, electricity, and telephone, are locally available and will be planned throughout the development as necessary but are not shown on the Infrastructure Plan. The Infrastructure Plan is depicted in Exhibit 7.

1. Water System

An existing sixteen (16) inch water main located within Lugonia Avenue adjacent to the northerly property boundary will be utilized to service the project area. No oversizing of the existing system or supplemental pumping stations are anticipated to be necessary for the project. The water lines servicing the various land uses are eight (8) inch mains throughout. A looping of the water distribution system is accomplished through the line extending from Lugonia Avenue to Orange Tree Lane with a connection from Orange Tree Lane to California Street. The water system, when installed, will meet all City of Redlands' standards.

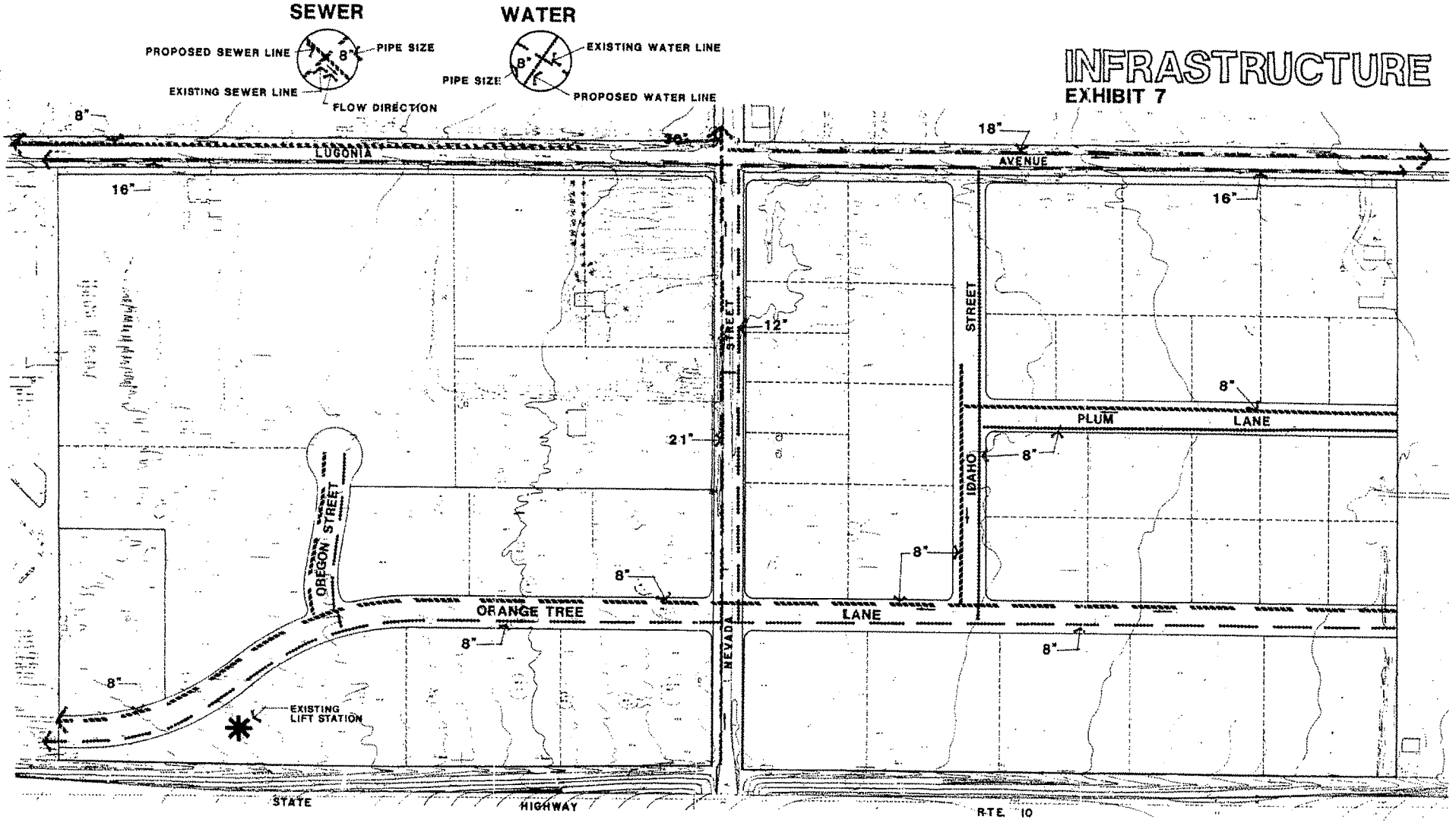
2. Sewer System

The City of Redlands has a trunk sewer line in Nevada Street northerly of Lugonia Avenue and within Lugonia Avenue easterly of Nevada Street. These lines will be utilized for servicing the project. The sewer system, when installed, will meet the City of Redlands' standards.

3. Storm Drain System

There are no existing underground Storm Drain Systems within the project boundaries. A Storm Drain System in Lugonia Avenue will be designed and constructed in conformance with the City of Redlands Master Plan. Other Storm Drainage improvements and/or fees will be provided in accordance with current ordinances and resolutions in effect.

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EAST VALLEY COMPLEX

A PLANNED BUSINESS COMMUNITY BY EAST VALLEY PARTNERS

SECTION 3. PROPERTY DEVELOPMENT STANDARDS

These regulations establish the development standards for the various land use areas as identified in Section 1 of this Specific Plan. These development standards shall apply to all land and buildings within the Specific Plan area and will insure a coordinated, comprehensive project that will fulfill the stated goals and objectives of the Specific Plan.

A. Urban Services Commercial

1. Purpose and Description - The land designated for commercial land use is primarily designed for the development of urban services retailers that will provide a commercial corridor with regional significance focusing on the home improvement market.

2. Permitted Uses - Buildings, structures, and land shall be used primarily for the operation of urban services type uses, including but not limited to the following:

   a. Antiques
   b. Appliances
   c. Building materials and supplies
   d. Carpets, rugs, and floorcoverings
   e. Draperies
   f. Furniture
   g. Garden and lawn equipment
   h. Hardware store
   i. Home improvement retailer
   j. Interior decorator studios
   k. Landscaping materials and nurseries

l. Lighting fixtures

m. Lumber

n. Mirrors and glass

o. Paints and paint supply

p. Business offices (See definition of business in Zoning Code) doctor, dentist etc

q. Radio, television, and musical instruments

r. Research and development

s. Restaurants

t. Swimming pools and spas

u. Wall coverings

v. Service and retail establishments as permitted by the C-M (Commercial-Industrial District) zone of the City of Redlands

3. Uses Prohibited

a. Any outdoor manufacturing or processing operation

b. Automobile wrecking and junk yards

c. Poultry and animal raising and slaughter

d. Residential uses

4. Development Standards

a. Lot Area - Each lot shall have a minimum area of twenty thousand (20,000) square feet.

b. Lot Dimensions - Each lot shall have a minimum width of one hundred (100) feet; each lot shall have a minimum depth of one hundred fifty (150) feet.

c. Building Height - ~~No building or structure adjacent to Interstate 10 shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height;~~ all other buildings or structures shall have a maximum height of four (4) stories. Four (4) stories in all areas per Resolution #4523; Except 3 stories adjacent to I-10 (Resolution #6734)

d. Setbacks

1) A 15-foot landscaped setback and a forty (40) foot building setback shall be maintained parallel to the San Bernardino Freeway (Interstate 10).

2) Each lot shall have a front yard setback of not less than twenty-five (25) feet extending across the full width of the lot. Said yard may be utilized for required parking in which case a minimum twelve (12) foot landscaped setback shall be

maintained in order to create a minimum twenty (20) foot landscaped buffer from face of curb.

3) Each lot containing 40,000 square feet or more shall have a sideyard of not less than ten (10) feet, except for lots having a sideyard adjoining a street, in which case a minimum twenty-five (25) foot setback shall be maintained. Said yards may be utilized for required parking except when adjacent to a street, in which case a minimum eight (8) foot landscaped setback shall be maintained in order to create a minimum twenty (20) foot landscaped buffer from face of curb.

4) No rearyard setback shall be required.

e. Lot Coverage - Lot area coverage by building or structures shall not exceed fifty (50) percent of the total lot area.

f. Off-street Parking - One (1) space for each two hundred fifty (250) square feet of gross floor area.

g. All drive approaches from Orange Tree Lane shall be constructed utilizing bomanite or similar textured paving material.

B. Office/Industrial

1. Purpose and Description - The land designated for office/industrial use is intended to provide supportive office and service uses, including light industrial, closely related to the urban services concept.

2. Permitted Uses - Buildings, structures, and land shall be used for the following uses:

a. Any use permitted in Section A above.

b. Offices, including but not limited to:

Accounting, Auditing, and Bookkeeping Services
Administrative Headquarters
Architectural and Engineering Services
Business Associations
Corporate Headquarters
Finance Companies
Insurance Offices
Law Offices and Legal Services
Real Estate Offices

c. Industrial uses customarily identified as service-oriented establishments closely related to the urban services concept.

d. Such other uses as permitted by the C-M (Commercial-Industrial) zone of the City of Redlands.

3. Uses Prohibited

a. Any outdoor manufacturing or processing operation

b. Automobile wrecking and junk yards

c. Poultry and animal raising and slaughter

d. Residential uses

e. Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted. (Resolution No. 8793; Ordinance No. 3002)

4. Development Standards

a. Lot Area - Each lot shall have a minimum area of twenty thousand (20,000) square feet.

b. Lot Dimensions - Each lot shall have a minimum width of one hundred (100) feet; each lot shall have a minimum depth of one hundred fifty (150) feet.

c. Building Height - No building or structures shall exceed four (4) stories in height.

d. Setbacks

1) Each lot shall have a front yard setback of not less than twelve (12) feet extending across the full width of the lot, of which the entire area shall be landscaped, except for lots abutting Lugonia Avenue, in which case a twenty-five foot building setback shall be maintained with a minimum eight (8) foot landscaped setback.

2) No side or rear yards are required except for lots having a sideyard adjoining a street, in which case a minimum twelve (12) foot setback shall be required and fully landscaped.

e. Lot Coverage - Lot area coverage by building or structures shall not exceed fifty (50) percent of the total lot area.

f. Off-street Parking - One (1) space for each two hundred twenty-five (225) square feet of gross floor area for office uses; one (1) space for each five hundred (500) square feet of gross floor area for industrial/warehouse uses.

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g. All drive approaches shall be constructed utilizing bomanite or similar textured paving material.

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C. General Provisions

1. Off-Street parking - Property development standards for off-street parking shall be as enumerated in Section 40.30 of the City of Redlands Zoning Ordinance.

2. Off-Street Loading - Requirements for off-street loading shall be as enumerated in Section 41.00 of the City of Redlands zoning ordinance. Special consideration shall be given to orientation of locating spaces away from public view from the San Bernardino Freeway (Interstate 10) and adjacent street rights-of-way.

   Street-side loading will be allowed providing the loading dock is set back a minimum of 70 feet from the street right-of-way line. Said loading areas will be screened from the view of adjacent streets and access shall be provided without the necessity of vehicle maneuvers from frontage streets.

3. Screening - All exterior storage areas, service yards, electrical cage enclosures, and storage tanks shall be screened from public view by means of fences or walls that harmonize with the building design.

   In addition, all roof-mounted mechanical equipment, including but not limited to antennas, vents, and ductwork, shall be concealed by the building design. In the case where mechanical equipment projects above the building mass and is visible from an elevated portion of the freeway, an enclosure shall be designed to house the equipment that is compatible with the architectural design of the building. Specific attention shall be given to orienting all outdoor storage areas away from freeway visibility and orientation.

4. Exterior Lighting - Parking lot lighting fixtures shall be an overall maximum height of ~~16~~ 20' feet. Walkway lighting fixtures shall have an overall maximum height of 12 feet. Security lighting fixtures shall not project above the fascia or roof line of the building, and should be so designed so as to reflect away from adjoining properties and streets. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading, storage locations, or similar service areas.

5. Landscaping - Landscaping shall consist of an effective combination of street trees, ground cover, and shrubbery, and may include dry landscape cover not to exceed twenty (20) percent of the total landscaped area. The selected combination of objects for landscaping purposes shall be arranged in a harmonious manner. Required landscape areas, including setbacks and buffers, shall be maintained in a neat, clean, orderly, and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings. Required landscaped areas shall be provided with a suitable permanent method for watering or sprinkling of plants. The irrigation system shall be designed to insure a sufficient amount of water for plants within the landscaped areas, and shall be kept in good working condition at all times.

Where landscaping is required, a landscape plan shall be submitted to the Redlands Planning Department pursuant to the provisions enumerated in Section 43 of the Redlands Zoning Ordinance, and prepared by a registered landscape architect.

6. Fences and Walls - Fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines except that no fence or wall exceeding three (3) feet in height shall be located within any required setback area that parallels a street right-of-way. All fences and walls shall be designed and utilize materials of construction in order to be architecturally compatible with the building design. Walls and fences of sheet or corrugated iron, steel, aluminum,, or asbestos are specifically prohibited.

7. Refuse Collection Area - All trash, refuse, and used merchandise shall be stored in an enclosure constructed by solid wall or fence compatible with the architecture of the building. Said area shall be located in the rear portion of the lot and specifically not permitted between a frontage street and a building line, nor adjacent to freeway exposure.

8. Signs - It is intended that all signs located in the East Valley Complex shall relate to the character and architectural style of the structure upon which it is placed. A minimum number of signs is encouraged in order to avoid clutter and to obtain a coordinated and harmonious relationship between all signs within the complex. The following regulations shall apply:

   a. Wall Signs - Identification signs placed on a wall shall not exceed one and one-half (1 1/2) square feet in area for each one (1) foot of lineal frontage of the building or structure it identifies, not to exceed one hundred and twenty (120) square feet. Separate calculations may be made for the front, side, or rear of the building and a separate sign may be permitted on each of these frontages provided, however, that the sign may only be permitted on the side of a building that is located adjacent to a public right-of-way, or vehicle and pedestrian circulation areas.

   See Resolution 6279 amendment

      1) All signs attached to a building shall be surface mounted only.

      2) The area of wall signs shall be calculated by a rectangle around the outside of the lettering and/or the pictorial symbol.

      3) For businesses having frontage adjacent to Interstate 10 Freeway signs shall not exceed one and one-half (1 1/2) square feet in area for each front foot of the structure wherein the use is conducted not to exceed one hundred and twenty (120) square feet for multiple tenancy uses and not exceed two hundred (200) square feet for businesses located in a single structure.

      4) In multi-tenancy office/industrial areas, each individual business may have a wall sign over the entrance to identify the tenant. Said sign shall give only the name of the tenant and shall be limited to a maximum of seven and one-half (7 1/2) square feet in area and a maximum fifteen (15) inch high letters. If more than one tenant utilizes an entrance, a directory type sign shall be utilized limited to one (1) square

foot of sign for each business up to a maximum gross area of twenty (20) square feet.

b. Ground Signs - Ground signs (monument signs) may be permitted subject to the following:

1) Ground signs shall not exceed sixty (60) inches above the grade in height.

2) Ground signs shall not exceed one hundred twenty (120) square feet in area.

3) Ground signs shall not extend over public property and ground signs in a corner cut-off area shall not exceed three (3) feet above the adjacent curb top.

4) Only one (1) ground sign shall be permitted for each entity, and no two ground signs on different lots shall be located closer than twenty (20) feet to each other.

5) No ground signs, monument signs, or pole signs shall be permitted adjacent to Interstate 10 (San Bernardino Freeway).

6) Ground signs shall be permitted for single-tenant buildings and for identification of a single complex containing multiple tenants so long as no individual tenant identification is contained.

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c. Temporary Signs - The following temporary identification signs shall be permitted:

1) A sign advertising the sale, lease, or hire of a site or building.

2) A construction sign denoting the architects, engineers, contractor, and other related subjects. Said sign shall be removed at the time the building is fit for occupancy and shall be approved by the Architectural Committee prior to installation.

3) A sign indicating the name of the future tenant.

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d. General - The following general standards shall apply to all signs located in the East Valley Complex:

1) Signs shall be restricted to advertising only the person, firm, company, or corporation operating the use conducted on the site or the products sold therein.

2) No roof-mounted signs shall be permitted; in addition, no wall-mounted signs shall project above the roof line.

3) Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or

constructed so as to rotate, gyrate, blink, flash, emit smoke or fumes, or move in any fashion.

4) No signs shall be erected until approval has been granted pursuant to Section 84505 of the City of Redlands sign ordinance.

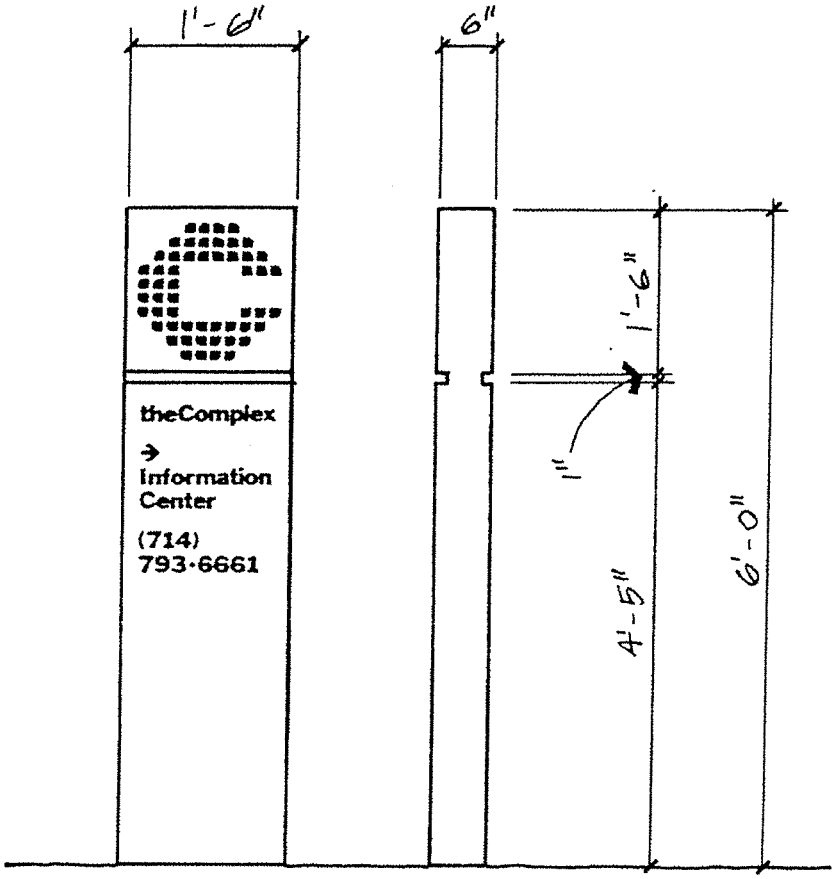


EXHIBIT 3

B-Temporary Sale/Leasing

C. Temporary Building Leasing Sign – The temporary building leasing sign is intended to identify various individual buildings that are for lease or scheduled to open within a specified period of time. The sign is a temporary sign and is depicted in Exhibit 4.

Relationship to Permitted Signs – The temporary building leasing sign falls within the definition of a temporary sign permitted in the adopted Specific Plans an within the definition of a for sale, rent, or lease sign within the Redlands Sign Ordinance, with the following criteria:

1. Size: Maximum size shall be thirty-two (32) square feet.
2. Height: Maximum overall height shall be six (6) feet except in corner cut off area where height is limited to three (3) feet.
3. Location: Signs shall not be located closer than five (5) feet from street right-of-way lines nor closer than 300 feet from any other for sale, rent, or for lease sign on the property.

The temporary building leasing signs will be in compliance with the size and location requirements of the sign ordinance; however, it will exceed height limitations by two (2) feet. In addition, signs will be limited to one per parcel.

1. The overall sign area will be sixteen (16) square feet and will have a vertical dimension of eight (8) feet, with a horizontal dimension of two (2) feet.
2. The building leasing signs will be placed on various individual developed sites within The Complex, as needed, on a temporary basis.

D. Entrance I.D. Pylon Signs – The Entrance I.D. Pylon signs are intended to identify the overall complex area at key locations and are permanent signs. The entrance I.D. Pylon is depicted in Exhibit 5 and will be placed in clusters as depicted in Exhibit 6.

Relationship to the Redlands Sign Ordinance – The Entrance I.D. Pylon is not currently permitted within the sign ordinance nor the adopted Specific Plans.

The signs are intended to be in harmony with the balance of the sign program in terms of color, design, and construction, and to make a dramatic statement for the master planned Complex.

1. The overall sign area will be thirty-six (36) square feet and will have a vertical dimension of twelve (12) feet and a horizontal dimension of three (3) feet.

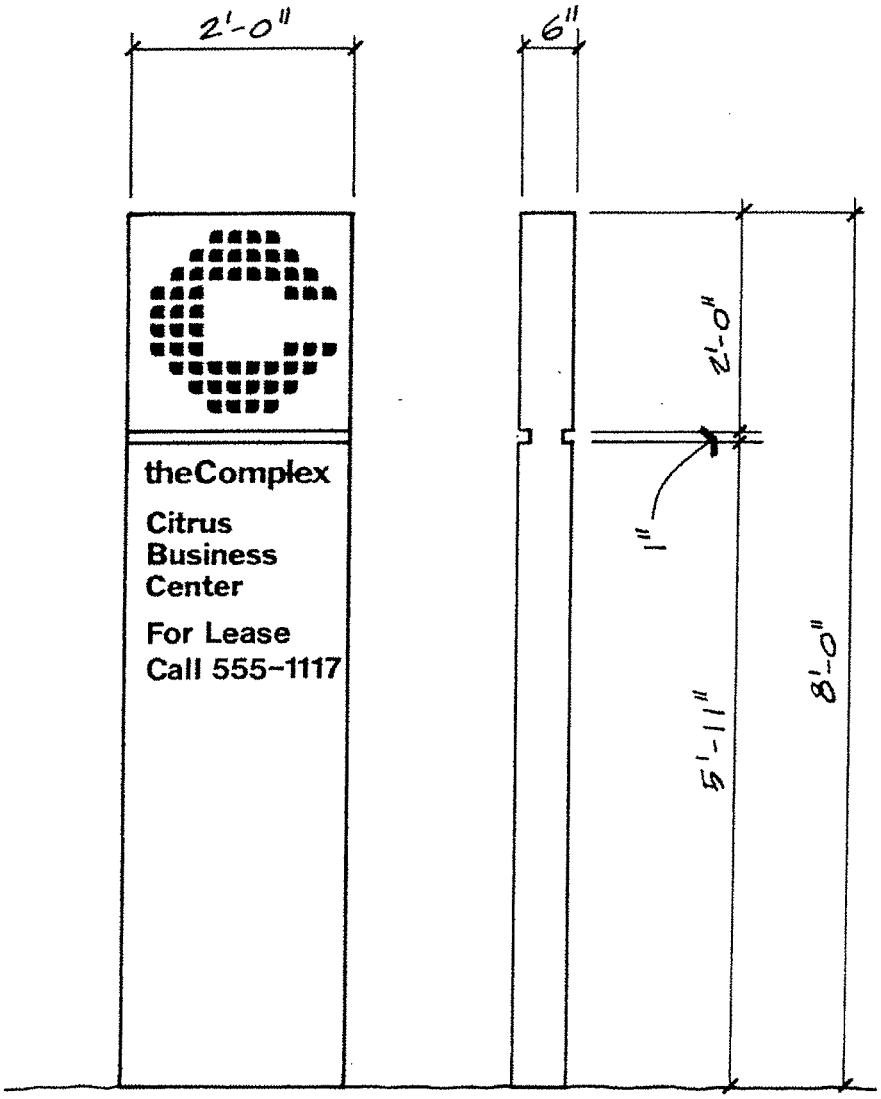


EXHIBIT 4
C-Temporary Building Leasing

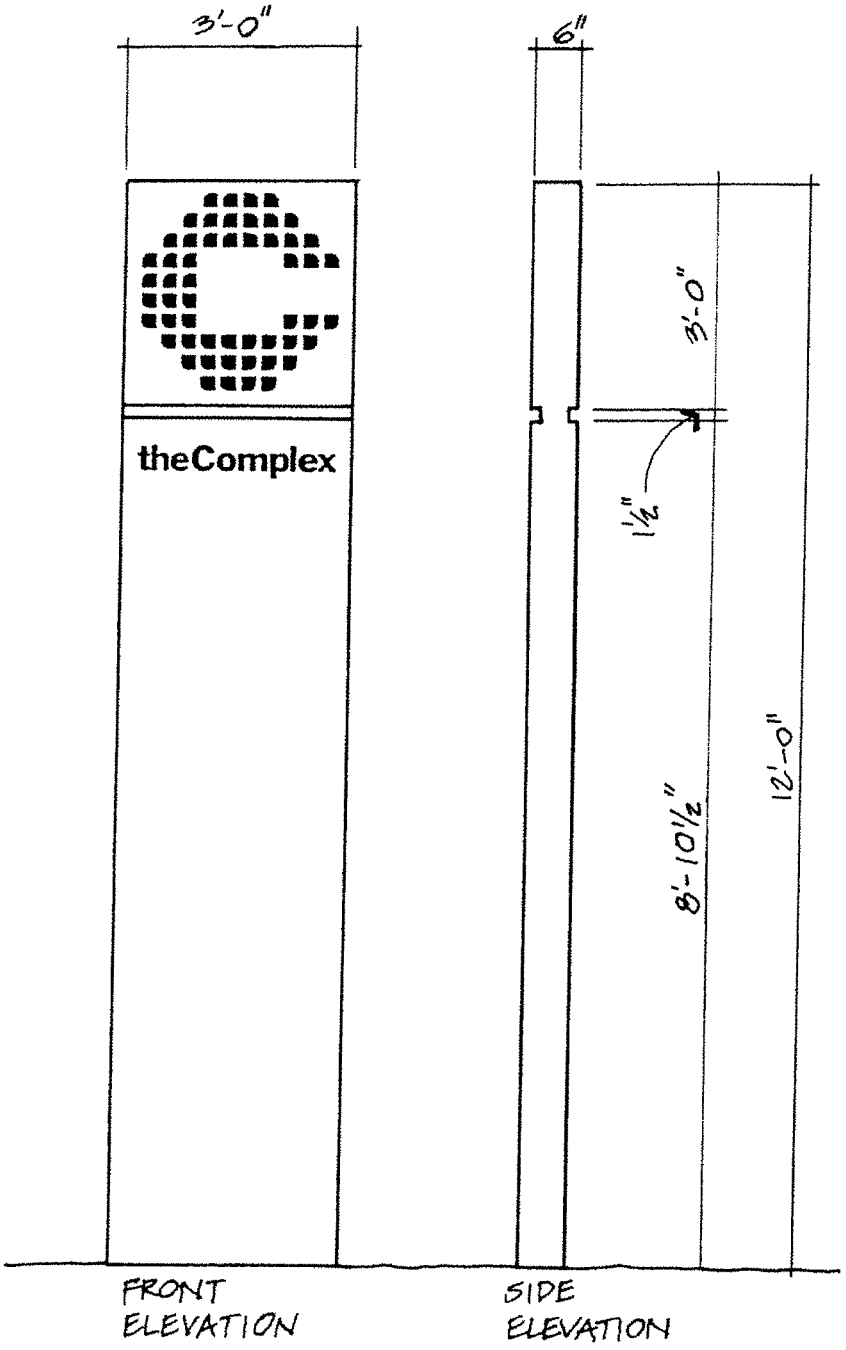


EXHIBIT 5

D-Entrance I.D. Pylon

RESOLUTION NO. 3704

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING SPECIFIC PLAN NO. 25

WHEREAS, the Planning Commission of the City of Redlands has prepared a Specific Plan and adopted such Specific Plan in R.P.C. Resolution No. 531 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, Resolution No. 531, a copy of which is attached hereto, has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 23rd day of August, 1980, a notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on this 2nd day of September, 1980, the City Council has held a duly advertised public hearing concerned with the proposed Specific Plan; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a specific plan have been complied with;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands:

That amendment to the Specific Plan adopted by the Planning Commission in Resolution No. 531 shall be adopted as follows:

SPECIFIC PLAN NO. 25

To adopt a Specific Plan for approximately seventy acres of property located between Lugonia Avenue, the I-10 Freeway, a line 1,300 feet east of California Street, and a line 1,280 feet west of Alabama Street.

ADOPTED, SIGNED AND APPROVED this 2nd day of September, 1980.

Mayor of the City of Redlands

ATTEST:

City Clerk

APPROVED FOR FORM:

s/ Edward F. Taylor
City Attorney

RESOLUTION NO. 3988

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 25 AND AMENDING RESOLUTION NO. 3704

WHEREAS, the Planning Commission of the City of Redlands has prepared an amendment to Specific Plan No. 25 and adopted such amendment in R.P.C. Resolution No. 612 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, R.P.C. Resolution No. 612, a copy of which is attached hereto, has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 25th day of August, 1984, a notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on the 4th day of September, 1984, the City Council continued a duly advertised public hearing concerned with the proposed amendment to said Specific Plan to the 18th day of September, 1984, at which time said public hearing was held; and

WHEREAS, all of the provisions of the Government Code relating to the amendment of a specific plan have been complied with;

NOW, THEREFORE, the City Council of the City of Redlands does ordain as follows:

That Amendment No. 1 to Specific Plan No. 25 adopted by the Planning Commission in Resolution No. 612 shall be adopted.

ADOPTED, SIGNED AND APPROVED THIS 18th day of September, 1984.

Carole Beswick
Mayor of the City of Redlands

ATTEST:

[redacted] Bowie Boyer
City Clerk

RESOLUTION R.P.C. NO. 612

RESOLUTION FOR ADOPTION OF AMENDMENT NO. 1

TO SPECIFIC PLAN NO. 25

W H E R E A S on the 14th day of August, 1984, the Planning Commission of the City of Redlands held a duly advertised public hearing, said notice published on the 3rd day of August, 1984, in the Redlands Daily Facts, and finds:

1. That based upon changes in text relative to circulation and land use, it is necessary to amend Specific Plan No. 25 described as approximately 70 acres of property located between Lugonia Avenue, the I-10 Freeway, a line 1,300' east of California Street and a line 1,280' west of Alabama Street.

2. That this amendment will have no detrimental effect on the basic principle of Specific Plan No. 25.

3. That subject amendment is not in conflict with the principles, objectives and standards of the General Plan.

N O W, T H E R E F O R E, B E I T R E S O L V E D:

A. That pursuant to the provisions of Section 65500 and 65502, both inclusive, of the Government Code, the Planning Commission hereby adopts on this 14th day of August, 1984, Amendment No. 1 to Specific Plan No. 25.

B. That the Planning Commission hereby recommends to the City Council of the City of Redlands that, following the required public hearing, the Council approve and adopt Amendment No. 1 to Specific Plan No. 25.

C. That a certified copy of this resolution and related material hereby adopted by said Commission shall be transmitted to the City Council.

C E R T I F I C A T I O N

I hereby certify that the foregoing is a full, true and correct copy of a Resolution adopted by the Planning Commission of the City of Redlands, County of San Bernardino, State of California, in a regular meeting on the 14th day of August, 1984 and entered in the minutes of said Commission.

ATTEST:

S Scott Reynolds
Chairman of the Commission

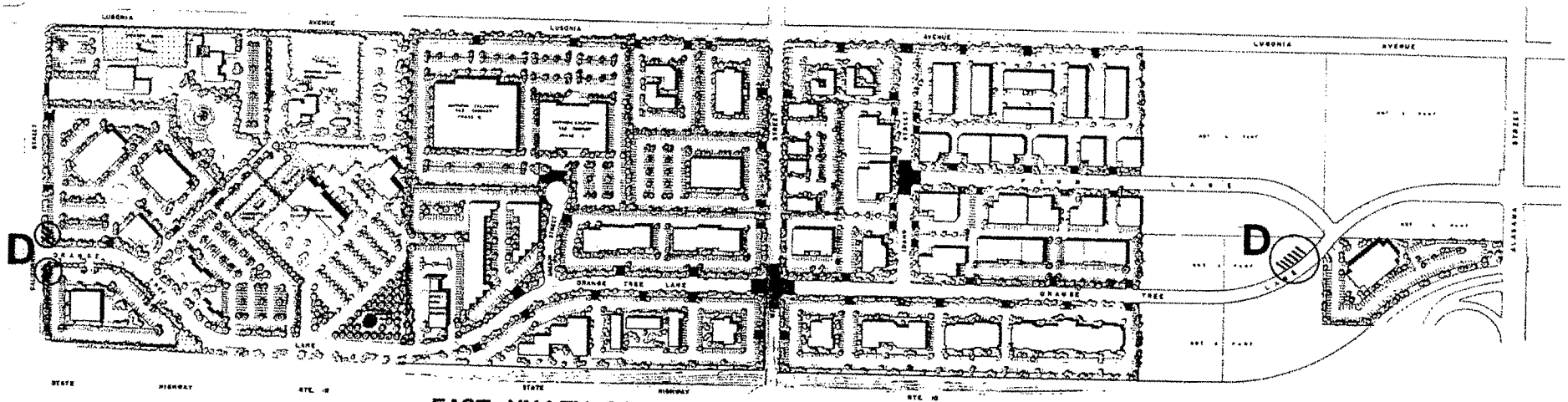
Secretary of the Planning Commission
City of Redlands
County of San Bernardino
State of California

August 14, 1984

EXHIBIT "A"

Lot 10, of TRACT NO. 11535-2, in the County of San Bernardino, State of California, as per plat recorded in Book 160 of Maps, pages 79, 80 and 81, records of said County.

ILLUSTRATIVE
SITE PLAN



EAST VALLEY COMPLEX
A PLANNED BUSINESS COMMUNITY BY COMMERCE ENVIRONMENTS

EXHIBIT 6

ENTRANCE I.D. SIGN LOCATION

RESOLUTION NO. 4107

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 2 TO SPECIFIC PLAN NO. 25 AND AMENDING RESOLUTION NOS. 3704 AND 3988

WHEREAS, the Planning Commission of the City of Redlands has prepared an amendment to Specific Plan No. 25 and adopted such amendment in R.P.C. Resolution No. 658 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, R.P.C. Resolution No. 658 has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 21st day of September, 1985, a Notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on this 1st day of October, 1985, the City Council has held a duly advertised public hearing concerned with the proposed Specific Plan Amendment; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a Specific Plan Amendment have been complied with;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands:

That Amendment No. 2 to Specific Plan No. 25 for approximately 70 acres of property located between Lugonia Avenue, the I-10 Freeway, a line 1,300 feet east of California Street and a line 1,280 feet west of Alabama Street adopted by the Planning Commission in Resolution No. 658 shall be adopted.

ADOPTED, SIGNED AND APPROVED this 1st day of October, 1985.

Carole Beaumont
Mayor of the City of Redlands

ATTEST:

Lorrie Poyner
City Clerk

RESOLUTION NO. 4523

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 3 TO SPECIFIC PLAN NO. 25 AND AMENDING RESOLUTIONS NOS. 3407, 3988 and 4107

WHEREAS, the Planning Commission of the City of Redlands has prepared a Specific Plan Amendment and adopted such Amendment in R.P.C. Resolution No. 743, after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, R.P.C. Resolution No. 743 has been certified to the City Council of the City of Redlands; and

WHEREAS, on the 27th day of May, 1989, a Notice of Public Hearing was published in the Redlands Daily Facts; and

WHEREAS, on the 6th day of June, 1989, the City Council held a duly advertised public hearing and on the 20th day of June, 1989, a continued public hearing concerned with the proposed Amendment No. 3 to Specific Plan No. 25; and

WHEREAS, all of the provisions of the Government Code relating to the adoption of a specific plan have been com- plied with;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS does hereby ordain as follows:

SECTION ONE: That the Land Use Element of the Redlands General Plan is hereby amended by adoption of Amendment No. 3 to Specific Plan No. 25 as follows:

SPECIFIC PLAN NO. 25
AMENDMENT NO. 3

"Section 3.A.4.c All buildings or structures shall have a maximum height of four (4) stories. Notwithstanding any other height limitations contained in this plan, communications towers are permitted up to a height of 80 feet subject to a conditional use permit. All such towers shall be screened from view by trees, to the extent feasible."

ADOPTED, SIGNED AND APPROVED this 20th day of June, 1989.

Carole Beaumont
Mayor of the City of Redlands

ATTEST:

Janice Rayburn
City Clerk

RESOLUTION NO. 6138

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 5 TO SPECIFIC PLAN NO. 25 RELATING TO VARIANCES

WHEREAS, the Planning Commission of the City of Redlands reviewed Amendment No. 5 to Specific Plan No. 25 after holding a public hearing upon such notice in accordance with the Government Code of the State of California; and

WHEREAS, on the 26th day of February, 2003 a Notice of Public Hearing was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on the 18th day of March, 2003, the City Council held a duly noticed public hearing on the proposed Specific Plan Amendment; and

WHEREAS, all of the provisions of the Government Code relating to an Amendment to a Specific Plan have been complied with; and

WHEREAS, pursuant to the California Environmental Quality Act, it has been determined that the adoption of this Resolution is exempt under CEQA; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS as follows:

Section 1. That Section 4. Procedural Implementation of Specific Plan No. 25 is hereby amended to add a provision for variances as follows:

"D. Variances from the development standards enumerated herein shall be permitted subject to the provisions as set forth in Redlands Municipal Code, Chapter 18.196."

ADOPTED, SIGNED AND APPROVED this 18th day of March, 2003.

Mayor of the City of Redlands

ATTEST:

City Clerk

len\6138.wpd

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 18th day of March, 2003, by the following vote:

AYES:	Councilmembers Gilbreath, George, Harrison; Mayor Haws
NOES:	None
ABSENT:	Councilmember Peppler
ABSTAIN:	None

Lorrie Poyzer, City Clerk
City of Redlands

RESOLUTION NO. 6158

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 6 TO SPECIFIC PLAN NO. 25 RELATING TO SETBACKS

BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. That Section 3 (B) (4) (d) (1) of Specific Plan No. 25, is hereby deleted in its entirety and rewritten to read as follows:

"(1) Where the building is not parallel to the street, up to thirty (30) percent of the total building frontage may encroach into the setback a maximum of five (5) feet."

ADOPTED, SIGNED AND APPROVED this 20th day of May, 2003.

Mayor of the City of Redlands

ATTEST:

Deputy City Clerk

I, Beatrice Sanchez, Deputy City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 20th day of May, 2003 by the following vote:

AYES: Councilmembers Peppler, Gilbreath, George, Harrison; Mayor Haws
NOES: None
ABSENT: None

Deputy City Clerk

RESOLUTION NO. 6232

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 7 TO SPECIFIC PLAN NO. 25 RELATING TO THE HEIGHT OF PARKING LOT LIGHTING FIXTURES

BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. Section C.4 of subsection 4 of the section entitled "General Provisions" of Specific Plan No. 25 is hereby amended to read as follows:

"C.4. Exterior Lighting - Parking lot lighting fixtures shall be an overall maximum height of 20 feet. Walkway lighting fixtures shall have an overall maximum height of 12 feet. Security lighting fixtures shall not project above the fascia or roof line of the building, and should be so designed so as to reflect away from adjoining properties and streets. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading, storage locations or similar service areas."

ADOPTED, SIGNED AND APPROVED this 6th day of January, 2004.

Mayor of the City of Redlands

ATTEST:

City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 6th day of January, 2004 by the following vote:

AYES: Councilmembers Gil, Gilbreath, George, Harrison; Mayor Peppler
NOES: None
ABSENT: None

City Clerk

lem/6232.wpd

RESOLUTION NO. 6279

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS ADOPTING AMENDMENT NO. 9 TO SPECIFIC PLAN NO. 25 RELATING TO SIGN CRITERIA

WHEREAS, the Planning Commission of the City of Redlands reviewed and recommended approval to the City Council of Amendment No. 9 to Specific Plan No. 25 relating to sign criteria after holding a public hearing on April 13, 2004, in accordance with the Government Code of the State of California; and

WHEREAS, on May 7, 2004, a notice of public hearing was published in the Redlands Daily Facts by the City Clerk; and

WHEREAS, on May 18, 2004, the City Council held a duly noticed public hearing on the proposed amendment to the Specific Plan; and

WHEREAS, all provisions of the Government Code relating to the amendment of the Specific Plan have been complied with;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. That subsection 3.C.8.a. of Specific Plan No. 25 entitled "Wall Signs" is hereby amended as follows:

"a. Wall signs - Identification signs placed on a wall shall not exceed one and one-half (1-1/2) square feet in area for each one (1) foot of lineal frontage of the building or structure the sign identifies, not to exceed one hundred and twenty (120) square feet. Separate calculations may be made for the front, side or rear of the building and a separate sign may be permitted on each of these frontages; provided, however, that the sign may only be permitted on the side of a building that is located adjacent to a public right-of-way, or vehicle and pedestrian circulation areas.

1) All signs attached to a building shall be surface mounted only.

. . ."

ADOPTED, SIGNED AND APPROVED this 18th day of May, 2004.

Susan Peppler
Mayor of the City of Redlands

ATTEST:

Beatrice Sanchez
Deputy City Clerk

6279.wpd

I, Beatrice Sanchez, Deputy City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 18th day of May 2004, by the following vote:

AYES:	Councilmembers Gil, Gilbreath, George, Harrison; Mayor DeMirjyn
NOES:	None
ABSTAIN:	None
ABSENT:	None

Beatrice Sanchez

Beatrice Sanchez, Deputy City Clerk

djm\misc\2578

RESOLUTION NO. 6386

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING RESOLUTION NOS. 3704, 3988, 4107, 4323, 6138, 6158, 6232 and 6279 (SPECIFIC PLAN NO. 25) RELATING TO FRONT YARD SETBACK AREAS AND ADDING DANCE STUDIOS AS A PERMITTED USE IN THE URBAN SERVICES COMMERCIAL DISTRICT

WHEREAS, the Planning Commission of the City of Redlands reviewed and recommended approval to the City Council of Amendment No. 10 to Specific Plan No. 25 relating to encroachment into the front yard setback for buildings whose frontage is not parallel to the street and adding dance studios as a permitted use in the Urban Services Commercial District after holding a duly noticed public hearing on February 8, 2005;

WHEREAS, on March 15, 2005, a notice of the City Council's proposed public hearing on the amendment to Specific Plan No. 25 was published in the Redlands Daily Facts; and

WHEREAS, on April 5, 2005, the City Council held a duly noticed public hearing on the proposed amendment to Specific Plan No. 25 at which the Council received verbal and written testimony relating to the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. That Subsection A.2 of Section 3 of Specific Plan No. 25, entitled "Property Development Standards," is hereby amended to read as follows:

"A. Urban Services Commercial

. . .

. . .

2. Permitted Uses - Buildings, structures, and land shall be used primarily for the operation of urban services type uses, including but not limited to the following:

a. Antiques

. . .

. . .

. . .

w. Dance Studios"

Section 2. That Subsection A.4.d.2) of Section 3, entitled "Property Development Standards," of Specific Plan No. 25 is hereby amended to read as follows:

"4. Development Standards

a. . . .
. . .
. . .

d. Setbacks

. . .

2) Each lot shall have a front yard setback of not less than twenty-five (25) feet extending across the full width of the lot. Said yard may be utilized for required parking in which case a minimum of twelve (12) foot landscaped setback shall be maintained in order to create a minimum twenty (20) foot landscaped buffer from face of curb. A maximum encroachment of five (5) feet into the front yard setback shall be allowed for buildings whose frontage is not parallel to the street."

ADOPTED, SIGNED AND APPROVED this 5th day of April, 2005.

Gilberto Gil, Mayor Pro Tem

Attest:

Lorrie Poyzer, City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 5th day of April, 2005, by the following vote:

AYES:	Councilmembers Gil, Gilbreath, George and Harrison
NOES:	None
ABSENT:	Mayor Peppler
ABSTAIN:	None

Lorrie Poyzer, City Clerk
City Clerk, City of Redlands

RESOLUTION NO. 6434

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING RESOLUTION NOS. 3704, 3988, 4107, 4323, 6138, 6158, 6232, 6279 and 6386 (SPECIFIC PLAN NO. 25) RELATING TO SIGN CRITERIA FOR BUILDING FRONTAGES

WHEREAS, after holding a duly noticed public hearing on August 9, 2005, the Planning Commission of the City of Redlands recommended approval to the City Council of Amendment No. 11 to Specific Plan No. 25 which will increase the allowable sign area on building frontages, change the way sign area is calculated and allow two main identification signs per building frontage in the Urban Services Commercial and Office/Industrial District;

WHEREAS, on August 25, 2005, a notice of the City Council's proposed public hearing on the amendment to Specific Plan No. 25 was published in the Redlands Daily Facts; and

WHEREAS, on September 6, 2005, the City Council held a duly noticed public hearing on the proposed amendment to Specific Plan No. 25, at which time the Council received verbal and written testimony relating to the proposed amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Redlands as follows:

Section 1. That Subsection C.8.a.of Section 3 of Specific Plan No. 25, entitled "General Provisions," is hereby deleted in its entirety and rewritten to read as follows:

"C.
. . .
. . .

8. Signs - . . .

a. Wall Signs - Identification signs placed on a wall shall not exceed one (1) square foot of sign area for each one (1) lineal foot of building frontage up to 120 square feet and ½ square feet for each lineal foot over 120 feet. No individual sign shall exceed one hundred and twenty (120) square feet unless a Sign Conditional Use Permit is obtained. Separate calculations may be made for the front, sides, or rear of a building as long as each of these frontages is adjacent to a public right-of-way or vehicle and pedestrian circulation area. Sign area may be aggregated and applied to any single or multiple frontage but total sign square footage may not exceed total building linear frontage. A maximum of two signs per frontage shall be allowed.

(1) All signs attached to a building shall be surface mounted only.

(2) The area of wall signs shall be calculated by using standard formulas for regular geometric figures or, for signs whose shape is irregular, by enclosing the sign elements within up to eight straight, intersecting lines.

(3) Single story multi-tenancy office/industrial developments or strip centers with separate entrances from outside of the building shall be allowed to calculate signage for each individual suite or space based on a ratio of one square foot of sign area for each lineal foot of building frontage (1:1).

Multi-story multi-tenancy office/industrial developments with bottom floor tenants having separate outside entrances, these tenants may have a wall sign over the entrance to identify the tenant but said sign shall give only the name of the tenant and shall be limited to a maximum of seven and one-half (7-1/2) square feet in area and a maximum of fifteen (15 inch high letters. The building may still have main identification signs as indicated in Section a.

Multiple-story multi-tenancy office/industrial developments with a single entrance for all tenants shall be allowed main identification signs as indicated in Section a. Minor tenants within a multi-tenant office/industrial development utilizing a single entrance shall be limited to a directory type sign which limits each business to a one (1) square foot sign for each business up to a maximum gross area of twenty (20) square feet."

ADOPTED, SIGNED AND APPROVED this 6th day of September, 2005.

Susan Peppler
Mayor of the City of Redlands

Attest:

City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 6th day of September, 2005 by the following vote:

AYES:	Councilmembers Gil, Gilbreath, George, Harrison; Mayor Peppler
NOES:	None
ABSENT:	None
ABSTAIN:	None

City Clerk

6434

RESOLUTION NO. 6734

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS AMENDING SPECIFIC PLAN NO. 25, RESOLUTION NO. 3704, RELATING TO THE MAXIMUM PERMITTED HEIGHT OF BUILDINGS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDLANDS AS FOLLOWS:

Section 1. Section 3. A.4.c. of Specific Plan No. 25 is hereby amended to read as follows:

"3. A.4.c. Building Height -- No building or structure adjacent to Interstate 10 shall exceed three stories; all other buildings or structures shall have a maximum height of four (4) stories."

Section 2. That Resolution No. 6734 shall take effect upon its adoption.

ADOPTED, SIGNED AND APPROVED this 1st day of July 2008.

ATTEST:

Jon Harrison, Mayor

Lorrie Poyzer, City Clerk

I, Lorrie Poyzer, City Clerk of the City of Redlands, hereby certify that Resolution No. 6734 was duly adopted by the City Council of the City of Redlands at a regular meeting thereof held on the 1st day of July, 2008, by the following vote:

AYES: Councilmembers Gilbreath, Gallagher, Aguilar, Bean; Mayor Harrison
NOES: None
ABSENT: None
ABSTAIN: None

Lorrie Poyzer, City Clerk

DJM/Reso/6734

RESOLUTION NO. 7071

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDLANDS, APPROVING AMENDMENT NO. 14 TO SPECIFIC PLAN NO. 25 TO ADD SECTION 3(B)(3) TO ALLOW LEARNING CENTERS FOR DEVELOPMENTALLY DISABLED ADULTS AS A CONDITIONALLY PERMITTED USE IN THE OFFICE/INDUSTRIAL DISTRICT OF SPECIFIC PLAN NO. 25.

WHEREAS, application for Amendment No. 14 to Specific Plan No. 25 has been duly filed by Jonathan and Becky Joseph located at 1711 Plum Lane; and

WHEREAS, the City Council has the authority to review Amendment No. 14 to Specific Plan No. 25 to add Section 3(B)(3) to allow learning centers for developmentally disabled adults as a conditionally permitted use in the Office/Industrial District of Specific Plan No. 25; and

WHEREAS, on July 12, 2011, the Planning Commission held the noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 14 to Specific Plan No. 25 and at which the Planning Commission considered Amendment No. 14 to Specific Plan No. 25; and

WHEREAS, at the public hearing on July 12, 2011 the Planning Commission considered, heard public comments on, and recommended approval of the Negative Declaration and Amendment No. 14 to Specific Plan No. 25 for the project to the City Council; and

WHEREAS, in accordance with Government Code Sections 65453 and 65090, on August 17, 2011, the City gave public notice by mailing to property owners within a 300 foot radius of the property, as well as on August 17, 2011 by publication in the Redlands Daily Facts, a newspaper of general circulation, of the holding of a public hearing at which the project would be considered; and

WHEREAS, on September 6, 2011 the City Council held noticed public hearings at which interested persons had an opportunity to testify in support of, or opposition to, Amendment No. 14 to Specific Plan No. 25;

NOW, THEREFORE, be it resolved by the City Council of the City of Redlands as follows:

SECTION 1. The City Council hereby adds Section 3(B)(3) to the Office/Commercial land use district of Specific Plan No. 25 to read as follows:

"3. Conditionally Permitted Uses:

Learning Centers for Developmentally Disabled Adults with approval of a Conditional Use Permit."

PASSED, APPROVED AND ADOPTED this 6th day of September, 2011.

Pete Aguilar, Mayor

ATTEST:

Sam Irwin, City Clerk

I, Sam Irwin, City Clerk of the City of Redlands, hereby certify that the foregoing resolution was adopted by the City Council at a regular meeting thereof held on the 6th day of September, 2011 by the following vote:

AYES:	Councilmembers Harrison, Bean, Foster, Gardner; Mayor Aguilar
NOES:	None
ABSTAIN:	None
ABSENT:	None

City Clerk

The Complex Sign Program

A Supplement to Specific Plan No. 25
And Specific Plan No. 29

July 11, 1985 Revised 10/5/05

Prepared for:

East Valley Partners
25201 Paseo De Alicia, Suite 101
Luguna Hills, CA 92653

Prepared by:

Urban Environs
133 E. Vine Street
Redlands, CA 923743
(909) 798-4446

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Exhibits

Exhibit 1	Directional Signs
Exhibit 2	Directional Sign Location
Exhibit 3	Temporary Sale/Leasing Signs
Exhibit 4	Temporary Building Leasing Sign
Exhibit 5	I.D. Pylon Signs
Exhibit 6	I.D. Pylon Sign Locations

Preface

The Complex Sign Program is an amendment to Specific Plan No. 25 and Specific Plan No. 29, and will serve to supplement the sign development standards adopted within each Specific Plan. The program is written and designed to serve as a tool for use by local decision makers, city staff, and developers for the classification and review of various signage within the project area. The Complex sign program has been prepared according to accepted planning standards and fulfills the criteria of the Specific Plan Guidelines as set forth by the City of Redlands and the State of California. In developing the amendment, a continued commitment has been made to produce a superior environment through large-scale community planning as established in the adopted Specific Plan.

Section I. Existing Sign Provisions

The following provisions are the currently adopted sign standards for Specific Plan No. 25 and Specific Plan No. 29, which together encompass The Complex. This information is provided for reference in reviewing the supplemental master sign program for The Complex.

A. Specific Plan No. 25

Section 3.C

8. Signs – It is intended that all signs located in the East Valley Complex shall relate to the character and architectural style of the structure upon which it is placed. A minimum number of signs are encouraged in order to avoid clutter and to obtain a coordinated and harmonious relationship between all signs within the complex. The following regulations shall apply:

a. Wall Signs - Identification signs placed on a wall shall not exceed one (1) square foot of sign area for each one (1) foot of building frontage up to 120 square feet and ½ square feet for each lineal foot over 120 feet. No individual sign shall exceed one hundred and twenty (120) square feet unless a Sign Conditional Use Permit is obtained. Separate calculations may be made for the front, sides, or rear of a building as long as each of these frontages is adjacent to a public right-of-way or vehicle and pedestrian circulation area. Sign area may be aggregated and applied to any single or multiple frontage but total sign square footage may not exceed total building linear frontage. A maximum of two signs per frontage shall be allowed.

1. All signs attached to a building shall be surface mounted only.

2. The area of wall signs shall be calculated by using standard formulas for regular geometric figures or, for signs whose shape is irregular, by enclosing the sign elements within up to eight straight, intersecting lines.

3. Single story multi-tenancy office/industrial developments or strip centers with separate entrances from outside of the building shall be allowed to calculate signage for each individual suite or space based on a ratio of one square foot of sign area for each lineal foot of building frontage (1:1). Multiple-story multi-tenancy office/industrial developments with bottom floor tenants having separate outside entrances, these

tenants may have a wall sign over the entrance to identify the tenant but said sign shall give only the name of the tenant and shall be limited to a maximum of seven and one-half (7 ½) square feet in area and a maximum of fifteen (15) inch high letters. The building may still have main identification signs as indicated in Section A.

Multiple-story multi-tenancy office/industrial developments with a single entrance for all tenants shall be allowed main identification signs as indicated in Section A. Minor tenants within a multi-tenant office/industrial development utilizing a single entrance shall be limited to a directory type sign which limits each business to a one (1) square foot sign for each business up to a maximum gross area of twenty (20) square feet.

Sign programs may be prepared for any office/industrial complex to identify specific sign criteria for each tenant within a building for which the sign program was adopted. Sign programs may identify sign locations, allowable sign types, letter sizes and any other criteria for which the building owner or developer wants enumerated. Sign programs shall require Planning Commission approval and shall be no less restrictive than what is contained within this Specific Plan or the City's Sign Code.

4. In multi-tenancy office/industrial areas, each individual business may have a wall sign over the entrance to identify the tenant. Said sign shall give only the name of the tenant and shall be limited to a maximum of seven and one-half (7-1/2) square feet in area and a maximum fifteen (15) inch high letters. If more than one tenant utilizes an entrance, a directory type sign shall be utilized limited to one (1) square foot of sign for each business up to a maximum gross area of twenty (20) square feet.

b. Ground Signs – Ground signs (monument signs) may be permitted subject to the following:

1. Ground signs shall not exceed sixty (60) inches above grade in height.
2. Ground signs shall not exceed fifty (50) square feet in area.
3. Ground signs shall not extend over public property and ground signs in a corner cut-off area shall not exceed three (3) feet above the adjacent curb top.
4. Only one (1) ground sign shall be permitted for each entity, and no two ground signs on different lots shall be located closer than forty (40) feet to each other.

5. No ground signs, monument signs, or pole signs shall be permitted adjacent to Interstate 10 (San Bernardino Freeway).
6. Ground signs shall be permitted for single-tenant buildings and for identification of a single complex containing multiple tenants so long as no individual tenant identification is contained.

c. Temporary Signs – the following temporary identification signs shall be permitted:

1. A sign advertising the sale, lease, or hire of a site or building.
2. A construction sign denoting the architects, engineers, contractor, and other related subjects. Said sign shall be removed at the time the building is fit for occupancy and shall be approved by the Architectural Committee prior to installation.
3. A sign indicating the name of the future tenant.

d. General – The following general standards shall apply to all signs located in the East Valley Complex:

1. Signs shall be restricted to advertising only the person, firm, company, or corporation operating the use conducted on the site or the products sold therein.
2. No roof-mounted signs shall be permitted; in addition, no wall-mounted signs shall project above the roofline.
3. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink, flash, exert smoke or fumes, or move in any fashion.
4. No signs shall be erected until approval has been granted pursuant to Section 84505 of the City of Redlands sign ordinance.

B. Specific Plan No. 29

Section 3.C

8. Signs – All signs located in the Museum Complex shall relate to the character and architectural style of the structure upon which it is placed. A minimum number of signs is encouraged in order to avoid clutter and to obtain a coordinated and harmonious relationship between all signs within the complex. The following regulations shall apply.

a. Wall Signs – Identification signs placed on a wall shall not exceed one and one-half (1-1/2) square feet in area for each one (1) foot of lineal frontage of the building or structure it identifies, not to exceed one hundred and twenty (120) square feet. Separate calculations may be made for the front, side, or rear of the building and a separate sign may be permitted on each of these frontages, provided, however, that the sign may only be permitted on the side of a building that is located adjacent to a public right-of-way.

1. All signs attached to a building shall be surface mounted only.
2. The area of wall signs shall be calculated by a rectangle around the outside of the lettering.
3. In multi-tenancy offices, each individual business may have a wall sign over the entrance to identify the tenant. Said sign shall give only the name of the tenant and shall be limited to a maximum of seven and one-half (7-1/2) square feet in area and a maximum fifteen (15) inch high letters. If more than one tenant utilizes an entrance, a directory type sign shall be utilized limited to one (1) square foot of sign for each business up to a maximum gross area of twenty (20) square feet.

b. Ground Signs – Ground signs (monument signs) may be permitted subject to the following:

1. Ground signs shall not exceed sixty (60) inches above the grade in height.
2. Ground signs shall not exceed fifty (50) square feet in area.
3. Ground signs shall not extend over public property and ground signs in a corner cut-off area shall not exceed three (3) feet above the adjacent curb top.
4. Only one (1) ground sign shall be permitted for each entity, and no two ground signs on different lots shall be located closer than (40) feet to each other.
5. Ground signs shall be permitted for single-tenant buildings and for identification of a single complex containing multiple tenants so long as no individual tenant identification is contained.

c. Temporary Signs – The following temporary identification signs shall be permitted:

1. A sign advertising the sale, lease, or hire of a site or building.
2. A construction sign denoting the architects, engineers, contractor and other related subjects. Said sign shall be removed at the time the building is fit for occupancy and shall be approved by the Architectural Committee prior to installation.
3. A sign indicating the name of the future tenant.

d. General – the following general standards shall apply to all signs located in the Museum Complex:

1. Signs shall be restricted to advertising only the person, firm, company, or corporation operating the use conducted on the site or the products sold therein.
2. No roof-mounted signs shall be permitted; in addition no wall-mounted signs shall project above the roof line.
3. Signs visible from the exterior of any building may be lighted, but no signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink, flash, exert smoke or fumes, or move in any fashion.
4. No signs shall be erected until approval has been granted pursuant to Section 84505 of the City of Redlands Sign Ordinance.
5. The existing Edward's Mansion free-standing sign is herein recognized as a legal non-conforming use. The sign is compatible with the Redlands Sign Ordinance.

Section II. Supplemental Sign Program

The supplemental sign program provides for the placement and maintenance of specific signs within the adopted Specific Plans No. 25 and 29. The following signs shall be permitted as discussed herein:

A. Directional Sign
B. Temporary Sale/Leasing Sign
C. Temporary Building Leasing Sign
D. Entrance I.D. Pylon

The master sign development standards contained herein has been established to apply to the subject signs and is presented with a discussion of their relationship to existing city standards. The Complex sign programs will provide for a unique system of identification within the project area consistent with the goals and objectives of the Redlands Sign code. Details not specifically addressed by this amendment shall be subject to the Redlands Sign Ordinance. It is the objective of this sign program to present a unified sign format throughout The Complex.

A. Directional Sign – Directional signs are intended to identify major uses and areas within the overall complex, and will serve to provide a necessary link between various portions of The Complex. Directional signs are permanent and are depicted in Exhibit 1.

   Relationship to the Redlands Sign Ordinance – Directional signs are permitted within the Redlands Sign Ordinance for the purpose of indicating the location of any object, place, or area. Dimensional standards are limited to two (2) square feet per instruction. However, these signs have historically been for small-scale uses such as drive-thru entrance and exit signs at fast-food restaurants. Due to the large-scale nature of The Complex, these signs will take the directional sign concept a step further by providing for larger, more visible, project-oriented signs.

1. Standards

a. The overall sign area will be twenty-four (24) square feet, with a vertical dimension of three (3) feet and a horizontal dimension of eight (8) feet.
b. Colors:
   Background - Majesty
   Lettering – Grey
   Logo – White
c. The following locations and directional script shall be permitted for directional signs as depicted in Exhibit 2, including locations for future signs.

	Side One	Side Two
A-1	Edwards Mansion Restaurant and Wedding Chapel	Edwards Mansion Restaurant and Wedding Chapel
	San Bernardino County Museum	
	Information Center	
A-2	Information Center	Information Center
	Trade Center	San Bernardino County Museum
	Regional Office Center I	Edwards Mansion Restaurant
A-3	Information Center	Information Center
	Sales & Leasing Information	Sales & Leasing Information
A-4	Regional Office Center	Regional Office Center
	Trade Center	
	Information Center	
A-5	San Bernardino County Museum	San Bernardino County Museum
	Information Center	Edwards Mansion Restaurant

B. Temporary Sale/Leasing Signs – The temporary sale/leasing sign is intended to identify vacant individual parcels within The Complex project area for limited time durations prior to site development. The temporary sale/leasing sign is depicted in Exhibit 3.

Relationship to Permitted Signs – The temporary sale/leasing sign falls within the definition of temporary signs permitted within the adopted Specific Plans and within the definition of a for sale, rent, or lease sign within the Redlands Sign ordinance with the following criteria:

1. Size: Maximum size shall be thirty-two (32) square feet.

2. Height: Maximum overall height shall be six (6) feet except in corner cut off area where height is limited to three (3) feet.

3. Location: Signs shall not be located closer than five (5) feet from street right-of-way lines nor closer than 300 feet fro any other for sale, rent, or for lease sign on the property.

The temporary sale/leasing sign will be in compliance with the sign ordinance in that it will meet size, height and location requirements and will not exceed more than one sign per Parcel. The following standards shall apply:

1. The overall sign area will be nine (9) square feet, with a vertical dimension of six (6) feet and a horizontal dimension of one and one-half (1-1/2) feet.

2. The temporary sale/leasing sign will be placed on various individual parcels within The Complex, as needed.

4 Implementation

SECTION 4. PROCEDURAL IMPLEMENTATION

A. Site Plan Review

The purpose and intent of site plan review is to assure that development occurs in conformance with the East Valley Complex Specific Plan development standards through the submittal of required information describing the proposed development. All development within the Specific Plan area shall be subject to the provisions of Section 32.20 of the City of Redlands Zoning Ordinance.

B. SUBDIVISION MAPS

All tentative subdivision maps and final maps shall follow the standard subdivision procedures as outlined in the State Map Act, as amended, and follow the procedures as implemented by the City of Redlands.

C. AMENDMENT TO THE SPECIFIC PLAN

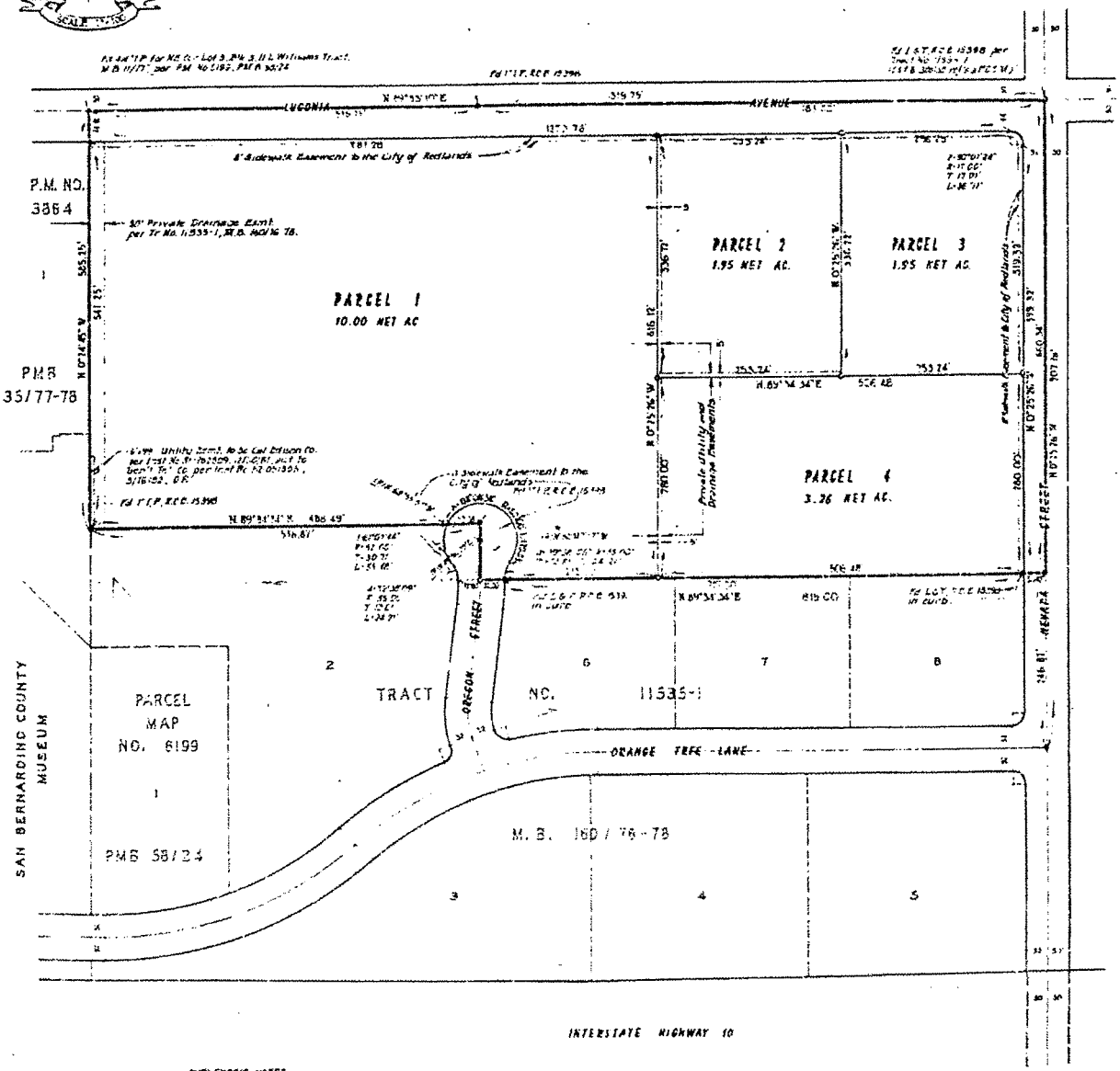
An amendment to the adopted Specific Plan shall follow the procedures as outlined in California Government Code Section 65500.

IN THE CITY OF REDLANDS

PARCEL MAP NO. 8288

BEING A SUBDIVISION OF LOT 1 AND A PORTION OF LOT 2 OF TRACT NO. 11535-1, M.B. 160/76-78, SAN BERNARDINO COUNTY, CALIFORNIA.

HICKS & HARTWICK, INC • ENGINEERS · SURVEYORS — NOVEMBER, 1983



SURVEYOR'S NOTES:

Basis of Bearings: Centerline of LUGONIA AVENUE bearing N.89°33'10"E, per Tract No. 11535-1, M.B. 160/76-78.

• Indicates monument found per Tract No. 11535-1 except where otherwise indicated.

○ Indicates set 1" Iron Pipe tagged L.S. 2851

C.S.M. Indicates County Surveyor's Monument; C.S.F.B. Indicates County Surveyor's Field Book.

appendix

TENTATIVE
TRACT MAP NO. 11535

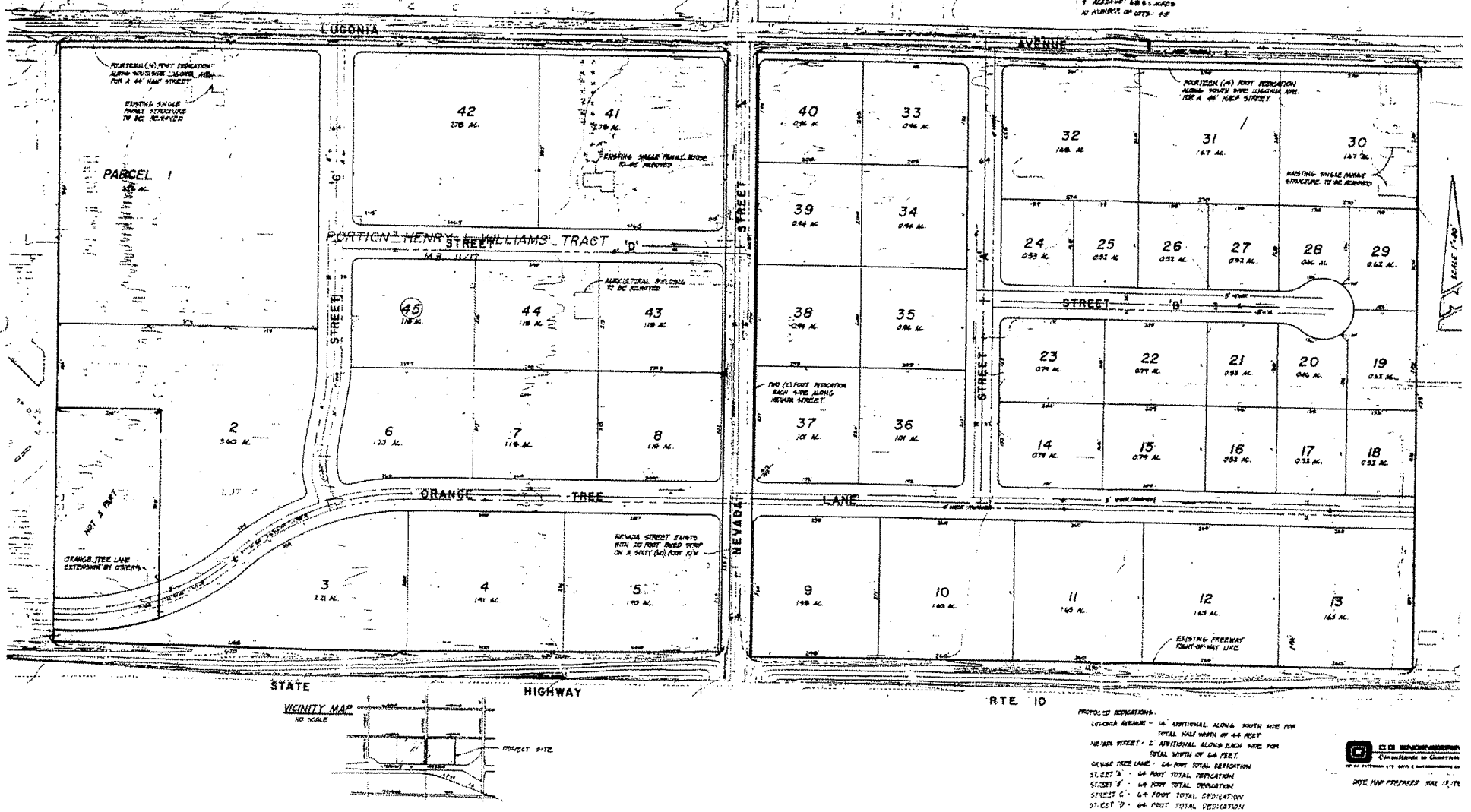
OWNERS: NEVADA ACRES, A LIMITED PARTNERSHIP
MUSEUM ACRES, A LIMITED PARTNERSHIP
COMMERCIAL ACRES, A LIMITED PARTNERSHIP
CALVIN Y. EYER AND EMMA F. EYER, HUSBAND AND WIFE
AND R.W. WILCOTT, A MARRIED MAN.

SUBDIVIDER: COMMERCIAL ENVIRONMENTS
2151 DUPONT DRIVE, SUITE 209
IRVINE, CALIFORNIA 92715

ENGINEER: NOEL L. CRISTEAMEN, R.C.E. NO 15948
C/O BRIGHTBERG
1611 SOUTH WATERMAN AVENUE, SUITE E
SAN BERNARDINO, CALIFORNIA 92408
(714) 824-3420

LEGAL DESCRIPTION: LOT 1 AND LOT 2, BLOCK 3 OF THE HENRY L. WILLIAMS TRACT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 8 OF MAPS, PAGE 17, RECORDS OF SAID COUNTY; LOTS 7 AND 8, BLOCK 3 OF HENRY L. WILLIAMS TRACT, AS DESCRIBED ABOVE. LOTS 3, 6, 7, AND 6, BLOCK 4, OF THE HENRY L. WILLIAMS TRACT, AS PER PLAT RECORDED IN BOOK 8, PAGE 17 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY; EXCEPTING THEREFROM CERTAIN PORTIONS OF SAID LOTS AS DESCRIBED IN SAID RECORDS OF SAID COUNTY RECORDER.

1. TOPOGRAPHY: AERIAL PHOTOGRAPHY BY PICTORIAL SURVEYS, INC. PHOTOGRAPHY FLOWN FEBRUARY, 1980 ELEVATION DATUM CITY OF REDLANDS B.M. NO R-72 EL. 1334.29
2. FIRE PROTECTION: CITY OF REDLANDS
3. WATER: CITY OF REDLANDS
4. SANITARY SEWERS: CITY OF REDLANDS
5. ZONING: C-M (COMMERCIAL-MANUFACTURING)
6. EXISTING LAND USE: AGRICULTURAL
7. PROPOSED LAND USE: COMMERCIAL, OFFICE, INDUSTRIAL
8. SURROUNDING LAND USE/ZONING: AGRICULTURAL/C-M
9. ACREAGE: 48.5 ± ACRES
10. NUMBER OF LOTS: 45



VICINITY MAP
NO SCALE

PROPOSED DEDICATIONS:
- LUGONIA AVENUE - 44' ADDITIONAL ALONG SOUTH SIDE FOR TOTAL HALF WIDTH OF 44 FEET
- NEVADA STREET - 2 ADDITIONAL ALONG EACH SIDE FOR TOTAL WIDTH OF 64 FEET
- ORANGE TREE LANE - 64 FOOT TOTAL DEDICATION
- STREET 'A' - 64 FOOT TOTAL DEDICATION
- STREET 'B' - 64 FOOT TOTAL DEDICATION
- STREET 'C' - 64 FOOT TOTAL DEDICATION
- STREET 'D' - 64 FOOT TOTAL DEDICATION

CB ENGINEERING
Consultants to Construction

DATE MAP PREPARED MAY 13, 1980

RESOLUTION NO. 8793

A RESOLUTION OF THE CITY OF REDLANDS AMENDING NON-RESIDENTIAL SPECIFIC PLANS AND CONCEPT PLANS TO PROHIBIT NEW WAREHOUSES AND LOGISTICS DISTRIBUTION USES, AS DEFINED, IN ALL COMMERCIAL AND INDUSTRIAL DISTRICTS OF SPECIFIC PLANS, WHILE ALLOWING FOR EXISTING WAREHOUSES AND LOGISTICS DISTRIBUTION USES TO REMAIN AS PERMITTED OR CONDITIONALLY PERMITTED USES SUBJECT TO NEW REBUILD PROVISIONS CONTAINED IN REDLANDS MUNICIPAL CODE TITLE 18.

WHEREAS, the City Council of the City of Redlands has initiated Ordinance Text Amendment No. 372, in accordance with Chapter 18.204 (Amendments) of the Redlands Municipal Code, as the public necessity, convenience, or general welfare justifies such action; and

WHEREAS, over the past twenty years, Redlands has experienced the construction of numerous large warehouses and logistics distribution facilities in and around the City of Redlands including the unincorporated County jurisdiction located in northwest Redlands; and

WHEREAS, on September 29, 2024, the Governor of the State of California signed Assembly Bill (AB) 98 to add Section 65302.02 to, and to add Chapter 2.8 (commencing with Section 65098) to Division 1 of Title 7 of, the Government Code, and to add Sections 40458.5 and 40522.7 to the Health and Safety Code, relating to land use, and the "Warehouse Concentration Region" defined therein includes the City of Redlands among other nearby cities and counties; and

WHEREAS, two major transportation corridors (Interstate 10 and Interstate/S.R. 210 freeways) serve the Southern California region and are gateways to the Interstate Highway System, and both freeways pass through the City of Redlands, which contributes to a significant quantity of heavy-truck and other vehicular traffic to pass through the City to reach destinations located outside the City of Redlands as well as within the unincorporated "donut hole" area; and

WHEREAS, heavy-truck traffic that serves several million square feet of warehousing and logistics distribution uses located within the unincorporated County island area (surrounded by the City of Redlands) must pass through the City and utilize City streets on a daily basis at all hours of the day and night; and

WHEREAS, the residents and visitors of the City of Redlands may experience exposure to environmental effects (such as numbers of truck trips, vehicle miles traveled, greenhouse gas emissions affecting air quality, vehicular noise, etc.) and other externalities from such warehousing and logistics distribution uses; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about March 24, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on April 14, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, on or about April 21, 2026, the Secretary to the Planning Commission gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which Ordinance Text Amendment No. 372 would be considered by the Planning Commission; and

WHEREAS, on May 12, 2026, the Planning Commission held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, Ordinance Text Amendment No. 372 and related Specific Plan Amendments; and

WHEREAS, following the public hearing on May 12, 2026, the Planning Commission determined that Ordinance Text Amendment No. 372 would be in conformity with the 2035 General Plan, and would be consistent with goals of the General Plan for transportation, connectivity, compatibility and harmonious relationship of different land uses; and

WHEREAS, on May 12, 2026, the Planning Commission recommended to the City Council that the proposed Specific Plan Amendment(s) be approved; and

WHEREAS, this Resolution is exempt from environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines; and

WHEREAS, in accordance with Government Code § 65854 and/or § 65090, the City Clerk gave notice by publication in a newspaper of general circulation of the holding of a public hearing at which the proposed Resolution would be considered by City Council; and

WHEREAS, on June 16, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments and continued the public hearing; and

WHEREAS, on September 1, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments and continued the public hearing to October 6, 2026; and

WHEREAS, on October 6, 2026, the City Council held a noticed public hearing at which interested persons had an opportunity to testify in support of, or opposition to, the proposed Specific Plan Amendments.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDLANDS RESOLVES AS FOLLOWS:

SECTION 1. Environmental Determination. The proposed Specific Plan Amendments do not require environmental review in accordance with Sections 15061(b)(3), 15308, and 15378(b)(5) of the California Environmental Quality Act Guidelines. Pursuant to Section

15378(b)(5) of the California Environmental Quality Act ("CEQA"), this proposal is an organizational or administrative activity of the City that will not result in direct or indirect physical changes in the environment, and therefore not a project. Additionally, pursuant to CEQA Guidelines Section 15061(b)(3), this proposal is exempt from CEQA review because there is no possibility that the specific plan amendment(s) may have a significant effect on the environment, insofar as it would amend the lists of permitted land uses in the City of Redlands. Furthermore, even if the proposal is considered a project, the proposed specific plan amendment(s) is categorically exempt under CEQA Guidelines Section 15308, because it is clear that it will not create an environmental impact and the action will assure the maintenance, enhancement, or protection of the environment through the adoption of regulations prohibiting new large warehouses and logistics distribution facilities. Accordingly, no further environmental review is necessary.

SECTION 2. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 1 entitled "Permitted Uses" thereof, is hereby amended as follows:

"g. Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade or professional schools
- Clubs, lodges and similar organizations
- Government buildings
- Warehouses, not to exceed 50,000 square feet in any single building
- Wholesale trade of most consumer items including drugs, dry goods, apparel, groceries, building materials and paper products.
- Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 3. Concept Plan No. 1 (CP-1), Section III entitled "Development Standards," subsection 'B' entitled "Commercial Industrial District," Part 2 entitled "Conditionally Permitted Uses" thereof, is hereby amended as follows:

"d. Large Warehouse-Distribution Buildings.
Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 4. Concept Plan No. 2 (CP-2), Section 3.2 entitled "Regional Industrial District," subsection 'A' entitled "Permitted Uses," Part 3 thereof is hereby amended as follows:

"3. Wholesale trade:

Wholesale trade of durable and non-durable goods to commercial, industrial and professional business uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments.

Warehouses and logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

SECTION 5. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 9 titled "Commercial Industrial District," Section EV3.0910 (Permitted Land Uses), part 7, is hereby amended as follows:

"(7) Other uses typically associated with light manufacturing within enclosed buildings, including but not limited to the following:

- Business, technical, trade, or professional schools
- Clubs, lodges, and similar organizations
- Government buildings
- Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002 (or the property has a valid land use entitlement approved prior to the effective date of Ordinance No. 3002). Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.
- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- Warehousing, ancillary to another primary use (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).
- Wholesale trade of most consumer items, including motor vehicles, drugs, dry goods, apparel, groceries, building materials and paper products."

SECTION 6. Specific Plan No. 40 (East Valley Corridor Specific Plan), Chapter 10 titled "Regional Industrial," Section EV3.1010 (Permitted Land Uses), part 4, is hereby amended as follows:

"(4) Wholesale Trade, such as:

- Warehouses or logistics distribution with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

- Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors (see Chapter 18.156, Article XII, of Redlands Municipal Code Title 18).

- Wholesale trade of durable and non-durable goods to commercial, industrial and professional uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments."

SECTION 7. Specific Plan No. 25 (East Valley Complex), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial," part 3 (Uses Prohibited) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 8. Specific Plan No. 32 (Redlands Aviation Park), Section 3 titled "Property Development Standards," subsection (B) titled "Office/Industrial District," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 9. Specific Plan No. 33 (Centennial Commerce Park), Section 3 titled "Development Standards," subsection (B) titled "Office/Industrial," part 2 titled "Permitted Uses," subsection (c) is hereby amended as follows:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, are not permitted."

SECTION 10. Specific Plan No. 42 (Redlands Research Park), Section 3 titled "Development Standards," subsection (A) titled "Office/Industrial Land Use," part 1 (Permitted Uses), is hereby amended as follows:

"1. Permitted Uses - No building, structure or land shall be used, and no building or structure shall be hereafter erected, structurally altered or enlarged except for the following purposes:

a. Offices, including but not limited to:

Accounting, auditing, and bookkeeping services
Administrative headquarters
Architectural, planning andengineering offices
Business associations
Corporate headquarters
Banks and finance companies
Insurance offices
Law offices
Real estate offices
Such other office uses as deemed similar to the above.

b. Research and development, including but not limited to:

Biochemical and Chemical
Metallurgical Pharmaceutical
Medical and dental
Film and photographic
Electrical and Mechanical
Optical

c. Manufacturing, including but not limited to:

Establishments primarily engaged in manufacturing the following products:

Apparel, drapery, upholstery,millinery, and related cloth and clothing
Furniture and fixtures, including office furniture, store fixtures, blinds and shades, and shelving
Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, and printing
Fabricated plastic products
Fabricated metal products
Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, computers, and similar equipment and

supplies
Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, musical instruments, and similar goods.

Warehouse and distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code.

Warehousing, in buildings with less than 50,000 square-feet in gross floor area, and not more than five truck docks or dock high loading doors."

SECTION 11. The adopted Planned Development entitlements within the City of Redlands are hereby amended to prohibit the development or establishment of new warehouses and logistics distribution centers, as defined in Article XII of Chapter 18.156 of the Redlands Municipal Code, while allowing existing warehouses to remain as permitted or conditionally permitted uses within their respective Planned Development (PD) entitlements:

"Warehouses or logistics distribution centers with 50,000 square-feet in gross floor area or more, or having more than five truck docks or dock high loading doors, that were legally established prior to the effective date of Ordinance No. 3002. Such warehouses or logistics distribution facilities shall be subject to the applicable provisions contained in Chapter 18.156, Article XII, of the Redlands Municipal Code."

The applicable Planned Development entitlements are the following:

a. Planned Development No. 1 (PD 1);
b. Planned Development No. 3 (PD 3);
c. Planned Development No. 4 (PD 4);
d. Planned Development No. 7 (PD 7).

SECTION 12. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this resolution for any reason is held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this resolution. The City Council hereby declares that it would have adopted this resolution, each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 13. Effective Date. This Resolution shall become effective on the effective date of Ordinance No. 3002.

ADOPTED, SIGNED AND APPROVED this 6TH day of OCTOBER, 2026.

Mario Saucedo, Mayor

ATTEST:

Jeanne Donaldson, City Clerk

I, Jeanne Donaldson, City Clerk, City of Redlands, hereby certify that the foregoing Resolution was duly adopted by the City Council at the regular meeting thereof, held on the 6TH day of OCTOBER, 2026, by the following vote:

AYES: Council Members Barich, Tejeda, Davis, Shaw; Mayor Saucedo
NOES: None
ABSENT: None
ABSTAIN: None

Jeanne Donaldson, City Clerk

RECORDED AT THE REQUEST OF
FIRST AMERICAN TITLE INSURANCE CO.

83-298650

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

ROBERT H MORRISON, ESQ.
6299 MacArthur Blvd., Ste. 200
Newport Beach, CA 92660

14.00
D

(Space Above for Recorder's Use Only)

DECLARATION OF RESTRICTIONS

THIS DECLARATION ("Declaration") is made as of this 12th day of DECEMBER, 1983 by EAST VALLEY PARTNERS, a partnership, hereinafter referred to as "Declarant" and is made with reference to the following facts:

R E C I T A L S :

WHEREAS, Declarant is the owner in fee of that certain real property located in the City of Redlands, County of San Bernardino, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, hereinafter collectively referred to as the "Property"; and,

WHEREAS, it is the desire of Declarant to subject the Property to the covenants, conditions and restrictions hereinafter set forth pursuant to a general plan for the improvement of the Property for the mutual benefit of the present and future owners of the Property and their respective heirs, successors, assigns, grantees, mortgagees, lessees, tenants and subtenants, so that each parcel included within the Property shall each be subject to this Declaration and shall be encumbered and burdened by and entitled to the benefit of this Declaration.

NOW, THEREFORE, THE DECLARANT HEREBY DECLARES THAT THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS HEREAFTER SET FORTH.

1. GENERAL PROVISIONS.

A. Establishment of Restrictions. Declarant, as owner of the Property, hereby declares that the Property is now held, and shall hereafter be held, transferred, sold, leased, conveyed and occupied subject to the restrictions set forth herein, each and all of which is and are for and shall inure to the benefit of and pass with each and every parcel comprising the Property and shall apply to and be binding upon the heirs, assignees, grantees, mortgagees, tenants, subtenants and successors-in-interest of any owner thereof.

B. Purpose of Restrictions. The purpose of these restrictions is to insure proper development and use of the Property, to protect the Owner of each Lot against such improper development and use of surrounding parcels as will depreciate the value of the Property, to prevent the erection of structures on the Property built of improper design and materials, to provide for the maintenance of landscaping in an attractive condition and to prevent haphazard and inharmonious Improvements, to secure and maintain adequate parking and spacing between structures and, in general, to provide adequately for high-type and quality of improvement and maintenance of the Property in accordance with the specific general plan.

2. DEFINITIONS.

A. Declarant. "Declarant" shall mean the undersigned, its successors and assigns.

B. Tract Map. "Tract Map" refers to the Tract Map attached hereto as Exhibit "B" and incorporated herein by reference.

C. Lot. "Lot" shall mean all the lots shown on the Tract Map which are subject to this Declaration, excepting lot 1 of said Tract Map. "Lot" shall also mean the Parcels shown on Parcel Map 8288, a copy of which is attached hereto as Exhibit "B-1" and incorporated herein by reference. "Lot" shall also mean and refer to any lot shown on any final tract map, or any parcel which is shown on any parcel map, which is hereafter filed for record to the extent such lot or parcel is part of the Property.

D. Owner. "Owner" shall mean and refer to the person or entity who is the record owner of the fee simple title to any Lot which is a part of the Property subject to this Declaration, including contract sellers but excluding those having such interest merely as security for the performance of an obligation.

E. Architectural Committee. "Architectural Committee" means those persons who are appointed to act as such pursuant to Paragraph 6(A) hereof and vested with the power of review and approval set forth herein.

F. Improvements. "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface, including but not limited to, Buildings, outbuildings, walls, water lines, sewers, electrical and gas distribution facilities, parking facilities, walkways, fences, hedges, mass plantings, poles, signs and any other structures of any type or kind.

G. Building. "Building" shall mean any structural improvement on any Lot which is enclosed by exterior walls, floor and a roof.

3. USE IN GENERAL. Subject to specific land use classifications, each Lot shall be devoted and used for commercial, retail or service uses in accordance with the East Valley Complex Specific Plan Number 25 as adopted by the City of Redlands and the County of San Bernardino (the "Specific Plan") as the same may from time to time be amended, and such other uses as may be otherwise permitted from time to time under the laws and zoning ordinances of the City of Redlands.

4. SPECIFIC USE CLASSIFICATIONS. The East Valley Complex Specific Plan contemplates that each Lot subject to this Declaration will be subject to one of the following land use classifications: (1) urban services commercial; (2) office/industrial; (3) multi-tenant office/industrial or (4) planned unit development.

5. VOTING RIGHTS OF OWNERS. Upon the transfer of voting rights to the Owners in accordance with Paragraphs 6(A) and 9(B) hereof, each Owner shall be entitled to vote the percentage of votes available to all Owners as shall be equal to the percentage established by Exhibit "C" attached hereto for each Lot owned by such Owner. When more than one person owns a portion of the interest in a Lot, the vote for such Lot shall be exercised as such persons among themselves determine, but in no event shall more votes be cast with respect to any Lot than could be cast if such Lot were owned by only one person. If any Owner casts a vote representing his Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Lot. Any votes cast with regard to any such Lot in violation of this provision shall be null and void. In the event any Owner shall, from and after the date hereof, subdivide any Lot owned by such Owner (the "subdividing owner"), the Owners of the subdivided lots, including the subdividing owner, if the subdividing owner shall continue to own one or more of the subdivided lots, shall only be entitled to vote that percentage of the vote originally available to the subdividing owner prior to the subdivision, as determined by dividing the total gross square footage of each subdivided lot by the total gross square footage of the Lot immediately prior to the subdivision.

6. ARCHITECTURAL COMMITTEE.

A. Appointment of Architectural Committee. The Declarant shall initially appoint the Architectural Committee,

consisting of not less than three (3) members, who need not be Owners, who shall remain in office until:

(i) five (5) years from the date of recording of this Declaration; or

(ii) ninety percent (90%) of the Lots subject to this Declaration have been conveyed, whichever shall first occur.

From and after such time or event, as the case may be, the Owners shall have the right by written document to appoint the members of the Committee, to remove any members of the Committee at any time and from time to time, and to fill any vacancies thereon. Members of the Architectural Committee appointed by the Owners need not be Owners. In the event of the death or resignation of any member of the Architectural Committee prior to the time when the Owners are vested with authority, the Declarant shall have the right to appoint such member's successor. Any appointment to the Architectural Committee by the Owners shall require not less than two-thirds (2/3) of the voting power of the Lots subject to this Declaration.

B. General Provisions. The members of the Architectural Committee shall not be entitled to any compensation for services performed pursuant to this Declaration. The powers and duties of the Architectural Committee shall cease on and after forty (40) years from the date of the recording of this Declaration. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, written instrument shall be executed and duly recorded by the then record Owners of not less than two-thirds (2/3) of the voting power of the Lots subject to this Declaration appointing representatives who shall, thereafter, exercise the same powers previously exercised by said Architectural Committee.

C. Procedure. The Architectural Committee may establish reasonable rules in connection with the submission and review of plans and specifications. All plans and specifications and other material required or permitted to be filed with the Architectural Committee hereunder shall be filed at the following address:

Mr. Russ Hatle
25201 Paseo De Alicia
Suite 101
Laguna Hills, California 92653

or such other address as the Architectural Committee shall specify in written notice delivered to all Owners. The Architectural Committee's approval or disapproval on matters required by this Declaration shall be by the majority vote of the Architectural Committee. The establishment of the Architectural Committee and the systems herein for architectural approval shall not be construed as changing any rights or restrictions upon Owners to maintain, repair, alter or modify or otherwise have control over the Lots as may otherwise be specified in this Declaration. In the event the Architectural Committee fails to approve or disapprove plans and specifications within thirty (30) days after the same have been duly submitted in accordance with any rules regarding such submission as may be adopted by the Architectural Committee, such plans and specifications shall be deemed approved.

D. Approval and Conformity of Plans.

(a) No Improvements shall be erected, placed, altered, maintained or permitted to remain on any Lot until plans and specifications showing the plot layout and all exterior elevations with materials and colors therefor and structural designs, signs, parking, driveway, walkways and landscaping shall have been submitted to and approved in writing by the Architectural Committee; provided, however, that the restrictions set forth in this Paragraph 6 shall not apply to Improvements which are to be erected, placed or altered entirely within a Building and which do not affect the exterior or the structural design of the Building. Plans and specifications shall be submitted in writing over the authorized signature of the Owner of the Lot, or his authorized agent. The Committee from time to time may adopt and promulgate architectural standards ("Architectural Standards") consistent with the use restrictions and other provisions contained in this Declaration. The Architectural Standards may include among other things the following restrictions and limitations upon the Owners:

(i) Reasonable time limitations for the completion of the Improvements for which approval is required;

(ii) Such other limitations and restrictions as the Architectural Committee in its reasonable discretion shall adopt, including, without limitation, the nature, kind, shape, height, materials, exterior color and surface and location of Improvements; the type, location and elevation of trees, bushes, shrubs, plants, hedges and fences; the harmony of exterior design and color in relation to other Improvements within the Property;

effect of location and use of Improvements and landscaping on neighboring property; preservation of view and aesthetic beauty; conformity of the Improvements and proposed uses to the purpose and intent of this Declaration and inclusion in such plans and specifications of provision for the construction of adequate parking, driveways, and walkways in relation to the Buildings which are to be constructed thereon and the uses to be made thereof.

(b) Approval by the Architectural Committee of the erection, construction, installation, alteration or maintenance of any Improvements may be withheld because the same would or might in its judgment cause or result in a violation of this Declaration; or because of the reasonable dissatisfaction of the Architectural Committee with the plan for the structure, color scheme, finish, design, proportions, architecture, shape, height, style or appropriateness of the proposed structure or altered structure, materials proposed to be used thereon; or because of its reasonable dissatisfaction with any and all other matters of things which, in the reasonable judgment of the Architectural Committee, would render the proposed Improvements inharmonious or out of keeping with the general plan of improvement of the Property. No Building or other Improvement for which any plans and specifications have been approved by the Architectural Committee shall be erected, constructed, installed, altered or maintained, except in strict conformance with said plans and specifications, and such conditions and requirements as the Architectural Committee may impose in connection with its approval of same. Any deviation from any approved plot plans, specifications, color schemes, grading plans or other matters shall nullify the approval of the Architectural Committee required by this Paragraph 6, and such work shall be deemed to have been undertaken without said Architectural Committee's approval or consent.

(c) The Architectural Committee shall further adopt a procedure by which a prospective owner intending to erect Improvements on a Lot may submit and obtain the advance approval of the Architectural Committee of such prospective owner's plans therefor prior to the purchase of a Lot.

E. Nonliability for Approval of Plans. Plans and specifications are not approved for engineering design, and by approving such plans and specifications neither the Architectural Committee, the Owners, nor Declarant assumes liability or responsibility therefor, or for any defect in any structure constructed in accordance with such plans and specifications.

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F. Denial of Plans and Specifications. In the event plans and specifications submitted to the Architectural Committee are disapproved thereby, the Architectural Committee shall provide to the Owner within the time limitations set forth in Paragraph 6(c) its written decision, setting forth with particularity the reasons for any denial, and stating the remedial steps, if any, that may be taken to obtain approval. The failure of the Architectural Committee to render such written decision within said period shall be deemed approval by the Architectural Committee of such plans and specifications.

G. Inspection and Recording of Approval. Any member of the Architectural Committee, or agent of the Architectural Committee, at any reasonable time and after not less than twenty-four (24) hours notice, may enter, without being deemed guilty of trespass, upon any Lot and Improvements thereon in order to inspect the Improvements constructed or being constructed on such Lot to ascertain that such Improvements have been or are being built in commpliance with plans and specifications approved by the Architectural Committee and in accordance with the Architectural Standards. The Architectural Committee shall cause such an inspection to be undertaken within thirty (30) days of a request therefor from any Owner as to his Lot, and if such inspection reveals that the Improvements located on such Lot have been completed in compliance with this Paragraph 6, the Architectural Committee shall provide to such Owner a notice of such approval in recordable form which, when recorded, shall be conclusive evidence of compliance with the provisions of this Paragraph 6 as to the Improvements described in such recorded notice, but as to such Improvements only.

H. Compliance with Laws. All Improvements shall be constructed in compliance with all applicable permits and authorizations, all building and zoning laws and all other laws, ordinances, orders, codes, rules, regulations and requirements of all federal, state, county, municipal governmental agencies and bodies having jurisdiction.

I. Limitation of Authority. Nothing in this Paragraph 6 shall be construed as authorizing or empowering the Architectural Committee by rule or otherwise to change or waive any of the provisions of this Declaration.

7. USE RESTRICTIONS APPLICABLE TO ALL LOTS.

A. After the initial construction, erection or placement of each Building or other Improvement, no such Building or other Improvement shall be reconstructed, altered, added to or maintained in such a fashion as to alter in any way its exterior

appearance and/or coloring until such alteration in exterior appearance and/or coloring be submitted to and approved by the Architectural Committee in writing. No exterior lighting shall be erected or maintained on any Lot or Building nor shall any advertising or identification signs be erected, constructed or placed on any portion of Buildings or Building projections until or unless the location, height, size, design and coloring thereof shall be submitted to and approved by the Architectural Committee in writing.

B. No trees, bushes, shrubs or plants shall be planted or emplaced until the plans and specifications for the species and placement of any such trees, bushes, shrubs or plants have been submitted to and approved in writing by the Architectural Committee. Said plans as submitted shall show in detail the proposed elevations and locations of said trees, bushes, shrubs or plants, including the location and elevation in relation to all other Lots subject to these restrictions.

C. All Lots shall be used for no purpose other than business purposes, save and except for the area on which there may be placed landscaping, parking areas and private streets. No Building shall be erected, altered, leased, placed or permitted to remain on any Lot other than a Building used for business purposes.

D. No part of the Property shall be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any residential or other non-business purpose.

E. No noxious or offensive trade or activity shall be carried on upon any Lot or any part of the Property, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective Lot or which shall in any way increase the rate of insurance.

F. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted upon the surface of any Lot or within five hundred (500) feet below the surface of the Property, all such right to petroleum, hydrocarbons and minerals being reserved to the Declarant. No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained or permitted upon any Lot.

G. No television, radio or other electronic antenna or device of any type shall be erected, constructed,

placed or permitted to remain on any Lot unless and until the same shall have been approved in writing by the Architectural Committee.

H. All drainage of water from any Lot and the Improvements thereon may drain or flow into adjacent streets but shall not be allowed to drain or flow upon adjoining Lots (excepting any drainage resulting from the natural slope of the Property) unless an easement for such purpose has been granted by this Declaration or reserved on the recorded Tract Map.

I. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot.

J. All rubbish, trash and garbage shall be regularly removed from the Property and shall not be allowed to accumulate thereon. All exterior refuse containers, woodpiles, storage areas, machinery and equipment shall be prohibited upon any Lot without the prior written approval of the Architectural Committee.

K. No structure of a temporary character, trailer, camper, boat or similar equipment shall be permitted to remain upon the exterior portion of any Lot without the prior written approval of the Architectural Committee.

L. Prior to the occupancy of any Building erected upon any Lot subject to this Declaration, the Owner thereof shall improve or cause to be improved all on-site improvements, including parking areas and landscaping.

M. All sidewalks adjacent to a building area shall be of concrete construction. All areas for vehicular use shall be paved with a suitable base and surface with a bituminous or asphaltic wearing surface or, at the option of the Owner thereof, with concrete, in the alternative.

N. No utility area or storage yard shall be constructed or maintained, nor shall any materials, supplies or equipment, including trucks or other vehicles owned or operated by the occupant of a Lot, be stored in any area of the Property, except inside a Building or behind a visual barrier screening such areas from the view of adjoining properties and/or public streets.

O. No billboard of any kind shall be erected or maintained on any Lot. All other signs shall be subject to approval by the Architecturl Committee.

P. In addition to the restrictions imposed by this Declaration, the owner of any Lot shall comply with the restrictions on use, development and other standards set forth in the East Valley Complex Specific Plan Number 25 as adopted by the City of Redlands as the same may from time to time be amended, and any deviation therefrom shall require the prior written consent and approval of the Architectural Committee and the City of Redlands.

8. MISCELLANEOUS PROVISIONS.

A. Each and all of the foregoing covenants, conditions and restrictions (1) shall aply to and bind the parties hereto as owners of the Lots subject to this Declaration and each and all of the owners of any and all portions of the Property, and each and all of their respective heirs, successors, assigns, grantees, mortgagees, tenants and subtenants; (2) are hereby imposed pursuant to a general plan for the improvement and use of the Property and are designed for the mutual benefit of said Owners, tenants and occupants of any and all portions thereof; and (3) shall obligate, inure to and pass with each and every Lot comprising the Property, or any portion thereof or interest therein, and shall remain in force and effect as hereinafter provided.

B. The parties hereto covenant with each other that the legal description of each of the Lots shall be deemed to include any and all rights, title and interest in that portion of the street, roadway, highway or other public right of way abutting or bounding each of said Lots now or hereafter owned by all persons or other entities who may own said Lots or any portion thereof or any interest therein and the respective heirs, successors, assigns, grantees, mortgagees, tenants and subtenants thereof. Accordingly, such right, title and interest shall be, in all respects, subject and subordinate to the covenants, conditions and restrictions established by and the easements granted in this Declaration.

C. Breach of any of the covenants or restrictions contained in this Declaration shall not defeat nor render invalid the lien of any mortgage or first deed of trust made in good faith and for value as to the Property or any part thereof; but, all of the foregoing provisions, restrictions and covenants shall be binding and effective against any Owner of any Lot or any part thereof whose title thereto is acquired by foreclosure, trustee's sale or otherwise. The term "mortgagee" wherever used herein shall be construed to include beneficiaries and trustees under deeds of trust.

D. Any person or persons owning or holding any portion of the Property may prosecute any proceedings at law or in equity against any person or entity violating or attempting to violate any of the covenants, conditions and restrictions herein and either prevent it, him or them from so doing and to recover damages from or on account of such violation.

E. Invalidation of any one of the covenants, conditions, restrictions or other provisions herein contained by judgment or court order shall in no way affect any of the other covenants, conditions, restrictions or provisions hereof, and the same shall remain in full force and effect.

F. This Declaration shall create privity of contract and estate with and among all owners and grantees of all or any part of the Property and their respective heirs, executors, administrators, successors, assigns, mortgagees, tenants and subtenants thereof. In the event of a breach or attempted or threatened breach by any Owner of any part of the Property in any of the terms, covenants and conditions hereof, any one or all such other Owners of a Lot subject to this Declaration shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach, and any deed, lease, assignment, conveyance or contract made in violation of this Declaration shall be void and may be set aside upon petition by one or more of the Owners of the Lots subject to this Declaration. All costs and expenses of any such suit or proceedings, including attorneys' fees as hereinafter provided, shall be assessed against the defaulting Owner and shall constitute a lien against the real property of the interest therein wrongfully deeded, leased, assigned, conveyed or contracted for, until paid, effective upon recording notice thereof in the Office of the San Bernardino County Recorder, but any such lien shall be subordinate to any bona fide mortgage or first deed of trust covering any portion of the Property, and any purchaser at any foreclosure or trustee's sale (as well as any grantee under a deed in lieu of foreclosure or trustee's sale) under any such mortgage or deed of trust shall take title free from any such lien but, otherwise, subject to the provisions hereof. The remedies permitted at law or equity of any one or all such Owners specified herein shall be cumulative as to each and as to all.

G. In the event that suit is brought for the enforcement of this Declaration or as the result of any alleged breach thereof, the prevailing party or parties to such suit shall be entitled to be paid reasonable attorneys' fees by the losing party or parties, and any judgment or decree rendered shall include an award thereof.

H. The captions heading the various sections of this Declaration are for convenience and identification only and shall not be deemed to limit or define the contents of their respective sections.

I. All the provisions of this Declaration shall be covenants running with the land pursuant to applicable law, including but not limited to Section 1468 of the Civil Code of the State of California. It is expressly agreed that each covenant to do or refrain from doing some act on the Property or any part thereof as the covenantor: (1) is for the benefit of the land of the covenantee, (2) runs with both the land owned by the covenantor and the land owned by the covenantee, and (3) shall benefit or be binding upon each successive owner during his ownership or any portion of the land affected hereby and each person having any interest therein derived through any owner of the land affected hereby.

J. The provisions of this Declaration shall not be deemed to constitute a dedication for public use nor to create any rights in the general public.

9. TERM AND TERMINATION.

A. The covenants, conditions and restrictions contained in this Declaration shall run with the land and shall be binding upon each and all of the owners of any part thereof and upon all persons claiming under them, and the same shall continue to endure to and terminate at midnight, December 31, 2023.

B. This Declaration may be cancelled, changed, modified or amended in whole or in part only by a written and recorded agreement executed by all the then record fee owners of not less than two-thirds (2/3) of the voting power of the Lots subject to this Declaration after Declarant has sold ninety percent (90%) of the Lots subject to this Declaration. Any such cancellation, change, modification or amendment to this Declaration shall not require the consent or execution by any mortgagee, lessee or subtenant.

C. Until such time as voting rights shall have been transferred to the Owners in accordance with Paragraph 9(B) hereof, amendments or modifications shall be effective when executed by Declarant and when recorded in the Official Records of the County of San Bernardino; provided, however, that Declarant shall not have the power to amend or modify this Declaration so as to reduce the voting power as set forth in Exhibit "C" of the Owner of any Lot which has been sold.

D. This Declaration, executed as of the date hereof, shall take effect only upon, from and after its recording in the Office of the County Recorder of San Bernardino County.

IN WITNESS WHEREOF, this Declaration is executed by the undersigned as of the day and year first above written.

EAST VALLEY PARTNERS, a Partnership

By: COMMERCE ENVIRONMENTS, LTD., A Limited Partnership, a general partner

By: C/E ASSOCIATES, a General Partnership, its general partner

By: COMMUNITY CONSULTANTS CORPORATION, a California Corporation, a general partner

By: _____
Russ E. Hatle, President

By: THE SIMCHOWITZ CORPORATION, A California Corporation, a general partner

By: _____
Mervyn Simchowitz, President

By: EV ASSOCIATES LIMITED PARTNERSHIP, A Limited Parntership, a general partner

By: EV LAND COMPANY, a Corporation, its general partner

By: _____
Michael R. Chase, President

STATE OF CALIFORNIA)
)
COUNTY OF Orange)

On this 14th day of December, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael R. Chase and —— personally known to me (~~or proved on the basis of satisfactory evidence~~) to be the person(s) who executed the within instrument as the President and —— Secretary, on behalf of EV Land Company the corporation therein named and acknowledged to me that said corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors, said corporation being known to me to be the general partner of EV Associates Limited Partnership the limited partnership that executed the within instrument as one of the partners of East Valley Partners the partnership that executed the within instrument and acknowledged to me that such corporation executed the same as the general partner and that such limited partnership executed the same as such partner, and that such partnership executed the same.

Signature Dana J. Correll

Dana J. Correll
Named (Typed or Printed)

OFFICIAL SEAL
DANA J CORRELL
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires OCT 16, 1984

83-390350

STATE OF CALIFORNIA)
)
COUNTY OF Orange)

On this 19th day of December, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Russ E. Hatle, personally known to me to be the person who executed the within instrument as President on behalf of Community Consultants Corporation and personally appeared Mervyn Simchowitz, personally known to me to be the person who executed the within instrument as President on behalf of The Simchowitz Corporation, the corporations therein named and acknowledged to me that said corporations executed the within instrument pursuant to its bylaws or a resolution of its board of directors, said corporations being known to me to be the partners of C/E Associates the partnership that executed the within instrument as the general partner of Commerce Environments, Ltd., the limited partnership that executed the within instrument as one of the partners of East Valley Partners that executed the within instrument and acknowledged to me that such corporations executed the same as such partner and that such partnership executed the same as general partner of the limited partnership and that such limited partnership executed the same as such partner and that such partnership executed the same.

Signature Janet Sisco

JANET SISCO
Name (Typed or Printed)

OFFICIAL SEAL
JANET SISCO
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Exp. Oct. 10, 1987

83-[illegible]

LEGAL DESCRIPTION

PARCEL A

Lots 2, 3, 4, 5, 6, 7, & 8 of Tract 11535-1, in the City of Redlands, County of San Bernardino, State of California, as per plat recorded in book 160 of Maps, page 76 through 78 inclusive, records of said county.

PARCEL B

Parcels 1, 2, 3, & 4 of Parcel Map #8288; in the City of Redlands, County of San Bernardino, State of California, as per plat recorded in book 84 of Parcel Maps, pages 86 and 87, records of said county.

EXHIBIT "A"

SHEET 3 OF 3 SHEETS

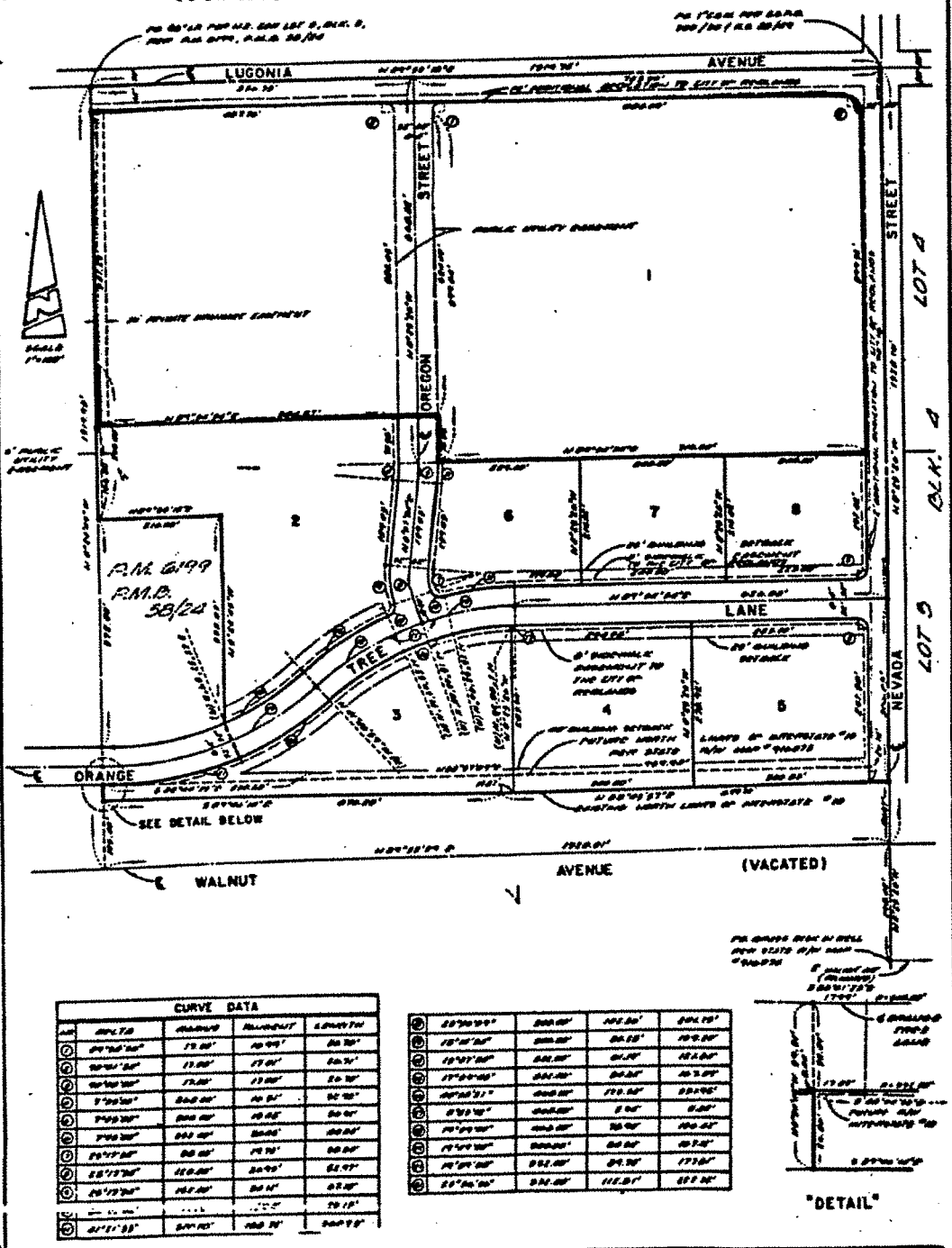
TRACT NO. 11535-1

IN THE CITY OF REDLANDS

BEING A SUBDIVISION OF LOTS 1 AND 2, AND A PORTION OF LOTS 7 AND 8, OF BLOCK 3, HENRY WILLIAMS TRACT, AS PER PLAT RECORDED IN BOOK 11, PAGE 17, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

C & ENGINEERING

JANUARY 1981



CURVE DATA

EXHIBIT "B"

[illegible] AMERICAN TITLE INSURANCE CO.

RECORDED IN OFFICIAL RECORDS
NOV 23 1982 AT 8 30 A.M.
SAN BERNARDINO COUNTY, CALIF.

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

ROBERT H. MORRISON, ESQ.
4295 MacArthur Blvd., Ste. 200
Newport Beach, CA 92660

[illegible] 82-234002

(Space Above for Recorder's Use Only)

DECLARATION OF RESTRICTIONS
EAST VALLEY COMPLEX II

THIS DECLARATION ("Declaration") is made as of this 1st day of November, 1982, by ROBERT H. MORRISON, a California corporation, hereinafter referred to as "Declarant" and is made with reference to the following facts:

RECITALS:

WHEREAS, Declarant is the owner in fee of that certain real property located in the City of Redlands, County of San Bernardino, State of California, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, hereinafter collectively referred to as the "Property"; and

WHEREAS, it is the desire of Declarant to subject the Property to the covenants, conditions and restrictions hereinafter set forth pursuant to a general plan for the improvement of the Property for the mutual benefit of the present and future owners of the Property and their respective heirs, successors, assigns, grantees, mortgagees, lessees, tenants and subtenants, so that each parcel included within the Property shall each be subject to this Declaration and shall be encumbered and burdened by and entitled to the benefit of this Declaration.

NOW, THEREFORE, THE DECLARANT HEREBY DECLARES THAT THE PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS HEREAFTER SET FORTH.

1. GENERAL PROVISIONS.

A. Establishment of Restrictions. Declarant, as owner of the Property, hereby declares that the Property is now held, and shall hereafter be held, transferred, sold, leased, conveyed and occupied subject to the restrictions set forth herein, each and all of which is and are for and shall inure to the benefit of and pass with each and every parcel comprising the Property and shall apply to and be binding upon the heirs, assignees, grantees, mortgagees, tenants, subtenants and successors-in-interest of any owner thereof.

B. Purpose of Restrictions. The purpose of these restrictions is to insure proper development and use of the Property, to protect the owner of each parcel against such improper development and use of surrounding parcels as will depreciate the value of the Property, to prevent the erection of structures on the Property built of improper design and materials, to provide for the maintenance of landscaping in an attractive condition and to prevent haphazard and inharmonious improvements, to secure and maintain adequate parking and spacing between structures and, in general, to provide adequately for high-type and quality of improvement and maintenance of the Property in accordance with the specific general plan.

2. DEFINITIONS.

A. Declarant. "Declarant" shall mean the undersigned, its successors and assigns.

B. Tract Map. "Tract Map" refers to the Tract Map attached hereto as Exhibit "B" and incorporated herein by reference.

C. Lot. "Lot" shall mean all the lots shown on the Tract Map which are subject to this Declaration.

D. Owner. "Owner" shall mean and refer to the person or entity who is the record owner of the fee simple title to any lot which is a part of the Property subject to this Declaration, including contract sellers but excluding those having such interest merely as security for the performance of an obligation.

E. Architectural Committee. "Architectural Committee" means those persons who are appointed to act as such pursuant to Paragraph 5.A. hereof and vested with the power of review and approval set forth herein.

F. Improvements. "Improvements" shall mean and include buildings, out-buildings, parking areas, loading areas, fences, walls, hedges, mass plantings, poles, signs and any structures of any kind, type or nature.

3. USE IN GENERAL. Subject to specific land use classifications, each lot comprising the Property shall be devoted and used for commercial, retail or service uses in accordance with the East Valley Complex Specific Plan Number 25 as adopted by the City of Redlands and the County of San Bernardino (the "Specific Plan") as the same may from time to time be amended and such other uses as may be otherwise permitted from time to time under the laws and zoning ordinances of the City of Redlands.

4. SPECIFIC USE CLASSIFICATIONS. The East Valley Complex Specific Plan contemplates that each lot comprising the Property subject to this Declaration will be subject to one of the following land use classifications: (1) urban services commercial; (2) office/industrial; (3) multi-tenant office/industrial; or (4) planned unit development.

5. ARCHITECTURAL COMMITTEES.

A. Appointment of Architectural Committee. The Declarant shall initially appoint the Architectural Committee, consisting of not less than three (3) members, who need not be owners, who shall remain in office until: (1) five (5) years from the date of recording of this Declaration; or (2) ninety percent (90%) of the lots in the property have been conveyed, whichever shall last occur. From and after such time or event, as the case may be, the Architectural Committee shall be appointed by the owners and shall be composed of three (3) or more representatives who need not be owners. In the event of the death or resignation of any member of the Committee prior to the time when the owners are vested with authority, the Declarant shall have the right to appoint such member's successor.

B. General Provisions. The members of the Architectural Committee shall not be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such Committee shall cease on and after forty (40) years from the date of the recording of this Declaration. Thereafter, the approval described in this covenant shall not be required, unless, prior to said date and effective thereon, a written instrument shall be executed and duly recorded by the then record owners of a majority of the lots appointing a representative or representatives who

6. USE RESTRICTIONS APPLICABLE TO ALL LOTS OR PARCELS.

A. No building shall be erected, constructed, placed, maintained or altered on any part of the Property, unless and until the exterior appearance and coloring thereof, specifically including but not limited to, elevations, height, canopy design and dimensions and location of other building projections shall have been approved in writing by the Architectural Committee. Approval shall be based on, among other things, adequacy of structural design, conformity and harmony of external design with neighboring structures, effective location and use of improvements on neighboring sites, operations and uses, relation of topography, grade and finish ground elevation of the site being improved to that of neighboring sites, proper facing of main elevation with respect to nearby streets and conformity of the plans and specifications to the purpose and general plan and intent of these restrictions.

After the initial construction, erection or placement of each building, no such building shall be reconstructed, altered, added to or maintained in such a fashion as to alter in any way its exterior appearance and/or coloring until such alteration in exterior appearance and/or coloring be submitted to and approved by the Architectural Committee in writing. No exterior lighting shall be erected or maintained on any lot or building nor shall any advertising or identification signs be erected, constructed or placed on any portion of buildings or building projections until or unless the location, height, size, design and coloring thereof shall be submitted to and approved by the Architectural Committee in writing. Such above-mentioned approvals shall be evidenced by having the appropriate approvals endorsed upon a copy of the final specifications and the elevation sheets of the working drawings for such building and such sign.

B. No trees, bushes, shrubs or plants shall be planted or emplaced until the plans and specifications for the species and placement of any such trees, bushes, shrubs or plants have been submitted to and approved in writing by the Architectural Committee. Said plans as submitted shall show in detail the proposed elevations and locations of said trees, bushes, shrubs or plants, including the location and elevation of same in relation to all other lots subject to these restrictions.

C. All lots or parcels in the Property shall be used for no purpose other than business purposes, save and except for the area on which there may be placed landscaping, parking areas and private streets. No building shall be erected, altered, leased, placed or permitted to remain on any lot other than a building used for business purposes.

D. No part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any residential or other non-business purpose.

E. No noxious or offensive trade or activity shall be carried on upon any lot or any part of the Property, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood or which shall in any way interfere with the quiet enjoyment of each of the owners of his respective lot or which shall in any way increase the rate of insurance.

F. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot or parcel nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted upon the surface of any lot or within five hundred (500) feet below the surface of the properties, all such right to petroleum, hydrocarbons and minerals being reserved to the Declarant. No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained or permitted upon any lot.

G. No television, radio or other electronic antenna or device of any type shall be erected, constructed, placed or permitted to remain on any of the buildings constructed on any Lot unless and until the same shall have been approved in writing by the Architectural Committee.

H. All drainage of water from any Lot and the improvements thereon may drain or flow into adjacent streets but shall not be allowed to drain or flow upon adjoining lots unless an easement for such purpose has been granted by this Declaration or reserved on the recorded Tract Map.

I. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot.

J. All rubbish, trash and garbage shall be regularly removed from the Property and shall not be allowed to accumulate thereon. All exterior refuse containers, woodpiles, storage areas, machinery and equipment shall be prohibited upon any lot without the prior written approval of the Architectural Committee.

K. No structure of a temporary character, trailer, camper, boat or similar equipment shall be permitted to remain upon the exterior portion of any lot without the prior written approval of the Architectural Committee.

L. Prior to the occupancy of any building erected upon any Lot subject to this Declaration, the owner thereof shall improve or cause to be improved all on-site improvements, including parking areas and landscaping.

M. All sidewalks adjacent to a building area shall be of concrete construction. All areas for vehicular use shall be paved with a suitable base and surface with a bituminous or asphaltic wearing surface or, at the option of the owner thereof, with concrete, in the alternative.

N. No utility area or storage yard shall be constructed or maintained, nor shall any materials, supplies or equipment, including trucks or other vehicles owned or operated by the occupant of a Lot, be stored in any area of the Property, except inside an enclosed building or behind a visual barrier screening such areas from the view of adjoining properties and/or public streets.

O. No billboard of any kind shall be erected or maintained on any lot. All other signs shall be subject to approval by the Architectural Committee.

P. In addition to the restrictions imposed by this Declaration, the owner of any lot comprising the Property shall comply with the restrictions on use, development and other standards set forth in the East Valley Complex Specific Plan Number 25 as adopted by the City of Redlands as the same may from time to time be amended, and any deviation therefrom shall require the prior written consent and approval of the Architectural Committee and the City of Redlands.

7. MISCELLANEOUS PROVISIONS.

A. Each and all of the foregoing covenants, conditions and restrictions (1) shall apply to and bind the parties hereto as owners of the lots subject to this Declaration and each and all of the owners of any and all portions of the Subject Property and each and all of their respective heirs, successors, assigns, grantees, mortgagees, tenants and subtenants; (2) are hereby imposed pursuant to a general plan for the improvement and use of the Property and are designed for the mutual benefit of said owners, tenants and occupants of any and all portions thereof; and (3) shall obligate, inure to and pass with each and every lot comprising the Property and shall remain in force and effect as hereinafter provided.

B. The parties hereto covenant with each other that the legal description of each of the lots shall be deemed to include any and all rights, title and interest in that portion of the street, roadway, highway or other public right of way abutting or bounding each of said lots now or hereafter owned by all persons or other entities who may own said lots or any portion thereof or any interest therein and the respective heirs, successors, assigns, grantees, mortgagees, tenants and subtenants thereof. Accordingly, such right, title and interest shall be, in all respects, subject and subordinate to the covenants, conditions and restrictions established by and the easements granted in this Declaration.

C. Breach of any of the covenants or restrictions contained in this Declaration shall not defeat nor render invalid the lien of any mortgage or first deed of trust made in good faith and for value as to the Property or any part thereof; but, all of the foregoing provisions, restrictions and covenants shall be binding and effective against any owner of any lot comprising the Subject Property or any part thereof whose title thereto is acquired by foreclosure, trustee's sale or otherwise. The term "mortgagee" wherever used herein shall be construed to include beneficiaries and trustees under deeds of trust.

D. Any person or persons owning or holding any portion of the Property may prosecute any proceedings at law or in equity against any person or entity violating or attempting to violate any of the covenants, conditions and restrictions herein and either prevent it, him or them from so doing and to recover damages from or on account of such violation.

E. Invalidation of any one of the covenants, conditions, restrictions or other provisions herein contained by judgment or court order shall in no way affect any of the other covenants, conditions, restrictions or provisions hereof, and the same shall remain in full force and effect.

F. This Declaration shall create privity of contract and estate with and among all owners and grantees of all or any part of the Property and their respective heirs, exectors, administrators, successorss, assigns, mortgagees, tenants and sub-tenants thereof. In the event of a breach or attempted or threatened breach by any owner of any part of said Property in any of the terms, covenants and conditions hereof, any one or all such other owners of a lot subject to this Declaration shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequence of such breach, and any deed, lease, assignment, conveyance or contract made in violation of this Declaration shall be void and may be set aside upon petition of one or more of the lots subject to this Declaration. All costs and expenses of any such suit or proceedings, including attorney's fees as hereinafter provided, shall be assessed against the defaulting owner and shall constitute a lien against the real property of the interest therein wrongfully deeded, leased, assigned, conveyed or contracted for, until paid, effective upon recording notice thereof in the Office of the San Bernardino County Recorder, but any such lien shall be subordinate to any bona fide mortgage or first deed of trust covering any portion of the Property, and any purchaser at any foreclosure or trustee's sale (as well as any grantee or deed in lieu of foreclosure or trustee's sale) under any such mortgage or deed of trust shall take title free from any such lien but, otherwise, subject to the provisions hereof. The remedies permitted at law or equity of any one or all such owners specified herein shall be cumulative as to each and as to all.

G. In the event that suit is brought for the enforcement of this Declaration or as the result of any alleged breach thereof, the prevailing party or parties to such suit shall be entitled to be paid reasonable attorney's fees by the losing party or parties, and any judgment or decree rendered shall include an award thereof.

H. The captions heading the various sections of this Declaration are for

I. All the provisions of this Declaration shall be covenants running with the land pursuant to applicable law, including but not limited to Section 1468 of the Civil Code of the State of California. It is expressly agreed that each covenant to do or refrain from doing some act on the Property or any part thereof as the covenantor: (1) is for the benefit of the land of the covenantee, (2) runs with both the land owned by the covenantor and the land owned by the covenantee, and (3) shall benefit or be binding upon each successive owner during his ownership or any portion of the land affected hereby and each person having any interest therein derived through any owner of the land affected hereby.

J. The provisions of this Declaration shall not be deemed to constitute a dedication for public use nor to create any rights in the general public.

10. TERM AND TERMINATION.

A. The covenants, conditions and restrictions contained in this Declaration shall run with the land and shall be binding upon each and all of the owners of any part thereof and upon all persons claiming under them, and the same shall continue to endure to and terminate at midnight, December 31, 2020.

B. This Declaration may be cancelled, changed, modified or amended in whole or in part only by a written and recorded agreement executed by all the then record fee owners of seventy-five percent (75%) of the parcels subject to this Delcaration after Declarant has sold ninety-five percent (95%) of the lots or parcels subject to this Declaration. Any such cancellation, change, modification or amendment to this Declaration shall not require the consent or execution by any mortgagee, lessee or subtenant.

C. This Declaration, executed as of the date hereof, shall take effect only upon, from and after its recording in the Office of the County Recorder of San Bernardino County.

IN WITNESS WHEREOF, this Declaration is executed by the undersigned as of the day and year first above written.

ROBERT H. MORRISON,
A California Corporation

By Robert H. Morrison
Robert H. Morrison

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On November 5, 1982, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT H. MORRISON, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the President of the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Notary Public