

THE INFORMATION IN THIS BOX IS NOT A PART OF THE CONTRACT AND IS FOR COUNTY USE ONLY



ORIGINAL

Contract Number

25-749

SAP Number

Real Estate Services Department

Department Contract Representative: Terry W. Thompson, Director
Telephone Number: (909) 387-5000
Contractor: Tri Pointe Homes IE-SD, Inc.
Contractor Representative: Ed Lenth
Telephone Number: (949) 251-8821
Contract Term:
Original Contract Amount: \$0
Amendment Amount: \$0
Total Contract Amount: \$0
Cost Center: 6520002750
GRC/PROJ/JOB No.: 3200 4565
Internal Order No.:
Grant Number (if applicable):

Briefly describe the general nature of the contract: Irrevocable Offer of Dedication for Trail Easement from Tri Pointe Homes IE-SD, Inc. for a 12,564 square foot easement area over grantor-owned property in Redlands (portion of Assessor Parcel Number 0617-041-01) for a portion of the Santa Ana River Trail to be constructed by grantor prior to County's acceptance of the dedication, and maintained by San Bernardino County Regional Parks after the County's acceptance.

FOR COUNTY USE ONLY

Approved as to Legal Form

Agnes Cheng, Deputy County Counsel

Date 9/3/2025

Reviewed for Contract Compliance

Date

Reviewed/Approved by Department

Brandon Ocasio, Real Property Manager, RESD

Date 9/4/25

RECORDING REQUESTED BY:  
San Bernardino County  
385 North Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0180

And WHEN RECORDED MAIL TAX  
DOCUMENT STATEMENT TO:  
San Bernardino County  
385 North Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0180

A.P.N. 0167-041-01 (ptn)

**IRREVOCABLE OFFER  
OF DEDICATION -  
TRAIL EASEMENT**

Dept. Code : 11500 (Regional  
Parks)

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX: ~~\$0.00~~, and conveyance to government entity R & T 11922

- computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at the time of sale  
 Unincorporated Area                       City of Redlands

Record without fee subject to Govt. Code 6103 & 27383. Recordation required to complete chain of title

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **TRI POINTE HOMES IE-SD, INC.** (“Grantor”) hereby grants to **SAN BERNARDINO COUNTY**, a body corporate and politic of the State of California and its successors and assigns (“Grantee”), an irrevocable offer to dedicate a perpetual non-exclusive easement and right-of-way for public trail purposes for access and use by pedestrians, bicycles, and other non-motorized means in, on, over, under, upon, along, through and across a certain portion of **Grantor’s** real property (“Easement Area”), as said area is more specifically described in Exhibit “A” Trail Easement Legal Description and shown in Exhibit “B” Trail Easement Plat, each of which is attached hereto and by this reference incorporated herein. Grantor shall not use nor permit any uses within the Easement Area that interferes with the rights granted in this dedication.

Grantor agrees, at its sole cost and expense, to construct on the Easement Area a minimum twelve foot (12’) wide, two-lane asphalt trail with a minimum of two foot (2’) wide shoulders on each side of said trail for public use by pedestrians, bicycles, and non-motorized transportation modes in compliance with standards required by the California Department of Transportation and any other authorities for such trail.

It is understood and agreed that Grantee shall incur no liability with respect to such offer of dedication and shall not assume any responsibility for the Easement Area nor any improvements thereon or therein until such offer has been duly accepted by Grantee. If this dedication is duly accepted by Grantee, Grantee and its employees, agents, and contractors shall, from and after such acceptance date, have the right to access, construct, maintain, repair, operate, replace, remove, renew, relocate, improve, enlarge, and inspect the trail and any appurtenances thereto within the Easement Area.

The provisions hereof inure to the benefit of and be binding upon heirs, successors, assigns, and personal representatives of the respective parties hereto.

Mail Tax Statement As Directed Above

IN WITNESS WHEREOF, Grantor has executed this instrument on the date and year set forth below.

**GRANTOR: TRI POINTE HOMES IE-SD, INC.**

By: 

Name: Brian Ortwein

Title: Vice President

Date: 9/9/25

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside

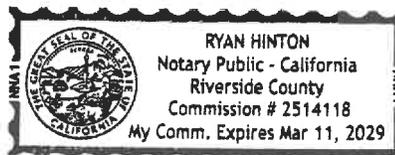
On 9/9/25 before me, Ryan Hinton / Notary Public  
(insert name and title of the officer)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Ryan Hinton (Seal)



ALL CAPACITY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_  
(Date) (Name and title of the officer)

personally appeared \_\_\_\_\_,  
(Name of person signing)

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of officer

(Seal)

**EXHIBIT "A"**  
**TRAIL EASEMENT**  
**LEGAL DESCRIPTION**

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, SHOWN AS NOT A PART ON TRACT NO. 18988, IN THE CITY OF REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, FILED IN MAP BOOK 348, PAGES 19 THROUGH 28, INCLUSIVE, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF DOMESTIC AVENUE, HAVING A HALF WIDTH OF 30.00 FEET, AND TEXAS STREET, HAVING A HALF WIDTH OF 44.00 FEET AS SHOWN ON SAID TRACT NO. 18988, SAID POINT ALSO BEING ON THE WEST LINE OF SAID SECTION 15;

**THENCE** ALONG THE CENTERLINE OF SAID TEXAS STREET AND SAID WEST LINE OF SECTION 15 NORTH  $0^{\circ}29'35''$  WEST 1307.07 FEET TO THE NORTH  $1/16^{\text{TH}}$  CORNER OF SAID SECTION 15;

**THENCE** CONTINUING ALONG SAID WEST LINE OF SECTION 15 NORTH  $0^{\circ}30'23''$  WEST 166.39 FEET;

**THENCE** PERPENDICULAR TO SAID WEST LINE OF SECTION 15 NORTH  $89^{\circ}29'37''$  EAST 70.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 52.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH  $87^{\circ}18'43''$  EAST, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

**THENCE** NORTHWESTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $17^{\circ}47'20''$ , AN ARC LENGTH OF 16.14 FEET;

**THENCE** NORTH  $89^{\circ}30'25''$  EAST 101.49 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 108.00 FEET;

**THENCE** NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $39^{\circ}43'22''$ , AN ARC LENGTH OF 74.88 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 72.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH  $39^{\circ}13'47''$  WEST;

**THENCE** SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF  $81^{\circ}39'38''$ , AN ARC LENGTH OF 102.62 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS NORTH  $42^{\circ}25'51''$  WEST;

**THENCE** NORTHEASTERLY AND SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF  $108^{\circ}26'04''$  AN ARC LENGTH OF 90.84 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 188.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID COMPOUND CURVE BEARS NORTH  $66^{\circ}00'13''$  EAST;

**THENCE** SOUTHEASTERLY ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF  $22^{\circ}07'36''$ , AN ARC LENGTH OF 72.60 FEET;

**THENCE** SOUTH  $1^{\circ}52'12''$  EAST 77.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 112.00 FEET;

**THENCE** SOUTHEASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 33°47'55", AN ARC LENGTH OF 66.07 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 58.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS NORTH 54°19'53" EAST;

**THENCE** SOUTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 34°48'04", AN ARC LENGTH OF 35.23 FEET;

**THENCE** SOUTH 0°52'02" EAST 32.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 258.00 FEET;

**THENCE** SOUTHERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 12°20'49", AN ARC LENGTH OF 55.60 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS NORTH 78°31'13" WEST;

**THENCE** SOUTHWESTERLY AND SOUTHEASTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 71°49'56", AN ARC LENGTH OF 77.73 FEET TO A POINT ON THE WEST LINE OF LOT B OF SAID TRACT NO. 18988;

**THENCE** ALONG SAID WEST LINE OF LOT B SOUTH 1°22'03" WEST 17.86 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 78.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID NON-TANGENT CURVE BEARS SOUTH 23°29'26" WEST;

**THENCE** LEAVING SAID WEST LINE OF LOT B, NORTHWESTERLY AND NORTHEASTERLY ALONG SAID NON-TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 77°59'21", AN ARC LENGTH OF 106.17 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 242.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH 78°31'13" EAST;

**THENCE** NORTHERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 12°20'49", AN ARC LENGTH OF 52.15 FEET;

**THENCE** NORTH 0°52'02" WEST 32.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 42.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 34°48'04", AN ARC LENGTH OF 25.51 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 128.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH 54°19'53" WEST;

**THENCE** NORTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 33°47'55", AN ARC LENGTH OF 75.51 FEET;

**THENCE** NORTH 1°52'12" WEST 77.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 172.00 FEET;

**THENCE** NORTHWESTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 22°07'38", AN ARC LENGTH OF 66.42 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 32.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID COMPOUND CURVE BEARS NORTH 66°00'13" EAST;

**THENCE** NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID COMPOUND CURVE, THROUGH A CENTRAL ANGLE OF 108°26'04", AN ARC LENGTH OF 60.56 FEET TO THE BEGINNING OF A

REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 88.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS SOUTH 42°25'51" EAST;

THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 81°39'38", AN ARC LENGTH OF 125.42 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 92.00 FEET, A RADIAL LINE TO THE BEGINNING OF SAID REVERSE CURVE BEARS NORTH 39°13'47" EAST;

THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID REVERSE CURVE, THROUGH A CENTRAL ANGLE OF 39°43'22", AN ARC LENGTH OF 63.76 FEET;

THENCE SOUTH 89°30'25" WEST 99.89 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRAIL EASEMENT CONTAINS 12,564 SQUARE FEET, OR 0.29 ACRES, MORE OR LESS.

SUBJECT TO ALL CONDITIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF RECORDS, IF ANY.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



DARYL J. CHRISTIAN, PLS 8554

1-15-25

DATE

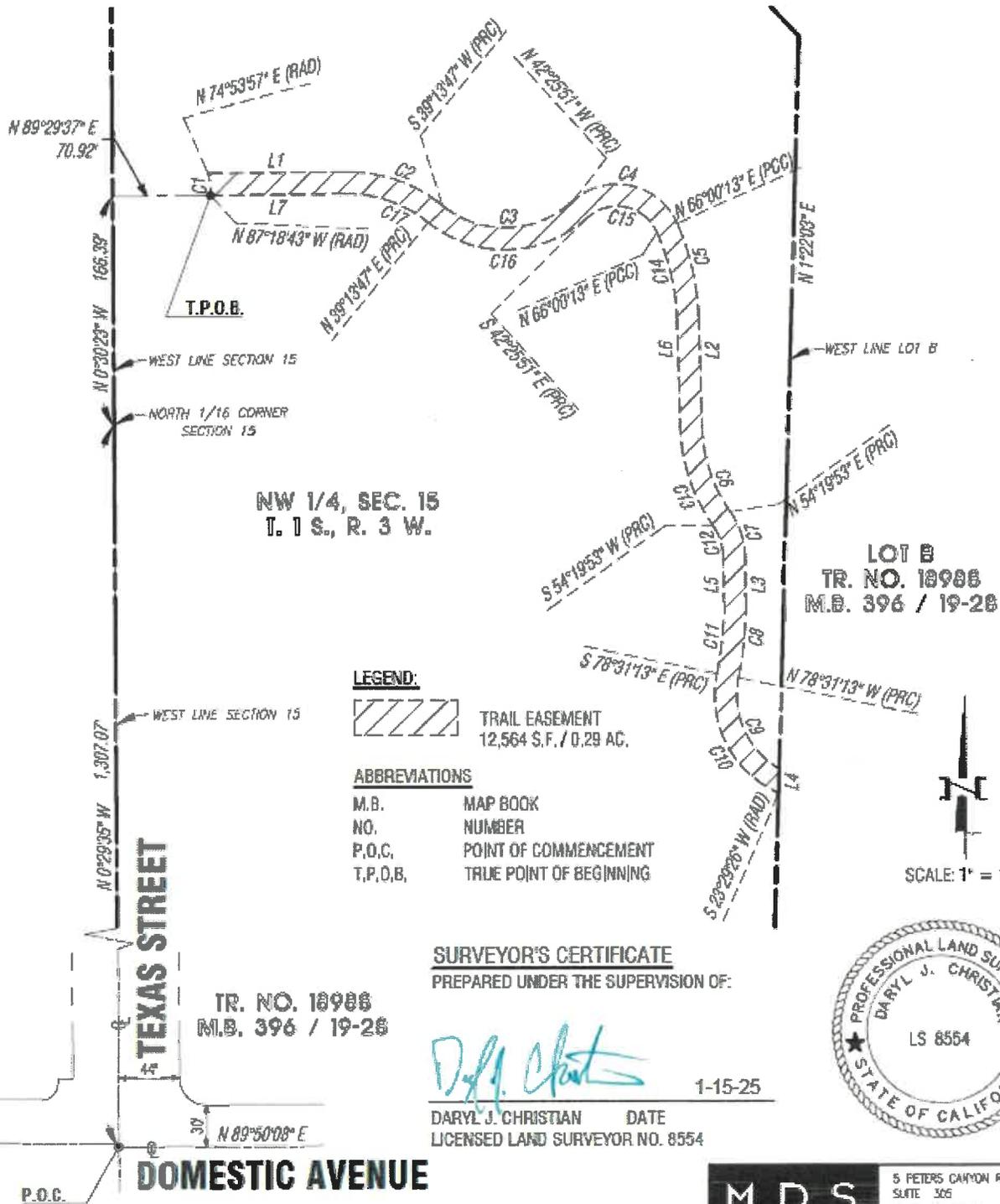


# EXHIBIT "B"

## TRAIL EASEMENT BOUNDARY PLAT

SHEET 1 OF 2

RS 15-177  
R.S.B. 157 / 54-55



NW 1/4, SEC. 15  
T. 1 S., R. 3 W.

LOT B  
TR. NO. 18988  
M.B. 396 / 19-28

**LEGEND:**  
 TRAIL EASEMENT  
12,564 S.F. / 0.29 AC.

**ABBREVIATIONS**  
M.B. MAP BOOK  
NO. NUMBER  
P.O.C. POINT OF COMMENCEMENT  
T.P.O.B. TRUE POINT OF BEGINNING

**SURVEYOR'S CERTIFICATE**

PREPARED UNDER THE SUPERVISION OF:

*Daryl J. Christian* 1-15-25  
DARYL J. CHRISTIAN DATE  
LICENSED LAND SURVEYOR NO. 8554



P.O.C.

**DOMESTIC AVENUE**

TR. NO. 18988  
M.B. 396 / 19-28

**MDS**  
CONSULTING

5 PETERS CANYON ROAD  
SUITE 306  
IRVINE, CA 92606  
(949) 251-8821  
WWW.MDSCONSULTING.NET

PLANNERS ENGINEERS SURVEYORS

# EXHIBIT "B"

## TRAIL EASEMENT BOUNDARY PLAT

LINE TABLE			CURVE TABLE			
LINE #	BEARING	DISTANCE	CURVE #	DELTA	RADIUS	LENGTH
L1	N 89°30'25" E	101.49'	C1	17°47'20"	52.00'	16.14'
L2	S 1°52'12" E	77.21'	C2	39°43'22"	108.00'	74.88'
L3	S 0°52'02" E	32.20'	C3	81°39'38"	72.00'	102.62'
L4	S 1°22'03" W	17.66'	C4	108°26'04"	48.00'	90.84'
L5	N 0°52'02" W	32.20'	C5	22°07'36"	168.00'	72.60'
L6	N 1°52'12" W	77.21'	C6	33°47'55"	112.00'	66.07'
L7	S 89°30'25" W	99.89'	C7	34°48'04"	58.00'	35.23'
			C8	12°20'49"	258.00'	55.60'
			C9	71°49'56"	62.00'	77.73'
			C10	77°59'21"	78.00'	106.17'
			C11	12°20'49"	242.00'	52.15'
			C12	34°48'04"	42.00'	25.51'
			C13	33°47'55"	128.00'	75.51'
			C14	22°07'36"	172.00'	66.42'
			C15	108°26'04"	32.00'	60.56'
			C16	81°39'38"	88.00'	125.42'
			C17	39°43'22"	92.00'	63.78'



**SAN BERNARDINO COUNTY**

APN: 0167-041-01-0000 (ptn)

This is to certify that the interest in the real property conveyed by this instrument from TRI POINTE HOMES IE-SD, INC. to SAN BERNARDINO COUNTY, a body corporate and politic of the State of California, is hereby rejected by the undersigned officer/agent on behalf of the Board of Supervisors pursuant to authority conferred by the Board of Supervisors on August 19, 2025, but shall remain open and subject to future acceptance by the County. Grantee consents to recordation thereof by its duly authorized officer.

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Terry W. Thompson, Director  
Real Estate Services Department