

CITY CLERK
City of Riverside
3900 Main Street
Riverside, California 92522

Project: Zoning Case MP-3-878
Citrus Park - Phase II
1800 Iowa Avenue, Riverside, CA

RECEIVED FOR RECORD
11 o'clock
Min. Post

JAN 25 1990
Recorded in Official Records
of Riverside County, California
William E. Stanley
RECORDER
Fees \$

031599

GRANT OF EASEMENT FOR FIRE ACCESS

THIS EASEMENT is made and entered into this 24 day of January, 1990, by and between CROW-LANE RIVERSIDE #1 LIMITED PARTNERSHIP, a Texas limited partnership, hereinafter referred to as "FIRST PARTY", and IOWA BUSINESS PARK ASSOCIATES, a California limited partnership, and MARLBOROUGH SQUARE NORTH, a California limited partnership, hereinafter collectively referred to as "SECOND PARTIES", with reference to the following facts:

A. FIRST PARTY is the fee owner of the following described real property, hereinafter referred to as "Parcel 1", located in the City of Riverside, County of Riverside, State of California:

That portion of the West half of the Northwest quarter of the Southeast quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Base and Meridian, lying Southerly of the Southerly right of way line of the Southern Pacific Railroad line;

EXCEPTING therefrom the West 50 feet;

ALSO EXCEPTING therefrom the right of way of the Southern Pacific Railroad Company;

ALSO EXCEPTING therefrom that portion conveyed to the City of Riverside by deed recorded September 4, 1953 as Instrument No. 43349 of Official Records of Riverside County, California.

B. SECOND PARTIES are the fee owners of the following described real property, hereinafter referred to as "Parcel 2", located in the City of Riverside, County of Riverside, State of California:

The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 2 South, Range 4 West, San Bernardino Base and Meridian, as shown by United States Government Survey.

EXCEPT therefrom the West 50 feet within the lines of Iowa Avenue.

Also except therefrom that portion lying Southerly of the Northerly line, and its Westerly prolongation thereof, of Parcels 1 and 2, as shown on a Record of Survey map on file in Book 50, Page 51 of Records of Survey, records of said County.

Said property is situated in the City of Riverside.

DESCRIPTION APPROVAL
1,2490
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

C. Parcels 1 and 2 are adjoining lots. Parcel 1 bears the street address 1800 Iowa Avenue, Riverside, California, and Parcel 2 bears the street address of 2000 Iowa Avenue, Riverside, California.

D. FIRST PARTY wishes to further develop Parcel 1 and has submitted an industrial plot plan for review and approval. As a condition for such development of the property and in accordance with its zoning regulations, the City of Riverside is requiring the FIRST PARTY to provide an access easement over Parcel 2 to allow fire vehicles and apparatus to reach the rear portion of Building H, located at the rear of Parcel 1, as shown on Exhibit A, attached hereto and incorporated herein by this reference.

E. As sufficient access for fire vehicles and apparatus does not exist on Parcel 1 to provide the necessary fire protection on site, FIRST PARTY wishes to utilize a 20-foot-wide easement on a portion of Parcel 2 beginning at a point adjacent to Building G, for such fire vehicles and apparatus to have a right of ingress and egress from Parcel 1 to Parcel 2 for access to the rear portion of Building H.

F. SECOND PARTIES are willing to grant an easement for ingress and egress for fire vehicles and apparatus access over a portion of Parcel 2 to FIRST PARTY for the benefit of and an easement appurtenant to Parcel 1.

NOW, THEREFORE, incorporating the above recitals and for valuable consideration, the receipt of which is hereby acknowledged, the parties hereto mutually agree as follows:

1. SECOND PARTIES hereby grant to FIRST PARTY, their heirs, successors and assigns, a permanent easement for ingress and egress of fire vehicles and apparatus and other emergency vehicles over that portion of Parcel 2 described in Exhibit B, attached hereto and incorporated herein by this reference, for the use and benefit of and as an easement appurtenant to Parcel 1.

2. The easement shall be improved and kept in a clean and clear condition by FIRST PARTY for the sole and exclusive use and benefit of fire vehicles and apparatus and emergency vehicle access to Parcel 1 and each and every person or entity who now or in the future holds an interest in said real property.

3. FIRST PARTY and its successors in interest as to Parcel 1 shall bear the cost of the construction, reasonable repair and maintenance of the driveway and related landscaping and shall assure that said easement herein granted by SECOND PARTY remains unobstructed.



LEE SAKAMURA
LEE SAKAMURA, AIA
ARCHITECTS, INC.
1000 W. 10TH ST.
RIVERSIDE, CA 92507
APR. 18, 1989
APR. 24, 1989
MAY 3, 1989
AUG. 22, 1989
SEPT. 22, 1989

100 2-978 (R)

PROJECT SUMMARY

GROSS LAND AREA: ± 4.53 AC (± 197,100 SF)

GROSS BLDG. AREA:

OFFICE	MANUFACTURING	WAREHOUSE	TOTAL
BLDG. F 1,200 (10%)	10,860 (90%)	0	12,060
BLDG. G 1,500 (10%)	13,800 (90%)	0	15,300
BLDG. H 3,300 (5%)	0	62,900 (95%)	66,200
TOTAL	6,000 (6%)	24,660 (26%)	62,900 (68%)

PARKING REQUIRED: 157 SPACES
 PARKING PROVIDED: 166 SPACES
 SITE COVERAGE (48% MAX.): 48%

PARKING REQUIREMENTS:

WAREHOUSE: 1/1,000 SF GFA
 MANUFACTURING: 1/350 SF GFA
 OFFICE: 1/250 SF GFA

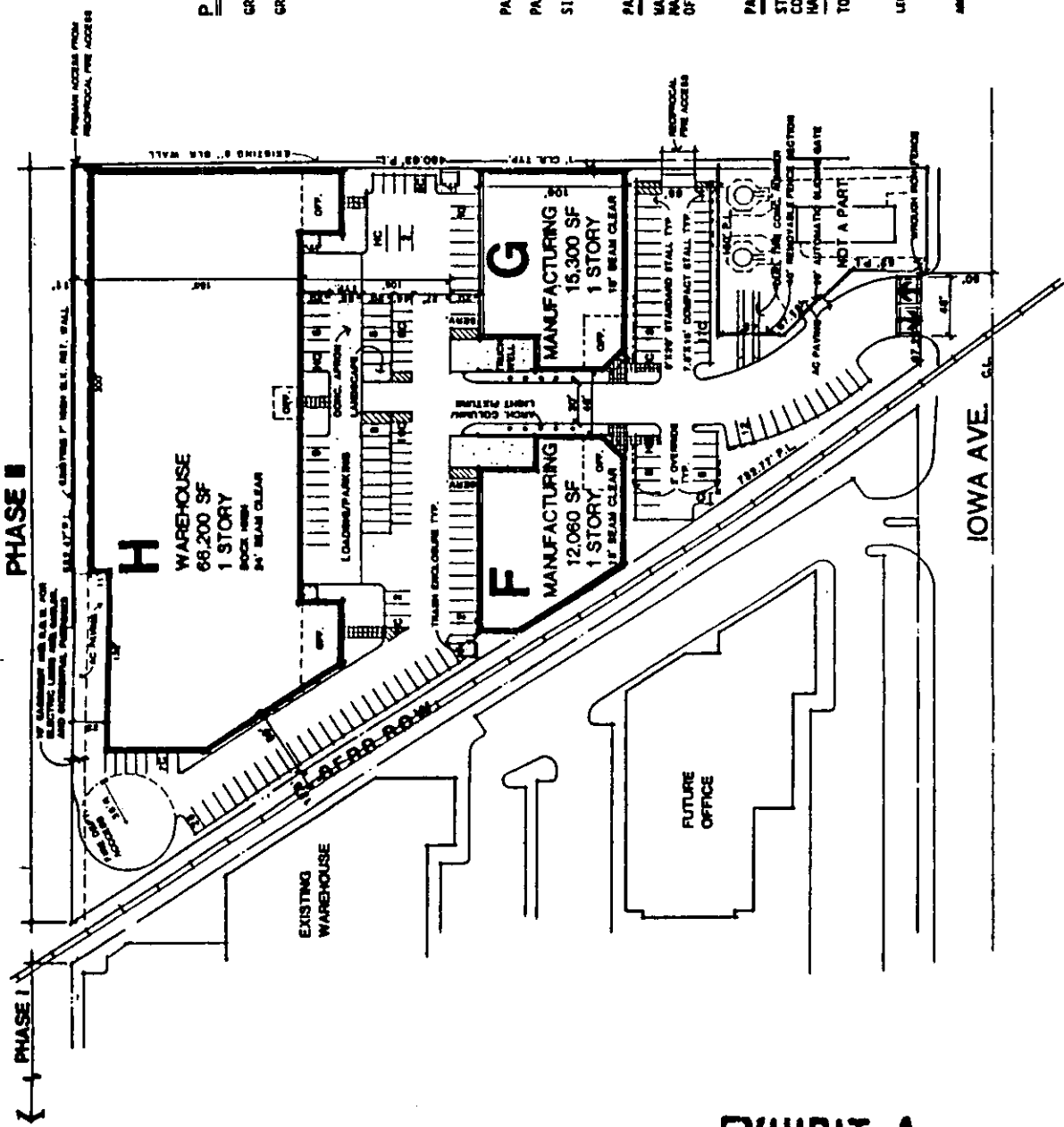
PARKING TABULATIONS:

STANDARD	9' X 20'	114
COMPACT (30% MAX)	7.5' X 15'	47 (28%)
HANDICAP	12' X 20'	5
TOTAL		166 SPACES

LEGAL OWNER: TRAMMELL CROW COMPANY
 CITY METR. SEC. 110
 COUNTY OF RIVERSIDE
 (714) 937-9028

ARCHITECT: LEE SAKAMURA ASSOCIATES AIA, INC.
 2100-C ALHAMBRA LOOP
 ALHAMBRA, CALIF. 91801
 (714) 978-4200

**PHASE II
 CITRUS PARK
 RIVERSIDE, CALIFORNIA
 FOR: TRAMMELL CROW COMPANY**



CONCEPTUAL SITE PLAN



EXHIBIT A

EXHIBIT "B"
20' FIRE ACCESS EASEMENT

That portion of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 18, Township 2 South, Range 4 West, San Bernardino Meridian, described as follows:

A strip of land, 20 feet in width, lying 10 feet on each side of the following described line:

COMMENCING at the Northwest corner of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of said Section;

THENCE east on the north line of the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of said Section, 230 feet to the POINT OF BEGINNING;

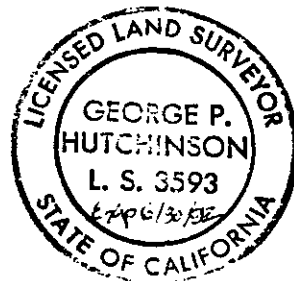
THENCE south, at right angles to said north line, 20.00 feet;

THENCE east, parallel with said north line, 38.00 feet;

THENCE southeasterly 26.00 feet to a point in a line parallel with and southerly 35.00 feet, as measured at right angles, from said northerly line;

THENCE east, along said parallel line, 360 feet, more or less, to a point in a line parallel with and distant 10.00 feet westerly, as measured at right angles, from the easterly line of said Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 18;

THENCE north, along said last mentioned parallel line, 35.00 feet to said north line and the END of this line description.



DESCRIPTION APPROVAL: 1, 23, 90
George P. Hutchinson
SURVEYOR COUNTY OF RIVERSIDE

4. FIRST PARTY and its successors in interest as to Parcel 1 hereby agrees to defend, indemnify and hold harmless SECOND PARTIES and their successors in interest as to Parcel 2 and the City of Riverside from and against any and all liabilities, expenses, claims or causes of actions of any kind arising out of or alleged to be caused by or resulting from the establishing, use or maintenance of the easement hereinabove granted.

5. This Grant of Easement is made and entered into for the purpose of complying with the fire access requirements of the Riverside Municipal Code and the easement hereinabove created shall not be extinguished or altered without the prior written consent of the City of Riverside duly recorded.

6. The rights and obligations set forth herein shall run with the land and shall inure to the benefit of and bind the successive owners of Parcels 1 and 2 respectively.

IN WITNESS WHEREOF the parties hereto have caused this Grant of Easement to be duly executed the day and year first above written.

FIRST PARTY:

SECOND PARTIES:

CROW-LANE RIVERSIDE #1 LIMITED PARTNERSHIP

IOWA BUSINESS PARK ASSOCIATES

By William F. Schrader, Jr.
Title Managing General Partner

By Ray Magnon
Ray Magnon
Title Managing General Partner

By _____
Title _____

By _____
Title _____

MARLBOROUGH SQUARE NORTH

By Ray Magnon
Ray Magnon
Title Managing General Partner

APPROVED AS TO FORM:

Kathleen M. Gonzales
Assistant City Attorney

By _____
Title _____

KG/2214A/1m