

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2008-0119068

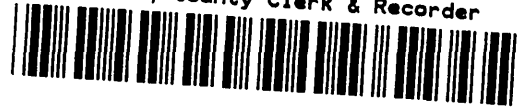
03/11/2008 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



FREE RECORDING

This instrument is for the benefit of the City of Riverside and is entitled to be recorded without fee (Government Code §6103)

| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
|----------|---|---|------|------|------|------|------|------|------|
| 1 | | | 7 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
| nchgy cc | | | | | T: | CTY | UNI | 044 | |

FOR RECORDER'S OFFICE USE ONLY



Project: San Bernardino Transmission Main
APN: 247-106-006, 247-112-002,
247-150-008 & 011

D-Ø

16189

T
044

EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged CITRUS BUSINESS PARK, LLC, a California limited liability company, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of WATER LINES, together with all necessary appurtenances, in, under, upon, over and along that certain real property described in "EXHIBIT A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said real property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and

their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said WATER LINES.

GRANTEE AGREES that this easement shall not limit Grantor's ability to construct and maintain the landscaping and parking depicted on the site plan entitled "Citrus Business Park DAB", attached hereto as "**Exhibit B**" and incorporated herein by this reference (the "landscaping and parking"), so long as no trees with invasive roots are planted within the easement and right-of-way. The City agrees that if City should remove, destroy or damage any of the landscaping and parking, City shall restore the landscaping and parking to its condition prior to such removal, destruction or damage. The City agrees that the footings of Buildings B, C, and D, as noted on "**Exhibit B**", may encroach into this easement and right-of-way to a maximum of four feet.

Dated 2/22/08

CITRUS BUSINESS PARK, LLC,
a California limited liability company

By: _____

By: R. Marie Calisto

Print Name: _____

Print Name: R. Marie Calisto

Title: _____

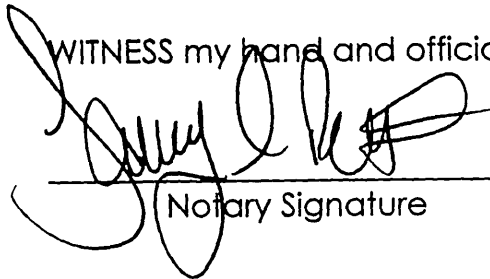
Title: Co-General Manager

ACKNOWLEDGEMENT

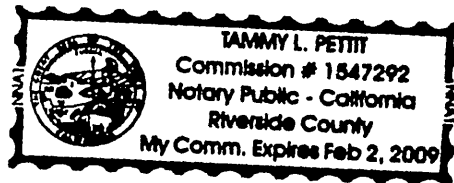
State of California }
County of Riverside } ss

On 2-22-2008, before me Tammy L. Pettit, notary public
personally appeared R. Maria Calvillo ^{TLP}
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.


Notary Signature



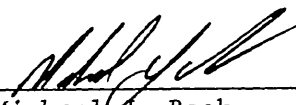
1547292
exp. 2.2.09

**CERTIFICATE OF ACCEPTANCE
(Government Code Section §27281)**

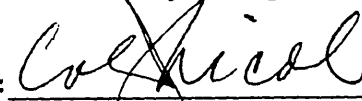
THIS IS TO CERTIFY that the interest in real property conveyed by the within
instrument to the City of Riverside, California, a municipal corporation, is
hereby accepted by the undersigned officer on behalf of the City Council
of said City pursuant to authority conferred by Resolution No. 21027 of said
City Council adopted September 6, 2005 and the grantee consents to
recordation thereof by its duly authorized officer.

DATED February 26, 2008

CITY OF RIVERSIDE

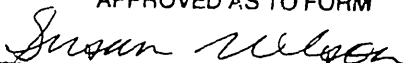
By: 

Michael J. Beck
Assistant City Manager

Attest: 

Colleen J. Nicol
City Clerk

APPROVED AS TO FORM



DEPUTY CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On February 26, 2008, before me, Hannah Dustin, Notary Public, personally appeared Michael S. Beck and Colleen S. Nicol 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.

Hannah Dustin
Notary Signature
Hannah Dustin, Notary Public
1764516
8-28-11



EXHIBIT A

APN: 247-106-006, 247-112-002,
247-150-008 & 011


Waterline Easement

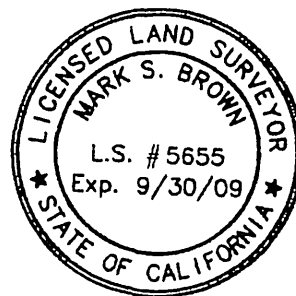
Those portions of Blocks 27, 28, 33, 34, 35, 36, 68 and 69 and portions of vacated Valley Street, Summit Street, Spring Street and Highland Avenue, of the Map of East-Riverside, in the City of Riverside, County of Riverside, State of California, as shown by map filed in Map Book 7, Page 33, Records of San Bernardino County, California, lying northwesterly of a line that is parallel with, and 40.00 feet southeasterly, measured at right angles, from the southeasterly line of the A.T. & S.F. R.R., shown as the "R. S.A. and Los Angeles R.R." on said map;

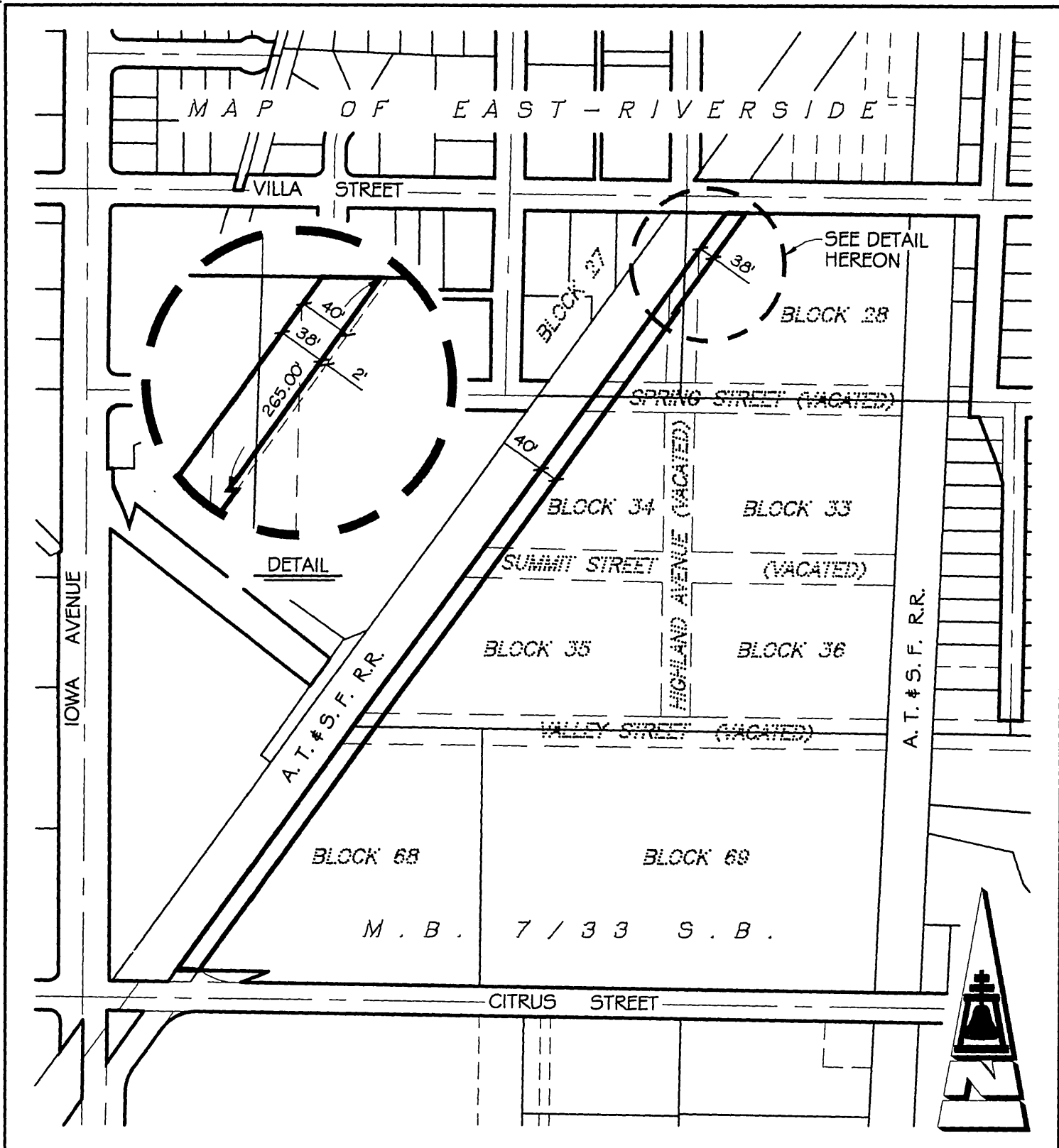
EXCEPTING THEREFROM the southeasterly 2.00 feet of the northeasterly 265.00 feet, said northeasterly 265.00 feet being measured from the southerly line of Villa Street, thence southwesterly along said line that is parallel with and 40.00 feet southeasterly from the southeasterly line of the A.T. & S.F. R.R.;

The sidelines of said easement are to be lengthened or shortened so as to terminate northeasterly in the southerly line of Villa Street and southwesterly in the northerly line of Citrus Street.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 2/25/08 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/09





● CITY OF RIVERSIDE, CALIFORNIA ●

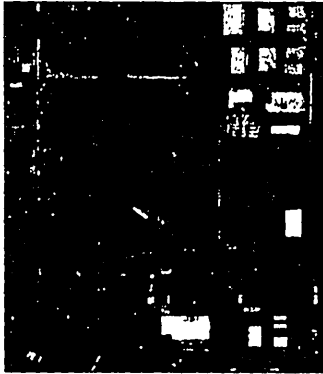
THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN

SHEET 1 OF 1

SCALE: 1"=300' DRAWN BY: RICH DATE: 01/22/08 SUBJECT: SAN BERNARDINO TRANSMISSION MAIN

16189

VICINITY MAP



PROJECT DATA

| | A | B | C | D | E |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|
| Total Area (sq. ft.) | 307,796 | 286,457 | 427,046 | 278,118 | 248,338 |
| Total Area (Acres) | 7.07 | 6.58 | 9.78 | 6.37 | 5.66 |
| Total Area (sq. ft.) | 11,398,500 | 10,424,016 | 15,178,644 | 11,726,008 | 10,447,000 |
| Total Area (Acres) | 259.77 | 238.40 | 344.42 | 268.31 | 237.45 |
| Total Building Area | 152,274 | 143,257 | 212,776 | 133,776 | 118,776 |
| Total Building Area (Acres) | 3.46 | 3.26 | 4.83 | 3.04 | 2.69 |
| Total Building Area (sq. ft.) | 16,727,000 | 15,567,792 | 22,901,136 | 14,717,184 | 12,967,104 |
| Total Building Area (Acres) | 381.01 | 351.82 | 516.24 | 333.86 | 293.61 |
| Total Building Area (sq. ft.) | 1,177,000,000 | 1,107,000,000 | 1,639,000,000 | 1,639,000,000 | 1,639,000,000 |
| Total Building Area (Acres) | 268.31 | 253.47 | 369.31 | 369.31 | 369.31 |
| Total Building Area (sq. ft.) | 1,177,000,000 | 1,107,000,000 | 1,639,000,000 | 1,639,000,000 | 1,639,000,000 |
| Total Building Area (Acres) | 268.31 | 253.47 | 369.31 | 369.31 | 369.31 |

PROJECT DATA

PROJECT NAME: CITRUS BUSINESS PARK
 PROJECT NO: DAB
 SHEET NO: 23A
 PROJECT LOCATION: 1111 VILLA STREET, SUITE 200, ANAHEIM, CALIFORNIA 92817
 CLIENT: CITRUS BUSINESS PARK, ANAHEIM, CALIFORNIA
 ARCHITECT: HOK, ANAHEIM, CALIFORNIA
 ENGINEER: MCKEE ENGINEERS, ANAHEIM, CALIFORNIA
 DATE: 10/20/11

SHEET LEGEND

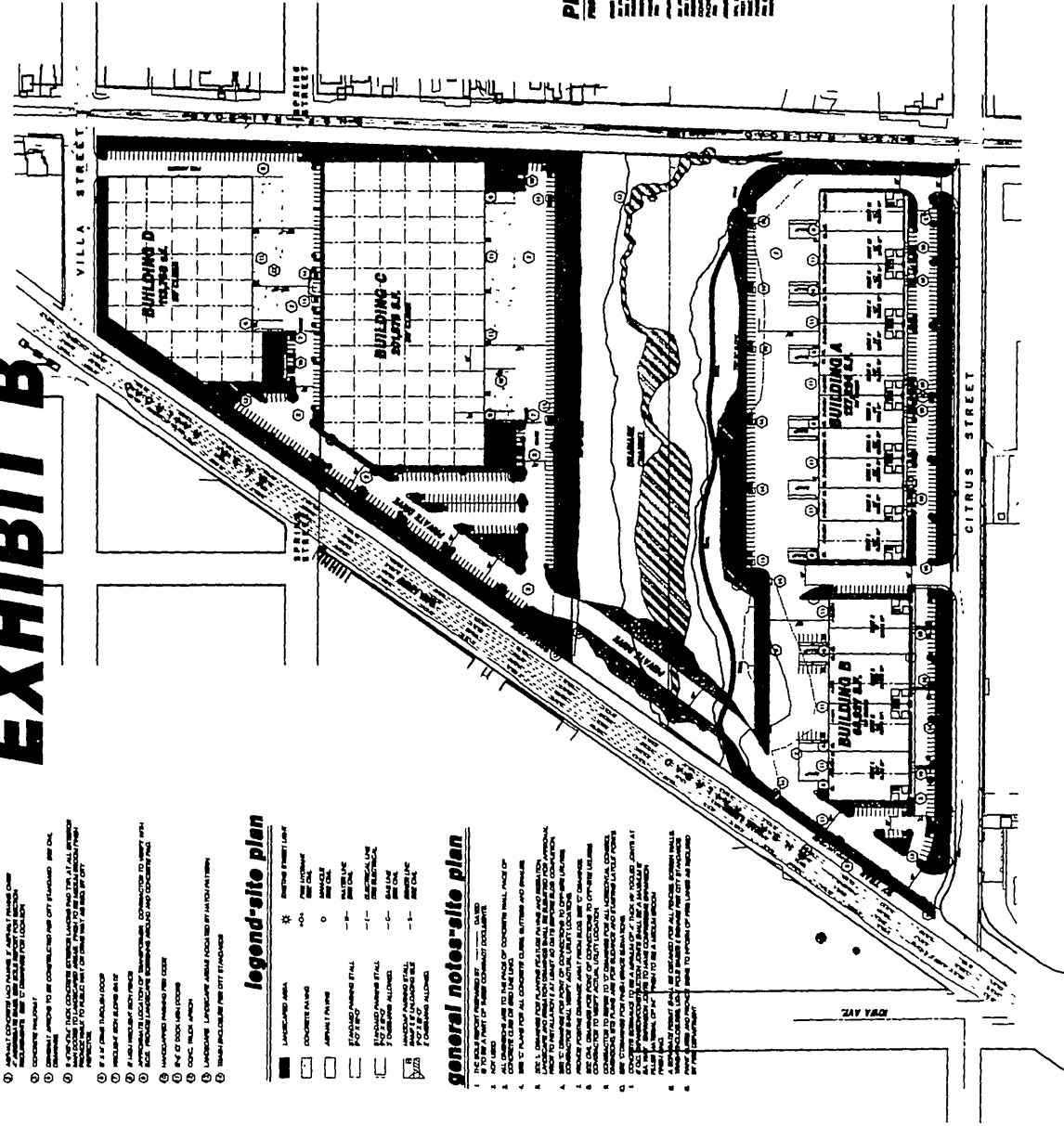
DATE: 10/20/11
 SHEET NO: 23A
 PROJECT NO: DAB
 PROJECT NAME: CITRUS BUSINESS PARK
 PROJECT LOCATION: 1111 VILLA STREET, SUITE 200, ANAHEIM, CALIFORNIA 92817
 CLIENT: CITRUS BUSINESS PARK, ANAHEIM, CALIFORNIA
 ARCHITECT: HOK, ANAHEIM, CALIFORNIA
 ENGINEER: MCKEE ENGINEERS, ANAHEIM, CALIFORNIA
 DATE: 10/20/11

EXHIBIT B

- keynotes-site plan**
1. MAIN STRUCTURE IS 3 INCH REBAR CONCRETE ON REINFORCED SANDWICH CONCRETE AND FINISH TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 2. CONCRETE FINISH TYPICAL.
 3. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 4. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 5. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 6. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 7. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 8. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 9. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 10. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.

- legend-site plan**
- 1. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 2. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 3. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 4. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 5. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 6. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 7. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 8. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 9. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.
 - 10. FINISH FLOOR CONSTRUCTION SANDWICH LAYER AND TYPICAL FLOOR CONSTRUCTION WITH EXPOSED CONCRETE FLOORING.

- general notes-site plan**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**CITRUS BUSINESS PARK
DAB**

DATE: 10/20/11
 SHEET NO: 23A
 PROJECT NO: DAB
 PROJECT NAME: CITRUS BUSINESS PARK
 PROJECT LOCATION: 1111 VILLA STREET, SUITE 200, ANAHEIM, CALIFORNIA 92817
 CLIENT: CITRUS BUSINESS PARK, ANAHEIM, CALIFORNIA
 ARCHITECT: HOK, ANAHEIM, CALIFORNIA
 ENGINEER: MCKEE ENGINEERS, ANAHEIM, CALIFORNIA
 DATE: 10/20/11