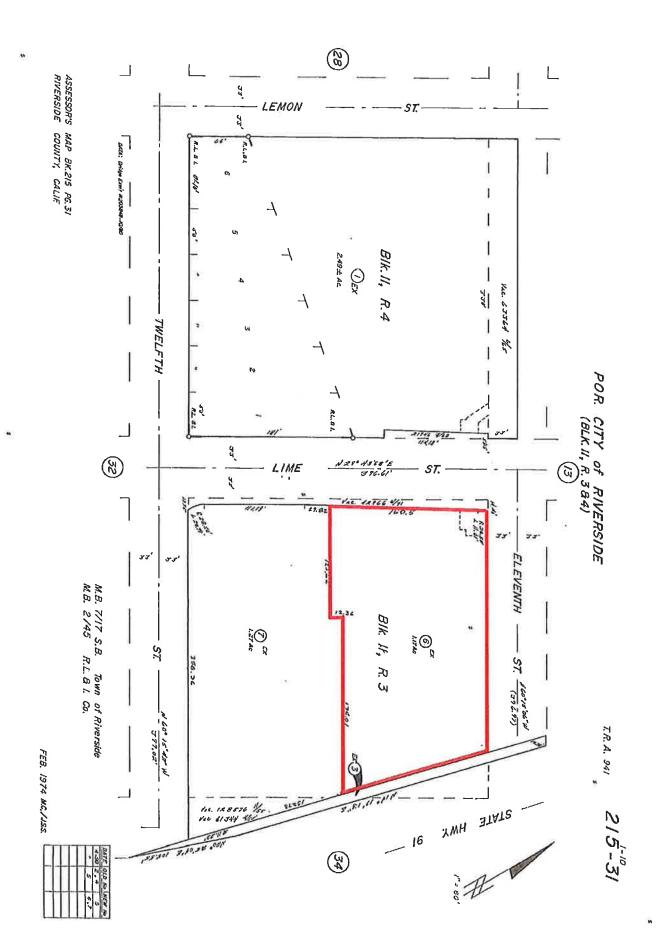
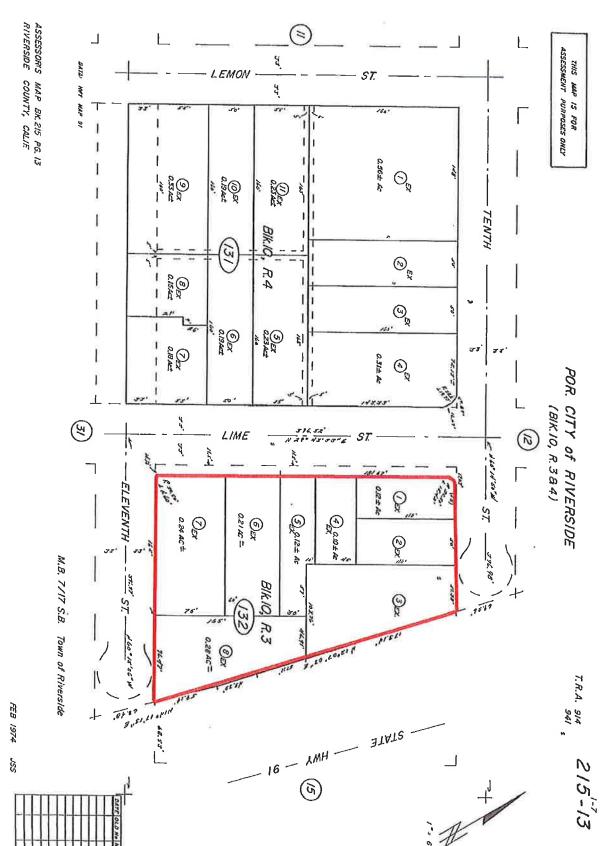
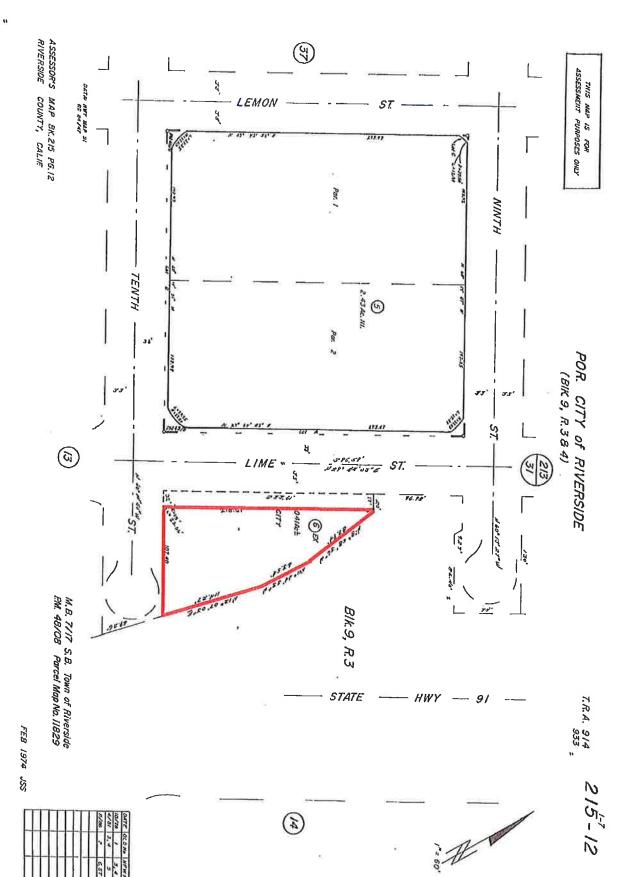
### **EXHIBIT "A"**

### **DEPICTION OF MASTER PARCEL**







#### EXHIBIT "B-1"

### LEGAL DESCRIPTION OF THE FEE PROPERTY

#### Exhibit "B-1"

That portion of Block 11, Range 3, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point on the northeasterly line of said Block 11, Range 3, said point being distant South 60°15'55" Bast, 262.59 feet from the northerly corner of said Block 11, Range 3; thence along said northeasterly line, South 60°15'55" Bast, 18.06 feet to the westerly line of that land conveyed to the City of Riverside as Parcel 1 in a Director's deed recorded June 28, 1960 as Instrument No. 57118, Official Records of Riverside County; thence along said westerly line South 14°16'39" West, 163.45 feet to the northeasterly boundary of that certain parcel of land conveyed to the Riverside County Public Authority, by deed recorded November 18, 1997 as Instrument No. 422307, Official Records of Riverside County; thence along said boundary, North 60°14'40" West, 1.61 feet; thence leaving said boundary North 14°52'16" East, 60.91 feet; thence North 5°30'39" East, 108.20 feet to the POINT OF BEGINNING.

TOGETHER with that portion of the underlying fee interest, if any, appurtenant to the above-described property in and to Eleventh Street (33.00 feet half width) lying easterly of the northerly prolongation of the westerly line of said property to the northeasterly line of Eleventh Street.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance

| with the Prof | essional Land Surveyors Act. |                      |
|---------------|------------------------------|----------------------|
| Signature:    | Professional Land Surveyor   | - SOONAL LAND SUPPLY |
| Date:         | Nov. 26, 2008                |                      |
|               |                              | EXP. 12-31-09        |

That portion of Block 10, Range 3, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, of the lands described in a deed to the County of Riverside, recorded October 30, 1975 as Instrument No. 134114 and in a Final Order of Condemnation, recorded November 15, 1974 as Instrument No. 147445, both of Official Records of Riverside County, more particularly described as follows:

COMMENCING at the westerly corner of said Block 10, Range 3; thence along the southwesterly line of said Block 10, Range 3 as shown on said Map, South 60°15'55" East, 26.11 feet to the POINT OF BEGINNING; thence leaving said southwesterly line, North 7°50'47" West, 14.94 feet; thence North 33°01'00" East, 123.35 feet;

thence (Course "A") North 33°01'00" East, 33.93 feet;

thence (Course "B") North 29°43'57" East, 86.52 feet:

thence (Course "C") South 60°15'54" East, 49.24 feet;

thence (Course "D") South 0°15'04" East, 52.94 feet;

thence (Course "B") North 89°27'14" East, 2.00 feet;

thence (Course "F") South 13°45'32" East, 51.36 feet;

thence (Course "G") South 0°15'06" East, 40.20 feet to the beginning of a curve concave westerly having a radius of 2166.50 feet;

thence (Course "H") southerly along said curve through a central angle of 2°55'23" an arc distance of 110.53 feet;

thence (Course "I") South 3°40'14" West, 46.04 feet to said southwesterly line of said Block 10, Range 3; thence along said southwesterly line of said Block 10, Range 3, South 60°15'55" East, 30.55 feet to the easterly boundary of said Final Order of Condemnation; thence along said easterly boundary North 14°16'39" East, 71.29 feet; thence continuing along said easterly boundary and the easterly boundary of said deed, North 12°07'21" Bast, 274.73 feet to the northeasterly line of said Block 10, Range 3 as shown on said Map; thence along said northeasterly line of Block 10, Range 3, North 60°14'35" West, 143.26 feet to the easterly boundary of that certain parcel of land described as Parcel 3 in a Final Order of Condemnation, recorded October 6, 1972 as Instrument No. 134217, Official Records of Riverside County and the beginning of a non-tangent curve concave southeasterly having a radius of 20.50 feet, a radial line bears North 17°09'48" West; thence Southwesterly along last said boundary and last said curve through a central angle of 43°06'11" an arc distance of 15.42; thence continuing along last said easterly boundary and the easterly boundary of that certain parcel of land described as Parcel 1 in a Final Order of Condemnation, recorded January 27, 1972 as Instrument No. 11500, Official Records of Riverside County, South 29°44'01" West, 305.62 feet to the beginning of a curve concave southeasterly having a radius of 20.50 feet; thence southwesterly along last said curve and last said easterly boundary through a central angle of 32°25'50" and arc distance of 11.60 feet to said southwesterly line of said Block 10, Range 3; thence along said southwesterly line of said Block 10, Range 3, South 60°15'55" East, 11.41 feet to the POINT OF BEGINNING.

**TOGETHER** with underlying fee interest, if any, contiguous to the above-described property in and to Bleventh Street (33.00 feet half width) lying easterly of the following described line: (Continued)

BEGINNING at the southerly terminus of the above described (Course "1"); thence along the southerly prolongation of said (Course "1"), South 3°40'14" West, 29.48 feet; thence South 5°30'39" West, 43.34 feet to the southwesterly line of said Eleventh Street.

ALSO TOGETHER with underlying fee interest, if any, contiguous to the above-described property in and to the south half of Tenth Street (66.00 feet wide) lying easterly of the following described line:

BEGINNING at a point on the above described northeasterly line of Block 10, Range 3, said point being distant South 60°14'35" East, 136.64 feet from the northerly corner of said Block 10, Range 3, and the beginning of a non-tangent curve concave southeasterly having a radius of 2101.50 feet, a radial line bears North 69°03'07" West; thence northeasterly along said curve through a central angle of 1°49'00" an arc distance of 66.63 feet to the northeasterly line of said Tenth Street.

ALSO TOGETHER with underlying fee interest, if any, contiguous to the above-described property in and to the south half of Tenth Street (66.00 feet wide) lying westerly of the following described line:

BEGINNING at a point on the above described northeasterly line of Block 10, Range 3, said point being distant South 60°14'35" East, 97.49 feet from the northerly corner of said Block 10, Range 3, and the beginning of a non-tangent curve concave southwesterly having a radius of 366.00 feet, a radial line bears North 78°48'46" East; thence northwesterly along said curve through a central angle of 10°02'08" an arc distance of 64.11 feet; thence North 3°15'41" West, 25.63 feet to the northeasterly line of said Tenth Street.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights, including access rights, appurtenant to grantor's remaining property, in and to said freeway and along Courses A, B, C, D, E, F, G, H and I.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

| with the Pro | ofessional Land Surveyors Act. | SSIONAL LAND SUB- |
|--------------|--------------------------------|-------------------|
| Signature: _ | Professional Land Surveyor     | No. 8361          |
| Date:        | Nov. 26, 2008                  | EXP. 12-31-09     |

Those portions of Block 9, Range 3, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps in the Office of the County Recorder of San Bernardino County, of that certain parcel of land described in a deed to the County of Riverside recorded May 30, 1986 as Document No. 1986.124987, Official records of Riverside County, more particularly described as follows:

#### PARCEL 20432-1

BEGINNING at a point on the southwesterly line of said Block 9, Range 3, distant thereon, South 60°14'35" Bast, 37.53 feet from the most westerly corner of said Block 9; thence (Course "A") North 3°15'41" West, 19.35 feet to a line which is parallel with and distant 60.00 feet southeasterly as measured a right angles from the centerline of Lime Street; thence (Course "B") along said parallel line North 29°43'25" Bast, 120.00 feet; thence continuing along said parallel line North 29°43'25" Bast, 88.65 feet to the easterly boundary of said deed; thence along said boundary the following five (5) courses, (1) North 8°58'21" West, 11.19 feet; thence (2) North 60°16'24" West, 3.00 feet; thence (3) South 29°43'25" West, 218.61 feet to the beginning of a curve concave easterly having a radius of 15.00 feet; thence (4) southeasterly along said curve through a central angle of 89°58'00" an arc distance of 23.55 feet; thence (5) South 60°14'35" East, 5.54 feet to the POINT OF BEGINNING.

TOGETHER with underlying fee interest, if any, appurtenant to the above-described property in and to Tenth Street (33.00 feet half width) lying westerly of the following described line:

**BEGINNING** at the southerly terminus of the above described Course "A"; thence South 3°15'41" East, 25.63 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 366.00 feet, a radial line bears North 68°46'38" East; thence southeasterly along said non-tangent curve through a central angle of 10°02'08" an arc distance of 64.11 feet to the southwesterly line of said Tenth Street.

#### **PARCEL 20432-2**

BEGINNING at a point on the southwesterly line of said Block 9, Range 3, distant thereon, South 60°14'35" East, 127.51 feet from the most westerly corner of said Block 9, Range 3, said point being on a non-tangent curve concave southeasterly having a radius of 2101.50 feet, a radial line bears North 67°14'06" West; thence northeasterly along said non-tangent curve through a central angle of 1°33'09" an arc distance of 56.95 feet to the easterly boundary of said Document No. 1986.124987, said easterly boundary also being the westerly right of way of State Route 91; thence along said easterly boundary South 12°07'21" West, 59.40 feet to said southwesterly line of said Block 9, Range 3; thence North 60°14'35" West, 11.83 feet to the POINT OF BEGINNING.

(Continued)

TOGETHER with underlying fee interest, if any, appurtenant to the above-described property in and to Tenth Street (33.00 feet half width) lying easterly of the southerly continuation of the westerly non-tangent curve of said property to the southwesterly line of said Tenth Street.

This conveyance is made for the purpose of a freeway and the grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to grantor's remaining property, in and to said freeway and along above described courses "A" and "B".

The bearings and distances used in the above descriptions are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

| This real property descriptions have | bgen prepare | ed by me, | or under my | direction, i | in conformance |
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| with the Professional Land Surveyor  |              | . /       |             |              |                |

Signature:

Professional Land Surveyor

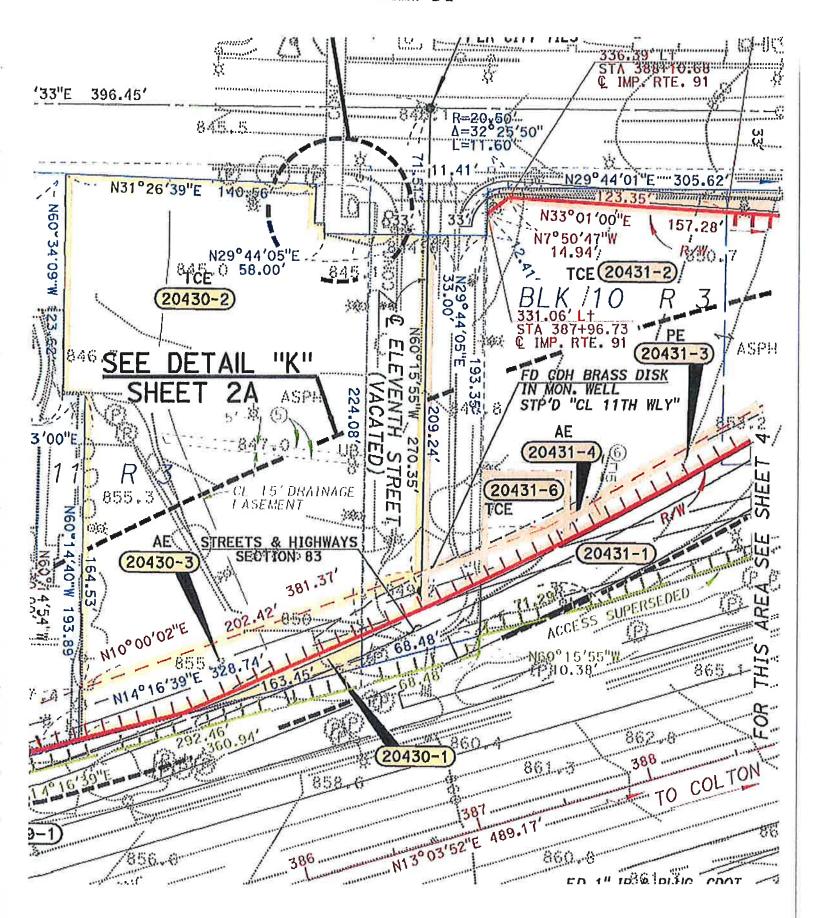
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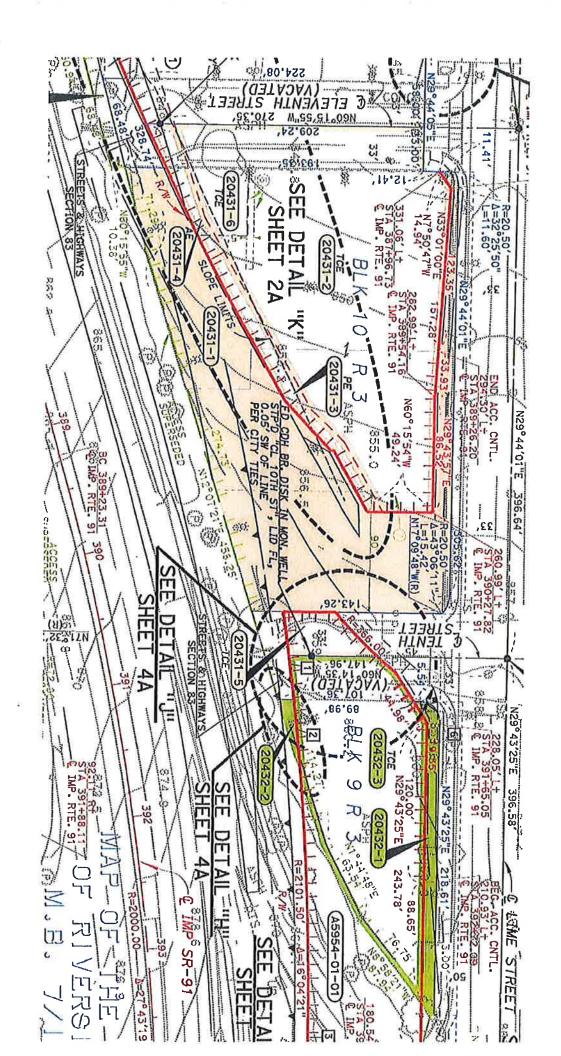
24 2008

No. 8361

EXP. 12-31-01

# EXHIBIT "B-2" DEPICTION OF THE FEE PROPERTY





### EXHIBIT "C-1"

#### LEGAL DESCRIPTION OF THE AERIAL EASEMENT PROPERTY

#### Exhibit "C-1"

Those portions of Block 11, Range 3, and Bleventh Street, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, California, more particularly described as follows:

BEGINNING at a point on the northeasterly line of said Block 11, Range 3, as shown on said Map, said point being distant South 60°15′55" East, 262.59 feet from the northerly corner of said Block 11, Range 3; thence North 5°30′39" East, 36.19 feet to a line parallel with and 33.00 feet northeasterly measured at right angles from said northeasterly line of said Block 10, Range 3, said parallel line also being the centerline of said Eleventh Street; thence along said parallel line, North 60°15′55" West, 21.24 feet; thence South 10°00′02" West, 202.42 feet to the northeasterly boundary of that certain parcel of land conveyed to the Riverside County Public Authority, by deed recorded November 18, 1997 as Instrument No. 422307, Official Records of Riverside County; thence along said northeasterly boundary, South 60°14′40" East, 27.76 feet; thence North 14°52′16" East, 60.91 feet; thence North 5°30′39" East, 108.20 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

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| with the Profe | ssional Land Surveyors Act.                          | 11146                        |
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| Signature:     | / Professional Land Surveyor                         | (8/8) '8/8/                  |
| Date:          | Nov. 26, 2008  | No. 0351 EXP. 12-31-09       |
|                |  | OTATE OF ON ROPHE            |

| Number  |  |
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| 20430-3 |  |

ALSO, TOGETHER with non-exclusive right of access to the aerial easement hereinabove described for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such roads or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such right of access shall not unreasonably interfere with owner's use of such roads or passageways.

RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit.

ALSO RESERVING unto owner, its successors and assigns, the general right to use and enjoy the area of land under the aerial easement hereinabove described. The general right to use and enjoy said land by owner, its successors and assigns, shall however, be subject to the following limitations and conditions:

- 1. No use may be made of the area of land under the aerial easement hereinabove described which would impair the full use and safety of said freeway structure, or would otherwise interfere with the free flow of traffic thereon or would unreasonably impair the maintenance thereof.
- No use may be made of the area of land under sald aerial easement hereinabove described for the manufacture or storage of flammable, volatile, explosive or corrosive substances, and such substances shall not be brought onto said land except in such quantities as are normally required for the maintenance operations of occupants of said land and except as may be transported by rail or pipelines. Installation of any pipelines carrying volatile substances shall have the written approval of the State as to the safety and compatibility with freeway purposes and such discretion shall not be exercised in a capricious or arbitrary manner. The use of any such substances shall be in conformance with all applicable code requirements.
- 3. No hazardous or unreasonably objectionable smoke, fumes, vapors, dust or odors shall be permitted, which would adversely affect the use or maintenance of said freeway or the traveling public thereon.
- 4. No building of combustible construction shall hereafter be constructed on the area of land under the aerial easement hereinabove described. The State shall be given the opportunity to review and approve plans for any construction within said aerial easement area 60 days prior to said construction. No buildings, no permanent structures, and no advertising displays, may be constructed within 2.5 meters of the undersides nor within 4.5 meters (measured horizontally) of the sides of said freeway structure without the express written approval of the State. The State shall have the discretion to determine whether such proposed construction will be inimical to or incompatible with the full enjoyment of the public rights in the freeway or against the public interest, but such discretion shall not be exercised in a capriclous or arbitrary manner.

EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, returnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land.

Those portions of Block 10, Range 3, and Eleventh Street, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, more particularly described as follows:

BEGINNING at a point on the southwesterly line of said Block 10, Range 3, said point being distant South 60°15'55" East, 231.86 feet from the westerly corner of said Block 10, Range 3; thence South 3°40'14" West, 29.48 feet; thence South 5°30'39" West, 7.15 feet to a line parallel with and 33.00 feet southwesterly measured at right angles from said southwesterly line of said Block 10, Range 3, said parallel line also being the centerline of said Eleventh Street; thence along said parallel line, North 60°15'55" West, 21.24 feet; thence North 10°00'02" East, 73.59 feet; thence North 0°14'57" West, 30.05 feet; thence North 89°43'37" East, 12.53 feet to the beginning of a non-tangent curve concave westerly having a radius of 2166.50 feet, a radial line bears South 88°08'21" East; thence southerly along said curve through a central angle of 0°48'38" an arc distance of 30.65 feet; thence South 3°40'14" West, 46.04 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

|            | perty description has been prepared by me, or unde<br>essional Land Surveyors Act. | r my direction, in conformance |
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| Signature: | Professional Land Surveyor   | ONAL LAND OF                   |
| Date:      | Oct. 5, 2009   | No. 8351  EXP. 12-31-09        |

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ALSO, TOGETHER with non-exclusive right of access to the aerial easement hereinabove described for the purpose of inspection, maintaining, retrofitling and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such roads or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such right of access shall not unreasonably interfere with owner's use of such roads or passageways.

RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit.

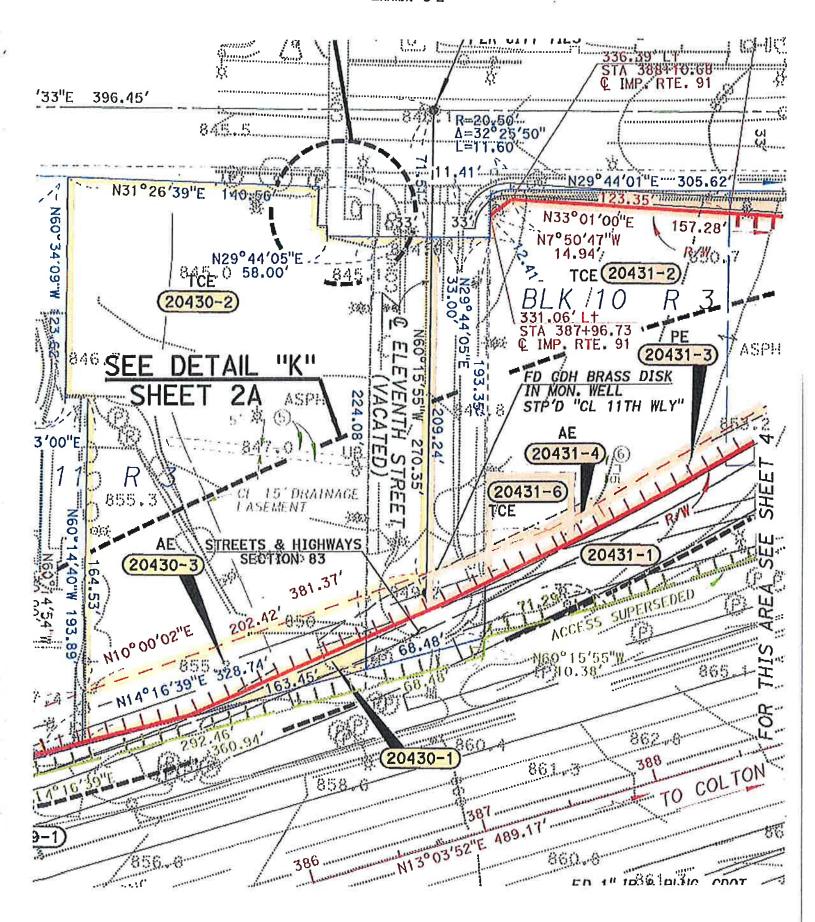
ALSO RESERVING unto owner, its successors and assigns, the general right to use and enjoy the area of land under the aerial easement hereinabove described. The general right to use and enjoy said land by owner, its successors and assigns, shall however, be subject to the following limitations and conditions:

- 1. No use may be made of the area of land under the aerial easement hereinabove described which would impair the full use and safety of said freeway structure, or would otherwise interfere with the free flow of traffic thereon or would unreasonably impair the maintenance thereof.
- No use may be made of the area of land under said aerial easement hereinabove described for the manufacture or storage of flammable, volatile, explosive or corrosive substances, and such substances shall not be brought onto said land except in such quantities as are normally required for the maintenance operations of occupants of said land and except as may be transported by rail or pipelines. Installation of any pipelines carrying volatile substances shall have the written approval of the State as to the safety and compatibility with freeway purposes and such discretion shall not be exercised in a capricious or arbitrary manner. The use of any such substances shall be in conformance with all applicable code requirements.
- 3. No hazardous or unreasonably objectionable smoke, fumes, vapors, dust or odors shall be permitted, which would adversely affect the use or maintenance of said freeway or the traveling public thereon.
- 4. No building of combustible construction shall hereafter be constructed on the area of land under the aerial easement hereinabove described. The State shall be given the opportunity to review and approve plans for any construction within said aerial easement area 60 days prior to said construction. No buildings, no permanent structures, and no advertising displays, may be constructed within 2.5 meters of the undersides nor within 4.5 meters (measured horizontally) of the sides of said freeway structure without the express written approval of the State. The State shall have the discretion to determine whether such proposed construction will be inimical to or incompatible with the full enjoyment of the public rights in the freeway or against the public interest, but such discretion shall not be exercised in a capricious or arbitrary manner.

EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land.

## EXHIBIT "C-2"

### **DEPICTION OF THE AERIAL EASEMENT PROPERTY**



### EXHIBIT "D-1"

### LEGAL DESCRIPTION OF THE TCE PROPERTY

Those portions of Block 11, Range 3, and Eleventh Street, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, California, more particularly described as follows:

BEGINNING at the intersection of the southwesterly line of said Eleventh Street (66.00 feet wide) as shown on said Map, with the most easterly corner of that certain easement as conveyed to the City of Riverside in a Grant of Easement recorded October 31, 1980 as Instrument No. 203848 of Official Records of Riverside County; thence along the southerly boundary of said easement the following four (4) courses, (1) South 29°44'05" West, 25.00 feet; thence (2) North 60°15'56" West, 6.00 feet; thence (3) South 29°44'05" West, 5.63 feet; thence (4) North 58°34'43" West, 21.90 feet to the easterly line of that certain easement as conveyed to the City of Riverside in a Grant of Easement recorded April 26, 1971 as Instrument No. 42966 of Official Records of Riverside County; thence along said easterly line South 31°26'39" West, 140.56 feet to the northerly boundary of that certain parcel of land conveyed to the Riverside County Public Authority, by deed recorded November 18, 1997 as Instrument No. 422307, Official records of Riverside County; thence along said northerly boundary the following three (3) courses, (1) South 60°34'09" East, 123.62 feet; thence (2) North 31°03'00" East, 12.36 feet; thence (3) South 60°14'40" East, 164,53 feet; thence North 10°00'02" East, 202,42 feet to a line parallel with and 33.00 feet northeasterly measured at right angles from said southwesterly line of Eleventh Street, said parallel line also being the centerline of said Eleventh Street; thence along said parallel line North 60°15'55" West, 188.00 feet; thence South 29°44'05" West, 33.00 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

|               | perty description has been prepared by me, or under n | ny direction, in conformance |
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| with the Prof | fessional Land Surveyors Act.                         |                              |
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| Signature:    | 1 hote log  | SOUNAL ENVOOR                |
|               | Professional Land Surveyor                            | 14 14                        |
| Date:         | NOV. 26, 2008   | - RE RE NO BORT POSS         |
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Those portions of Block 10, Range 3, and Eleventh Street, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, more particularly described as follows:

COMMENCING at the westerly corner of said Block 10, Range 3; thence along the southwesterly line of said Block 10, Range 3 as shown on said Map, South 60°15'55" East, 26.11 feet to the POINT OF BEGINNING; thence leaving said southwesterly line, North 7°50'47" West, 14.94 feet; thence North 33°01'00" East, 157.28 feet;; thence North 29°43'57" East, 86.52 feet; thence South 60°15'54" East, 37.69 feet; thence South 0°15'04" East, 60.19 feet; thence South 17°06'47" East, 34.47 feet; thence South 0°14'57" East, 165.56 feet; thence South 10°00'02" West, 73.59 feet to a line parallel with and 33.00 feet southwesterly measured at right angles from said southwesterly line of Block 10, said parallel line also being the centerline of said Eleventh Street; thence along said parallel line North 60°15'55" West, 188.00 feet; thence North 29°44'05" East, 33.00 feet to said southwesterly line of said Block 10; thence along said southwest line, North 60°15'55" West, 12.40 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

| This real property description has been prepared by make the Professional Land Surveyors Act. | e, or under my direction, in conformance |
|---|--|
| Signature:  | SOUNT E. LENARO SUPER                    |
| Professional Land Surveyor Date: 101. 26, 2008  | No. 8351                                 |
|   | OF CALIFORNIE                            |

That portion of Tenth Street, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, more particularly described as follows:

COMMENCING at the northerly corner of Block 10, Range 3, as shown on said Map; thence along the northeasterly line of said Block 10, Range 3, South 60°14'35" East, 97.49 feet to the POINT OF BEGINNING; thence continuing along said northeasterly line, South 60°14'35" East, 39.15 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 2101.50 feet, a radial line bears North 69°03'07" West; thence northeasterly along said nontangent curve through a central angle of 0°54'34" an arc distance of 33.35 feet to a line parallel with and 33.00 feet northeasterly measured at right angles from said northeasterly line of Block 10, Range 3, said parallel line also being the centerline of said Tenth Street; thence along said parallel line North 60°14'35" West, 66.81 feet to the point of cusp of a non-tangent curve concave southwesterly having a radius of 366.00 feet, a radial line bears North 71°33'22" East; thence southeasterly along last said non-tangent curve through a central angle of 7°15'24" an arc distance of 46.36 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature:

Professional Land Surveyor

Professional Land Surveyor

No. 0351

EXP. 12-31-08

Those portions of Block 10, Range 3, and Eleventh Street, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, more particularly described as follows:

COMMENCING at the westerly corner of said Block 10, Range 3; thence along the southwesterly line of said Block 10, Range 3 as shown on said Map, South 60°15'55" East, 169.52 feet to the POINT OF BEGINNING; thence leaving said southwesterly line, North 29°43'03" East, 49.84 feet; thence South 60°16'32" East, 37.77 feet to the beginning of a non-tangent curve concave westerly having a radius of 2166.50 feet, a radial line bears South 87°34'51" East; thence southerly along said curve through a central angle of 0°15'08" an arc distance of 9.53 feet; thence South 3°40'14" West, 46.04 feet to said southwesterly line; thence along said southwesterly line North 60°15'55" West, 62.34 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature: Professional Land Surveyor

Date: 10/05/2009

Those portions of Block 9, Range 3, and Tenth Street, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps in the Office of the County Recorder of San Bernardino County, more particularly described as follows:

BEGINNING at a point on the southwesterly line of said Block 9, Range 3, distant thereon, South 60°14'35" East, 37.53 feet from the most westerly corner of said Block 9; thence North 3°15'41" West, 19,35 feet to a line parallel with and distant 60.00 feet southeasterly as measured a right angles from the centerline of Lime Street; thence along said parallel line North 29°43'25" East, 208.65 feet to the easterly boundary of that certain parcel of land described in a Deed to the County of Riverside recorded May 30, 1986 as Document No. 124987, Official Records of Riverside County; thence along the said easterly boundary the following three (3) courses, (1) South 8°58'21" East, 76.75 feet; thence (2) South 1°44'48" West, 63.54 feet; thence (3) South 12°07'21" West, 54.87 feet to the beginning of a non-tangent curve concave southeasterly having a radius of 2101.50 feet, a radial line bears North 65°40'57" West; thence southwesterly along said non-tangent curve through a central angle of 2°27'36" an arc distance of 90.23 feet to a line parallel with and distant 33.00 feet southwesterly as measured a right angles from said southwesterly line of Block 9, Range 3, said parallel line also being the centerline of said Tenth Street; thence along last said parallel line North 60°14'35" West, 66.81 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 366.00 feet, a radial line bears North 78°48'46" East; thence northwesterly along last said nontangent curve through a central angle of 2°46'44" an arc distance of 17.75 feet; thence North 3°15'41" West, 25.63 feet to the POINT OF BEGINNING.

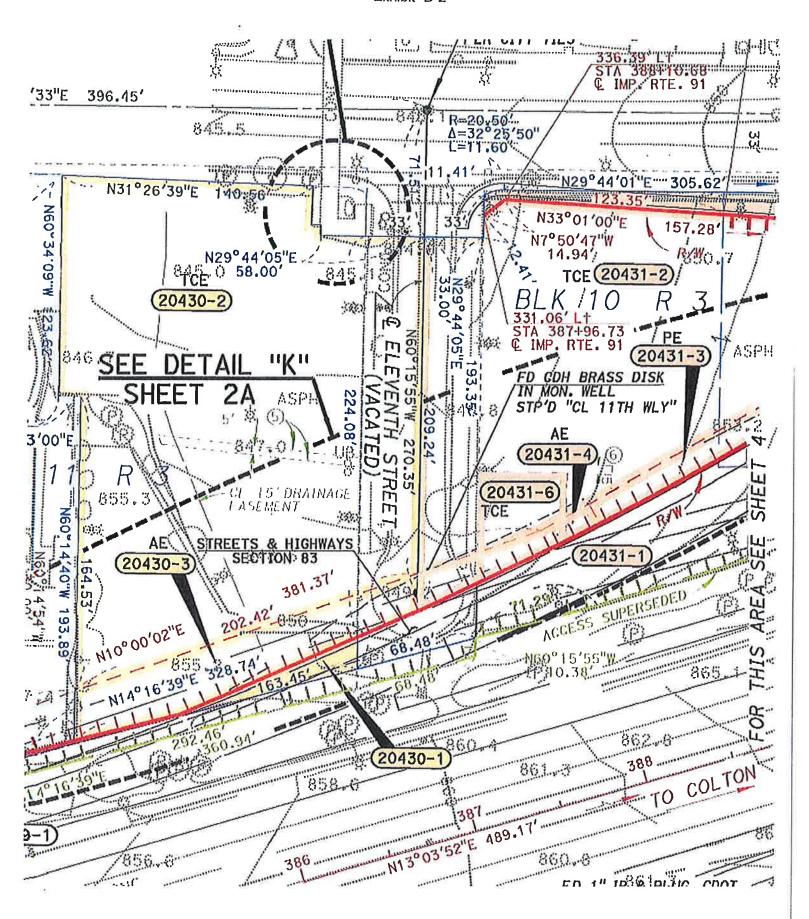
The bearings and distances used in the above descriptions are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

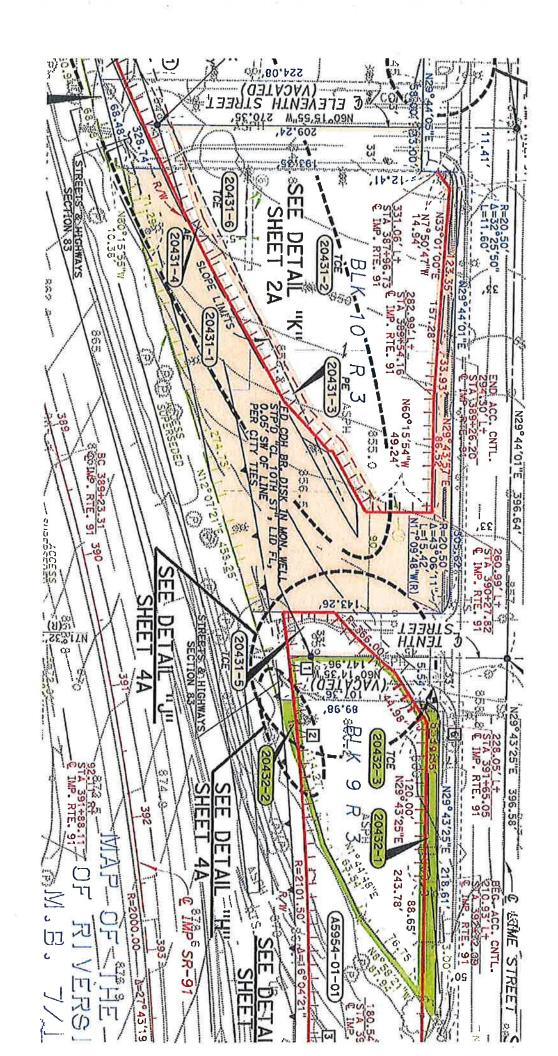
|            | erty descriptions have been prepared by me, or under ssional Land Surveyors Act. | my direction, in conformance |
|------------|--|------------------------------|
|            |  | WAL LAND                     |
| Signature: | Professional Land Surveyor   | A LENE STATE                 |
| Date:      | Not. 24, 2008  | No. 8351<br>EXP. 12-31-09    |
|            |  | OF CALIFORNIA                |

## EXHIBIT "D-2"

## **DEPICTION OF THE TCE PROPERTY**

Exhibit "D-2"





### EXHIBIT "E-1"

### LEGAL DESCRIPTION OF THE PERMANENT EASEMENT PROPERTY

#### Exhibit "E-1"

An easement for ingress and egress for structural maintenance and appurtenances thereto upon, over and across that portion of Block 10, Range 3, Map of the Town of Riverside, in the City of Riverside, County of Riverside, State of California, as per Map on file in Book 7, page 17 of Maps, Records of San Bernardino County, more particularly described as follows:

COMMENCING at the westerly corner of said Block 10, Range 3 as shown on said Map; thence along the southwesterly line of said Block 10, Range 3, South 60°15'55" East, 231.86 feet; thence North 3°40'14" East, 75.52 feet to the beginning of a non-tangent curve concave westerly having a radius of 2166.50 feet, a radial line bears South 87°19'43" East: thence northerly along said curve through a central angle of 0°48'38" an arc distance of 30.65 feet to the POINT OF BEGINNING; thence continuing northerly along said curve through a central angle of 2°06'45" an arc distance of 79.88 feet; thence North 0°15'06" West, 40.20 feet;

thence North 13°45'32" West, 51.36 feet;

thence South 89°27'14" West, 2.00 feet;

thence North 0°15'04" West, 52.94 feet;

thence North 60°15'54" West, 11.55 feet'

thence South 0°15'04" East, 60.19 feet;

thence South 17°06'47" East, 34.47 feet;

thence South 0°14'57" East, 135.52 feet;

thence North 89°43'37" East, 12.53 feet to the POINT OF BEGINNING.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 6. Divide distances shown by 0.9999727 to obtain ground level distances.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature:

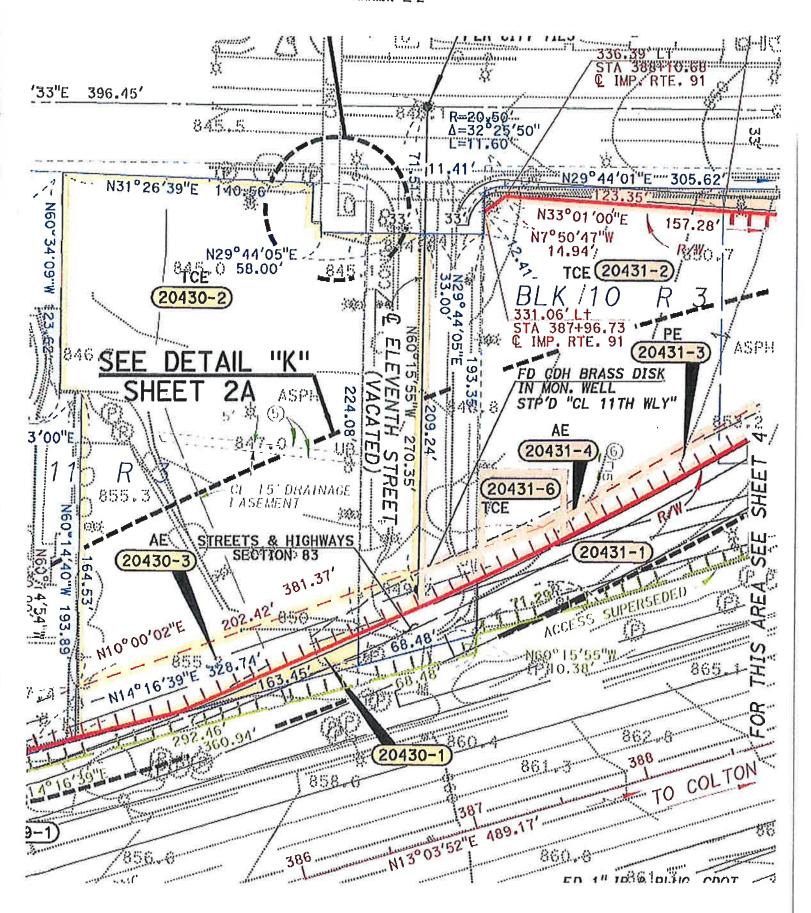
Professional Land Surveyor

Date:

### EXHIBIT "E-2"

## DEPICTION OF THE PERMANENT EASEMENT PROPERTY

Exhibit "E-2"



## **EXHIBIT "F"**

#### **GRANT DEED**

#### **RECORDING REQUESTED BY**

When Recorded Mail To

RIVERSIDE COUNTY TRANSPORTATION COMMISSION 4080 Lemon Street, 3<sup>rd</sup> Floor Riverside, CA 92501 Attention: Right of Way Department

FREE RECORDING:

This instrument is for the benefit of Riverside County Transportation Commission, and is entitled to be recorded without fee or tax. (Govt. Code 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

## (CORPORATION)

| District | County | Route | Post  | Number |
|----------|--------|-------|-------|--------|
| 08       | RIV    | 91    | 00.00 | 00000  |

COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby GRANT to the Riverside County Transportation Commission, a public agency of the State of California, all that real property in the City of Riverside, County of Riverside, State of California, described as:

See Exhibit "A"

| Number  |  |
|---------|--|
| 00000-0 |  |

| IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this day of, 20 |
|---|
| County of Riverside, a political subdivision of the State of California   |
| By  |
| [CORPORATE SEAL]  |
| State of California ) ACKNOWLEDGMENT ) ss   |
| County of)  |
| On before me, (here insert name and title of the officer)   |
| personally appeared   |
| , 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(Seal)   |
|   |

## CERTIFICATE OF ACCEPTANCE

| THIS IS TO CERTIFY, That the Riverside County Transportation Commission, a public agency of the State of     |
|--|
| California (pursuant to Government Code Section 27281), hereby accepts for public purposes the real property |
| described in the within deed and consents to the recordation thereof.  |
| IN WITNESS WHEREOF, I have hereunto set my hand  |
| this day of, 20  |
|  |
|  |
|  |
| By   |
|  |

# EXHIBIT "G"

# **AERIAL EASEMENT DEED**

#### RECORDING REQUESTED BY

When Recorded Mail To

RIVERSIDE COUNTY TRANSPORTATION COMMISSION 4080 Lemon Street, 3<sup>rd</sup> Floor Riverside, CA 92501 Attention: Right of Way Department

FREE RECORDING:

This instrument is for the benefit of Riverside County Transportation Commission, and is entitled to be recorded without fee or tax. (Govt. Code 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

# AERIAL EASEMENT DEED CORPORATION

| District | County | Route | Post  | Number |
|----------|--------|-------|-------|--------|
| 08       | Riv    | 91    | 00.00 | 00000  |

# See Exhibit "A"

Grantee may further assign and transfer its rights hereunder to the State of California (Caltrans) having responsibilities requiring access to the adjacent freeway.

| Number  |  |
|---------|--|
| 00000-0 |  |

ALSO, TOGETHER with non-exclusive right of access to the aerial easement hereinabove described for the purpose of inspection, maintaining, retrofitting and repairing said freeway structures and for inspecting the uses made of the land under the aerial easement by way of such roads or passageways as may now or hereafter exist on owner's remaining property; provided, however, that State's exercise of such right of access shall not unreasonably interfere with owner's use of such roads or passageways.

RESERVING unto owner, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 9 meters above the roadway surface of said freeway structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of said aerial easement, provided further, that owner, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to owner or its subsidiaries or affiliated companies, shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by owner, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit.

ALSO RESERVING unto owner, its successors and assigns, the general right to use and enjoy the area of land under the aerial easement hereinabove described. The general right to use and enjoy said land by owner, its successors and assigns, shall however, be subject to the following limitations and conditions:

- 1. No use may be made of the area of land under the aerial easement hereinabove described which would impair the full use and safety of said freeway structure, or would otherwise interfere with the free flow of traffic thereon or would unreasonably impair the maintenance thereof.
- No use may be made of the area of land under said aerial easement hereinabove described for the manufacture or storage of flammable, volatile, explosive or corrosive substances, and such substances shall not be brought onto said land except in such quantities as are normally required for the maintenance operations of occupants of said land and except as may be transported by rail or pipelines. Installation of any pipelines carrying volatile substances shall have the written approval of the State as to the safety and compatibility with freeway purposes and such discretion shall not be exercised in a capricious or arbitrary manner. The use of any such substances shall be in conformance with all applicable code requirements.
- 3. No hazardous or unreasonably objectionable smoke, fumes, vapors, dust or odors shall be permitted, which would adversely affect the use or maintenance of said freeway or the traveling public thereon.
- 4. No building of combustible construction shall hereafter be constructed on the area of land under the aerial easement hereinabove described. The State shall be given the opportunity to review and approve plans for any construction within said aerial easement area 60 days prior to said construction. No buildings, no permanent structures, and no advertising displays, may be constructed within 2.5 meters of the undersides nor within 4.5 meters (measured horizontally) of the sides of said freeway structure without the express written approval of the State. The State shall have the discretion to determine whether such proposed construction will be inimical to or incompatible with the full enjoyment of the public rights in the freeway or against the public interest, but such discretion shall not be exercised in a capricious or arbitrary manner.

EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within the area of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefor and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than the area of land hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of said land, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells, or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 30.5 meters of the subsurface of said land or otherwise in such manner as to endanger the safety of any highway that may be constructed on said land.

| Number  |  |
|---------|--|
| 00000-0 |  |

The grantor, for itself, its successors and assigns, hereby waives any claim for any and all damages to grantor's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction or maintenance of said highway.

| mantenance of said highway.   |
|---|
| IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this day of, 20 |
| County of Riverside,<br>a political subdivision of the State of California  |
| Ву  |
| [CORPORATE SEAL]  |
| State of California ) County of)  State of California )   |
| On before me, (here insert name and title of the officer)   |
| personally appeared   |
| , 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(Seal)   |

| Number  |  |
|---------|--|
| 00000-0 |  |

#### **CERTIFICATE OF ACCEPTANCE**

| THIS IS TO CERTIFY, That the Riverside County Transportation Commission, a public agency of the Stat California (pursuant to Government Code Section 27281), hereby accepts for public purposes the real prop described in the within deed and consents to the recordation thereof.  IN WITNESS WHEREOF, I have hereunto set my hand this day of, 20 |  |
|--|--|
| Ву   |  |

# EXHIBIT "H"

## TEMPORARY CONSTRUCTION EASEMENT DEED

#### RECORDING REQUESTED BY

When Recorded Mail To

RIVERSIDE COUNTY TRANSPORTATION COMMISSION 4080 Lemon Street, 3<sup>rd</sup> Floor Riverside, CA 92501 Attention: Right of Way Department

FREE RECORDING:

This instrument is for the benefit of Riverside County Transportation Commission, and is entitled to be recorded without fee or tax. (Govt. Code 27383 and Rev. & Tax Code 11922)

Space above this line for Recorder's Use

# TEMPORARY CONSTRUCTION EASEMENT DEED

CORPORATION

| County | Route | Post  | Number |
|--------|-------|-------|--------|
| Riv    | 91    | 00.00 | 00000  |
|        |       |       |        |

COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby GRANT to the Riverside County Transportation Commission, a public agency of the State of California, an EASEMENT for Temporary Construction upon, over and across that certain real property in the City of Riverside County of Riverside, State of California, described as follows:

### See Exhibit "A"

It is understood that said temporary easement shall extend for a period of eighteen (18) months commencing fortyeight (48) hours after Grantee provides written notification to Grantor of its intent to commence construction.

All rights acquired herein shall terminate on August 1, 2016 or upon filing Notice of Completion, whichever is earlier.

| 7 | Number  |  |
|---|---------|--|
|   | 00000-0 |  |

| IN WITNESS WHEREOF, said corporation has caused its corporate name to be hereunto subscribed and its corporate seal to be affixed hereto, this day of, 20   |
|---|
| County of Riverside,<br>a political subdivision of the State of California  |
|   |
| Ву  |
| [CORPORATE SEAL]  |
| State of California County of  State of California  |
| On before me, (here insert name and title of the officer)   |
| personally appeared   |
| , 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 (Seal)  |

## **CERTIFICATE OF ACCEPTANCE**

| THIS IS TO C   | ERTIFY, That the Rivers  | ide County Transporta     | tion Commission, a publ   | ic agency of the State of |
|----------------|--------------------------|---------------------------|---------------------------|---------------------------|
| California (pu | rsuant to Government Co  | ode Section 27281), her   | reby accepts for public p | urposes the real property |
| described in t | he within deed and conse | ents to the recordation t | hereof.                   |                           |
| IN WITNESS V   | NHEREOF, I have hereunt  | to set my hand            |                           |                           |
| this           | day of                   | _, 20                     |                           |                           |
|                |                          |                           |                           |                           |
|                |                          |                           |                           |                           |
|                |                          | Ву                        |                           |                           |

# EXHIBIT "I"

# PERMANENT EASEMENT DEED

#### RECORDING REQUESTED BY

When Recorded Mail To

RIVERSIDE COUNTY TRANSPORTATION COMMISSION 4080 Lemon Street, 3<sup>rd</sup> Floor Riverside, CA 92501

Attention: Right of Way Department

FREE RECORDING:

This instrument is for the benefit of Riverside County Transportation Commission, and is entitled to be recorded without fee or tax. (Govt. Code 27383 and Rev.

& Tax Code 11922)

Space above this line for Recorder's Use

# EASEMENT DEED CORPORATION

| District | County | Route | Post  | Number |
|----------|--------|-------|-------|--------|
| 08       | Riv    | 91    | 20.27 | 20431  |

COUNTY OF RIVERSIDE, a political subdivision of the State of California, does hereby GRANT to the RIVERSIDE COUNTY TRANSPORTATION COMMISSION, a public agency of the State of California, an EASEMENT for ingress, egress, structural maintenance and appurtenances thereto, together with the right to assign and transfer said easement, upon, over and across that certain real property in the City of Riverside, County of Riverside, State of California, described as follows:

# See Exhibit "A"

Grantee may further assign and transfer its rights hereunder, to the State of California (Caltrans) having responsibilities requiring access to the adjacent freeway.

08-Riv-91-PM 20.27-20431 (20431-3)

| Number  |  |
|---------|--|
| 20431-3 |  |

| IN WITNESS WHEREOF, said c corporate seal to be affixed hereto, this |  | s corporate name to be hereunto subscribed and its, 20    |  |  |  |  |
|--|--|---|--|--|--|--|
|  | County of Riv<br>a political su                          | verside,<br>bdivision of the State of California          |  |  |  |  |
|  | Ву   |   |  |  |  |  |
|  | [CORPOI  | RATE SEAL]  |  |  |  |  |
| State of California ) ) ) County of)                                 | ss   | ACKNOWLEDGMENT  |  |  |  |  |
| On before me,  | n before me, (here insert name and title of the officer) |   |  |  |  |  |
| personally appeared  |  |   |  |  |  |  |
| <u> </u>   | 777  | , who proved to me on the basis                           |  |  |  |  |
| of satisfactory evidence to be the person(s)                         | whose name(s) is/are sub                                 | oscribed to the within instrument and acknowledged        |  |  |  |  |
| to me that he/she/they executed the same i                           | n his/her/their authorized o                             | capacity (ies), and that by his/her/their signature(s) on |  |  |  |  |
| the instrument the person(s), or the entity u                        | pon behalf of which the pe                               | erson(s) acted, executed the instrument.                  |  |  |  |  |
|  |  |   |  |  |  |  |
| I certify under PENALTY OF PERJURY und                               | ter the laws of the State of                             | f California that the foregoing paragraph is true and     |  |  |  |  |
| toothing without the many of the many                                | aci tile laws of the otate of                            | California triat trie foregoing paragraph is true and     |  |  |  |  |
| correct.   | der the laws of the state of                             | Camornia that the foregoing paragraph is true and         |  |  |  |  |
| correct.   |  | Camornia that the foregoing paragraph is true and         |  |  |  |  |
| correct.  WITNESS my hand and official seal.                         |  | r Camornia triat the foregoing paragraph is true and      |  |  |  |  |
| correct.   |  | Camorna that the foregoing paragraph is true and          |  |  |  |  |

# CERTIFICATE OF ACCEPTANCE

|   | nsportation Commission, a public agency of the State of    |
|---|--|
| California (pursuant to Government Code Section 272     | 281), hereby accepts for public purposes the real property |
| described in the within deed and consents to the record | dation thereof.  |
| IN WITNESS WHEREOF, I have hereunto set my hand         |  |
| this, day of, 20  |  |
|   |  |
|   |  |
|   | Ву   |
|   |  |

#### ADDENDUM 1

#### RENTAL PROPERTY

#### 1. EXISTING TENANT LEASES.

- 1.1 <u>Tenant Leases; Rent Roll</u>. Within ten (10) calendar days following the Effective Date, Seller shall provide to Buyer and Escrow Holder:
- 1.1.1 True, correct and complete copies of all existing leases, rental agreements, including any amendments and modifications thereto, and other agreements affecting the Property (collectively, "**Tenant Leases**"), and copies of all documents, agreements and other writings referenced therein affecting the Tenant Leases or the Property.
- 1.1.2 A written schedule ("Rent Roll") in a form acceptable to Buyer, which is a full, true and correct rent roll and summary of all Tenant Leases, prepared and certified as of the Effective Date, and which reflects: (a) the full and accurate name of each occupant or trade name thereof ("Tenant") under the Tenant Leases; (b) the address of the improvements and the approximate total square footage occupied by each Tenant; (c) the amount and purpose for any security or other deposits held by Seller from each Tenant ("Tenant Deposits"); and (d) the amount of rent and reimbursable expenses paid and to be paid by each Tenant and all applicable increases thereof, and delinquencies, if any.
- 1.2 <u>No New Leases</u>. Following the Effective Date, Seller will not enter into any new tenant leases over the area being acquired.
- 1.3 <u>Unrecorded Possessory Interests</u>. Seller represents and warrants to Buyer that, except for the Tenant Leases disclosed to Buyer in the manner provided in this Addendum, to Seller's current actual knowledge, there are no other agreements for occupancy in effect for the Property and no unrecorded possessory interests or unrecorded agreements that would adversely affect Buyer's title to or use of the Property.

#### ADDENDUM 2

#### **CONSTRUCTION ACTIVITIES**

A. Buyer (through its contractors and representatives) will perform the following activities with respect to the Remainder Parcel, pursuant the provisions of Section 8.1 above:

The Master Parcel is used by Seller for parking lot purposes in connection with Seller's administrative office building located to the northwest of the Master Parcel. Buyer agrees to construct or cause to be constructed upon the Remainder Parcel those parking lot improvements described in <u>Figures "1" and "2"</u> attached hereto, designated as "Parking Lot #1 Alternative 2A" and "Parking Lot #2 Alternative 1." Buyer and Seller acknowledge that construction of Parking Lot #2 will require the use of real property currently owned by the State of California, designated as Parcel A 5954-01-01 ("State Property"), which will become surplus following completion of the Project. Buyer will work with the State to cause such State Property to be conveyed to Seller as soon as reasonably possible following completion of the Project.

Furthermore, construction on the Property will be conducted in phases pursuant to Figures "3", "4" and "5" attached hereto, designated as Tentative Stage 1, Tentative Stage 2 and Tentative Stage 3. As a result of construction activities, there will be a temporary loss of parking. Buyer agrees to provide replacement parking and transportation for the duration of the construction staging of the parking area at the sole expense of Buyer. Figure "6A" attached hereto depicts the temporary alternative parking to be provided by RCTC to Buyer during the construction. Such alternative parking location and any future parking locations shall be subject to Buyer's written approval. Figure "6B" attached hereto depicts the shuttle bus route and hours of operation.

RCTC is currently processing with the City of Riverside a street vacation affecting that portion of Eleventh Street as depicted in **Figure "7"** attached hereto. The finalization of the street vacation will allow the redlined area to be included in the Parking Area Design. RCTC will provide written confirmation to Buyer regarding completion of the street vacation. Buyer's approval of the Parking Area Design is contingent upon the final vacation of such portion of Eleventh Street by the City.

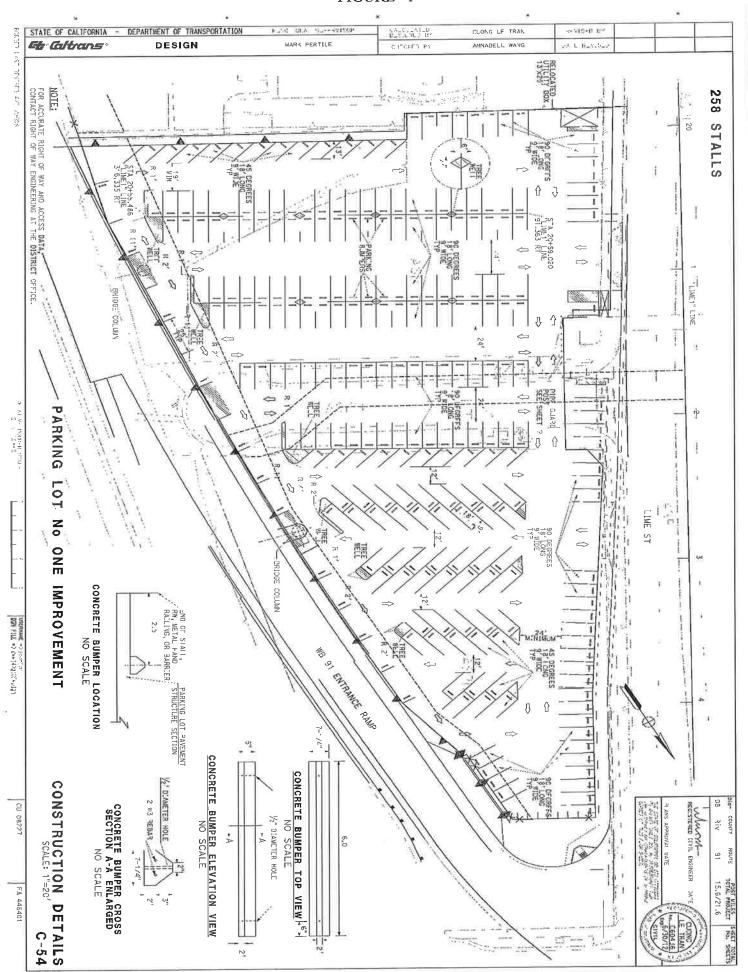
B. As set forth in Section 8.2 of the Agreement, the compensation being paid to Seller includes the value and cost to remove, relocate, reconstruct and/or refurbish the following improvements located on the Property:

None

# FIGURE "1"

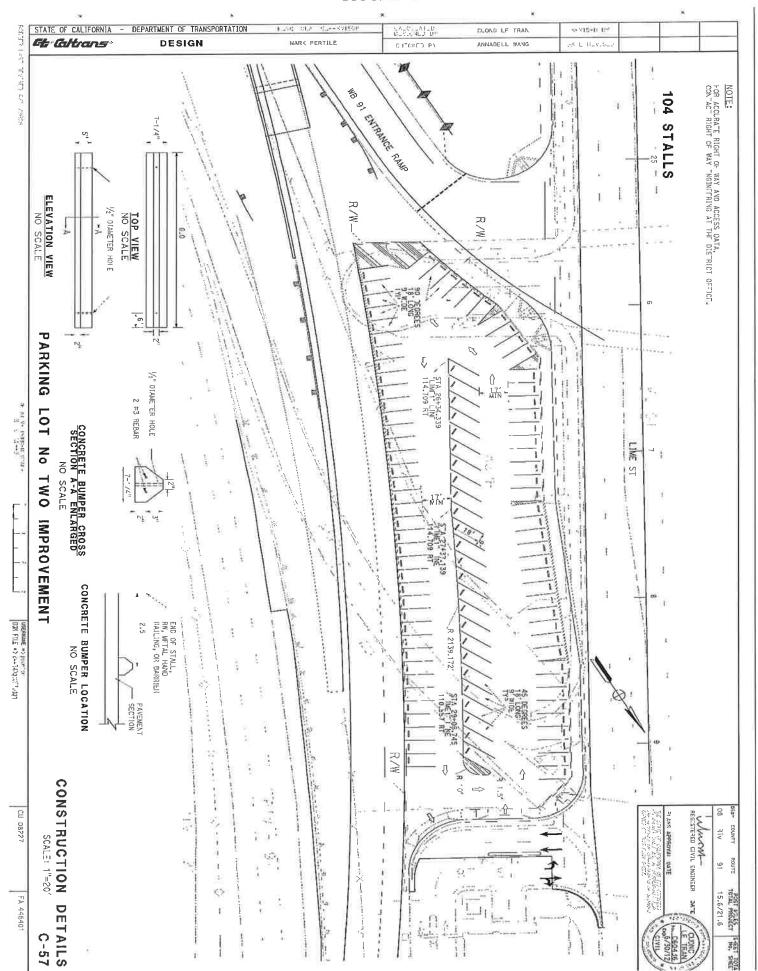
# PARKING LOT #1 ALTERNATIVE 2A

FIGURE "1"



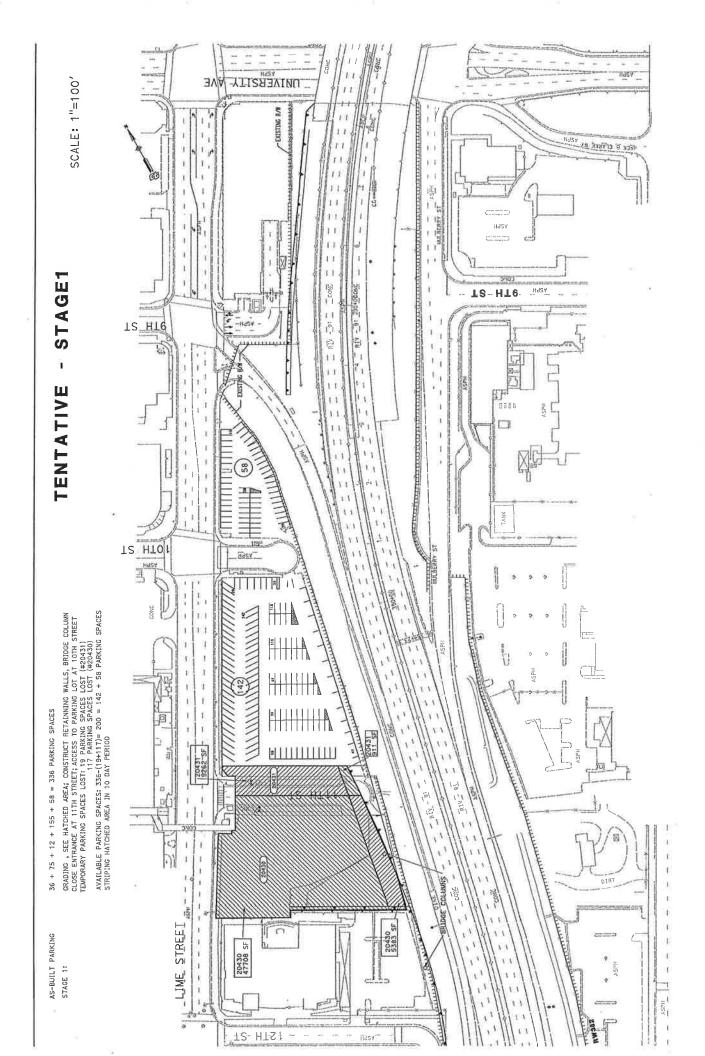
# FIGURE "2"

# PARKING LOT #2 ALTERNATIVE 1



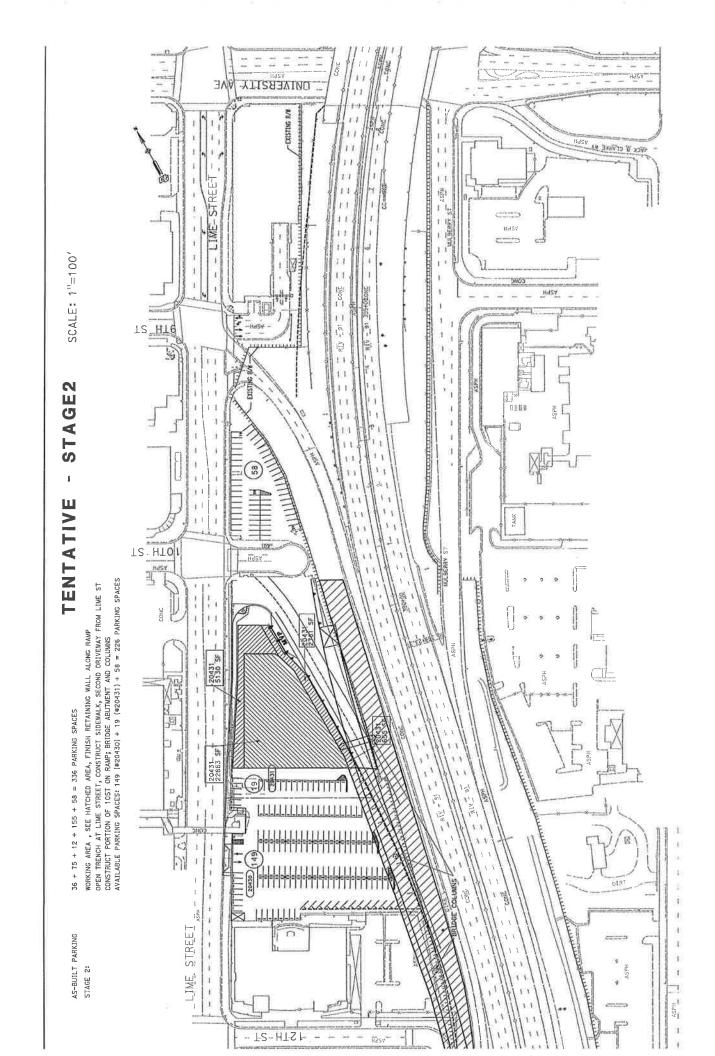
# FIGURE "3"

# TENTATIVE STAGE 1



# FIGURE "4"

# **TENTATIVE STAGE 2**

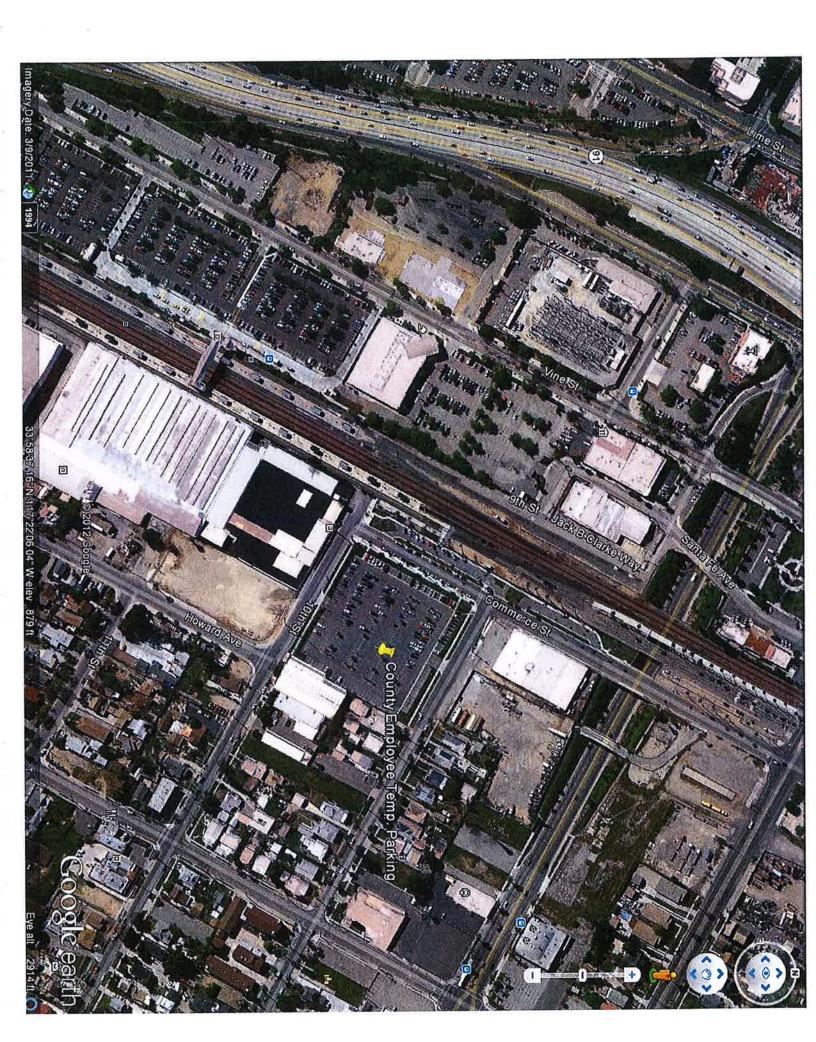


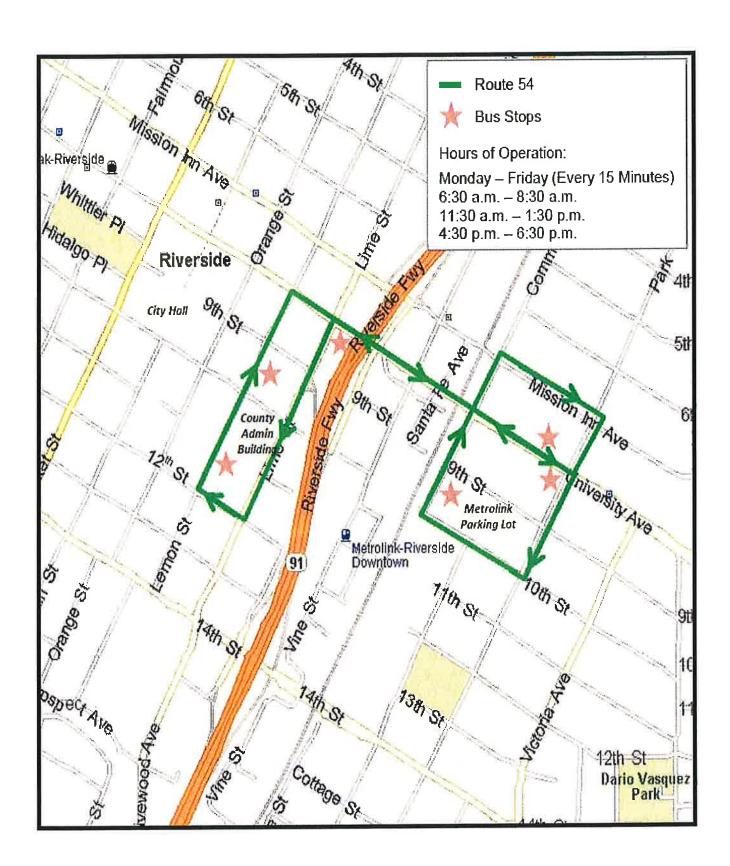
# FIGURE "5"

# **TENTATIVE STAGE 3**

# FIGURE "6A"

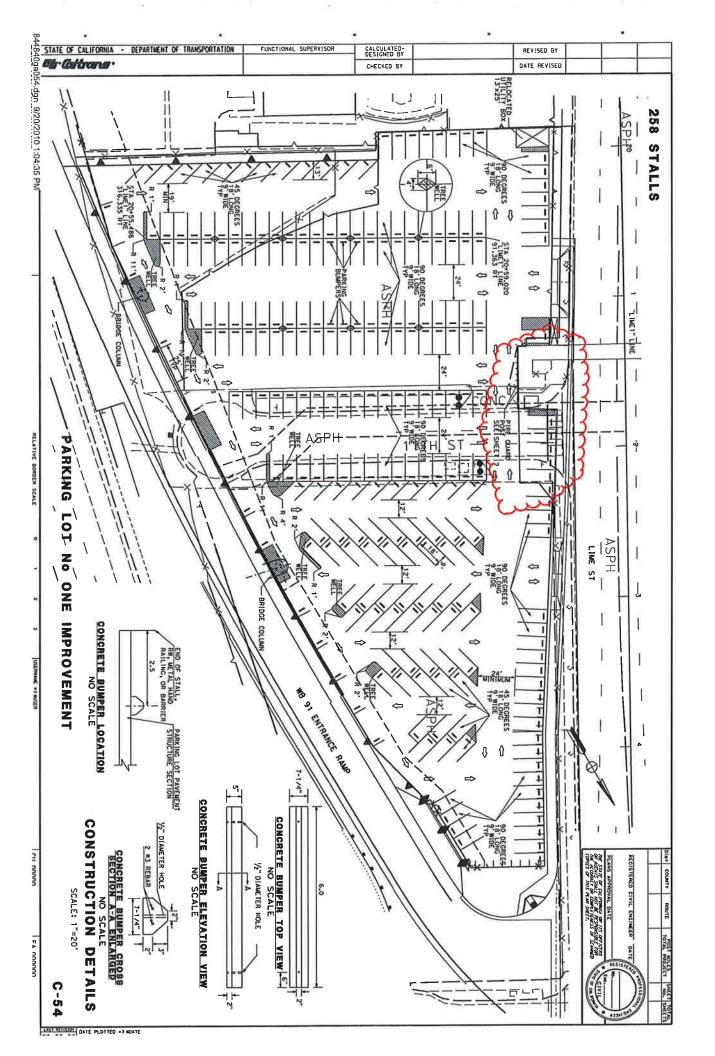
# TEMPORARY ALTERNATIVE PARKING





# FIGURE "7"

# ELEVENTH STREET VACATION



# ADDENDUM 3

# TEMPORARY CONSTRUCTION EASEMENTS

| Stage                                       | Construction Period   | Monthly Rate  |
|---|---|---|
| Stage 1A & 1B                               | 4 Months + 10 days  | \$ 16,531 monthly   |
| Stage 1A & 1B                               | 4 Months + 10 days  | \$ 3, 209 monthly   |
| Stage 2                                     | 9 Months  | \$ 1,796 monthly  |
| Stage 3                                     | 4 Months  | \$ 597 monthly  |
| Sewer line<br>relocation prior To<br>Stages | 4 Months  | \$ 742 monthly  |
| Stage 3                                     | 4 Months  | \$ 6,077 monthly  |
|   | Stage 1A & 1B  Stage 1A & 1B  Stage 2  Stage 3  Sewer line relocation prior To Stages | Stage 1A & 1B 4 Months + 10 days  Stage 1A & 1B 4 Months + 10 days  Stage 2 9 Months  Stage 3 4 Months  Sewer line relocation prior To Stages  4 Months |