

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

101 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
March 21, 2013

SUBJECT: THIRD EXTENSION OF TIME FOR PLOT PLAN NO. 23342 (FTA 2007-32) -
Applicant: Davis Partners - First/First Supervisorial District

RECOMMENDED MOTION:

APPROVAL of the THIRD EXTENSION OF TIME FOR PLOT PLAN NO. 23342 (FTA 2007-32),
extending the expiration date to October 28, 2013, subject to all the previously approved and/or
amended Conditions of Approval with the applicant's consent.

REVIEWED BY EXECUTIVE OFFICE

DATE 4/21/13 mgj

Tina Grande

Departmental Concurrence

Carolyn Syms Lurja

Carolyn Syms Lurja
Planning Director

CSL:wb
CM

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Stone and duly carried by
unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: April 9, 2013
xc: Planning

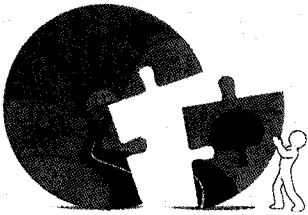
Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First/First Agenda Number:

3-30



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

101B

DATE: March 21, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office DM

SUBJECT: THIRD EXTENSION OF TIME for PLOT PLAN NO. 23342 (FTA 2007-32)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

Please schedule on the BOS Policy Calendar Agenda

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Agenda Item No.
Area Plan:
Zoning District: North Perris
Supervisory District: First/First
Project Planner: Wendell Bugtai
Board of Supervisors:

PLOT PLAN NO. 23342
THIRD EXTENSION OF TIME
Applicant: Davis Patterson Partners

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. Unless specifically requested by the EOT applicant, this request will not be discussed at the time it is presented to the Board of Supervisors as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342

JUSTIFICATION FOR EXTENSION REQUEST:

Additional time for substantial project construction.

BACKGROUND:

As part of the review of this Extension of Time request, it has determined necessary to recommend the addition of ONE (1) new condition(s) of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The ONE condition is/are as follows:

60. BS GRADE.13

The Extension of Time applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended condition of approval and the correspondence from the Extension of Time applicant dated February 6, 2013 indicating the acceptance of the recommended conditions.

PLOT PLAN NO. 23342
THIRD EXTENSION OF TIME REQUEST
BOARD OF SUPERVISORS
Page 2 of 2

RECOMMENDATION:

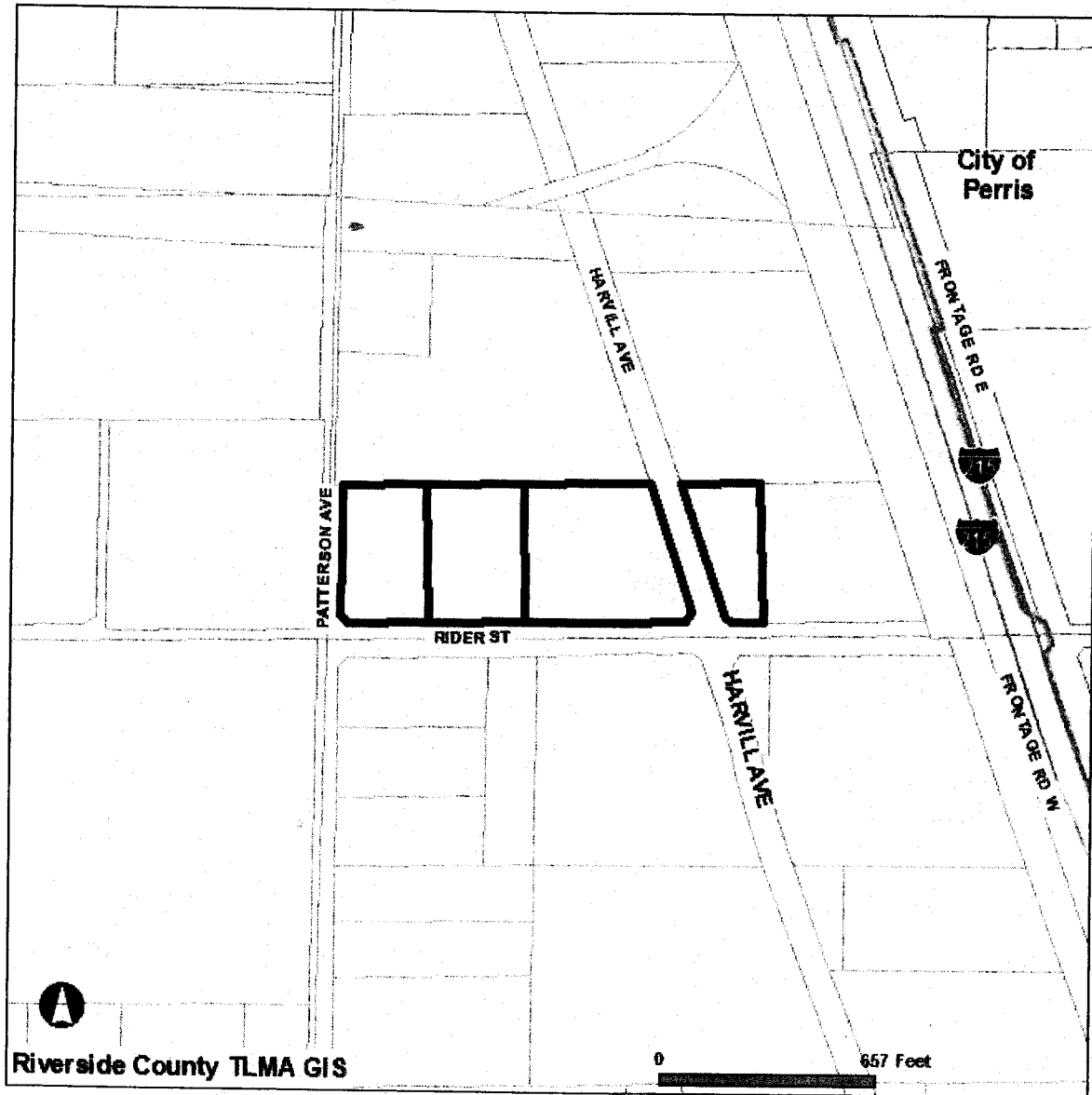
APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23342**, extending the expiration date to October 28, 2013, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

THIRD EXTENSION OF TIME for PLOT PLAN NO. 23342 (FTA 2007-32) - Applicant: Davis Partners – First/First Supervisorial District – North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 – 11.39 Gross Acres - Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) - **APPROVED PROJECT DESCRIPTION:** Develop four buildings for future industrial use totaling 180,560 on 11.39 gross acres. Building 1 is 24,868 square feet: 4,548 square feet of office, 14,000 square feet of manufacturing and 6,320 square feet of warehouse. Building 2 is 61,804 square feet: 5,487 square feet of office, 56,317 square feet of manufacturing. Building 3 is 52,274 square feet: 4,581 square feet of office, 32,693 square feet of manufacturing and 15,000 square feet of warehouse. Building 4 is 41,614 square feet: 4,581 square feet of office, 30,000 square feet of manufacturing and 7,033 square feet of warehouse. The project proposes 104,437 square feet of landscaping that is approximately 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities and four van accessible spaces. - **REQUEST: THIRD EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23342**, extending the expiration date to October 28, 2013.

Revised 10/19/11

Y:\Planning Master Forms\EOT Forms\EOT Staff Report Templates\EOT SR Template.doc

SITE MAP



Riverside County TLMA GIS

Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

LEGEND

- SELECTED PARCEL
- CITY
- INTERSTATES
- HIGHWAYS
- PARCELS

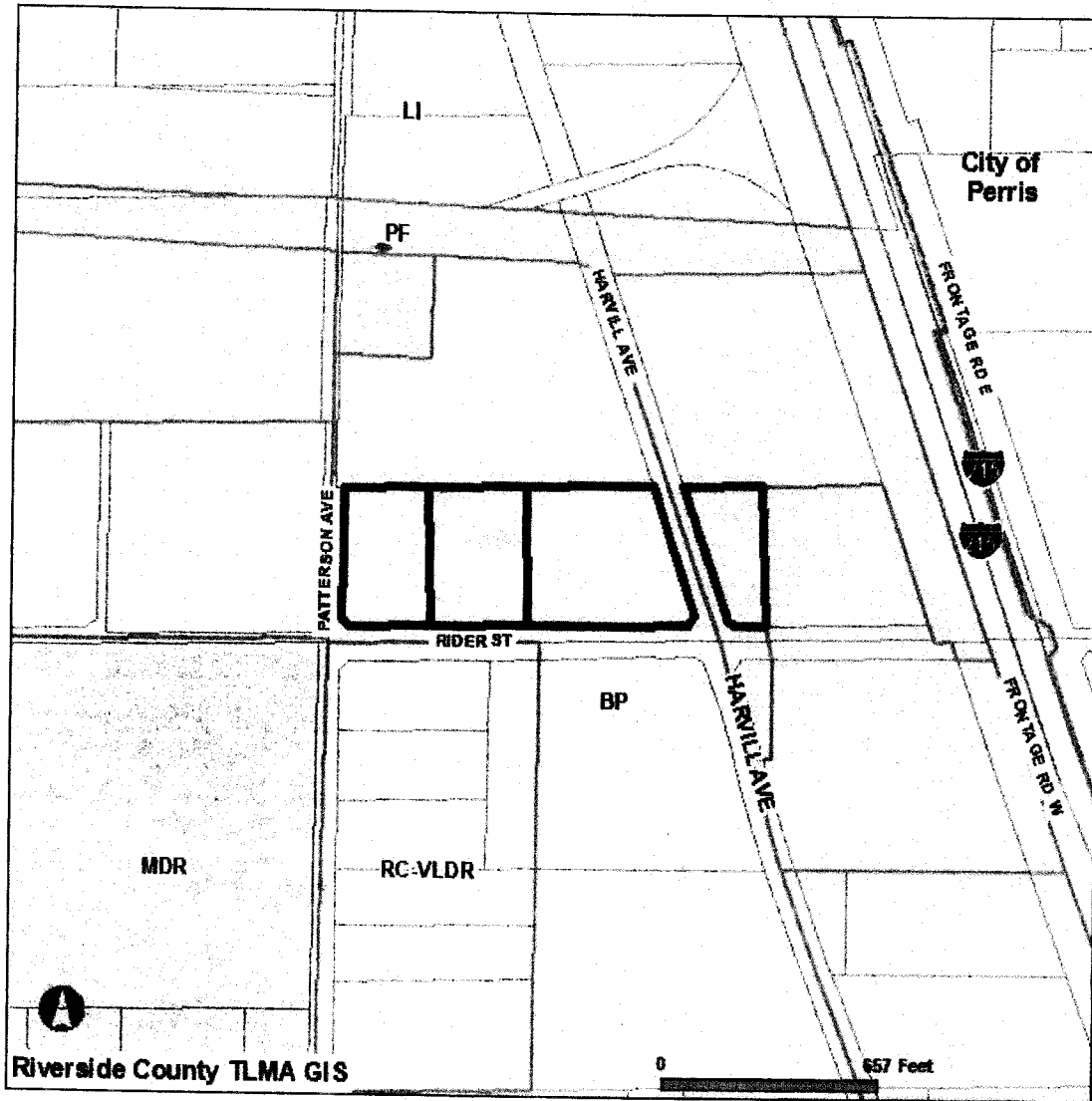
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Jan 23 08:37:36 2013

Version 121101

GENERAL PLAN



Riverside County TLMA GIS

Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

LAND USE

- | | | | |
|---|--|-----------------------|----------------------------------|
| <input type="checkbox"/> SELECTED PARCEL | INTERSTATES | HIGHWAYS | <input type="checkbox"/> CITY |
| <input type="checkbox"/> PARCELS | BP - BUSINESS PARK | LI - LIGHT INDUSTRIAL | MDR - MEDIUM DENSITY RESIDENTIAL |
| <input type="checkbox"/> PF - PUBLIC FACILITIES | RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL | | |

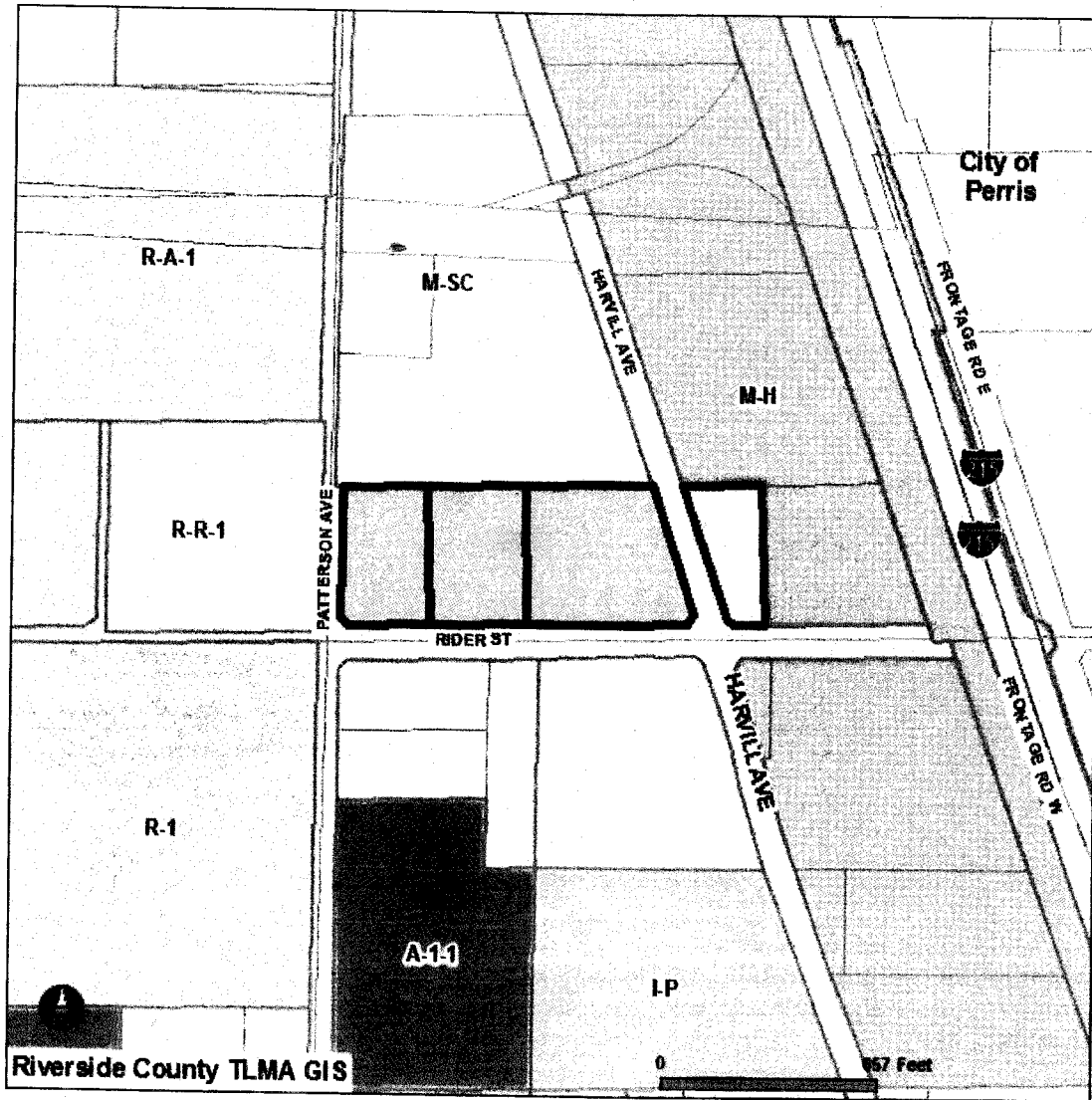
IMPORTANT

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REPORT PRINTED ON...Wed Jan 23 08:37:55 2013

Version 121101

ZONING



Riverside County TLMA GIS

Selected parcel(s):

317-170-024 317-170-040 317-170-041 317-170-042

ZONING

- SELECTED PARCEL
- PARCELS
- M-H
- R-R-1
- INTERSTATES
- ZONING BOUNDARY
- M-SC
- HIGHWAYS
- A-1-1
- R-1
- CITY
- I-P
- R-A-1

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Wed Jan 23 08:38:12 2013

Version 121101

Extension of Time Environmental Determination

Project Case Number: PP23342
Original E.A. Number: 41913
Extension of Time No.: 3
Original Approval Date: 10-28-08
Project Location: North of Rider Street, East of Patterson Avenue, West and East of Harvill Avenue

Project Description: Multi-Use Industrial Park Warehouse Buildings

On January 23, 2013, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: W B F
Wendell Bugtai, Project Planner

Date: January 23, 2013
For Carolyn Syms Luna, Director

DAVIS PARTNERS

January 16, 2013

Wendell Bugtai
Riverside County Planning Director
4080 Lemon Street
Riverside, CA 92502

RE: Extension of Time Request for PP 23342


Dear Wendell,

We have recently requested our Third 1 year extension to the referenced approved Plot Plan. We are in receipt of your letter describing the additional condition proposed on our project, referenced as 60.BS GRADE.13.

As Extension of Time Applicant, we accept this additional condition, and request that our application continue to be processed for Director's Hearing.

Please give me a call at 949.296.3560 if you need any further clarification or have any questions regarding our project.

Respectfully,



Daniel Karcher

01/23/13
08:43

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PLOT PLAN: TRANSMITTED Case #: PP23342

Parcel: 317-170-028

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 13

USE-BMP CONST NPDES EOT3

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: November 7, 2012

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Landscaping Section
P.D. Archaeologist

THIRD EXTENSION OF TIME for PLOT PLAN NO. 23342 (FTA 2007-32) - Applicant: Davis Partners – First/First Supervisorial District – North Perris Zoning District - Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 to 0.60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (0.25 to 0.60 Floor to Area Ratio) - Location: Northerly of Rider Street, easterly of Patterson Avenue, southerly of Cajalco Road, westerly of Interstate 215 – 11.39 Gross Acres - Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) - APPROVED PROJECT DESCRIPTION: Develop four buildings for future industrial use totaling 180,560 on 11.39 gross acres. Building 1 is 24,868 square feet: 4,548 square feet of office, 14,000 square feet of manufacturing and 6,320 square feet of warehouse. Building 2 is 61,804 square feet: 5,487 square feet of office, 56,317 square feet of manufacturing. Building 3 is 52,274 square feet: 4,581 square feet of office, 32,693 square feet of manufacturing and 15,000 square feet of warehouse. Building 4 is 41,614 square feet: 4,581 square feet of office, 30,000 square feet of manufacturing and 7,033 square feet of warehouse. The project proposes 104,437 square feet of landscaping that is approximately 21% of the project site. The project includes 324 standard parking stalls, 36 compact spaces, 13 parking spaces for persons with disabilities and four van accessible spaces. - **REQUEST: THIRD EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23342**, extending the expiration date to October 28, 2013.

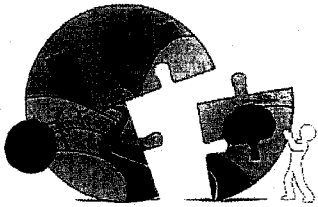
Please review the attached information, together with your existing records for the subject case. This extension request is being placed on the **December 6, 2012 DRT Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments must complete their review prior to the LDC/DRT Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward based on that presumption.

Each LDC/DRT Agency or Department may recommend conditions of approval to maintain conformance with the County General Plan, or to ensure the project does not adversely affect the health, safety or welfare of the general public. New or revised conditions of approval should be added to the subject case condition set the by LDC/DRT Comment date and placed in recommend status. After the LDC/DRT Comment date, the Planning Department will then forward all recommended extension of time conditions to the applicant for acceptance prior to moving this request forward for approval.

LDC/DRT MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

If any LDC/DRT Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Revised Permit to the Approved Plot Plan, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham at micro 5-5719 or via e-mail at dabraham@rctlma.org. You can also send documents to **MAILSTOP# 1070**.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: PP23342 DATE SUBMITTED: October 30, 2012

Assessor's Parcel Number(s): 317-170-024, 317-170-040, 317-170-041, 317-170-042

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: October 28, 2008

Applicant's Name: Davis Partners E-Mail: daniel.karcher@davispartners.com

Mailing Address: 1420 Bristol Street North, Suite 100
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 296-3560 Fax No: () _____

Property Owner's Name: Granite Patterson LP E-Mail: gavin.sacks@blackrock.com

Mailing Address: 4400 MacArthur Boulevard, Suite 700
Newport Beach Street CA 92660
City State ZIP

Daytime Phone No: (949) 623-1235 Fax No: () _____

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

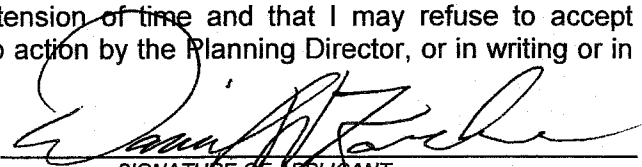
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Daniel W. Karcher

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

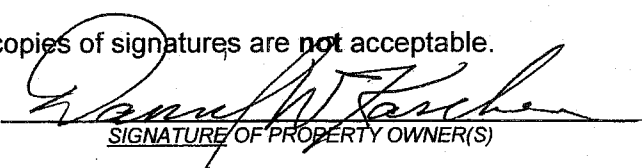
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Daniel Karcher as Agent for Granite Patterson LP

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

Granite Patterson LP
4400 MacArthur Boulevard, Suite 700
Newport Beach, CA 92660

July 13, 2010

COUNTY OF RIVERSIDE
LAND USE SERVICES DEPARTMENT
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Subject: PP23342
11.4 +/- acres
APN's: 317-170-024, 317-170-040, 317-170-041, 317-170-042

To Whom It May Concern:

I hereby certify that I am the Owner of property located north of Rider Street, east of Patterson Avenue in the County of Riverside, consisting of approximately 11.4 +/- acres. As legal owner of the property reference above, I hereby give my consent to Daniel Karcher of Davis Partners, LLC located at 1420 Bristol Street North, Suite 100 Newport Beach, CA 92660 to act as Agent on our behalf. Mr. Karcher will be responsible for working with the Planning department and related agencies, and has the authority to submit any necessary applications for subject property.

"LANDOWNER(s)"

Granite Patterson LP,
a Delaware limited partnership

By: Granite CA Holding Company, LLC
a Delaware limited liability company,
its general partner

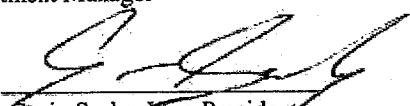
By: BlackRock Granite Property Fund, L.P.,
a Delaware limited partnership,
its sole member

By: BlackRock Granite Property Fund, LLC,
a Delaware limited liability company,
its general partner

By: Blackrock Granite Property Fund, Inc.,
a Maryland corporation,
its sole member

By: BlackRock Realty Advisors, Inc.,
a Delaware corporation,
its Investment Manager

By:


Gavin Sacks, Vice President

ALL SIGNATURES MUST BE NOTARIZED

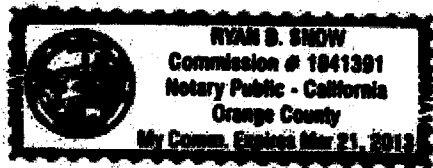
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On July 14, 2010 before me, Ryan Snow, Notary Public

personally appeared Gravin Sacks,



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/het/their authorized capacity(ies), and that by his/het/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 Snow
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Letter to Riverside County Land Use Services Dept.
Document Date: July 13, 2010 Number of Pages: 1 (not including acknowledgment)
Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

- Signer's Name: Gravin Sacks
- Individual
- Corporate Officer — Title(s): Vice President
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Granite Patterson LP.

- Signer's Name: _____
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Goodwin Procter LLP
Three Embarcadero Center, 24th Floor
San Francisco, California 94111
Attn: Philip H. Ebling

MAIL TAX STATEMENTS TO:

Granite Patterson LP
c/o BlackRock Realty Advisors, Inc.
4400 MacArthur Blvd. #700
Newport Beach, California 92660
Attention: Mr. Gavin Sacks

FIRST AMERICAN TITLE COMPANY
HEREBY CERTIFIES THAT THIS IS A TRUE AND
CORRECT COPY OF THE ORIGINAL DOCUMENT

BY: _____

RECORDED: _____

SERIES NO.: _____

9/10/2009

2009-0470349

APN: 317-170-024-3, 317-170-025-4, 317-170-026-5, 317-170-027-6 and 317-170-028-7.

FILOR REQUESTS THAT TAX NOT BE SHOWN PER R&TC 11932-11933.

GRANT DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Davis Patterson Partners, a California general partnership ("Grantor"), HEREBY GRANTS to Granite Patterson LP, a Delaware limited partnership ("Grantee"), all that real property in the unincorporated portion of Riverside County, State of California, described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO

Notwithstanding Grantee's acquisition of the Property, the indebtedness evidenced by that certain Promissory Note dated June 21, 2007 made by Grantor, as maker, in favor of Grantee, as payee, in the face principal amount of Three Million, Two Hundred Thirty-Two Thousand, Nine Hundred Twenty and 00/00 Dollars (\$3,232,920.00), and amended by that certain First Amendment to Promissory Note dated March 22, 2009 (as amended, the "Note"), which Note is secured by that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated June 21, 2007 made by Grantee, as trustor, in favor of First American Title Insurance Company, as trustee ("Trustee"), for the benefit of Grantor, as beneficiary, recorded in the real property records of Riverside County, State of California as Document No. 0407995, as may have been amended by that certain First Amendment to Deed of Trust, Assignment, Security Agreement and Fixture Filing dated March 22, 2009 that may or may not have been executed and that was not recorded in the real property records of Riverside County, State of California (as the same may have been amended, the "Deed of Trust"), and the related loan

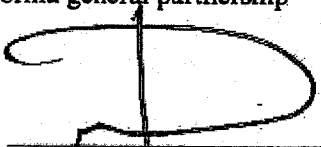
documents (with the Note, the Deed of Trust and the related loan documents referred to herein as the "Loan Documents"), shall not be cancelled, shall survive the delivery and recordation of this Grant Deed, and all of the Loan Documents shall remain in full force and effect after such recordation. Grantor further acknowledges that the interest of Grantee in the Property after Grantee's acquisition of the Property shall not merge with the interest of Grantee in the Property under the Loan Documents.

Grantor declares that this conveyance is freely and fairly made, Grantor having sold the Property to Grantee for a consideration equal to or greater than the fair market value of Grantor's interest in said land; and Grantor further declares that there are no agreements, oral or written, other than this Grant Deed, the Deed in Lieu of Foreclosure Agreement and the Loan Documents, between Grantor and Grantee with respect to said land.

GRANTOR:

DAVIS PATTERSON PARTNERS,
a California general partnership

By: _____


Name: Robert J. Thiergartner
Title: Managing General Partner

Date: July 21, 2009

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

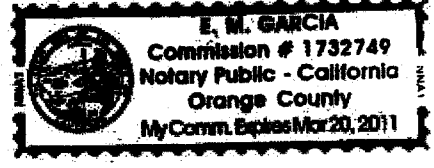
On 8/24/09 before me, EM Garcia, Notary Public

personally appeared Robert J. Thiergartner

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 [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

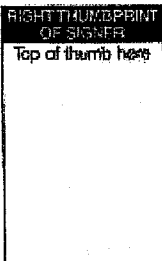
Title or Type of Document: Grant Deed (Davis Patterson Partners)

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: _____

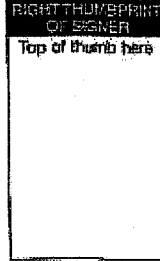
Capacity(ies) Claimed by Signer(s)

- Signer's Name: Robert J. Thiergartner
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____



Signer Is Representing: _____