

049721

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

The Redevelopment Agency  
of the City of Riverside  
3737 Main Street, Suite 800  
Riverside, California 92501  
Attention: Executive Director

FEB 13 1997

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

(Fee exempt - Government Code §6103)

(Space above for Recorder's Use)

**FAMILY LAW COURT/RCBA  
REPLACEMENT PARKING AGREEMENT**

between

**THE REDEVELOPMENT AGENCY OF THE  
CITY OF RIVERSIDE  
a public agency**

and

**THE RIVERSIDE COUNTY BAR ASSOCIATION  
a California non-profit corporation**

**[Dated January 7, 1997, for reference purposes only]**



# **1. PARTIES AND EFFECTIVE DATE**

**1.1 Effective Date of Agreement.** This Agreement will become effective on the date ("Effective Date") on which (i) this Agreement is approved by the Agency's governing board and fully executed by the appropriate authorities of the Agency and the Owner, and (ii) the lender which is the beneficiary of the deed of trust encumbering the RCBA Property (hereinafter defined) has consented to the release of the Parking Lot Parcel (hereinafter defined) from the lien of said deed of trust in accordance with Section 4.1 of this Agreement; provided, however, that Section 4.1 notwithstanding, the Owner shall not be required to expend more than \$1,000 to secure such release.

## **1.2 Parties to Agreement**

**1.2.1 The Agency.** The Agency is a public body, corporate and politic, exercising governmental functions and powers and organized and existing under the Community Redevelopment Law of the State of California. The address of the Agency for purposes of this Agreement is:

The Redevelopment Agency of  
The City of Riverside  
3737 Main Street, Suite 800  
Riverside, California 92501  
Attention: Executive Director  
Telephone: (909) 715-3500  
Facsimile: (909) 715-3503

As used in this Agreement, "Agency" includes The Redevelopment Agency of the City of Riverside and any assignee of or successor to its rights, powers and responsibilities.

**1.2.2 The Owner.** The Owner is The Riverside County Bar Association, a California non-profit corporation. The address of the Owner for purposes of this Agreement is:

The Riverside County Bar Association  
4129 Main Street  
Riverside, California 92501  
Attention: Executive Director  
Telephone: (909) 682-1015  
Facsimile: (909) 628-0106



All of the terms, covenants and conditions of this Agreement shall be binding on and shall inure to the benefit of the Owner and its nominees, successors and assigns. Wherever the term "Owner" is used herein, such term shall include any permitted nominee, assignee or successor of the Owner.

## **2. RECITALS ABOUT THE PLAN AND PROJECT**

**2.1 The Redevelopment Plan and Project Area.** The City Council of the City of Riverside ("City") has approved and adopted a Redevelopment Plan ("Redevelopment Plan") for a redevelopment project known as the Merged Downtown/Airport Industrial Redevelopment Project Area ("Project Area") by its adoption of Ordinance No. 4348, as last amended on December 20, 1994.

This Agreement is subject to the provisions of the Redevelopment Plan as it now exists and as it may be amended subsequently. The Redevelopment Plan is hereby incorporated by this reference. The Project Area is located in the City of Riverside, California, and its boundaries are specifically described in the Redevelopment Plan.

**2.2 Purpose of this Agreement.** This Agreement implements the Redevelopment Plan for the Project Area by providing for the development of a Family Law Courthouse. The Owner holds fee simple title to that certain real property located at 4129 Main Street in the City of Riverside ("RCBA Property"). A portion of the RCBA Property ("Parking Lot Parcel") will be conveyed to the County of Riverside ("County") in accordance with this Agreement. The conveyance of the Parking Lot Parcel pursuant to this Agreement for the development of a Family Law Courthouse is in the best interests of the City, Agency and the health, safety, morals and welfare of their taxpayers and residents, and is in accordance with public purposes set forth in federal, state and local laws and regulations. Implementation of this Agreement will further the goals and objectives of the Redevelopment Plan and the City's General Plan by strengthening the City's land use and social structure and by alleviating economic and physical blight within the Project Area.



**2.3 Overview of the Agreement.** Owner has title to the Parking Lot Parcel which the County requires to build the Family Law Courthouse. In exchange for transferring title to the Parking Lot Parcel to the County, the Agency will: (i) replace the ten (10) parking spaces on the Parking Lot Parcel with fifteen (15) full size parking spaces, of which one will be set aside for handicapped parking; (ii) pay Owner, upon the conveyance of the Parking Lot Parcel to the County of Riverside, the sum of Twenty Five Thousand Dollars (\$25,000); (iii) maintain, at no cost or expense to the Owner, all fifteen (15) parking spaces provided to the Owner pursuant to this Agreement, and (iv) provide the Owner with fifteen (15) interim use parking spaces during construction of the Courthouse Parking Lot (hereinafter defined) during the fourteen- to sixteen-month period of construction. The Agency and the Owner agree that the value of the compensation described above is no less than \$150,000.

In addition to the foregoing compensation, the Owner acknowledges that it may also receive compensation in the form of increased property value and increased rental and occupancy rates.

### **3. SPECIAL TERMS**

**3.1 The RCBA Property.** The RCBA Property is located within the Project Area and is shown on the Site Map attached hereto as Exhibit A. A legal description of the RCBA Property is attached hereto as Exhibit B.

**3.2 The Parking Lot Parcel.** The Parking Lot Parcel is a portion of the RCBA Property and is shown on the Site Map attached hereto as Exhibit A. A legal description of the Parking Lot Parcel is attached hereto as Exhibit C.

**3.3 Agreement Length and Exhibits.** This Agreement consists of pages 1 through 13, inclusive, and Exhibits A through C attached hereto. This Agreement and its Exhibits constitute the entire understanding and agreement of the parties.

**3.4 Conditions Precedent to Agency Obligations.** The following are express conditions precedent to the Agency's obligations under this Agreement:





- (i) Owner shall convey fee title interest in the Parking Lot Parcel to the County (subject to such exceptions, liens or encumbrances reasonably acceptable to the County), and shall execute such other documents and provide such information relating to Owner, the Parking Lot Parcel, the RCBA Property, or the transactions contemplated by this Agreement as the Agency may reasonably request. The grant deed from the Owner to the County shall be subject to the reasonable approval of the Agency and shall include, at a minimum; (i) a provision that fee title to the Parking Lot Parcel shall revert to the Owner if the County abandons the Family Law Courthouse project or if the property on which the Family Law Courthouse is situated is no longer used as a Family Law Courthouse or other County governmental use; (ii) a provision requiring that, upon such reversion, the County shall, at its sole cost and expense, reconstruct a parking lot on the Parking Lot Parcel equivalent to the one existing on the Parking Lot Parcel as of the Effective Date of this Agreement; and (iii) a restrictive covenant precluding the construction of any structure on the Parking Lot Parcel within such distance from the exterior wall of the RCBA building as to violate the City's Building Code; and
- (ii) That agreement between the Agency and the County entitled "Family Law Courthouse - Owner Participation Agreement" has become effective pursuant to its terms.

### **3.5 RCBA Replacement Parking.**

**3.5.1 Agency's Replacement Parking Obligations.** Since the Parking Lot Parcel constitutes the on-site parking for the RCBA Building, the Agency agrees to provide interim and permanent replacement parking to the Owner in accordance with the terms of this Agreement.

**3.5.2 Permanent Parking.** In conjunction with the construction of the Family Law Courthouse, the Agency will be constructing a paid parking lot ("Courthouse Parking Lot") to provide parking to serve the general public and those visiting the Family Law Courthouse. The Courthouse Parking Lot will be located as shown on the Site Map attached as Exhibit A. The Owner acknowledges that it is aware that the Agency possesses only a leasehold in the property underlying the Courthouse Parking Lot, which leasehold terminates in approximately thirty-four (34) years. The Courthouse Parking Lot shall be owned and operated



by the Agency or its designee. All revenues generated from the Courthouse Parking Lot shall belong exclusively to the Agency.

The Agency shall provide the Owner, at no cost or expense to the Owner, with fifteen (15) permanent full size parking spaces, inclusive of one (1) handicapped parking space, in the Courthouse Parking Lot, which spaces shall be marked for the exclusive use of the Owner and its employees, tenants, agents, contractors and invitees ("RCBA Parking Spaces"). The exact location of the RCBA Parking Spaces within the Courthouse Parking Lot shall be subject to adjustment at the reasonable discretion of the Agency, but shall be placed as close as reasonably practicable to the RCBA building. The Agency shall maintain the RCBA Parking Spaces, at no cost or expense to Owner.

The Agency shall provide to the Owner parking placards or decals which may be distributed to the Owner's employees, tenants, and invitees authorized to use the RCBA Parking Spaces. The City of Riverside shall be responsible for the enforcement of all parking regulations within the Courthouse Parking Lot and may cause any vehicles parked in the RCBA Parking Spaces which do not display the appropriate decal or placard to be cited or towed at the vehicle owner's expense.

Unless otherwise terminated sooner pursuant to Section 4.3 or other specific provision of this Agreement, the Agency's obligations under this Section 3.5.2 to provide the RCBA Parking Spaces in the Courthouse Parking Lot shall continue until the earliest to occur of any of the following:

- (i) The decision by the Agency or other cognizant governmental agency, in the exercise of its reasonable discretion, to convert the Courthouse Parking Lot to uses other than parking; and
- (ii) The expiration or termination of the Agency's leasehold interest in the property underlying the Courthouse Parking Lot, for any reason other than the Agency's election to purchase/acquire such property; and
- (iii) The thirty-fourth (34th) anniversary of the Effective Date of this Agreement.



If the Agency's obligation to provide the RCBA Parking Spaces in the Courthouse Parking Lot terminates as provided in the preceding paragraph, then the Agency shall provide fifteen (15) replacement RCBA Parking Spaces at any location in the City of Riverside within the area bounded by Tenth Street, Twelfth Street, Main Street and Market Street; provided, however, that the foregoing notwithstanding, the Agency shall provide the replacement RCBA Parking Spaces within the area bounded by Eleventh Street, Twelfth Street, Main Street and Market Street if the Agency holds any leasehold or ownership interest in any public parking facilities located within that area. The Agency's obligation to provide the replacement RCBA Parking Spaces described in this paragraph shall continue in perpetuity, unless terminated pursuant to the immediately following paragraph or Section 4.3 of this Agreement.

Anything in this Agreement to the contrary notwithstanding, the Agency's obligations to provide the RCBA Parking Spaces at the Courthouse Parking Lot or at any location whatsoever shall automatically terminate upon the reversion back to the Owner of title to the Parking Lot Parcel in accordance with the provisions of the grant deed described in Section 3.4(i) of this Agreement.

The Owner shall defend, indemnify, and hold the Agency, the City, and their respective officials, officers, employees, agents and contractors harmless from and against all losses, expenses (including attorneys fees and litigation expenses) and liability for personal injury (including wrongful death) and property damage arising out of or in any way connected with the negligence or wilful misconduct of the Owner or its employees, tenants, agents, contractors and invitees in their use of the Courthouse Parking Lot. The Owner's defense, indemnification and hold-harmless obligations shall survive the expiration or termination of this Agreement as to acts or omissions occurring prior to such expiration or termination.

The Agency shall defend, indemnify, and hold the Owner and its officials, officers, employees, agents and contractors harmless from and against all losses, expenses (including attorneys fees and litigation expenses) and liability for personal injury (including wrongful death) and property damage arising out of or in any way connected with the negligence or wilful misconduct of the Agency or its employees, agents, and contractors with regard to the operation or maintenance of the Courthouse Parking Lot. The Agency's defense, indemnification and hold-harmless obligations shall survive the expiration or termination of this Agreement as to acts or omissions occurring prior to such expiration or termination.



**3.5.3 Interim Parking.** After conveyance of the Parking Lot Parcel and during construction of the Courthouse Parking Lot, the Agency shall provide the Owner, at no cost or expense to the Owner, with fifteen (15) parking spaces at an interim parking facility for Owner's and its employees', tenants', agents', contractors' and invitees' use during construction of the Courthouse Parking Lot. These fifteen (15) interim parking spaces shall be located at City Parking Authority Lot No. 19 and the Owner shall be provided appropriate parking placards or decals which may be distributed to the Owner's employees, tenants and invitees authorized to use the designated interim parking spaces. The location of Lot No. 19 is shown on the Site Map attached as Exhibit A. The City of Riverside shall be responsible for the enforcement of all parking regulations within Lot No. 19 and may cause any vehicles parked in the interim parking spaces which do not display the appropriate decal or placard to be cited or towed at the vehicle owner's expense.

The Owner shall defend, indemnify, and hold the Agency, the City, and their respective officials, officers, employees, agents and contractors harmless from and against all losses, expenses (including attorneys fees and litigation expenses) and liability for personal injury (including wrongful death) and property damage arising out of or in any way connected with the negligence or wilful misconduct of the Owner or its employees, tenants, agents, contractors and invitees in their use of the interim parking facilities. The Owner's defense, indemnification and hold-harmless obligations shall survive the expiration or termination of this Agreement as to acts or omissions occurring prior to such expiration or termination.

The Agency shall defend, indemnify, and hold the Owner and its officials, officers, employees, agents and contractors harmless from and against all losses, expenses (including attorneys fees and litigation expenses) and liability for personal injury (including wrongful death) and property damage arising out of or in any way connected with the negligence or wilful misconduct of the Agency or its employees, agents, and contractors with regard to the operation or maintenance of the interim parking facilities. The Agency's defense, indemnification and hold-harmless obligations shall survive the expiration or termination of this Agreement as to acts or omissions occurring prior to such expiration or termination.





**3.6 Payment Following Conveyance.** The Agency shall pay the Owner, within thirty (30) days from the date of recordation of the grant deed conveying the Parking Lot Parcel to the County, the sum of Twenty-five Thousand Dollars (\$25,000).

#### **4. STANDARD TERMS**

**4.1 Lot Line Adjustment and Other Development Matters.** The Agency shall, at its cost and expense, cause the preparation of lot line adjustment or similar parcelization documents as may be necessary or convenient to cause the parcelization of the Parking Lot Parcel from the remainder of the RCBA Property. The Owner shall, at its cost and expense, execute, deliver and obtain such instruments and documents as requested by the Agency, including, without limitation, temporary rights of entry, a release of any liens, trust deeds or other encumbrances affecting the Parking Lot Parcel.

The Owner acknowledges that the construction of the Family Law Courthouse will require the vacation of the alleyway located immediately adjacent to the RCBA Property, as identified on Exhibit A. The Owner agrees to take such actions and give such approvals as may be reasonably required to facilitate such vacation.

The Agency shall provide reasonable pedestrian access from the Courthouse Parking Lot to the RCBA Property.

**4.2 Rights of Access.** For the purposes of ensuring the Owner's compliance with this Agreement, representatives of the Agency and the City and their employees, agents and contractors shall have reasonable right of access to the Parking Lot Parcel without charge.

The Owner agrees to enter into good faith negotiations with the County concerning the County's obtaining a right of entry upon the Parking Lot Parcel for pre-construction activities prior to the conveyance of the Parking Lot Parcel to the County. The terms of such right of entry shall be as agreed upon by the County and the Owner. All costs associated with such right of entry shall be borne solely by the County and the Owner, as they may agree.



**4.3 Termination Upon Termination of Agency's Family Law Court Agreement With the County of Riverside.** In addition to all other rights and remedies granted to the Agency under this Agreement or available to it in equity or at law, the Agency may terminate this Agreement and all of its obligations hereunder without cost or liability upon the termination of the Agency's Owner Participation Agreement with the County for the Family Law Courthouse due to the County's abandonment of the Family Law Courthouse project. Upon such abandonment, the County shall be obligated to restore the RCBA parking lot upon the Parking Lot Parcel as provided in Section 3.4(i) of this Agreement.

**4.4 Notices and Demands.** All notices or other communications required or permitted hereunder shall be in writing, and may be personally delivered or sent by United States registered or certified mail, postage prepaid, return receipt requested, addressed to parties at the addresses provided in Section 1.2, subject to the right of either party to designate a different address for itself by notice similarly given. Any notice so given by registered or certified United States mail shall be deemed to have been given on the second business day after the same is deposited in the United States mail. Any notice not so given by registered or certified mail shall be deemed given upon receipt of the same by the party to whom the notice is given.

**4.5 Nonliability of City, Agency and Owner Officials and Employees.** No board member, official, officer, employee, agent or consultant of the City or Agency shall be personally liable to the Owner, or any successor in interest, in the event of any default or breach by the Agency or for any amount which may become due to the Owner or to its successor, or on any obligations arising under this Agreement.

No board member, official, officer, employee, agent or consultant of the Owner shall be personally liable to the Agency or the City, or any successor in interest, in the event of any default or breach by the Owner or for any amount which may become due to the Agency or the City or to their successors, or on any obligations arising under this Agreement.

**4.6 Time Deadlines Critical; Extensions and Delays.** Time is of the essence of this Agreement. However, in addition to specific provisions of this Agreement, neither party hereunder shall be deemed to be in default where delays or defaults are due to war; insurrection;



strikes; lockouts; riots; third party litigation; floods; earthquakes; fires; acts of God; acts of a public enemy; epidemics; quarantine restrictions; and freight embargoes.

**4.7 Attorney's Fees.** If either party brings any action or proceeding against the other arising out of this Agreement, the prevailing party in that action or proceeding shall be entitled to recover as an element of its costs of suit, and not as damages, its reasonable attorney's fees as fixed by the court in such action or proceeding or in a separate action or proceeding brought to recover such attorney's fees. Costs and expenses recovered or pursuant to this Section 4.7 include, without limitation, attorney's fees and costs incurred during any appeal of an underlying judgment or related to the enforcement of any judgment entered in the underlying action or proceeding.

**4.8 Submission of Documents and Other Actions for Approval.** Except where such approval is expressly reserved to the sole discretion of the approving party, all approvals required hereunder by either party shall be not be unreasonably withheld.

**4.9 Amendments to This Agreement.** The Owner and the Agency agree to consider reasonable requests for amendments to this Agreement which may be made by any of the parties hereto, lending institutions, bond counsel or financial consultants. Any amendments to the Agreement must be in writing and signed by the appropriate authorities of both the Agency and the Owner. The Agency's Executive Director is authorized on behalf of the Agency to approve and execute minor amendments to this Agreement.

**4.10 Counterpart Originals; Integration.** This Agreement may be executed in duplicate originals, each of which is deemed to be an original. This Agreement and its Exhibits represent the entire understanding of the parties and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

**4.11 No Waiver.** Failure to insist on any one occasion upon strict compliance with any of the terms, covenants or conditions hereof shall not be deemed a waiver of such term, covenant or condition, nor shall any waiver or relinquishment of any rights or powers hereunder at any one



time or more times be deemed a waiver or relinquishment of such other right or power at any other time or times.

**4.12 Release by Owner.** The Owner hereby releases the City, the Agency and each of their constituent agencies and each of their agents, representatives, attorneys, principals, predecessors, successors, and assigns from any and all obligations, liabilities, claims, costs, expenses, demands, debts, controversies, damages, causes of action, including without limitation, those relating to just compensation, relocation assistance, attorneys' fees, interest, fixtures and equipment, goodwill, and pre-condemnation damages, under state and federal law, which it may now have, or might hereafter have, by reason of any matter or anything arising out or in any way related to the acquisition of private property by a public entity under the Relocation Assistance Law (Government Code Section 7260, et seq.), the Eminent Domain Law (Code of Civil Procedure Section 1230, et seq.), the Community Redevelopment Law (Health and Safety Code Section 33000, et seq.) or any other regulation, ordinance or public policy or any such laws, any increase or decrease in the value of or other effect on personal or real property owned by or adjacent to or near the Parking Lot Parcel or RCBA Property. This release shall not apply to any claim that one party may have against the other for breach of any provision or covenant of this Agreement.

Without limiting the generality of the foregoing, the Owner acknowledges that it is aware of the terms of California Civil Code Section 1542 which provides:

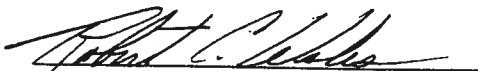
A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor.

Owner acknowledges that it understands of the import and meaning of California Civil Code Section 1542. The Owner hereby irrevocably waives, relinquishes and forgoes any rights which it may have pursuant to Civil Code Section 1542 and all other state and federal statutes or judicial decisions of similar effect.


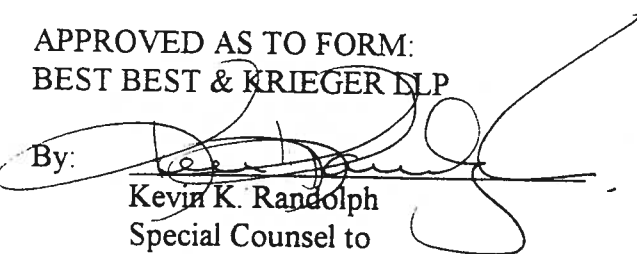
**[SIGNATURES ON FOLLOWING PAGES]**





Date: 1/10/97THE REDEVELOPMENT AGENCY  
OF THE CITY OF RIVERSIDEBy:   
Robert C. Wales, P.E.  
Executive Director

ATTEST:

  
Colleen J. Nicol  
Agency SecretaryAPPROVED AS TO FORM:  
BEST BEST & KRIEGER LLPBy:   
Kevin K. Randolph  
Special Counsel to  
The Redevelopment Agency  
of the City of Riverside



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

49721

No. 5907

State of CALIFORNIA

County of RIVERSIDE

On JANUARY 15, 1997 before me, JANIS LOWRY, NOTARY PUBLIC

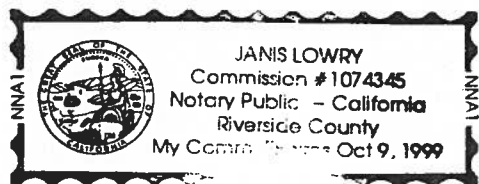
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared COLLEEN J. NICOL

NAME(S) OF SIGNER(S)

☒ personally known to me - **OR** - ☐ 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.



WITNESS my hand and official seal.

Janis Lowry  
SIGNATURE OF NOTARY

## OPTIONAL

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

### CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ ATTORNEY-IN-FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☒ OTHER: \_\_\_\_\_

### SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Redevelopment Agency  
CITY OF RIVERSIDE

### DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

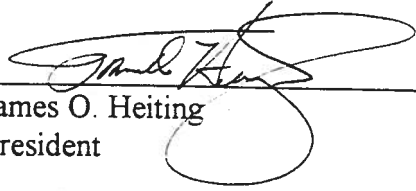


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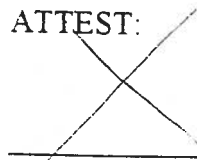
Date: 1-7-97

THE RIVERSIDE COUNTY  
BAR ASSOCIATION

By:

  
James O. Heiting  
President

ATTEST:

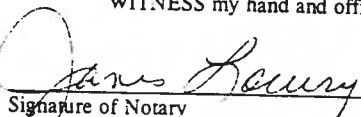
  
Secretary



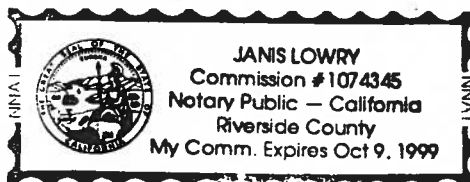
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE }

On 10-17, 1996, before me, the undersigned notary public, personally appeared **ROBERT C. WALES, P.E.**, ☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which he person acted, executed the instrument.

WITNESS my hand and official seal.

  
Signature of Notary

(SEAL)



### CAPACITY CLAIMED BY SIGNER:

- ☐ Individual(s)  
☐ Corporate \_\_\_\_\_  
Officer(s) \_\_\_\_\_  
☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Subscribing Witness  
☐ Guardian/Conservator  
☒ Other **EXECUTIVE DIRECTOR OF  
AGENCY**

SIGNER IS REPRESENTING:  
NAME OF PERSON(S) OR  
ENTITY(IES)  
REDEVELOPMENT AGENCY OF  
THE CITY OF RIVERSIDE





STATE OF CALIFORNIA

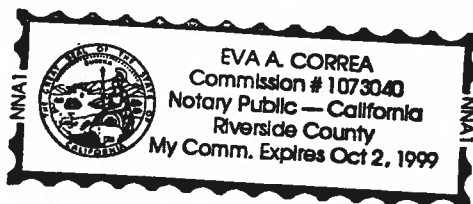
COUNTY OF Riverside

On Jan. 7, 1997, before me, the undersigned notary public, personally appeared **JAMES O. HEITING**, ☐ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which he person acted, executed the instrument.

WITNESS my hand and official seal.

Eva A. Correa  
Signature of Notary

(SEAL)

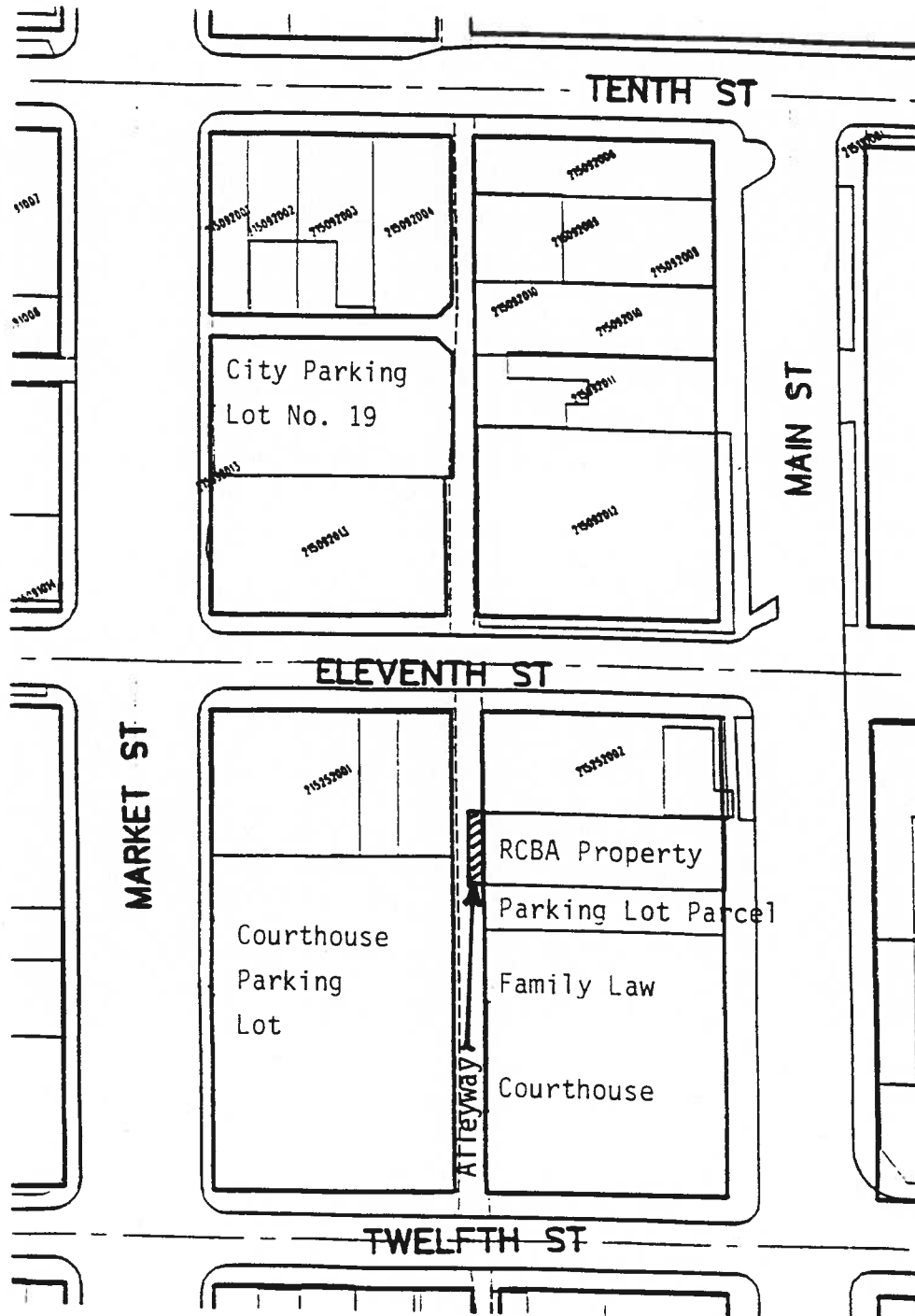


### CAPACITY CLAIMED BY SIGNER:

- ☐ Individual(s)  
☒ Corporate President, RCBA  
 Officer(s) \_\_\_\_\_  
☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Subscribing Witness  
☐ Guardian/Conservator  
☒ Other PRESIDENT OF  
 ASSOCIATION  
 SIGNER IS REPRESENTING:  
 NAME OF PERSON(S) OR  
 ENTITY(IES)  
 PRESIDENT



*Site Map of the RCBA Property, Parking Lot Parcel, Courthouse Parking Lot, and City  
Parking Lot No. 19*





**EXHIBIT B****FAMILY LAW COURT/RCBA REPLACEMENT PARKING  
AGREEMENT***Legal Description of the RCBA Property*

BEGINNING OF THE WESTERLY LINE OF MAIN STREET AT A POINT 70 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF BLOCK 11, RANGE 7 OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 7, PAGE 17, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF ELEVENTH STREET, 155.53 FEET TO THE EASTERLY LINE OF AN ALLEY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALLEY, 80 FEET; THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERLY LINE ELEVENTH STREET, 155.55 FEET TO SAID WESTERLY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID WESTERLY LINE OF MAIN STREET, 80 FEET TO THE POINT OF BEGINNING.



**EXHIBIT C****FAMILY LAW COURT/RCBA REPLACEMENT PARKING  
AGREEMENT*****Legal Description of the Parking Lot Property***

BEGINNING OF THE WESTERLY LINE OF MAIN STREET AT A POINT 120.10 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF BLOCK 11, RANGE 7 OF THE TOWN OF RIVERSIDE, IN THE CITY OF RIVERSIDE, AS PER MAP RECORDED IN BOOK 7, PAGE 17, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF ELEVENTH STREET, 155.10 FEET TO THE EASTERLY LINE OF AN ALLEY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALLEY, 29.90 FEET; THENCE EASTERLY AND PARALLEL WITH SAID SOUTHERLY LINE ELEVENTH STREET, 155.54 FEET TO SAID WESTERLY LINE OF MAIN STREET; THENCE WESTERLY ALONG SAID WESTERLY LINE OF MAIN STREET, 29.90 FEET TO THE POINT OF BEGINNING.

