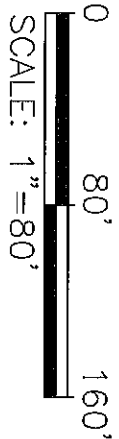


APN: 345-012-15
OWNER: ARE-NEXUS CENTRE II, LLC



- LEGEND
- () RECORD DATA PER PARCEL 2 PM 17892
 - POC POINT OF COMMENCEMENT
 - TPOB TRUE POINT OF BEGINNING
 - POT POINT OF TERMINUS



GENERAL UTILITY EASEMENT PARCELS-
PORTIONS OF 30 FOOT STRIP ACQUIRED
TOTAL = 2,620.4 SF (0.060 AC)
PARCEL A AREA = 2,087.6 SF (0.048 AC)
PARCEL B AREA = 532.8 SF (0.012 AC)
(PORTIONS WITHIN EASEMENT 8 & 12 EXCEPTED)

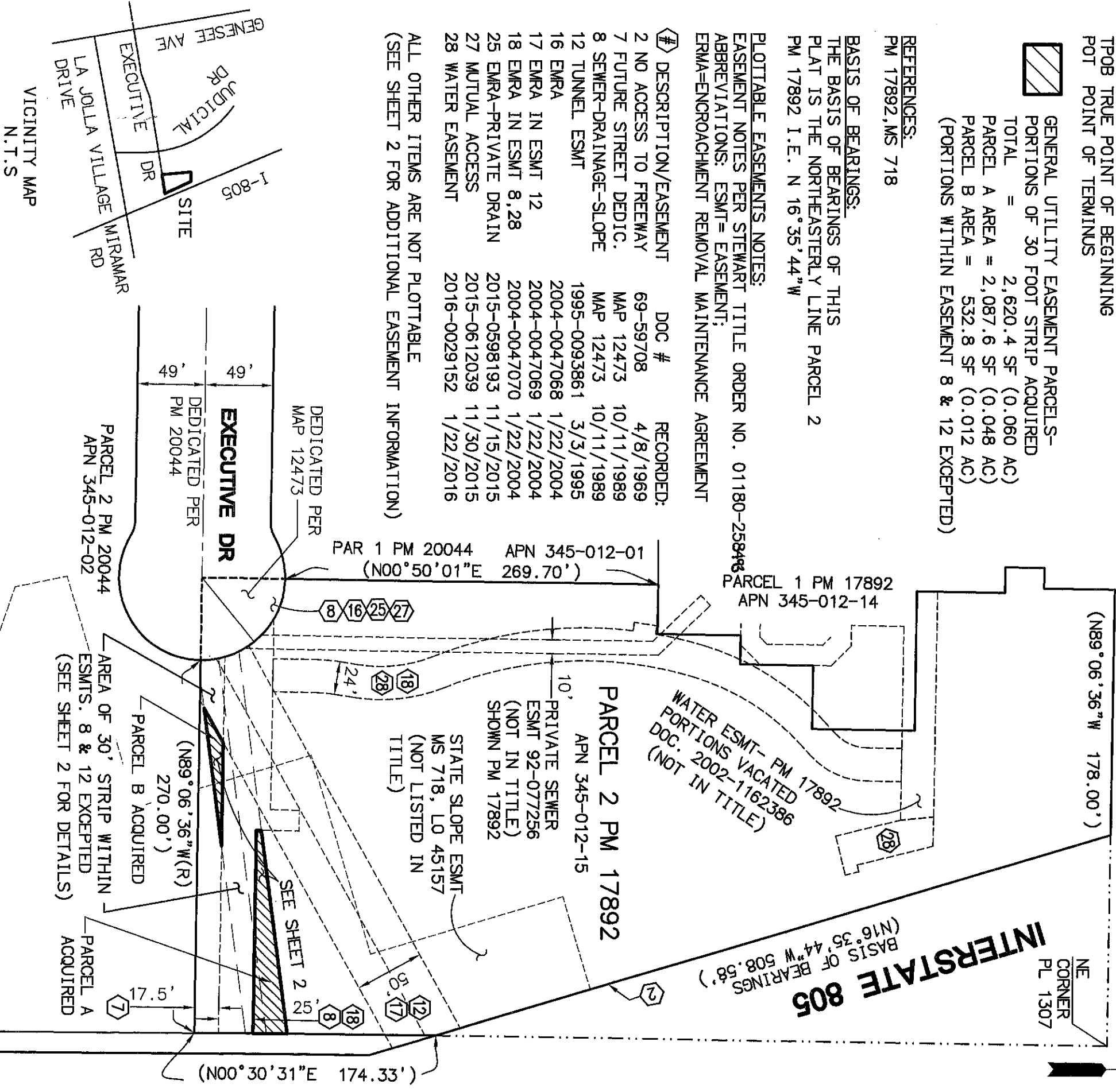
REFERENCES:
PM 17892, MS 718

BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS
PLAT IS THE NORTHEASTERLY LINE PARCEL 2
PM 17892 I.E. N 16°35'44"W

PLOTTABLE EASEMENTS NOTES:
EASEMENT NOTES PER STEWART TITLE ORDER NO. 01180-258463
ABBREVIATIONS: ESMT= EASEMENT;
ERMA=ENCROACHMENT REMOVAL MAINTENANCE AGREEMENT

#	DESCRIPTION/EASEMENT	DOC #	RECORDED:
2	NO ACCESS TO FREEWAY	69-59708	4/8/1969
7	FUTURE STREET DEDIC.	MAP 12473	10/11/1989
8	SEWER-DRAINAGE-SLOPE	MAP 12473	10/11/1989
12	TUNNEL ESMT	1995-0093861	3/3/1995
16	EMRA	2004-0047068	1/22/2004
17	EMRA IN ESMT 12	2004-0047069	1/22/2004
18	EMRA IN ESMT 8,28	2004-0047070	1/22/2004
25	EMRA-PRIVATE DRAIN	2015-0598193	11/15/2015
27	MUTUAL ACCESS	2015-0612039	11/30/2015
28	WATER EASEMENT	2016-0029152	1/22/2016

ALL OTHER ITEMS ARE NOT PLOTTABLE
(SEE SHEET 2 FOR ADDITIONAL EASEMENT INFORMATION)

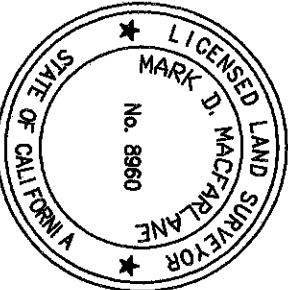


VICINITY MAP
N.T.S

Michael Baker

157879-MB12
REVEXEC 805 B
SHEET.DWG

INTERNATIONAL
9755 CLAIREMONT MESA BLVD
SAN DIEGO, CALIFORNIA 92124-1324
PHONE: 858.614.5000



RESOLUTION NO. -
ADOPTED -
DOCUMENT NO. 2019-0206118 O.R.
RECORDED MAY 30, 2019

MARK D. MACFARLANE PLS 8960

GENERAL UTILITY EASEMENT
POTION OF PARCEL 2 PARCEL MAP 17892

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS
1ST SUB 8.3.17	MBI				SHEET 1 OF 2 SHEET(S)	585291
REV LIMITS 9.21.17	MBI					1.0. B-15141.02.01
TYPE/NOTES 10.24.17;	MBI				7/3/18	1898-6267
2ND SUB 1.17.18	MBI				FOR CITY LAND SURVEYOR DATE	CCS 83 COORDINATES
EXCL #12 AREA 4.17.18	MBI					258-1707
FINAL MYLAR 5.14.2018	MBI					NAD27 COORDINATES
STATUS						40466-1-B



RESOLUTION NO. _____

ADOPTED _____

RESOLUTION NO. _____
ADOPTED _____
DOCUMENT NO. _____
RECORDED _____

MBT-2

18000481790

^{preparer}
Recording Requested by:
City Real Estate Assets Dept.
After recording mail to:

Real Estate Assets Dept.
City of San Diego
1200 Third Ave, Suite 1700
San Diego, CA 92101

345	012	15	PTN
-----	-----	----	-----

DOC# 2019-0206718



May 30, 2019 11:43 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GENERAL UTILITY EASEMENT DEED

NO DOCUMENTARY TAX DUE - R & T 11922 (amended)
Presented for record by the CITY OF SAN DIEGO

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ARE-NEXUS CENTRE II, LLC, a Delaware limited liability company (Grantor),

HEREBY GRANTS to The City of San Diego, a California municipal corporation, in the County of San Diego, State of California (Grantee), a permanent easement and right-of-way to construct, reconstruct, maintain, operate, and repair **underground utilities and pipelines**, including all incidents and appurtenances thereto, together with the right of ingress and egress, in, over, under, upon, along and across all that real property situated in the City of San Diego, County of San Diego, State of California (Easement Area), described and depicted in the following:

Exhibit A attached hereto and incorporated herein and Exhibit B attached hereto and incorporated herein.

Grantor, its heirs and assigns, reserves the right to the continued use of the Easement Area for purposes not inconsistent with the rights herein granted to Grantee as long as that use does not interfere with Grantee's use of the easement, and subject to the following conditions: The erecting of buildings, masonry walls, fences and other structures; the planting or growing of trees; the changing of the surface grade; and the installation of private pipelines within the Easement Area shall be prohibited except by written permission of the Grantee.

Grantee shall give Grantor written notice at least ten (10) calendar days before entering Grantor's property to perform any construction, maintenance or repair work within the Easement Area. Written notice may be delivered by United States mail addressed to Grantor as follows:

ARE-NEXUS CENTRE II, LLC
c/o Alexandria Real Estate Equities, Inc.
385 East Colorado Blvd., Suite 299
Pasadena, California 91101
Attention: Corporate Secretary

Notwithstanding any language to the contrary, Grantee shall have the right to enter Grantor's property without notice to perform construction, maintenance or repair work within the Easement Area in the event of an emergency.

Grantee shall protect, defend, indemnify and hold Grantor and its officers, employees, representatives and agents harmless from and against any and all claims asserted or liability established for damages or injuries to any person or property, including injury to Grantee's officials, officers, employees, invitees, guests, agents or contractors, to the extent arising out of or are in any manner directly or indirectly resulting from Grantee's exercise of the rights granted to Grantee in this General Utility Easement Deed, and all reasonable expenses of investigating and defending against same, including without limitation reasonable attorney's fees and costs; provided, however, that Grantee's duty to indemnify and hold harmless shall not include any claims asserted or liability arising from the negligence or misconduct of Grantor or its officers, employees, representatives or agents.

This easement and its covenants, conditions, and restrictions shall run with the land and be binding upon and inure to the benefit of the successors, heirs, executors, administrators, permittees, licensees, agents and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, Grantor has executed this General Utility Easement Deed to be effective upon the date of its recordation and filing in the Office of the San Diego County Recorder.

This is to certify that the interest in the real property conveyed by this instrument to the City of San Diego, a municipal corporation, is hereby accepted the undersigned officer on behalf of the City of San Diego pursuant to authority conferred by Resolution No. 250320, adopted by the Council of the City of San Diego on October 1, 1979, and the grantee consents to recordation thereof by its duly authorized officer.

Dated 1/9/19 By [Signature]

Cybele L. Thompson, Director
Real Estate Assets Department

Approved as to form this 11th day of

January, 2019

MARA W. ELLIOT, City Attorney

By: [Signature]

Deputy City Attorney

ARE-NEXUS CENTRE II, LLC,
a Delaware limited liability company

By: **ALEXANDRIA REAL ESTATE
EQUITIES, L.P., a Delaware limited
partnership, Managing Member**

By: **ARE-QRS CORP., a Maryland
corporation, General Partner**

By: [Signature]

Gary Dean

Its: Senior Vice President

RE Legal Affairs

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
)
) §
COUNTY OF San Diego)

On January 9, 2019 before me, Teresa Dolores Morse, Notary Public,
Date Insert Name and Title of Officer Here

personally appeared Cybele L. Thompson
Name of Signer

who 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under the 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.

Place Notary Seal Above

Signature

Signature Leresa Dennis Morse

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

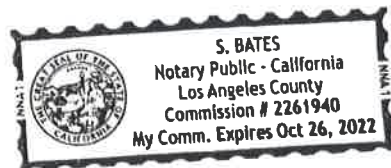
On December 20, 2018 before me, S. Bates, ^{/Notary Public} personally appeared Gary Dean who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person 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



**EXHIBIT A
LEGAL DESCRIPTION
GENERAL UTILITY EASEMENT
APN 345-012-15**

A portion of Parcel 2 of Parcel Map 17892 in the City of San Diego, County of San Diego, State of California according to Map filed in the Office of the County Recorder of San Diego County on August 6, 1997, described as follows:

A strip of land, 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

COMMENCING at the southeast corner of said Parcel 2; thence northerly along the easterly line thereof North 00°30'31" East, 52.11 to the **TRUE POINT OF BEGINNING**; thence leaving said easterly line South 82°42'45" West, 273.90 feet to a point on a curve in the southwesterly line of said Parcel 2 having a radius of 60.00 feet to which a radial line bears North 78°13'43" East and the **POINT OF TERMINUS**. Said **POINT OF TERMINUS** being also on the Right of Way of Executive Drive, as dedicated per Parcel Map 12473.

The sidelines of said strip shall be prolonged or shortened so as to begin on the easterly line and end on the westerly and southerly lines of Parcel 2.

Excepting therefrom any portion not within said Parcel 2.

Also Excepting therefrom the portions lying within the following existing Easements granted to the City of San Diego:

#8 Sewer-Drainage-Slope Easement per Map 12473 and

#12 Tunnel Easement recorded March 3, 1995 as Doc. No. 1995-0093861, both of official records.

PORTIONS ACQUIRED CONTAINING: 2,620.4 square feet or 0.060 acre, more or less.

ATTACHED HERETO IS DRAWING NO. 40466-B, LABELED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART HEREOF.

This description was prepared by me or under my direction.



Mark D Macfarlane PLS 8960
MBI JN 157879 MBI-2
MAY 14, 2018
PTS 585291
I.O. B-15141.02.01
CITY DWG NO. 40466-B



EXHIBIT 'B'

APN: 345-012-15
OWNER: ARE-NEXUS CENTRE II, LLC

LEGEND

- () RECORD DATA PER PARCEL 2 PM 17892
- PDC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING
- POT POINT OF TERMINUS



GENERAL UTILITY EASEMENT PARCELS-
PORTIONS OF 30 FOOT STRIP ACQUIRED
TOTAL = 2,620.4 SF (0.060 AC)
PARCEL A AREA = 2,087.6 SF (0.048 AC)
PARCEL B AREA = 532.8 SF (0.012 AC)
(PORTIONS WITHIN EASEMENT 8 & 12 EXCEPTED)

REFERENCES:

PM 17892, MS 718

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS
PLAT IS THE NORTHEASTERLY LINE PARCEL 2
PM 17892 I.E. N 18°35'44"W

PLOTTABLE EASEMENTS NOTES:

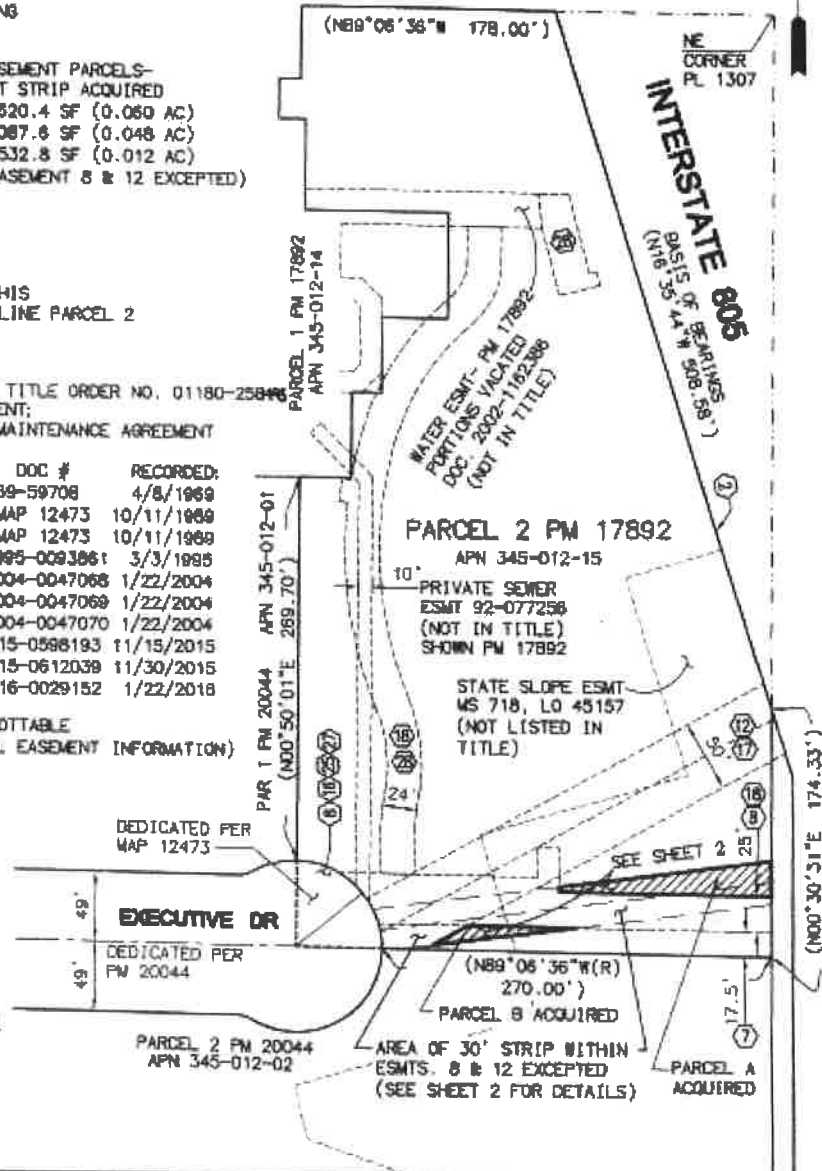
EASEMENT NOTES PER STEWART TITLE ORDER NO. 01180-25846
ABBREVIATIONS: ESMT= EASEMENT;
ERMA=ENDROACHMENT REMOVAL MAINTENANCE AGREEMENT

DESCRIPTION/EASEMENT	DOC #	RECORDED:
2 NO ACCESS TO FREEWAY	89-59708	4/8/1989
7 FUTURE STREET DEDIC.	MAP 12473	10/11/1989
8 SEWER-DRAINAGE-SLOPE	MAP 12473	10/11/1989
12 TUNNEL ESMT	1995-0093861	3/3/1995
16 EMRA	2004-0047068	1/22/2004
17 EMRA IN ESMT 12	2004-0047068	1/22/2004
18 EMRA IN ESMT 8,28	2004-0047070	1/22/2004
25 EMRA-PRIVATE DRAIN	2015-0588193	11/15/2015
27 MUTUAL ACCESS	2015-0612039	11/30/2015
28 WATER EASEMENT	2016-0029152	1/22/2018

ALL OTHER ITEMS ARE NOT PLOTTABLE
(SEE SHEET 2 FOR ADDITIONAL EASEMENT INFORMATION)



VICINITY MAP
N.T.S



Michael Baker

157879-MB12
REVISED 805 B
SHEET.DWG

INTERNATIONAL
9755 CLAIREMONT MESA BLVD
SAN DIEGO, CALIFORNIA 92124-1324
PHONE: 858.614.5000

5.14.2018

MARK D. MACFARLANE, PLS 8980



RESOLUTION NO. _____

ADOPTED _____

DOCUMENT NO. _____

RECORDED _____

GENERAL UTILITY EASEMENT POTION OF PARCEL 2 PARCEL MAP 17892

DESCRIPTION	BY	APPROVED	DATE	FILED
1ST SUB 8.3.17	MBI			
REV LIMITS 9.21.17	MBI			
TYPE/NOTES 10.24.17	MBI			
2ND SUB 1.17.18	MBI			
EXCL #12 AREA 4.17.18	MBI			
FINAL MYLAR 5.14.2018	MBI			

STATUS

CITY OF SAN DIEGO, CALIFORNIA
SHEET 1 OF 2 SHEET(S)

Mark D. MacFarlane 7/3/18
FOR CITY LAND SURVEYOR DATE

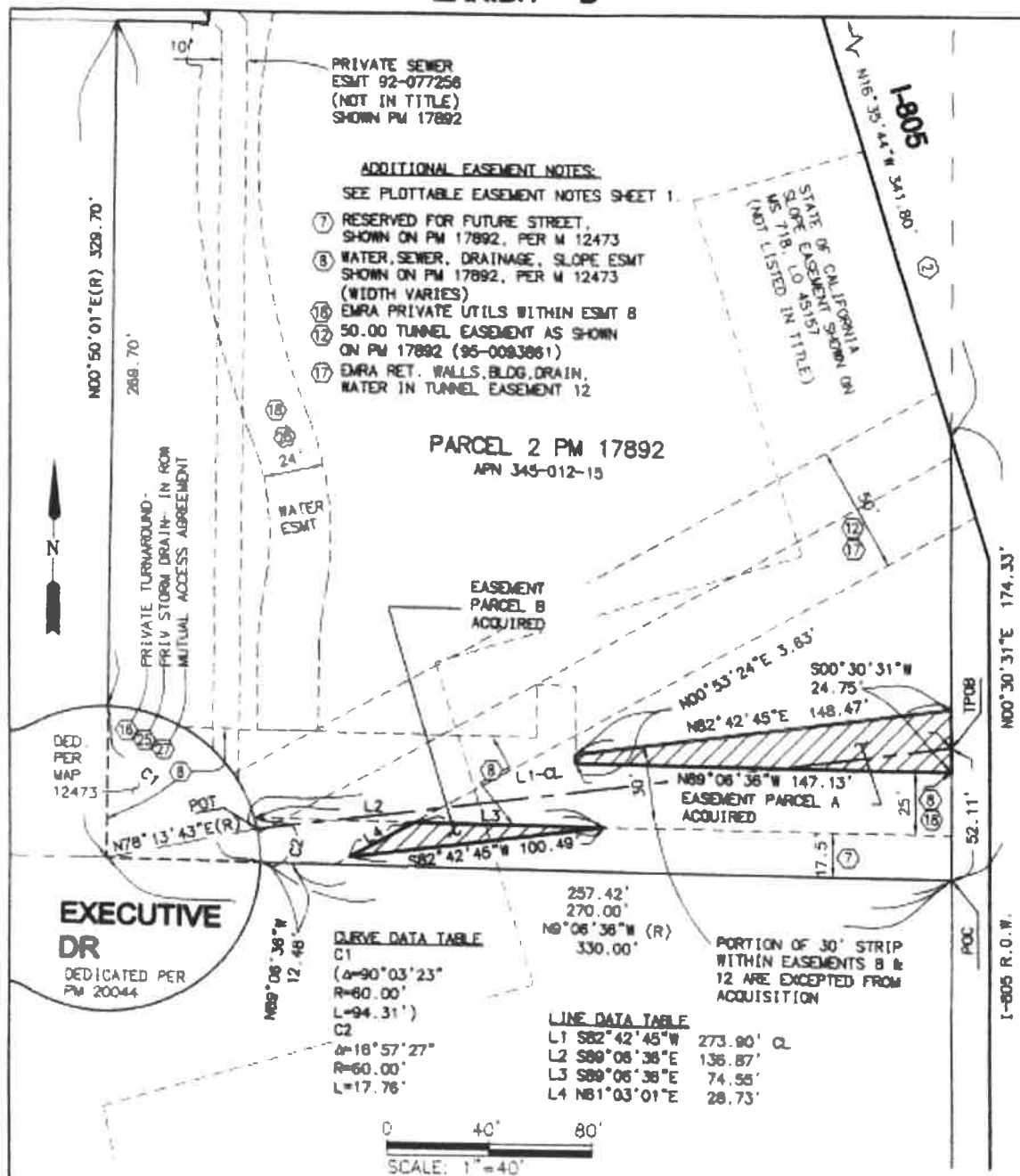
PTS 585291
I.O. B-15141.02.01

1898-6287
OCS 83 COORDINATES

258-1707
NAD27 COORDINATES

40466-1-B

EXHIBIT 'B'



Michael Baker

157879-MBI2
Rev DEC 806 B
SHEET ONE

INTERNATIONAL SHEET
9765 CLAIREMONT MESA BLVD
SAN DIEGO, CALIFORNIA 92124-1324
PHONE: 858.614.5000

RESOLUTION NO.

ADOPTED

DOCUMENT NO.

RECORDED

GENERAL UTILITY EASEMENT
PORTION OF PARCEL 2 PARCEL MAP 17892

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 585281
1ST SUB 8.3.17	MBI				SHEET 2 OF 2 SHEET(S)	I.O. B-15141.02.01
REV LIMITS 9.21.17	MBI					1898-6267
TYPE/NOTES 10.24.17	MBI				<i>Frank R. #17</i> 7/3/18	CCS 83 COORDINATES
2ND SUB 1.17.18	MBI				FOR CITY LAND SURVEYOR DATE	258-1707
EXCL #12 AREA 4.17.18	MBI					NAD27 COORDINATES
FINAL MYLAR 5.14.2018	MBI					40466-2-B
				STATUS		