Landlord agrees, at its sole cost and expense, to furnish and install the following "Landlord's Work", limited to the quantities specified herein below, and specified by Landlord.

1. Walls - Standard demising walls consisting of unpainted masonry or drywall over stud in a ready for paint condition.
2. Ceiling - 2' x 4' drop ceiling with standard acoustical tile, similar to Armstrong #769, in suspended T-Bar System with ceiling tile at approximately 10' A.F.F. per Landlord's Plan. Batt insulation to be installed at the underside of the roof deck.
3. Floor - Smooth concrete slab.
4. Heating/Air Conditioning - HVAC system consistent with Title 24 requirements sized at approximately 1 ton per 350 square feet, and distributed per Landlord's plan. Additional air conditioning required for special uses such as dry cleaning plants, laundries, restaurant kitchens, etc. and any HVAC requirements resulting from Tenant's use or interior design will be at Tenant's expense.
5. Electrical Outlets - 110 volt, duplex outlet(s) per Landlord's building standard quantity and distributed per code. No outlets shall be placed on the storefronts or rear wall. Show window lighting shall be provided only if required by code.
6. Telephone Outlet - One (1) outlet and conduit for use by Tenant located at rear of the Premises per Landlord's plan. Telephone wiring and cover plates by Tenant.
7. Lighting - One (1) standard recessed 2' x 4' fluorescent tube fixture for every 100 square feet gross leasable ground floor area, panel switched, and located per Landlord's plan.
8. Restroom – One (1) restroom built to handicap specifications consisting of finished ceiling, vinyl flooring, one (1) flush valve type water closet, one (1) wall mounted lavatory (cold water only), one (1) incandescent light fixture, one (1) wall duplex outlet, one (1) light switch, one (1) exhaust fan, all per Landlord's plan.
9. Electrical Service - 200 amps, 42 circuit service panel with 120/208 volt power, 3 phase, 4 wire system, location designated by Landlord.
10. Sign Outlet - One (1) sign circuit with J-Box (20 amp) located on the front facia (and, if allowed, on the rear facia and end facia for end caps) with connection to Building House Meter with photometric cell and Timer, location designated by Landlord.
11. Sewer - All sewer laterals to be installed by Landlord. Hookup charges and capacity fees shall be paid by Landlord based on general merchandise use only. Any additional charges or fees shall be paid by Tenant (or reimbursed to Landlord if previously paid by Landlord).
12. Water - Water service for restroom and fire sprinklers will be supplied in accordance with Landlord's plans and requirements of utility company.
13. Gas Service – Available to building per Landlord’s plan. Any charges from gas company for Tenant’s specific use will be the responsibility of the Tenant.
14. Storefront – Aluminum glass (1/4” clear) storefront per Landlord's design with one (1) 3’0” x 7’0” double action door with cylinder lock, keyed both sides.
15. Rear door - (If applicable) Typical 3’ x 7’ hollow metal door per Landlord's specifications and location. Alarms, special hardware, peepholes or other modifications shall be at Tenant's expense.
Landlord agrees, at its sole cost and expense, to furnish and install the following "Landlord's Work", limited to the quantities specified herein below, and specified by Landlord.

1. Walls - Standard demising walls consisting of unpainted masonry or drywall over stud in a ready for paint condition.

2. Ceiling - 2’ x 4’ drop ceiling with standard acoustical tile, similar to Armstrong #769, in suspended T-Bar System with ceiling tile at approximately 10’ A.F.F. per Landlord's Plan. Batt insulation to be installed at the underside of the roof deck.

3. Floor - Smooth concrete slab.

4. Heating/Air Conditioning - HVAC system consistent with Title 24 requirements sized at approximately 1 ton per 250 square feet, and distributed per Landlord’s plan. Additional air conditioning required for special uses such as dry cleaning plants, laundries, restaurant kitchens, etc. and any HVAC requirements resulting from Tenant's use or interior design will be at Tenant's expense.

5. Electrical Outlets - 110 volt, duplex outlet(s) per Landlord's building standard quantity and distributed per code. No outlets shall be placed on the storefronts or rear wall. Show window lighting shall be provided only if required by code.

6. Telephone Outlet - One (1) outlet and conduit for use by Tenant located at rear of the Premises per Landlord’s plan. Telephone wiring and cover plates by Tenant.

7. Lighting - One (1) standard recessed 2’ x 4’ fluorescent tube fixture for every 100 square feet gross leasable ground floor area, panel switched, and located per Landlord’s plan.

8. Restroom – One (1) restroom built to handicap specifications consisting of finished ceiling, vinyl flooring, one (1) flush valve type water closet, one (1) wall mounted lavatory (cold water only), one (1) incandescent light fixture, one (1) wall duplex outlet, one (1) light switch, one (1) exhaust fan, all per Landlord’s plan.

9. Electrical Service - 200 amps, 42 circuit service panel with 120/208 volt power, 3 phase, 4 wire system, location designated by Landlord.

10. Sign Outlet - One (1) sign circuit with J-Box (20 amp) located on the front facia (and, if allowed, on the rear facia and end facia for end caps) with connection to Building House Meter with photometric cell and Timer, location designated by Landlord.

11. Sewer - All sewer laterals to be installed by Landlord. Hookup charges and capacity fees shall be paid by Landlord based on general merchandise use only. Any additional charges or fees shall be paid by Tenant (or reimbursed to Landlord if previously paid by Landlord).

12. Water - Water service for restroom, kitchen use and fire sprinklers will be supplied in accordance with Landlord’s plans and requirements of utility company.

13. Gas Service – Available to building per Landlord's plan. Any charges from gas company for Tenant’s specific use will be the responsibility of the Tenant.

14. Storefront – Dark bronze aluminum storefront per Landlord’s design with 1” insulating low e glass per Title 24, using a clear Solarban 60 or equal. One (1) 3’0” x 7’0” double action door with cylinder lock, keyed both sides.

15. Rear door - (If applicable) Typical 3’ x 7’ hollow metal door per Landlord’s specifications and location. Alarms, special hardware, peepholes or other modifications shall be at Tenant’s expense.
Site Plan - Pad 2 & 3

PAD # 2 & # 3
PARCEL # 11
PARTIAL SITE PLAN
02-10-2014

SAN BERNARDINO AVENUE

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PAD # 2
8,000 SF

PAD # 3
LEASED

PARCEL # 11
0.787 Ac.
34,275 s.f.

Kirkland's

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Site Plan - Fast Food 1

FAST FOOD 1
PARCEL # 12
PARTIAL SITE PLAN
02-10-2014

SAN BERNARDINO AVENUE

STREET LIGHT

PARCEL LINE - 185.14'

PROPOSED 11'-0" W. DRIVEWAY

105'-9"

132'-9"

FAST FOOD 1
PARCEL # 12
0.807 Ac.
35,174 s.f.

Water Sewer

DRIVE AISLE

PARCEL LINE - 182.50'

Schematic Only
Not to Scale

9/17/2014
Mountain Grove at Citrus Plaza
Single Tenant Pad Specifications
5/2/14

Grading: Pads will be graded to ± -0.10' in accordance with the Project Precise Grading Plans and based on an anticipated 5" thick slab over native. Landlord will provide pad certification for grading by project Civil Engineer.

Compaction: Compaction will be in accordance with the Project geotechnical report. Landlord will provide pad certification for compaction by project Geotechnical Engineer.

Storm Drain: Storm drain water (including roof water) will sheet flow away from the building pad as indicated on the precise grading plans.

Sewer: A 4" sanitary sewer line will be provided to within 5' of the pad at invert elevation as indicated on precise grading plans. Impact or usage fees shall be paid by Tenant. (Sewering authority is City of Redlands).

Domestic Water: A separately metered 2" line will be provided to within 5' of the building pad. The meter will be 1-1/2" or as required by the local water company provider (City of Redlands). Impact fees or meter fees or usage fees by Tenant.

Fire Water: A 6" fire water line will be stubbed to within 5' of the building pad. (Water provider is City of Redlands.)

Landscape Water: A separately metered landscape water line may or may not be provided to the building pad by Landlord.

Gas: A gas line will be stubbed to the building pad in accordance with the local gas company requirements and Landlord's plans (Southern California Gas).

Cable T.V.: Not provided.

Telephone: One 2" telephone conduit (with pull string) underground shall be provided from the nearest underground splice box on the site to within 5' of the pad. Tenant to coordinate phone service with the telephone company (Verizon). Telephone cables to be installed by Tenant.

Electrical: Two 4" conduits with pull strings for each 400 Amps of service rating (120/208V) from the nearest transformer assigned by the Power Company (Southern California Edison) shall be provided to within 5' of the building pad.

Trash Enclosure: Tenant shall construct Tenant's own separate trash enclosure for Tenant's use similar to the attached Trash Enclosure Exhibit and in compliance with the requirements of the authorities having jurisdiction.