

ALTA/NSPS LAND TITLE SURVEY

14601 PALM DRIVE  
DESERT HOT SPRINGS, CA 92240  
VACANT LAND  
APN: 656-020-046

ASSESSOR'S PARCEL NO. / OWNER:

APN: 656-020-046

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:  
A FEE  
TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:  
GEORGE PAUL MARINKOVICH and WINFRED SIMONA AUBREY, AS SUCCESSOR Co-Trustees of the Marinkovich Trust, date December 27, 1979

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DESERT HOT SPRINGS IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP NO. 37571, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, FILED FOR RECORD ON NOVEMBER 22, 2019 IN BOOK 248 AT PAGES 16 TO 18, INCLUSIVE, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

APN: 656-020-046

EXCEPTIONS

- 2

Easements in favor of the public over any existing roads lying within said Land.
- 3

RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA  
RECORDING DATE: MARCH 28, 1927  
RECORDING NO: IN BOOK 9 PAGE 225 OF PATENTS  
  
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL/MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.  
LOCATION CANNOT BE DETERMINED FROM THE RECORD.
- 4

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO FOR PUBLIC HIGHWAY AND PUBLIC UTILITY AND INCIDENTAL PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED JULY 09, 1940 IN BOOK 469 PAGE 196 OF OFFICIAL RECORDS.
- 5

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO PURPOSES AS RESERVED IN A DOCUMENT BY: ROBERT H. McDONALD AND ETHEL GRACE McDONALD FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1953 IN BOOK 617 PAGE 482 OF OFFICIAL RECORDS.  
AND IN BOOK 1408 PAGE 527 OF OFFICIAL RECORDS.  
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 6

CENTERLINE EASEMENT AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC LINES AND TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 30, 1947 IN BOOK 809, PAGE 158 OF OFFICIAL RECORDS. WIDTH NOT SPECIFIED.
- 7

CENTERLINE OF EASEMENT AND RIGHTS INCIDENTAL THERETO TO CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC LINES AND TELEPHONE LINES AND CABLES AND INCIDENTAL PURPOSES, RECORDED MAY 19, 1947 IN BOOK 835, PAGE 337 OF OFFICIAL RECORDS.  
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
- 8

CENTERLINE OF EASEMENT AND RIGHTS INCIDENTAL THERETO TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED MAY 19, 1947 IN BOOK 835 PAGE 22 OF OFFICIAL RECORDS.
- 9

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO TO THE COUNTY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF A DRAINAGE AREAS AND INCIDENTAL PURPOSES RECORDED DECEMBER 17, 1968 AS INSTRUMENT NO. 1968-122879 OF OFFICIAL RECORDS.
- 10

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED MAY 02, 1980 AS INSTRUMENT NO. 1980-83630 OF OFFICIAL RECORDS.
- 12

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO TO JOSEPH A. WALL AND MARILYN K. WALL, HUSBAND AND WIFE FOR SEWER AND SURFACE DRAINAGE PURPOSES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 11, 1996 AS INSTRUMENT NO. 1996-32876 OF OFFICIAL RECORDS
- 13

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO THE CITY OF DESERT HOT SPRINGS FOR RIGHT OF WAY FOR STREET AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED OCTOBER 28, 1992 AS INSTRUMENT NO. 1992-408491 OF OFFICIAL RECORDS.
- 14

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: SEWER EASEMENT AGREEMENT DATED MARCH 03, 1992 EXECUTED BY: ROBERT KAHAL, AS TRUSTEE OF THE MARINKOVICH TRUST DATED DECEMBER 26, 1979 AND J. LARRY FUGATE RECORDED MARCH 26, 1992 AS INSTRUMENT NO. 1992-107041 OF OFFICIAL RECORDS.  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 15

EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 23, 1993 AS INSTRUMENT NO. 1993-372170 OF OFFICIAL RECORDS.

EXCEPTIONS: (CONTINUED)

- 16

Matters contained in that certain document Entitled: Subdivision Improvement Agreement for Parcel Map 37571  
Dated: October 24, 2019  
Executed by: The City of Desert Hot Springs, a municipal corporation and DHS Gbada, LLC  
Recording Date: January 09, 2020  
Recording No: as Instrument No. 2020-0011246 of Official Records  
Reference is hereby made to said document for full particulars.
- 17

Notice of Pendency of Administrative Proceedings No. Code-22-1537, and the lien of any assessment arising therefrom by the Department of Building and Safety of the County of Riverside, in the matter of unlawful or unsafe conditions on the herein described Land. Property Owner: Marinkovich George Paul; Aubrey Winifred Simona and does 1 thru X  
Recording Date: May 04, 2022  
Recording No.: as Instrument No. 2022-0208988 of Official Records  
Reference is hereby made to said document for full particulars.
- 18

Notice of Pendency of Administrative Proceedings No. CODE-22-1537, and the lien of any assessment arising therefrom by the Department of Building and Safety of the County of Riverside, in the matter of unlawful or unsafe conditions on the herein described Land. Property Owner: George Paul Marinkovich and does 1 thru X  
Recording Date: January 31, 2023  
Recording No.: as Instrument No. 2023-0028917 of Official Records  
Reference is hereby made to said document for full particulars.
- 19

Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.  
If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.  
The Company reserves the right to add additional items or make further requirements after review of the requested documentation.
- 20

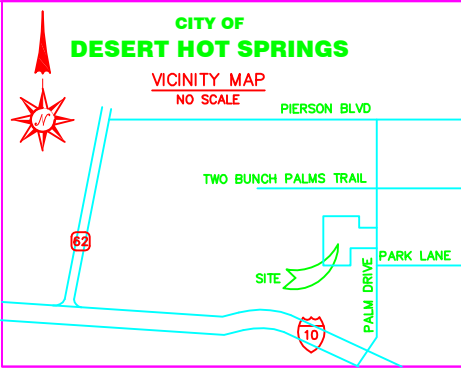
Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- 21

Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.
- 22

Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
- 23

Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
- 24

Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.  
The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.  
The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.



SHEET 2 OF 2	SCALE: 1" = 40'	ALTA/NSPS LAND TITLE SURVEY		FMT LAND SURVEYING		REVISIONS	
	DATE: 1/16/25					DATE:	
	DRAWN BY: FT	ADDRESS: 14601 PALM DRIVE DESERT HOT SPRINGS, CA 92240		P.O. BOX 1716 ALPINE, CALIFORNIA 91903		DATE:	
	CHKD. BY:	CLIENT: GEORGE PAUL MARINKOVICH AND WINFRED SIMONA AUBREY		(619)992-6798			
FILE NO. 24-325							