

**LEGAL DESCRIPTION [CARNEGIE LAND]**

THIS PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN EXHIBIT A OF FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. NCS-1087379-ONT1, DATED OF JANUARY 26, 2022.

REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL A:**

LOTS 734, 737 AND THE SOUTH 198 FEET OF LOTS 733 AND 738 OF ROMOLA FARMS NO. 6A, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL B:**

LOT 736 OF ROMOLA FARMS NO. 6A, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 329-240-016 (Affects the portion of Lot 733), 329-240-017 (Affects the portion of Lot 734), 329-240-018 (Affects the portion of Lot 734), 329-240-019 (Affects the portion of Lot 734), 329-240-020 (Affects the portion of Lot 734), 329-240-026 (Affects the Lot 737), 329-240-027 (Affects the portion of Lot 738), 329-240-025 (Afect Lot 736).

**ENCUMBRANCE NOTES [CARNEGIE LAND]**

THE FOLLOWING ENCUMBRANCES ITEMS ARE THOSE CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY REPORT ORDER NO. NCS-1087379-ONT1, DATED OF OCTOBER 25, 2021 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THE REPORT. THOSE WHICH CAN BE PLOTTED ON THE SURVEY AS SHOWN THUS  . THE REMAINING ITEMS CANNOT BE PLOTTED AND REFERENCE TO THE RECORDED DOCUMENT SHOULD BE MADE FOR FURTHER PARTICULARS.

[...] INDICATES SURVEYOR'S COMMENTS.

**SCHEDULE B, PART II, EXCEPTIONS**

1-11. **[NOT LAND SURVEY MATTERS – NO EASEMENTS TO PLOT].**  
[REFER TO TITLE REPORT FOR MORE INFORMATION].

12. AN EASEMENT FOR WATER AND WATER RIGHTS, RIGHTS OF WAY, WELLS, PUMPING PLANTS, AND PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 06, 1927 IN BOOK 699 OF DEEDS, PAGE 480 AND JULY 19, 1933 IN BOOK 129 OF DEEDS, PAGE 50, IN FAVOR OF WATSON WATER COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

[BOOK 699, PAGE 480 IS "BLANKET IN NATURE"--AFFECTS THE SLY 60 ACRES OF E1/2, SW1/4, SEC. 10] [BOOK 129, PAGE 50 IS "BLANKET IN NATURE"]

13. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 25, 1927 IN BOOK 720 OF DEEDS, PAGE 209, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

[ALONG PROPERTY LINES]

14. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 23, 1928 IN BOOK 760 OF DEEDS, PAGE 221. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

[BLANKET IN NATURE]

15. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JUNE 06, 1935 AS BOOK 236, PAGE 83 OF OFFICIAL RECORDS, IN FAVOR OF HOME FARMS WATER COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

[BLANKET IN NATURE]

16. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CITY OF PERRIS REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 07, 1994 AS INSTRUMENT NO. 94-273740 OF OFFICIAL RECORDS.

17. AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES, RECORDED JUNE 01, 2007 AS INSTRUMENT NO. 2007-362399 OF OFFICIAL RECORDS, TO CITY OF PERRIS, A MUNICIPAL CORPORATION.

18. A LEASE DATED MAY 23, 2021, EXECUTED BY PARADISE LAKE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND GREEN EARTH OIL INC., A CALIFORNIA CORPORATION AS LESSEE, RECORDED JULY 15, 2021 AS INSTRUMENT NO. 2021-0426450 OF OFFICIAL RECORDS.

AT THE DATE OF RECORDING OF THE DOCUMENT, THE PARTIES THERETO HAD NO RECORD INTEREST IN THE LAND, DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

19. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED AUGUST 7, 2021, BY AND BETWEEN PARADISE LAKE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND GREEN EARTH OIL INC., A CALIFORNIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED AUGUST 13, 2021 AS INSTRUMENT NO. 2021-0484547 OF OFFICIAL RECORDS.

AT THE DATE OF RECORDING OF THE DOCUMENT, THE PARTIES THERETO HAD NO RECORD INTEREST IN THE LAND, DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

20. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.

21. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

22. RIGHTS OF PARTIES IN POSSESSION.

11. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 8, 1947 AS BOOK 846, PAGE 355 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY.

[ OF UNDISCLOSED WIDTH PLOTTED ON THIS ALTA]

12. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 1, AS DISCLOSED BY A MAP FILED JANUARY 5, 1990 IN BOOK 28, PAGE 75 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.

13. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED COMMUNITY FACILITIES DISTRICT NO. 1, AS DISCLOSED BY MAP FILED JULY 1, 1991 IN BOOK 33, PAGES 2 AND 3 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS.

14. A NOTICE OF ASSESSMENT RECORDED NOVEMBER 17, 1992 AS INSTRUMENT NO. 92-439123 OF OFFICIAL RECORDS, EXECUTED BY CLERK OF THE BOARD OF TRUSTEES OF THE ROMOLAND SCHOOL DISTRICT SITTING AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 91-1 OF THE ROMOLAND SCHOOL DISTRICT.

15. AN EASEMENT FOR RIGHTS TO, AT ANYTIME, DIG OR DRILL ADDITIONAL WELLS AND INCIDENTAL PURPOSES, RECORDED JANUARY 6, 1927 IN BOOK 699 OF DEEDS, PAGE 480, IN FAVOR OF WATSON WATER COMPANY, A CORPORATION. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

[BOOK 699, PAGE 480 IS "BLANKET IN NATURE"--AFFECTS THE SLY 60 ACRES OF E1/2, SW1/4, SEC. 10]

16. A RIGHT OR WAY AND RIGHT OF ENTRY FOR THE PURPOSE OR ERRECTING AND MAINTAINING POLES WITH THE NECESSARY WIRES AND FIXTURES THEREON AND TO KEEP SAME FREE OF BRUSH AND WOOD GROWTH TO SUCH WIDTH AS MAYBE NECESSARY FOR PROTECTION FROM FIRE, AS GRANTED TO THE SOUTHERN SIERRAS POWER COMPANY, A CORPORATION.

17. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM TEMESCAL WATER COMPANY, AS GRANTOR, TO JOY G. JAMESON, AS GRANTEE, RECORDED APRIL 23, 1928 IN BOOK 760, PAGE 221 OF DEEDS, REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

[OUTSIDE OF THE SUBJECT PROPERTY]

18. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM ETHANAC RANCHO, LTD, AS GRANTOR, TO PHILA M. LAUDIG, AS GRANTEE, RECORDED APRIL 24, 1933 AS BOOK 123, PAGE 42 OF OFFICIAL RECORDS, REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.

[BLANKET IN NATURE – PLOTTED ON THIS ALTA]

19. AN EASEMENT FOR TELEPHONE LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, BRACES, CROSS-ARMS, WIRE, CONDUITS, CABLES, AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR COMMUNICATION, TELEPHONE, TELEGRAPH AND/OR OTHER PURPOSES AND ACCESS FOR EXERCISING THE RIGHTS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 18, 1961 AS INSTRUMENT NO. 79975, BOOK 2983, PAGE 446 OF OFFICIAL RECORDS, IN FAVOR OF CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION, AND ITS SUCCESSORS.

[PLOTTED ON THIS ALTA]

20. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CITY OF PERRIS REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 07, 1994 AS INSTRUMENT NO. 273740 OF OFFICIAL RECORDS.

21. ANY LIEN FOR STATE OR FEDERAL ESTATE TAX ARISING BY REASON OF THE DEATH OF JO ANN KROENKE.

22. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.

11-11. **[NOT LAND SURVEY MATTERS – NO EASEMENTS TO PLOT].**  
[REFER TO TITLE REPORT FOR MORE INFORMATION].

11-12. AN EASEMENT FOR WATER AND WATER RIGHTS, RIGHTS OF WAY, WELLS, PUMPING PLANTS, AND PIPELINES AND INCIDENTAL PURPOSES, RECORDED JANUARY 06, 1927 IN BOOK 699 OF DEEDS, PAGE 480 AND JULY 19, 1933 IN BOOK 129 OF DEEDS, PAGE 50, IN FAVOR OF WATSON WATER COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

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[ALONG PROPERTY LINES]

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