

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 RAMOLA 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 RAMOLA 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 (Affect 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

- 1-1h. GENERAL AND SPECIAL TAXES AND ASSESSMENTS.  
[REFER TO TITLE REPORT FOR MORE INFORMATION]
- 2-3. LIENS AND SUPPLEMENTAL TAXES.  
[REFER TO TITLE REPORT FOR MORE INFORMATION]
4. 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. [OUTSIDE OF THE SUBJECT PROPERTY]
5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 17, 1934 AS BOOK 170, PAGE 305 AND JANUARY 13, 1936 IN BOOK 259, PAGE 560 (BOTH) OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. [(5A) BOOK 170, PAGE 305 & (5B) BOOK 259, PAGE 560 – PLOTTED ON THIS ALTA]
6. 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.
7. WITH RESPECT TO CARNEGIE LAND COMPANY LLC, WE WILL REQUIRE COPIES OF THE ARTICLES OF ORGANIZATION, BYLAWS, AND OTHER GOVERNING DOCUMENTS AND ANY AMENDMENTS THERETO. OTHER REQUIREMENTS WILL BE MADE FOLLOWING A REVIEW OF SUCH DOCUMENTS.
8. 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.
9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
10. 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. [E 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.

LEGAL DESCRIPTION [MICH GROUP]

THIS PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN EXHIBIT A OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-1107361-ONT1 WITH COMMITMENT DATE OF JANUARY 03, 2022.

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

THE WEST 384 FEET OF LOT 735 OF ROMOLA FARMS NO. 6-A, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGES 63 TO 65, INCLUSIVE OF MAPS, RIVERSIDE COUNTY RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 329-240-021 (PORTION) AND 329-240-022 (PORTION)

ENCUMBRANCE NOTES [MICH GROUP]

THE FOLLOWING ENCUMBRANCES ITEMS ARE THOSE CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-1107361-ONT1 WITH COMMITMENT DATE OF JANUARY 03, 2022 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 S'LY 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.

LEGAL DESCRIPTION [KRONECKE]

THIS PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN EXHIBIT A OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-1107049-ONT1 WITH COMMITMENT DATE OF JANUARY 05, 2022.

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

PARCEL A:

THE WESTERLY 128.00 FEET OF THE EASTERLY 256.00 FEET OF LOT 735 OF ROMOLA FARMS NO. 6-A, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 63, 64 AND 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

THAT PORTION OF LOT 735 OF ROMOLA FARMS NO. 6A, AS SHOWN BY MAP OF SAID TRACT ON FILE IN BOOK 14, PAGES 63, 64, AND 65 OF MAPS, RIVERSIDE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 735; THENCE WEST, ON THE SOUTH LINE OF SAID LOT, 128 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT, 300 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT, 128 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE EAST, ON THE NORTH LINE OF SAID LOT, 128 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH, ON THE EAST LINE OF SAID LOT, 300 FEET, TO THE POINT OF BEGINNING.

FOR CONVEYANCING PURPOSES ONLY: APN 329-240-023 (AFFECTS PARCEL A) AND 329-240-024 (AFFECTS PARCEL B)

ENCUMBRANCE NOTES [KRONECKE]

THE FOLLOWING ENCUMBRANCES ITEMS ARE THOSE CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-1107049-ONT1 WITH COMMITMENT DATE OF JANUARY 03, 2022 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

- 1-9. [NOT LAND SURVEY MATTERS – NO EASEMENTS TO PLOT].  
[REFER TO TITLE REPORT FOR MORE INFORMATION].
10. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 24, 1933 AS BOOK 120, PAGE 397 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. [PLOTTED ON THIS ALTA]
11. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$22,000.00 RECORDED JUNE 24, 1988 AS INSTRUMENT NO. 1988-174069 OF OFFICIAL RECORDS. [REFER TO TITLE REPORT FOR MORE INFORMATION].
12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
13. RIGHTS OF PARTIES IN POSSESSION.
14. AN EASEMENT FOR THE OPERATION AND MAINTENANCE OR FOR THE TRACK, YARD, DEPOT GROUNDS, BUILDINGS OR OTHER STRUCTURES THEREON AND RIGHT TO USE ANY WATER RISING TO CONDUCT THE SAME AS WELL AS WATER RISING, IN PIPES OR AQUEDUCTS FOR THE PURPOSE AFORESAID, TOGETHER WITH ALL NECESSARY RIGHTS OF WAY THEREFOR, AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1903 IN BOOK 160 OF DEEDS, PAGE 275, IN FAVOR OF SOUTHERN PACIFIC RAILROAD COMPANY. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. [OUTSIDE OF THE SUBJECT PROPERTY – THIS ITEM SHOULD BE REMOVED FROM TITLE REPORT]
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 S'LY 60 ACRES OF E1/2, SW1/4, SEC. 10]
16. A RIGHT OR WAY AND RIGHT OF ENTRY FOR THE PURPOSE OR ERECTING 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 KROENCKE.
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.

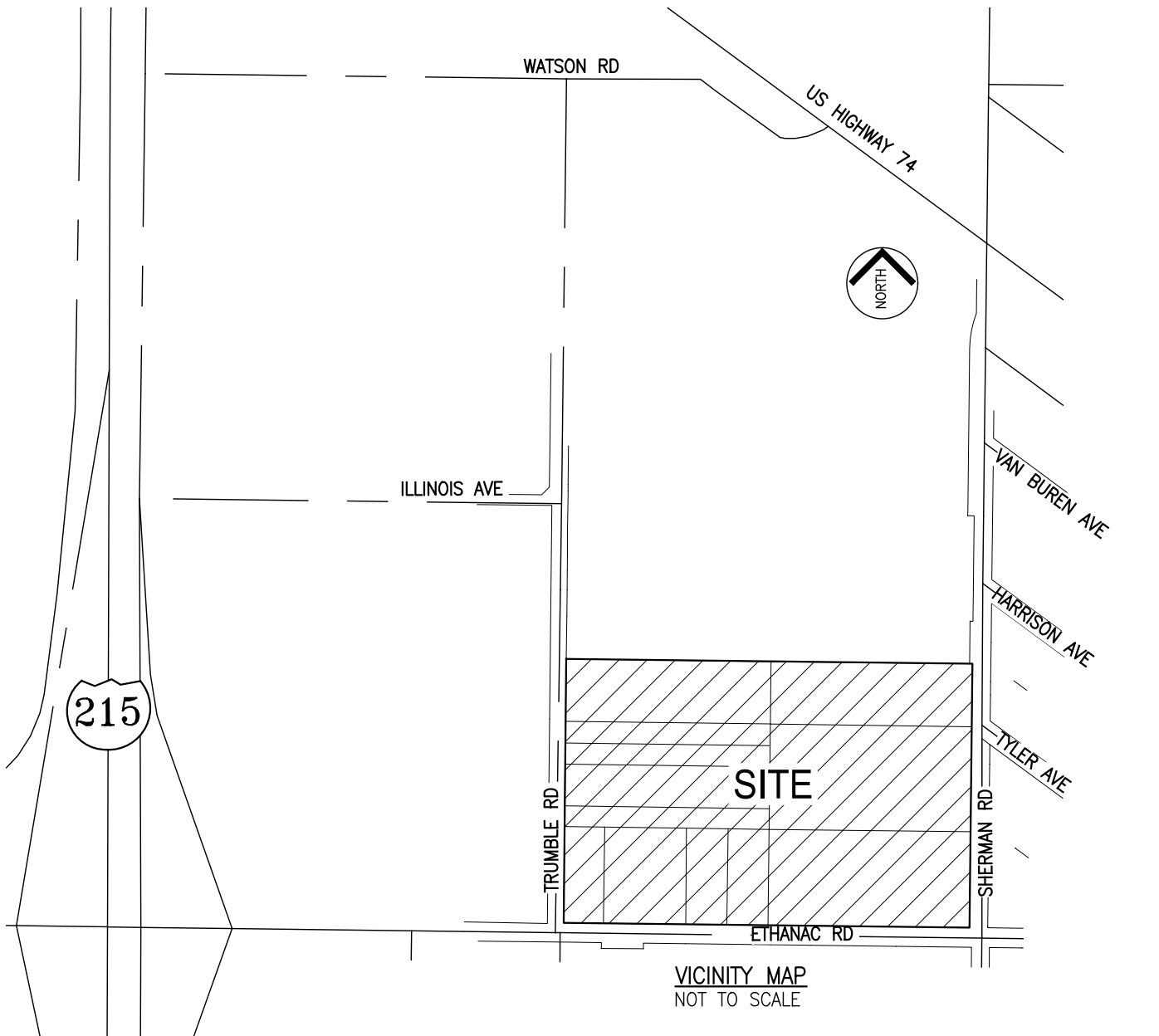
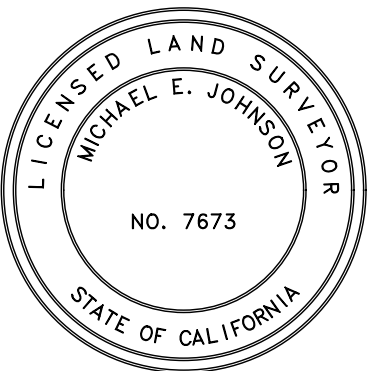
SURVEYOR'S CERTIFICATE

TO INDUSTRIAL VI ENTERPRISES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 01, 2022.

DATE OF PLAT OR MAP: 11/07/2023

*Michael E. Johnson*  
MICHAEL E. JOHNSON, P.L.S. 7673



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM,CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "PPBF", "CNPP" AND "BILL", NAD83 (NSRS2007) (2010.00 EPOCH) AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.999914479. CALCULATIONS ARE MADE AT POINT NUMBER 1 WITH COORDINATES OF: N:2211450.39, E:6282064.26, USING AN ELEVATION OF 1443.59.

CONVERGENCE ANGLE AT POINT #1 = -000°30'19.29"

BENCHMARK DATA

NGS(NATIONAL GEODETIC SURVEY)  
NGS DESIGNATION: NEWPO 2 NGS DX5632

DESCRIBED BY METRO WATER DIST. SO. CALIFORNIA 1992 WINCHESTER, FROM HIGHWAY 79 AND SIMPSON ROAD, SOUTH ON HIGHWAY 79 1.5MILES (2.4 KM) TO NEWPORT ROAD, EAST ON NEWPORT ROAD 0.5MILES (0.8 KM) TO SAN DIEGO CANAL, IN TOP OF THE SOUTHEAST WINGWALL OF SOUTH OUTLET CANAL SIPHON STRUCTURE, 25.5 FEET (7.8 KM) FROM EAST OF HEADWALL.

ELEVATION = 1497.91' (NAVD88)

THIS SURVEY WAS BASED ON AVAILABLE RECORD INFORMATION AT THE TIME OF SURVEY. ALL LINE WORK SHOWN HAS BEEN VERIFIED TO THE REFERENCE INFORMATION AS INDICATED ON THE SURVEY.

REVISED 0.17" GAP TO 0.17" OVERLAP ON SHEET 2	11/7/23	JCR
REVISIONS	DATE	BY
CARNEGIE ETHANAC HILLWOOD		
ALTA/NSPS LAND TITLE SURVEY		
LOTS 734, 735, 736 & 737 AND POR. OF LOTS 733 & 738 OF MB 14/63-65, IN THE CITY OF PERRIS, LYING IN THE SW 1/4 OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M., COUNTY OF RIVERSIDE, CA		
SCALE: N/A	ALBERT A. WEBB ASSOCIATES	W.O. 2022-0022
DATE: 02/01/2022	3788 MCGRAY STREET RIVERSIDE, CA 92506	SHEET 1
DESIGNED: JCR	PH. (951) 686-1070	OF 3 SHEETS
CHECKED: MEJ	FAX (951) 788-1256	
PLN CK REF: 0-C		DWG. NO. 22-0022-ALTA.dwg
F.B. N/A		







