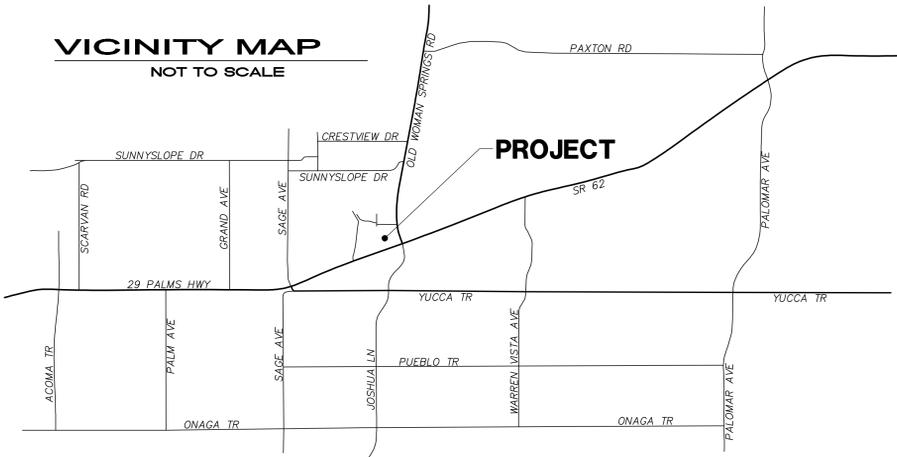


IN THE TOWN OF YUCCA VALLEY, COUNTY OF COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 38933

PARCEL 2 OF PARCEL MAP No. 14499, PMB 178, PAGES 6 - 8, SEC 36, T 1 N, R 5 E, SBM, AP No. 0595-161-0-000

VICINITY MAP
 NOT TO SCALE



LEGAL DESCRIPTION

(SOURCE: CLTA PRELIMINARY TITLE REPORT FIRST AMERICAN TITLE CO. NUMBER:RPS:7230452)
 REAL PROPERTY IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

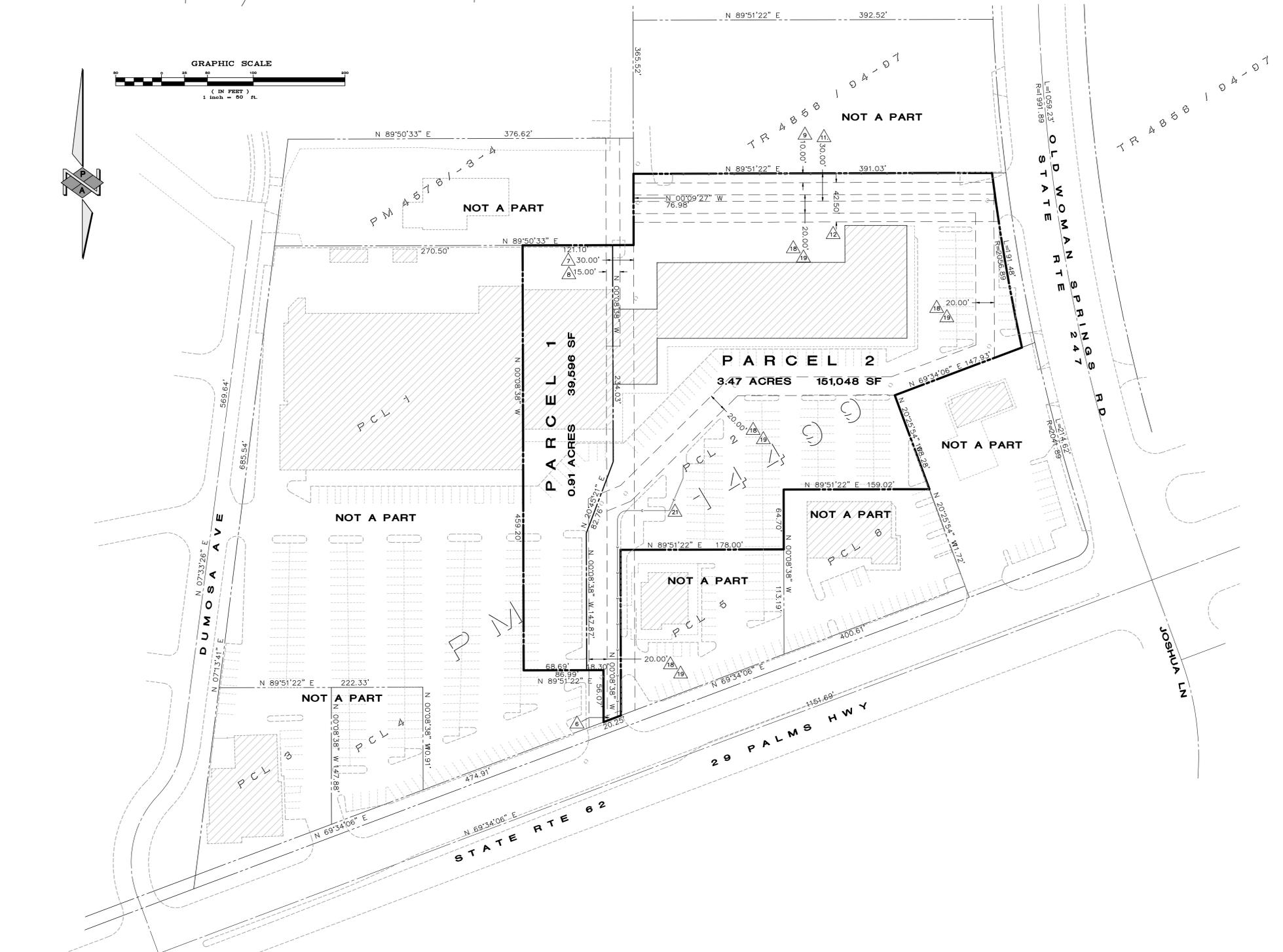
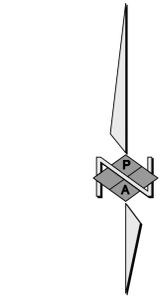
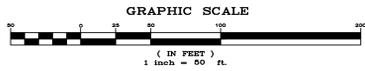
PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 14499, IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 178 OF PARCEL MAPS, PAGE (S) 6 TO 8, RECORDS OF SAID COUNTY.

PARCEL B:
 EASEMENTS AS MORE FULLY DESCRIBED WITHIN ARTICLE II OF THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED OCTOBER 10, 1991 AS INSTRUMENT NO. 91-387058 OF OFFICIAL RECORDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

APN: 0595-161-18-0-000

CONTAINS 4.38 ACRES, MORE OR LESS



PARCEL SUMMARY:

NUMBER	AREA (AC)	AREA (SF)	BLDG AREA (SF)	PARKING SPACES
1	0.91	39,596	14,780	36
2	3.47	151,046	28,958	163

ZONING & LAND USE:

EXISTING GENERAL PLAN: MIXED USE
 EXISTING ZONING: C-MU (COMMERCIAL MULTI-USE)
 PROPOSED ZONING: NO CHANGES PROPOSED
 EXISTING LAND USE: RETAIL COMMERCIAL

NOTES:

THIS MAP IS INTENDED TO FACILITATE A PROPERTY TRANSACTION. AS SUCH, NO DEVELOPMENT OR IMPROVEMENTS ARE PROPOSED AT THIS TIME.

EARTHWORK ESTIMATE

NO EARTHWORK IS PROPOSED AT THIS TIME

UTILITY AGENCIES:

SEWER: HI-DESERT WATER DISTRICT (760) 365-8333
 WATER: HI-DESERT WATER DISTRICT (760) 365-8333
 GAS: SOUTHERN CAL GAS COMPANY (800) 427-2200
 ELECTRIC: SOUTHERN CALIFORNIA EDISON (800) 655-4555
 CABLE TV: TIME WARNER CABLE (866) 346-1945
 USA: UNDERGROUND SERVICE ALERT (800) 227-2600

OWNER:
 SSM, LLC
 57220 29 PALMS HIGHWAY
 YUCCA VALLEY, CA 92284
 (503) 330-0111

APPLICANT:
 SSM, LLC
 57220 29 PALMS HIGHWAY
 YUCCA VALLEY, CA 92284
 (503) 330-0111

PREPARED:



PA ENGINEERING, INC.
 Planning • Engineering • Surveying
 79408 HWY 111 SUITE 9-139
 LA QUINTA, CALIF. 92253
 (760) 250-0638

EASEMENTS: (SOURCE: CLTA PRELIMINARY TITLE REPORT FIRST AMERICAN TITLE CO. NUMBER:RPS:7230452)

- AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS AND INCIDENTAL PURPOSES, RECORDED JANUARY 06, 1948 AS BOOK 2185, PAGE 236 OF OFFICIAL RECORDS.
 IN FAVOR OF: CALIFORNIA WATER AND TELEPHONE COMPANY AS DESCRIBED THEREIN
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. REFERENCE IS MADE TO A QUITCLAIM DEED EXECUTED BY GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, IN FAVOR OF ROBERT R. BUSCH, RECORDED APRIL 3, 1980, INSTRUMENT NO. 80-082399 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JULY 19, 1963 AS BOOK 5951, PAGE 972 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1964 AS BOOK 6133, PAGE 816 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 01, 1972 AS BOOK 8072, PAGE 818 OF OFFICIAL RECORDS.
 IN FAVOR OF: HI-DESERT COUNTY WATER DISTRICT
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 06, 1974 AND JULY 15, 1974 AS BOOK 8424, PAGE 974 AND BOOK 8472, PAGE 922, BOTH OF OFFICIAL RECORDS.
 IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED DECEMBER 04, 1978 AS BOOK 9572, PAGE 1263 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR THE HEREINAFTER SET FORTH SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, RECORDED AUGUST 29, 1979 IN BOOK 9760, PAGE 1111, OFFICIAL RECORDS.
 SAID EASEMENT IS FOR A PERPETUAL EASEMENT FOR THE BENEFIT OF GRANTEES, THEIR RESPECTIVE PATRONS, LESSEES AND FOR THEIR RESPECTIVE BUSINESS USES, AS WELL AS FOR THE USE OF ALL PROPERTY OWNERS AND BUSINESSES ABUTTING THE NORTHERLY PORTION OF THE ROAD COMMONLY KNOWN AS "THEATRE ROAD" ABOVE THE POINT THAT SAID THEATRE ROAD INTERSECTS WITH NEW ACCESS ROAD CONSTRUCTED BY GRANTEE, WITH SUCH GRANT OF EASEMENT EXPRESSLY SUBJECT TO THE RIGHT OF GRANTEE OR ITS SUCCESSORS AND ASSIGNS TO ESTABLISH AND ENFORCE SUCH REGULATIONS AS ARE REASONABLE AND NECESSARY FOR TRAVEL OVER, ACROSS AND THROUGH THE LAND OF THE GRANTEE AND IS DESCRIBED AS FOLLOWS:
 THE SOUTH 52.50 FEET OF THE NORTH 63.00 FEET OF PARCEL 2 OF PARCEL MAP NO. 14499 AS SHOWN ON THE SURVEY OF TERRAMARK, JOB NO. 2011586, DATED AUGUST 30, 2011.

EASEMENTS CONT.: (SOURCE: CLTA PRELIMINARY TITLE REPORT FIRST AMERICAN TITLE CO. NUMBER:RPS:7230452)

- AN EASEMENT FOR ABOVE GROUND OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 16, 1979 AS BOOK 9793, PAGE 1426 OF OFFICIAL RECORDS.
 IN FAVOR OF: GENERAL TELEPHONE COMPANY OF CALIFORNIA
 AFFECTS: AS DESCRIBED THEREIN
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 21, 1983 AS INSTRUMENT NO. 83-274997 OF OFFICIAL RECORDS.
 IN FAVOR OF: HI-DESERT WATER DISTRICT
 AFFECTS: AS DESCRIBED THEREIN
 THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PERMANENT SEWER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 19, 2016 AS INSTRUMENT NO. 2016-0148352 OF OFFICIAL RECORDS.
 IN FAVOR OF: HI-DESERT WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR PERMANENT SEWER AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 01, 2018 AS INSTRUMENT NO. 2018-0399010 OF OFFICIAL RECORDS.
 IN FAVOR OF: HI-DESERT WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 2019 AS INSTRUMENT NO. 2019-0213752 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
 AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE, DATE AND/OR COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED JANUARY 19, 2022 AS INSTRUMENT NO. 2022-0022347 OF OFFICIAL RECORDS.
 IN FAVOR OF:
 AFFECTS: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS
 AFFECTS: AS DESCRIBED THEREIN