

## Appendix H

### ALTA/NSPS Land Survey Records



APN: 0136-261-23-0-000

**TITLE REPORT NO.: 012-23087557-SG4**

**FEE INTEREST OWNERSHIP:**

SAN BERDO HOLDING, LLC

**SITE ADDRESS**

234 S WATERMAN AVE

**ASSESSOR'S PARCEL NUMBERS**

APN: 0136-261-23-0-000

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE NORTHERLY 3 ACRES OF LOTS 3 AND 10 IN BLOCK 7 OF THE RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7 OF MAPS, PAGE 2, RECORDS OF SAID COUNTY,

EXCEPT THEREFROM THE WESTERLY 528 FEET THEREOF;

SAID LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE WEST TO THE NORTHWEST CORNER OF SAID TRACT, THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT TO A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID TRACT, THENCE EAST 185 FEET, THENCE NORTH TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF SAID TRACT, THENCE EAST TO A POINT ON THE EAST LINE OF SAID TRACT 20 FEET SOUTH OF THE POINT OF BEGINNING, THENCE NORTH TO THE POINT OF BEGINNING.

ALSO EXCEPTING THE EAST 8.75 FEET OF THE NORTH 20.00 FEET DEEDED TO THE CITY OF SAN BERNARDINO FOR ROAD PURPOSES IN DEED RECORDED MAP 25, 1988, BOOK 6996, PAGE 793, OFFICIAL RECORDS.

APN: 0136-261-23-0-000

**TITLE REPORT EXCEPTIONS:**

THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO.: 012-23087557-SG4 DATED SEPTEMBER 19, 2016.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID COMMITMENT FOR TITLE INSURANCE IS ASSUMED BY THIS MAP.

(NO) INDICATES ITEM NUMBER PER SCHEDULE "B", EXCEPTIONS TO COVERAGE, OF ABOVE COMMITMENT FOR TITLE INSURANCE.

(A)-(D) TAKES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY.

(1) 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2) 2. EASEMENTS (FOR THE PURPOSES) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.

GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: SEPTEMBER 13, 1954, BOOK 3482, PAGE 76, OFFICIAL RECORDS  
AFFECTS: THE NORTHERLY 8 FEET OF THE EASTERLY 140 FEET OF LOT 3, BLOCK 7, R5B (EASEMENT PLOTTED HEREON AS (A))

(3) 3. EASEMENTS (FOR THE PURPOSES) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: AUGUST 1, 1955, BOOK 3703, PAGE 547, OFFICIAL RECORDS  
AFFECTS: THE NORTH 6 FEET OF THE EAST 15 FEET OF LOT 3, BLOCK 7, R5B (EASEMENT PLOTTED HEREON AS (B))

(4) 4. EASEMENTS (FOR THE PURPOSES) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.  
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS  
PURPOSE: PUBLIC UTILITIES  
RECORDING DATE: DECEMBER 28, 1990, INSTRUMENT NO. 90-0509197, OFFICIAL RECORDS  
AFFECTS: AS DESCRIBED THEREIN (EASEMENT PLOTTED HEREON AS (C))

(5) 5. A DEED TO TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, DATED: JULY 2, 2015  
TRUSTOR/GRANTOR: SAN BERDO HOLDING COMPANY, LLC  
TRUSTEE: ESCROW MART, INC., A CALIFORNIA CORPORATION  
BENEFICIARY: LUNANE S WHITE, AN UNMARRIED WOMAN  
RECORDING DATE: JULY 17, 2015  
RECORDING NO: 2015-0359134, OFFICIAL RECORDS

(6) 6. 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.

(7) 7. 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.

(8) 8. 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.

(9) 9. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.



APN: 0136-261-24-0-000

**TITLE REPORT NO.: 012-23087527-SG4**

**FEE INTEREST OWNERSHIP:**

ROBIN TERRY ERVIN, SUCCESSOR TRUSTEE OF THE CONSTRUCTIVE TRUST ESTABLISHED BY THE 1987 ORDER SETTLING FINAL ACCOUNT AND DEGREE OF DISTRIBUTION IN THE MATTER OF THE ESTATE OF ALMA TENNESSEE PHE, ALSO KNOWN AS ALMA T. PHE, A CERTIFIED COPY OF WHICH ORDER RECORDED MAY 14, 2014 AS INSTRUMENT NO. 2014-175990 OF OFFICIAL RECORDS

**SITE ADDRESS**

232 S WATERMAN AVE

**ASSESSOR'S PARCEL NUMBERS**

APN: 0136-261-24-0-000

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 3, BLOCK 7, OF RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 3, DISTANT SOUTH THEREAS 20 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 4.9 FEET, THENCE SOUTH PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 4.9 FEET, THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON A LINE THAT IS PARALLEL WITH AND NORTH OF THE NORTH LINE OF SAID LOT 3, 4.9 FEET, THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON THE EAST LINE OF SAID LOT 3, 4.9 FEET, THENCE NORTH TO THE POINT OF BEGINNING.

ALSO EXCEPTING THE EAST 8.75 FEET THEREOF AS CONVEYED TO THE CITY OF SAN BERNARDINO BY DEED RECORDED NOVEMBER 27, 1967 AS INSTRUMENT NO. 78, IN BOOK 6930, PAGE 31 OF OFFICIAL RECORDS.

APN: 0136-261-24-0-000

**TITLE REPORT EXCEPTIONS:**

THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO.: 012-23087527-SG4 DATED SEPTEMBER 19, 2016.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID COMMITMENT FOR TITLE INSURANCE IS ASSUMED BY THIS MAP.

(NO) INDICATES ITEM NUMBER PER SCHEDULE "B", EXCEPTIONS TO COVERAGE, OF ABOVE COMMITMENT FOR TITLE INSURANCE.

(A)-(D) TAKES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY.

(1) 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2) 2. A NOTICE OF LIEN (ABATEMENT OF NUISANCE) BY THE CITY OF SAN BERNARDINO, IN THE AMOUNT OF \$473.40, RECORDED NOVEMBER 22, 1988 AS INSTRUMENT NO. 88-385212 OF OFFICIAL RECORDS

(3) 3. 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.

(4) 4. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEES 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 TRUSTEES (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 1810.05.  
SAID LAND IS ALSO SHOWN ON LICENSED LAND SURVEYORS MAP FILED IN BOOK 78, PAGE 4, RECORDS OF SAID COUNTY.

(5) 5. 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.

(6) 6. 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.

(7) 7. 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.

(8) 8. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

APN: 0136-261-25-0-000, 0136-261-26-0-000, 0136-261-27-0-000

**TITLE REPORT NO.: 012-23087580-SG4**

**FEE INTEREST OWNERSHIP:**

MARK S. KATSKARIS AND KRISTINE E. KATSKARIS, TRUSTEES OF THE MARK S. KATSKARIS AND KRISTINE E. KATSKARIS REVOCABLE LIVING TRUST AND LUIS KATSKARIS, TRUSTEE OF THE LOUIS KATSKARIS PRIVATE REVOCABLE LIVING TRUST

**SITE ADDRESS**

WATERMAN AVE

**ASSESSOR'S PARCEL NUMBERS**

APN: 0136-261-25-0-000, 0136-261-26-0-000, 0136-261-27-0-000

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 3, BLOCK 7, OF RANCHO SAN BERNARDINO, AS PER PLAT RECORDED IN BOOK 7, PAGE 2 OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 3, DISTANT SOUTH THEREAS 20 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 4.9 FEET, THENCE SOUTH PARALLEL WITH THE NORTH LINE OF SAID LOT 3, 4.9 FEET, THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON A LINE THAT IS PARALLEL WITH AND NORTH OF THE NORTH LINE OF SAID LOT 3, 4.9 FEET, THENCE SOUTH ALONG SAID PARALLEL LINE TO A POINT ON THE EAST LINE OF SAID LOT 3, 4.9 FEET, THENCE NORTH TO THE POINT OF BEGINNING.

ALSO EXCEPTING THE EAST 8.75 FEET THEREOF AS CONVEYED TO THE CITY OF SAN BERNARDINO BY DEED RECORDED NOVEMBER 27, 1967 AS INSTRUMENT NO. 78, IN BOOK 6930, PAGE 31 OF OFFICIAL RECORDS.

APN: 0136-261-24-0-000

**TITLE REPORT EXCEPTIONS:**

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(A)-(D) TAKES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY.

(1) 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2) 2. A NOTICE OF LIEN (ABATEMENT OF NUISANCE) BY THE CITY OF SAN BERNARDINO, IN THE AMOUNT OF \$473.40, RECORDED NOVEMBER 22, 1988 AS INSTRUMENT NO. 88-385212 OF OFFICIAL RECORDS

(3) 3. 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.

(4) 4. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEES 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 TRUSTEES (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 1810.05.  
SAID LAND IS ALSO SHOWN ON LICENSED LAND SURVEYORS MAP FILED IN BOOK 78, PAGE 4, RECORDS OF SAID COUNTY.

(5) 5. 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.

(6) 6. 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.

(7) 7. 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.

(8) 8. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(9) 9. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(10) 10. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(11) 11. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(12) 12. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(13) 13. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(14) 14. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(15) 15. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(16) 16. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(17) 17. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(18) 18. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(19) 19. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(20) 20. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(21) 21. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(22) 22. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(23) 23. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(24) 24. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(25) 25. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(26) 26. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(27) 27. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(28) 28. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(29) 29. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(30) 30. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(31) 31. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(32) 32. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(33) 33. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

APN: 0136-261-28

**TITLE REPORT NO.: 012-23087587-SG4**

**FEE INTEREST OWNERSHIP:**

RICHARD A. GONZALEZ AS TRUSTEE OF THE RICHARD A. GONZALEZ TRUST

**SITE ADDRESS**

5 WATERMAN AVE

**ASSESSOR'S PARCEL NUMBERS**

APN: 0136-261-28

**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THE EAST 2 ACRES OF THE SOUTH 1/4 ACRES OF THE NORTH 1/4 ACRES OF LOTS 3, 4, 9 AND 10 BLOCK 7, RANCHO SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7, PAGE 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EAST 7.75 FEET.

ALSO EXCEPT THEREFROM THE INTEREST IN AN UNDIVIDED 8 INTEREST IN AND TO THE 10 INCH WELL AND PUMPING PLANT LOCATED ON SAID LAND.

APN: 0136-261-28

**TITLE REPORT EXCEPTIONS:**

THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NO.: 012-23087587-SG4 DATED SEPTEMBER 19, 2016.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID COMMITMENT FOR TITLE INSURANCE IS ASSUMED BY THIS MAP.

(NO) INDICATES ITEM NUMBER PER SCHEDULE "B", EXCEPTIONS TO COVERAGE, OF ABOVE COMMITMENT FOR TITLE INSURANCE.

(A)-(D) TAKES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY.

(1) 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(2) 2. EASEMENTS (FOR THE PURPOSES) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.

GRANTED TO: K.C. HORNBECK AND MELISSA J. HORNBECK  
PURPOSE: WATER PIPELINES  
RECORDING DATE: FEBRUARY 28, 1924  
RECORDING NO: BOOK 845 PAGE 94 OF DEEDS  
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT (EASEMENT NOT PLOTTABLE BE RECORD)

(3) 3. 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.

(4) 4. 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.

(5) 5. 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.

(6) 6. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL, COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 1681 ET SEQ., OR ANY SIMILAR STATE LAWS.

(7) 7. 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.

APN: 0136-261-29

**TITLE REPORT NO.: 012-23087542-SG4**

**FEE INTEREST OWNERSHIP:**

RAM DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

**SITE ADDRESS**

298 S WATERMAN AVE

**ASSESSOR'S PARCEL NUMBERS**

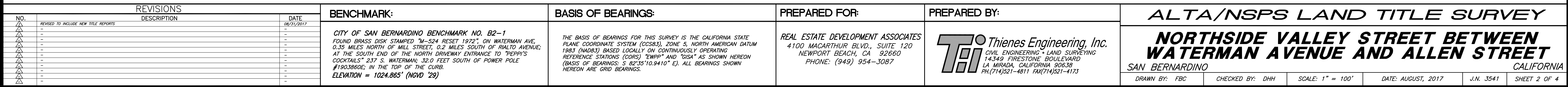
APN: 0136-261-29

**LEGAL DESCRIPTION:**

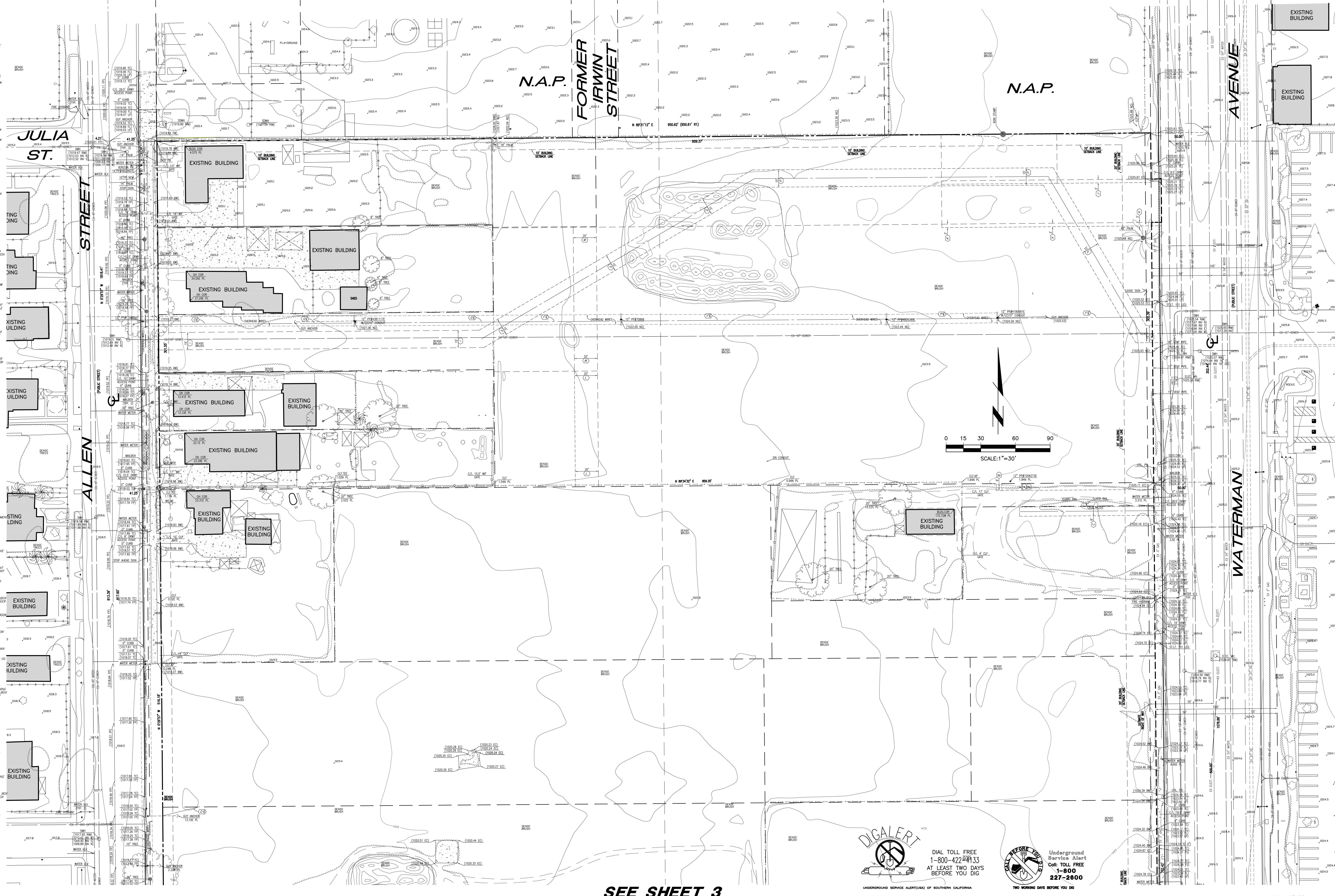
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: THE EAST 2 ACRES OF THE SOUTH 1/4 ACRES OF THE NORTH 1/4 ACRES OF LOTS 3, 4, 9 AND 10 BLOCK 7, RANCHO SAN BERNARDINO, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7, PAGE 2, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE SOUTH 2.25 ACRES OF LOT 4, OR WITHIN THE SOUTH 2.25 ACRES OF LOT








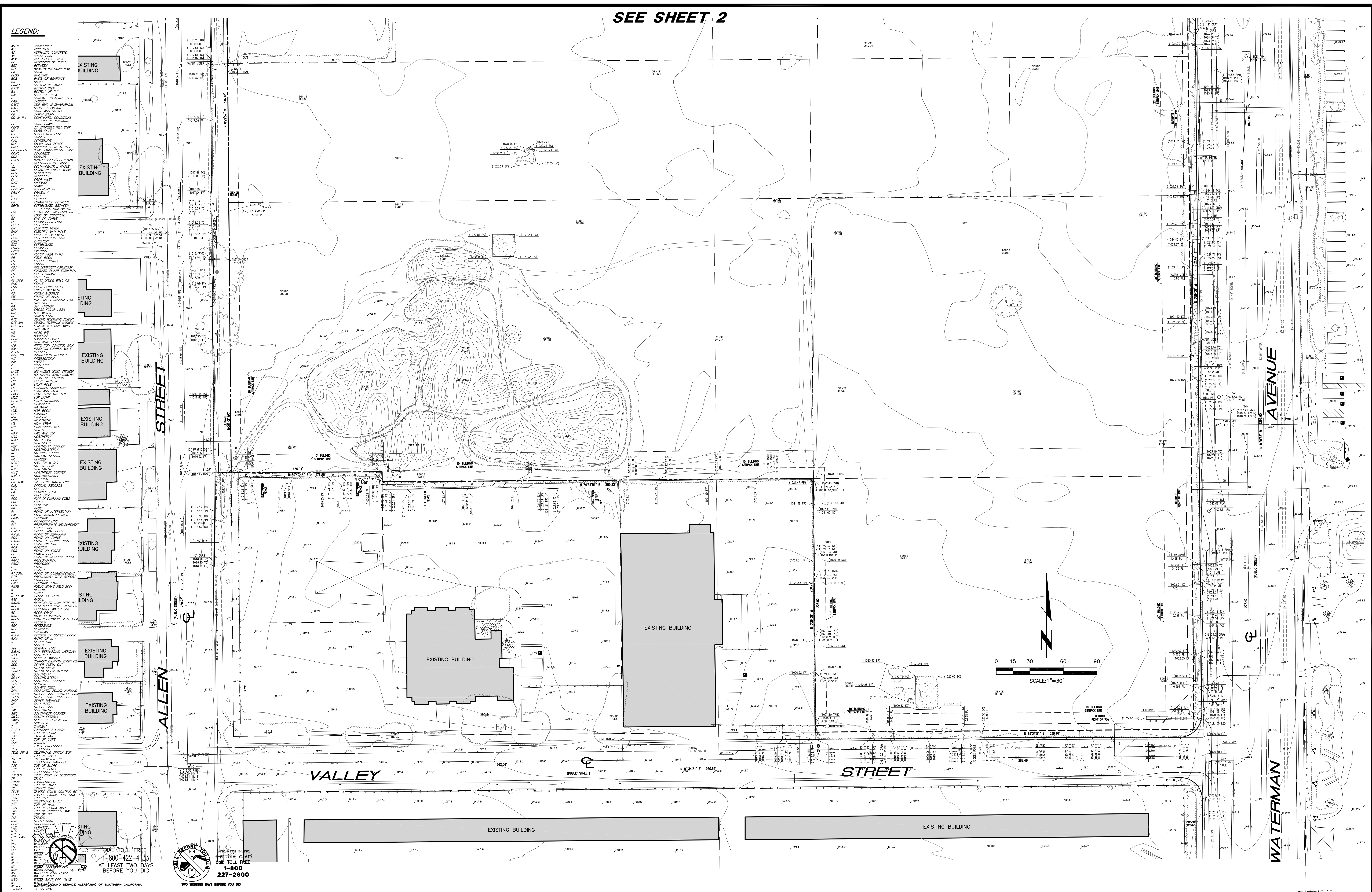
[illegible]

Underground  
Service Alert  
Call: TOLL FREE  
**1-800**  
**227-2222**

Last Update: 8/31/17  
C:\3500-3599\3541\3541A\T41.docx

REVISIONS NO.      DATE      DESCRIPTION 1      08/31/2017      REVISED TO INCLUDE NEW TITLE REPORTS		BENCHMARK: CITY OF SAN BERNARDINO BENCHMARK NO. B2-1 FOUND BRASS DISK STAMPED "M-524 RESET 1972", ON WATERMAN AVE. 0.35 MILES NORTH OF MILL STREET, 0.2 MILES SOUTH OF RIALTO AVENUE, ON THE SOUTH END OF THE NORTH SIDE OF THE "P" TRUCKS COCKTAILS" 237 S. WATERMAN, 32.0 FEET SOUTH OF POWER POLE #19038606; IN THE TOP OF THE CURB. ELEVATION = 1024.665' (NGVD 29)	BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANNING COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "EWPP" AND "GISA" AS SHOWN HEREON (BASIS OF BEARINGS: S 82°35'10.24" E 10.24" E). ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS.	PREPARED FOR: REAL ESTATE DEVELOPMENT ASSOCIATES 4100 MACARTHUR BLVD., SUITE 120 NEWPORT BEACH, CA 92660 PHONE: (949) 954-3087	PREPARED BY:  <b>Thienes Engineering, Inc.</b> CIVIL ENGINEERING - LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH (714) 521-4811 FAX (714) 521-4173	<b>ALTA/NSPS LAND TITLE SURVEY</b> <b>NORTHSIDE VALLEY STREET BETWEEN</b> <b>WATERMAN AVENUE AND ALLEN STREET</b> <b>SAN BERNARDINO CALIFORNIA</b> DRAWN BY: FBC      CHECKED BY: DHM      SCALE: 1" = 30'      DATE: AUGUST, 2017      J.N. 3541      SHEET 3 OF 4	
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REVISIONS		BENCHMARK:		BASIS OF BEARINGS:		PREPARED FOR:		PREPARED BY:		ALTA/NSPS LAND TITLE SURVEY				
DESCRIPTION		DATE								NORTHSIDE VALLEY STREET BETWEEN WATERMAN AVENUE AND ALLEN STREET				
REVISED TO INCLUDE NEW TITLE REPORTS		08/21/2017		CITY OF SAN BERNARDINO BENCHMARK NO. B2-1		THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (CCS83), ZONE 5, NORTH AMERICAN DATUM 1983 (NAD83) BASED LOCALLY ON CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) "EW99" AND "GISA" AS SHOWN HEREON (BASIS OF BEARINGS: S 82°35'10.9410" E). ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS.		REAL ESTATE DEVELOPMENT ASSOCIATES 4100 MACARTHUR BLVD., SUITE 120 NEWPORT BEACH, CA 92660 PHONE: (949) 954-3087		Thienes Engineering, Inc. CIVIL ENGINEERING • LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH: (714) 921-4811 FAX: (714) 921-4173				
										SAN BERNARDINO CALIFORNIA				
										DRAWN BY: FBC CHECKED BY: DHM SCALE: 1" = 30' DATE: AUGUST, 2017 J.N. 3541 SHEET 4 OF 4				