

PRELIMINARY TITLE REPORT NO. OSA-5028739

THE FOLLOWING EASEMENT, STATEMENTS AND MATTERS AS DISCLOSED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, REPORT NO. OSA-5028739, DATED OCTOBER 16, 2015.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP

- 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016.
2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY
3 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 20, 1897 IN BOOK 1 OF PATENTS, PAGE 44.
4 AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 28, 1962 AS BOOK 3087, PAGE 282 OF O.R.
5 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATIONS AND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1964 IN BOOK 3935, PAGE 153 OF O.R.
6 A DEED OF TRUST TO SECURE RECORDED NOVEMBER 29, 2010 AS INSTRUMENT NO. 2010-0568158 OF O.R.
7 A DEED OF TRUST RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0411572 OF O.R.
8 A DEED OF TRUST RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0411574 OF O.R.
9 ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCELS 2 AND 3 HEREIN DESCRIBED.
10 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
11 RIGHTS OF PARTIES IN POSSESSION.
12 TITLE COMPANY REQUIREMENTS RELATING TO DIAMOND JIM, LLC.

LEGAL DESCRIPTION

PARCEL 1: THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE NORTHERLY 6 ACRES.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES, DESCRIBED AS FOLLOWS: THE EASTERLY 30 FEET OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, THE WEST 30 FEET AND THE SOUTH 30 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTH 30 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 3: AN EASEMENT, 20 FEET IN WIDTH, FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 34, 20 FEET, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 3, 20 FEET, THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 3, TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED SEPTEMBER 15, 1952 IN BOOK 1400, PAGE 40 OF OFFICIAL RECORDS, THENCE NORTHERLY ALONG SAID PARCEL CONVEYED TO THE STATE OF CALIFORNIA TO A POINT ON THE NORTH LINE OF SAID SECTION 3, THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 3 TO THE POINT OF BEGINNING.

APN: 392-220-013-6

NOTE

SEE SHEET 2 FOR BOUNDARY LAYOUT
SEE SHEET 3 FOR ALTA SURVEY

PRELIMINARY TITLE REPORT OSA-5028740

THE FOLLOWING EASEMENT, STATEMENTS AND MATTERS AS DISCLOSED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. OSA 5028740, DATED OCTOBER 16, 2015.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP

- 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016.
2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
3 THE LIEN OF SPECIAL TAX FOR THE EMWD
4 A RESOLUTION ESTABLISHING WATERSHED BENEFIT AREAS RECORDED JUNE 10, 1971 AS INSTRUMENT NOS. 193749, 193750 AND 193751 OF O.R.
5 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
6 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 20, 1897 IN BOOK 2, PAGE 44 OF O.R.
7 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PHONE, POWER, UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1964 AS INSTRUMENT NO. 64-116989 OF O.R.
8 A DEED OF TRUST RECORDED JULY 1, 2003 AS INSTRUMENT NO. 03-487464 OF O.R.
9 A DEED OF TRUST RECORDED OCTOBER 13, 2004 AS INSTRUMENT NO. 04-808539 OF O.R.
10 THE EFFECT OF A DEED EXECUTED BY BARBARA S. REMUND AND FRED B. REMUND, WIFE AND HUSBAND (IN ACCORDANCE WITH THE NOTED PRELIMINARY TITLE REPORT THE ABOVE REFERENCED DOCUMENT WAS RECORDED WITH AN ERRONEOUS LEGAL DESCRIPTION AND WILL HAVE TO BE RE-RECORDED IN ORDER TO SHOW THE EFFECT OF THE TRANSFER INTO SAID TRACT.)
11 LACK OF ACTUAL VEHICULAR OR ACTUAL PEDESTRIAN ACCESS, OR BOTH, TO AND FROM THE LAND, WHETHER OR NOT BASED UPON A LEGAL RIGHT.
12 RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND, LYING WITHIN ANY LAWFUL ESTABLISHED STREETS, ROADS OR HIGHWAYS.
13 RIGHTS OF PARTIES IN POSSESSION.

PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:

STATEMENTS OF INFORMATION FROM ALL PARTIES TO THE TRANSACTION.

TITLE COMPANY SPECIFICS WITH RESPECT TO THE FRED BEN REMUND AND BARBARA SUSAN REMUND FAMILY TRUST

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTH HALF OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL OIL AND MINERAL RIGHTS AS RESERVED IN DEED FROM JENNIE CASEY TO PAUL CASEY RECORDED JANUARY 17, 1936 IN BOOK 263 PAGE 317 OF O.R.

APN: 392-220-018-1

REFERENCE MAP DATA

- (R1) RECORD DATA PER TR. NO. 29556, M.B. 343/67-69
(R2) RECORD DATA PER P.M. NO. 9768, P.M.B. 71/27-29
(R3) RECORD DATA PER P.M. NO. 17419, P.M.B. 109/63
(R4) RECORD DATA PER P.M. NO. 13561, P.M.B. 70/78
(R5) RECORD DATA PER P.M. NO. 7843, P.M.B. 31/36
(R6) RECORD DATA PER P.M. NO. 26870, P.M.B. 191/34-35

PRELIMINARY TITLE REPORT NO. OSA-5028741

THE FOLLOWING EASEMENT, STATEMENTS AND MATTERS AS DISCLOSED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, REPORT NO. OSA-5028741, DATED OCTOBER 16, 2015.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP

- 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016.
2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY
3 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.
4 AN EASEMENT TO RIVERSIDE LAND AND IRRIGATION COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE, AS SET OUT IN DEED RECORDED MAY 8, 1897 IN BOOK 2 PAGE 44 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5 AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1964 AS INSTRUMENT NO. 37076 OF O.R.
6 AN EASEMENT TO CALIFORNIA WATER AND TELEPHONE COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1964 AS INSTRUMENT NO. 116964 OF O.R.
7 A DEED OF TRUST, RECORDED FEBRUARY 2, 2005 AS INSTRUMENT NO. 2005-0094220 OF O.R.
8 A DEED OF TRUST, RECORDED MARCH 14, 2006 AS INSTRUMENT NO. 2006-0181092 OF O.R.
9 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
10 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

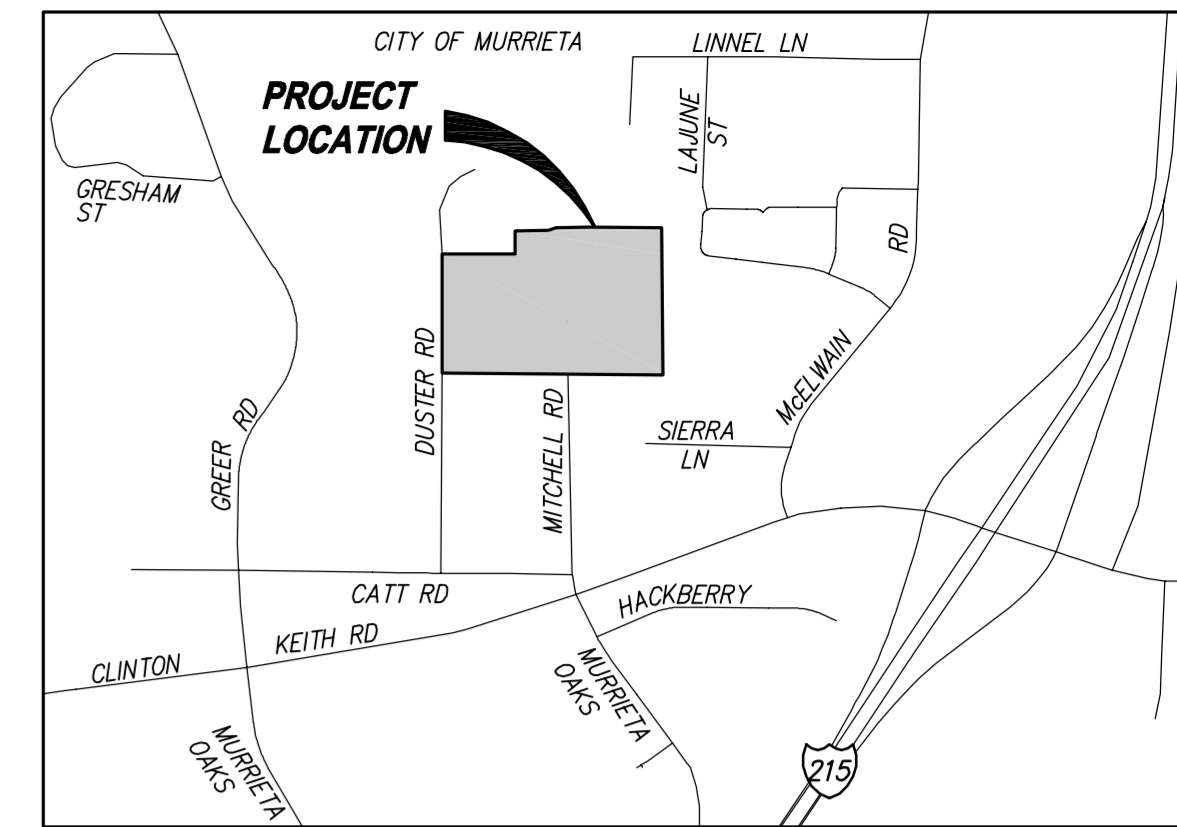
LEGAL DESCRIPTION

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 34, AS SHOWN BY PARCEL MAP 19249 ON FILE IN PARCEL MAP BOOK 120 PAGE 87-90 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE NORTH 89° 32' 48" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 654.88 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00° 15' 23" EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 678.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15' 23" EAST, 639.84 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89° 33' 57" EAST, ALONG THE SOUTH LINE OF SAID WEST HALF 329.97 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00° 21' 59" WEST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 659.16 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 89° 01' 12" WEST, 147.00 FEET; THENCE SOUTH 71° 08' 35" WEST, 36.44 FEET; THENCE SOUTH 89° 01' 12" WEST, 147.17 FEET TO THE TRUE POINT OF BEGINNING.

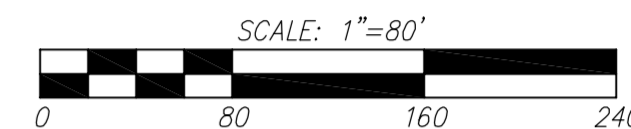
APN: 392-220-017-0
APN: 392-220-018-1

MONUMENT NOTES

- 1 FOUND 2 1/2" IP AND TAG STAMPED "LS 2348"; FLUSH; P.M. NO. 17419, P.M.B. 109/63 AND THE NORTHWEST CORNER TRACT NO. 29556, M.B. 343/67-69, ACCEPTED AS THE SOUTHWEST CORNER, W 1/2, N 1/2, NW 1/4, SE 1/4, SBM.
2 FOUND 1" IP AND TAG STAMPED "LS 6645"; FLUSH; PER TRACT NO. 29556, ACCEPTED AS SOUTHWEST CORNER LOT "D"
3 FOUND 3" BRASS DISC STAMPED "N 1/2, S 1/2, E 1/2, E 1/2, SW 1/4, SEC 34, T6S, R3W, SBM"; FLUSH
4 FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS NORTHEAST CORNER P.M. 7843, P.M.B. 31/36
5 FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 0.5"; ACCEPTED AS NORTHWEST CORNER P.M. 7843, P.M.B. 31/36
6 FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 1.0"; P.M. 70/54, P.M. 70/78, P.M. 120/87-90 AND P.M. 191/34-35, ACCEPTED AS THE SOUTHWEST CORNER, N 1/2, W 1/2, W 1/2, E 1/2, SW 1/4 SECTION 34
7 FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; DOWN 0.5"; ACCEPTED AS NORTHEAST CORNER PARCEL 4, P.M. NO. 26870, P.M.B. 191/34-35
8 FOUND 1" IP AND TAG STAMPED "LS 6153"; FLUSH; ACCEPTED AS EASTERLY PROD OF PARCELS 2 AND 3 AT CENTERLINE OF DUSTER ROAD, PER P.M. NO. 26870, P.M.B. 191/34-35
9 FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 3, P.M. NO. 26870, P.M.B. 191/34-35
10 FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 2, P.M. NO. 26870, P.M.B. 191/34-35
11 FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 3, P.M. NO. 7843, P.M.B. 31/36
12 FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 1, P.M. NO. 7843, P.M.B. 31/36



VICINITY MAP N.T.S.



SURVEYOR'S NOTES

- 1 VESTING TITLE TO SAID ESTATE OR INTEREST IS VESTED IN:
A. REPORT NO. 5028739 APN: 329-220-013-6 VESTED IN DIAMOND JIM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
B. REPORT NO. 5028740, APN: 329-220-018-1 VESTED IN FRED B. REMUND AND BARBARA S. REMUND HUSBAND AND WIFE AS JOINT TENANTS (SUBJECT TO REPORT ITEM NO. 10, NOTED HEREON)
C. REPORT NO. 5028741, APN: 329-220-017-0 VESTED IN DALE W. MITCHELL AND RHONDA C. MITCHELL, HUSBAND AND WIFE AS JOINT TENANTS
2 PROJECT ADDRESS: MURRIETA, CALIFORNIA
3 PARCEL AREA:
PARCEL 1, APN 392-220-013-6 4.0 ACS
PARCEL 1, APN:392-220-017-0 5.0 ACS
PARCEL 1, APN:392-220-018-1 5.0 ACS
4 APN'S: 392-220-013-6, 392-220-017-0, 392-220-018-1
5 FLOOD ZONING: THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) HAS DETERMINE THAT SUBJECT SITE IS DEFINED AS ZONE "X", AREA OUTSIDE THE 100 YEAR FLOOD AND 500 YEAR FLOODPLAIN, IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NO. 060286, PANEL NO. C00196, EFFECTIVE DATE 08/28/2008.
6 CURRENT ZONING: INDUSTRIAL PARK (IP)
a. MINIMUM LOT SIZE = 20,000 S.F.
b. MAXIMUM BUILDING HEIGHT IS 35'
c. A MINIMUM OF 15% SHALL BE LANDSCAPED
d. STREET SETBACK SHALL BE A MINIMUM OF 25'
e. REAR AND SIDE YARD SETBACK SHALL BE A MINIMUM OF 15'
7 ON-SITE PARKING REQUIREMENTS (PER JURUPA VALLEY DESIGN GUIDELINES, ARTICLE X.IP. ZONE, SECTION 18.12)
a. 1 SPACE PER EVERY 250 S.F. OFFICE AREA PLUS ONE SPACE PER EVERY 500 S.F. OF WAREHOUSE AREA
8 PARKING PROVIDED HEREON
a. STANDARD STALLS: 110
b. HANDICAPPED STALLS: 2
c. TOTAL PARKING: 112

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. SNOW, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA HEREBY CERTIFY TO TRUE LIFE COMPANIES, LLC, DIAMOND JIM, LLC, FRED B. AND BARBARA S. REMUND, DALE W. AND RHONDA C. MITCHELL AND TO FIRST AMERICAN TITLE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, INCLUDES ITEMS 1 (MODIFIED), 2-4, 5, 6, 8, 11(a), 11(b), 13, 14, 15, 16-18, 20a OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITION UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE, AND THAT THIS MAP IS BASED ON ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION NOVEMBER 11, 2015. THIS ALTA SURVEY MAP AND DIMENSIONS SHOWN HEREON REFLECT A TRUE AND ACCURATE ANALYSIS OF SAID SURVEY. FURTHER I STATE THAT BUILDINGS, MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION THEREOF ARE CORRECTLY SHOWN.

THE RECORD INFORMATION ON WHICH THIS SURVEY IS BASED WAS PROVIDED BY A PRELIMINARY TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE COMPANY, REPORT NO'S OCS-5028739, 5028740, 5028741 ALL DATED OCTOBER 16, 2015.

WILLIAM E. SNOW
P.L.S.NO. 4725
REG. EXP.: 09/30/2017



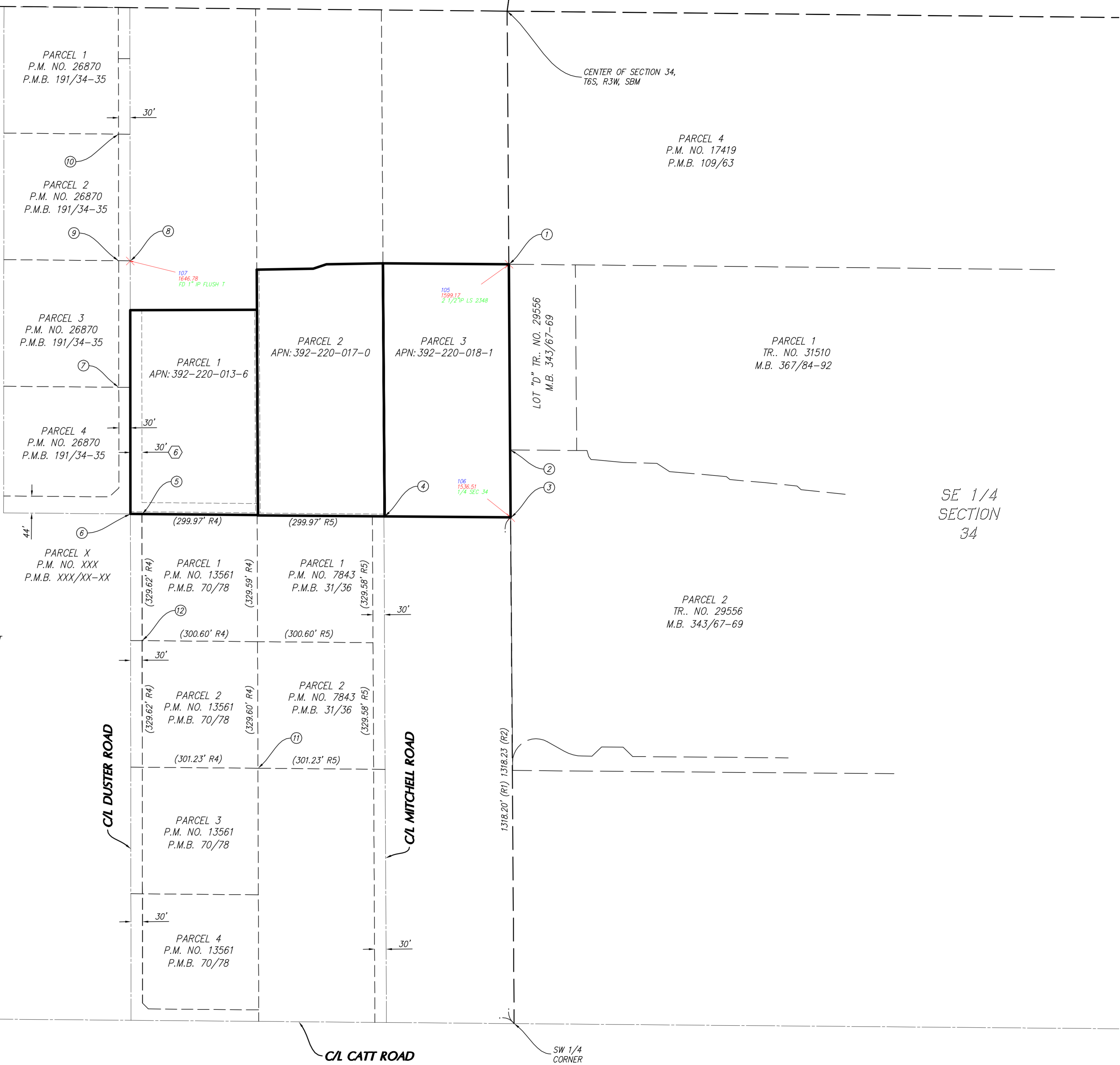
Table with columns: REVISIONS, BASIS OF BEARINGS, BENCHMARK, PREPARED FOR, PREPARED BY, ALTA SURVEY MAP. Includes details on bearings, benchmarks, and survey information.

REFERENCE MAP DATA

- (R1) RECORD DATA PER TR. NO. 29556, M.B. 343/67-69
- (R2) RECORD DATA PER P.M. NO. 9768, P.M.B. 71/27-29
- (R3) RECORD DATA PER P.M. NO. 17419, P.M.B. 109/63
- (R4) RECORD DATA PER P.M. NO. 13561, P.M.B. 70/78
- (R5) RECORD DATA PER P.M. NO. 7843, P.M.B. 31/36
- (R6) RECORD DATA PER P.M. NO. 26870, P.M.B. 191/34-35

MONUMENT NOTES

- ① FOUND 2 1/2" IP AND TAG STAMPED "LS 2348"; FLUSH; P.M. NO. 17419, P.M.B. 109/63 AND THE NORTHWEST CORNER TRACT NO. 29556, M.B. 343/67-69, ACCEPTED AS THE SOUTHWEST CORNER, W 1/2, N 1/2, NW 1/4, SE 1/4, SBM.
- ② FOUND 1" IP AND TAG STAMPED "LS 6645"; FLUSH; PER TRACT NO. 29556, ACCEPTED AS SOUTHWEST CORNER LOT "D"
- ③ FOUND 3" BRASS DISC STAMPED "N 1/2, S 1/2, E 1/2, E 1/2, SW 1/4, SEC 34, T6S, R3W, SBM"; FLUSH
- ④ FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS NORTHEAST CORNER P.M. 7843, P.M.B. 31/36
- ⑤ FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 0.5"; ACCEPTED AS NORTHWEST CORNER P.M. 7843, P.M.B. 31/36
- ⑥ FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 1.0"; P.M. 70/54, P.M. 70/78, P.M. 120/87-90 AND P.M. 191/34-35, ACCEPTED AS THE SOUTHWEST CORNER, N 1/2, W 1/2, E 1/2, SW 1/4 SECTION 34
- ⑦ FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; DOWN 0.5"; ACCEPTED AS NORTHEAST CORNER PARCEL 4, P.M. NO. 26870, P.M.B. 191/34-35
- ⑧ FOUND 1" IP AND TAG STAMPED "LS 6153"; FLUSH; ACCEPTED AS EASTERLY PROD OF PARCELS 2 AND 3 AT CENTERLINE OF DUSTER ROAD, PER P.M. NO. 26870, P.M.B. 191/34-35
- ⑨ FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 3, P.M. NO. 26870, P.M.B. 191/34-35
- ⑩ FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 2, P.M. NO. 26870, P.M.B. 191/34-35
- ⑪ FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 3, P.M. NO. 7843, P.M.B. 31/36
- ⑫ FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 1, P.M. NO. 7843, P.M.B. 31/36



SW 1/4 SECTION 34

SE 1/4 SECTION 34



SCALE: 1"=150'

REVISIONS				BASIS OF BEARINGS		BENCHMARK		PREPARED FOR		PREPARED BY		BOUNDARY LAYOUT	
REV.	DESCRIPTION	BY	DATE	THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON		CITY OF MURRIETA BENCHMARK NO. 5		TRUE LIFE COMPANIES, LLC 23 CORPORATE PLAZA, SUITE 150 NEWPORT BEACH, CA 92660 (T) XXX-XXX-XXXX		OSBORN ENGINEERING LAND PLANNING SURVEYING		357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380	
						FOUND BRASS DISC IN CONCRETE POST 1 FOOT SOUTH OF MARKER POST AND 2 FEET WEST OF RIGHT OF WAY FENCE				Engineering, Inc.		XXX MURRIETA, CALIFORNIA	
						ELEVATION = 1356.759 (NGVD '29)						JN: 327.480 DATE: NOVEMBER 21, 2015 SCALE: 1"=150' SHEET 2 OF 3	

PARCEL 4
P.M. NO. 17419
P.M.B. 109/63

PARCEL 2
P.M. NO. 26870
P.M.B. 191/34-35

PARCEL 3
P.M. NO. 26870
P.M.B. 191/34-35

PARCEL 4
P.M. NO. 26870
P.M.B. 191/34-35

PARCEL 1
APN: 392-220013-6
AREA: 4.0 AC.

PARCEL 1
APN: 392-220-017-0
AREA: 5.0 AC.

PARCEL 1
APN: 392-220-018-1
AREA: 5.0 AC.

LOT 7th TR. NO. 29556
M.B. 343/67-69

PARCEL 2
TR. NO. 29556
M.B. 343/67-69

PARCEL 1
P.M. NO. 13561
P.M.B. 70/78

PARCEL 1
P.M. NO. 7843
P.M.B. 31/36

CL MITCHELL ROAD

CL DUSTER ROAD



SCALE: 1"=50'



REVISIONS

REV.	DESCRIPTION	BY	DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON

BENCHMARK

CITY OF MURRETA BENCHMARK NO. 5
FOUND BRASS DISC IN CONCRETE POST 1 FOOT SOUTH OF MARKER POST
AND 2 FEET WEST OF RIGHT OF WAY FENCE
ELEVATION = 1356.759 (NGVD '29)

PREPARED FOR

TRUE LIFE COMPANIES, LLC
23 CORPORATE PLAZA, SUITE 150
NEWPORT BEACH, CA 92660
(T) XXX-XXX-XXXX

PREPARED BY

OSBORN ENGINEERING
KA LAND PLANNING
FALLATA SURVEYING
Engineering, Inc.
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

ALTA SURVEY MAP

XXX
MURRIETA, CALIFORNIA

PRELIMINARY TITLE REPORT NO. OSA-5028739

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- 3 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 20, 1897 IN BOOK 1 OF PATENTS, PAGE 44. (LOCATION INDETERMINATE FROM RECORDS)
- 4 AN EASEMENT FOR ROAD AND PUBLIC UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 28, 1962 AS BOOK 3087, PAGE 282 OF O.R.
- 5 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON AND CALIFORNIA WATER AND TELEPHONE COMPANY FOR UNDERGROUND TELEPHONE, TELEGRAPH, COMMUNICATIONS AND ELECTRIC LINES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 23, 1964 IN BOOK 3935, PAGE 153 OF O.R. (PLOTTED HEREON)
- 6 A DEED OF TRUST TO SECURE RECORDED NOVEMBER 29, 2010 AS INSTRUMENT NO. 2010-0568158 OF O.R.
- 7 A DEED OF TRUST RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0411572 OF O.R.. A MODIFICATION TO SAID DOCUMENT WAS RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0411573 OF O.R.
- 8 A DEED OF TRUST RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0411574 OF O.R.. A MODIFICATION TO SAID DOCUMENT WAS RECORDED SEPTEMBER 16, 2015 AS INSTRUMENT NO. 2015-0411575 OF O.R.
- 9 ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCELS 2 AND 3 HEREIN DESCRIBED.
- 10 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- 11 RIGHTS OF PARTIES IN POSSESSION.
- 12 TITLE COMPANY REQUIREMENTS RELATING TO DIAMOND JIM, LLC.

LEGAL DESCRIPTION

PARCEL 1:
THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE NORTHERLY 6 ACRES.

PARCEL 2:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND ROAD PURPOSES, DESCRIBED AS FOLLOWS: THE EASTERLY 30 FEET OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, THE WEST 30 FEET AND THE SOUTH 30 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTH 30 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 3:
AN EASEMENT, 20 FEET IN WIDTH, FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 34, 20 FEET, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID SECTION 3, 20 FEET, THENCE EASTERLY, PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 3, TO A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED SEPTEMBER 15, 1952 IN BOOK 1400, PAGE 40 OF OFFICIAL RECORDS, THENCE NORTHERLY ALONG SAID PARCEL CONVEYED TO THE STATE OF CALIFORNIA TO A POINT ON THE NORTH LINE OF SAID SECTION 3, THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 3 TO THE POINT OF BEGINNING.

APN: 392-220-013-6

NOTE

SEE SHEET 2 FOR BOUNDARY LAYOUT
SEE SHEET 3 FOR ALTA SURVEY

PRELIMINARY TITLE REPORT OSA-5028740

THE FOLLOWING EASEMENT, STATEMENTS AND MATTERS AS DISCLOSED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. OSA 5028740, DATED OCTOBER 16, 2015.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP

- 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016.
- 2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- 3 THE LIEN OF SPECIAL TAX FOR THE EMWD
- 4 A RESOLUTION ESTABLISHING WATERSHED BENEFIT AREAS RECORDED JUNE 10, 1991 AS INSTRUMENT NOS. 193749, 193750 AND 193751 OF O.R.
- 5 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 6 A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED APRIL 20, 1897 IN BOOK 2, PAGE 44 OF O.R. (LOCATION INDETERMINATE FROM RECORDS)
- 7 AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PHONE, POWER, UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1964 AS INSTRUMENT NO. 64-116989 OF O.R. (PLOTTED HEREON)
- 8 A DEED OF TRUST RECORDED JULY 1, 2003 AS INSTRUMENT NO. 03-487464 OF O.R.. A MODIFICATION TO SAID DOCUMENT WAS RECORDED JANUARY 11, 2005 AS INSTRUMENT NO. 05-24959 OF O.R.
- 9 A DEED OF TRUST RECORDED OCTOBER 13, 2004 AS INSTRUMENT NO. 04-808539 OF O.R. TRUSTOR: FRED B. REMUND AND BARBARA S. REMUND TRUSTEE: TICOR TITLE NLS BENEFICIARY: WASHINGTON MUTUAL BANK F.A. DOCUMENT(S) A MODIFICATION TO SAID DOCUMENT RECORDED JANUARY 12, 2006 AS INSTRUMENT NO. 06-27364 OF O.R.
- 10 THE EFFECT OF A DEED EXECUTED BY BARBARA S. REMUND AND FRED B. REMUND, WIFE AND HUSBAND (IN ACCORDANCE WITH THE NOTED PRELIMINARY TITLE REPORT THE ABOVE REFERENCED DOCUMENT WAS RECORDED WITH AN ERRONEOUS LEGAL DESCRIPTION AND WILL HAVE TO BE RE-RECORDED IN ORDER TO SHOW THE EFFECT OF THE TRANSFER INTO SAID TRACT.)
- 11 LACK OF ACTUAL VEHICULAR OR ACTUAL PEDESTRIAN ACCESS, OR BOTH, TO AND FROM THE LAND, WHETHER OR NOT BASED UPON A LEGAL RIGHT.
- 12 RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND, LYING WITHIN ANY LAWFUL ESTABLISHED STREETS, ROADS OR HIGHWAYS.
- 13 RIGHTS OF PARTIES IN POSSESSION.

PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:

STATEMENTS OF INFORMATION FROM ALL PARTIES TO THE TRANSACTION.

TITLE COMPANY SPECIFICS WITH RESPECT TO THE FRED BEN REMUND AND BARBARA SUSAN REMUND FAMILY TRUST

LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTH HALF OF THE EAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL OIL AND MINERAL RIGHTS AS RESERVED IN DEED FROM JENNIE CASEY TO PAUL CASEY RECORDED JANUARY 17, 1936 IN BOOK 263 PAGE 317 OF O.R.

APN: 392-220-018-1

REFERENCE MAP DATA

- (R1) RECORD DATA PER TR. NO. 29556, M.B. 343/67-69
- (R2) RECORD DATA PER P.M. NO. 9768, P.M.B. 71/27-29
- (R3) RECORD DATA PER P.M. NO. 17419, P.M.B. 109/63
- (R4) RECORD DATA PER P.M. NO. 13561, P.M.B. 70/78
- (R5) RECORD DATA PER P.M. NO. 7843, P.M.B. 31/36
- (R6) RECORD DATA PER P.M. NO. 26870, P.M.B. 191/34-35

PRELIMINARY TITLE REPORT NO. OSA-5028741

THE FOLLOWING EASEMENT, STATEMENTS AND MATTERS AS DISCLOSED IN PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, REPORT NO. OSA-5028741, DATED OCTOBER 16, 2015.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP

- 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016.
- 2 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY
- 3 AN EASEMENT IN FAVOR OF THE PUBLIC OVER ANY PORTION OF THE HEREIN DESCRIBED PROPERTY INCLUDED WITHIN PUBLIC ROADS.
- 4 AN EASEMENT TO RIVERSIDE LAND AND IRRIGATION COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE, AS SET OUT IN DEED RECORDED MAY 8, 1891 IN BOOK 2 PAGE 44 OF PATENTS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (LOCATION INDETERMINATE FROM RECORDS)
- 5 AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1964 AS INSTRUMENT NO. 37076 OF O.R. (LOCATION INDETERMINATE FROM RECORDS)
- 6 AN EASEMENT TO CALIFORNIA WATER AND TELEPHONE COMPANY FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 25, 1964 AS INSTRUMENT NO. 116964 OF O.R. (PLOTTED HEREON)
- 7 A DEED OF TRUST, RECORDED FEBRUARY 2, 2005 AS INSTRUMENT NO. 2005-0094220 OF O.R.. DA MODIFICATION TO SAID DOCUMENT WAS RECORDED MARCH 13, 2006 AS INSTRUMENT NO. 2006-0178914 OF O.R.
- 8 A DEED OF TRUST, RECORDED MARCH 14, 2006 AS INSTRUMENT NO. 2006-0181092 OF O.R.
- 9 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 10 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

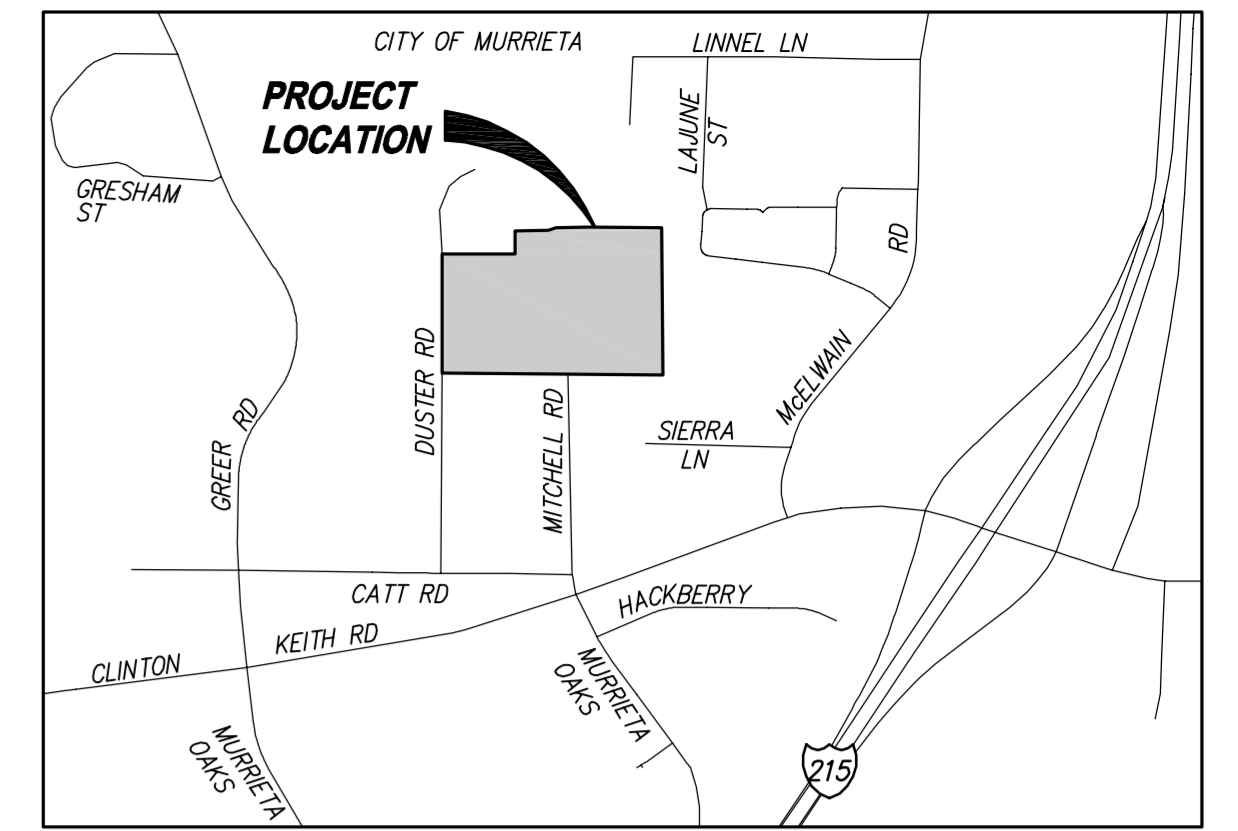
LEGAL DESCRIPTION

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 34, AS SHOWN BY PARCEL MAP 19249 ON FILE IN PARCEL MAP BOOK 120 PAGE 87-90 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE NORTH 89° 32' 48" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 654.88 FEET, TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00° 15' 23" EAST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 678.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00° 15' 23" EAST, 639.84 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89° 33' 57" EAST, ALONG THE SOUTH LINE OF SAID WEST HALF 329.97 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 00° 21' 59" WEST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 659.16 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE SOUTH 89° 01' 12" WEST, 147.00 FEET; THENCE SOUTH 71° 08' 35" WEST, 36.44 FEET; THENCE SOUTH 89° 01' 12" WEST, 147.17 FEET TO THE TRUE POINT OF BEGINNING.

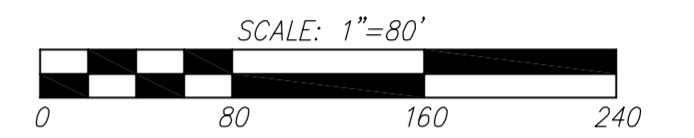
APN: 392-220-017-0
APN: 392-220-018-1

MONUMENT NOTES

- 1 FOUND 2 1/2" IP AND TAG STAMPED "LS 2348"; FLUSH; P.M. NO. 17419, P.M.B. 109/63 AND THE NORTHWEST CORNER TRACT NO. 29556, M.B. 343/67-69, ACCEPTED AS THE SOUTHWEST CORNER, W 1/2, N 1/2, NW 1/4, SE 1/4, SBM.
- 2 FOUND 1" IP AND TAG STAMPED "LS 6645"; FLUSH; PER TRACT NO. 29556, ACCEPTED AS SOUTHWEST CORNER LOT "D"
- 3 FOUND 3" BRASS DISC STAMPED "N 1/2, S 1/2, E 1/2, E 1/2, SW 1/4, SEC 34, T6S, R3W, SBM"; FLUSH
- 4 FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS NORTHEAST CORNER P.M. 7843, P.M.B. 31/36
- 5 FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 0.5"; ACCEPTED AS NORTHWEST CORNER P.M. 7843, P.M.B. 31/36
- 6 FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 1.0"; P.M. 70/54, P.M. 70/78, P.M. 120/87-90 AND P.M. 191/34-35, ACCEPTED AS THE SOUTHWEST CORNER, N 1/2, W 1/2, W 1/2, E 1/2, SW 1/4 SECTION 34
- 7 FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; DOWN 0.5"; ACCEPTED AS NORTHEAST CORNER PARCEL 4, P.M. NO. 26870, P.M.B. 191/34-35
- 8 FOUND 1" IP AND TAG STAMPED "LS 6153"; FLUSH; ACCEPTED AS EASTERLY PROD OF PARCELS 2 AND 3 AT CENTERLINE OF DUSTER ROAD, PER P.M. NO. 26870, P.M.B. 191/34-35
- 9 FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 3, P.M. NO. 26870, P.M.B. 191/34-35
- 10 FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 2, P.M. NO. 26870, P.M.B. 191/34-35
- 11 FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 3, P.M. NO. 7843, P.M.B. 31/36
- 12 FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 1, P.M. NO. 7843, P.M.B. 31/36



VICINITY MAP
N.T.S.



SURVEYOR'S NOTES

1. VESTING TITLE TO SAID ESTATE OR INTEREST IS VESTED IN:
 - A. REPORT NO. 5028739 APN: 329-220-013-6 VESTED IN DIAMOND JIM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
 - B. REPORT NO. 5028740, APN: 329-220-018-1 VESTED IN FRED B. REMUND AND BARBARA S. REMUND HUSBAND AND WIFE AS JOINT TENANTS (SUBJECT TO REPORT ITEM NO. 10, NOTED HEREON)
 - C. REPORT NO. 5028741, APN: 329-220-017-0 VESTED IN DALE W. MITCHELL AND RHONDA C. MITCHELL, HUSBAND AND WIFE AS JOINT TENANTS
2. PROJECT ADDRESS: MURRIETA, CALIFORNIA
3. PARCEL AREA:
 - PARCEL 1, APN 392-220-013-6 4.0 ACS
 - PARCEL 1, APN:392-220-017-0 5.0 ACS
 - PARCEL 1, APN:392-220-018-1 5.0 ACS
4. APN'S: 392-220-013-6, 392-220-017-0, 392-220-018-1
5. FLOOD ZONING: THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) HAS DETERMINE THAT SUBJECT SITE IS DEFINED AS ZONE "X", AREA OUTSIDE THE 100 YEAR FLOOD AND 500 YEAR FLOODPLAIN, IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP (F.I.R.M.) COMMUNITY MAP NO. 060286, PANEL NO. C00196, EFFECTIVE DATE 08/28/2008.
6. CURRENT ZONING: INDUSTRIAL PARK (IP)
 - a. MINIMUM LOT SIZE = 20,000 S.F.
 - b. MAXIMUM BUILDING HEIGHT IS 35'
 - c. A MINIMUM OF 15% SHALL BE LANDSCAPED
 - d. STREET SETBACK SHALL BE A MINIMUM OF 25'
 - e. REAR AND SIDE YARD SETBACK SHALL BE A MINIMUM OF 15'
7. ON-SITE PARKING REQUIREMENTS (PER JURUPA VALLEY DESIGN GUIDELINES, ARTICLE X.II, SECTION 18.12)
 - a. 1 SPACE PER EVERY 250 S.F. OFFICE AREA PLUS ONE SPACE PER EVERY 500 S.F. OF WAREHOUSE AREA
8. PARKING PROVIDED HEREON
 - a. STANDARD STALLS: 110
 - b. HANDICAPPED STALLS: 2
 - c. TOTAL PARKING: 112

SURVEYOR'S CERTIFICATE:

I, WILLIAM E. SNOW, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA HEREBY CERTIFY TO TRUE LIFE COMPANIES, LLC, DIAMOND JIM, LLC, FRED B. AND BARBARA S. REMUND, DALE W. AND RHONDA C. MITCHELL AND TO FIRST AMERICAN TITLE COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, INCLUDES ITEMS 1 (MODIFIED), 2-4, 5, 6, 8, 11(a), 11(b), 13, 14, 15, 16-18, 20a OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITION UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE, AND THAT THIS MAP IS BASED ON ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION NOVEMBER 11, 2015. THIS ALTA SURVEY MAP AND DIMENSIONS SHOWN HEREON REFLECT A TRUE AND ACCURATE ANALYSIS OF SAID SURVEY. FURTHER I STATE THAT BUILDINGS, MONUMENTS AND IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION THEREOF ARE CORRECTLY SHOWN.

THE RECORD INFORMATION ON WHICH THIS SURVEY IS BASED WAS PROVIDED BY A PRELIMINARY TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE COMPANY, REPORT NO'S OCS-5028739, 5028740, 5028741 ALL DATED OCTOBER 16, 2015.

WILLIAM E. SNOW
P.L.S.NO. 4725
REG. EXP.: 09/30/2017



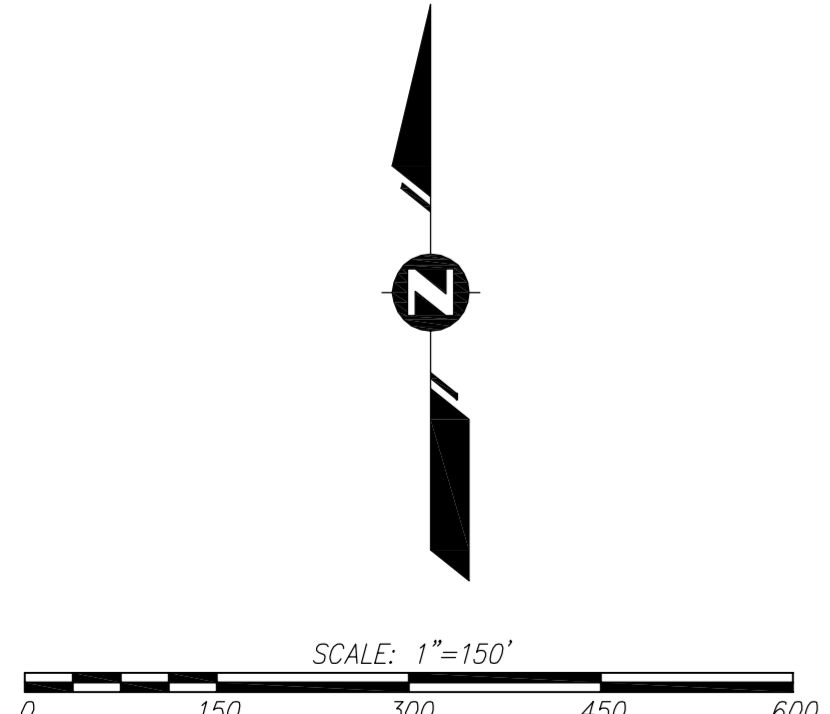
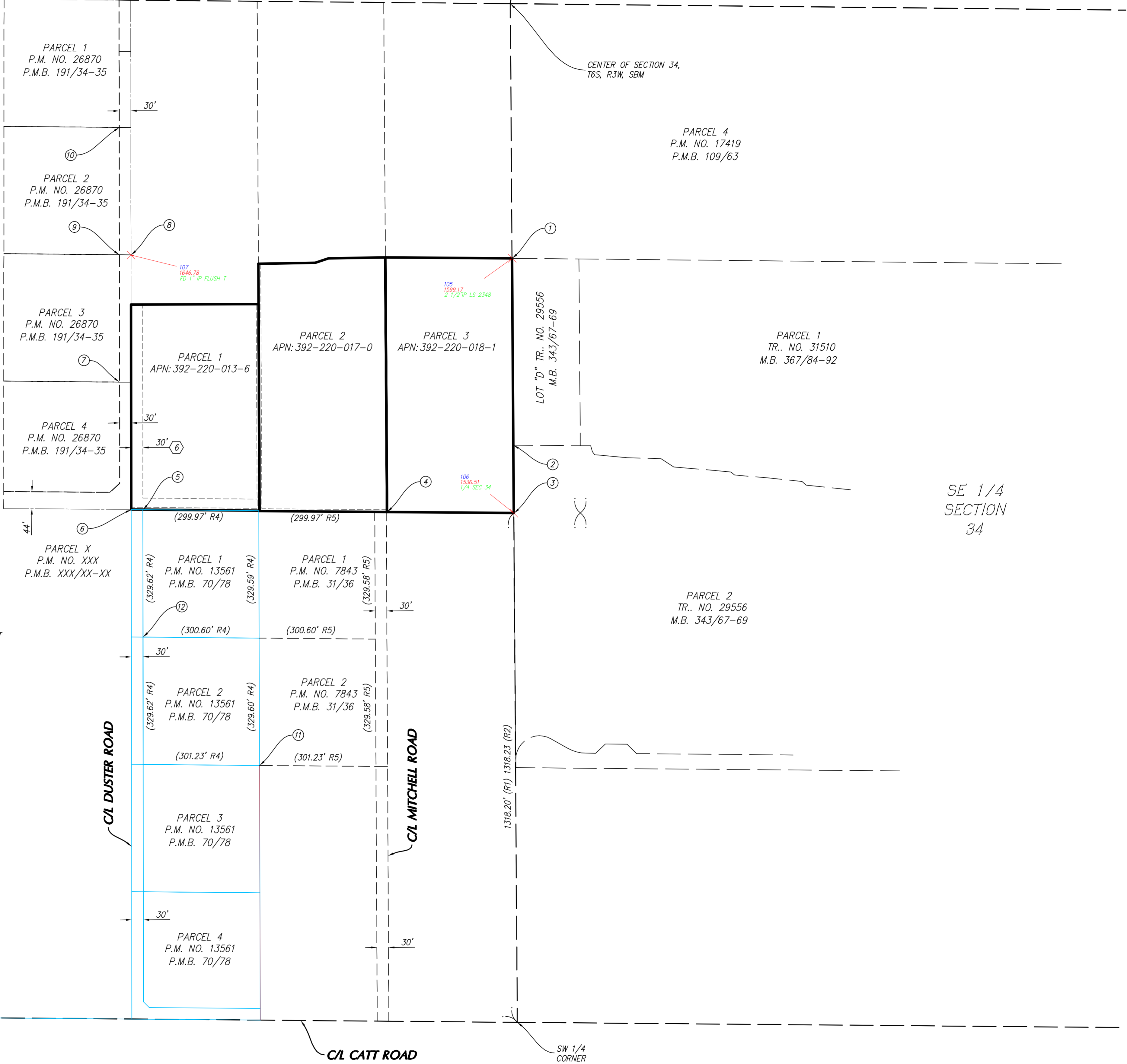
REVISIONS				BASIS OF BEARINGS		BENCHMARK		PREPARED FOR		PREPARED BY		ALTA SURVEY MAP						
REV.	DESCRIPTION	BY	DATE	THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON		CITY OF MURRETA BENCHMARK NO. 5		TRUE LIFE COMPANIES, LLC 23 CORPORATE PLAZA, SUITE 150 NEWPORT BEACH, CA 92660 (T) XXX-XXX-XXXX		OSBORN ENGINEERING LAND PLANNING SURVEYING Engineering, Inc.		357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380						
						FOUND BRASS DISC IN CONCRETE POST 1 FOOT SOUTH OF MARKER POST AND 2 FEET WEST OF RIGHT OF WAY FENCE		ELEVATION = 1356.759 (NAVD '29)				XXX MURRIETA, CALIFORNIA						
											JN: 327.480		DATE: NOVEMBER 21, 2015		SCALE: N/A		SHEET 1 OF 3	

REFERENCE MAP DATA

- (R1) RECORD DATA PER TR. NO. 29556, M.B. 343/67-69
- (R2) RECORD DATA PER P.M. NO. 9768, P.M.B. 71/27-29
- (R3) RECORD DATA PER P.M. NO. 17419, P.M.B. 109/63
- (R4) RECORD DATA PER P.M. NO. 13561, P.M.B. 70/78
- (R5) RECORD DATA PER P.M. NO. 7843, P.M.B. 31/36
- (R6) RECORD DATA PER P.M. NO. 26870, P.M.B. 191/34-35

MONUMENT NOTES

- ① FOUND 2 1/2" IP AND TAG STAMPED "LS 2348"; FLUSH; P.M. NO. 17419, P.M.B. 109/63 AND THE NORTHWEST CORNER TRACT NO. 29556, M.B. 343/67-69, ACCEPTED AS THE SOUTHWEST CORNER, W 1/2, N 1/2, NW 1/4, SE 1/4, SBM.
- ② FOUND 1" IP AND TAG STAMPED "LS 6645"; FLUSH; PER TRACT NO. 29556, ACCEPTED AS SOUTHWEST CORNER LOT "D"
- ③ FOUND 3" BRASS DISC STAMPED "N 1/2, S 1/2, E 1/2, W 1/2, SW 1/4, SEC 34, T6S, R3W, SBM"; FLUSH
- ④ FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS NORTHEAST CORNER P.M. 7843, P.M.B. 31/36
- ⑤ FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 0.5"; ACCEPTED AS NORTHWEST CORNER P.M. 7843, P.M.B. 31/36
- ⑥ FOUND 1" IP AND TAG STAMPED "LS 3962"; DOWN 1.0"; P.M. 70/54, P.M. 70/78, P.M. 120/87-90 AND P.M. 191/34-35, ACCEPTED AS THE SOUTHWEST CORNER, N 1/2, W 1/2, E 1/2, SW 1/4 SECTION 34
- ⑦ FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; DOWN 0.5"; ACCEPTED AS NORTHEAST CORNER PARCEL 4, P.M. NO. 26870, P.M.B. 191/34-35
- ⑧ FOUND 1" IP AND TAG STAMPED "LS 6153"; FLUSH; ACCEPTED AS EASTERLY PROD OF PARCELS 2 AND 3 AT CENTERLINE OF DUSTER ROAD, PER P.M. NO. 26870, P.M.B. 191/34-35
- ⑨ FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 3, P.M. NO. 26870, P.M.B. 191/34-35
- ⑩ FOUND 1" IP AND PLASTIC PLUG STAMPED "LS 6153"; FLUSH; ACCEPTED AS NORTHEAST CORNER PARCEL 2, P.M. NO. 26870, P.M.B. 191/34-35
- ⑪ FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 3, P.M. NO. 7843, P.M.B. 31/36
- ⑫ FOUND 1" IP AND TAG STAMPED "LS 3962"; FLUSH; ACCEPTED AS SOUTHWEST CORNER PARCEL 1, P.M. NO. 7843, P.M.B. 31/36



REVISIONS				BASIS OF BEARINGS		BENCHMARK		PREPARED FOR		PREPARED BY		BOUNDARY LAYOUT	
REV.	DESCRIPTION	BY	DATE	THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON		CITY OF MURRIETA BENCHMARK NO. 5		TRUE LIFE COMPANIES, LLC 23 CORPORATE PLAZA, SUITE 150 NEWPORT BEACH, CA 92660 (T) XXX-XXX-XXXX		OSBORN ENGINEERING LAND PLANNING SURVEYING		357 N. SHERIDAN STREET SUITE 117 CORONA, CALIFORNIA 92880 TEL. (951) 279-1800 FAX (951) 279-4380	
						FOUND BRASS DISC IN CONCRETE POST 1 FOOT SOUTH OF MARKER POST AND 2 FEET WEST OF RIGHT OF WAY FENCE				Engineering, Inc.		XXX MURRIETA, CALIFORNIA	
						ELEVATION = 1356.759 (NAVD '29)						JN: 327.480 DATE: NOVEMBER 21, 2015 SCALE: 1"=150' SHEET 2 OF 3	

PARCEL 2
P.M. NO. 26870
P.M.B. 191/34-35

PARCEL 4
P.M. NO. 17419
P.M.B. 109/63

PARCEL 3
P.M. NO. 26870
P.M.B. 191/34-35

PARCEL 4
P.M. NO. 26870
P.M.B. 191/34-35

PARCEL 1
APN: 392-220013-6

PARCEL 1
APN: 392-220-017-0

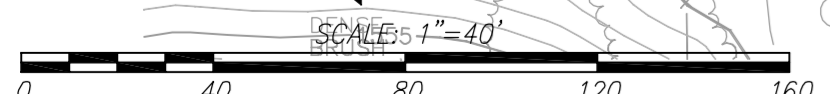
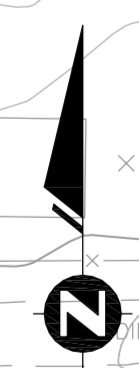
PARCEL 1
APN: 392-220-018-1

PARCEL 2
TR. NO. 29556
M.B. 343/67-69

PARCEL 1
P.M. NO. 13561
P.M.B. 70/78

PARCEL 1
P.M. NO. 7843
P.M.B. 31/36

AT-103
1535.91



REVISIONS

REV.	DESCRIPTION	BY	DATE

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON

BENCHMARK

CITY OF MURRETA BENCHMARK NO. 5
FOUND BRASS DISC IN CONCRETE POST 1 FOOT SOUTH OF MARKER POST
AND 2 FEET WEST OF RIGHT OF WAY FENCE
ELEVATION = 1356.759 (NAVD '29)

PREPARED FOR

TRUE LIFE COMPANIES, LLC
23 CORPORATE PLAZA, SUITE 150
NEWPORT BEACH, CA 92660
(T) XXX-XXX-XXXX

PREPARED BY

OSBORN ENGINEERING
KA LAND PLANNING
FALLATH SURVEYING
Engineering, Inc.
357 N. SHERIDAN STREET
SUITE 117
CORONA, CALIFORNIA 92880
TEL. (951) 279-1800
FAX (951) 279-4380

ALTA SURVEY MAP

XXX
MURRIETA, CALIFORNIA