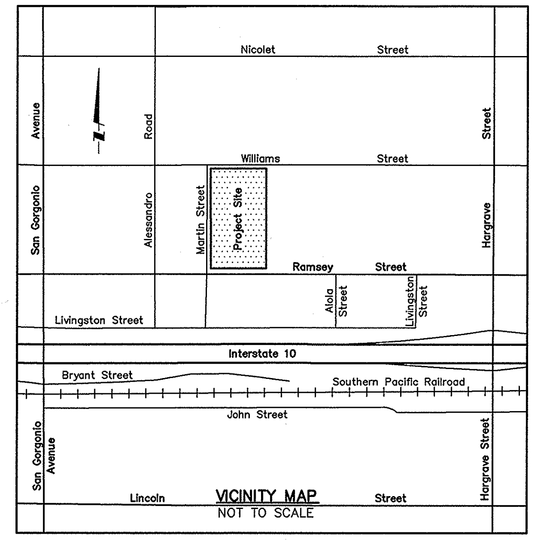
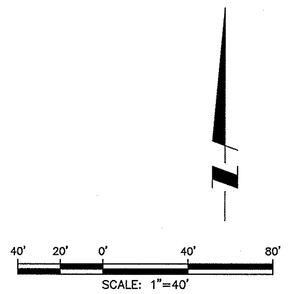
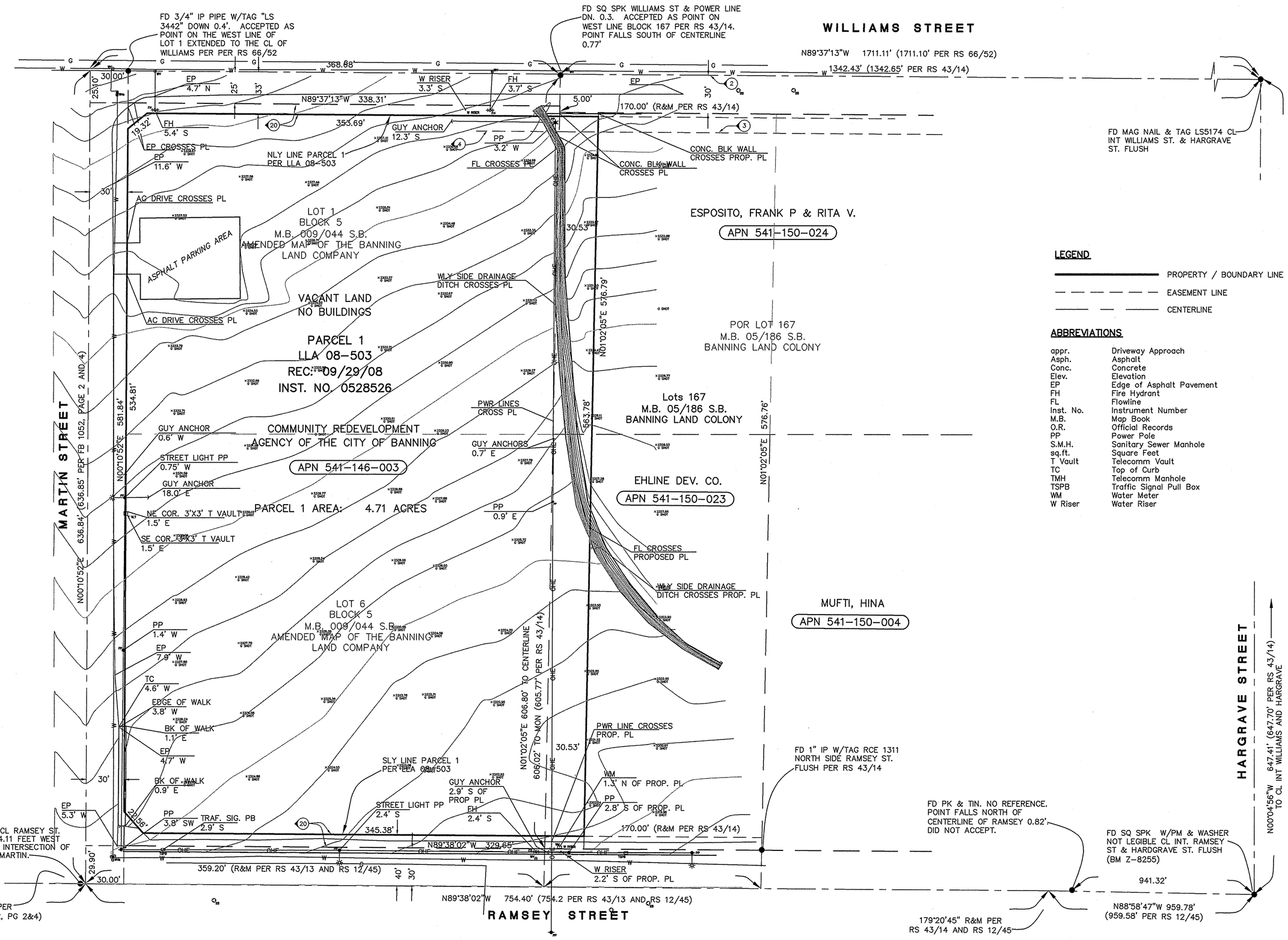
ALTA / ACSM SURVEY
AOC- MID COUNTY RIVERSIDE COURTHOUSE



VICINITY MAP
NOT TO SCALE





SURVEYOR'S CERTIFICATE

TO: COMMUNITY REDEVELOPEMENT AGENCY OF THE CITY OF BANNING, A PUBLIC BODY CORPORATE POLITIC.
CHICAGO TITLE COMPANY

1. THIS IS TO CERTIFY (AS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA) THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 4, 8, 10, 11(A), 13, AND 14 OF TABLE A THEREOF, AS QUALIFIED OR LIMITED BY COMMENTS ON THIS MAP. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR LICENSED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Paul A. Perea DEC. 3, 2008
Paul A. Perea LS 6199 Date
Expires 03/31/2010
PSOMAS

Note: Section 8770.6 of the California Business and Professions Code states that the use of the word certify or certification by a licensed land surveyor in the practice of land surveying or the preparation of maps, plats, reports, descriptions or other surveying documents only constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

SURVEYOR'S NOTES

--●-- INDICATES FOUND MONUMENT AS NOTED.

( ) INDICATES RECORD DATA AS NOTED

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES

1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
2. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.
3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGES CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY.

LEGAL DESCRIPTION

APN 541-146-003, 541-150-023, 024
PARCEL 1

LOTS 1 AND 6 IN BLOCK 5 OF AMENDED MAP OF BANNING LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 9, PAGE 44 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

INCLUDING, THE WESTERLY 30.53 FEET OF LOT 167 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3, PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND A COPY THEREOF ON FILE IN BOOK 5, PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THOSE PORTION THEREOF INCLUDED IN MARTIN STREET ON THE WEST, RAMSEY STREET ON THE SOUTH, AND WILLIAM STREET ON THE NORTH, AS SET FORTH IN THE LOT LINE ADJUSTMENT RECORDED SEPTEMBER 29, 2008 AS INSTRUMENTNO. 2008-528526, OFFICIAL RECORDS.

COMMENTS

BOUNDARY LINES . . . . BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION . . . FROM INFORMATION SUPPLIED BY CLIENT, BEING FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITTLE REPORT ORDER, NO. 71016916-X14, DATED NOVEMBER 3, 2008.

EASEMENTS . . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS. WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

BASIS OF BEARINGS . . . THE BASIS OF BEARINGS FOR THIS PROJECT SITE IS THE CALIFORNIA COORDINATE SYSTEM, NAD 1983, ZONE 6, EPOCH 2002.00 AS DETERMINED LOCALLY BY CORS STATION "BILL LAKE SKINNER CORS ARP (PID AF9686) AND STATION "POTRERORKCS2004 COORS ARP (PID DG9740), THE AVERAGE CONVERGENCE ANGLE FOR THIS PROJECT SITE IS -00°20'31"

DISTANCES SHOWN HEREON ARE GROUND

AREA . . . . . BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS

PARCEL 1 AREA: 4.71 ACRES

TOPOGRAPHIC SURVEY . . THIS SURVEY WAS PREPARED FROM CONVENTIONAL SURVEY METHODS. THE FIELD SURVEY WAS PERFORMED ON SEPTEMBER 16, 2008.]

TITLE REPORT . . . . . CHICAGO TITLE COMPANY, TITLE REPORT NO. 80703672, DATED ~~AUGUST 4, 2008~~ NOVEMBER 3, 2008

◯ INDICATES PLOTTABLE TITLE REPORT EXCEPTION NUMBER
◯ INDICATES NON-PLOTTABLE TITLE REPORT EXCEPTION NUMBER

EFFECT OF . . . . . TAXES AND ASSESSMENTS
(A)(B)(C)(D)(E)(F)

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

COMMENTS. cont

EFFECT OF . . . . . AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: POLE LINES, CONDUITS AND PIPE LINES
RECORDED: AUGUST 27, 1919 IN BOOK 508 PAGE 246 OF DEEDS
(2)

EFFECT OF . . . . . AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY
PURPOSE: POLE LINES, CONDUITS
RECORDED: DECEMBER 27, 1934 IN BOOK 209 PAGE 537, OFFICIAL RECORDS
(3)

EFFECT OF . . . . . AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. (NO REPRESENTATION IS MADE AS TO THE PRESENT OWNERSHIP OF SAID EASEMENT)
IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: FEBRUARY 6, 1935 IN BOOK 217 PAGE 115 OF OFFICIAL RECORDS
(4)

EFFECT OF . . . . . THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 43 PAGE 14 OF RECORD OF SURVEYS.
(5)

EFFECT OF . . . . . THE FACT THAT SAID LAND IS INCLUDED WITHIN THE BANNING REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.
RECORDED: MARCH 5, 2002 AS INSTRUMENT NO. 2002-114161, OF OFFICIAL RECORDS
(6)

COMMENTS. cont

EFFECT OF . . . . . THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CITY OF BANNING REDEVELOPMENT PROJECT AREA, AND THAT PROCEEDINGS FOR REDEVELOPMENT HAVE BEEN INSTITUTED.
RECORDED: JANUARY 28, 2008 AS INSTRUMENT NO. 2008-0041511, OF OFFICIAL RECORDS
(18)

EFFECT OF . . . . . ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS DISCLOSED BY SURVEY, JOB NO. (NOT SHOWN), DATED JUNE 13, 2008 PREPARED BY HP ENGINEERING:
AN EXISTING CONCRETE CHANNEL IS LOCATED ON PARCEL B AND THE NORTHEASTERLY PORTION OF PARCEL A SHOWN ON THE SURVEY.
THERE IS A PARKING AREA SHOWN IN THE NORTHWESTERLY PORTION OF THE LAND DESCRIBED AS PARCEL A ON THE SURVEY.
THE SURVEY DOES NOT REFERENCE OUR TITLE REPORT AND IS NOT SIGNED.
(19)

EFECT OF . . . . . AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR ROAD PURPOSES.
RECORDED: OCTOBER 29, 2008 AS INSTRUMENT NO. 2008-0576688, OF OFFICIAL RECORDS
SAID OFFER WAS ACCEPTED FOR PUBLIC USE BY A RESOLUTION.
EXECUTED BY: CITY OF BANNING
RECORDED: OCTOBER 29, 2008 AS INSTRUMENT NO. 2008-0576688, OF OFFICIAL RECORDS
(20)

COMMENTS. cont

EFFECT OF . . . . . ANY CLAIM, WHICH ARISES OUT OF THE TRANSACTION VESTING IN THE INSURED THE ESTATE OR INTEREST INSURED BY THIS POLICY, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY, OR SIMILAR CREDITORS' RIGHTS LAWS, THAT IS BASED ON:
THE TRANSACTION CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY BEING DEEMED A FRAUDULENT CONVEYANCE OR FRAUDULENT TRANSFER; OR
THE TRANSACTION CREATING THE ESTATE OR INTEREST INSURED BY THIS POLICY BEING DEEMED A PREFERENTIAL TRANSFER EXCEPT WHERE THE PREFERENTIAL TRANSFER RESULTS FROM THE FAILURE:
TO TIMELY RECORD THE INSTRUMENT OF TRANSFER; OR OF SUCH RECORDATION TO IMPART NOTICE TO A PURCHASER FOR VALUE OR A JUDGMENT OR LIEN CREDITOR.
(23)

EFFECT OF . . . . . ANY CLAIM, WHICH ARISES OUT OF THE TRANSACTION CREATING THE INTEREST OF THE MORTGAGEE INSURED BY THIS POLICY, BY REASON OF THE OPERATION OF FEDERAL BANKRUPTCY, STATE INSOLVENCY, OR SIMILAR CREDITORS' RIGHTS LAWS, THAT IS BASED ON:
THE TRANSACTION CREATING THE INTEREST OF THE INSURED MORTGAGEE BEING DEEMED A FRAUDULENT CONVEYANCE OR FRAUDULENT TRANSFER; OR
THE SUBORDINATION OF THE INTEREST OF THE INSURED MORTGAGEE AS A RESULT OF THE APPLICATION OF THE DOCTRINE OF EQUITABLE SUBORDINATION; OR
THE TRANSACTION CREATING THE INTEREST OF THE INSURED MORTGAGEE BEING DEEMED A PREFERENTIAL TRANSFER EXCEPT WHERE THE PREFERENTIAL TRANSFER RESULTS FROM THE FAILURE:
TO TIMELY RECORD THE INSTRUMENT OF TRANSFER; OR OF SUCH RECORDATION TO IMPART NOTICE TO A PURCHASER FOR VALUE OR A JUDGMENT OR LIEN CREDITOR.
(22)

LEGEND

PROPERTY / BOUNDARY LINE
EASEMENT LINE
CENTERLINE

ABBREVIATIONS

appr.	Driveway Approach
Asph.	Asphalt
Conc.	Concrete
Elev.	Elevation
EP	Edge of Asphalt Pavement
FH	Fire Hydrant
FL	Flowline
Inst. No.	Instrument Number
M.B.	Map Book
O.R.	Official Records
PP	Power Pole
S.M.H.	Sanitary Sewer Manhole
sq.ft.	Square Feet
T Vault	Telecomm Vault
TC	Top of Curb
TMH	Telecomm Manhole
TSPB	Traffic Signal Pull Box
WM	Water Meter
W Riser	Water Riser

PROFESSIONAL LAND SURVEYOR PAUL A. PEREA Exp. 3-31-10 No. 6199 STATE OF CALIFORNIA

DESIGNED SMS
DRAFTED SMS
CHECKED PAP

REV	DATE	DESCRIPTION	BY	APP'D
3	12/02/08	SENT OUT WET SIGN		
2	11/19/08	RECEIVED UPDATED PRELIM. WET SIGN		
1	09/29/08			

BENCHMARK:
1/2" SPIKE L.S. 5448 INTERSECTION OF RAMSEY STREET WITH HARGRAVE STREET, FLUSH RCFCD Z-8255

ELEVATION: 2301.313 ADJUSTMENT: NAVD 29

PSOMAS
2010 Iowa Avenue #101
Riverside, California 92507
(951) 787-8421 www.psomas.com

ALTA / ACSM LAND TITLE SURVEY FOR:

AOC-MID COUNTY RIVERSIDE COURTHOUSE
CITY OF BANNING

IN CITY OF BANNING COUNTY OF RIVERSIDE STATE OF CALIFORNIA

DATE: NOVEMBER, 2008
SCALE: 1"=40'
PROJECT NUMBER: 4BIN010100
SHEET 1 OF 1