

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

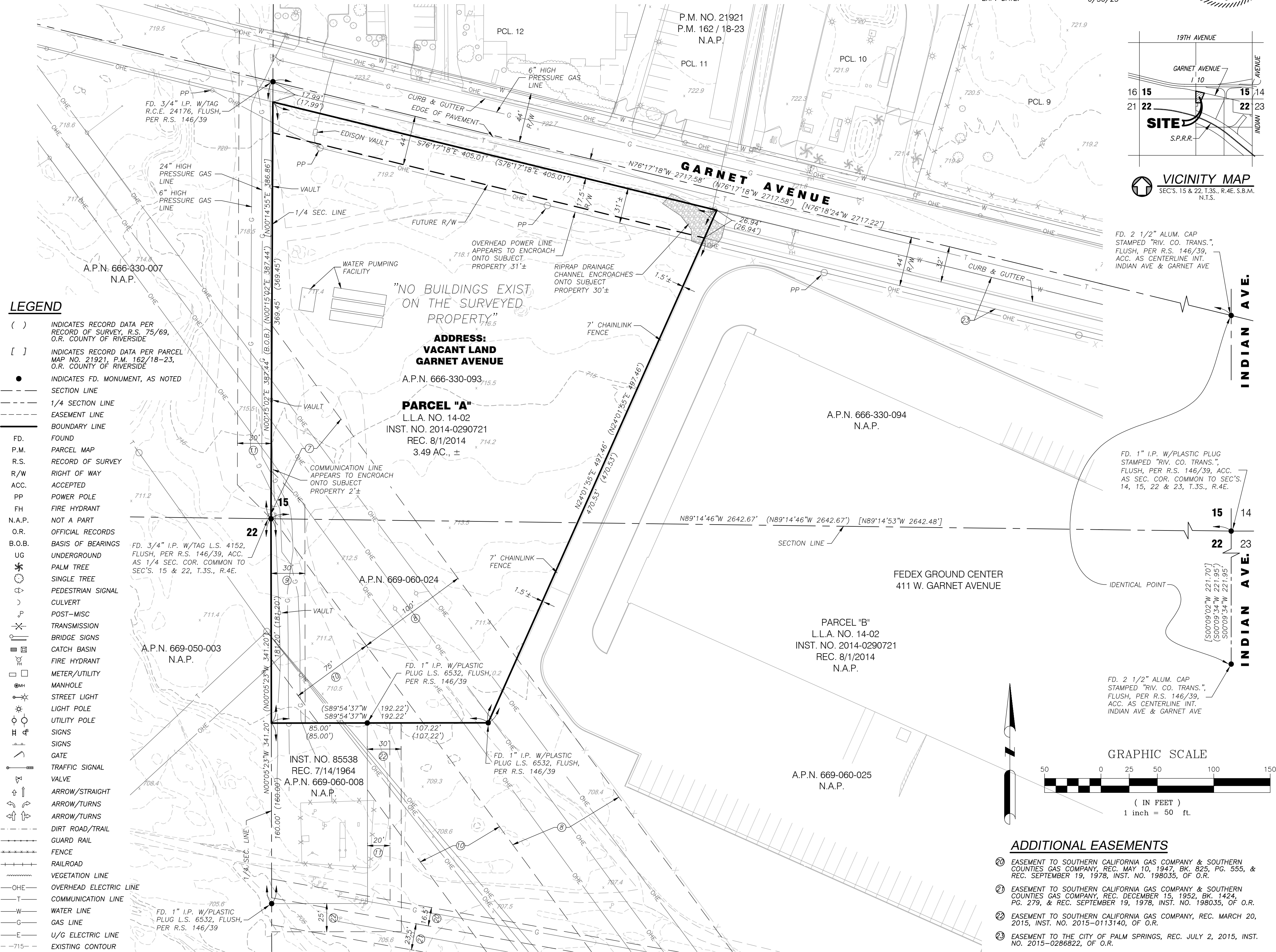
ALTA/NSPS LAND TITLE SURVEY

OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. 14-02, RECORDED AUGUST 1, 2014, AS DOCUMENT NO. 2014-0290721, CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION 15, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22,

ALL IN T.3S., R.4E. S.B.M., COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

COACHELLA VALLEY ENGINEERS

OCTOBER, 2021

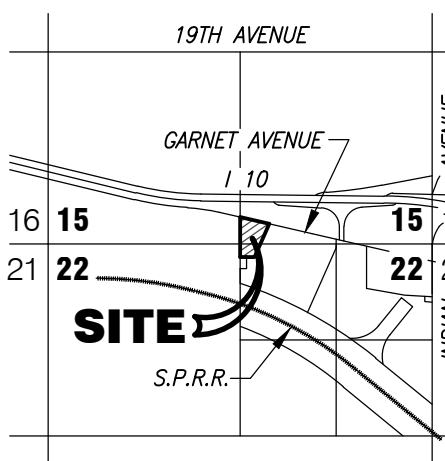
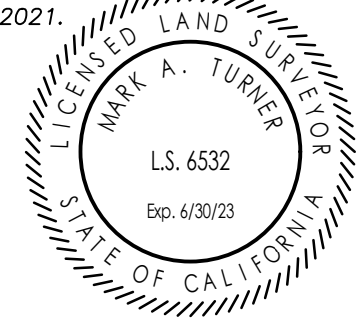


SURVEYOR'S CERTIFICATE

TO: ROBERT W. MINER, JR., AS SOLE SUCCESSOR TRUSTEE OF THE ROBERT WILSON MINER TRUST, DATED APRIL 13, 1998, AND FIDELITY NATIONAL 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 ITEMS 1, 2, 3, 4, 5, 6, 11A, 11B, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2021.

DATE: 10/26/21

Mark A. Turner
MARK A. TURNER
EXP. DATE: 6/30/23
L.S. 6532
Exp. 6/30/23



VICINITY MAP
SECS. 15 & 22, T.3S., R.4E. S.B.M.
N.T.S.

LEGAL DESCRIPTION

(PER TITLE POLICY ORDER NO. 014-30073858-1RV, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED SEPTEMBER 22, 2021)

PARCEL "A" OF LOT LINE ADJUSTMENT 14-02, RECORDED AUGUST 1, 2014, AS DOCUMENT NO. 2014-0290721 OFFICIAL RECORDS, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION 15, AND LYING WITHIN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, ALL IN TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER (1/4) CORNER COMMON TO SECTIONS 15 AND 22, OF TOWNSHIP 3 SOUTH, RANGE 4 EAST OF THE SAN BERNARDINO MERIDIAN, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THENCE NORTH 00°15'02" EAST ALONG THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 15, A DISTANCE OF 369.45 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF GARNET AVENUE, SAID POINT BEING 17.50 FEET SOUTHWESTERLY OF THE CENTERLINE OF SAID GARNET AVENUE, AS MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTH 76°17'18" EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID GARNET AVENUE, A DISTANCE OF 405.02 FEET; THENCE SOUTH 24°01'55" WEST, A DISTANCE OF 497.46 FEET; THENCE SOUTH 89°54'37" WEST, A DISTANCE OF 107.22 FEET TO THE NORTHEASTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN A DEED RECORDED JULY 14, 1964 AS INSTRUMENT NO. 1964-85538 OFFICIAL RECORDS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA; THENCE CONTINUING SOUTH 89°54'37" WEST ALONG THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID INSTRUMENT NO. 1964-85538, A DISTANCE OF 85.00 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID INSTRUMENT NO. 1964-85538 AND THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 22, THENCE NORTH 00°05'23" WEST ALONG THE NORTH-SOUTH ONE-QUARTER (N-S 1/4) SECTION LINE OF SAID SECTION 22, A DISTANCE OF 181.20 FEET TO THE POINT OF BEGINNING, SAID DESCRIBED IS PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE NO. 15-01A, RECORDED MAY 15, 2015 AS INSTRUMENT NO. 2015-0204050 OFFICIAL RECORDS.

ASSESSORS PARCEL NUMBER

666-330-093 & 669-060-024

TITLE INFORMATION

TO THE TITLE MATTER SHOWN HEREON, COACHELLA VALLEY ENGINEERS HAS RELIED SOLELY ON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 014-30073858-1RV, DATED SEPTEMBER 22, 2021. COACHELLA VALLEY ENGINEERS AND MARK A. TURNER, L.S. 6532, MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE POLICY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 15, T.3S., R.4E. S.B.M., AS SHOWN ON A RECORD OF SURVEY, FILED IN RECORD BOOKS SURVEYS BOOK 146, PAGE 39, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING: N00°15'02"E

ACREAGE

3.49 AC., ± GROSS & NET

TOPOGRAPHY

FIELD SURVEY PERFORMED BY AEROTECH MAPPING IN OCTOBER, 2013, AND COACHELLA VALLEY ENGINEERS IN OCTOBER, 2021. COACHELLA VALLEY ENGINEERS PERFORMED FIELD VERIFICATIONS OF PREVIOUS TOPOGRAPHY AND LOCATED ADDITIONAL TOPOGRAPHIC FEATURES.

OWNER

THE ESTATE OR INTEREST IN THE LAND THAT IS INSURED BY THIS POLICY IS:

A FEE

TITLE IS VESTED IN:

ROBERT W. MINER, JR., AS SOLE SUCCESSOR TRUSTEE OF THE ROBERT WILSON MINER TRUST, DATED APRIL 13, 1998

FLOOD ZONE

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM COMMUNITY PANEL NO. 06065C0895G DATED AUGUST 28, 2008

SURVEYOR'S NOTES

THE SUBJECT PROPERTY ADJOINS GARNET AVENUE RIGHT OF WAY (IMPROVED WITH ASPHALT SURFACING), NO DRIVEWAYS CURRENTLY ACCESS SAID ROAD, GARNET AVENUE IS A DEDICATED CITY OF PALM SPRINGS, CA, PUBLIC STREET.

NO OBSERVED EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY.

NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.

OBSERVED EVIDENCE OF A WATER STORAGE AND PUMPING FACILITY LOCATED ON SITE AS SHOWN, IT APPEARS THAT SAID FACILITY IS EXTRACTING WATER FROM A FIRE HYDRANT LOCATED NEAR THE NORTHEASTERLY CORNER OF THE PROPERTY. NUMEROUS TRUCKS WERE OBSERVED BEING FILLED DURING OUR FIELD SURVEY.

SURVEY INFORMATION

THIS SURVEY DOES NOT INCLUDE ANY LOCATION OR RESEARCH FOR UNDERGROUND UTILITIES OR OTHER FACILITIES IF ANY, OTHER THAN AS SHOWN.

NO STRUCTURES WERE LOCATED BY FIELD SURVEY WHICH ARE MORE THAN 5 FEET FROM THE PROPERTY LINES, EXCEPT AS SHOWN.

BOUNDARY SURVEY IS BASED ON A FIELD SURVEY.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY FIELD LOCATIONS OF SURFACE VISIBLE IMPROVEMENTS AND UTILITY SURFACE MARKINGS ONLY. COACHELLA VALLEY ENGINEERS AND MARK A. TURNER, L.S. 6532, MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND LOCATION OF THOSE UTILITIES SHOWN.

THE PROPERTY WITHIN THE BOUNDARY OF THIS ALTA/NSPS LAND TITLE SURVEY IS DESIGNATED ZONE "X", FIRM COMMUNITY PANEL NO. 06065C0895G, DATED AUGUST 28, 2008.

SCHEDULE "B" - EXCEPTIONS

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2021-2022.

B. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 74) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF PROBATE CODE SECTION 1810.05, THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

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

SCHEDULE "B" - EXCEPTIONS (CONT.)

2. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.

3. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.
RECORDING DATE: NOVEMBER 23, 1921
RECORDING NO.: IN BOOK 8, PAGE 204 PATENTS

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY, A CORPORATION
PURPOSE: POLES AND ANCHORS
RECORDING DATE: JULY 10, 1933
RECORDING NO.: IN BOOK 131, PAGE 119 OFFICIAL RECORDS
THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN SIERRAS POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: FEBRUARY 04, 1935
RECORDING NO.: IN BOOK 215, PAGE 225 OFFICIAL RECORDS
A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

6. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP:
RECORD OF SURVEY
RECORDING NO.: IN BOOK 10, PAGE 37
AND RECORDING NO.: IN BOOK 14, PAGE 20
AND RECORDING NO.: IN BOOK 18, PAGES 1 AND 2
AND RECORDING NO.: IN BOOK 18, PAGE 17
AND RECORDING NO.: IN BOOK 33, PAGE 45
AND RECORDING NO.: IN BOOK 75, PAGE 69

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: OCTOBER 28, 1960
RECORDING NO.: AS INSTRUMENT NO. 1960-93217 OFFICIAL RECORDS
A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 18, 1960
RECORDING NO.: AS INSTRUMENT NO. 1960-98881 OFFICIAL RECORDS
A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: OCTOBER 11, 1963
RECORDING NO.: AS INSTRUMENT NO. 1963-107614 OFFICIAL RECORDS
A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 12, 1973
RECORDING NO.: AS INSTRUMENT NO. 1973-5042 OFFICIAL RECORDS
A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JUNE 14, 2001
RECORDING NO.: AS INSTRUMENT NO. 2001-268496 OFFICIAL RECORDS
A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.

12. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT:
ENTITLED: MEMORANDUM OF OPTION AND LEASE AGREEMENT
LESSOR: ROBERT WILSON MINER, TRUSTEE OF THE ROBERT WILSON MINER TRUST DATED APRIL 13, 1998
LESSEE: LOS ANGELES SMOA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, DBA VERIZON WIRELESS
RECORDING DATE: JULY 08, 2003
RECORDING NO.: AS INSTRUMENT NO. 2003-506376 OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

13. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT:
ENTITLED: MEMORANDUM OF LEASE
LESSOR: LOS ANGELES SMOA LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, DBA VERIZON WIRELESS
LESSEE: ASSOCIATES TELEPHONE COMPANY, LTD. SEOUOIA LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDING DATE: JULY 15, 2015
RECORDING NO.: AS INSTRUMENT NO. 2015-309822 OFFICIAL RECORDS
THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

14. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) 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 TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 1810.05, THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

15. 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.

16. 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.

17. 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.

18. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

19. 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. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.



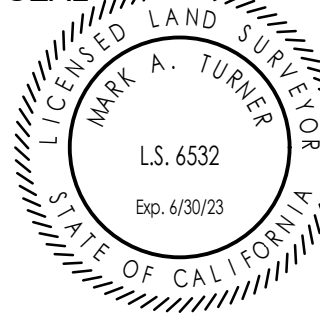
Know what's below.
Call before you dig.

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RECOMMENDED FOR APPROVAL	DATE
	CHECKED BY
	DATE

SEAL

SEAL



PREPARED UNDER THE DIRECT SUPERVISION OF:

DATE: 10/26/21

Mark A. Turner
MARK A. TURNER

P.L.S. NO. 6532

EXP. DATE: 06/30/23



77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211

Tel: (760) 360-4200 Fax: (760) 360-4204
email: cve@cve.net web: www.cve.net

SCALE: 1" = 50'

DATE: OCT, 2021

BENCHMARK:

FD. 1" I.P. W/PLASTIC PLUG STAMPED "M.S.A. CP", LOCATED 80'± N. OF N. CURB OF GARNET AVENUE & 150'± E. OF I-10 RAMPS. ELEV.=716.51

CITY OF PALM SPRINGS, CALIFORNIA

A.P.N. 666-330-093 AND 669-060-024

ALTA/NSPS LAND TITLE SURVEY

IN THE SW1/4 SE1/4 SEC. 15 & IN THE NW1/4 NE1/4 SEC. 22, T.3S., R.4E. S.B.M.

FOR

COFFMAN

JOB NO.

21065

SHEET No.

1

OF 1 SHTS.

FILE No.