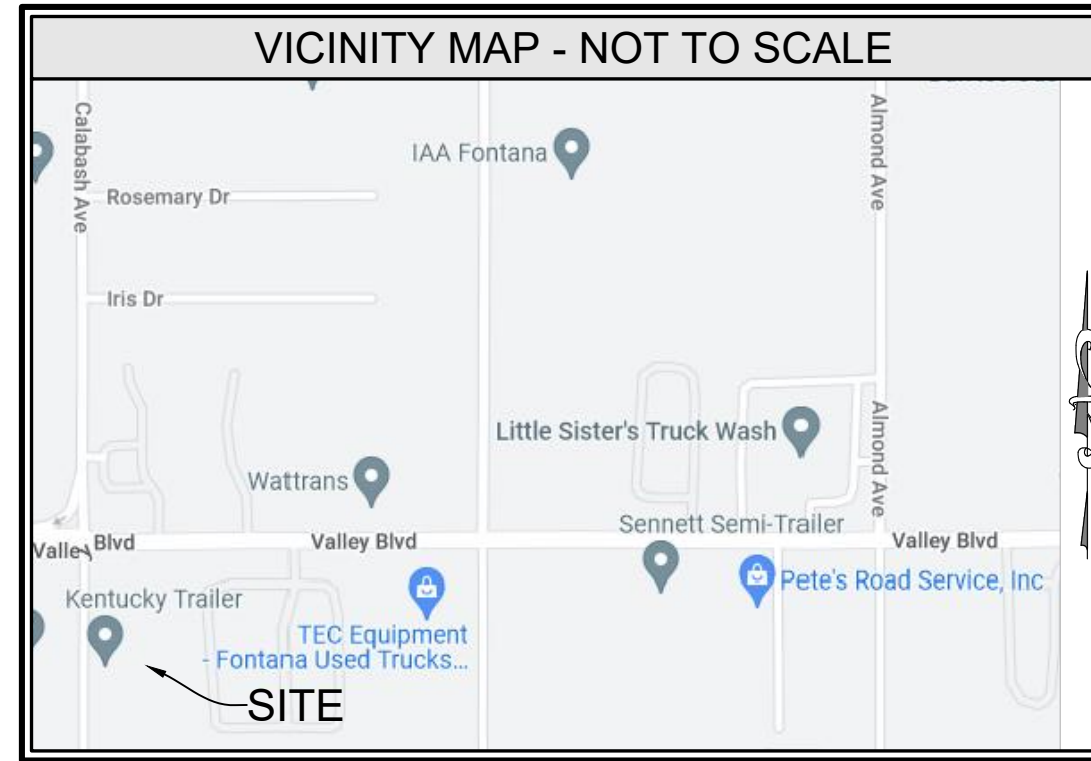


ITEMS CORRESPONDING TO SCHEDULE B-II

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO TABLE A ITEM 6a & 6b.



MISCELLANEOUS NOTES

- SURVEY PERFORMED BY:
BOCK & CLARK CORPORATION, AN NV5 COMPANY
 2525 NATOMAS PARK DRIVE STE 350
 SACRAMENTO, CA 95833
 PHONE: 800-787-8397, EMAIL: maywehelpyou@bockandclark.com
- (MN1)** BOCK & CLARK CORPORATION, AN NV5 COMPANY
 - (MN2)** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR DESIGN PURPOSES.
 - (MN3)** SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - (MN4)** BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VALLEY BOULEVARD, SAN BERNARDINO COUNTY, CALIFORNIA, SHOWN ON RS 106-18, HAVING A BEARING OF N89°35'20"E.
 - (MN5)** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
 - (MN6)** AT THE TIME OF SURVEY, NO INFORMATION REGARDING CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR FROM THE CONTROLLING JURISDICTION, NOR WAS THERE OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
 - (MN7)** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY, NOR ANY SUBSTANTIAL AREAS OF REFUSE.
 - (MN8)** SURVEYOR IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW. THE LOCATION OF UTILITIES SHOWN HEREON IS FROM OBSERVED SURFACE AND ABOVE GROUND APPURTENANCES IN ORDER TO DEPICT UNDERGROUND UTILITIES, IF POSSIBLE. UTILITY PLANS OR GROUND MARKINGS WERE NOT PROVIDED IN ACCORDANCE WITH TABLE A 11a.
 - (MN9)** ONLY SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED.
 - (MN10)** THE SURVEYED PROPERTY CONTAINS AN AREA OF 3.838 ACRES (167,191 SQUARE FEET), MORE OR LESS.
 - (MN11)** THE SURVEYED PROPERTY CREATES A MATHEMATICALLY CLOSED FIGURE, WITH NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED. ALL PARCELS OF THE SURVEYED PROPERTY AS DESCRIBED HEREON ARE CONTIGUOUS.
 - (MN12)** THERE ARE 10 STRIPED REGULAR PARKING SPACES AND 0 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 10 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
 - (MN13)** THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM CALABASH AVENUE, BEING A VARIABLE WIDTH DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY, AS SHOWN HEREON.
 - (MN14)** AN ADDRESS OF 10151 CALABASH AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
 - (MN15)** ADJOINING OWNERSHIP INFORMATION SHOWN HEREON WAS OBTAINED FROM AVAILABLE PUBLIC RECORDS.
 - (MN16)** FENCE OWNERSHIP, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
 - (MN17)** BUILDING SQUARE FOOTAGE WAS CALCULATED FROM THE OBSERVED APPARENT FOOTPRINT OF EACH BUILDING AT GROUND LEVEL.
 - (MN18)** NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES
 - (MN19)** THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF SAN BERNARDINO, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
 THE SOUTH 1/2 OF THE WEST 5 ACRES OF LOT NO. 1023 OF MAPS, SHOWING SUBDIVISION OF LAND BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
 THE NORTH 1/2 OF THE WEST 5 ACRES OF LOT 1023, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 152.9 FEET THEREOF.

ALSO EXCEPTING THEREFROM THE WEST 33.00 FEET OF SAID PARCEL.

ALSO EXCEPTING THEREFROM THE NORTH 45.00 FEET OF SAID PARCEL.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF SAID PARCEL LYING NORTH-WESTERLY OF THE FOLLOWING DESCRIBED LINE:
 COMMENCING AT THE INTERSECTION OF THE EAST LINE OF PARCEL 1 AND THE SOUTH LINE OF PARCEL 2; THENCE EASTERLY ALONG SAID SOUTH LINE A DISTANCE OF 23.80 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH-WESTERLY TO A POINT OF INTERSECTION WITH SAID EAST LINE DISTANT SOUTHERLY AS MEASURED ALONG SAID EAST LINE 26.85 FEET FROM SAID POINT OF COMMENCEMENT.

EXCEPTING FROM SAID EXCEPTION ANY PORTIONS PREVIOUSLY DEDICATED FOR ROAD PURPOSES. THE AREAS AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

PARCEL 3:
 THE WEST 53.5 FEET OF THE EAST 152.9 FEET OF THE NORTH 300.00 FEET OF THE WEST FIVE ACRES OF LOT 1023, AS MEASURED FROM THE SOUTH LINE OF VALLEY BOULEVARD, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE AREAS AND DISTANCES OF THE ABOVE DESCRIBED PROPERTY ARE COMPUTED TO THE CENTERS OF THE ADJOINING STREETS SHOWN ON SAID MAP.

APN: 0234-171-01-0-000, 0234-171-02-0-000, 0234-171-03-0-000
 Parcel Numbers: 0234-171-01, 0234-171-03, 0234-171-02

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 30083473-997-MAT-TC1, DATED MARCH 14, 2022.

2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
 Recording No: Book 257, Page 169 of Official Records
 Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.
 An easement as set forth in the above document:
 For: Public utilities and incidental purposes
 Affects: The location of said easement cannot be determined from the public records
THIS ITEM REFERS TO THE SURVEYED PROPERTY, HOWEVER THE LOCATION OF THIS ITEM CANNOT BE DETERMINED FROM THE INFORMATION PROVIDED IN THE RECORD DOCUMENT.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters shown on
 Map: Record of Survey
 Recording No: Book 69, Page 14 of Record of Surveys
DATA FROM THIS ITEM WAS USED IN THE BOUNDARY DETERMINATION OF THE SURVEYED PROPERTY.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Highway and road purposes
 Recording Date: November 23, 1988
 Recording No: 1988-397230 of Official Records
 Affects: That portion of a parcel described as the South half of the West 5 acres of Lot 1023, according to the map showing subdivision of the lands belonging to the Semi-Tropic Land and Water Company, as per plat recorded in Book 11 of Maps, Page 12, records of said County, said portion of said parcel being described as follows:
 Parcel 1A (Calabash Avenue)
 That portion of said parcel lying West of a line that is parallel with and 33.00 feet East, measured at right angles, from the center line of Calabash Avenue.
THIS ITEM IS PLOTTED AND SHOWN HEREON.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 Purpose: Electrical systems and communication systems and incidental purposes
 Recording Date: November 15, 2002
 Recording No: 2002-619845 of Official Records
 Affects: As set forth therein
 Parcel 2
THIS ITEM IS PLOTTED AND SHOWN HEREON.
8. Matters contained in that certain document
 Entitled: Hazardous Substances Certificate and Indemnity Agreement
 Recording Date: December 18, 2018
 Recording No: 2018-0465917 of Official Records
 Reference is hereby made to said document for full particulars.
THIS ITEM REFERS TO THE SURVEYED PROPERTY BUT CONTAINS NO PLOTTABLE SURVEY ITEMS.

ALTA/NSPS LAND TITLE SURVEY

for
Calabash Avenue Project
 NV5 Project No. 202201902-1
 10151 Calabash Avenue, Fontana, CA

BASED ON TITLE COMMITMENT NO. 30083473-997-MAT-TC1
 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF MARCH 14, 2022

Surveyor's Certification

To: RAMAR Land Corporation; Fidelity National Title Insurance Company and Bock & Clark Corporation, an NV5 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 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 17, 18 and 19 of Table A thereof. The fieldwork was completed on MAY 6, 2022.

JAYNE E. LEAVITT
 REGISTRATION NO. PLS 8898
 IN THE STATE OF CALIFORNIA
 DATE OF PLAT OR MAP: MAY 12, 2022
 DATE OF LAST REVISION: MAY 12, 2022
 NETWORK PROJECT NO. 202201902-001 AAC

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
 NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

SHEET 1 OF 2

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (SHADED) OF THE FLOOD INSURANCE RATE MAP, CURRENT FLOOD ZONE MAP NUMBER 06071C8634J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV), BY FIRMETTE CREATED ON MAY 12, 2022. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
05/12/2022	EMAILED FOR B & C REVIEW	-	-
5/12/2022	REVISED PER B & C COMMENTS	-	-
-	-	-	-
-	-	-	-

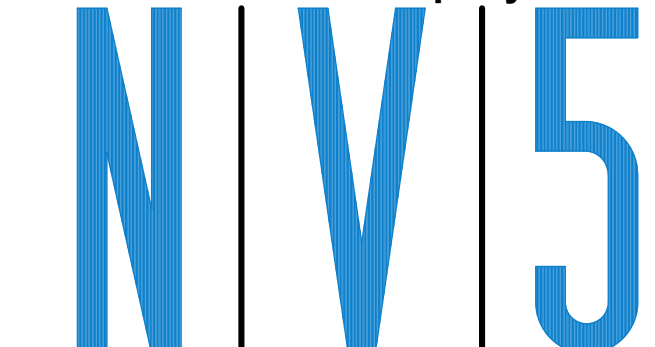
SIGNIFICANT OBSERVATIONS

- A** A SIGN EXTENDS INTO THE PUBLIC RIGHT OF WAY UP TO 0.3'.
- B** A FENCE RESIDES WITHIN THE PUBLIC RIGHT OF WAY UP TO 1.8'.
- C** A PUBLIC ROAD EXISTS ACROSS THE NORTHERLY 30.0% OF PARCEL 3 WITHOUT THE APPARENT BENEFIT OF AN EASEMENT.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

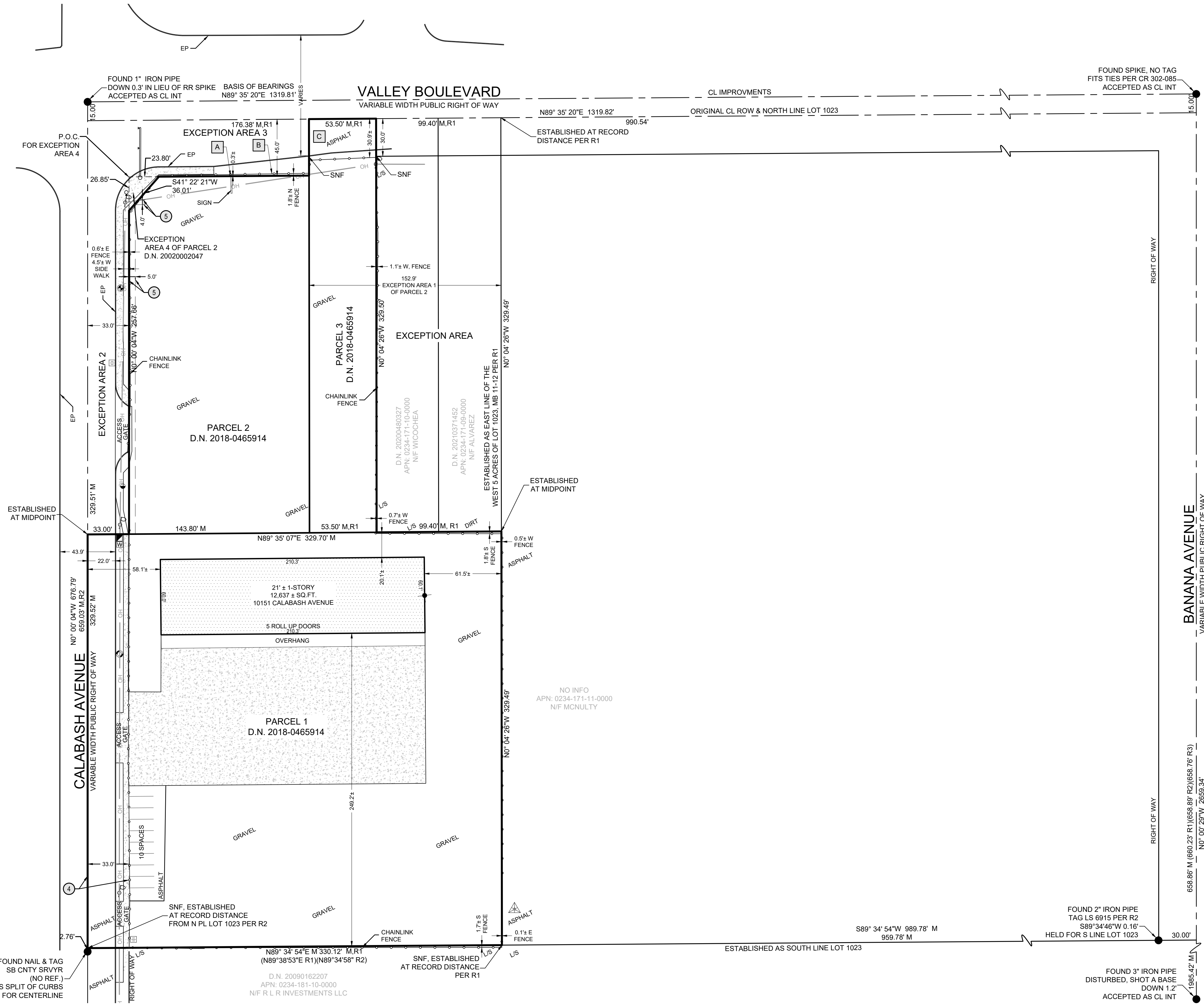
Bock & Clark Corporation
 an NV5 Company



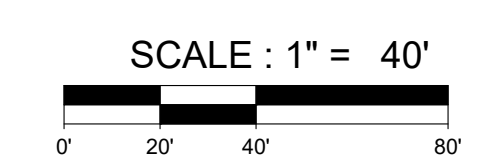
Transaction Services 1-800-SURVEYS (787-8397)
 3550 W. Market Street, Suite 200, Akron, Ohio 44333
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

LEGEND OF SYMBOLS & ABBREVIATIONS

	SIGNAL LIGHT		TOWER		P.O.C POINT OF COMMENCEMENT
	SIGNAL LIGHT POLE		CONCRETE		N/F NOW OR FORMERLY
	POWER POLE		WATER VAULT		BSL BUILDING SETBACK LINE
	TELEPHONE PEDESTAL		SEWER MANHOLE		EP EDGE OF PAVEMENT
	STORM DRAIN MANHOLE		CLEAN OUT		LS LANDSCAPE AREA
	STORM DRAIN INLET		LINE BREAK		MONUMENT FOUND AS NOTED
	NO ACCESS/LIMITED ACCESS		OVERHEAD LINES		R1 RECORD OF SURVEY RS 69-14
					R2 RECORD OF SURVEY RS 106-18
					R3 RECORD OF SURVEY RS 28-23



BANANA AVENUE
VARIABLE WIDTH PUBLIC RIGHT OF WAY



SHEET 2 OF 2

NV5 ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Calabash Avenue Project
DATE OF FIELD SURVEY: MAY 6, 2022
NETWORK PROJECT NUMBER: 202201902-001 AAC
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT