

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

TO THE CITY OF COACHELLA, IN BEHALF OF THE PUBLIC, LOT "A" AS SHOWN HEREON, FOR STREET AND PUBLIC UTILITY PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

THE PUBLIC UTILITY EASEMENTS OFFERED FOR DEDICATION HEREON.

WE HEREBY RESERVE TO OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS MAP THE ACCESS EASEMENT AND RETENTION BASIN AND STORM DRAIN EASEMENTS SHOWN HEREON.

MB-26, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] Michael Meade, its Manager, Member
SIGNATURE PRINT NAME, TITLE AND DATE 2/25/22

BY: _____
SIGNATURE PRINT NAME, TITLE AND DATE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) S.S
COUNTY OF RIVERSIDE)

ON Feb. 25, 2022, BEFORE ME, Mary J. Burds A NOTARY PUBLIC, PERSONALLY APPEARED Michael Meade WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON S WHOSE NAME S IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY IES, AND THAT BY HIS / HER / THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON S OR THE ENTITY UPON BEHALF OF WHICH THE PERSON S ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES 11-11-2025

MY COMMISSION NUMBER 2378529

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) S.S
COUNTY OF RIVERSIDE)

ON _____, 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON S WHOSE NAME S IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY IES, AND THAT BY HIS / HER / THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON S OR THE ENTITY UPON BEHALF OF WHICH THE PERSON S ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE _____

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PARCEL MAP NO. 37266

LOTS "I" AND "J" AS PER MAP OF A SUBDIVISION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN RECORDED IN BOOK 5, PAGE 126 OF MAPS, RECORDS OF RIVERSIDE COUNTY
BENJAMIN DANIEL EGAN, PE, PLS SEPTEMBER 2021

BENEFICIARY'S STATEMENT

IIP-CA 5 LP, A DELAWARE LIMITED PARTNERSHIP, BENEFICIARY UNDER A DEED OF TRUST TO SECURE INDEBTEDNESS RECORDED JUNE 25, 2021, AS DOC. #2021-0385064 OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

IIP-CA 5 LP,
A DELAWARE LIMITED PARTNERSHIP

BY: [Signature] Brian Wolfe, its Vice President,
SIGNATURE PRINT NAME, TITLE AND DATE General Counsel

BY: _____
SIGNATURE PRINT NAME, TITLE AND DATE

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) S.S
COUNTY OF RIVERSIDE) San Diego

ON March 1, 2022, BEFORE ME, Pearl A. Lai A NOTARY PUBLIC, PERSONALLY APPEARED Brian Wolfe WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON S WHOSE NAME S IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY IES, AND THAT BY HIS / HER / THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON S OR THE ENTITY UPON BEHALF OF WHICH THE PERSON S ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES 09/12/2023

MY COMMISSION NUMBER 2304389

MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego COUNTY.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) S.S
COUNTY OF RIVERSIDE)

ON _____, 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON S WHOSE NAME S IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY IES, AND THAT BY HIS / HER / THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON S OR THE ENTITY UPON BEHALF OF WHICH THE PERSON S ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE _____

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$_____.

DATED: _____, 20____ BY: _____, DEPUTY
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: _____, 20____ MATTHEW JENNINGS
CASH TAX BOND COUNTY TAX COLLECTOR

BY: _____, DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

NEVADA-CALIFORNIA ELECTRIC CORPORATION, HOLDER OF A RIGHT-OF-WAY AND EASEMENT FOR ELECTRICAL AND TELEPHONE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 09, 1901 IN BOOK 26 PAGE 127 OF DEEDS.

OSCAR WINFRED EHN AND VERA MARIE EHN, HUSBAND AND WIFE, HOLDERS OF AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES RESERVED IN DEEDS RECORDED NOVEMBER 23, 1962 AS INSTRUMENT NO. 107927, AND RESERVED IN DEED RECORDED DECEMBER 22, 1969 AS INSTRUMENT NO. 129787, AND RESERVED IN DEED RECORDED NOVEMBER 23, 1962 AS INSTRUMENT NO. 107929, ALL OF OFFICIAL RECORDS.

OSCAR WINFRED EHN AND VERA MARIE EHN, HUSBAND AND WIFE, HOLDERS OF AN EASEMENT FOR ROADS AND INCIDENTAL PURPOSES RESERVED IN DEED RECORDED NOVEMBER 23, 1962 AS INSTRUMENT NO. 107931, OFFICIAL RECORDS.

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) S.S
COUNTY OF RIVERSIDE)

ON _____, 20____, BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON S WHOSE NAME S IS / ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE / SHE / THEY EXECUTED THE SAME IN HIS / HER / THEIR AUTHORIZED CAPACITY IES, AND THAT BY HIS / HER / THEIR SIGNATURE ON THE INSTRUMENT, THE PERSON S OR THE ENTITY UPON BEHALF OF WHICH THE PERSON S ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:
SIGNATURE _____

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

RECORDER'S STATEMENT SHEET 1 OF 3

FILED THIS _____ DAY OF _____, 20____ AT _____ AM / PM

IN BOOK _____ OF PARCEL MAPS, AT PAGES _____, AT THE

REQUEST OF THE CITY CLERK OF THE CITY OF COACHELLA.

NO. _____

FEE _____

PETER ALDANA, ASSESSOR-COUNTY CLERK-RECORDER

BY: _____, DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP CONSISTING OF THREE (3) SHEETS WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DESERT ROCK DEVELOPMENT, LLC, IN SEPTEMBER, 2021.

I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET WITHIN 1 YEAR OF MAP RECORDED. SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS FINAL PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATED: FEBRUARY 17, 2022

[Signature]
BENJAMIN DANIEL EGAN, PLS 8756



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 37266 CONSISTING OF THREE (3) SHEETS; THAT THE SUBDIVISION SHOWN THEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: _____, 20____

ANDREW R. SIMMONS, CITY ENGINEER
R.C.E. 72868, EXP. DATE: 6/30/2022



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF PARCEL MAP NO. 37266 CONSISTING OF THREE (3) SHEETS AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: 3.10, 2022

[Signature]
NOEL OWSLEY, ACTING CITY SURVEYOR
L.S. 6972, EXPIRES 09-30-2023



CITY CLERKS STATEMENT

I, ANDREA J. CARRANZA, DEPUTY CITY CLERK OF THE CITY OF COACHELLA, STATE OF CALIFORNIA, HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE CITY COUNCIL OF SAID CITY AT ITS REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, AND THERE UPON SAID COUNCIL DID PASS BY AN ORDER DULY PASSED AND ENTERED APPROVED SAID MAP AND ALSO APPROVE SUBJECT MAP PURSUANT TO THE PROVISIONS OF SECTION 6646 (C) OF THE SUBDIVISION MAP ACT, AND ACCEPTED THE OFFERS OF DEDICATION FOR LOT "A" AND THE PUBLIC UTILITY EASEMENT(S), AS SHOWN HEREON.

ANDREA J. CARRANZA _____ DATE
DEPUTY CITY CLERK OF THE CITY OF COACHELLA, CALIFORNIA

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA PARCEL MAP NO. 37266

BEING A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 8 EAST, S.B.M.
BENJAMIN DANIEL EGAN, PE, PLS SEPTEMBER 2021

DATUM STATEMENT

COORDINATES SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (EPOCH 2017.50), BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL STATIONS AS PUBLISHED BY THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC):

COTD N. 2,210,180.6416 E. 6,520,050.6729 P491 N. 2,152,729.7516 E. 6,568,729.5315
PIN1 N. 2,166,429.7284 E. 6,498,293.9424

THE PUBLISHED CSRC 2-SIGMA VALUES FOR STATIONS COTD, PIN1 AND P491 INDICATE THAT ALL THREE STATIONS CONFORM TO FGDC ACCURACY CLASSIFICATION OF 5-MILLIMETER AT THE 95% CONFIDENCE LEVEL.

COORDINATES DEPICTED ON THE PUBLIC RESOURCE CODE GEODETIC CONTROL DIAGRAM WERE DERIVED UTILIZING A COMBINATION OF STATIC AND FAST STATIC GPS PROCEDURES. STATIC GPS OBSERVATIONS WERE PERFORMED ON MAY 1, 2018 UTILIZING TWO SPECTRA PRECISION SP80 GPS RECEIVERS. VECTORS FOR THE BASE STATIONS WERE POST-PROCESSED TO CSRC STATIONS COTD, PIN1 AND P491 USING STARNET V9 SOFTWARE UTILIZING CCS83 ZONE 6 PROJECTION TABLES AS DEFINED IN SECTIONS 8802 AND 8808 OF THE CALIFORNIA PUBLIC RESOURCE CODE AND UTILIZING THE GEOID 12B GEOID MODEL AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. FAST STATIC OBSERVATIONS WERE COLLECTED ON THE SAME DAY UTILIZING A SPECTRA PRECISION SP80 GPS RECEIVER COLLECTING A MINIMUM OF 360 EPOCHS AT 1 SECOND INTERVALS. FAST STATIC OBSERVATIONS WERE SUBSEQUENTLY PROCESSED UTILIZING THE POST-PROCESSED VECTORS OF THE AFOREMENTIONED BASE STATIONS UTILIZING THE SAME SOFTWARE, MODELS AND PROCEDURES OUTLINED ABOVE. ACCURACY OF THE EPOCH 2017.50 COORDINATES FOR FOUND MONUMENTS [1] AND [2] AS SHOWN ON THE "EPOCH 2017.50 COORDINATE INFORMATION" TABLE HEREON MEET FGDC ACCURACY CLASSIFICATION 2-CENTIMETER AT 95% CONFIDENCE LEVEL.

COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT AS DEFINED IN SECTION 8810 OF THE PUBLIC RESOURCES CODE. (ONE FOOT = 1200/3937 METERS).

UNLESS OTHERWISE NOTED, ALL BEARINGS AND DISTANCES SHOWN HEREON ARE IN GROUND. TO CONVERT GRID INVERSE DISTANCES SHOWN HEREON TO GROUND DISTANCES, DIVIDE GRID DISTANCES BY A COMBINED FACTOR OF 0.99998223 TO OBTAIN GROUND DISTANCES.

CALCULATIONS FROM GRID TO GROUND VALUES AND THE CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT POINT NUMBER [1] WITH COORDINATES OF N. 2,198,469.5664, E. 6,582,488.4572, USING AN ELEVATION OF -52.2230 FEET (NAVD88).

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (2017.50 EPOCH) AS PER GRID INVERSE CALCULATIONS BETWEEN CONTINUOUSLY OPERATING REFERENCE (C.O.R.S.) STATIONS P491 AND PIN1 PER PUBLISHED VALUES PROVIDED BY THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (S.O.P.A.C.), BEING: NORTH 78° 59' 35.49" WEST.

MONUMENT NOTES:

- INDICATES SET 1" IRON PIPE AND TAG STAMPED "LS 8756" FLUSH, UNLESS NOTED OTHERWISE.
- INDICATES MONUMENT FOUND, AS NOTED HEREON.
- ▲ INDICATES C.O.R.S. STATION
- [1] FOUND COPPERWELD MONUMENT, STAMPED "30/29/31/32", ACCEPTED AS NORTHEAST CORNER OF SECTION 31 IN LIEU OF 1" IRON PIPE PER R2.
- [2] FOUND 2" IRON PIPE, ACCEPTED AS EAST QUARTER CORNER OF SECTION 31 IN LIEU OF 1" IRON PIPE PER R2.
- [3] FOUND 1" IRON PIPE, ACCEPTED AS SE CORNER OF LOT "J" IN LIEU OF 3/4" IRON PIPE PER R3.
- [4] FOUND 1" IRON PIPE, TAG ILLEGIBLE, ACCEPTED AS CORNER OF LOT "E" PER R4 & R5
- [5] FOUND 2" IRON PIPE, ACCEPTED AS NW CORNER OF SECTION 31 IN LIEU OF 1" IRON PIPE PER R2.
- [6] FOUND 2" IRON PIPE, ACCEPTED AS CENTER CORNER OF SECTION 31 PER R2.
- [7] FOUND 1" IRON PIPE, ACCEPTED NW CORNER OF LOT "G" IN LIEU OF 2" PIPE PER R5.
- [8] FOUND NAIL 1 FOOT EAST OF CORNER, ACCEPTED AS REMAINING 1 FOOT TIE TO CORNER, ESTABLISHED POSITION FOR CORNER ON PROLONGATION 1 FOOT WEST, NOTHING SET.

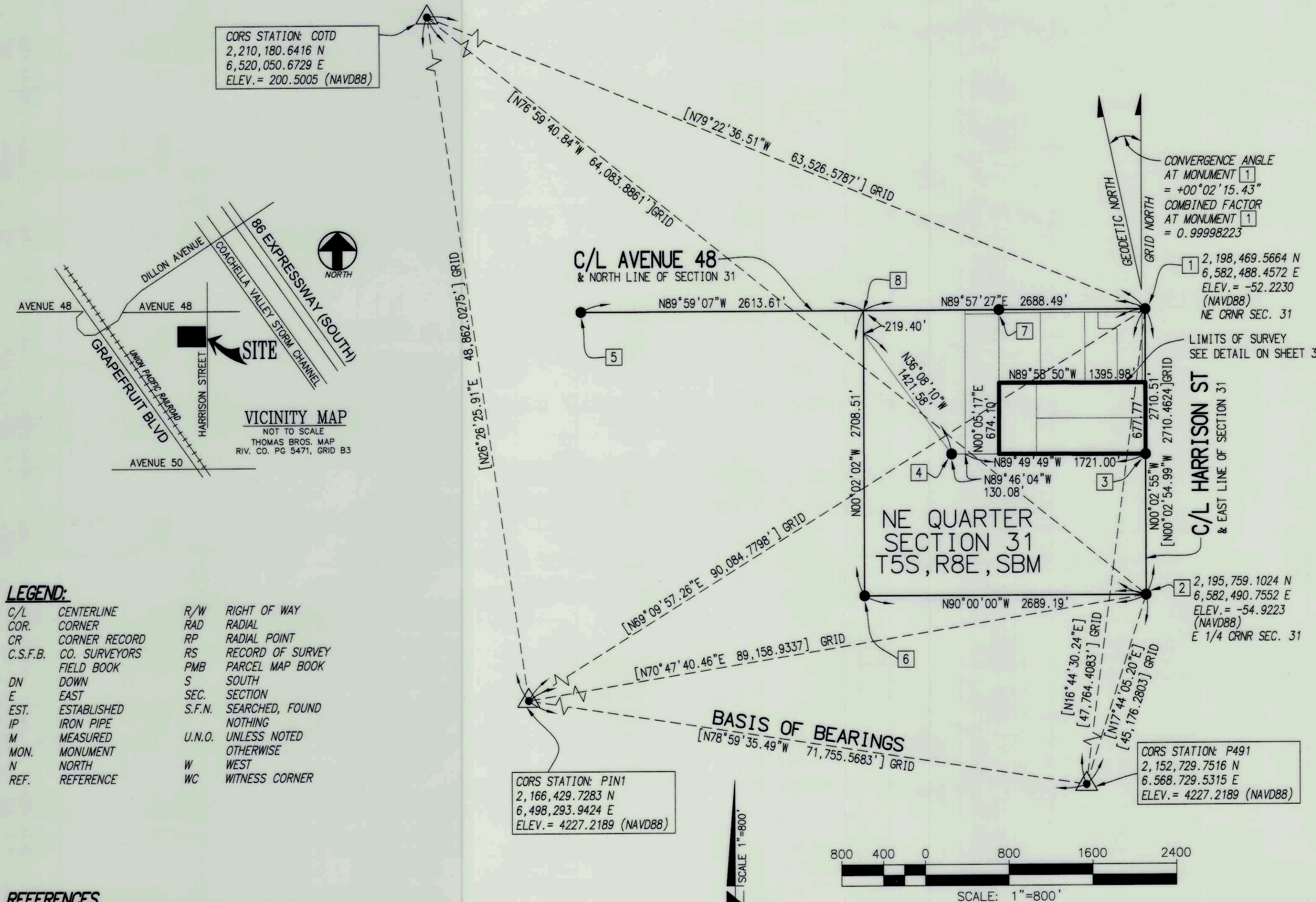
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF COACHELLA AND DESCRIBED AS FOLLOWS:

PARCEL 1:
THE EAST 1,040 FEET OF LOT "J" AS PER MAP OF A SUBDIVISION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 5, PAGE 126 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 2:
THE EAST 1,040 FEET OF LOT "I" AS PER MAP OF A SUBDIVISION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 5, PAGE 126 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 3:
LOTS "I" AND "J" AS PER MAP OF A SUBDIVISION OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 5, PAGE 126 OF MAPS, RECORDS OF RIVERSIDE COUNTY, EXCEPT THE EAST 1,040 FEET.



PARCEL MAP NO. 37266

BEING A SUBDIVISION OF A PORTION OF THE NE 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 8 EAST, S.B.M. BENJAMIN DANIEL EGAN, PE, PLS SEPTEMBER 2021

EXISTING EASEMENT NOTES:

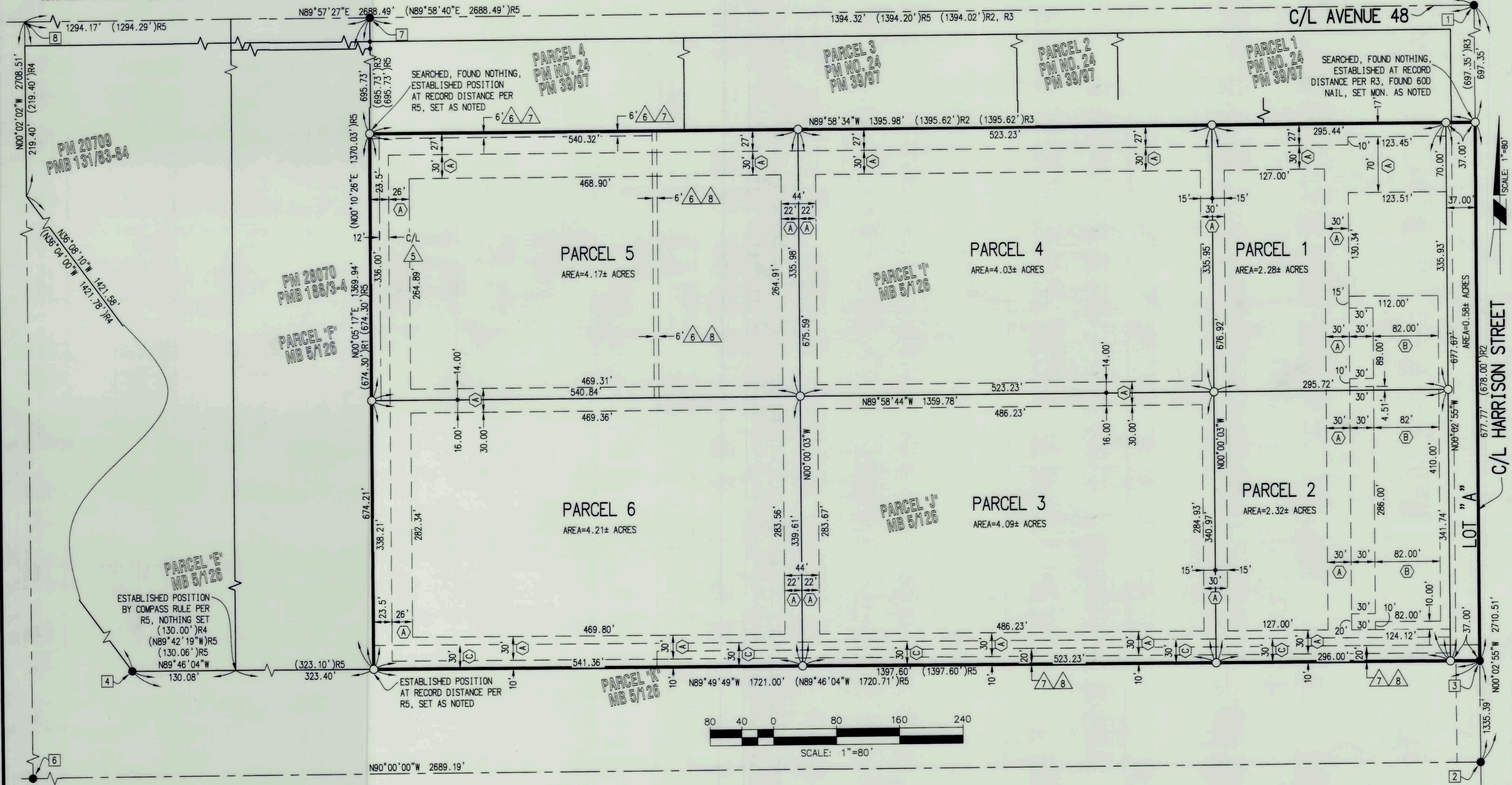
- 3 ANY INTERESTS (INCLUDING RIGHTS OF THE PUBLIC) IN AND TO ANY PORTION OF THE LAND LYING WITHIN ROADS, STREETS, ALLEYS OR HIGHWAYS.
- 4 COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN AN INSTRUMENT, BUT OMITTING, EXCEPT TO THE EXTENT PERMITTED BY ANY APPLICABLE FEDERAL OR STATE LAW, COVENANTS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, FAMILIAL STATUS, NATIONAL ORIGIN, HANDICAP, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME, DISABILITY, MEDICAL CONDITION, OR OTHER UNLAWFUL BASIS. RECORDED: NOVEMBER 9, 1901 IN BOOK 26, PAGE 127 OF DEEDS (ITEM IS BLANKET IN NATURE)
- 5 AN EASEMENT FOR UTILITIES, AND RIGHTS INCIDENTAL THERETO IN FAVOR OF NEVADA-CALIFORNIA ELECTRIC CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 26, 1938 IN BOOK 384, PAGE 401 OF OFFICIAL RECORDS. THE CENTER LINE OF SAID EASEMENT IS DESCRIBED AS FOLLOWS: 12 FEET EAST OF THE NORTHWEST CORNER OF LOT "1" AND RUNNING SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT HEREIN DESCRIBED. AFFECTS: PARCEL 3 (PLOTTED HEREON)

EXISTING EASEMENT NOTES (CONTINUED):

- 6 AN EASEMENT FOR PIPELINE PURPOSES, AND RIGHTS INCIDENTAL THERETO AS RESERVED IN DEED FROM OSCAR WINFRED EHN AND VERA MARIE EHN, HUSBAND AND WIFE, RECORDED NOVEMBER 23, 1962 AS INSTRUMENT NO. 107927, AND IN DEED FROM VERAMAY D. SPENCER, RECORDED DECEMBER 22, 1969 AS INSTRUMENT NO. 129787, BOTH OF OFFICIAL RECORDS, WHICH AFFECTS THE WEST 6 FEET OF PARCEL 2. (PLOTTED HEREON)
- 7 AN EASEMENT FOR PIPELINE PURPOSES, AND RIGHTS INCIDENTAL THERETO AS RESERVED IN DEED RECORDED NOVEMBER 23, 1962 AS INSTRUMENT NO. 107929 OF OFFICIAL RECORDS, WHICH AFFECTS PARCEL 3. (PLOTTED HEREON)
- 8 AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTH 20 FEET HEREIN DESCRIBED, AS RESERVED IN DEED FROM OSCAR WINFRED EHN AND VERA MARIE EHN, HUSBAND AND WIFE, AND RIGHTS INCIDENTAL, RECORDED NOVEMBER 23, 1962 AS INSTRUMENT NO. 107931 OF OFFICIAL RECORDS, WHICH AFFECTS PARCEL 1. (PLOTTED HEREON)

NEW EASEMENT NOTES:

- A DENOTES PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT RESERVED HEREON.
- B DENOTES RETENTION BASIN AND STORM DRAIN EASEMENT RESERVED HEREON.
- C DENOTES 30' PUBLIC UTILITY EASEMENT DEDICATED HEREON.



NOTE: SEE SHEET 2 FOR BOUNDARY CONTROL, GEODETIC CONTROL, SURVEY NOTES AND MONUMENT NOTES