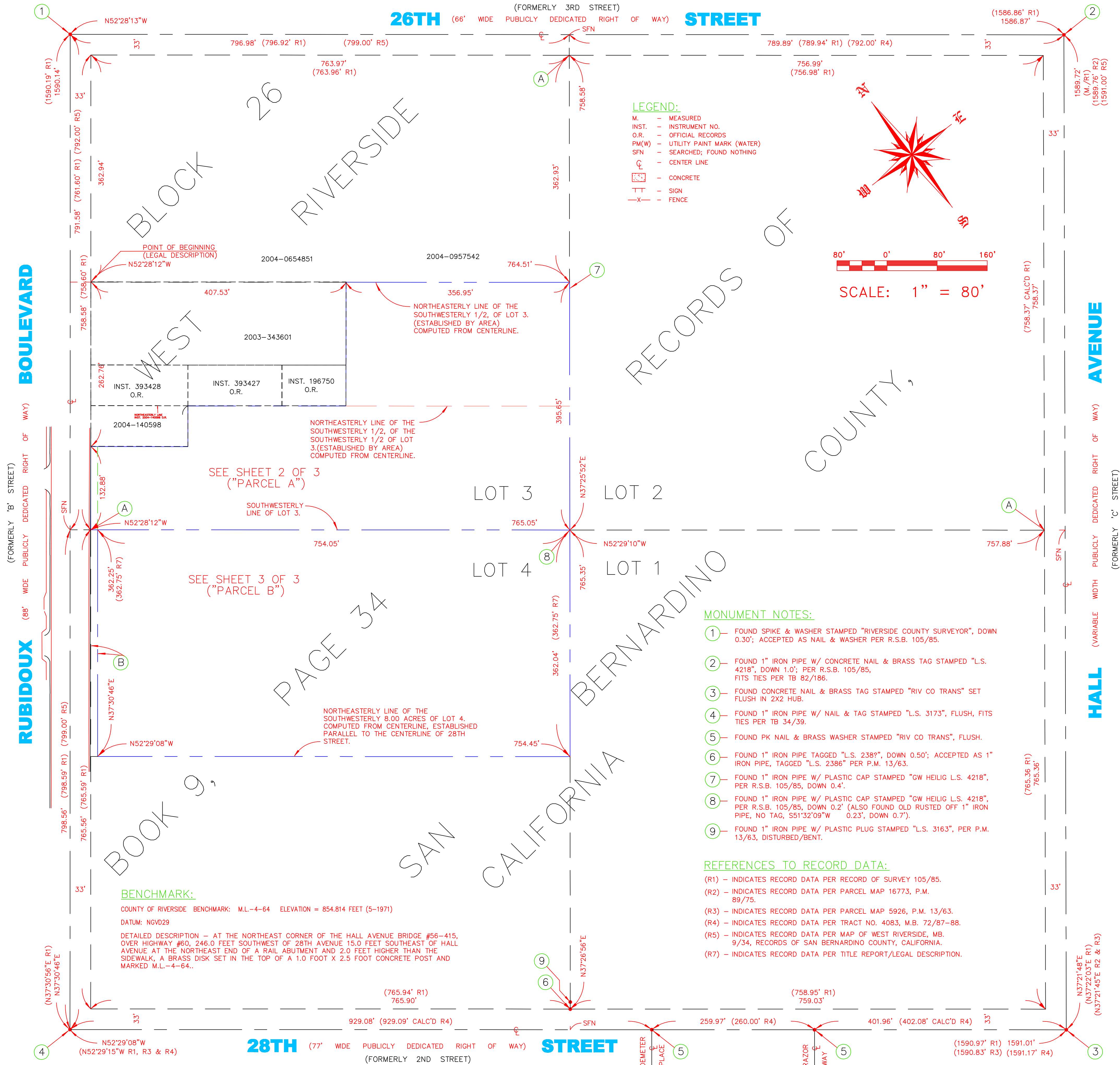


# TOPOGRAPHIC MAP AND BOUNDARY EXHIBIT

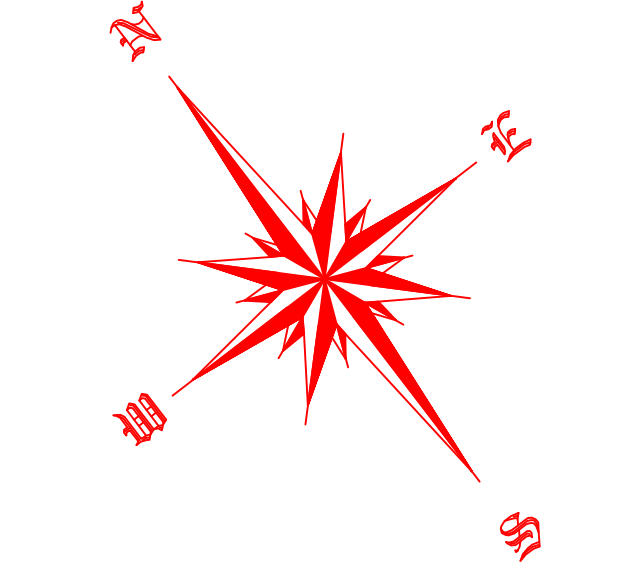
VACANT LAND IN RUBIDOUX  
RIVERSIDE COUNTY, CALIFORNIA

(FORMERLY 3RD STREET)

**26TH** (66' WIDE PUBLICLY DEDICATED RIGHT OF WAY) **STREET**



**LEGEND:**  
M. - MEASURED  
INST. - INSTRUMENT NO.  
O.R. - OFFICIAL RECORDS  
PM(W) - UTILITY PAINT MARK (WATER)  
SFN - SEARCHED; FOUND NOTHING  
C - CENTER LINE  
[Symbol] - CONCRETE  
TT - SIGN  
-X- - FENCE



80' 0' 80' 160'  
**SCALE: 1" = 80'**

**MONUMENT NOTES:**

- 1 FOUND SPIKE & WASHER STAMPED "RIVERSIDE COUNTY SURVEYOR", DOWN 0.30'; ACCEPTED AS NAIL & WASHER PER R.S.B. 105/85.
- 2 FOUND 1" IRON PIPE W/ CONCRETE NAIL & BRASS TAG STAMPED "L.S. 4218", DOWN 1.0'; PER R.S.B. 105/85, FITS TIES PER TB 82/186.
- 3 FOUND CONCRETE NAIL & BRASS TAG STAMPED "RIV CO TRANS" SET FLUSH IN 2X2 HUB.
- 4 FOUND 1" IRON PIPE W/ NAIL & TAG STAMPED "L.S. 3173", FLUSH, FITS TIES PER TB 34/39.
- 5 FOUND PK NAIL & BRASS WASHER STAMPED "RIV CO TRANS", FLUSH.
- 6 FOUND 1" IRON PIPE TAGGED "L.S. 2389", DOWN 0.50'; ACCEPTED AS 1" IRON PIPE, TAGGED "L.S. 2386" PER P.M. 13/63.
- 7 FOUND 1" IRON PIPE W/ PLASTIC CAP STAMPED "GW HEILIG L.S. 4218", PER R.S.B. 105/85, DOWN 0.4'.
- 8 FOUND 1" IRON PIPE W/ PLASTIC CAP STAMPED "GW HEILIG L.S. 4218", PER R.S.B. 105/85, DOWN 0.2' (ALSO FOUND OLD RUSTED OFF 1" IRON PIPE, NO TAG, S51°32'09"W 0.23', DOWN 0.7').
- 9 FOUND 1" IRON PIPE W/ PLASTIC PLUG STAMPED "L.S. 3163", PER P.M. 13/63, DISTURBED/BENT.

**REFERENCES TO RECORD DATA:**

- (R1) - INDICATES RECORD DATA PER RECORD OF SURVEY 105/85.  
(R2) - INDICATES RECORD DATA PER PARCEL MAP 16773, P.M. 89/75.  
(R3) - INDICATES RECORD DATA PER PARCEL MAP 5926, P.M. 13/63.  
(R4) - INDICATES RECORD DATA PER TRACT NO. 4083, M.B. 72/87-88.  
(R5) - INDICATES RECORD DATA PER MAP OF WEST RIVERSIDE, M.B. 9/34, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.  
(R7) - INDICATES RECORD DATA PER TITLE REPORT/LEGAL DESCRIPTION.

**LEGAL DESCRIPTION "PARCEL A":**

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHWEST HALF OF LOT 3 IN BLOCK 26 OF WEST RIVERSIDE, AS SHOWN BY MAP ON FILE IN BOOK 9 PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM BEGINNING AT THE NORTH CORNER THEREOF;  
THENCE SOUTHWESTERLY 262.76 FEET;  
THENCE SOUTHEASTERLY 155.00 FEET;  
THENCE NORTHEASTERLY 65.00 FEET;  
THENCE SOUTHEASTERLY 252.53 FEET;  
THENCE NORTHEASTERLY 197.76 FEET;  
THENCE NORTHWEST ALONG NORTHEASTERLY LINE THEREOF TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION "PARCEL B":**

ALL THAT CERTAIN REAL SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY RECTANGULAR 362.75 FEET OF LOT 4 IN BLOCK 26 OF WEST RIVERSIDE, AS SHOWN BY A MAP RECORDED IN BOOK 9 PAGE 34 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA;

EXCEPTING THEREFROM AN EASEMENT FOR ROAD PURPOSES OVER ANY PORTION THEREOF INCLUDED IN B STREET.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF, IF ANY INCLUDED IN THE SOUTHWEST 8 ACRES OF SAID LOT.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED OCTOBER 15, 1962 AS INSTRUMENT NO. 95658, OF OFFICIAL RECORDS.

**FLOOD NOTE:**

ZONE - "C" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 060245 0045A, DATED APRIL 15, 1980

ZONE "C" DENOTES AREAS SUBJECT TO MINIMAL FLOODING.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

**BASIS OF BEARINGS:**

THE BEARING OF N 52°28'13" W ALONG THE CENTERLINE OF 26TH STREET (FORMERLY 3RD STREET) PER RECORD OF SURVEY, FILED IN BOOK 105, PAGE 85, IN THE CITY OF RUBIDOUX, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BOUNDARY NOTES:**

- A - ESTABLISHED BY PRORATION.
- B - APPARENT 11.0' EASEMENT FOR ROAD PURPOSES, AS INDICATED BY ASSESSOR'S PARCEL MAP AND ADJACENT RECORD MAPS; NO REFERENCE IS MADE TO SAID EASEMENT WITHIN THE TITLE REPORT REFERRED TO HEREON.
- C - INTENTIONALLY DELETED
- D - NORTHWESTERLY LINE OF INSTRUMENT NO. 196750, O.R.
- E - SOUTHEASTERLY LINE OF INSTRUMENT NO. 393427, O.R.
- F - GAP IN TITLE LINES.
- G - OVERLAP IN TITLE LINES.

**SITE RESTRICTIONS:**

- SETBACKS:  
FRONT - 25 FT  
SIDE - 25 FT  
REAR - 25 FT  
HEIGHT - 40 FT AT YARD SETBACK
- ZONE - MSC (MANUFACTURING SERVICE COMMERCIAL)

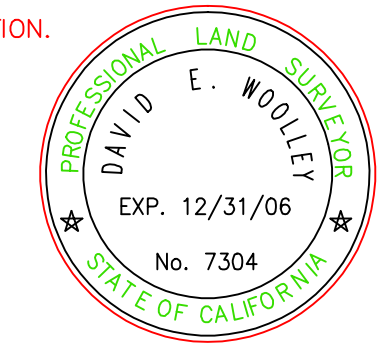
FLOOR AREA RATIO - 0.25-0.60

ALL SITE RESTRICTIONS WERE OBTAINED PER THE COUNTY OF RIVERSIDE (PLANNING DEPARTMENT)

PHONE NUMBER - (951) 955-3200  
CONTACT PERSON - DEE

**SURVEYOR'S CERTIFICATE:**

THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECTION.  
SURVEY COMPLETED ON: FEBRUARY 16, 2005

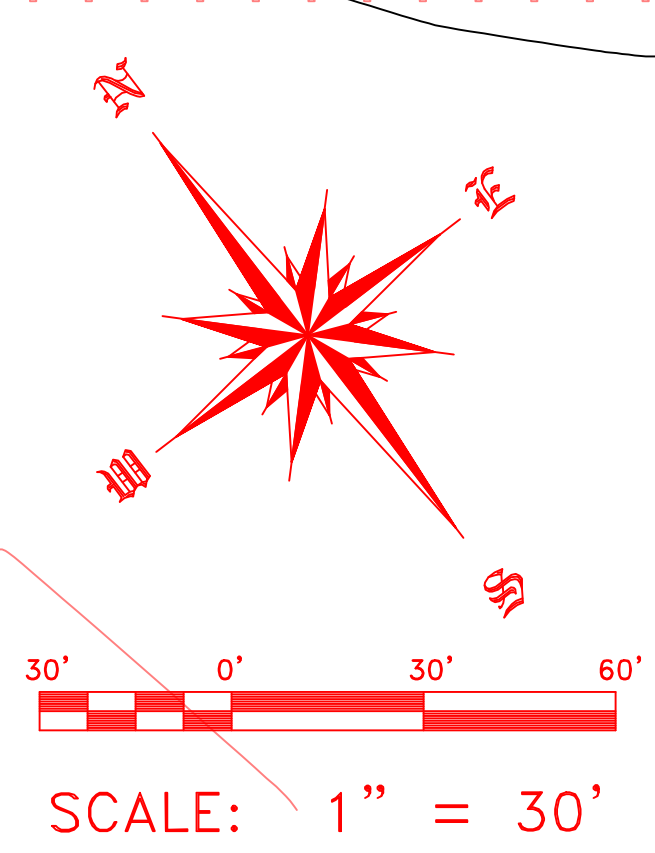
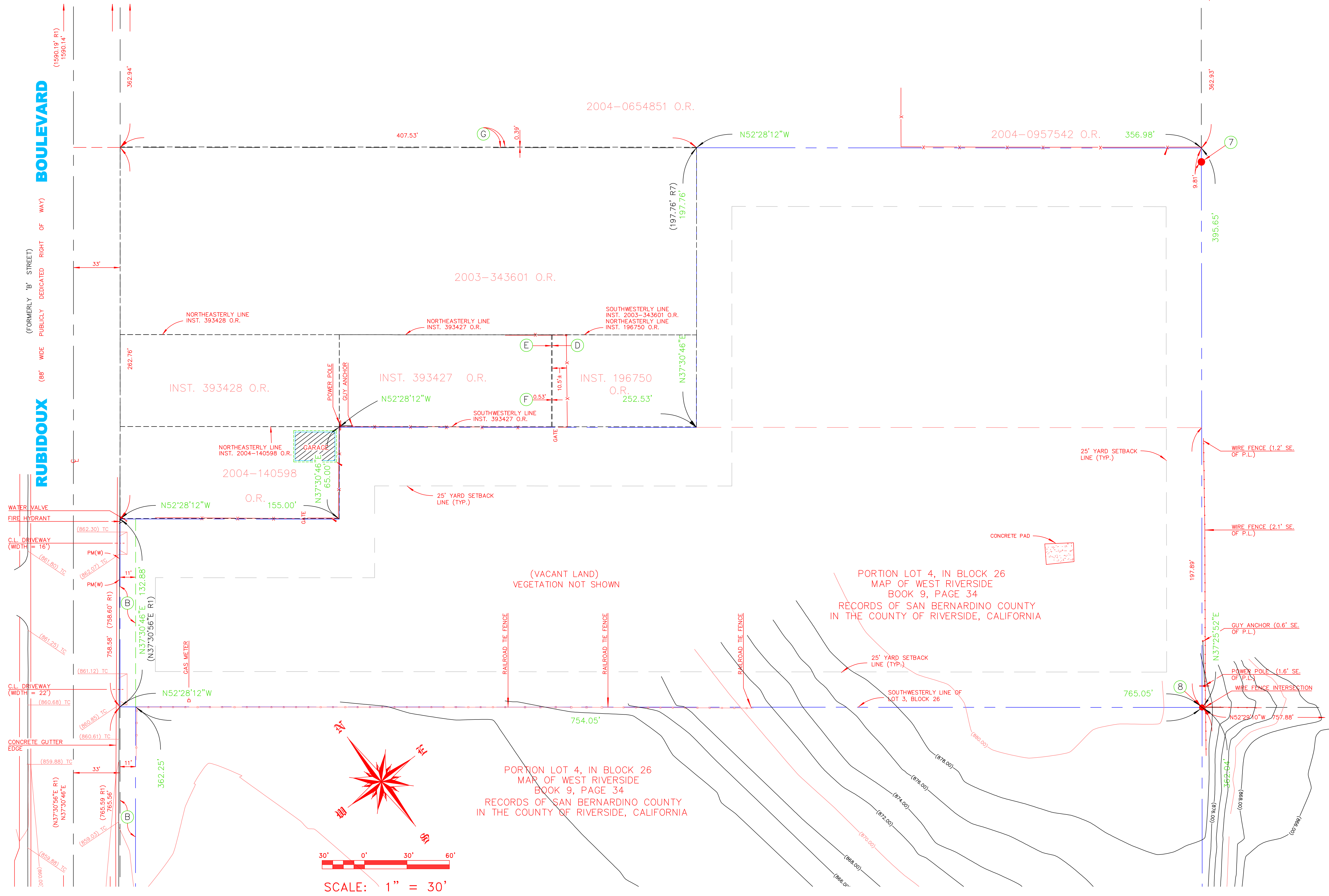


DAVID E. WOOLLEY L.S. NO. 7304  
EXP: 12/31/06

|   |                                   |
|---|-----------------------------------|
| REVISIONS                                 |                                   |
| <b>TOPOGRAPHIC MAP</b>                    | <b>BILL CARR SURVEYS</b>          |
| VACANT LAND (APN: 178-150-002-4)          | 16412 EAGLE LANE                  |
| RUBIDOUX, CALIFORNIA                      | HUNTINGTON BEACH, CALIFORNIA      |
| ARB, INC.                                 | (714) 288-9623 FAX (714) 288-9058 |
| SCALE: 1" = 80'                           | SHEET 1 OF 3                      |
| DATE: 3-3-05                              | DRAWN BY: JRS                     |
| ADDRESS: VACANT LAND (APN: 178-150-002-4) | CHKD. BY: DEW                     |
| CLIENT: ARB, INC.                         | FILE NO. 2004154-T                |

# TOPOGRAPHIC MAP

VACANT LAND IN RUBIDOUX  
RIVERSIDE COUNTY, CALIFORNIA

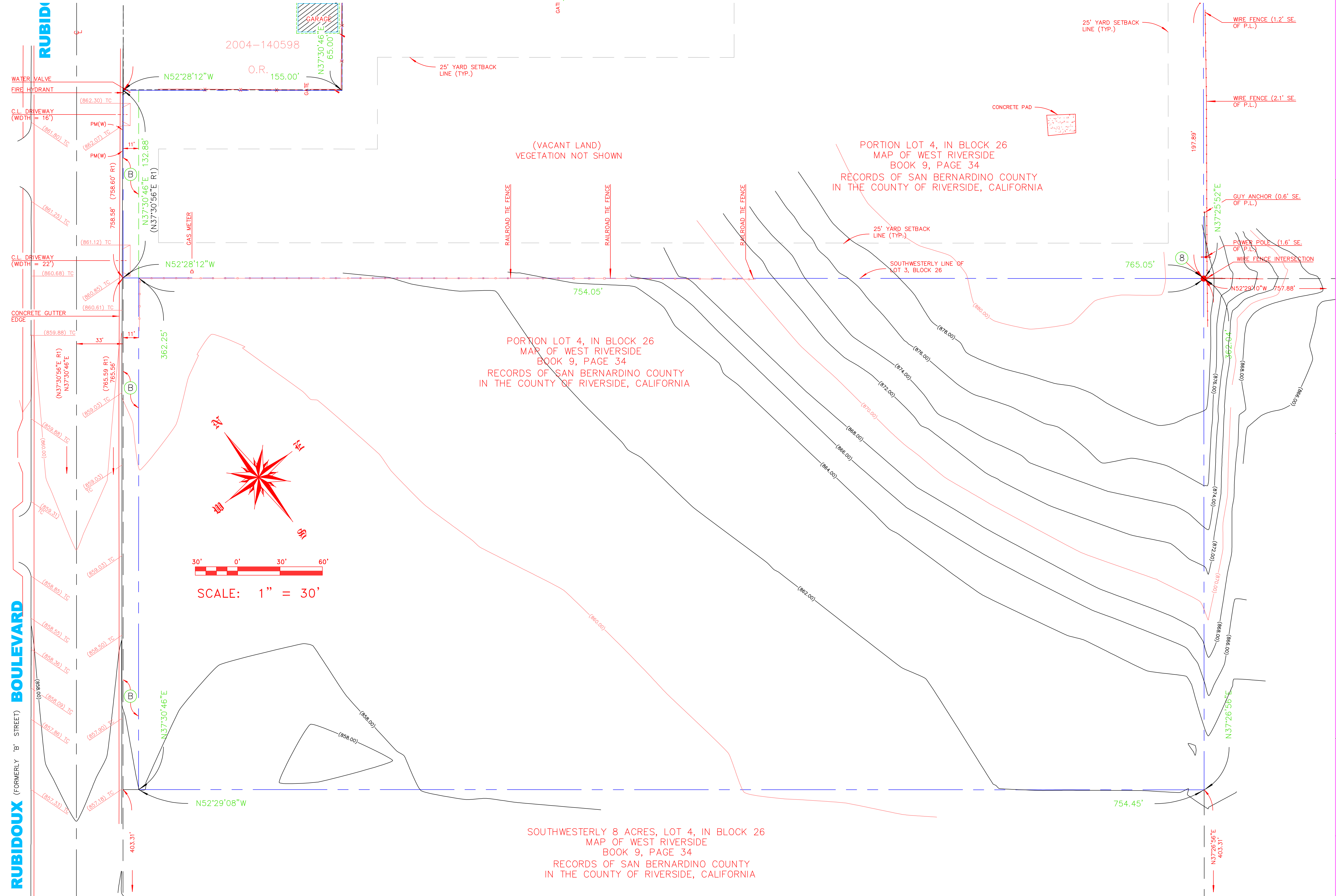


|   |           |                 |
|---|-----------|-----------------|
| SHEET   | 2         | SCALE: 1" = 30' |
|   | OF 3      |                 |
| DATE:   | 3-3-05    |                 |
| DRAWN BY:   | JRS       |                 |
| CHKD. BY:   | DEW       |                 |
| FILE NO.  | 2004154-T |                 |
| <b>TOPOGRAPHIC SURVEY</b>   |           |                 |
|   |           |                 |
| <b>BILL CARR SURVEYS</b>  |           |                 |
| 16412 EAGLE LANE<br>HUNTINGTON BEACH, CALIFORNIA<br>(714) 288-9623 FAX (714) 288-9058 |           |                 |
| REVISIONS   |           |                 |



# TOPOGRAPHIC MAP

VACANT LAND IN RUBIDOUX  
RIVERSIDE COUNTY, CALIFORNIA



SOUTHWESTERLY 8 ACRES, LOT 4, IN BLOCK 26  
MAP OF WEST RIVERSIDE  
BOOK 9, PAGE 34  
RECORDS OF SAN BERNARDINO COUNTY  
IN THE COUNTY OF RIVERSIDE, CALIFORNIA

|   |                 |                    |   |
|---|-----------------|--------------------|---|
| SHEET 3<br>OF 3   | SCALE: 1" = 30' | TOPOGRAPHIC SURVEY | REVISIONS   |
|   | DATE: 3-3-05    |                    |   |
| FILE NO.<br>2004154-T   | DRAWN BY: JRS   | BILL CARR SURVEYS  | 16412 EAGLE LANE<br>HUNTINGTON BEACH, CALIFORNIA<br>(714) 288-9623 FAX (714) 288-9058 |
|   | CHKD. BY: DEW   |                    |   |
| ADDRESS: VACANT LAND (APN: 178-150-002-4)<br>RUBIDOUX, CALIFORNIA |                 |                    |   |
| CLIENT: ARB, INC.   |                 |                    |   |