

EXHIBIT E

**PETITION TO THE CITY COUNCIL OF THE CITY OF SAN BERNARDINO
REQUESTING ANNEXING TERRITORY INTO A COMMUNITY FACILITIES DISTRICT
NO. 2019-1 OF THE CITY OF SAN BERNARDINO AND A WAIVER WITH RESPECTS
TO CERTAIN PROCEDURAL MATTERS UNDER THE MELLO-ROOS COMMUNITY
FACILITIES ACT OF 1982 AND CONSENTING TO THE LEVY OF SPECIAL TAXES
THEREON TO PAY THE COSTS OF SERVICES TO BE PROVIDED BY THE
COMMUNITY FACILITIES DISTRICT**

1. The undersigned requests that the City Council of the City of San Bernardino, initiate and conduct proceedings pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") (Government Code Section 53311 et seq.), to annex territory into Community Facilities District No. 2019-1 (Maintenance Services) (the "Community Facilities District") of the property described below and consents to the annual levy of special taxes on such property to pay the costs of services to be provided by the community facilities district.

2. The undersigned requests that the community facilities district provide any services that are permitted under the Act including, but not limited to, all necessary service, operations, administration and maintenance required to keep the landscape lighting, street lighting, traffic signals, flood control facilities, ground cover, shrubs, plants and trees, irrigation systems, graffiti removal, sidewalks and masonry walls, fencing entry monuments, tot lot equipment and associated appurtenant facilities within the district in a healthy, vigorous and satisfactory working condition.

3. The undersigned hereby certifies that as of the date indicated opposite its signature, it is the owner of all the property within the proposed boundaries of the Community Facilities District as described in Exhibit A hereto and as shown on the map Exhibit B hereto.

4. The undersigned requests that a special election be held under the Act to authorize the special taxes for the proposed community facilities district. The undersigned waives any requirement for the mailing of the ballot for the special election and expressly agrees that said election may be conducted by mailed or hand-delivered ballot to be returned as quickly as possible to the designated election official, being the office of the City Clerk and the undersigned request that the results of said election be canvassed and reported to the City Council at the same meeting of the City Council as the public hearing on the creation of the Community Facilities District or at the next available meeting.

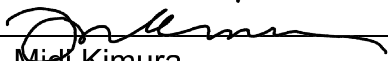
5. Pursuant to Sections 53326(a) and 53327(b) of the Act, the undersigned expressly waives all applicable waiting periods for the election and waives the requirement for analysis and arguments relating to the special election, and consents to not having such materials provided to the landowner in the ballot packet, and expressly waives any requirements as to the form of the ballot. The undersigned expressly waives all notice requirements relating to hearings and special elections (except for published notices required by the Act), and whether such requirements are found in the California Elections Code, the California Government Code or other laws or procedures, including but not limited to any notice provided for by compliance with the provisions of Section 4101 of the California Elections Code.

6. The undersigned hereby consents to and expressly waives any and all claims based on any irregularity, error, mistake or departure from the provisions of the Act or other laws of the State and any and all laws and requirements incorporated therein, and no step or action in any proceeding relative to annexing territory into Community Facilities District No. 2019-1 of the portion of the incorporated area of the

City of San Bernardino or the special election therein shall be invalidated or affected by any such irregularity, error mistake or departure.

IN WITNESS WHEREOF, I hereunto set my hand this __14__ day of _December____, 2023_.

[NAME OF LANDOWNER]

By: 
Name: Midori Kimura
Title: Managing Director, Paladin Equity

OWNER'S PROPERTY:

TRACT MAP OR PARCEL MAP NO.
or PROJECT NO. APN 0281-361-28

OWNER'S MAILING ADDRESS:

2600 Mission Street, Suite 203
San Marino, CA 91108

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY COUNCIL OF THE CITY OF
SAN BERNARDINO THIS ____ DAY OF _____, 20__.

City Clerk of the City Council of the
City of San Bernardino

Acknowledgment Regarding Property to be Included into Community Facilities District No. _____

The developer/property owner of **(Tract No. / Assessor's Parcel No.)** APN: 0281-361-28
hereby acknowledges that:


If the landscaping, drainage, lighting and eligible public improvements within the Community Facilities District No. _____ the maintenance areas of **(Assessor's Parcel Nos.)** APN: 0281-361-28, which is to be included in the Community Facilities District No. _____ of the City of San Bernardino are completed prior to the levy and collection of special taxes upon property within said tract for the maintenance of such landscape and improvements, the developer/property owner will continue to be responsible for and will maintain the landscaping, drainage, lighting, and eligible public improvements within such maintenance areas at its sole expense, and the City will not assume responsibility for the maintenance of such landscaping, drainage, lighting and eligible public improvements until such time as the City is able to collect such special taxes to pay the costs of the maintenance of such landscaping, drainage, lighting, and eligible public improvements.

DATED: December 14, 2023

OWNER(s):

Midi Kimura

(Print Name)



(Signature)

Managing Director, Paladin Equity

(Title)

(Print Name)

(Signature)

(Title)

INSERT EXHIBIT A: BOUNDARY DESCRIPTION

TITLE INFORMATION:

THE TITLE DESCRIPTION AND EXCEPTION ITEMS SHOWN HEREON WERE TAKEN FROM COMMONWEALTH TITLE COMPANY, ORDER NO. 09175007-917-JW7-KRE, DATED, FEBRUARY 18, 2022 AND HAVE THE SAME NUMERICAL DESIGNATION AS IN THAT REPORT.

LEGAL DESCRIPTION:

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

PARCEL A:

PARCEL 2 OF PARCEL MAP NO. 18704, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 231, PAGES 85 THROUGH 87, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY.

RESERVING THEREFROM AN EASEMENT FOR RECIPROCAL ACCESS, INGRESS AND EGRESS, OVER, ALONG AND ACROSS THOSE PORTIONS THEREOF SHOWN AND DELINEATED ON SAID MAP AS "EASEMENT FOR RECIPROCAL ACCESS, INGRESS, EGRESS, FIRE DISTRICT ACCESS, DRAINAGE AND PUBLIC UTILITY."

PARCEL B:

AN EASEMENT FOR RECIPROCAL ACCESS, INGRESS AND EGRESS OVER, ALONG AND ACROSS THOSE PORTIONS OF PARCEL 1 OF SAID PARCEL MAP SHOWN AND DELINEATED ON SAID MAP AS "EASEMENT FOR RECIPROCAL ACCESS, INGRESS, EGRESS, FIRE DISTRICT ACCESS, DRAINAGE AND PUBLIC UTILITY."

ASSESSOR'S PARCEL NUMBER: 0281-361-28

TITLE EXCEPTIONS:

PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER-SUPPLIED TITLE REPORT INDICATED BY A "○". NON-PLOTTABLE EASEMENTS ARE INDICATED BY "□" ALL WITHIN THE "EXCEPTION" ITEMS OF THE TITLE REPORT.

2 AN EASEMENT FOR PIPE LINES, DITCHES, FLUMES, AND WELLS PURPOSES, IN FAVOR OF THE RIVERSIDE TRUST COMPANY, RECORDED JULY 24, 1900 IN BOOK 343 PAGE 143 OF DEEDS. THE EXACT LOCATION AND EXTEND OF EASEMENT IS NOT DISCLOSED OF RECORD.

3 AN EASEMENT FOR PIPE LINES AND DITCHES, IN FAVOR OF THE RIVERSIDE TRUST COMPANY, RECORDED FEBRUARY 24, 1906 IN BOOK 370 PAGE 29 OF DEEDS. THE EXACT LOCATION AND EXTEND OF EASEMENT IS NOT DISCLOSED OF RECORD.

4 AN EASEMENT FOR DITCHES AND CONDUITS, IN FAVOR OF RIVERSIDE ORANGE COMPANY, RECORDED NOVEMBER 9, 1915 IN BOOK 581 PAGE 25 OF DEEDS. THE EXACT LOCATION AND EXTEND OF EASEMENT IS NOT DISCLOSED OF RECORD.

5 A CONVEYANCE FOR NATURAL WATER RIGHTS, CONSTRUCTED WELLS, PIPES, MANIPULATION OF WATER, AND TO MAINTAIN MACHINERY TO OBTAIN WATER FROM WITHIN, IN FAVOR OF RIVERSIDE ORANGE COMPANY LIMITED, RECORDED DECEMBER 10, 1923 IN BOOK 816 PAGE 369 OF DEEDS AFFECTS: BLANKET IN NATURE.

11 AN EASEMENT FOR SEWER APPURTENANT FACILITIES, TO MAINTAIN, OPERATE, REPLACE AND RENEW SAID SEWER OR APPURTENANCES, AND THE INGRESS AND EGRESS THERETO, IN FAVOR OF THE CITY OF SAN BERNARDINO, RECORDED SEPTEMBER 15, 2003 AS INSTRUMENT NO. 2003-0693213 OF OFFICIAL RECORDS. AFFECTS: PLOTTED HEREON.

12 AN EASEMENT FOR ELECTRICAL APPURTENANT FACILITIES, TO MAINTAIN, OPERATE, REPLACE AND RENEW SAID ELECTRICAL OR APPURTENANCES, AND THE INGRESS AND EGRESS THERETO, IN FAVOR OF SOUTHERN CALIFORNIA Edison, RECORDED SEPTEMBER 15, 2003 AS INSTRUMENT NO. 2003-0693213 OF OFFICIAL RECORDS. AFFECTS: PLOTTED HEREON.

13 AN EASEMENT FOR ELECTRICAL APPURTENANT FACILITIES, TO MAINTAIN, OPERATE, REPLACE AND RENEW SAID ELECTRICAL OR APPURTENANCES, AND THE INGRESS AND EGRESS THERETO, IN FAVOR OF THE CITY OF SAN BERNARDINO, RECORDED SEPTEMBER 15, 2003 AS INSTRUMENT NO. 2003-0693213 OF OFFICIAL RECORDS. AFFECTS: PLOTTED HEREON.

14 A TEMPORARY EASEMENT FOR APPURTENANT FACILITIES, TO PLACE, MAINTAIN, OPERATE, INSPECT REPLACE AND RENEW SAID UNDERGROUND AND OVERHEAD APPURTENANCES, AND THE INGRESS AND EGRESS THERETO FOR MAINTENANCE AND IMPROVEMENTS OF SAID APPURTENANCES, IN FAVOR OF VERIZON CALIFORNIA INC., RECORDED SEPTEMBER 15, 2003 AS INSTRUMENT NO. 2003-0693213 OF OFFICIAL RECORDS. AFFECTS: PLOTTED HEREON.

15 AN EASEMENT FOR GAS APPURTENANT FACILITIES, TO PLACE, MAINTAIN, OPERATE, INSPECT REPLACE AND RENEW SAID UNDERGROUND AND ABOVE GROUND APPURTENANCES, AND THE INGRESS AND EGRESS THERETO FOR MAINTENANCE AND IMPROVEMENTS OF SAID APPURTENANCES, IN FAVOR OF THE GAS COMPANY, RECORDED SEPTEMBER 15, 2003 AS INSTRUMENT NO. 2003-0693213 OF OFFICIAL RECORDS. AFFECTS: PLOTTED HEREON.

16 A TEMPORARY EASEMENT FOR APPURTENANT FACILITIES, TO PLACE, MAINTAIN, OPERATE, INSPECT REPLACE AND RENEW SAID UNDERGROUND AND OVERHEAD APPURTENANCES, AND THE INGRESS AND EGRESS THERETO FOR MAINTENANCE AND IMPROVEMENTS OF SAID APPURTENANCES, IN FAVOR OF ADELPHIA AND ITS SUCCESSORS AND OR ASSIGNS, RECORDED SEPTEMBER 15, 2003 AS INSTRUMENT NO. 2003-0693213 OF OFFICIAL RECORDS. AFFECTS: PLOTTED HEREON.

17 EASEMENTS FOR RECIPROCAL ACCESS, INGRESS, EGRESS, FIRE DISTRICT ACCESS, DRAINAGE, AND PUBLIC UTILITY AS SHOWN IN PARCEL MAP NO. 18704, FILED ON BOOK 231, PAGES 85-87 INCLUSIVE, OF PARCEL MAPS, AND AS LISTED BY LETTER DESIGNATION BELOW. AFFECTS: BLANKET IN NATURE.

18 AN EASEMENT IN FAVOR OF INLAND EMPIRE DEVELOPMENT COMPANY FOR INGRESS, EGRESS, ROADWAY, DRAINAGE AND SEWER PURPOSES, RECORDED OCTOBER 18, 1985 AS INSTRUMENT NO. 85-258762 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. AFFECTS: PLOTTED HEREON.

19 AN EASEMENT IN FAVOR OF CITY OF SAN BERNARDINO FOR STREET AND HIGHWAY PURPOSES, RECORDED SEPTEMBER 8, 1986 AS INSTRUMENT NO. 86-258297 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. AFFECTS: PLOTTED HEREON.

20 AN EASEMENT IN FAVOR OF CITY OF SAN BERNARDINO FOR SIDEWALK PURPOSES, RECORDED SEPTEMBER 8, 1986 AS INSTRUMENT NO. 86-258297 OF OFFICIAL RECORDS OF SAN BERNARDINO COUNTY. AFFECTS: PLOTTED HEREON.

21 EASEMENT(S) OR RIGHT(S) OF WAYS FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES THERETO OVER, UNDER, ALONG AND ACROSS THE EASEMENTS PARCEL(S). AFFECTS: EASEMENT PARCEL 2 HEREON.

MONUMENT AND ESTABLISHMENT NOTES:

- M1 FD. 2" IP AND TAG, STAMPED "RCE 31563", FLUSH, PER R1.
M2 FD. 2" IP AND TAG, STAMPED "RCE 31563", FLUSH, PER R1.
M3 FD. 3/4" COPPER TAG & TACK, STAMPED "RCE 31563", FLUSH, PER R1.
M4 FD. 1" I.P., OPEN, DOWN 0.20", NO REF., NOT ACCEPTED AS END OF CURVE AT PL.
M5 FD. 1" IP, FLUSH, TAGGED "LS 4691" PER R1, ACCEPTED AS BC CENTERLINE OF HARRIMAN PLACE PER RS 98-0032 AND R1.
M6 FD. 1" I.P. W/ YELLOW PLASTIC PLUG, ILLIGIBLE, FLUSH, ACCEPTED AS SW CORNER OF PM 18704 PER R1.
M7 FD. 2" IP AND TAG, STAMPED "RCE 31563", FLUSH, PER R1.
M8 FD. 2" IP AND TAG, STAMPED "RCE 31563", FLUSH, PER R1.

- 1 SEARCHED, FOUND NOTHING, ESTABLISHED BY PROLONGATION OF LINE OF M2 AND M8, NORTHERLY AT RECORD DISTANCE FROM M2 PER R1.
2 ESTABLISHED AT RECORD ANGLE PER R1
3 SEARCHED, FOUND NOTHING, ESTABLISHED BY RECORD ANGLE FROM M6 PER R1 INTERSECTING WITH ESTABLISHED LINE PER NOTE 2.

FLOOD ZONE DESIGNATION:

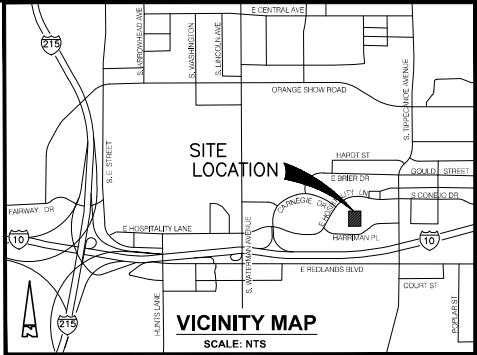
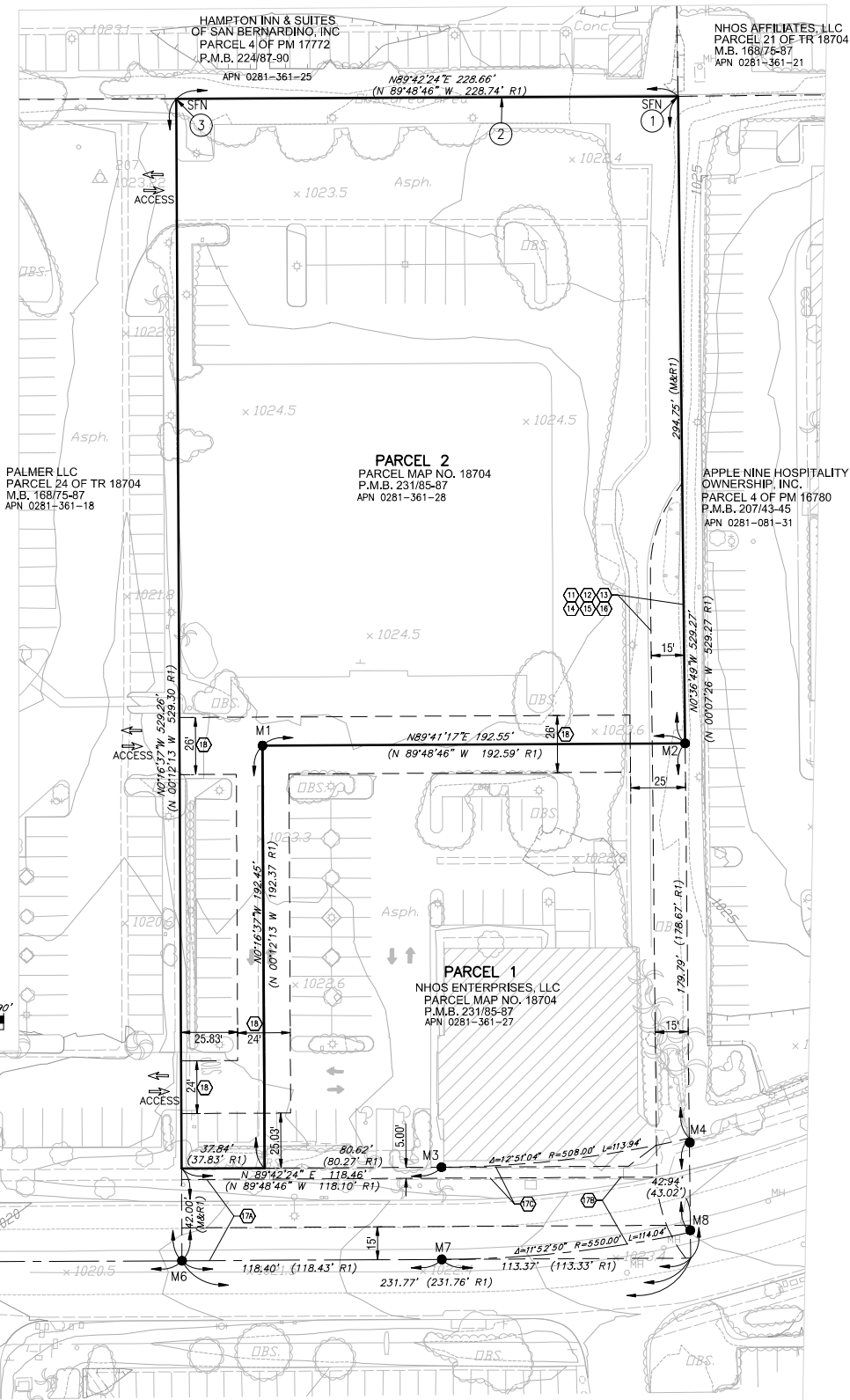
BY GRAPHIC PLOTTING ONLY, THE LAND SHOWN HEREON IS DESIGNATED AS BEING IN ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06071C6884J, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 2, 2016 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), DESIGNATED AREA BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1" ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND OF SYMBOLS & ABBREVIATIONS:

SYMBOLS			
○-*	STREET LIGHT	ICV	IRRIGATION CONTROL VALVE
*	LIGHT	IRRG	IRRIGATION
*TS	TRAFFIC SIGNAL	N'LY	NORTHERLY
□CB	CATCH BASIN	PAV	PAVEMENT
□DI	DROP INLET	P.P.	POWER POLE
○S	SIGN	PT	POINT
R/H	FIRE HYDRANT	RET	RETAINING
○PP	POWER POLE	SW	SIDEWALK
○TPP	TEMPORARY POWER POLE	SMH	SEWER MANHOLE
□M	METER	SD	STORM DRAIN
○V	POST VALVE	S'LY	SOUTHERLY
●B.O.	BLOW OFF	W'LY	WESTERLY
●A/V	AIR RELEASE VALVE	CLF	CHAIN LINK FENCE
○MH	MANHOLE	WIF	WROUGHT IRON FENCE
□UB	UTILITY BOX		
○U/O	UNDEFINED OBJECT ROUND	LINE TYPES	
□U/O	UNDEFINED OBJECT SQUARE	————	RIGHT OF WAY/PARCEL LINE
ASPH	ASPHALT	————	BOUNDARY
BLDG	BUILDING	————	BUILDING SETBACK
C&G	CURB & GUTTER	————	CENTERLINE
CL	CENTERLINE	————	EASEMENT
CONC	CONCRETE	————	CURB AND GUTTER
COR	CORNER	————	FENCE
DWY	DRIVEWAY	————	RETAINING WALL
E'LY	E'LY = EASTERLY		
EP	EDGE OF PAVEMENT		
(OH)	OVERHEAD UTILITY		

NOTE: NOT ALL SYMBOLS/ ABBREVIATIONS MAY BE USED.

BOUNDARY SURVEY:



OWNER: NHOS ENTERPRISES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

SITE ADDRESS: 898 E. HARRIMAN PLACE
SAN BERNARDINO, CA. 92408

TITLE COMPANY: COMMONWEALTH TITLE COMPANY
601 SOUTH FIGUEROA STREET, SUITE 4000
LOS ANGELES, CA 90017
ATTN: KATHY RELIGIOSO

SITE AREA: GROSS ACREAGE: 1.720 ACRES

SURVEYOR: KWC ENGINEERS
1880 COMPTON AVENUE, SUITE 100
CORONA, CA 92681
(951) 734-2130
ATTN: THOMAS CASELDINE, P.E., P.L.S.

ASSESSOR PARCEL NO: 0281-361-28

SURVEYOR'S NOTES:

BOUNDARY LINES WERE ESTABLISHED FROM RECOVERED CITY COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY. NO MONUMENTATION HAS BEEN SET, A WITNESS MARKER HAS BEEN PLACED AT MAJOR CORNERS WHERE NO MONUMENTATION WAS FOUND.

BUILDINGS THERE ARE NO BUILDINGS WITHIN THESE PARCELS (VACANT LAND).

CEMETERY THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

EARTH MOVING WORK..... NO EVIDENCE OF RECENT EARTH MOVING WAS OBSERVED DURING THE CONDUCTING OF THE FIELD SURVEY.

PROPOSED CHANGES IN STREET RIGHT OF WAY..... NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, NOR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SOLID WASTE DUMP NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

PHYSICAL ACCESS PROPERTY'S HAS PHYSICAL ACCESS FROM HARRIMAN PLACE.

TOPOGRAPHY TOPOGRAPHY SHOWN HEREON IS PER AN AERIAL FLIGHT DATED 2/16/22 BY INLAND AERIAL SURVEYS. GROUND FIELD TOPOGRAPHY WAS CONDUCTED BY KWC ENGINEERING ON MARCH 12, 2022.

ZONING REPORT NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR AT TIME OF SURVEY OR MAP.

WETLANDS NO FIELD DELINEATION OF WETLANDS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

MONUMENT NOTES:

● INDICATES FOUND MONUMENT AS INDICATED.
() INDICATES RECORD DATA PER PARCEL MAP NO. 18704 P.M.B. 231/85-87, (UNLESS OTHERWISE NOTED).
[] INDICATES RECORD DATA PER TITLE REPORT LEGAL DESCRIPTION
R1 INDICATES RECORD DATA PER PARCEL MAP NO. 18704, P.M.B. 231/85-87.
S.F.N. INDICATES SEARCHED, FOUND NOTHING
R&M INDICATES RECORD & MEASURED

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATIONS "NOCO, AND "MLFP" NAD83 (NRS92011) EPOCH 2010.00 AS SHOWN HEREON. ALL BEARINGS SHOWN ON THIS MAP ARE GRID, QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS AS SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99994739. CALCULATIONS ARE MADE AT A FOUND MONUMENT M1 WITH COORDINATES OF: N: 1847356.469 (GRID), E: 6783900.936 (GRID), USING AN ELEVATION OF 1023.87 (NAVD 86).

CONVERGENCE ANGLE = -0°25'05.03"

BENCHMARK:

BENCH MARK NO. V 524 (PD-63135). ELEVATION: 1046.70 MSL; VERTICAL DATUM: NAVD 88. A 2-1/2" BRASS DISK STAMPED "V 524" "1985" DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF WATERMAN AVENUE, THENCE 0.35 MILE NORTHEAST ALONG A GRAVELED ROAD, AT THE TRI-CITY AIRPORT, 0.35 MILE NORTHEAST OF THE OFFICE BUILDING, 0.1 MILE NORTHEAST OF THE EAST-END OF THE EAST-WEST DIRT RUNWAY, AT THE RIVERSIDE WATER DISTRICTS PUMP HOUSE 29-1, AT DOUBLE POWER LINE POLES 46883E SUPPORTING TWO 1500V TRANSFORMERS, 11 1/2 FEET WEST OF THE CENTERLINE OF THE ROAD, 7.2 FEET NORTHEAST OF THE NORTH CORNER OF A CORRUGATED METAL BUILDING HOUSING A PUMP, 1 1/2 FEET SOUTH OF THE NORTH ONE OF THE TWO POWER LINE POLES, 1.6 FEET NORTH OF A WITNESS POST, ABOUT LEVEL WITH THE ROAD, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.3 FOOT ABOVE THE GROUND.

SURVEYOR'S CERTIFICATION:

TO: NHOS ENTERPRISES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
COMMONWEALTH TITLE COMPANY

THIS 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 11 (INCLUDING FOUND UNDERGROUND UTILITY MARKINGS), 13, 14, 16, AND 17.

THE FIELD WORK WAS COMPLETED ON MARCH 15, 2022.
DATE OF PLAT OR MAP: MARCH 09, 2022

THOMAS M. CASELDINE
L.S. 9029

DATE

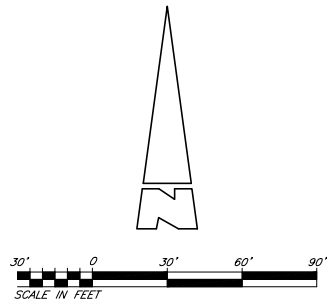


				CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA				SHEET NO. 1	
				A.L.T.A. / N.S.P.S. LAND TITLE SURVEY				OF <u>2</u> SHTS.	
				KWC ENGINEERS CIVIL ENGINEERS • PLANNERS • SURVEYORS 1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92681-3370 951-734-2130					
SCALE: 1"=30'				DATE: 03/10/22		DRAWN BY: LLC		CHECKED BY: TMC	
MARK				REVISIONS		DATE		PREPARED FOR: PALADIN EQUITY CAPITAL	
								J.N.	
								2022.2241.1	

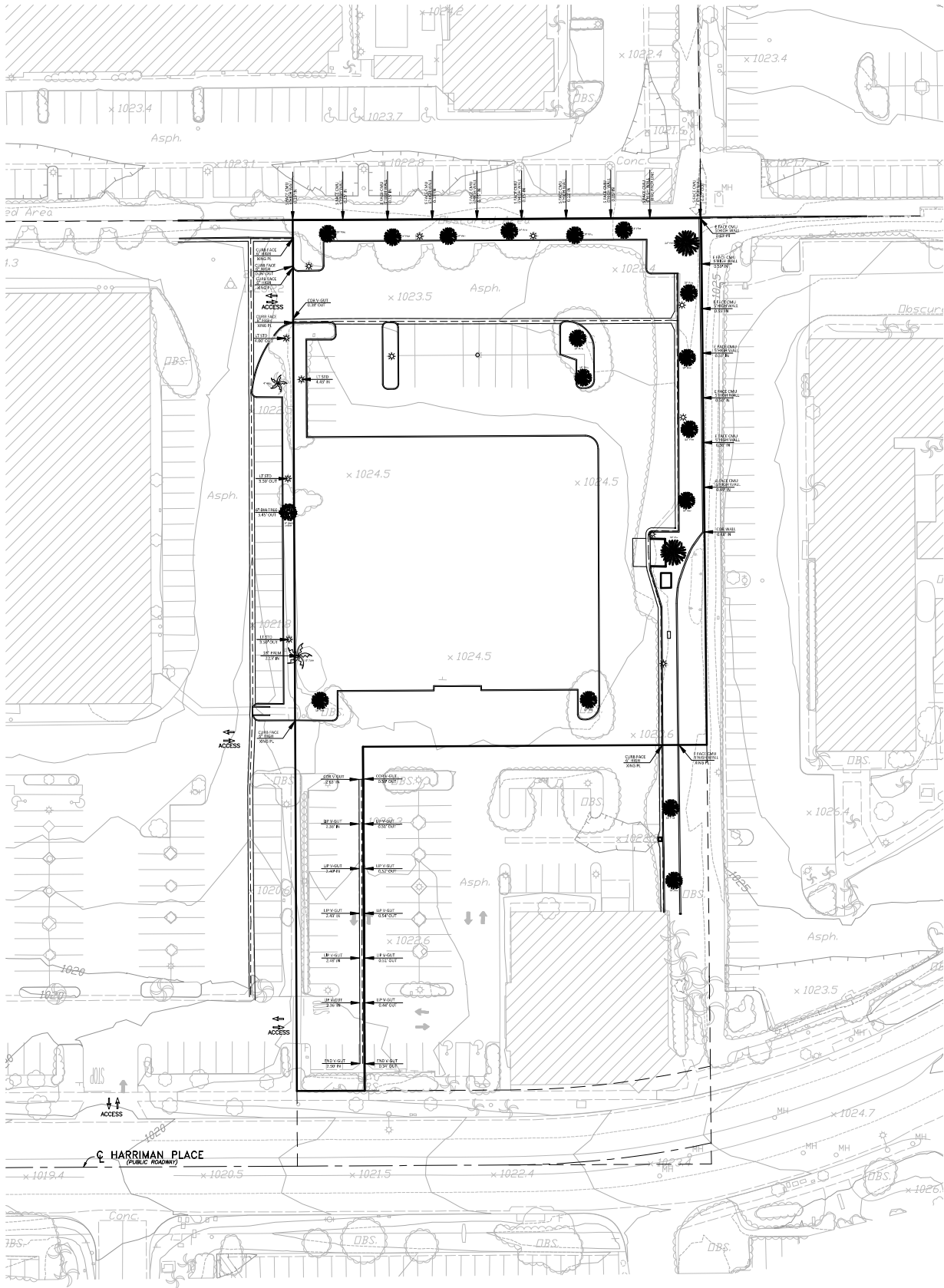
LEGEND OF SYMBOLS & ABBREVIATIONS:

SYMBOLS	
o-*	STREET LIGHT
*	LIGHT
*TS	TRAFFIC SIGNAL
□CB	CATCH BASIN
□DI	DROP INLET
○S	SIGN
R/H	FIRE HYDRANT
○PP	POWER POLE
○TPP	TEMPORARY POWER POLE
□M	METER
○V	VALVE
●B.O.	BLOW OFF
○A/V	AIR RELEASE VALVE
○MH	MANHOLE
□UB	UTILITY BOX
○U/O	UNDEFINED OBJECT ROUND
□U/O	UNDEFINED OBJECT SQUARE
ASPH	ASPHALT
BLDG	BUILDING
C&G	CURB & GUTTER
CL	CENTERLINE
CONC	CONCRETE
COR	CORNER
DWY	DRIVEWAY
E'LY	E'LY = EASTERLY
EP	EDGE OF PAVEMENT
(OH)	OVERHEAD UTILITY
ICV	IRRIGATION CONTROL VALVE
IRRG	IRRIGATION
N'LY	NORTHERLY
PAV	PAVEMENT
P.P.	POWER POLE
PT	POINT
RET	RETAINING
SW	SIDEWALK
SMH	SEWER MANHOLE
SD	STORM DRAIN
S'LY	SOUTHERLY
W'LY	WESTERLY
CLF	CHAIN LINK FENCE
WIF	WROUGHT IRON FENCE
LINE TYPES	
————	RIGHT OF WAY/PARCEL LINE
————	BOUNDARY
————	BUILDING SETBACK
————	CENTERLINE
————	EASEMENT
————	CURB AND GUTTER
————	FENCE
————	RETAINING WALL

NOTE: NOT ALL SYMBOLS/ ABBREVIATIONS MAY BE USED.



ENCROACHMENTS & ENCUMBRANCES



			KWC ENGINEERS CIVIL ENGINEERS • PLANNERS • SURVEYORS 1880 COMPTON AVENUE, SUITE 100 CORONA, CA 92881-3370 951-734-2130		CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA A.L.T.A. / N.S.P.S. LAND TITLE SURVEY		SHEET NO. 2 OF 2 SHTS.
SCALE: 1"=30'	DATE: 03/10/22	DRAWN BY: LLC	CHECKED BY: TMC	PREPARED FOR: PALADIN EQUITY CAPITAL	J.N.	2022.2241.1	
MARK	REVISIONS	DATE					

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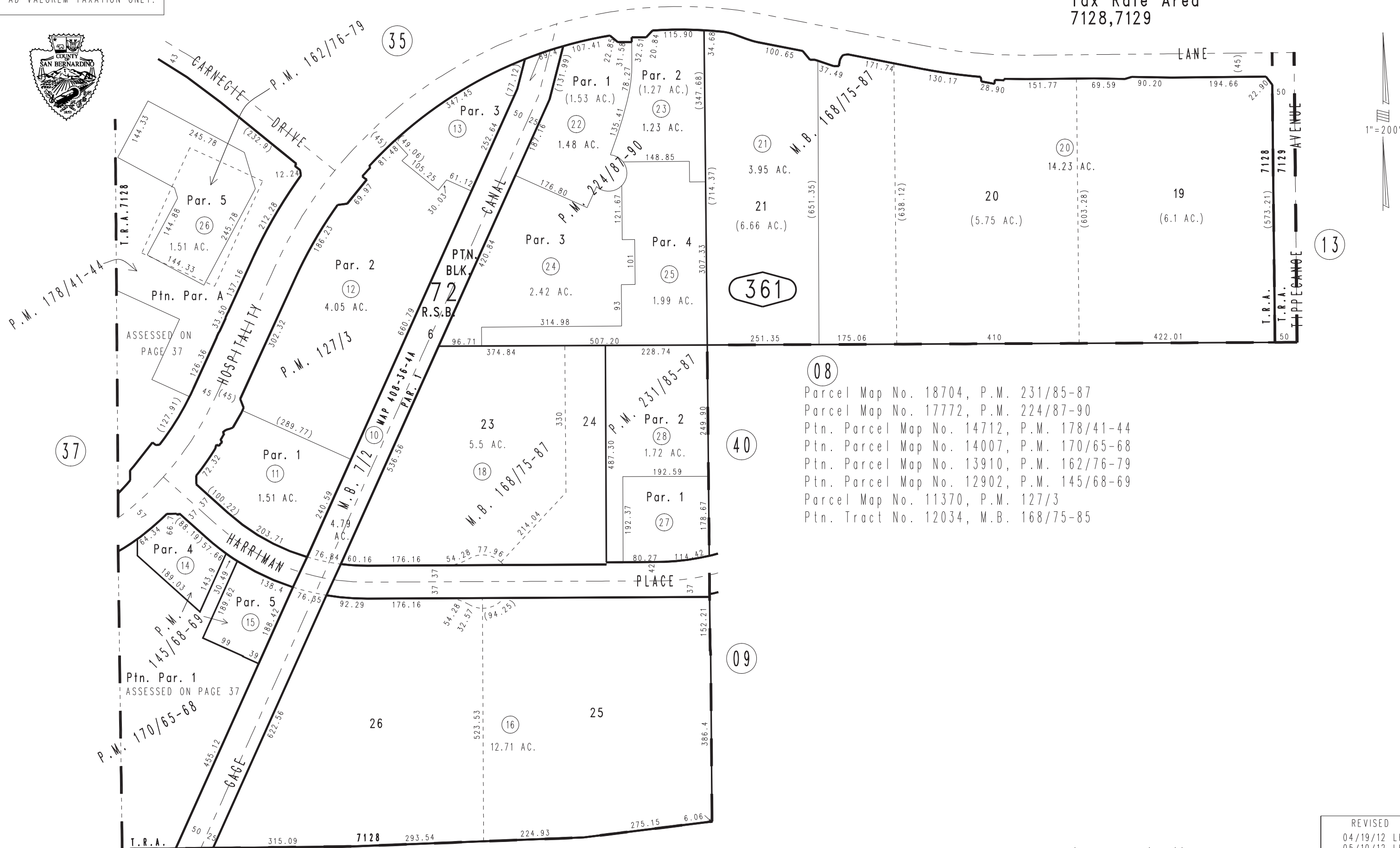
INSERT EXHIBIT B: TRACT/PARCEL/SUBDIVISION MAP

THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Rancho San Bernardino, M.B. 7/2

City of San Bernardino 0281 - 36
Tax Rate Area
7128,7129



Ptn. S.1/2, Sec. 23
T.1S., R.4W.

Assessor's Map
Book 0281 Page 36
San Bernardino County

REVISED	
04/19/12	LH
05/10/12	LH
05/05/13	GW
05/07/14	KC



LIST 1
DETAIL

☒ 1 Property Address: HARRIMAN PL SAN BERNARDINO CA 92408

Ownership

County: **SAN BERNARDINO, CA**
Assessor: **CHRIS WILHITE, ASSESSOR**
Parcel # (APN): **0281-361-28-0000**
Parcel Status: **ACTIVE**
Owner Name: **PALADIN EQUITY SB LLC**
Mailing Address: **633 W 5TH ST 28TH FL LOS ANGELES CA 90071**
Legal Description:**PARCEL MAP 18704 PARCEL 2 BOOK 231 PAGE 85**

Assessment

Total Value: \$760,423	Use Code: 0000	Use Type: VACANT
Land Value: \$760,423	Tax Rate Area: 007-128	County Zoning Code:
Impr Value:	Year Assd: 2022	Census Tract:
Other Value:	Property Tax:	Price/SqFt:
% Improved: 0%	Delinquent Yr:	
Exempt Amt:	HO Exempt: N	

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	01/10/2023			01/10/2023
Document Number:	20230006807			20230006807
Document Type:	GRANT DEED			
Transfer Amount:	\$1,850,000			
Seller (Grantor):	NHOS ENTERPRISES LLC			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality:
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 1.720	Spaces:	Site Influence: NO
Lot SqFt: 74,923	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		