

SCHEDULE B EXCEPTIONS

INDICATES ITEM PLOTTED HEREON.

- ITEM 1-5 TAX MATTERS
- THE FOLLOWING MATTERS AFFECT PARCEL 2:
- ITEM 6 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 296 OF DEEDS, PAGE 202. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- ITEM 7 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 2, 1951 AS BOOK 2742, PAGE 203 OF OFFICIAL RECORDS. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- ITEM 8 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CITY OF RIALTO REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 10, 2002 AS INSTRUMENT NO. 2002-0355175 OF OFFICIAL RECORDS.
- ITEM 9 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$135,000.00 RECORDED FEBRUARY 10, 2016 AS INSTRUMENT NO. 16-53373 OF OFFICIAL RECORDS, DATED: FEBRUARY 2, 2016. TRUSTOR: WAYNE EDWARD MORIN AND ELIZABETH ANN MORIN, TRUSTEES OF THE MORIN FAMILY TRUST DATED APRIL 28, 1995 TRUSTEE: T.D. SERVICES, A CALIFORNIA CORPORATION. BENEFICIARY: LOOK FEDERAL CREDIT UNION. THE EFFECT OF A DOCUMENT ENTITLED "SUBSTITUTION OF TRUSTEE AND DEED OF PARTIAL RECONVEYANCE", RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199412 OF OFFICIAL RECORDS. NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY SAID MORTGAGE OR DEED OF TRUST PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION.
- ITEM 10 AN EASEMENT FOR STREETS, HIGHWAYS, SANITARY SEWER LINES, DOMESTIC WATER LINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199408 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ITEM 11 AN EASEMENT FOR TEMPORARY CONSTRUCTION EASEMENT AND INCIDENTAL PURPOSES, IN FAVOR OF CITY OF RIALTO, A CALIFORNIA MUNICIPAL CORPORATION RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199409 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ITEM 12 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAINTENANCE AGREEMENT" RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199410 OF OFFICIAL RECORDS.
- ITEM 13 AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY TOGETHER WILL ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND INCIDENTAL PURPOSES, RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199411 OF OFFICIAL RECORDS. TO: CITY OF RIALTO, A MUNICIPAL CORPORATION. (PLOTTED HEREON)
- ITEM 14 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- ITEM 15 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:
- WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING: A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.
- ITEM 17 AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 23, 1904 IN BOOK 296 OF DEEDS, PAGE 202. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- ITEM 18 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CITY OF RIALTO REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JULY 10, 2002 AS INSTRUMENT NO. 2002-0355175 OF OFFICIAL RECORDS.
- ITEM 19 AN EASEMENT FOR STREETS, HIGHWAYS, SANITARY SEWER LINES, DOMESTIC WATER LINES, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199408 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ITEM 20 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAINTENANCE AGREEMENT" RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199410 OF OFFICIAL RECORDS.
- ITEM 21 AN OFFER OF DEDICATION FOR PUBLIC STREET AND HIGHWAY TOGETHER WILL ALL RIGHT TO CONSTRUCT AND MAINTAIN UTILITIES, SEWERS, DRAINS AND INCIDENTAL PURPOSES, RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199411 OF OFFICIAL RECORDS. TO: CITY OF RIALTO, A MUNICIPAL CORPORATION. (PLOTTED HEREON)
- ITEM 22 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- ITEM 23 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:
- WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING: A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.
- ITEM 25 THE FOLLOWING MATTERS AFFECT PARCEL 3:
- ITEM 26 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 296 OF DEEDS, PAGE 202. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- ITEM 27 AN EASEMENT FOR CEMENT PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 30, 1911 IN BOOK 470 OF DEEDS, PAGE 341. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- ITEM 28 AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 81 OF DEEDS, PAGE 151. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- ITEM 29 AN EASEMENT FOR WATER DITCH AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 99 OF DEEDS, PAGE 189. (THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.)
- ITEM 30 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED BOOK 26, PAGE 24 OF RECORD OF SURVEYS, 31.
- ITEM 31 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD AND STORM DRAINAGE AGREEMENT" RECORDED APRIL 14, 2003 AS INSTRUMENT NO. 2003-0243642 OF OFFICIAL RECORDS.
- ITEM 32 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OWNER PARTICIPATION AGREEMENT" RECORDED MAY 25, 2004 AS INSTRUMENT NO. 2004-0366451 OF OFFICIAL RECORDS.
- ITEM 33 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OWNER PARTICIPATION AGREEMENT" RECORDED OCTOBER 12, 2005 AS INSTRUMENT NO. 2005-0764956 OF OFFICIAL RECORDS.
- ITEM 34 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$NOT SET OUT RECORDED MAY 20, 2016 AS INSTRUMENT NO. 16-198924 OF OFFICIAL RECORDS, DATED: APRIL 19, 2016. TRUSTOR: WAYNE EDWARD MORIN AND ELIZABETH ANN MORIN, TRUSTEES OF THE MORIN FAMILY TRUST, DATED APRIL 28, 1995. TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY / BENEFICIARY: SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF RIALTO, A PUBLIC ENTITY.
- ITEM 35 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MAINTENANCE AGREEMENT" RECORDED MAY 23, 2016 AS INSTRUMENT NO. 16-199410 OF OFFICIAL RECORDS.
- ITEM 36 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- ITEM 37 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:
- WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING: A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

PROPOSED PARCEL MAP 19942  
CITY OF RIALTO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

