

EXHIBIT N

ALTA SURVEY

FOR

SAN BERNARDINO COUNTY

**303 W. 5TH STREET DESIGN-BUILD
PROJECT**

PROJECT NUMBER 10.10.1699

The seal of San Bernardino County is a shield-shaped emblem. It features a central shield with a cross, surrounded by a decorative border. The text "SAN BERNARDINO COUNTY" is inscribed across the middle of the shield.

**SAN BERNARDINO
COUNTY**

FOR
CITY OF SAN BERNADINO

TITLE INSURANCE
ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM TICOR TITLE COMPANY OF CALIFORNIA COMMITMENT NO. 00901534-021-013-0N1, DATED JANUARY 17, 2025 AT 7:30A.M., INCLUDING APPURTENANCES AND ADDING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, DAVID EVANS & ASSOCIATES, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS DAVID EVANS & ASSOCIATES, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE DISCLOSED BY THE REFERENCE TICOR COMMITMENT. DAVID EVANS & ASSOCIATES, INC. HAS RELIED WHOLLY ON TICOR'S REPRESENTATIONS ON THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE DAVID EVANS & ASSOCIATES, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

1. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.
2. THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T A FORTIFY THE UNDERSTANDING OF THE PROPERTY OWNERSHIP AS DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
3. UNDERGROUND UTILITIES SHOWN HEREON IF ANY ARE BASED UPON ABOVE GROUND OBSERVATIONS ONLY. AN UNDERGROUND UTILITY LOCATE BY 811 OR SIMILAR SERVICE WAS NOT PERFORMED.

- SPECIAL EXCEPTIONS:**
TICOR TITLE COMPANY OF CALIFORNIA COMMITMENT NO. 00933534-023-KM1-DNS, DATED JANUARY 17, 2025
SURVEYOR'S NOTES ARE IN BRACKETS []

- LEGAL DESCRIPTION**
TITLE PARCEL NO. A: APN: 0135-101-08-0-000
THAT PORTION OF LOT 5, BLOCK 30, ACCORDING TO MAP OF THE CITY OF SAN BERNARDINO,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 7, PAGE 1
OF MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

TITLE PARCEL NO. B: APN: 0135-301-28-0-000
PARCEL 3 OF PARCEL MAP NO. 5637, IN THE CITY OF SAN BERNARDINO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 51, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER THEREOF;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 122.5 FEET;
THENCE NORTH TO A POINT 140 FEET SOUTH OF THE NORTH LINE OF SAID LOT;
THENCE EAST 175 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT;
THENCE NORTH ALONG THE EAST LINE TO THE POINT OF BEGINNING.

LOT AREA
54,370 +/- S.F. (1.248AC +/-)

PARKING
31 REGULAR PARKING STALLS & 2 ACCESSIBLE STALLS (OUTSIDE)
36 REGULAR PARKING STALLS & 2 ACCESSIBLE STALLS (UNDER
67 REGULAR STALLS & 4 ACCESSIBLE STALLS (TOTAL)

LISTED RESTRICTIONS PER TABLE 06.02 IN SECTION 18.06.030 DEVELOPMENT STANDARDS

TO CITY OF SAN BERNARDINO & TICOR TITLE COMPANY OF CALIFORNIA.

Brian D. Gillooly 2/7/25
BRIAN D. GILLOOLY DATE
P.L.S. 9673



DATE: 10/00/01

DESIGN:
DRAWN: CMM
CHECKED: BDG

REVISION
NUMBER: 0

SCALE: 1"=30'

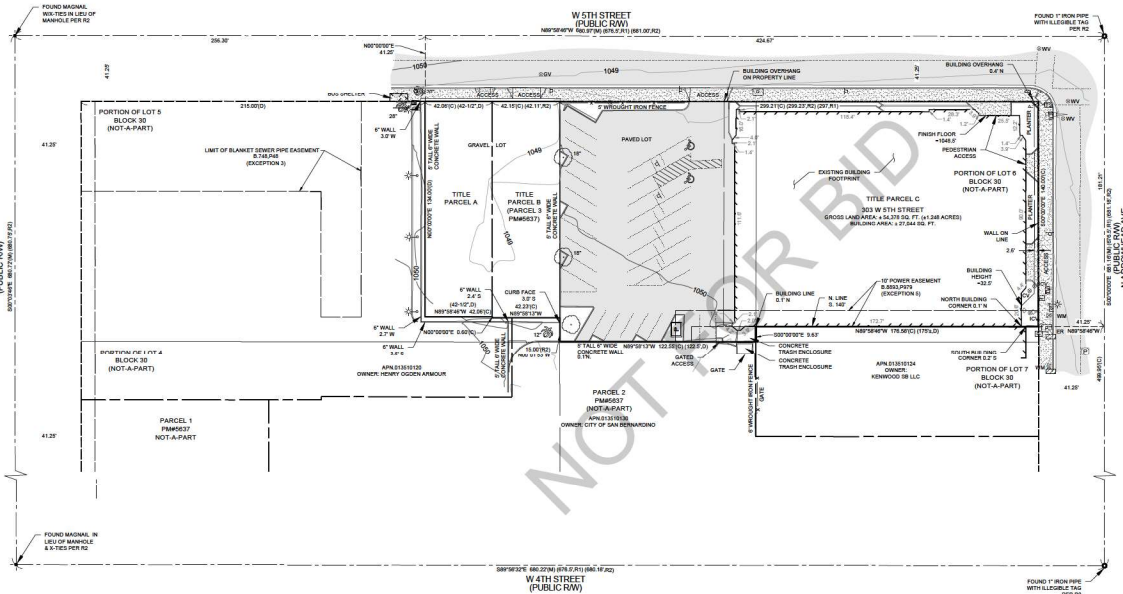
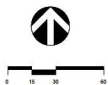
PROJECT NUMBER:
SNRD0000 0035

DRAWING FILE:
SNBD0000-0035-ALTA.DWG

BOOK NO.

1

ALTA / NSPS LAND TITLE SURVEY



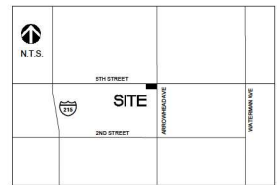
HORIZONTAL DATUM / BASIS OF BEARINGS
HORIZONTAL DATUM FOR THIS SURVEY IS NAD83. BASE OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ARROYO AVENUE BETWEEN IRON PIPES FOUND AT THE INTERSECTION WITH 5TH STREET AND 4TH STREET, ARROYO AVENUE.

VERTICAL DATUM / BASIS OF ELEVATIONS
VERTICAL DATUM FOR THIS SURVEY IS NAVD83. BASE OF ELEVATIONS FOR THIS SURVEY IS THE ELEVATION OF THE IRON PIPE FOUND AT THE INTERSECTION WITH 5TH STREET AND 4TH STREET, ARROYO AVENUE.

REFERENCE SURVEYS:
1. PLAN OF THE CITY OF SAN BERNARDINO CAL. BE. 1, P. 1.
2. PARCEL MAP 567, BE. 51, P. 18.

DATE OF SURVEY:
THIS SURVEY REPRESENTS A PHYSICAL IMPROVEMENT CONDITION EXISTING ON FEBRUARY 9, 2025. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN FEBRUARY OF 2025.

VICINITY MAP



LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- EASEMENT CENTER LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING RIGHT-OF-WAY CENTER LINE
- BUILDING LINE
- BUILDING OVERLAP
- FENCE LINE (TYPE AS NOTED)
- TRAFFIC STRIPING
- WALL (FOUND AS NOTED)
- IRON PIPE (FOUND AS NOTED)
- FOUND PROPERTY CORNER/MONUMENT
- POWER MANHOLE
- POWER VAULT
- POWER STREET LIGHT JUNCTION BOX
- POWER JUNCTION/POLE BOX
- POWER RISER
- LIGHT POLE WITH ARM
- POWER TRANSFORMER
- TELEPHONE JUNCTION BOX
- CABLE TV JUNCTION BOX
- UNKNOWN VENT
- STORM DRAIN INLET
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- BACKFLOW PREVENTION VALVE
- IRRIGATION CONTROL VALVE
- PEDESTRIAN SIGNAL
- TRAFFIC SIGNAL/STREET LIGHT
- TRAFFIC SIGNAL JUNCTION BOX
- BIKE
- HANDICAP PARKING
- DECIDUOUS TREE
- PALM TREE
- ASPHALT PAVING
- CONCRETE PAVING

ALTA/NSPS LAND TITLE SURVEY
303 5th ST SAN BERNARDINO

FOR
CITY OF SAN BERNARDINO

DAVID EVANS
AND ASSOCIATES, INC.
1400 N. GATE AVENUE, SUITE 200
SAN BERNARDINO, CALIFORNIA 92410
PHONE: (909) 386-1000



REVISIONS: APPD.

DATE: 3/7/2025

DESIGN: DAV

CHECKED: BDG

EXTENSION

NUMBER: 0

SCALE: 1"=50'

PROJECT NUMBER: SBN00000-0035

DRAWING FILE: SBN00000-0035-ALTA.DWG

SHEET NO.

2

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