

TRACT 11941

SHEET 2 OF 8 SHEETS

BEING A SUBDIVISION OF A PORTION OF THE N.W. 1/4 AND THE S.W. 1/4 OF SECTION 21 AND A PORTION OF THE S.E. 1/4 OF SECTION 20, T-2N, R-3W, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

M & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING

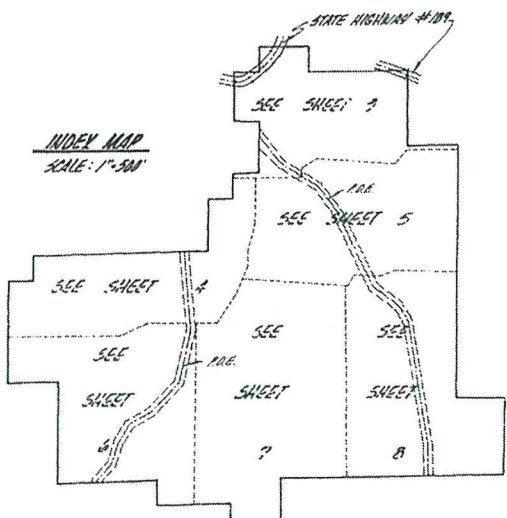
- ① 1/4" DIAMETER ALUMINUM (1/4" DIAMETER ALUMINUM)
- ② 1/4" DIAMETER IRON (1/4" DIAMETER IRON)
- ③ 1/4" DIAMETER BRASS (1/4" DIAMETER BRASS)
- ④ 1/4" DIAMETER COPPER (1/4" DIAMETER COPPER)
- ⑤ 1/4" DIAMETER STEEL (1/4" DIAMETER STEEL)
- ⑥ 1/4" DIAMETER WOOD (1/4" DIAMETER WOOD)
- ⑦ 1/4" DIAMETER CONCRETE (1/4" DIAMETER CONCRETE)
- ⑧ 1/4" DIAMETER PLASTIC (1/4" DIAMETER PLASTIC)
- ⑨ 1/4" DIAMETER PAPER (1/4" DIAMETER PAPER)
- ⑩ 1/4" DIAMETER LEAD (1/4" DIAMETER LEAD)
- ⑪ 1/4" DIAMETER ZINC (1/4" DIAMETER ZINC)
- ⑫ 1/4" DIAMETER SILVER (1/4" DIAMETER SILVER)
- ⑬ 1/4" DIAMETER GOLD (1/4" DIAMETER GOLD)

NOTES:

1. L.S. LOCATED SURVEYOR
2. A.T.E. REGISTERED TITLE ENGINEER
3. C.S.A. COUNTY SURVEYOR'S FIELD BOOK
4. P.D.E. PLANNING DIVISION ENGINEER
5. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
6. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
7. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
8. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
9. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
10. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
11. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
12. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
13. 1/4" DIAMETER IRON PIPES SET BY SURVEYOR 10/14/19
14. THE BOUNDARY LINES FOR THIS MAP WERE DERIVED FROM THE DEED LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 20, T-2N, R-3W, S.B.M., BEING 10/14/19.
15. SET 1/4" DIAMETER IRON PIPES WITH PLASTIC RINGS STAMPED L.S. 4421 IN ALL LOT CORNERS.
16. INDICATES ADJACENT TIED AND AS SHOWN IN SCHEDULE OF TIES TO BE FILED IN THE OFFICE OF THE COUNTY ENGINEER.
17. THIS TRACT CONTAINS NO LOTS.

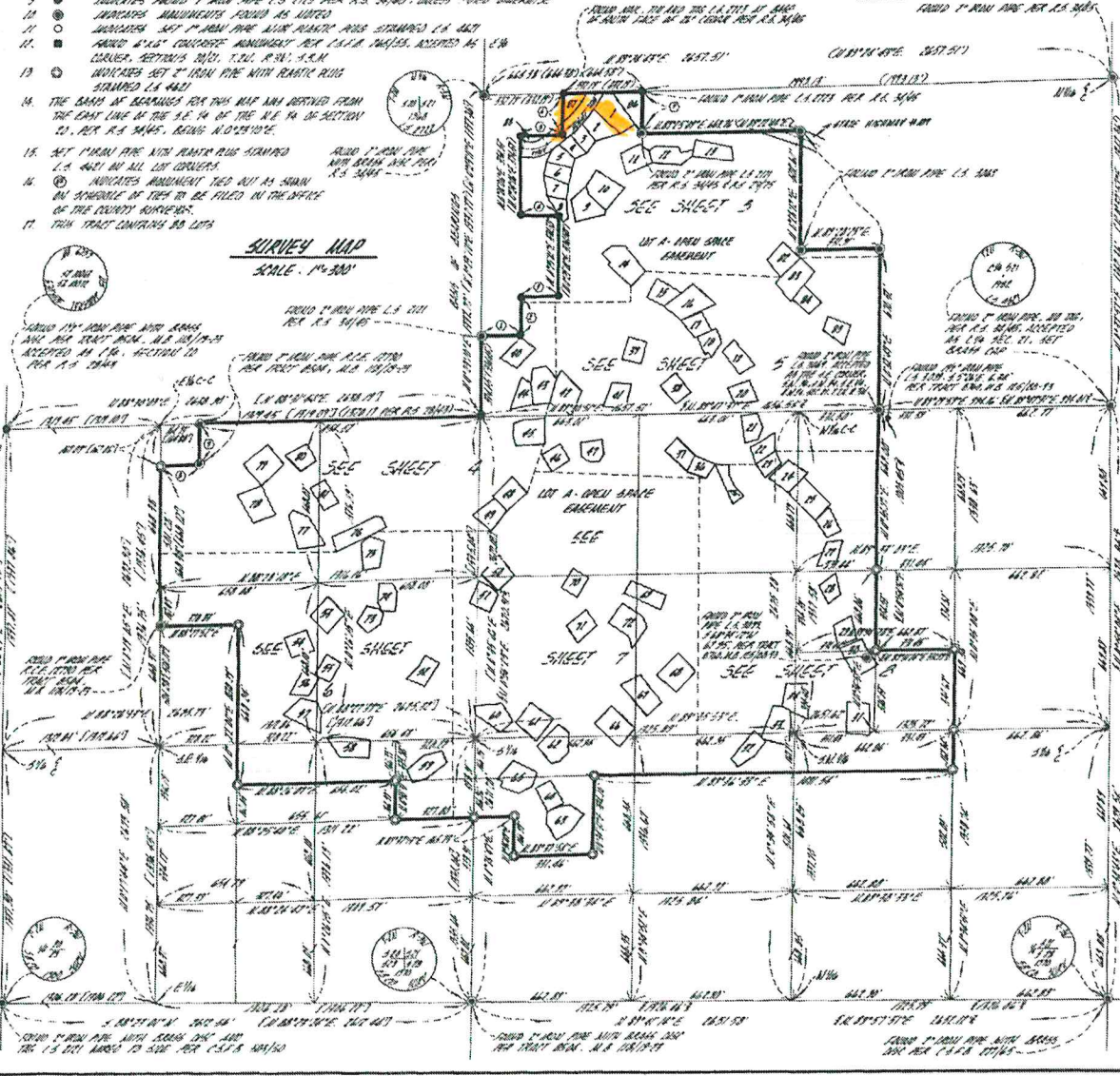
INDEX MAP

SCALE: 1" = 500'



SURVEY MAP

SCALE: 1" = 500'



178/16

NORTH BAY

1502110 27324

8006 27315

702N/R081W
DIST 2

033503144

033502410

033503143

27347

27303

27303
033503112

27375
033503110

033503142

033502207 27403

FIN OF THE WORLD UNIT

CEBOK 91

SUNBELT HWY 149

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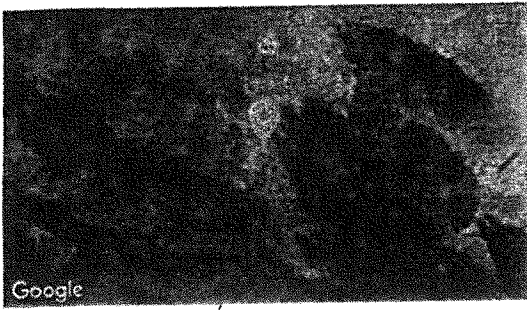
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Comparative Market Analysis

STATE HIGHWAY 189, BLUE JAY, CA 92317

APN: 0335-031-42-0000

San Bernardino County Data as of: 08/14/2021



Bedrooms:
Bathrooms:

Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Non-Owner Occupied
Property Type: Land
Owner Name: PROVENANCE PASADENA COMPANY
Mailing Address: 2056 EMPRESS AVE
 SOUTH PASADENA, CA 91030

Year Built:
Square Feet:

Comparables

Properties: 64
Avg. Sale Price: \$670,367
Days on Market: 75

Opportunity
Estimated Value:
Estimated Equity:
Mortgage Balance:
Monthly Rent:
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF SAN BERNARDINO, WITH A SITUS ADDRESS OF STATE HIGHWAY 189, BLUE JAY, CA 92317 CURRENTLY OWNED BY PROVENANCE PASADENA COMPANY LLC HAVING A TAX ASSESSOR NUMBER OF 0335-031-42-0000 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: 11941 BLOCK: LOT: 86 AND DESCRIBED IN DOCUMENT NUMBER 2018-0451734 DATED 11/20/2018 AND RECORDED 12/05/2018.

Last Market Sale

Seller: CHANG MARIO P
Buyer: PROVENANCE PASADENA COMPANY LLC
Rec. Date: 12/05/2018
Sale Date: 11/20/2018
Sale Price: \$575,000

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Dogwood - Blue Jay Canyon Improvement	Home Owner Assessments Fee	\$1,550	Annually

Property Details - Public Record

Land Use: Residential-Vacant Land **Lot Size:** 10,177 Sq.Ft. **Stories:**
Zoning: **Living Area:** **Pool:**
Year Built: **Bedrooms:** **Fireplace:**
Style: **Bathrooms:** **Heating:**
Basement: **Total Rooms:** **Cooling:**
Parking Spaces:
Parking Type:
Interior Wall:
Exterior Wall:
Price / Sq.Ft.

Open Liens

Owner 1: PROVENANCE PASADENA COMPANY LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:**

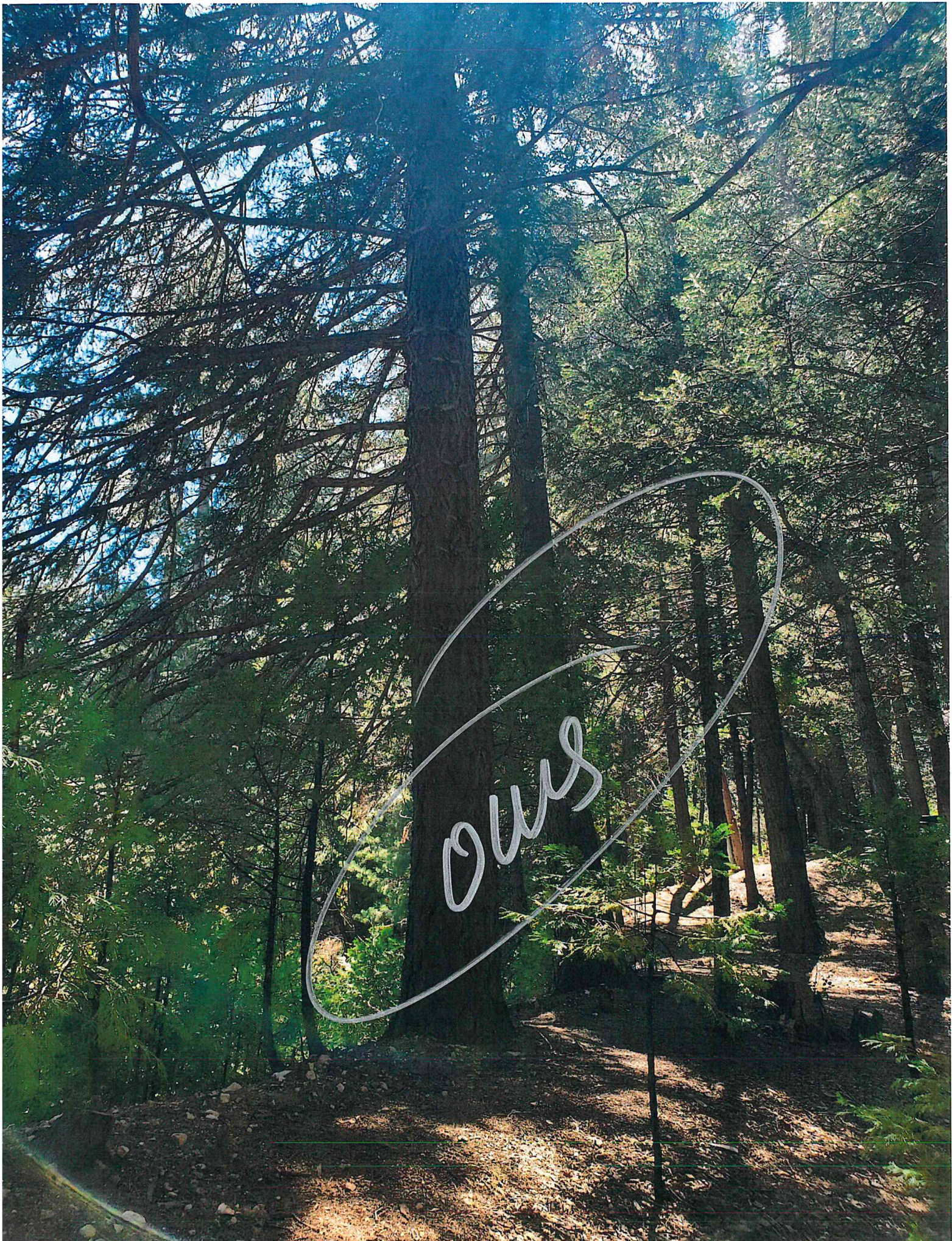
Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

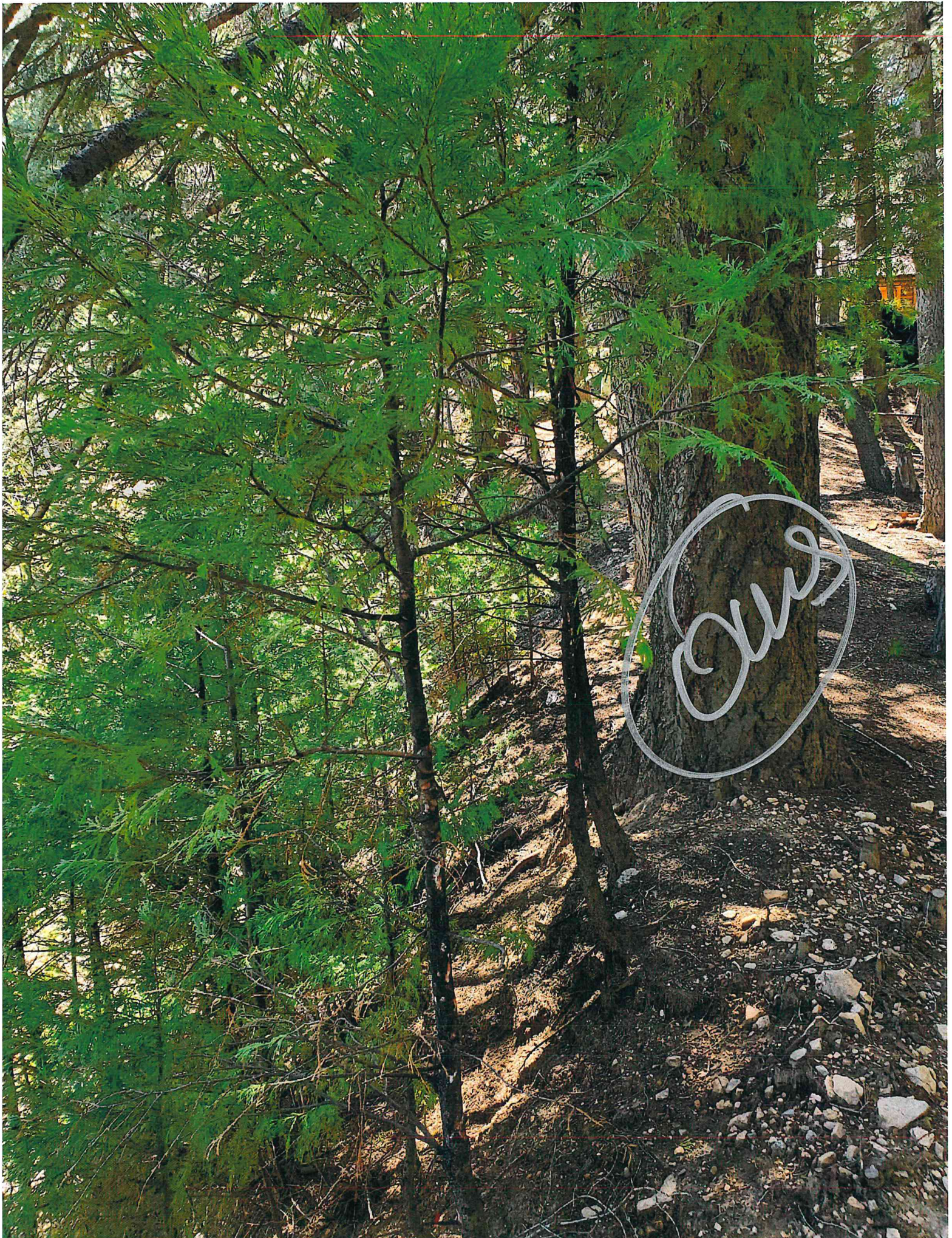
Involuntary Liens

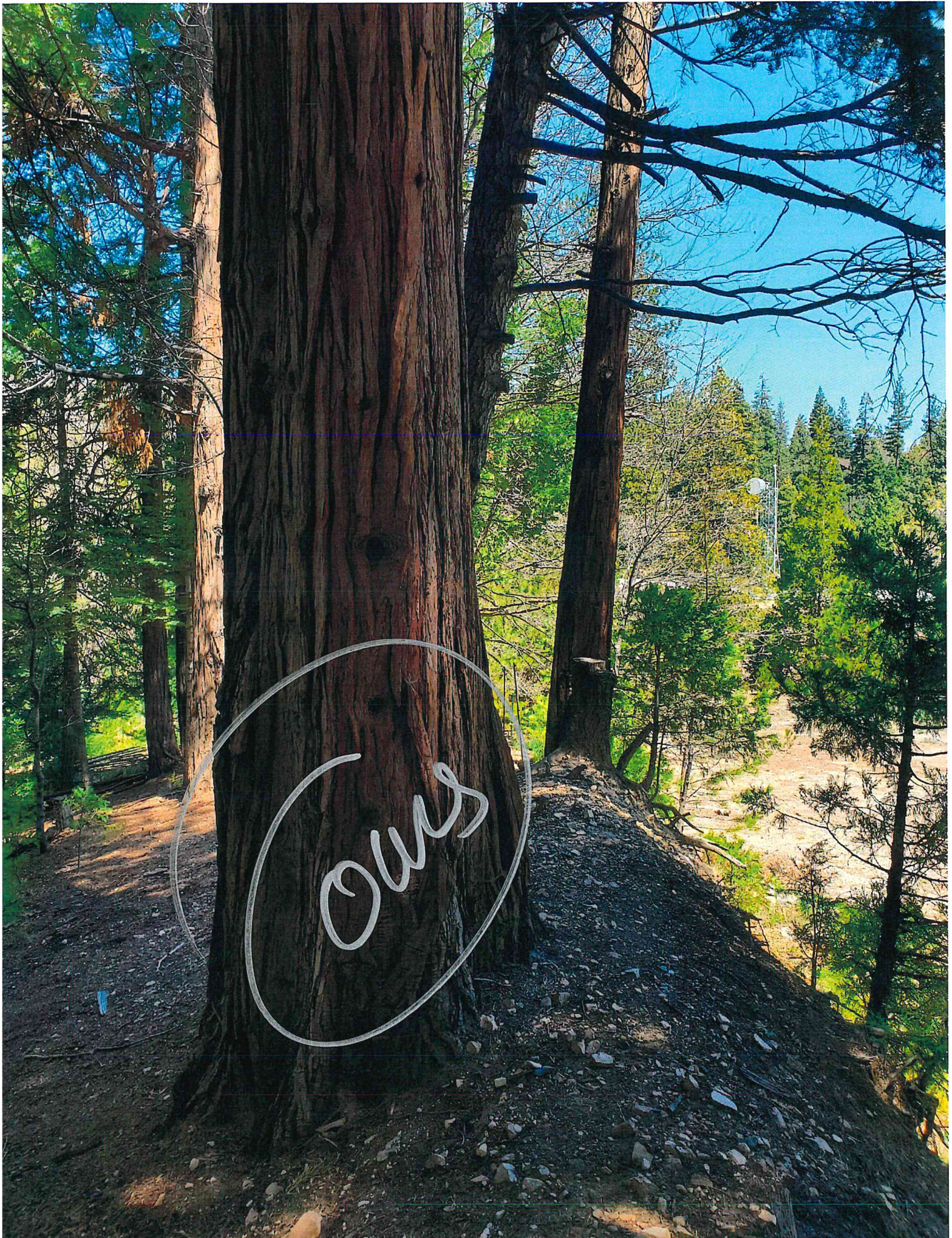
Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

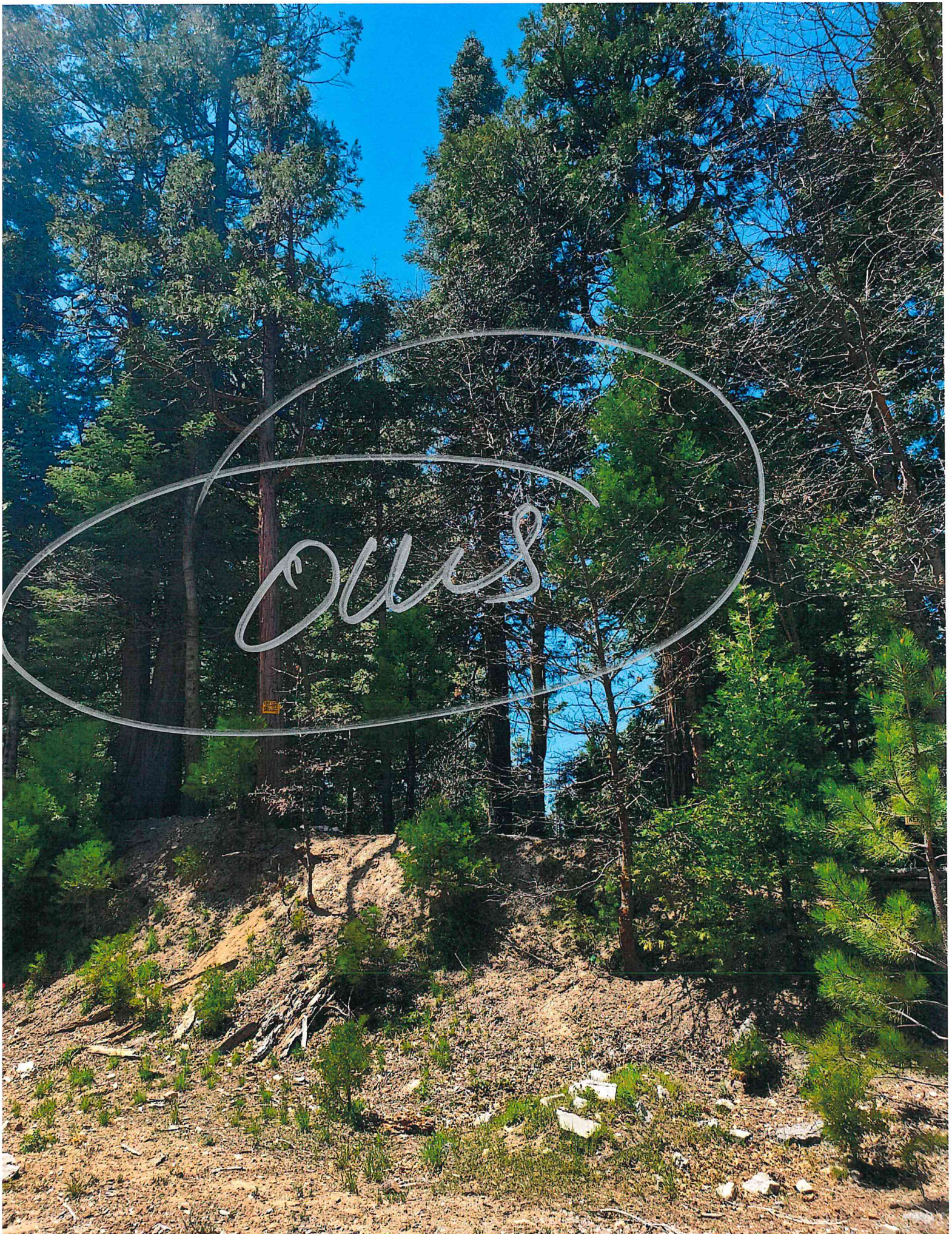
Prior Loan History

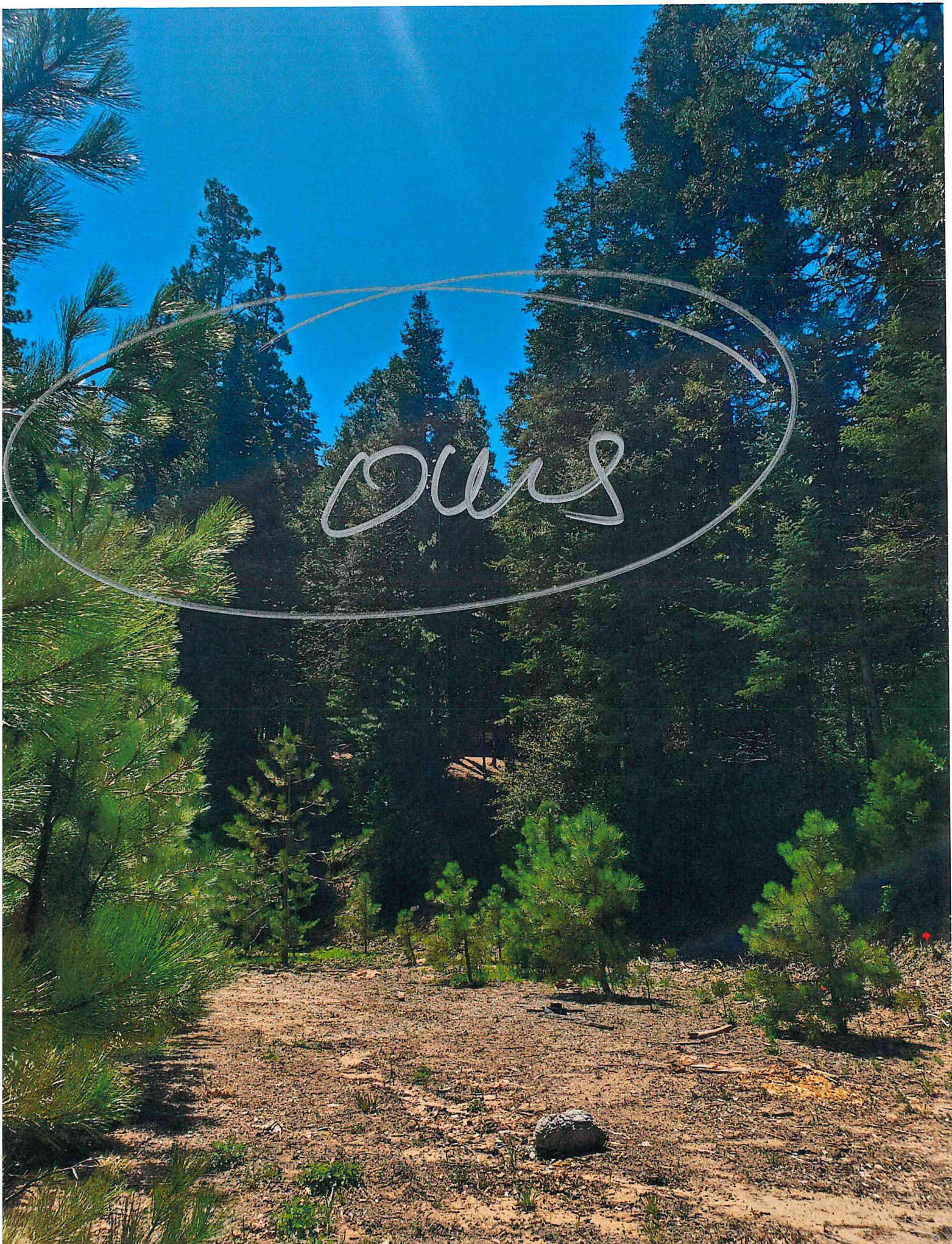
Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
12/28/2009	1st / Trust Deed/Mortgage	\$1,232,310	Far East Nat'l Bank	Yorkcorp Inc	Variable	30 Years
08/01/2005	1st / Trust Deed/Mortgage	\$450,000	Far East Nat'l Bank	Lee Andrew Gin	Variable	30 Years











ours



CWS



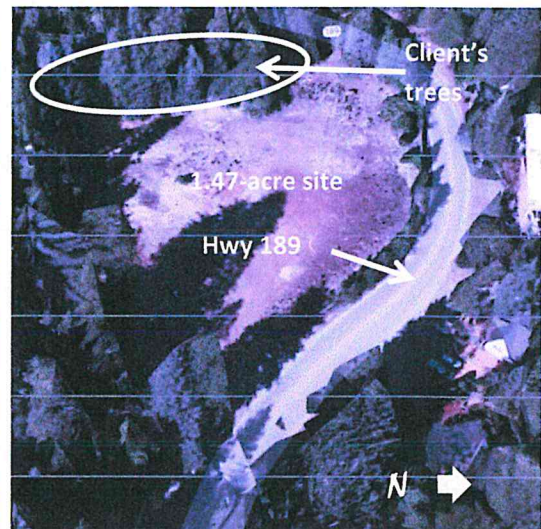
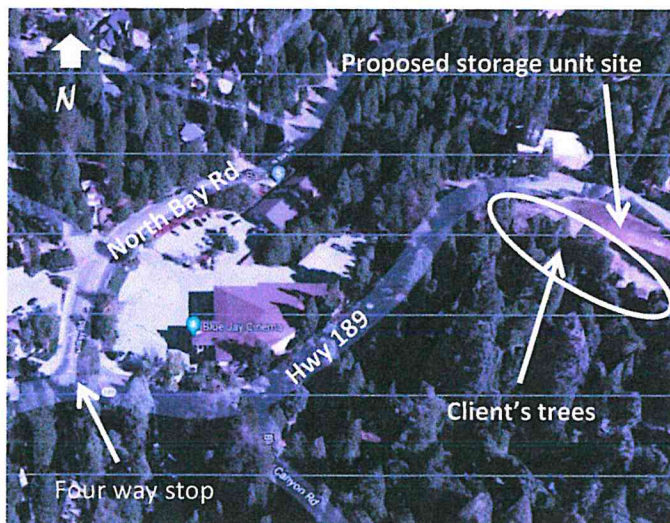
Daniel J. Begley
ISA Certified Arborist WE10427A
CTSP, TRAQ, V.P. MRFSC (Ret.)
P.O. Box 26899
Running Springs CA 92382

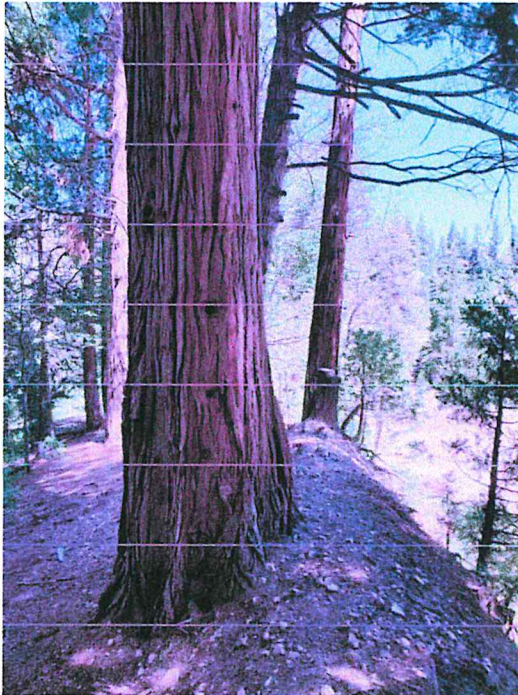
Laurie and Ted Shelton
27375 Hwy 189
Blue Jay CA 92317

May 2, 2022

Re: Project #2020-00205 and potential impact to trees

The landowners at above address, Ted and Laurie Shelton, contacted me to inspect and comment on the potential harmful impact the construction of a storage facility next door could have on their trees. I utilized the International Society of Arboriculture Level II inspection protocol to determine the general health and physicality of the trees that could be impacted. I observed no obvious issues at the time. The location within the landscape and proximity of these trees to the site, a 1.47 acre vacant lot adjacent to their residential property, are shown in the photos bellow and indicated by the yellow ovals. The client's home at 27375 Hwy 189 is approximately 500 feet east of the 4-way stop sign at the corner of North Bay Road. The altitude is approximately 5200 feet. The trees grow atop an old cut slope and have adapted to the winds associated with such sites. The 1.47 acre site is comprised of parcels 0335-022-07 and 0355-031-42.





Note the significant diameter and taper developed by this California incense cedar (*Calocedrus decurrens*) which allows it to occupy this windy site atop the cut slope. Trees like these lining the top of the slope protect those downwind. The loss of such trees leads to "edge trees," which are more likely to fail during wind events. Maintain these trees at all costs.

The concerns for the health and safety of these trees are legitimate. Specifically, cutting into this slope to build a retaining wall, or for any other reason, can result in the loss of feeder roots at the least, and buttress roots at the worst. The former will stress a tree, while the latter will destabilize it. The destabilization of and the loss of this row of trees, residing atop a slope and facing the brunt of storms from the northeast, would subject the newly exposed trees behind them, making them "edge trees." Edge trees have not evolved in the wind as their former protectors did, and do not possess the requisite diameter and taper to sustain the forces of straight-line wind events. This renders them more likely to fail. That is, unless they themselves are afforded enough time to form "reaction wood" and become strong enough. There is no guarantee of that.

The photos below show trees along the top of the slope between the client's property and the proposed storage facility below. The white arrows point downslope. Storms from the northeast, including Santa Ana winds, blow up this slope and straight into these strong trees. Weaker trees are sheltered downwind.

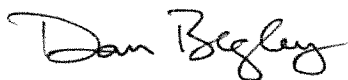


The loss of these trees could also subject structures to storms formerly unable to inflict much damage to them. Additionally, a realistic and significant concern is soil movement, through erosion or mechanical disturbance. The average density of the local soil is 1.3 grams per cc. It is very loose and airy, being just over 50% soil 3 feet down from the surface. The rest is space: macro holes and micro holes. This is characteristic of granite-based soils. The looseness of this soil type is renowned, and particular care must be exercised should high angle slopes be disturbed to ensure soils supporting the trees are not likewise disturbed. Soil can simply fall away, leaving roots exposed with no earth to cling to. Without appropriate caution, these trees could be rendered hazardous. To avoid this, it is strongly advised that no improvements be made any closer than twelve (12) horizontal feet from the base of any tree. It is further advised that a certified arborist be enlisted to establish a Tree Protection Zone (TPP) to ensure damages are avoided. It is assumed that no contaminants, including solvents, gasoline or diesel fuel, cement or mortar, adhesives, or other compounds utilized during and after construction, are allowed to enter the environment.

In conclusion, I strongly advise the following:

- Establish a Tree Protection Zone on the construction side of the trees. Ensure that all tradesmen adhere to TPP rules.
- Avoid any physical improvements within twelve (12) feet horizontally from any tree.
- Any desired tree work should be done before the construction commences.
- Avoid introducing contaminants, including trash, within the TPP.
- Do not allow backhoes, excavators, trenchers, or any other construction equipment to come in contact with these trees.
- In the unlikely event that soil is added on the cut slope, do not extend this onto the client's property. This can affect the roots ability to uptake nutrients and water.

Regards,

A handwritten signature in black ink that reads "Dan Begley". The signature is written in a cursive, flowing style.

Dan Begley, ISA Certified Arborist WE10427A

Blind Curve Hwy 189

