

1 || TITLE DESCRIPTION

PARCEL ONE:
PARCEL 1 AS SHOWN ON CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON MAY 02, 1974 IN BOOK 3 OF PARCEL MAPS, PAGE 46.
APN: 41-071-011-0

PARCEL TWO:
PARCEL 1 AS SHOWN ON CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF GLENN, STATE OF CALIFORNIA ON NOVEMBER 14, 1974 IN BOOK 3 OF PARCEL MAPS, PAGE 94.
APN: 41-071-032-0

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: 3020-877866CA1 EFFECTIVE DATE 12-03-2017.

3 || SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- (3) The land herein described lies within the underground utility District No. 2 as disclosed by resolution dated May 24, 1976 and recorded May 28, 1976 in [Book 599 of Official Records, Page 528](#). (AFFECTS, NON-SURVEY RELATED ITEM)
- (4) An easement as conveyed to the City of Orlando by Deed recorded May 01, 1974 in [Book 572 of official records, Page 29](#). (Affects the northerly 5 feet of Parcel One and other property) (AFFECTS, PLOTTED AS SHOWN)
- (5) Easement for driveway and underground utilities as conveyed by Tierra Del Sol Gardens, a Limited Partnership to Tierra Del Sol Gardens Apartments, a Limited Partnership, dated May 15, 1975 and recorded May 16, 1975 in [Book 585 of Official Records, Page 563](#). (Affects Parcel Two) (AFFECTS, PLOTTED AS SHOWN)
- (6) Easement for Storm Drain as conveyed in deed from Tierra Del Sol Gardens, a Limited Partnership, to Tierra Del Sol Garden Apartments, a Limited Partnership, dated July 27, 1976 and recorded January 27, 1976 in [Book 595 of Official Records, Page 64](#). (Affects Parcel Two) (AFFECTS, PLOTTED AS SHOWN)
- (7) Easement and Right of Way for Underground Pipes, Service Pipes and Incidental Purposes for the Conveyance of Gas together with the Right of Ingress and Egress as conveyed to Pacific Gas and Electric Company, a California Corporation, by instrument dated February 24, 1976 and recorded March 22, 1976 in [Book 597 of Official Records, Page 180](#). (Affects Parcel Two) (AFFECTS, PLOTTED AS SHOWN)
- (8) Easement for the Construction, Maintenance and Use of Pipes, Wires and Cables for Transmission of Electrical Energy and appurtenances thereto granted to Pacific Gas and Electric Company, a California Corporation recorded April 27, 1976, [Book 598, Official Records, Page 463](#). (Affects Parcel One) (AFFECTS, PLOTTED AS SHOWN)
- (9) Building encroachment of the herein described property as disclosed by a physical inspection. (Affects Parcels One and Two, (AFFECTS, AS SHOWN))
- (10) An unrecorded lease as disclosed by those certain UCC Financing Statements filed for record July 10, 2014 as Glenn County Recorder's [Instrument No. 2014-2409 and 2014-2410](#), Official Records and as disclosed by that Subordination, Non-disturbance and Attornment Agreement recorded September 12, 2016 as Glenn County Recorder's [Instrument No. 2016-3860](#), Debt: NCB, Secured Party: NCB, FSB. A document recorded September 12, 2016 as [Instrument No. 2016-3860](#) of Official Records provides that the lien or charge of the unrecorded lease was subordinated to the lien or charge of the Deed of Trust recorded September 12, 2016 as [Instrument No. 2016-3859](#) of Official Records. (Affects Parcels One and Two, (AFFECTS, NON-SURVEY RELATED ITEM))

10 || BASIS OF BEARINGS

THE BEARING S 00°08'50" W AS SHOWN ON THE CENTERLINE OF WOODWARD AVENUE ON PARCEL MAP RECORDED IN BOOK 77 OF PLATS, PAGE 5392, GLENN COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS SURVEY.

5 || FLOOD INFORMATION

By scaling and graphic plotting only, the subject property lies within Zone(s) X of the Flood Insurance Rate Map for City of Orlando, Florida, Community Panel or Map Number 06021C04000, bearing an effective date of 8-05-2010. No field survey 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. Relevant zones are defined on said map as follows:

ZONE "X" = Areas determined to be outside the 0.2% annual chance floodplain.

11 || SURVEYOR'S NOTES

1. This survey is based on information shown on a title report prepared by First American Title Insurance Company, G.F. No. 3020-877866CA1, effective date 12-03-2017 and all Schedule B exceptions in said title report have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.

2. Subject tract has direct driveway access to E. Walker Street.

3. There is no observable evidence of earth moving work, or building construction.

4. No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.

5. All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, party walls, easements, servitudes, foundations and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.

6. No monuments were set by the surveyor at the time this survey was performed.

7. This survey does not provide a determination or opinion concerning the location or existence of wetlands, faults, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.

8. The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.

9. The dimensions and area of the building shown are based on the building's exterior footprint at ground level.

10. The surveyor did not observe any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.

11. No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appurtenances are shown.

12. All Reciprocal Easement Agreements ("REAs") that have been reported by the title report provided have been denoted on the survey and are shown herein. The limits of any offsite appurtenant easements that have been reported by the title report provided have been denoted on the survey and are shown herein.

13. Unless shown otherwise the surveyed boundary shown herein are contiguous with adjoining properties and/or rights of way without any gaps, gores or overlaps.

14. The orthorectified aerial image shown herein reflects the existing visible improvements on (1/03/2018). The orthorectification process was completed utilizing survey ground control data and images taken by an unmanned aerial vehicle using avionics with a 1-inch 20-megapixel CMOS sensor. This is not a Photogrammetric Survey. Boundary, evidence of boundary, improvements lying within 5 (five) feet of the boundary line as well as all measurements and dimensions called herein are based on conventional land surveying methods and equipment. Structures and improvements have not been located conventionally unless otherwise indicated by lines or symbols. Certain features may not be visible in the image due to obstructions (i.e. trees, automobiles, building overhangs, etc.).

6 || CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED.

2 || TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, G.F. NO.: 3020-877866CA1 EFFECTIVE DATE 12-03-2017.

12 || PARKING INFORMATION

| | |
|-----|---------------------------------|
| 22 | PARALLEL PARKING SPACES |
| 6 | REGULAR PARKING SPACES |
| 88 | REGULAR COVERED PARKING SPACES |
| 6 | HANDICAP COVERED PARKING SPACES |
| 2 | MOTORCYCLE PARKING SPACES |
| 124 | TOTAL PARKING SPACES |

13 || LAND AREA

PARCEL 1=99,764 SQUARE FEET, 2.2903 ACRES
PARCEL 2=22,123 SQUARE FEET, 0.5079 ACRES
TOTAL=121,887 SQUARE FEET, 2.7981 ACRES

14 || BUILDING AREA

37,059 SQUARE FEET
(SEE NOTE 9)

15 || BUILDING HEIGHT

15.5 FEET ±
(SEE NOTE 8)

8 || ZONING INFORMATION

ACCORDING TO SCOTT FRIEND, CITY PLANNER, WITH THE CITY OF ORLANDO, CALIFORNIA (PHONE: 530-865-1608), THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:

ZONE "C-2" (COMMUNITY COMMERCIAL)
MIN. FRONT SETBACK = NOT PROVIDED IN DOCUMENT
MIN. SIDE SETBACK = NOT PROVIDED IN DOCUMENT
MIN. REAR SETBACK = NOT PROVIDED IN DOCUMENT
MAX. HEIGHT = NOT PROVIDED IN DOCUMENT
FLOOR SPACE AREA RATIO = NOT PROVIDED IN DOCUMENT
MIN. LOT AREA = NOT PROVIDED IN DOCUMENT
PARKING = NOT PROVIDED IN DOCUMENT

ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSOCIATION OF THE SETBACK LINE TO THE PROPERTY FROM THE ROAD THAT CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF ORLANDO BEFORE USE.

ZONING INFORMATION PROVIDED BY
CITY OF ORLANDO
PH. 530-865-1608
SITE PLAN REVIEW #2016-04
DATE: AUGUST 23, 2016

KEY TO ALTA-SURVEY

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18 || ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2016)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

| | |
|--------------|------------|
| Drawn By: | TLA |
| Surveyor | |
| Ref. No: | 17-12-0164 |
| Approved By: | DMB |
| Field Date: | 1-03-2018 |
| Scale: | 1" = 30' |
| Date: | |
| Revision: | |

Prepared For:

| |
|---|
| Site No.: 1 |
| 20 PROJECT ADDRESS |
| 35 E. Walker Street Orland, CA 95963 |
| Project Name: CA Properties 877866 |
| CDS Project Number: 17-12-0042:001 |

To: First American Title Insurance Company

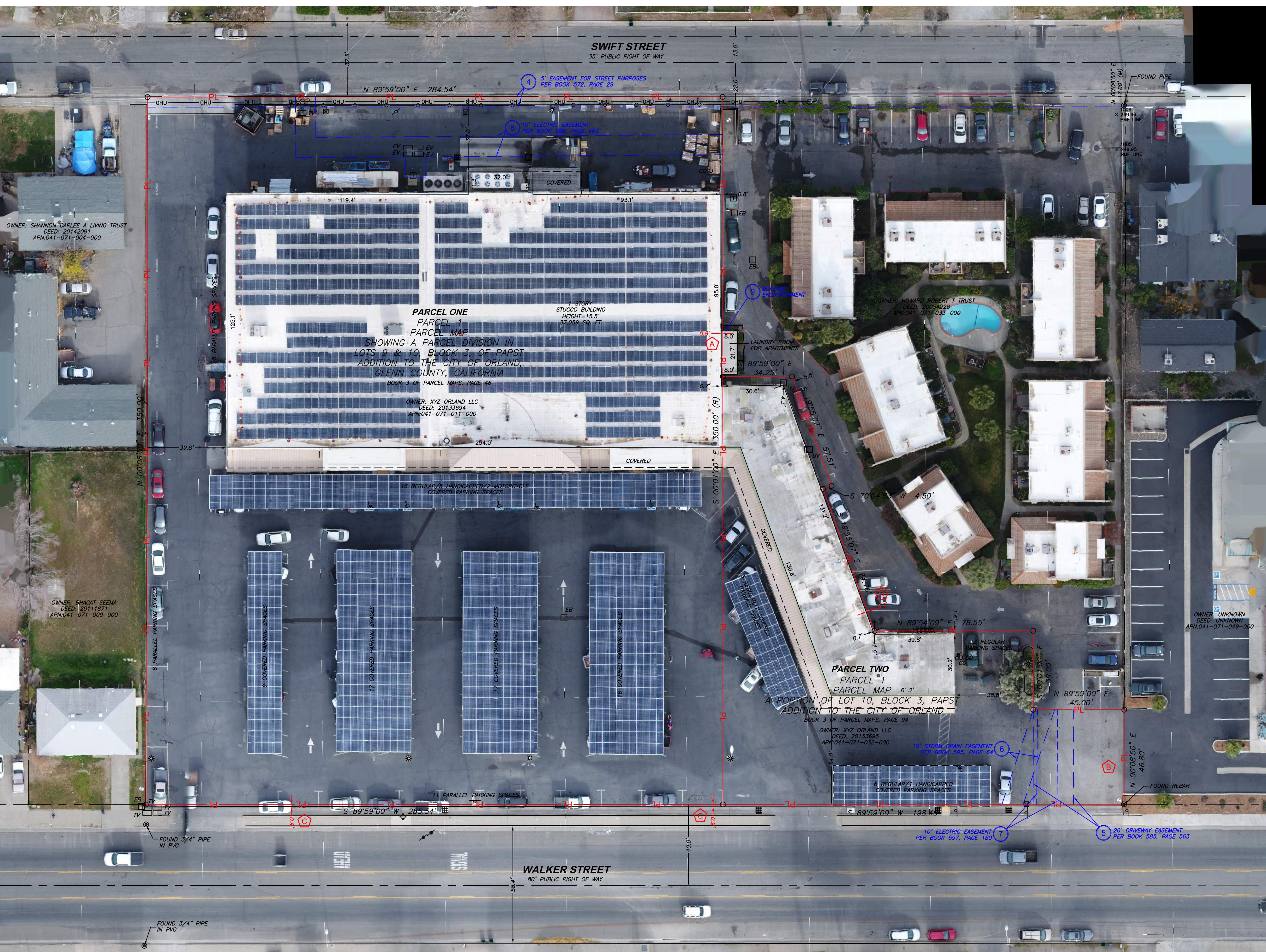
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 14, 15, 16, 17, and (a). Graphical depict in relation to the subject tract or property, or subdivisions or servitudes, bearing the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A", of Table A thereof. The fieldwork was completed on 1-03-2018.

Date of Plat or Map: **/**/****

**PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE
AND IS FOR EXAMINATION / REVIEW ONLY**

Darryn Bernard
California Professional Land Surveyor L-7710
Expires December 31, 2018

19 SURVEY DRAWING



The surveying company
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided hereon.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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