



# 1 TITLE DESCRIPTION

REAL PROPERTY IN THE CITY OF GRIDLEY, COUNTY OF BUTTE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL I:**  
A PART OF LOT 8 IN BLOCK 11 OF THE CITY OF GRIDLEY, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, FEBRUARY 27, 1878, IN MAP BOOK 1, PAGE 41, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY LINE OF KENTUCKY STREET WITH THE SOUTHERLY LINE OF HAZEL STREET AND RUNNING THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, 46 FEET TO THE POINT OF COMMENCEMENT; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET 80 FEET TO THE SOUTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 8, 20 FEET TO A POINT; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET, 80 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, 22 1/2 FEET TO THE POINT OF COMMENCEMENT.

**PARCEL II:**  
A PART OF LOT 8 IN BLOCK 11 OF THE CITY OF GRIDLEY, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, FEBRUARY 27, 1878, IN MAP BOOK 1, PAGE 41, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 8 AND RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, 21 1/2 FEET TO POINT OF COMMENCEMENT; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET 50 FEET TO A POINT; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 8, 6 INCHES; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET, 30 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT 8; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 8, 23 FEET TO A POINT; THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET, 80 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, 22 1/2 FEET TO THE POINT OF COMMENCEMENT.

**PARCEL III:**  
A PART OF LOT 7 IN BLOCK 11 OF THE CITY OF GRIDLEY, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, FEBRUARY 27, 1878, IN MAP BOOK 1, PAGE 41, DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT IN KENTUCKY STREET IN SAID CITY OF GRIDLEY AT THE CORNER COMMON TO LOTS 7 AND 8; THENCE SOUTHERLY ALONG THE WEST LINE OF KENTUCKY STREET, 20 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF HAZEL STREET, 110 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 7, 20 FEET TO THE CORNER COMMON TO LOTS 7 AND 8; THENCE EASTERLY ALONG THE LINE BETWEEN SAID LOTS 7 AND 8, 110 FEET TO THE POINT OF COMMENCEMENT.

**PARCEL IV:**  
A PORTION OF LOT 8 IN BLOCK 11 OF THE CITY OF GRIDLEY, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, FEBRUARY 27, 1878, IN MAP BOOK 1, PAGE 41, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY LINE OF KENTUCKY STREET WITH THE SOUTHERLY LINE OF HAZEL STREET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 46 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET 80 FEET TO THE SOUTHERLY LINE OF SAID LOT 8; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 8 A DISTANCE OF 46 FEET TO A POINT ON THE WESTERLY LINE OF SAID KENTUCKY STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF KENTUCKY STREET, 80 FEET TO THE POINT OF BEGINNING.

**PARCEL V:**  
A PORTION OF LOT 8 IN BLOCK 11 OF THE CITY OF GRIDLEY, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, FEBRUARY 27, 1878, IN BOOK 1 OF MAPS, AT PAGE 41, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 21 1/2 FEET TO A POINT; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET A DISTANCE OF 50 FEET TO A POINT; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 8 A DISTANCE OF 6 INCHES; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF KENTUCKY STREET, A DISTANCE OF 30 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 8; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 8, A DISTANCE OF 21 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 8 A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING.

APN: 009-201-016-000  
THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-401470-161-KCTY, DATED JULY 02, 2012, AT 7:30 A.M.

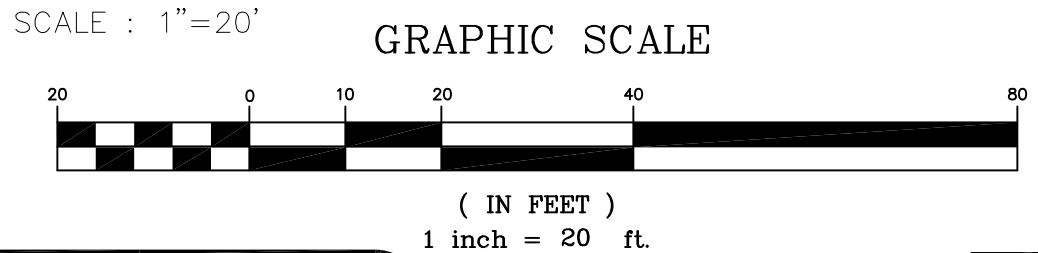
# 8 ZONING INFORMATION

CONTACT PARTY:	CURRENT ZONING - C-1 LIMITED COMMERCIAL		
THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF GRIDLEY PLANNING DEPARTMENT 901 HAZEL STREET GRIDLEY, CA 95948 TEL: (530) 845-3631 HTTP://WWW.GRIDLEY.CA.US/	ITEM	OBSERVED	REQUIRED
ADDITIONAL INFO: -	PARKING REGULAR	13	NONE STATED
	PARKING HANDICAP	1	NONE STATED
	TOTAL PARKING	14	1 PER 300 SQ. FT.
	LOT AREA (MIN.)	9,333 SQ.FT.	NONE REQUIRED
	LOT DEPTH (MIN.)	110.02 FEET	NONE STATED
	LOT WIDTH (MIN.)	100.46 FEET	NONE STATED
	BLDG COVERAGE (MAX.)	50%	100%
	SETBACKS FRONT (MIN.)	-0.18 FEET	NONE REQUIRED
	SETBACKS SIDE (MIN.)	45.70 FEET	NONE REQUIRED
	SETBACKS REAR (MIN.)	0.50 FEET	NONE REQUIRED
BUILDING HEIGHT (MAX.)	24.5 FEET	50 FEET	
PERMITTED USE			

\*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

# 5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "SHADED X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06007C125E, WHICH BEARS AN EFFECTIVE DATE OF 01/06/2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. 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.  
ZONE "SHADED X" DENOTES AREAS BETWEEN THE 100-YEAR AND 500-YEAR FLOOD ZONES.



# 13 LAND AREA

9,333 SQ. FT.  
0.2143 ACRES

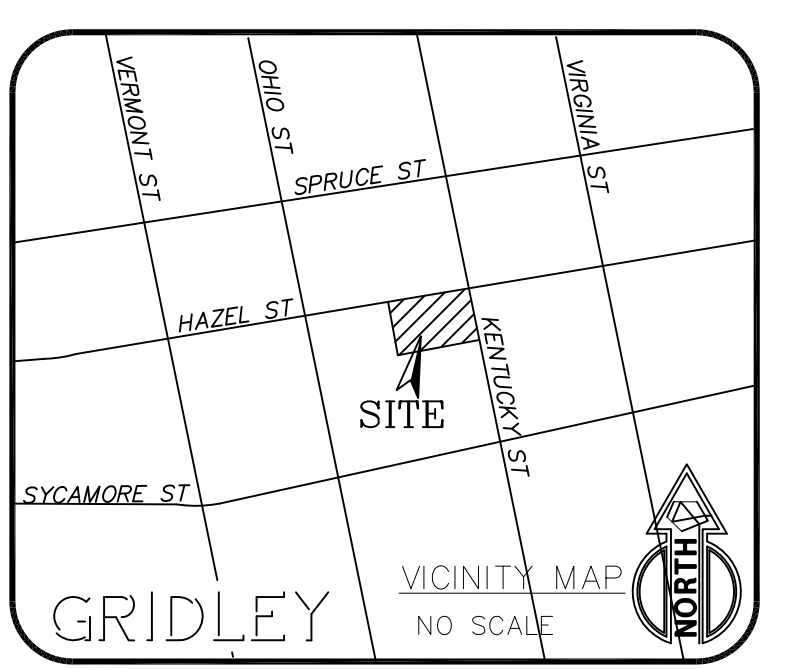
# 14 BUILDING AREA

4,660 SQ. FT.

# 15 BUILDING HEIGHT

HEIGHT 24.5'  
1 STORY

# 16 VICINITY MAP



# 11 SURVEYOR'S NOTES

- OBSERVED NO DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.
- THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED.
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- THE SUBJECT PROPERTY HAS ACCESS TO HAZEL STREET, A PUBLIC RIGHT OF WAY, AND THE PUBLIC ALLEY.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

# 2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-401470-161-KCTY, DATED JULY 02, 2012.

# 3 SCHEDULE 'B' ITEMS

**NOTES CORRESPONDING TO SCHEDULE "B":**  
TITLE ITEMS PER SCHEDULE "B" OF THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. NCS-401470-161-KCTY DATED JULY 02, 2012 AT 7:30 A.M.  
⑦ THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED ENCROACHMENT AGREEMENT RECORDED JUNE 23, 2000 AS SERIAL NO. 2000-0023427 OF OFFICIAL RECORDS. (NOTHING TO PLOT, AFFECTS SUBJECT PROPERTY)

# 10 BASIS OF BEARING

THE BOUNDARY FOR THIS SURVEY WAS DETERMINED BY SURVEYING THE CLOCK BOUNDARY BY KENTUCKY ST., OHIO ST., HAZEL ST., AND SYCAMORE ST. AND SPLITTING THE IMPROVEMENTS TO DETERMINE THE STREET RIGHT OF WAY CENTERLINE.

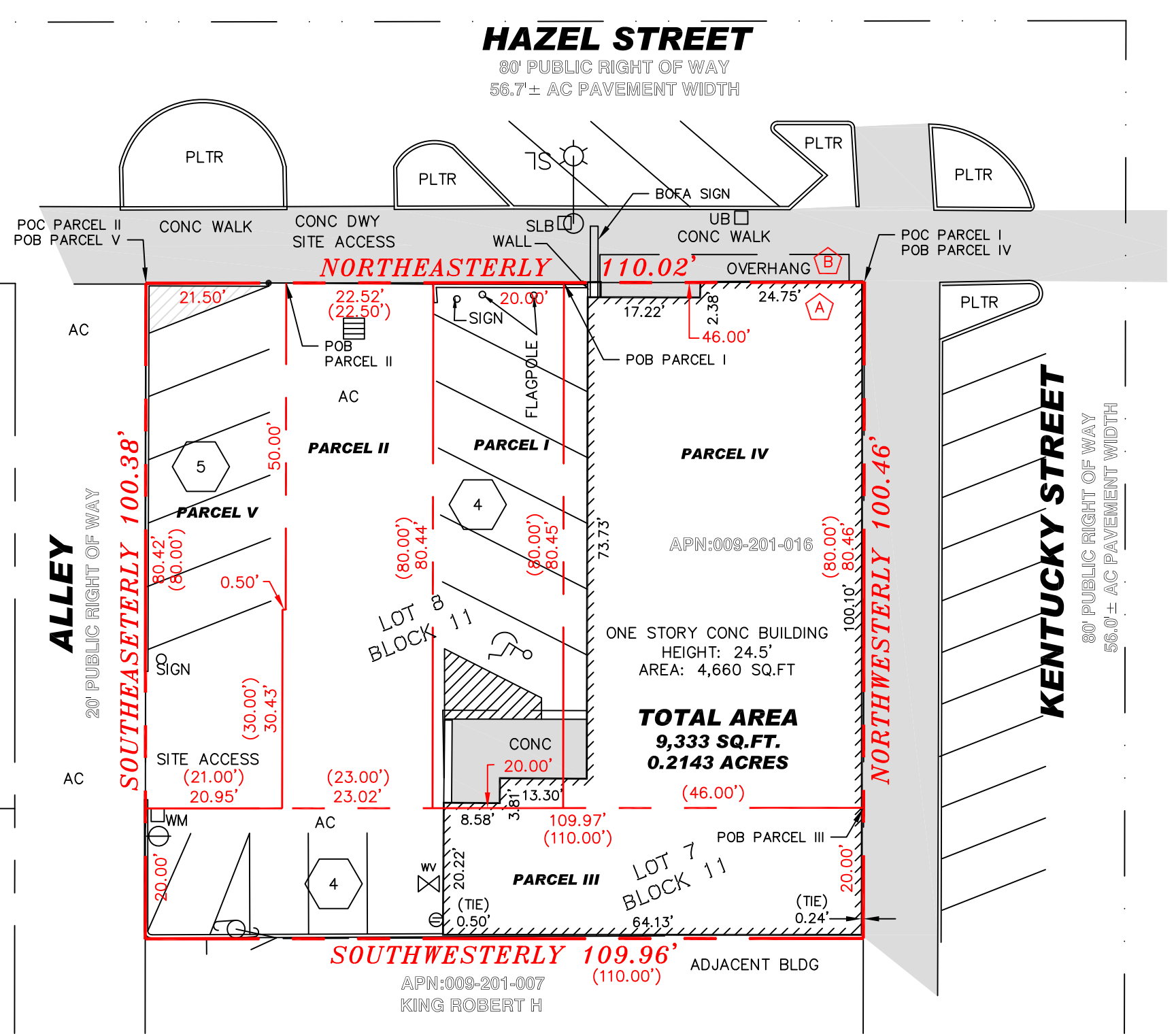
# 6 CEMETERY

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

# 7 POSSIBLE ENCROACHMENTS

- \* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
- ⑤ - BUILDING CROSSES OVER PROPERTY LINE BY UP TO 0.18 FEET.
- ⑥ - BUILDING OVERHANG CROSSES OVER PROPERTY LINE BY UP TO 4.26 FEET.

# 17 NORTH ARROW / SCALE



# 19 SURVEY DRAWING

# 9 LEGEND

AC	ASPHALT	SL	STREET LIGHT
APN	ASSESSOR PARCEL NUMBER	SLB	STREET LIGHT BOX
BOLLARD		SDMH	SANITARY SEWER CLEANOUT
BLDG	BUILDING	UB	UTILITY BOX
CB	CATCH BASIN	WM	WATER METER
CONC	CONCRETE	WV	WATER VALVE
DWY	DRIVEWAY	YL	YARD LIGHT
GM	GAS METER	A	DENOTES ENCROACHMENTS
PLTR	PLANTER	( )	CORRESPONDS TO SCHEDULE B
PP	POWER POLE	( )	HANDICAP PARKING
PL	PROPERTY LINE		
( )	RECORD DATA PER TITLE DESCRIPTION		
SQ. FT.	SQUARE FEET		

# 4 SURVEYOR CERTIFICATION

TO:  
FIRST AMERICAN TITLE INSURANCE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, OBSERVED EVIDENCE), 13, 14, 16, 18, 21, 23 (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), AND 24 (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A") OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/16/2012  
DIRK C. SLOOTEN  
REGISTRATION NO. LS5342  
STATE OF CALIFORNIA  
EXP. 12/31/2013  
DATE OF SURVEY 8/30/2012  
DATE OF LAST REVISION 8/21/2012

Approved CDS Surveyor

**SLOOTEN CONSULTING INC.**  
SURVEYING & ENGINEERING  
4740 HORTON BLVD., SUITE 115  
SACRAMENTO, CA 95834  
916541-7970  
916541-7972

# Key to CDS ALTA Survey

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# 18 ALTA/ACSM Land Title Survey

This Work Coordinated By:

**COMMERCIAL DUE DILIGENCE SERVICES**  
1700 South Broadway, Bldg E  
Moore, Oklahoma 73160  
Office: 405.378.5800 - Fax: 405.703.1851  
Toll Free: 888.457.7878

Drwn By: MR	Date: 8/30/12
Ref.No: 9167-01	Revision: QC
Aprvd By: DCS	Date:
Field Date: 08/16/2012	Revision:
Scale: 1" = 20'	Date:
	Revision:

Prepared For:

Client Ref. No:

Project Address:  
901 HAZEL STREET  
Project Location:  
GRIDLEY, CA  
Project Name:  
BOA CA2-103 GRIDLEY SITE 25  
Job Number:  
12-07-03681