



CITY OF CHICO MEMORANDUM

TO: Map Advisory Committee (Mtg. 1/12/23)
FROM: Tina Wilson, Associate Planner
SUBJECT: Minor Land Division 22-02 (Panda Express)
2350 Forest Avenue (APN 002-230-028)

DATE: December 20, 2022

FILE: MLD 22-02

REQUEST

A request to divide an existing 17.91-acre commercial parcel into two separate parcels (see Location Map, **Attachment A**, Plat, **Attachment B**, and Site Plan and Survey, **Attachment C**). The site is located south of Forest Avenue and west of Notre Dame Boulevard. The site is designated Regional Commercial (RC) on the City of Chico General Plan Land Use Diagram and is zoned Regional Commercial (CR).

BACKGROUND/ANALYSIS

The subject parcel is currently developed with the existing Lowe's Home Improvement Warehouse building, parking lot, and landscaping, all of which are proposed to remain on Parcel 1. Pursuant to Chico Municipal Code (CMC) Section 19.44.030, commercial lots zoned CR shall have a minimum lot size of 10,000 square feet. The proposed minor land division would divide the parcel into two separate parcels with lot sizes as follows: 16.94 acres (Parcel 1) and 0.97 acres (Parcel 2). Parcel 2 would be developed with a new Panda Express building, drive-through, parking lot, and landscaping. On November 16, 2022, the Architectural Review and Historic Preservation Board approved the site design, architecture, and landscaping for a new Panda Express Restaurant (Architectural Review 22-11). On December 13, 2022, the Zoning Administrator approved the associated drive-through use (Use Permit 22-04).

Pursuant to CMC Section 18.16.030, "A minor land division map is permitted, in lieu of a tentative map and parcel map, for all subdivisions creating less than five parcels...where no modifications from the requirements of this title are requested to accommodate the design of the proposed subdivision." No modifications from the subdivision design standards are proposed.

Staff recommends finding the project to be categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Section 15315 (Minor Land Divisions), which applies to "the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels and the parcel does not have an average slope greater than 20 percent." The proposed map would divide the subject parcel into two lots and does not have a slope greater than 20% thus meeting the categorical exemption criteria. In addition, no trees are proposed to be removed as part of the project.

RECOMMENDATION

Staff recommends that the Committee determine the project is categorically exempt from environmental review pursuant to California Environmental Quality Act Section 15315 (Minor Land Divisions) and approve Minor Land Division 22-02 (Panda Express), subject to the following conditions:

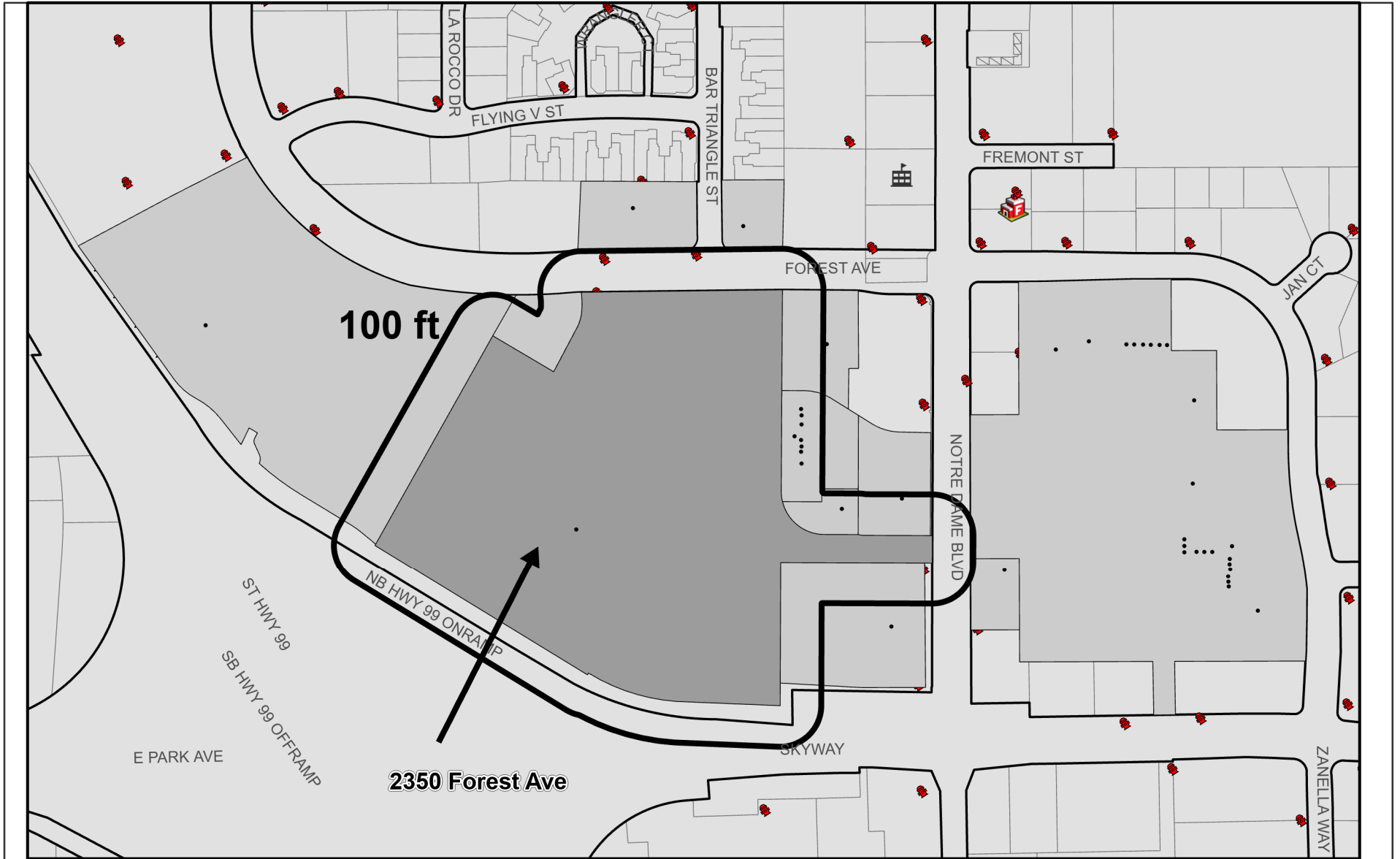
1. Prior to recordation of the Certificate of Compliance, the applicant shall provide the Recorder's office with evidence of the required tax deposit made to Butte County.
2. Prior to recordation of the Certificate of Compliance, the applicant's engineer shall revise and record existing easements as necessary to ensure that they are perpetuated under the resulting property configuration.

ATTACHMENTS



- A. Location Map
- B. Plat
- C. Site Plan and Survey

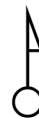
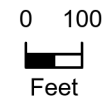
DISTRIBUTION

cc: Ruben Rodela: ruben@garywang.com
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Karen Condon: karen.condon@lowes.com
Richard Keller: richard.keller@lowes.com



MLD 22-02 (Panda Express)
 2350 Forest Avenue
 APN 002-230-028

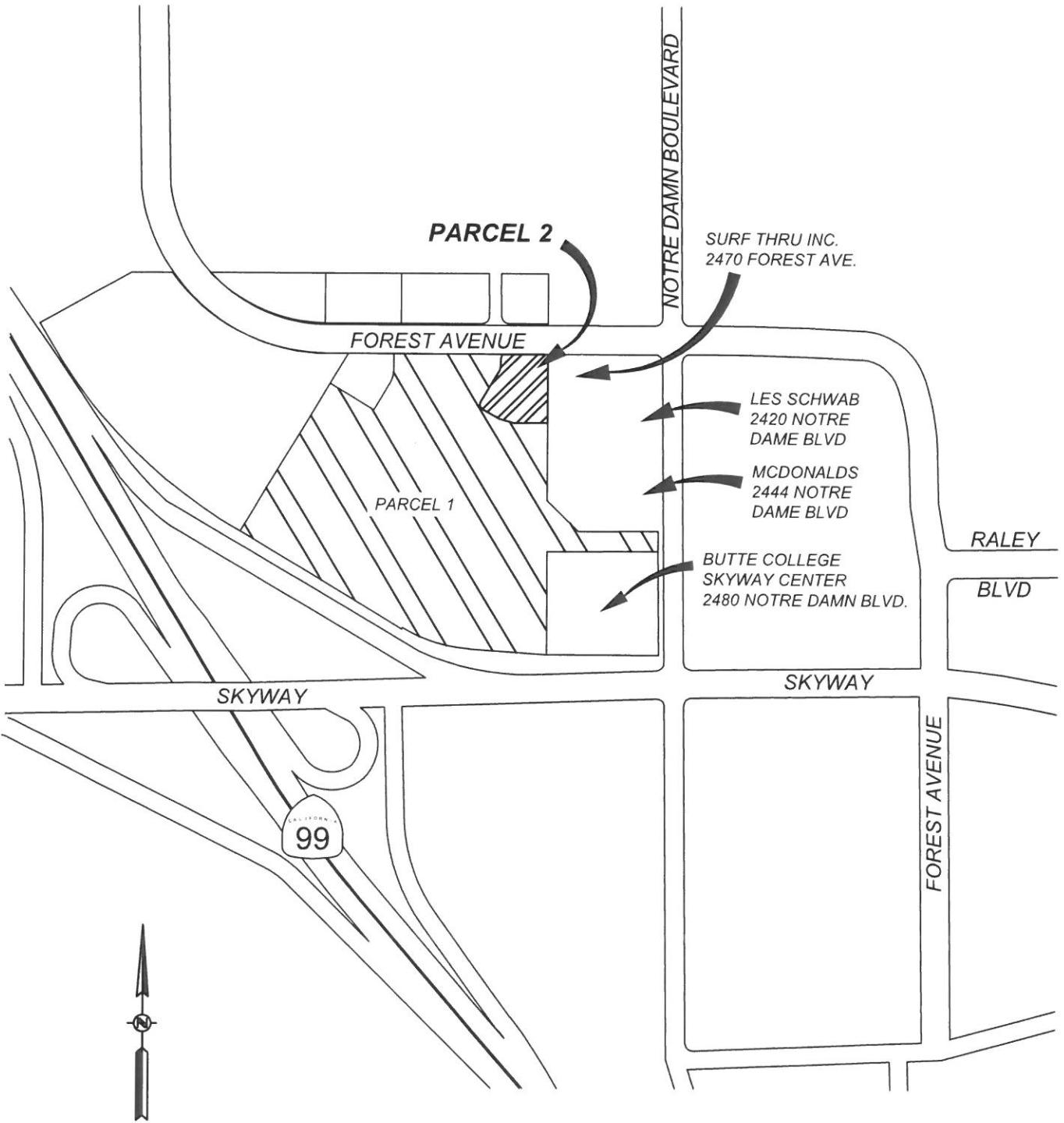
-  Noticed Parcels
-  Noticed Addresses



Date Saved: 12/12/2022

EXHIBIT "B"

PORTION OF SECTION 31, T. 22 N., R. 2 E., M.D.B. & M.
ALSO A PORTION OF LOT 51, 95 MAPS 1, AND A PORTION OF PARCEL 1, 55 MAPS 32,
AND A PORTION OF LOTS 155 & 156, 34 MAPS 1-6



LOCATION MAP

NO SCALE

CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: SAJ DATE: 10/14/22
CHECKED: WFM SCALE: 1"=50
APPROVED: _____
PUBLIC WORKS DIRECTOR

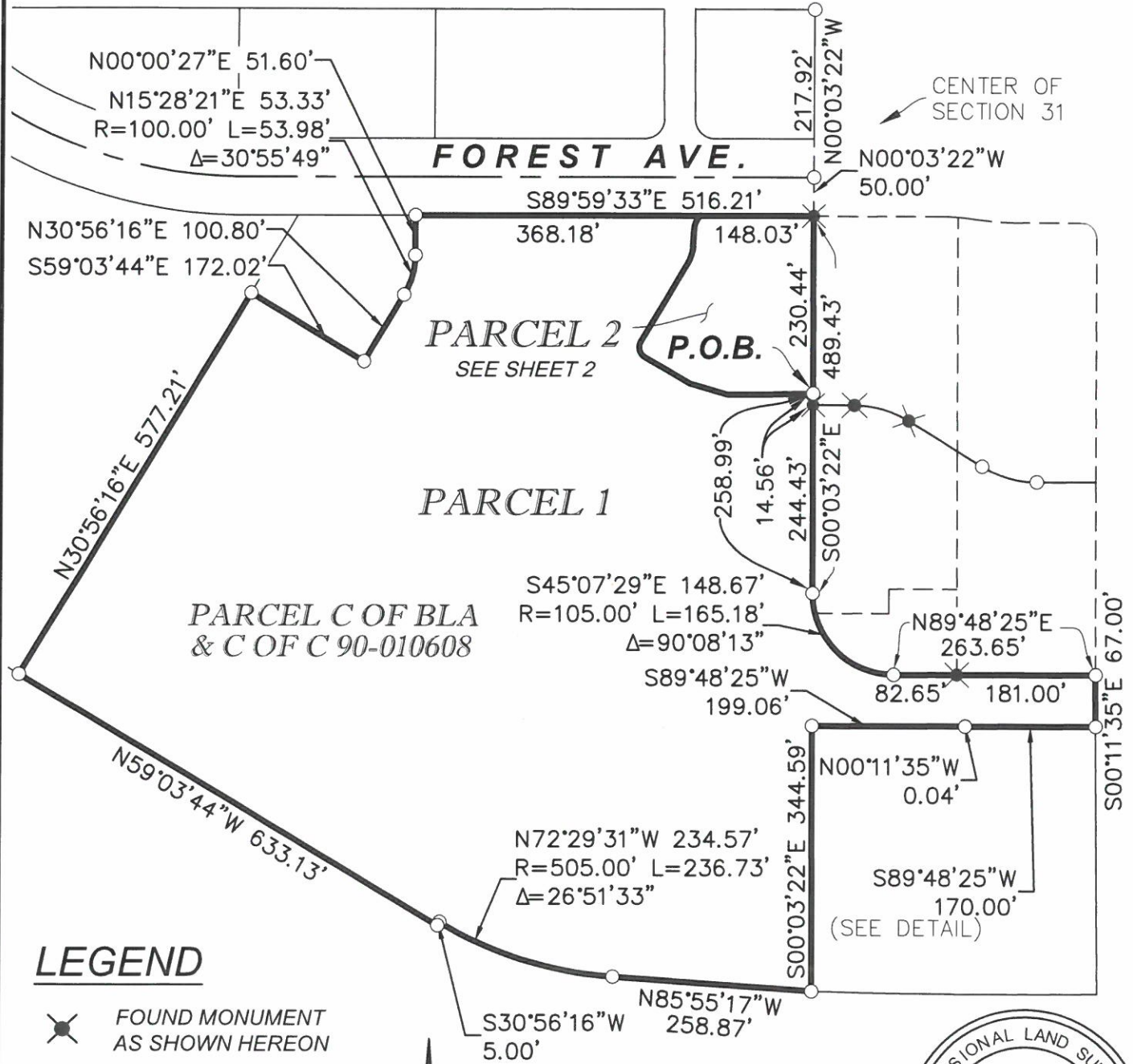
CITY OF CHICO
MINOR LAND DIVISION
MLD 22-00002

EXHIBIT
"B"

SHEET 1 OF 3

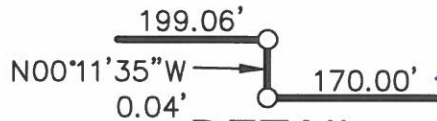
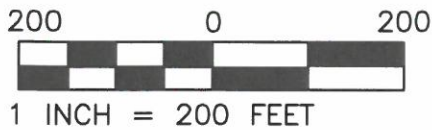
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 ALSO A PORTION OF LOT 51, 95 MAPS 1, AND A PORTION OF PARCEL 1, 55 MAPS 32,
 AND A PORTION OF LOTS 155 & 156, 34 MAPS 1-6



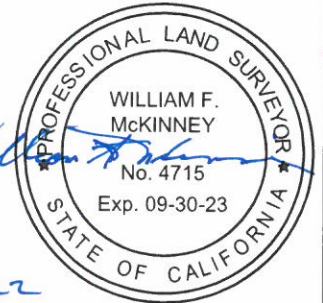
LEGEND

- FOUND MONUMENT AS SHOWN HEREON
- DIMENSION POINT - NOTHING FOUND OR SET



DETAIL

NO SCALE *OCT 17, 2022*



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: SAJ DATE: 10/14/22
 CHECKED: WFM SCALE: 1"=50
 APPROVED: _____
 PUBLIC WORKS DIRECTOR

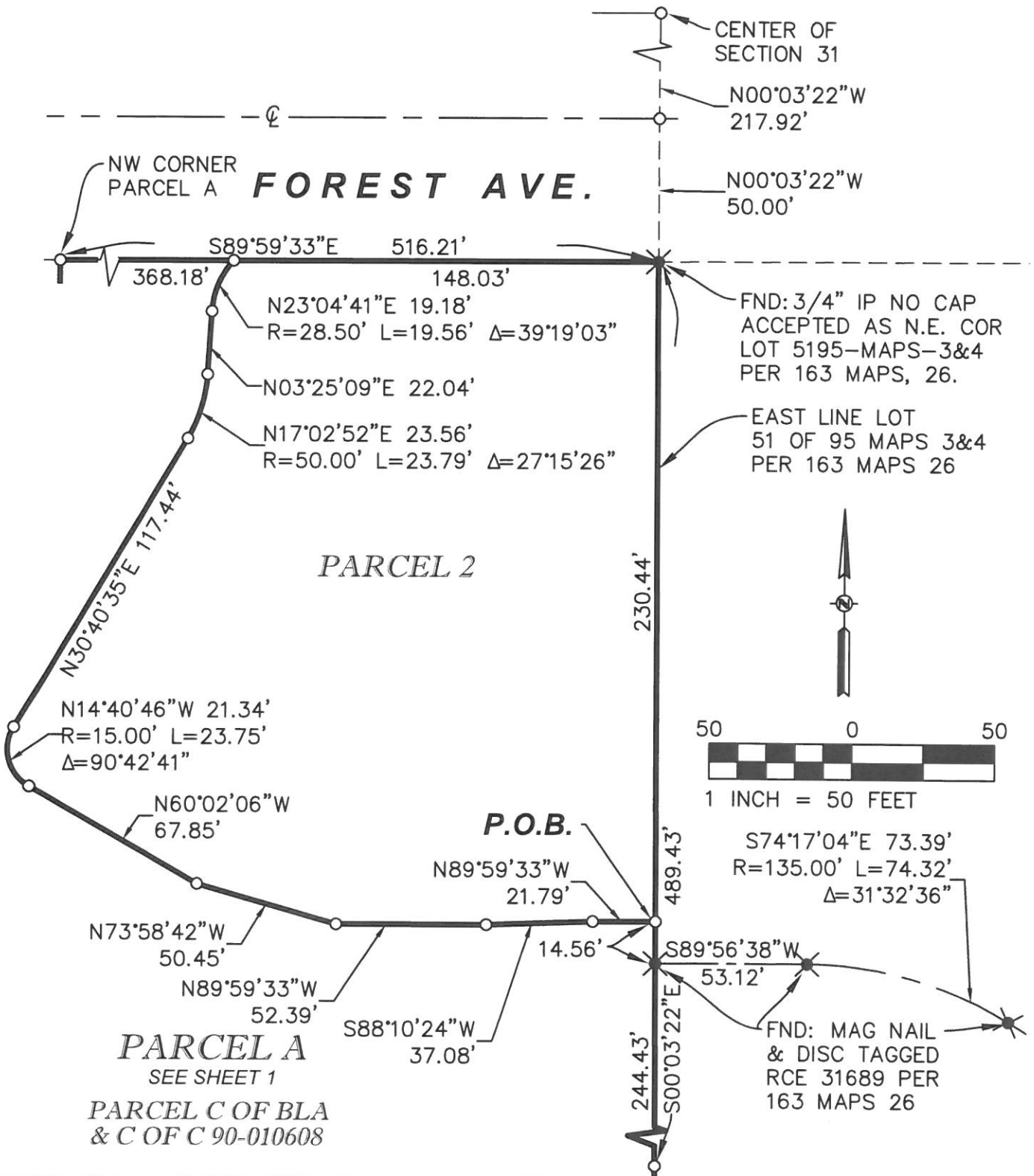
CITY OF CHICO
 MINOR LAND DIVISION
 MLD 22-00002

EXHIBIT
 "B"

SHEET 2 OF 3

EXHIBIT "B"

PORTION OF SECTION 31, T. 22 N., R. 2 E., M.D.B. & M.
 ALSO A PORTION OF LOT 51, 95 MAPS 1, AND A PORTION OF PARCEL 1, 55 MAPS 32,
 AND A PORTION OF LOTS 155 & 156, 34 MAPS 1-6



CITY OF CHICO

COMMUNITY DEVELOPMENT DEPARTMENT

DRAWN BY: SAJ DATE: 10/14/22
 CHECKED: WFM SCALE: 1"=50
 APPROVED: _____
 PUBLIC WORKS DIRECTOR

CITY OF CHICO
 MINOR LAND DIVISION
 MLD 22-00002

EXHIBIT
 "B"

SHEET 3 OF 3

MINOR LAND DIVISION SITE PLAN

PORTION OF SECTION 31, T. 22 N., R. 2 E., M.D.B. & M.
ALSO A PORTION OF PARCEL 1, 55 MAPS 32, AND A
PORTION OF LOTS 155 & 156, 34 MAPS 1-6
CITY OF CHICO, COUNTY OF BUTTE, CALIFORNIA
APRIL, 2022 SCALE 1"=20'
RFE ENGINEERING INC.
SHEET 2 OF 2

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF PARCEL 1 OF THAT CERTAIN RECORD OF SURVEY FOR 'NOVASOURCE CALIFORNIA L.C.', FILED FOR RECORD IN BOOK 163 OF MAPS, AT PAGE 26, THE BEARING OF WHICH IS NORTH 00° 03' 22" EAST AND WAS ESTABLISHED FROM FOUND RECORD MONUMENTS.

ZONING STATEMENT:

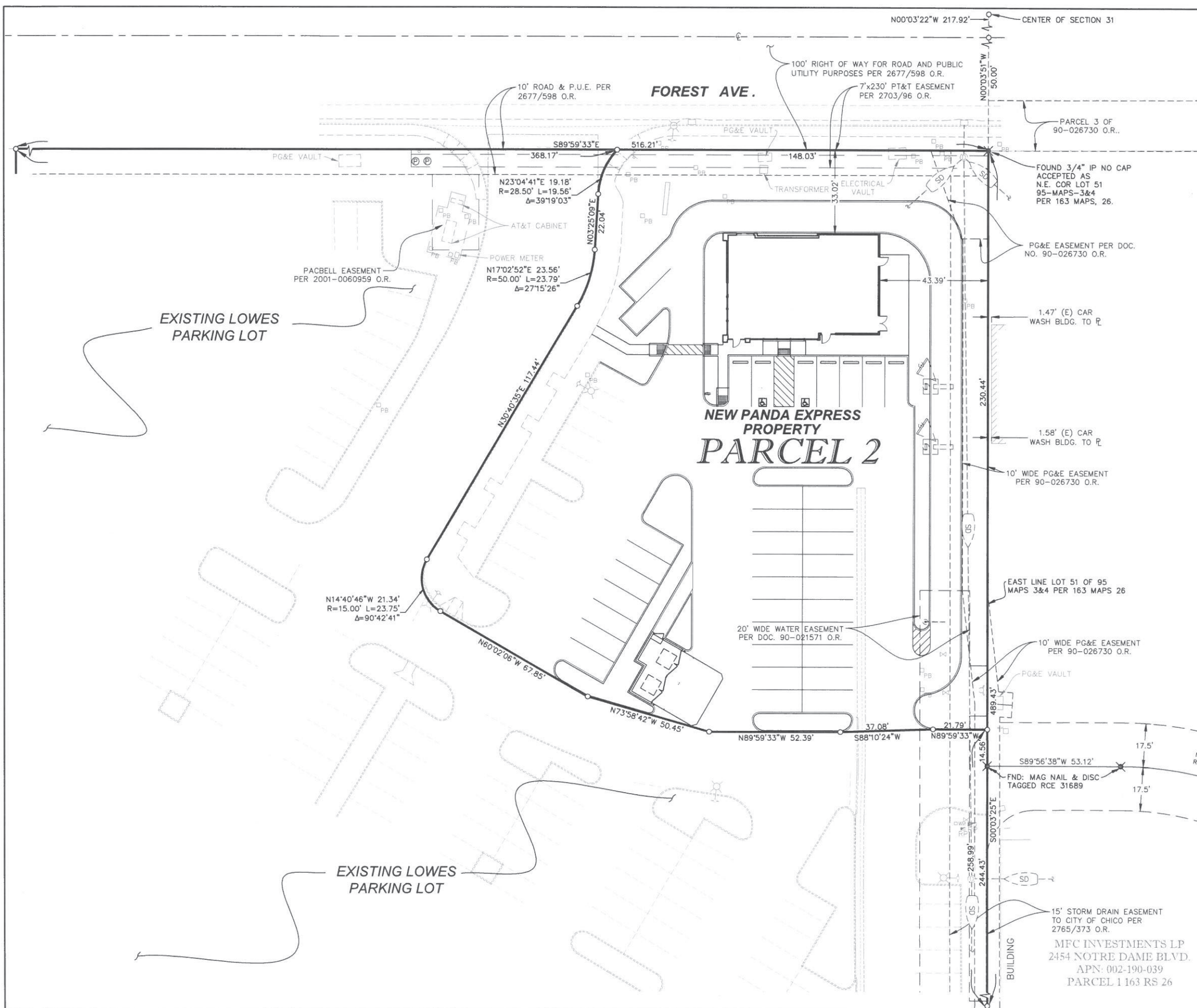
THE SUBJECT PROPERTY IS CURRENTLY ZONED CR (REGIONAL COMMERCIAL). BOTH PARCELS SHALL REMAIN CR ZONING FOLLOWING THE LOT SPLIT. THE EXISTING USE OF THE PROPERTY IS RETAIL (LOWE'S HOME IMPROVEMENT STORE). THE PROPOSED USE FOR THE RESULTANT SMALLER LOT WILL BE A FAST FOOD RESTAURANT AND THE REMAINDER LOT WILL REMAIN RETAIL.

PROPOSED IMPROVEMENTS STATEMENT

THE PROJECT PROPOSES TO SPLIT THE EXISTING 17.91 ACRE LOT INTO TWO SMALLER LOTS. THE RESULTANT SMALLER LOT WILL BE 0.97 ACRES AND THE REMAINDER LARGER LOT WILL BE 16.94 ACRES. A NEW 2,500 SQUARE FOOT PANDA EXPRESS DRIVE-THRU RESTAURANT IS PROPOSED TO BE CONSTRUCTED ON THE RESULTANT SMALLER LOT. AS A RESULT OF THE PROPOSED IMPROVEMENTS, SOME OF THE PARKING FOR THE EXISTING LOWE'S WILL BE REMOVED AND NEW LANDSCAPE ISLANDS AND PARKING WILL BE RECONSTRUCTED TO SERVE THE RESTAURANT. NEW WATER, SEWER AND STORM DRAINAGE FACILITIES WILL BE INSTALLED AS PART OF THE DEVELOPMENT.

NOTES:

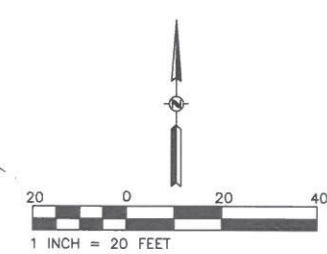
1. THERE ARE NO KNOWN EXISTING WELLS, SUMPS OR SEPTIC TANKS WITHIN THE SUBJECT PROPERTY.
2. ALL EASEMENTS SHOWN HEREON ARE EXISTING. THERE ARE NO PROPOSED EASEMENTS ANTICIPATED FOR THE DEVELOPMENT OF THIS PROJECT.



SURF THRU INC.
2470 FOREST AVE.
APN: 002-190-046
PARCEL G 124
MAPS 35 & 36

RECIPROCAL EASEMENT
AGREEMENT PER DOC.
NO. 91-013856 O.R.

MFC INVESTMENTS LP
2454 NOTRE DAME BLVD.
APN: 002-190-039
PARCEL 1 163 RS 26



RFE ENGINEERING, INC.
CIVIL ENGINEERS • PLANNERS • SURVEYORS
2280 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEEngineering.com

EXCEPTIONS:

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
2. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (NOT A SURVEY ITEM)
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY ITEM)
7. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2021-2022. (NOT A SURVEY ITEM)
8. PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES. (NOT A SURVEY ITEM)
9. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (NOT A SURVEY ITEM)
10. TAXES, ASSESSMENTS OR OBLIGATIONS BY REASON OF INCLUSION WITHIN THE BOUNDARIES OF CITY OF CHICO MAINTENANCE DISTRICT NO. 18 AS DISCLOSED BY DOCUMENT RECORDED NOVEMBER 9, 1993 AS INSTRUMENT NO. 96-049951, OF OFFICIAL RECORDS. (NOT A SURVEY ITEM)
11. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: CITY OF CHICO, SOUTHEAST CHICO REDEVELOPMENT PROJECT
RECORDING DATE: NOVEMBER 10, 1990
RECORDING NO.: BOOK 2368, PAGE 48, OF OFFICIAL RECORDS
NOTICE OF ADOPTION OF AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE SOUTHEAST CHICO REDEVELOPMENT PROJECT RECORDED OCTOBER 11, 2004 AS INSTRUMENT NO. 2004-0062585, OF OFFICIAL RECORDS. (NOT A SURVEY ITEM)
12. DEDICATIONS AND RESERVATIONS FOR SPECIFIC PURPOSES AS SET FORTH ON THE MAP RECORDED JUNE 3, 1965, IN BOOK 34 OF MAPS, AT PAGE(S) 1 THROUGH 6, INCLUSIVE, BUTTE COUNTY RECORDS.
A RESOLUTION OF ABANDONMENT OF SPECIFIC DEDICATIONS FROM THE CITY OF CHICO WAS RECORDED AUGUST 15, 1991 UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 91-033560, OF OFFICIAL RECORDS. (PLOTTED AND SHOWN HEREON)
13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CITY OF CHICO
PURPOSE: ROAD AND PUBLIC UTILITY PURPOSES
RECORDING DATE: DECEMBER 1, 1981
RECORDING NO.: BOOK 2677, PAGE 598, OF OFFICIAL RECORDS (PLOTTED AND SHOWN HEREON)
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: THE PACIFIC TELEPHONE & TELEGRAPH COMPANY
PURPOSE: UNDERGROUND COMMUNICATION FACILITIES
RECORDING DATE: MARCH 19, 1982
RECORDING NO.: BOOK 2703, PAGE 96, OF OFFICIAL RECORDS (PLOTTED AND SHOWN HEREON)
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CITY OF CHICO
PURPOSE: STORM DRAIN PURPOSES
RECORDING DATE: OCTOBER 25, 1982
RECORDING NO.: BOOK 2765, PAGE 373, OF OFFICIAL RECORDS
AGREEMENT BY AND BETWEEN THE SKYWAY RANCH AND THE CITY OF CHICO RELATING TO STORM DRAINAGE AND OTHER INCIDENTALS RECORDED MARCH 2, 1983 IN BOOK 2801 OF OFFICIAL RECORDS, AT PAGE 698, BUTTE COUNTY RECORDS.
A RESOLUTION OF ABANDONMENT OF SPECIFIC DEDICATIONS FROM THE CITY OF CHICO WAS RECORDED AUGUST 15, 1991 UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 91-033561, OF OFFICIAL RECORDS.
SAID RESOLUTION OF ABANDONMENT CONTAINS A RESERVATION OF INGRESS AND EGRESS OVER PARCEL I FOR MAINTENANCE AND/OR REINSTALLING OF A PIPELINE.
REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS. (PLOTTED AND SHOWN HEREON)
16. COVENANTS AND CONDITIONS, AS CONTAINED IN THE OWNERS' PARTICIPATION AGREEMENT AND AS SET FORTH IN PARAGRAPH #2, SUBPARAGRAPHS A, B, (I), (II) AND (III), BY AND BETWEEN E.M. WEST, ET AL AND THE CHICO REDEVELOPMENT AGENCY RECORDED MAY 14, 1984 IN BOOK 2944, PAGE 193, OF OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT A SURVEY ITEM)
17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: AUSTINS HOME FURNISHERS INCORPORATED
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: DECEMBER 3, 1985
RECORDING NO.: 85-038499, OF OFFICIAL RECORDS
THE EFFECT OF THAT CERTAIN GRANT OF EASEMENT, RELEASE AND TERMINATION OF EASEMENT, AND AGREEMENT RECORDED MARCH 6, 2009 AS INSTRUMENT NO. 2009-0007535, OF OFFICIAL RECORDS.
REFERENCE IS HEREBY MADE TO SAID DOCUMENTS FOR FULL PARTICULARS. (PLOTTED AND SHOWN HEREON)
18. CONDITIONAL CERTIFICATE OF COMPLIANCE
EXECUTED BY: CITY OF CHICO
RECORDING DATE: MARCH 16, 2003
RECORDING NO.: 90-10608, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (NOT A SURVEY ITEM)
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: CALIFORNIA WATER SERVICE COMPANY, A CORPORATION
PURPOSE: PIPELINE AND RELATED APPURTENANCES
RECORDING DATE: MAY 29, 1990
RECORDING NO.: 90-021571, OF OFFICIAL RECORDS (PLOTTED AND SHOWN HEREON)
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, PACIFIC BELL, A CALIFORNIA CORPORATION AND CHAMBERS CABLE OF SOUTHERN CALIFORNIA INC., DBA CHAMBERS CABLE
PURPOSE: ELECTRICAL AND COMMUNICATION FACILITIES
RECORDING DATE: JUNE 26, 1990
RECORDING NO.: 90-026730, OF OFFICIAL RECORDS (PLOTTED AND SHOWN HEREON)
21. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: RECIPROCAL EASEMENT AGREEMENT...
DATED: APRIL 1, 1991
EXECUTED BY: WAND DEVELOPMENT CO. AND FRED MEYER OF CALIFORNIA, INC.
RECORDING DATE: APRIL 11, 1991
RECORDING NO.: 91-013856, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED AND SHOWN HEREON)
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION
PURPOSE: COMMUNICATION FACILITIES
RECORDING DATE: DECEMBER 20, 2001
RECORDING NO.: 2001-0060959, OF OFFICIAL RECORDS (PLOTTED AND SHOWN HEREON)

ALTA - NSPS LAND TITLE SURVEY

PORTION OF LOWE'S PARCEL (APN: 002-230-028)

CITY OF CHICO, COUNTY OF BUTTE, CALIFORNIA

APRIL, 2022 RFE ENGINEERING, INC.

SHEET 1 OF 3

- 23. EASEMENT AND OTHER MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT OF EASEMENT, RELEASE AND TERMINATION OF EASEMENT, AND AGREEMENT DATED FEBRUARY 19, 2009
EXECUTED BY: LOWE'S HIW, INC., A WASHINGTON CORPORATION AND AFT PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MARCH 6, 2009
RECORDING NO.: 2009-0007535, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. (PLOTTED AND SHOWN HEREON)
24. FURNISH FOR REVIEW A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, PRIOR TO THE CLOSE OF THIS TRANSACTION.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (NOT A SURVEY ITEM)
25. THE COMPANY WILL REQUIRE AN ALTA/NSPS LAND TITLE SURVEY, IF THE OWNER OF THE LAND THAT IS THE SUBJECT OF THIS TRANSACTION IS IN POSSESSION OF A CURRENT ALTA/NSPS LAND TITLE SURVEY, THE COMPANY WILL REQUIRE THAT SAID SURVEY BE SUBMITTED FOR REVIEW AND APPROVAL. OTHERWISE, A NEW SURVEY, SATISFACTORY TO THE COMPANY, MUST BE PREPARED BY A LICENSED LAND SURVEYOR AND SUPPLIED TO THE COMPANY PRIOR TO THE CLOSE OF ESCROW.
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (NOT A SURVEY ITEM)
26. THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.
PARTY(IES): LOWE'S HIW, INC., A WASHINGTON CORPORATION
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT. (NOT A SURVEY ITEM)
27. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW:
NAME OF CORPORATION: LOWE'S HIW, INC., A WASHINGTON CORPORATION
a) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION
b) AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN
c) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT
d) A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION. (NOT A SURVEY ITEM)
28. BEFORE ISSUING ITS POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE EVIDENCE, SATISFACTORY TO THE COMPANY, THAT
NAME OF LIMITED LIABILITY COMPANY : CFNT NV DEVELOPMENTS, LLC
a) IS VALIDLY FORMED ON THE DATE WHEN THE DOCUMENTS IN THIS TRANSACTION ARE TO BE SIGNED;
b) IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OR COUNTRY WHERE THE LIMITED LIABILITY COMPANY WAS FORMED; AND
HAS COMPLIED WITH THE "DOING BUSINESS" LAWS OF THE STATE OF CALIFORNIA. (NOT A SURVEY ITEM)
29. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY NAMED BELOW.
LIMITED LIABILITY COMPANY: CFNT NV DEVELOPMENTS, LLC
a) A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
b) IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENT THERETO WITH THE APPROPRIATE FILING STAMPS.
c) IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.
d) A CURRENT DATED CERTIFICATE OF GOOD STANDING FROM THE PROPER GOVERNMENTAL AUTHORITY OF THE STATE IN WHICH THE ENTITY WAS CREATED
e) IF LESS THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.
f) IF LIMITED LIABILITY COMPANY IS A SINGLE MEMBER ENTITY, A STATEMENT OF INFORMATION FOR THE SINGLE MEMBER WILL BE REQUIRED.
g) EACH MEMBER AND MANAGER OF THE LLC WITHOUT AN OPERATING AGREEMENT MUST EXECUTE IN THE PRESENCE OF A NOTARY PUBLIC THE CERTIFICATE OF CALIFORNIA LLC (WITHOUT AN OPERATING AGREEMENT) STATUS AND AUTHORITY FORM (NOT A SURVEY ITEM)
30. THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE. (NOT A SURVEY ITEM)
31. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW. (NOT A SURVEY ITEM)

DESCRIPTION OF REMISED AREA:

THE PARCEL LAND DESCRIBED HEREIN BELOW IS SITUATED IN THE CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, M. D. B. & M., BEING ALSO A PORTION OF LOT 51, AS SHOWN ON THAT CERTAIN MAP ENTITLED "SKYWAY RANCH SUBDIVISION UNIT 2", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF BUTTE COUNTY IN BOOK 95 OF MAPS, AT PAGES 3 AND 4 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 5, THENCE FROM SAID POINT OF BEGINNING, ALONG THE EAST LINE OF SAID LOT 51 SOUTH 00°03'22" EAST 230.44 FEET; THENCE LEAVING SAID EAST LINE SOUTH 89°59'33" WEST 21.78 FEET; THENCE SOUTH 88°10'24" WEST 37.98 FEET; THENCE NORTH 89°59'33" WEST 52.39 FEET; THENCE NORTH 73°58'42" WEST 50.45 FEET; THENCE NORTH 62°02'06" WEST 67.85 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF A 15.00 FOOT RADIUS TANGENT CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 90°42'42", AN ARC LENGTH OF 23.75 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 14°40'45" WEST 21.34 FEET; THENCE NORTH 30°40'35" EAST 117.44 FEET; THENCE CURVING TO THE LEFT ON AN ARC OF A 50.00 FOOT RADIUS TANGENT CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 27°15'26", AN ARC LENGTH OF 23.75 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 17°02'52" EAST 23.56 FEET; THENCE NORTH 03°25'09" EAST 22.04 FEET; THENCE CURVING TO THE RIGHT ON AN ARC OF A 28.50 FOOT RADIUS TANGENT CURVE, SAID ARC HAVING AN INTERIOR ANGLE OF 39°19'03", AN ARC LENGTH OF 19.56 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 23°04'41" EAST 19.19 FEET TO THE NORTH LINE OF SAID LOT 51; THENCE ALONG SAID NORTH LINE SOUTH 89°59'33" EAST 148.03 FEET TO THE POINT OF BEGINNING, CONTAINING 0.968 ACRES, MORE OR LESS.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF CHICO, COUNTY OF BUTTE, STATE OF CALIFORNIA, AND LYING WITHIN SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, M.D.B. & M., AND BEING A PORTION OF LOT 51, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "SKYWAY RANCH SUBDIVISION UNIT NUMBER 2", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, IN BOOK 95 OF MAPS, AT PAGE(S) 3 AND 4, AND A PORTION OF PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF CALIFORNIA, IN BOOK 95 OF MAPS, AT PAGE(S) 32, AND A PORTION OF LOTS 155 AND 156, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "SKYWAY PARK UNIT NUMBER 1", WHICH MAP WAS RECORDED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BUTTE, STATE OF CALIFORNIA, IN BOOK 34 OF MAPS, AT PAGE(S) 1, 2, 4, 5 AND 6, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 51; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 51, NORTH 85 DEG. 55' 17" WEST, 258.87 FEET TO A TANGENT CURVE, CONCAVE NORTHERLY; THENCE 236.73 FEET ALONG SAID CURVE HAVING A RADIUS OF 505.00 FEET, THROUGH A CENTRAL ANGLE OF 26 DEG. 51' 33" (CHORD OF WHICH BEARS NORTH 72 DEG. 29' 31" WEST, 234.57 TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE SOUTH 30 DEG. 56' 16" WEST, 5.00 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 51, NORTH 59 DEG. 03' 44" WEST, 633.13 FEET; THENCE NORTH 30 DEG. 56' 16" EAST, 577.21 FEET; THENCE SOUTH 59 DEG. 03' 44" EAST, 172.02 FEET; THENCE NORTH 30 DEG. 56' 16" EAST, 100.80 FEET TO A TANGENT CURVE, CONCAVE WESTERLY; THENCE 53.98 FEET ALONG SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 30 DEG. 55' 40" (CHORD OF WHICH BEARS NORTH 15 DEG. 28' 21" EAST, 53.33 FEET); THENCE NORTH 0 DEG. 00' 27" EAST, 51.60 FEET TO THE NORTHERLY LINE OF SAID LOT 51, ALSO BEING ON THE SOUTHERLY LINE OF FOREST AVENUE; THENCE ALONG THE SAID NORTHERLY LINE SOUTH 89 DEG. 59' 33" EAST, 516.21 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 51; THENCE ALONG THE EASTERLY LINE OF SAID LOT 51, SOUTH 0 DEG. 03' 22" EAST, 489.43 FEET TO A TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE 165.19 FEET ALONG SAID CURVE HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEG. 08' 13" (CHORD BEARS SOUTH 45 DEG. 07' 29" EAST, 148.67 FEET); THENCE NORTH 89 DEG. 48' 25" EAST, 263.65 FEET TO THE EASTERLY LINE OF SAID LOT 155, ALSO BEING THE WESTERLY LINE OF NOTRE DAME BOULEVARD; THENCE ALONG SAID EASTERLY LINE OF LOTS 155 AND 156, SOUTH 0 11' 35" EAST, 67.00 FEET TO THE SOUTHERLY LINE OF THAT CERTAIN PROPERTY DESCRIBED AS PARCEL 1, UNDER BUTTE COUNTY RECORDER'S SERIAL NO. 85-38499; THENCE SOUTH 89 DEG. 48' 25" WEST, 170.00 FEET TO THE WESTERLY LINE OF SAID LOT 156; THENCE ALONG THE LAST MENTIONED WESTERLY LINE NORTH 0 DEG. 11' 35" WEST, 0.04 FEET; THENCE ALONG THE NORTHERLY LINE OF THAT CERTAIN PROPERTY DESCRIBED AS PARCEL 2, UNDER BUTTE COUNTY RECORDER'S SERIAL 85-38499, SOUTH 89 DEG. 48' 25" WEST, 199.06 FEET TO THE EASTERLY LINE OF SAID LOT 51; THENCE ALONG THE EASTERLY LINE OF LOT 51, SOUTH 0 DEG. 03' 22" EAST, 344.59 FEET, TO THE POINT OF BEGINNING.

PARCEL II:

AN EASEMENT FOR INGRESS-EGRESS OVER A VARIABLE WIDTH STRIP OF LAND LYING WITHIN PORTIONS OF PARCELS D, E, F, AND G AS SHOWN IN BOUNDARY LINE MODIFICATION (CITY OF CHICO NUMBER 107) AS RECORDED IN DOCUMENT NUMBER 10608, RECORDER'S OFFICE OF THE COUNTY OF BUTTE, CALIFORNIA, AND SITUATED IN SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, MOUNT DIABLO MERIDIAN, SAID STRIP BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "F"; THENCE NORTH 0 DEG. 11' 35" WEST 33.09 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 41 DEG. 07' 33" WEST; THENCE 20.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET, THROUGH A CENTRAL ANGLE OF 40 DEG. 55' 58"; THENCE PARALLEL WITH AND 26.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL "F", SOUTH 89 DEG. 48' 25" WEST 58.84 FEET TO A TANGENT CURVE CONCAVE NORTHERLY; THENCE 91.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 165.00 FEET, THROUGH A CENTRAL ANGLE OF 31 DEG. 40' 49"; THENCE PARALLEL WITH AND 17.50 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCELS "F" AND "G" NORTH 58 DEG. 30' 48" WEST 83.07 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY; THENCE CONCENTRIC WITH AND 17.50 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL "G", 83.96 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 152.50 FEET, THROUGH A CENTRAL ANGLE OF 31 DEG. 32' 36"; THENCE PARALLEL WITH AND 17.50 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL "G", SOUTH 89 DEG. 56' 38" WEST 53.12 FEET TO THE EASTERLY LINE OF PARCEL "C" OF SAID BOUNDARY LINE MODIFICATION; THENCE ALONG SAID EASTERLY LINE SOUTH 0 DEG. 03' 22" EAST 54.00 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 89 DEG. 56' 38" EAST; THENCE 29.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 19.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEG. 00' 00"; THENCE PARALLEL WITH AND 17.50 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL "G", SOUTH 89 DEG. 56' 38" EAST 34.12 FEET TO A TANGENT CURVE CONCAVE SOUTHERLY; THENCE CONCENTRIC WITH AND 17.50 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL "G", 64.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.50 FEET, THROUGH A CENTRAL ANGLE OF 31 DEG. 32' 36"; THENCE PARALLEL WITH AND 17.50 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID PARCELS "F" AND "G", SOUTH 58 DEG. 30' 46" EAST 143.53 FEET TO A TANGENT CURVE CONCAVE NORTHERLY; THENCE 55.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 101.00 FEET, THROUGH A CENTRAL ANGLE OF 31 DEG. 40' 48"; THENCE PARALLEL WITH AND 26.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL "F", NORTH 89 DEG. 48' 25" EAST 59.38 FEET TO A TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE 20.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET, THROUGH A CENTRAL ANGLE OF 40 DEG. 55' 58", TO THE EASTERLY LINE OF SAID PARCEL "D"; THENCE NORTH 0 DEG. 11' 35" WEST 33.09 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1. THE TITLE REPORT USED FOR THIS ALTA WAS FURNISHED BY FIDELITY NATIONAL TITLE COMPANY, NUMBERED FFHO-FT0210839B-PM AND DATED APRIL 15, 2021.
2. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 0607020510E DATED 01-06-2011
3. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION ON THIS PARCEL.
4. THERE ARE NO ANTICIPATED RIGHT OF WAYS CHANGES FOR THIS PARCEL.
5. THERE WAS NO EVIDENCE OF ANY DELINEATED WETLANDS ON THIS PARCEL.
6. OVERALL ACREAGE & SQUARE FEET = 17.909 ACRES 780,100 SQ FT (GROSS)
REMISED AREA GROSS ACREAGE AND SQUARE FEET = 0.968 ACRES 42,182 SQ FT (GROSS)
REMAINDER (LOWE'S PARCEL) ACREAGE AND SQUARE FEET= 16.941 ACRES 737,981 SQ FT (GROSS)
7. THE FOLLOWING IS INFORMATION FROM THE CITY OF CHICO PLANNING DEPARTMENT WEB SITE AS OF THE DATE OF THIS SURVEY NO PLANNING REPORT HAS BEEN RECEIVED.

ZONING: "CR" - REGIONAL COMMERCIAL.

BUILDING SETBACKS:

- FRONT: NONE REQUIRED
- REAR: RESIDENTIAL ADJACENT: 10 FEET
- SIDE: RESIDENTIAL ADJACENT: 10 FEET

MINIMUM LOT SIZE: 10,000 SQUARE FEET

MAXIMUM BUILDING HEIGHT OR STORIES: 57 FEET

- 8. DATE OF FIELD SURVEY: JUNE 9, 2021.
9. THERE WAS NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS SITE.
10. THE ADDRESS OF THE SITE SHOWN HEREON IS 2350 FOREST AVENUE, CHICO.
11. THERE ARE 731 PARKING SPACES IN THE ENTIRE SITE, OF WHICH 16 ARE ACCESSIBLE PARKING, 2 ARE TRAILER PARKING AND 80 OF WHICH ARE IN THE REMISED AREA.

NOTES:

THE ORIGINAL CONTRACT AND PURPOSE OF THIS MAP WAS FOR A TOPOGRAPHIC SURVEY OF ONLY THE NORTHEAST PORTION OF THE WHOLE PARCEL WHEN THE ALTA WAS REQUESTED, A REMISED AREA DESCRIPTION OF THE POSSIBLE FUTURE PARCEL WAS ADDED TO SHOW THE MAIN FOCUS OF THE ALTA TOPOGRAPHY, EVEN THOUGH THE ENTIRE PARENT PARCEL AND ITS EASEMENTS ARE SHOWN.

SURVEYOR'S STATEMENT:

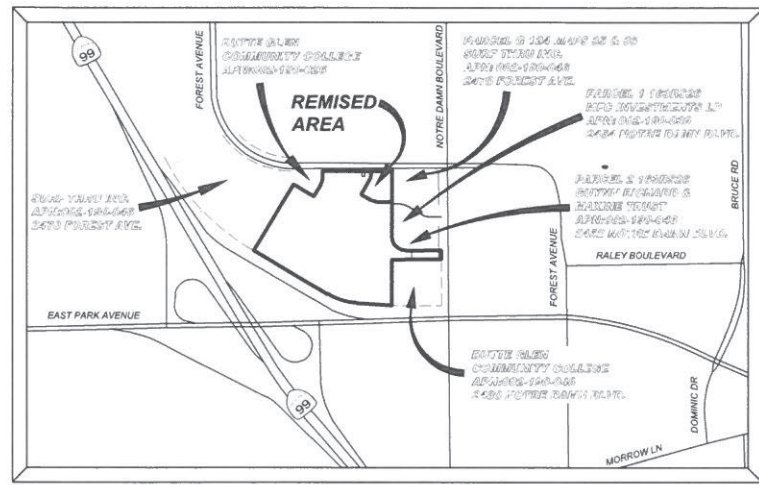
GWA ARCHITECTURE & FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 6(a), 7(a), 8, 9, 11, 13, 14, 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 9, 2021.

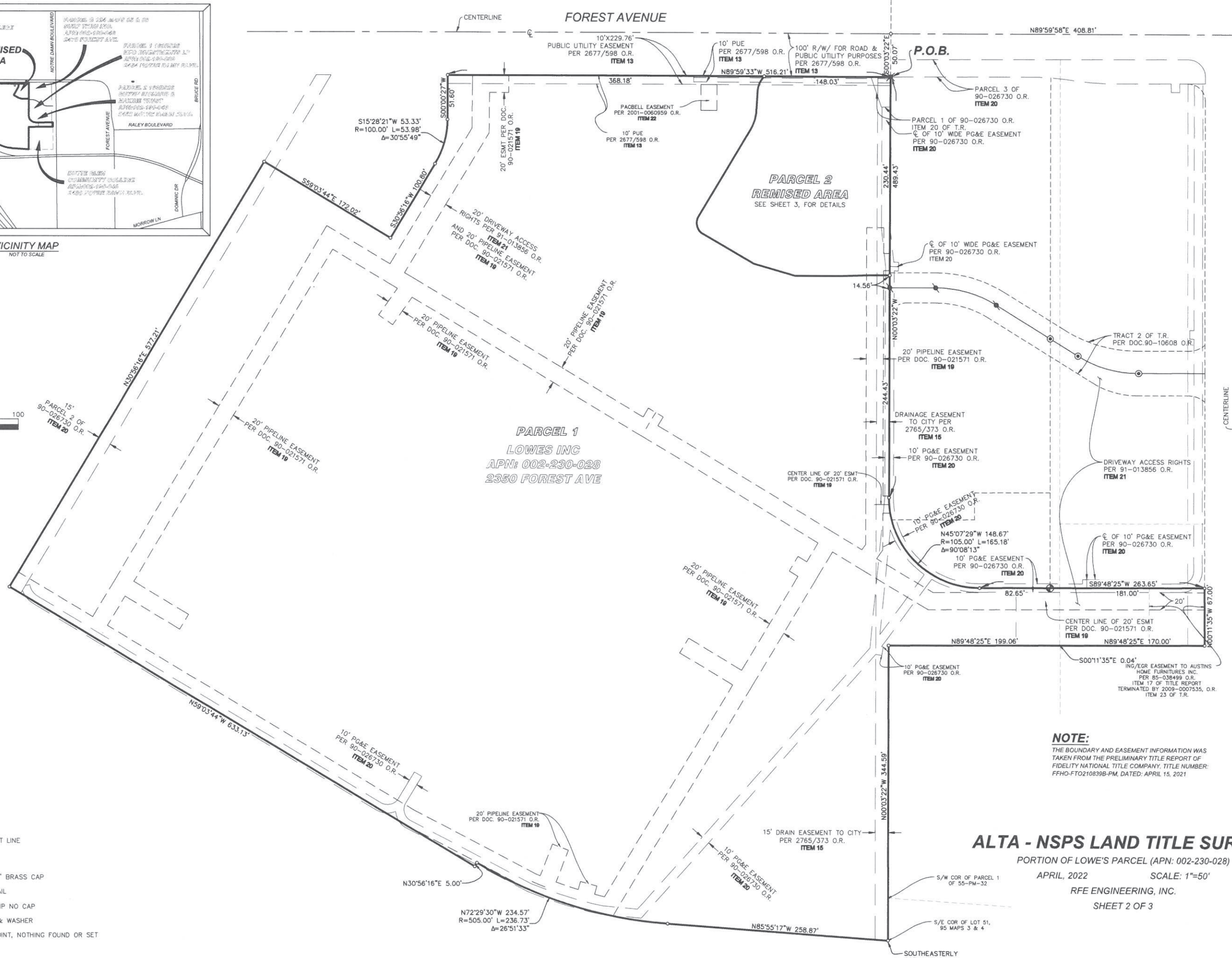
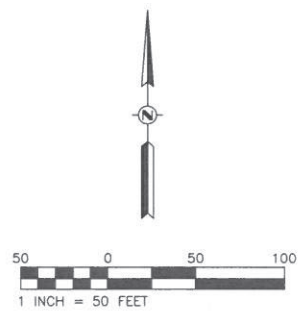
WILLIAM F. MCKINNEY, PLS 4715
EXPIRES SEP 30, 2023

DATE





VICINITY MAP
NOT TO SCALE



LEGEND:

- BOUNDARY
- - - - ADJACENT LOT LINE
- - - - EASEMENT
- FOUND 1 1/2" BRASS CAP
- FOUND PK NAIL
- ⊗ FOUND 3/4" IP NO CAP
- ⊙ FOUND MAG & WASHER
- DIMENSION POINT, NOTHING FOUND OR SET

NOTE:
THE BOUNDARY AND EASEMENT INFORMATION WAS TAKEN FROM THE PRELIMINARY TITLE REPORT OF FIDELITY NATIONAL TITLE COMPANY, TITLE NUMBER: FFHO-FTO210839B-PM, DATED: APRIL 15, 2021

ALTA - NSPS LAND TITLE SURVEY

PORTION OF LOWE'S PARCEL (APN: 002-230-028)
APRIL, 2022 SCALE: 1"=50'
RFE ENGINEERING, INC.
SHEET 2 OF 3

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ALTA - NSPS LAND TITLE SURVEY

PORTION OF LOWE'S PARCEL (APN: 002-230-028)

CITY OF CHICO, COUNTY OF BUTTE, CALIFORNIA

APRIL, 2022

SCALE: 1" = 30'

RFE ENGINEERING, INC.

SHEET 3 OF 3

NOTE:

THE BOUNDARY AND EASEMENT INFORMATION WAS TAKEN FROM THE PRELIMINARY TITLE REPORT OF FIDELITY NATIONAL TITLE COMPANY, TITLE NUMBER: FFHO-FTO210839B-PM, DATED: APRIL 15, 2021

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06007C0510E DATED: 1-6-2011

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY WAS AN NGS CONTROL POINT DESIGNATED "HUMBUG, PID KS1893" AND IS A SURVEY DISK STAMPED "HUMBUG 1972" SET IN THE WEST END OF THE NORTH SIDEWALK AT THE NORTHWEST CORNER OF THE SKYWAY BRIDGE OVER HIGHWAY 99.

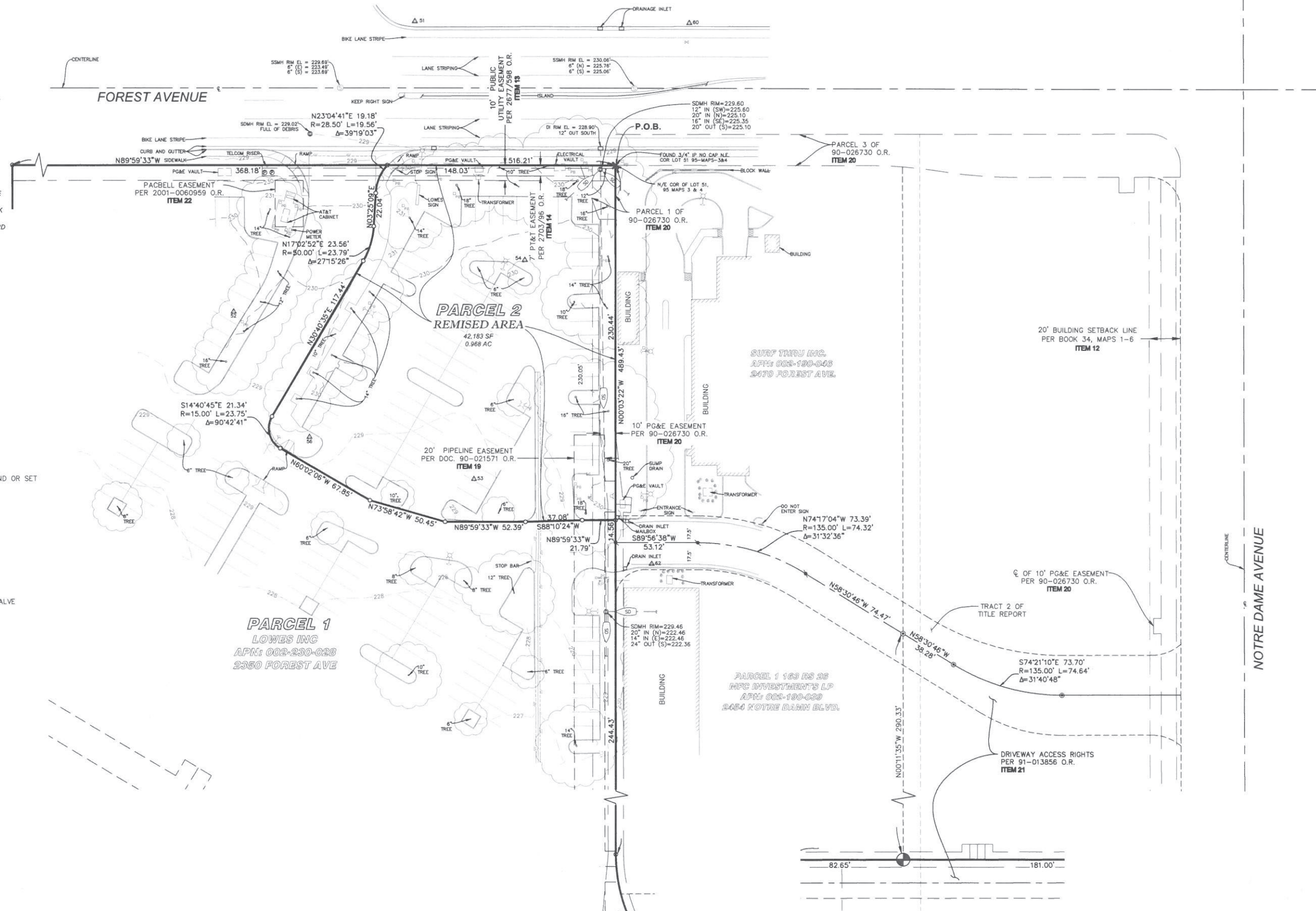
ELEVATION = 240.80 FEET (NAVD 88 DATUM)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF PARCEL 1 OF THAT CERTAIN RECORD OF SURVEY FOR "NOVASOURCE CALIFORNIA L.C.", FILED FOR RECORD IN BOOK 163 OF MAPS, AT PAGE 26, THE BEARING OF WHICH IS NORTH 00° 03' 22" EAST AND WAS ESTABLISHED FROM FOUND RECORD MONUMENTS.

LEGEND:

- CONTOUR LINE
- STORM DRAIN
- BOUNDARY
- EASEMENT
- BUILDING
- SIDEWALK
- CURB
- EDGE OF PAVEMENT
- FOUND 1/2" BRASS CAP
- FOUND PK NAIL
- FOUND 3/4" IP NO CAP
- FOUND MAG & WASHER
- DIMENSION POINT, NOTHING FOUND OR SET
- STREET LIGHT
- DRAINAGE INLET
- STORM DRAIN MANHOLE
- PACBELL MANHOLE
- CONTROL POINT
- PULL BOX
- WATER METER
- REDUCE PRESSURE BLOW OFF VALVE
- WATER VALVE
- TREE
- BOLLARD



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