

LEGAL DESCRIPTION PER TITLE REPORT:

LEGAL DESCRIPTION PER ORDER NO. NCS-250512-SC DATED AUGUST 1, 2006 BY FIRST AMERICAN TITLE COMPANY:

PARCEL A, AS SHOWN UPON RECORD OF SURVEY FILED FOR RECORD ON DECEMBER 9, 1993 IN BOOK 352 OF MAPS AT PAGES 22 AND 23, SONOMA COUNTY RECORDS.

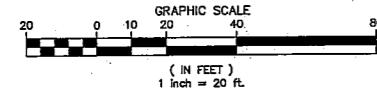
EASEMENTS:

THE FOLLOWING ARE LISTED AS EXCEPTIONS TO COVERAGE IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE COMPANY ORDER NO. NCS-250512-SC DATED AUGUST 1, 2006

- 1 GENERAL AND SPECIAL TAXES AND ASSESSMENTS.
- 2 TAXES AND ASSESSMENTS.
- 3 THE LIEN OF SUPPLEMENTAL TAXES.
- 4 THE LIEN OF BONDS AND ASSESSMENT LIENS
- 5 ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY THE FILED OR RECORDED MAP REFERRED TO IN THE LEGAL DESCRIPTION.
- 6 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTY WALL AGREEMENT" RECORDED JULY 10, 1933 AS BOOK 345, PAGE 139 OF OFFICIAL RECORDS.
- 7 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE SANTA ROSA CENTER PROJECT REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
- 8 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 15, 1972 AS BOOK 2827, PAGE 654 OF OFFICIAL RECORDS.
- 9 DOCUMENT RE-RECORDED JUNE 9, 1972 AS BOOK 2835, PAGE 101 OF OFFICIAL RECORDS. (THE ABOVE RECORD DOCUMENTS DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS).
- 10 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED IN BOOK 352, PAGE 22 AND 23 OF RECORD OF SURVEYS.
- 11 FENCE ENCROACHMENT AS DISCLOSED ON RECORD OF SURVEY MAP RECORDED ON DECEMBER 9, 1993, IN BOOK 352 OF MAPS, PAGES 22 AND 23, SONOMA COUNTY RECORDS. (THE ABOVE RECORD OF SURVEY DOES NOT SHOW ANY FENCE ENCROACHMENT).
- 12 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SUPPLEMENTAL EASEMENT AND OPERATING AGREEMENT" RECORDED JANUARY 10, 1985 AS INSTRUMENT NO. 85-1506 OF OFFICIAL RECORDS. (THE EXACT LOCATION OF THE EASEMENTS CANNOT BE PLOTTED FROM RECORD).
- 13 A DOCUMENT ENTITLED "EASEMENT LIMITING ACCESS RECITALS" RECORDED JULY 18, 1998 AS INSTRUMENT NO. 88-53182 OF OFFICIAL RECORDS. (THIS EASEMENT IS BLANKET OVER THE SUBJECT PROPERTY LIMITING ACCESS TO SECOND STREET)
- 14 RIGHTS OF PARTIES IN POSSESSION.

LEGEND:

- | | | | |
|--------|----------------------------|-----|---------------------|
| A.P.N. | ASSESSOR'S PARCEL NUMBER | ⊕ | TELEPHONE MANHOLE |
| CL | CENTERLINE | TR | TRANSFORMER |
| CL | CHAIN LINK FENCE | ⊙ | TREE |
| CL | CONCRETE | TVT | TELEPHONE VAULT |
| ⊕ | ELECTRIC MANHOLE | ⊗ | WATER VALVE |
| EVT | ELECTRIC VAULT | --- | SANITARY SEWER LINE |
| FD | FOUND | --- | TELEPHONE LINE |
| FDC | FIRE DEPARTMENT CONNECTION | --- | WATER LINE |
| HR | HANDICAP RAMP | | |
| ⊕ | GRATED INLET | | |
| ⊕ | IRRIGATION CONTROL VALVE | | |
| ☀ | LIGHTPOLE | | |
| MW | MONITORING WELL | | |
| PA | PLANTER AREA | | |
| PTR | PRELIMINARY TITLE REPORT | | |
| ⊕ | STORM DRAIN MANHOLE | | |
| ⊕ | SEWER MANHOLE | | |
| SC | STEEL COVER | | |
| + | SIGN | | |



ASSESSOR'S PARCEL NUMBER:

010-083-027 AND 010-083-019

UTILITY PURVEYORS:

WATER / SEWER / WASTEWATER:
UTILITIES DEPARTMENT
69 STONY CIRCLE
SANTA ROSA, CA 95401
Contact: Bob Hander
(707) 543-3941

* ELECTRIC / GAS:
PACIFIC GAS AND ELECTRIC
111 STONY CIRCLE
SANTA ROSA, CA 95401

* CABLE:
COMCAST
737 SOUTHPOINT BOULEVARD
PETALUMA, CA 94954

* UTILITY COMPANIES THAT HAVE BEEN CONTACTED BUT HAVE NOT PROVIDED UTILITY PLANS AS OF THE DATE OF THIS SURVEY.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SANTA ROSA AVENUE BEING NORTH 29° 32' 29" WEST PER RECORD OF SURVEY RECORDED IN BOOK 352, PAGES 22-23, RECORDS OF SONOMA COUNTY.

RECORD MAP REFERENCES:

- R1 RECORD OF SURVEY 352/22-23
R2 RECORD OF SURVEY 153/31-33

PARKING SUMMARY:

REGULAR 5
HANDICAP 1

ZONING:

COMMERCIAL DOWNTOWN (CD-10)

SETBACKS:

FRONT NONE ALLOWED
SIDE INTERIOR 5 FT. ADJACENT TO A RESIDENTIAL ZONE; NONE REQUIRED ELSEWHERE
SIDE CORNER SAME AS FRONT
REAR 5 FT. ADJACENT TO A RESIDENTIAL ZONE; NONE REQUIRED ELSEWHERE

HEIGHT LIMIT:

MAXIMUM HEIGHT IS 10 STORIES TO A MAX OF 150 FEET.

LOT COVERAGE:

(MAXIMUM PERCENTAGE OF TOTAL LOT AREA THAT MAY BE COVERED BY STRUCTURES)
MAXIMUM COVERAGE: 100%

FLOOD ZONE:

* ZONE C

ITEM ID: 06038100108

COMMUNITY ID: 060381

COMMUNITY NAME: CITY OF SANTA ROSA

EFFECTIVE DATE: AUGUST 3, 1991

* PANEL NOT PRINTED

AREA SUMMARY:

AREA = 24,405 S.F. (0.56 AC.)

SURVEYOR'S CERTIFICATION:

TO: FIRST AMERICAN TITLE COMPANY

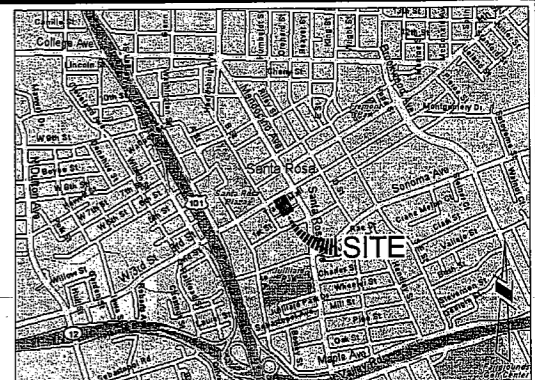
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SUBDIVISION TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2-4, 7(b)(1), 7(c), 8-10, 11(d), 16 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERWRITING FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

MICHAEL SIMON, P.L.S. 6034
REGISTRATION EXPIRES JUNE 30, 2007

DATE: _____

IMPORTANT NOTICE
Section 1024.107 of the Civil Code requires a 30-day notification to be given to the owner of the property to be surveyed for a utility easement. The notification must be given to the owner of the property to be surveyed for a utility easement. The notification must be given to the owner of the property to be surveyed for a utility easement. The notification must be given to the owner of the property to be surveyed for a utility easement.

Engineers Note to Contractor:
The location and depth of all underground utilities shown on this plan were obtained by a search of available RECORDS. In the event of any discrepancy, there may be additional utilities shown or not shown on this plan. The Contractor shall verify the location and depth of all utilities shown on this plan by a search of available RECORDS and by a search of the ground. The Contractor shall be responsible for any damage to any public or private utility, to the extent that such damage is caused by the Contractor.



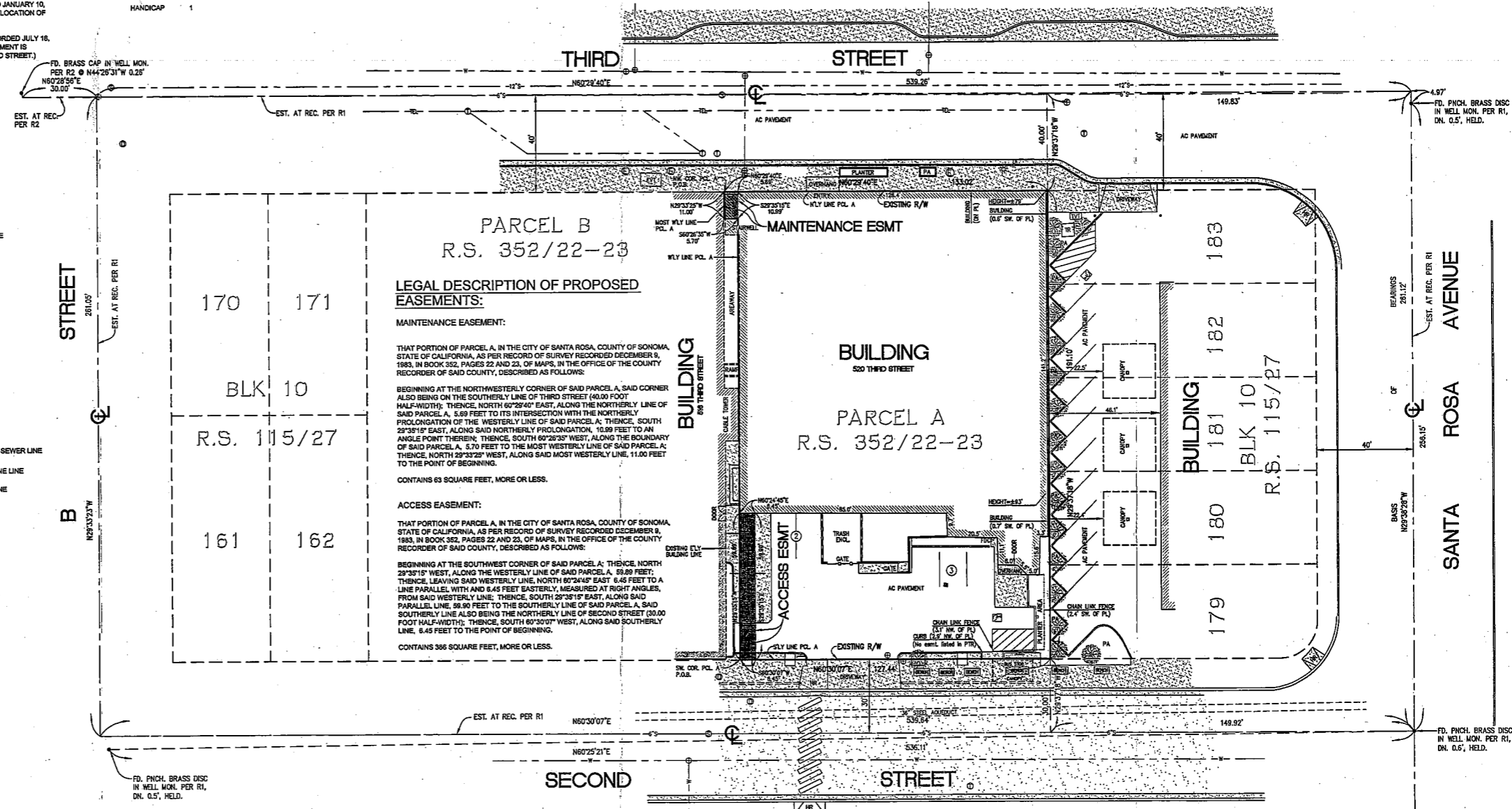
VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTE:

1. THE 30 FOOT HALF-WIDTH OF THIRD STREET AS SHOWN ON RECORD OF SURVEY 352/22-23 IS INCORRECT. IT SHOULD BE 40.00 FOOT HALF-WIDTH AS SHOWN ON RECORD OF SURVEY 153/31-33.
2. PORTIONS OF THE BUILDING GROUND FOOTPRINTS ALONG THE COMMON PROPERTY LINE OF PARCELS A AND B OF RECORD OF SURVEY 352/22-23 CANNOT BE DETERMINED FROM FIELD SURVEY. BUILDING GROUND FOOTPRINTS SHOWN HEREON WAS PLOTTED PER DRAWING NO. Y-17171 SHEET A-4 FURNISHED BY RICHARD FAWSON ON 11-10-06.
3. SUBJECT PROPERTY WAS ESTABLISHED AT RECORD PER R1.

TABLE OF ENCROACHMENTS:

1. BUILDING OVERHANG ON THE NORTHWEST SIDE OF THE BUILDING ENDOACHES 6.0' ONTO THE ROAD RIGHT-OF-WAY.
2. TREE WELLS ENDOACH 2.5' NORTHWEST OF THE PROPERTY LINE.
3. CURBS ENDOACH FROM 2.9' TO 3.0' NORTHWEST OF THE PROPERTY LINE.



LEGAL DESCRIPTION OF PROPOSED EASEMENTS:

MAINTENANCE EASEMENT:
THAT PORTION OF PARCEL A, IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AS PER RECORD OF SURVEY RECORDED DECEMBER 9, 1993, IN BOOK 352, PAGES 22 AND 23, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL A, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF THIRD STREET (40.00 FOOT HALF-WIDTH); THENCE, NORTH 60°29'40" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL A, 5.69 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL A; THENCE, SOUTH 29°38'19" EAST, ALONG SAID NORTHERLY PROLONGATION, 10.89 FEET TO AN ANGLE POINT THEREIN; THENCE, SOUTH 60°29'33" WEST, ALONG THE BOUNDARY OF SAID PARCEL A, 5.70 FEET TO THE MOST WESTERLY LINE OF SAID PARCEL A; THENCE, NORTH 29°33'22" WEST, ALONG SAID MOST WESTERLY LINE, 11.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 63 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT:
THAT PORTION OF PARCEL A, IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AS PER RECORD OF SURVEY RECORDED DECEMBER 9, 1993, IN BOOK 352, PAGES 22 AND 23, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, NORTH 29°33'15" WEST, ALONG THE WESTERLY LINE OF SAID PARCEL A, 59.89 FEET; THENCE, LEAVING SAID WESTERLY LINE, NORTH 60°24'45" EAST, 6.45 FEET TO A LINE PARALLEL WITH AND 6.45 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM SAID WESTERLY LINE; THENCE, SOUTH 29°35'15" EAST, ALONG SAID PARALLEL LINE, 59.90 FEET TO THE SOUTHERLY LINE OF SAID PARCEL A, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF SECOND STREET (30.00 FOOT HALF-WIDTH); THENCE, SOUTH 60°30'07" WEST, ALONG SAID SOUTHERLY LINE, 6.45 FEET TO THE POINT OF BEGINNING.
CONTAINS 386 SQUARE FEET, MORE OR LESS.

PROPOSED EASEMENT EXHIBITS
EXISTING PACIFIC BELL PROPERTY
SANTA ROSA, CALIFORNIA
LIONAKIS BEAUFORT DESIGN GROUP, INC.
SANTA ROSA, CALIFORNIA

Drawn by: J. B. B. 08
Checked by: J. B. B. 08
Date: 10-20-06
Revision #: 1
Date: 10-20-06
Job No: 0610010

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