



AEI Consultants

Environmental & Engineering Services

June 13, 2017

AMERICAN LAND TITLE ASSOCIATION LAND SURVEY

Property Identification:

432 and 438 East Shaw Avenue
Fresno, California 93710

AEI Project No. 365709

Prepared for:

Garibaldi Law Firm
180 Montgomery Street, Suite 1250
San Francisco, California 94108

Prepared by:

AEI Consultants
8700 West Bryn Mawr Avenue, 730N
Chicago, Illinois
(773) 693-1111

San Francisco HQ

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Local Solutions



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180 Montgomery Street, Suite 1250
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SUBJECT: AMERICAN LAND TITLE ASSOCIATION (ALTA) LAND SURVEY
432 and 438 East Shaw Avenue
Fresno, California 93710

AEI Project No. 365709

Pursuant to your request, AEI obtained an ALTA Survey for the above referenced property. The survey was performed per the standard detail land title survey requirements as adopted by the American Land Title Association, American Congress on Surveying and Mapping, and the National Society of Professional Surveyors.

Please call Gina Cramer at (773) 693-1111 or email gcramer@aeiconsultants.com if you have any questions.

Sincerely,

Gina Cramer
ALTA Services Manager

SCHEDULE "B" ITEMS

- 4 - THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND MAY BE SUBJECT TO ASSESSMENT FOR DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES. DISCLOSED BY: FMCD RESOLUTION NO. 1816 RECORDED: JULY 31, 1995, INSTRUMENT NO. 95-092128, OF OFFICIAL RECORDS. NO ASSESSMENTS HAVE BEEN LEVIED AT THIS TIME. (AFFECTS SUBJECT PROPERTY; NOTHING TO PLOT)
- 6 - COVENANTS, CONDITIONS AND RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS SET FORTH IN THE DOCUMENT RECORDED: JUNE 16, 1947, INSTRUMENT NO. 32149, BOOK 2510, PAGE 113, OF OFFICIAL RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- 7 - ANY EASEMENTS OR LESSER RIGHTS IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AND THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, AS DISCLOSED BY AN AGREEMENT BY AND BETWEEN SECURITY TITLE INSURANCE AND GUARANTEE COMPANY, A CORPORATION, AND THE ABOVE MENTIONED UTILITY COMPANIES, RECORDED MAY 03, 1948 IN BOOK 2609 OF OFFICIAL RECORDS AT PAGE 304, FRESNO COUNTY RECORDS. THE LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. (THE LOCATION OF THE EASEMENT CAN NOT BE DETERMINED BY RECORD INFORMATION)

- 10 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF FRESNO
PURPOSE: PUBLIC STREET
RECORDING DATE: MARCH 28, 2003
RECORDING NO.: 2003-0070554 OF OFFICIAL RECORDS
AFFECTS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 37 OF NORMAN HEIGHTS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 13 OF PLATS AT PAGE 57, FRESNO COUNTY RECORDS; THENCE N 0°04' 49" E, ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 11.00 FEET; THENCE N 89°43'23" E, PARALLEL WITH AND 11.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 37 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SHAW AVENUE, A DISTANCE OF 26.98 FEET; THENCE S 79°48'28" E, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.27 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S 79°48'28" E, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.75 FEET TO THE EAST LINE OF THE WEST HALF OF SAID LOT 37; THENCE N 89°43'23" E, PARALLEL WITH AND 6.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 37 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SHAW AVENUE, A DISTANCE OF 3.61 FEET; THENCE N 40°15'36" W, A DISTANCE OF 2.84 FEET; THENCE S 89°34'01" W, A DISTANCE OF 13.35 FEET TO THE TRUE POINT OF BEGINNING. (AFFECTS SUBJECT PROPERTY AS SHOWN)

- 8 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: RICHFIELD OIL CORPORATION, A DELAWARE CORPORATION
PURPOSE: AN EASEMENT FOR A MUTUAL DRIVEWAY
RECORDED: SEPTEMBER 15, 1958, INSTRUMENT NO. 71544, BOOK 4132, PAGE 279, OF OFFICIAL RECORDS
AFFECTS: BEGINNING ON THE WEST LINE OF SAID LOT 37 AT A POINT 5 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG THE NORTH LINE OF THE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED AUGUST 27, 1956 IN BOOK 3813 PAGE 674 OF OFFICIAL RECORDS, DOCUMENT NO. 60340, 15 FEET; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT, WHICH BEARS 15 FEET NORTH OF THE POINT OF BEGINNING; THENCE SOUTH ALONG SAID WEST LINE 15 FEET TO THE POINT OF BEGINNING, AND AS REESTABLISHED IN THAT CERTAIN CORPORATION DEED RECORDED OCTOBER 15, 1974 IN BOOK 6357 OF OFFICIAL RECORDS AT PAGE 533, FRESNO COUNTY RECORDS. (AFFECTS SUBJECT PROPERTY AS SHOWN)

- 9 - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT.
GRANTED TO: THE CITY OF FRESNO
PURPOSE: RIGHT OF WAY FOR PUBLIC STREET PURPOSES AND RELATED RECORDS
RECORDED: NOVEMBER 17, 1995, INSTRUMENT NO. 95-147738, OF OFFICIAL RECORDS
AFFECTS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 37, THENCE NORTH 00°24'45" EAST ALONG THE WEST LINE OF SAID LOT 37, A DISTANCE OF 5.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°24'45" EAST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 6.01 FEET; THENCE SOUTH 89°57'00" EAST, PARALLEL WITH AND 11.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 37, A DISTANCE OF 26.99 FEET; THENCE SOUTH 79°28'50" EAST A DISTANCE OF 33.02 FEET; THENCE NORTH 89°57'00" WEST, PARALLEL WITH AND 5.00 FEET NORTHERLY OF SAID SOUTH LINE, A DISTANCE OF 59.50 FEET TO THE TRUE POINT OF BEGINNING. (AFFECTS SUBJECT PROPERTY AS SHOWN)

STATEMENT OF ENCROACHMENTS

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY.

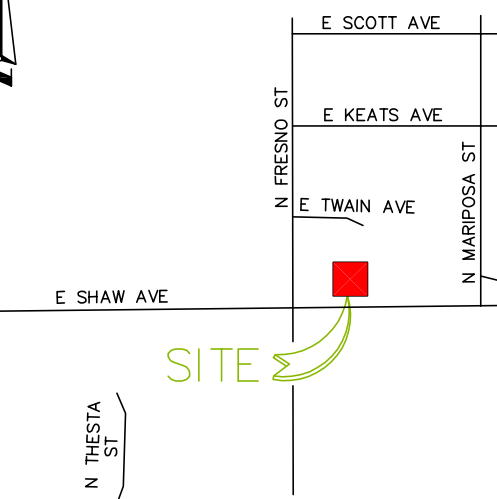
FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "SHADDED X" ON FLOOD INSURANCE RATE MAP NUMBER 06019C1507H, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LAND AREA

13,842± SQUARE FEET
0.318± ACRES

VICINITY MAP
NOT TO SCALE



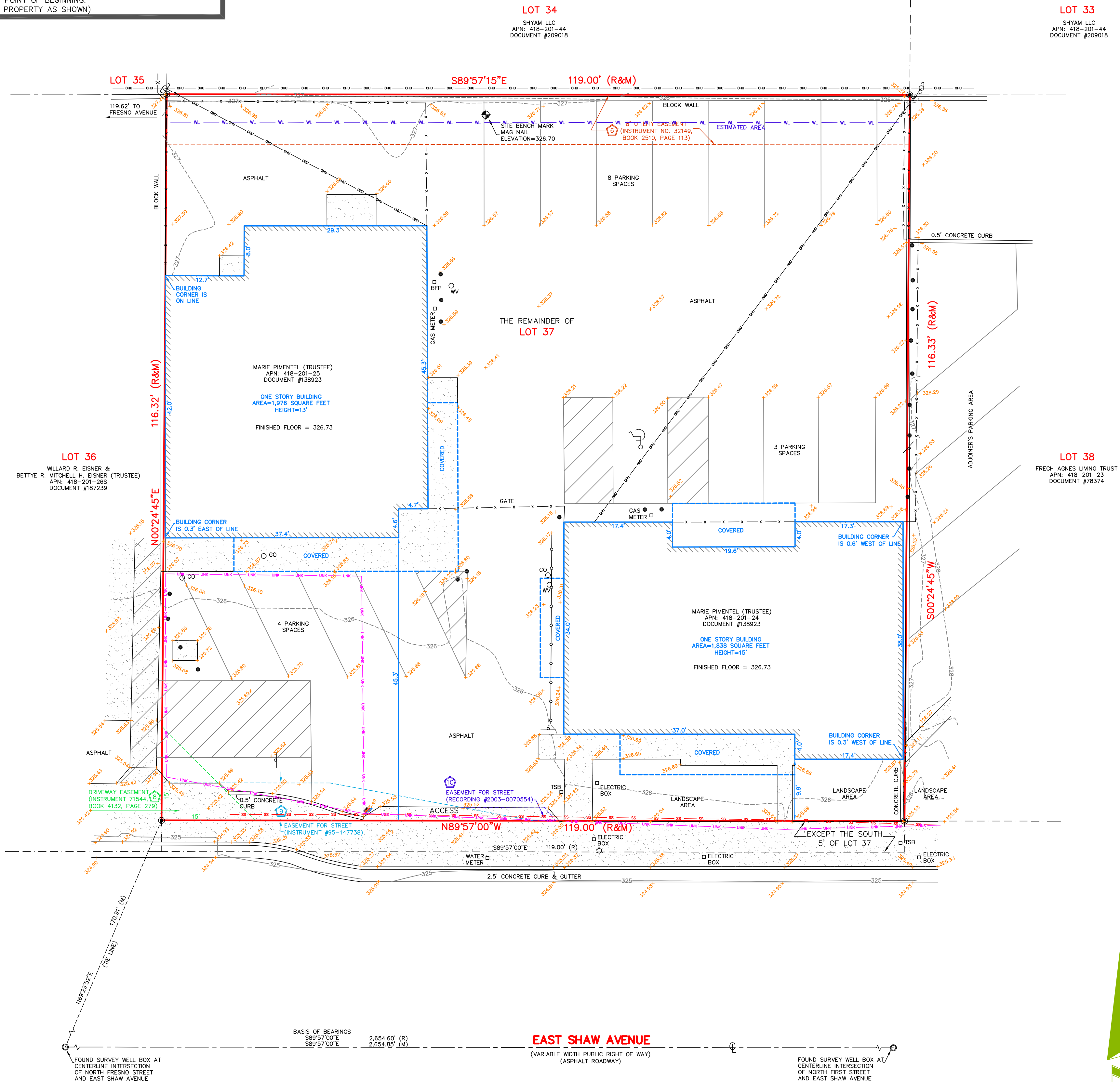
PARKING STALLS

REGULAR=15 HANDICAP=1
TOTAL=16

LEGEND

- CONCRETE SURFACE
- NO PARKING AREA
- GUARD RAIL
- CHAIN LINK FENCE
- SANITARY SEWER LINE
- UNKNOWN UTILITY LINE
- OVERHEAD UTILITY LINES
- UTILITY POLE
- LIGHT POLE
- PROPERTY CORNER
- CENTERLINE
- BACKFLOW PREVENTER
- TRAFFIC SIGNAL CONTROL BOX
- ASSESSOR'S PARCEL NUMBER
- HANDICAP PARKING SPACE
- (M) MEASURED RECORD
- (R) CLEAN OUT
- CO WATER VALVE
- WV TRAFFIC SIGN
- BOLLARD

SITE PICTURE



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
LOT 37 OF NORMAN HEIGHTS, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 13, PAGE 57 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE SOUTH 5 FEET THEREOF GRANTED TO THE STATE OF CALIFORNIA.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, PRELIMINARY REPORT FILE NO.: FFORM-2011604739-MW, WITH AN EFFECTIVE DATE OF 10/12/2016.

BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF EAST SHAW AVENUE, BEING S89°57'00"E, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 13, PAGE 57 OF PLATS, IN THE OFFICE OF THE FRESNO COUNTY RECORDER, STATE OF CALIFORNIA.

ALTA/NSPS LAND TITLE SURVEY

PROJECT NAME
432 & 438 EAST SHAW AVENUE
FRESNO COUNTY FRESNO, CA

GENERAL NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. 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.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST SHAW AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION IS CONTIGUOUS WITHOUT ANY GAPS, SORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A CALIFORNIA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE COMPANY; 432 EAST SHAW, LLC; AND WINTRUST BANK:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/04/16. DATE OF PLAT OR MAP: 12/05/16.

MICHAEL W. SOLTRO
No. 9084
STATE OF CALIFORNIA
6/13/17
DATE

REGISTERED SURVEYOR: MICHAEL W. SOLTRO
PROFESSIONAL LAND SURVEYOR NO.: 9084
STATE OF CALIFORNIA

REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779

PHONE: (407) 862-4200 • RNSURVEYS@REPUBLICNATIONAL.NET • FAX: (407) 862-6229

JOB NUMBER: 161140
SCALE: 1" = 10'
DRAWN BY: BD
APPROVED BY: MWS

| DATE | REVISION HISTORY | ADD TOPO |
|--------|------------------|----------|
| 2/1/17 | KQ | |

AEI Consultants
Environmental & Engineering Services
Corporate Headquarters - San Francisco, California
Tel: 925.746.6000 Email: info@aeiconsultants.com

