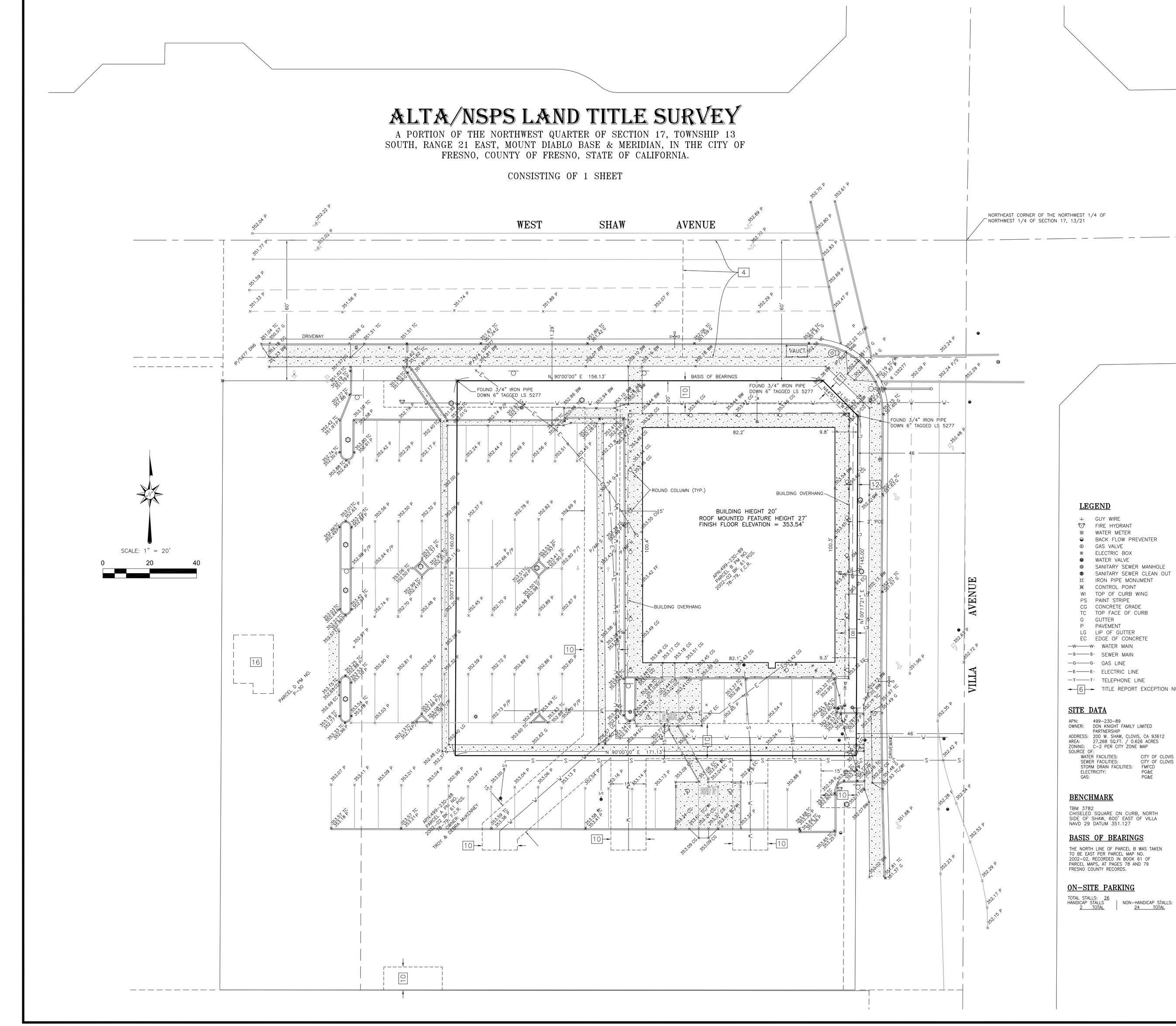
ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA.

CONSISTING OF 1 SHEET



THIS LAND IS SUBJECT TO THE FOLLOWING

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017–2018, A LIEN NOT YET DUE OR PAYABLE. [NOT PLOTTABLE]
2. THE EFFECT OF AN INSTRUMENT ENTITLED "BEFORE THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RESOLUTION PROVIDING FOR THE RECORDATION OF A MAP IDENTIFYING AREAS SUBJECT TO PAYMENT OF DRAINAGE FEES AND/OR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES", EXECUTED BY FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND CITY OF FRESNO, RECORDED JULY 31, 1995 AS INSTRUMENT NO. 95092128 OF OFFICIAL RECORDS. [NOT PLOTTABLE]
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. [NOT PLOTTABLE]
4. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED JANUARY 31, 1968 AS BOOK 5528, PAGE 178 OF OFFICIAL RECORDS. [LIES OFF OF SUBJECT PROPERTY AS SHOWN HEREON]
5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 27, 1978 AS BOOK 7127, PAGE 228 OF OFFICIAL RECORDS.
   IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
   AFFECTS: AS DESCRIBED THEREIN

   THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. [NOT PLOTTABLE]
6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT LANDSCAPE MAINTENANCE" RECORDED FEBRUARY 07, 1995 AS INSTRUMENT NO. 9516228 OF OFFICIAL RECORDS. [NOT PLOTTABLE]
7. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR DEFERMENT OF DEVELOPMENT REQUIREMENTS OF THE CITY OF CLOVIS, TO DO WORK AFTER NOTICE AND CREATING LIEN OF REAL PROPERTY" RECORDED FEBRUARY 07, 1995 AS INSTRUMENT NO. 95016230 OF OFFICIAL RECORDS. [NOT PLOTTABLE]

   A SIMILAR AGREEMENT RECORDED FEBRUARY 10, 1995 AS DOC. NO. 95018389 OF OFFICIAL RECORDS.
8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 15, 1995 AS INSTRUMENT NO. 95020527 OF OFFICIAL RECORDS. [AS SHOWN HEREON]
   IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY
   AFFECTS: AS DESCRIBED THEREIN
9. TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED NOVEMBER 15, 1994, BY AND BETWEEN ASSOCIATED PLANNERS REALTY FUND, A CALIFORNIA LIMITED PARTNERSHIP AS LESSOR AND WHEREHOUSE ENTERTAINMENT INC AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 25, 1995 AS INSTRUMENT NO. 1995-49692 OF OFFICIAL RECORDS.

   DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN. [NOT PLOTTABLE]
10. AN EASEMENT FOR PUBLIC WATER DISTRIBUTION FACILITY AND INCIDENTAL PURPOSES, RECORDED JULY 13, 1995 AS INSTRUMENT NO. 95083795 OF OFFICIAL RECORDS. [AS SHOWN HEREON]

    IN FAVOR OF: CITY OF CLOVIS
    AFFECTS:AS DESCRIBED THEREIN
11. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 2002-02 RECORDED APRIL 19, 2002 AND ON FILE IN BOOK 61, PAGE 78 AND 79, OF PARCEL MAPS. [AS SHOWN HEREON]

    FOR: PUBLIC STREET AND INCIDENTAL PURPOSES.

    SAID OFFER OF DEDICATION WAS ACCEPTED BY THE CITY OF CLOVIS BUT IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION
12. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 2002-02 RECORDED APRIL 19, 2002 AND ON FILE IN BOOK 61, PAGE 78 AND 79, OF PARCEL MAPS.
    FOR: PUBLIC UTILITY AND INCIDENTAL PURPOSES. [AS SHOWN HEREON]
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT LANDSCAPE MAINTENANCE DISTRICT" RECORDED APRIL 19, 2002 AS INSTRUMENT NO. 2002-0064354 OF OFFICIAL RECORDS. [NOT PLOTTABLE]
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PERPETUAL MAINTENANCE AGREEMENT STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT" RECORDED APRIL 19, 2002 AS INSTRUMENT NO. 2002-0064355 OF OFFICIAL RECORDS. [NOT PLOTTABLE]
15. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED APRIL 19, 2002 AS INSTRUMENT NO. 2002-0064356 OF OFFICIAL RECORDS. [NOT PLOTTABLE]
16. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "APPURTENANT EASEMENT" RECORDED APRIL 19, 2002 AS INSTRUMENT NO. 2002-64357 OF OFFICIAL RECORDS. [LIES OFF OF SUBJECT PROPERTY AS SHOWN HEREON]
17. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED APRIL 19, 2002 AS INSTRUMENT NO. 2002-0064358 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. § 3604(C) OR CALIFORNIA GOVERNMENT CODE§ 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. [NOT PLOTTABLE]
18. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS. [NOT PLOTTABLE]
19. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE, IF ANY, OF ANY MARRIED VESTEE HEREIN. [NOT PLOTTABLE]
20. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY. [NOT PLOTTABLE]
21. RIGHTS OF PARTIES IN POSSESSION. [NOT PLOTTABLE]

LEGEND

- GUY WIRE
- FIRE HYDRANT
- WATER METER
- BACK FLOW PREVENTER
- GAS VALVE
- ELECTRIC BOX
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- IRON PIPE MONUMENT
- CONTROL POINT
- WI TOP OF CURB WING
- PS PAINT STRIPE
- CG CONCRETE GRADE
- TC TOP FACE OF CURB
- G GUTTER
- P PAVEMENT
- LG LIP OF GUTTER
- EC EDGE OF CONCRETE
- —W—W— WATER MAIN
- —S—S— SEWER MAIN
- —G—G— GAS LINE
- —E—E— ELECTRIC LINE
- —T—T— TELEPHONE LINE
- 6 TITLE REPORT EXCEPTION NUMBER

SITE DATA

APN: 499-230-89
OWNER: DON KNIGHT FAMILY LIMITED PARTNERSHIP
ADDRESS: 200 W. SHAW, CLOVIS, CA 93612
AREA: 27,268 SQ.FT. / 0.626 ACRES
ZONING: C-2 PER CITY ZONE MAP
SOURCE OF:

WATER FACILITIES:	CITY OF CLOVIS
SEWER FACILITIES:	CITY OF CLOVIS
STORM DRAIN FACILITIES:	FMFCD
ELECTRICITY:	PG&E
GAS:	PG&E

BENCHMARK

TBM 3782
CHISELED SQUARE ON CURB, NORTH SIDE OF SHAW, 600' EAST OF VILLA
NAVD 29 DATUM 351.127

BASIS OF BEARINGS

THE NORTH LINE OF PARCEL B WAS TAKEN TO BE EAST PER PARCEL MAP NO. 2002-02, RECORDED IN BOOK 61 OF PARCEL MAPS, AT PAGES 78 AND 79 FRESNO COUNTY RECORDS.

ON-SITE PARKING

TOTAL STALLS: 26	
HANDICAP STALLS	NON-HANDICAP STALLS:
2 TOTAL	24 TOTAL

GENERAL NOTES

1. © COPYRIGHT 2017 – DIXON & ASSOCIATES, INC. THIS PLAT IS COPYRIGHTED AND IS INTENDED FOR THE PURPOSE SHOWN HEREON ONLY AND FOR THE USE OF THOSE STATED HEREON ONLY.
2. THE CERTIFICATIONS ON THIS PLAT ARE TO THE PERSONS OR ENTITIES SHOWN HEREON ONLY AND ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS, UNLESS OTHERWISE NOTED IN THE CERTIFICATE.
3. THIS SURVEY WAS BASED ON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 18, 2017 ORDER NUMBER NCS–860069–PHX1.
4. AS SHOWN ON THIS ALTA SURVEY, IN THE SECTION TITLED "THIS LAND IS SUBJECT TO THE FOLLOWING", ANY REFERENCES TO "THE COMPANY", "THIS COMPANY", OR OTHER SIMILAR REFERENCES INDICATE THE COMPANY THAT PREPARED THE CITED PRELIMINARY TITLE REPORT, PRO-FORMA TITLE REPORT, OR CERTIFICATE OF INSURANCE, AND DOES NOT INDICATE DIXON & ASSOCIATES, INC.
5. THERE IS NO OBSERVABLE EVIDENCE OF A CEMETERY ON THE PROPERTY.
6. ALL SHOWN, NAMED STREETS ARE PUBLIC STREETS, UNLESS OTHERWISE NOTED.
7. UNLESS THE OWNERSHIP OF AN OBJECT OR IMPROVEMENT ADJACENT TO, OR CROSSING PROPERTY LINES CAN BE VERIFIED, ANY POTENTIAL ENCROACHMENT CANNOT BE DETERMINED. DIMENSIONS TO OBJECTS AND IMPROVEMENTS ADJACENT TO, AND/OR CROSSING PROPERTY LINES ARE SHOWN HEREON.

TABLE "A" SPECIFIC NOTES

1. ITEM #1 – ANY MONUMENTS SHOWN ON THIS SURVEY WERE FOUND IN THE FIELD AT THE TIME OF THE SURVEY. SAID MONUMENTS ARE DESCRIBED AS NOTED. THERE WERE NO SURVEY MONUMENTS PLACED TO REFERENCE THE BOUNDARY OF THIS PROPERTY DURING THE PERFORMANCE OF THIS SURVEY UNLESS OTHERWISE SHOWN.
2. ITEM #2 – UNLESS OTHERWISE PROVIDED TO DIXON & ASSOCIATES, INC. THE SITE ADDRESS(S) SHOWN ON THIS SURVEY ARE AS FOUND ON PUBLIC RECORDS. IF NO ADDRESS IS STATED, AN ADDRESS FOR THE SITE COULD NOT BE DETERMINED FROM SAID PUBLIC RECORDS.
3. ITEM #3 – AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 1590 OF 3525, MAP NUMBER 06019C1590H, DATED FEBRUARY 18, 2009: THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X".
   ZONE X – "AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"
4. ITEM #6 – CURRENT ZONING INFORMATION WAS NOT PROVIDED BY THE INSURER, NOR WAS IT OTHERWISE OBTAINED BY DIXON & ASSOCIATES, INC.
5. ITEM #7 – A TOTAL OF 1 BUILDING EXIST ON THE PROPERTY.
6. ITEM #8 – THERE IS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.
7. ITEM #9 – A TOTAL OF 26 DELINEATED PARKING STALLS EXIST ON THE PROPERTY. SEE STALL COUNT FOR DETAILED INFORMATION & TYPES.
8. ITEM #10 – DIXON & ASSOCIATES, INC. DOES NOT CERTIFY TO THE OWNERSHIP OF ANY WALLS, FENCES, OR OTHER STRUCTURES, ALONG OR CROSSING PROPERTY LINES WHICH MAY BE USED TO DEFINE LINES OF OCCUPATION.
9. ITEM #11 – OUR FIELD SURVEY IS LIMITED TO LOCATING READILY VISIBLE, ABOVE GROUND IMPROVEMENTS AND MARKINGS ONLY. OUR SURVEY SPECIFICALLY EXCLUDES ALL SUBSURFACE AND ENVIRONMENTAL CONDITIONS THAT MAY NOW OR MAY HAVE PREVIOUSLY EXISTED ON THE SUBJECT PROPERTY. OUR SURVEY SPECIFICALLY EXCLUDES THE LOCATION OF ANY EXISTING SUBSURFACE FOOTINGS, BELOW GRADE FOUNDATIONS OR IMPROVEMENTS. OUR SURVEY DOES NOT ADDRESS OR CERTIFY TO THE POSSIBILITY OF SUBSURFACE IMPROVEMENTS.

   ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON READILY VISIBLE, ABOVE GROUND PHYSICAL EVIDENCE AND EXISTING MARKINGS PROVIDED BY PROFESSIONAL UTILITY LOCATING SERVICES (559) 897–3511. ADDITIONAL UNDERGROUND UTILITY INFORMATION MAY BE OBTAINED RESEARCHING LOCAL UTILITY COMPANY RECORD DRAWINGS.
10. ITEM #15 – RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES WERE NOT USED BY DIXON & ASSOCIATES, INC. AS THE BASIS FOR THE SHOWING THE LOCATION OF ANY FEATURES IN THIS SURVEY.
11. ITEM #16 – THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
12. ITEM #17 THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
13. ITEM #18 – DIXON & ASSOCIATES, INC. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON. WETLANDS INFORMATION WAS NOT PROVIDED TO DIXON & ASSOCIATES, INC. IN THE PREPARATION OF THIS SURVEY. IT IS UNKNOWN IF A FIELD DELINEATION OF WETLANDS WAS CONDUCTED BY A QUALIFIED SPECIALIST. NO WETLANDS DELINEATION MARKERS WERE OBSERVED BY DIXON & ASSOCIATES INC. IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. ITEM #19 – UNLESS OTHERWISE SHOWN, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE PROPERTY LISTED IN THE CITED TITLE REPORT.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL B OF PARCEL MAP NO. 2002–02, IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED APRIL 19, 2002, AS INSTRUMENT NO. 2002064353 IN BOOK 61 OF PARCEL MAP AT PAGES 78–79, FRESNO COUNTY RECORDS.

SURVEYOR'S CERTIFICATION

TO 1) QUATTRO DEVELOPMENT, L.L.C., 2) FIRST AMERICAN TITLE INSURANCE COMPANY, NATIONAL COMMERCIAL SERVICES, 3) DON KNIGHT AND FAMILY LIMITED PARTNERSHIP.

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 1, 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2017.

OCTOBER 10 2017
GARY J. DIXON, P.L.S. 5277 — DATE
PROFESSIONAL LAND SURVEYOR
gary@dixonsurveying.com

PROFESSIONAL LAND SURVEYOR
GARY J. DIXON
P.L.S. 5277
STATE OF CALIFORNIA

ALTA/NSPS LAND TITLE SURVEY	PREPARED BY: DIXON & ASSOCIATES, INC. LAND SURVEYING 620 DEWITT, #101 CLOVIS, CALIFORNIA, 93612 PH: 559-297-4200 FAX: 559-297-4272	DATE: OCT. 5, 2017 SCALE: 1" = 20' DWN BY: JCI WO: 17-151	
PREPARED FOR: QUATTRO DEVELOPMENT, L.L.C. 1100 JORIE BOULEVARD, SUITE 140 OAK BROOK, IL 60523 630-870-1921		REVISIONS: October 10, 2017 – –	
		DRAWING NO. 1	OF 1 SHEETS