

SURVEYOR'S STATEMENT

TO: FORT BRAGG SOUTH STREET LP, A CALIFORNIA LIMITED PARTNERSHIP, AND ITS SUCCESSORS AND/OR ASSIGNS
 PACIFIC WESTERN BANK, A CALIFORNIA STATE-CHARTERED BANK
 RSEP HOLDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS
 RED STONE EQUITY MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS
 FIRST AMERICAN TITLE COMPANY

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 - 4, 6(a), 6(b), 7(a), 7(b)(1)(2), 7(c), 8, 9, 10(a), 10(b), 11, 13, 14, 16 - 20 (\$1,000,000 MINIMUM THRESHOLD) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2020.

PRELIMINARY - FOR REVIEW
 MICHAEL J. O'HERN
 LS 4829
 DATE: OCTOBER 1, 2020



LEGEND

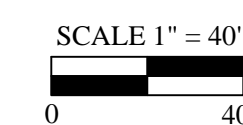
- FOUND 1" IRON ROD WITH ILLEGIBLE 3/4" TAG. SEE M.C. 2, DWR 8, PG. 22, M.C.R.
 - FOUND 1" REBAR, NO TAG, PER M.C. 2, DWR 33, PG. 60, M.C.R.
 - ⊙ FOUND 3/4" REBAR WITH ILLEGIBLE TAG, PER M.C. 2, DWR 59, PG. 72, M.C.R.
 - SET 1/2" GALVANIZED IRON PIPE +31" LONG WITH PLASTIC PLUG LS 4829
 - EASEMENT NUMBER, SEE SHEET 2
 - () RECORD DIMENSION FROM LEGAL DESCRIPTION PER PRELIMINARY REPORT ORDER NO. 54076303511
- DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET AND DECIMALS THEREOF.
- AC ASPHALT-CONCRETE
 DI DRAIN INLET
 OHW OVERHEAD WIRES
 SDMH STORM DRAIN MANHOLE
 WV WATER VALVE

ALTA/ACSM LAND TITLE SURVEY
 FOR
FORT BRAGG SOUTH STREET LP
 IN

SECTIONS 7 & 18 T18N, R17W, MOUNT DIABLO MERIDIAN
 WITHIN THE LIMITS OF THE CITY OF FORT BRAGG
 AUGUST 2020 SCALE 1" = 40'

COUNTY OF MENDOCINO
 STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
 3240 MOORE AVENUE
 EUREKA, CALIFORNIA 95501
 (707)442-7283



NOTES

1. THIS SURVEY IS BASED ON A PRELIMINARY REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 54076303511 DATED: JULY 9, 2020
 LEGAL DESCRIPTION:
 REAL PROPERTY IN THE CITY OF FORT BRAGG, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL ONE:
 COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 1 AND 12, TOWNSHIP 18 NORTH, RANGE 18 WEST AND SECTIONS 6 AND 7, TOWNSHIP 18 NORTH, RANGE 17 WEST, MOUNT DIABLO MERIDIAN; THENCE EAST, 2,670 FEET; THENCE SOUTH 5,310 FEET; THENCE WEST, 320 FEET TO THE TRUE POINT OF BEGINNING (SAID TRUE POINT OF BEGINNING ALSO BEING THE NORTH CORNER COMMON TO LOTS 70 AND 71 OF UNION LUMBER COMPANY, SUBURBAN LOTS AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD FEBRUARY 3, 1967 IN MAP CASE 2, DRAWER 8, PAGE 22, MENDOCINO COUNTY RECORDS.)
 THENCE FROM SAID POINT OF BEGINNING AND ALONG EXTERIOR BOUNDARIES OF THE FOLLOWING DESCRIBED PARCEL, NORTH 88°40'20" WEST, 320.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 71; THENCE ALONG THE WESTERLY LINE OF SAID LOT 71, SOUTH 01°19'40" WEST, 511.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 71 AND THE NORTHERLY LINE OF SOUTH STREET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 71 AND LOT 70 AND SAID NORTHERLY LINE OF SOUTH STREET, SOUTH 71°44'00" EAST, 341.01 FEET; THENCE LEAVING SAID NORTHERLY LINE OF SOUTH STREET, NORTH 22°28'54" EAST, 297.48 FEET; THENCE SOUTH 88°40'20" EAST, 206.42 FEET TO A POINT ON THE EASTERLY LINE OF THE LANDS OF JOE J. ROSSI AS SHOWN ON AFORESAID RECORD OF SURVEY MAP; THENCE ALONG SAID EASTERLY LINE, NORTH 43°12'00" EAST, 287.91 FEET; THENCE NORTH 00°40'20" WEST, 119.00 FEET TO THE NORTH LINE OF SAID LANDS OF JOE J. ROSSI AND THE NORTHERLY LINE OF SAID LOT 70; THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 70, NORTH 88°40'20" WEST, 508.00 FEET TO THE TRUE POINT OF BEGINNING.
 PARCEL TWO:
 THAT PART OF THE NORTH ONE-HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE SEVENTEEN (17) WEST, M. D.B.M., PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
 COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT SEVENTY ONE (71) OF A CERTAIN SUBDIVISION IN SAID NORTH ONE-HALF (N1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE SEVENTEEN (17) WEST FOR THE POINT OF BEGINNING; THENCE AROUND THE PIECE OR PARCEL OF LAND TO BE CONVEYED BY THE FOLLOWING COURSES AND DISTANCES:
 NORTHERLY AND ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT SEVENTY-ONE (71) FIVE HUNDRED (500) FEET MORE OR LESS TO THE NORTHERLY BOUNDARY LINE OF LOT SEVENTY-ONE (71); THENCE WESTERLY TWENTY (20) FEET TO THE EASTERLY BOUNDARY LINE OF LOT SEVENTY-TWO (72); THENCE SOUTHERLY AND ALONG THE EASTERLY BOUNDARY LINE OF LOT SEVENTY-TWO (72) FIVE HUNDRED (500) FEET MORE OR LESS, TO THE SOUTHERLY BOUNDARY LINE OF LOT SEVENTY-TWO (72); THENCE EASTERLY AND ALONG THE NORTHERLY BOUNDARY LINE OF A CERTAIN LANE, OR ROAD, TWENTY (20) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
 APN: 018-340-04-00 (AFFECTS: PARCEL ONE) AND 018-340-06-00 (AFFECTS: PARCEL TWO)
 2. NO EVIDENCE WAS OBSERVED INDICATING THAT THIS SITE HAS BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 3. NO EVIDENCE OF A CEMETERY OR BURIAL GROUNDS WAS OBSERVED.
 4. ONLY THE TREES SHOWN HEREON WERE LOCATED BY THIS SURVEY, OTHER TREES EXIST ON SUBJECT PROPERTY. THERE ARE NUMEROUS TREE STUMPS ALONG THE NORTHERLY AND WESTERLY PROPERTY LINES BUT NOT TIED BY THIS SURVEY.
 5. NO OVERLAPS OR ENCROACHMENTS WERE FOUND ON THIS PROPERTY.

SURVEY NOTES

- A. THE LOCATION OF THE BOUNDARY OF THIS PARCEL IS BASED ON MONUMENTS ILLUSTRATED ON THE RECORD OF SURVEY FILED IN MAP CASE 2 DRAWER 59 PAGE 72.
- B. MISSING MONUMENTS ALONG THE EASTERLY LINE OF THIS PROPERTY WHICH WERE SET BY THIS SURVEY WERE CALCULATED BY GRANT BOUNDARY ADJUSTMENT USING DIMENSIONS FROM MAP CASE 2 DRAWER 59 PAGE 72.

TABLE A NOTES

- ITEM 1 SEE SHEET ONE FOR LOCATIONS OF FOUND MONUMENTS. SEE LEGEND ON SHEET ONE FOR DESCRIPTIONS OF FOUND MONUMENTS.
- ITEM 2 THE ADDRESS OF THE SUBJECT PROPERTY IS 441 SOUTH STREET, FORT BRAGG, CA
- ITEM 3 ACCORDING TO FLOOD INSURANCE RATE MAP NO. 06045C1016G, WITH A DATE OF IDENTIFICATION OF JULY 17, 2017, FOR COMMUNITY NUMBER 060184 IN MENDOCINO COUNTY, STATE OF CALIFORNIA, THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING).
- ITEM 4 GROSS AREA: 355,623 SQUARE FEET
8.16 ACRES
- ITEM 6 ZONING: RVH (VERY HIGH DENSITY RESIDENTIAL)
 MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH AND MAXIMUM LOT DEPTH - DETERMINED BY THE REVIEW AUTHORITY DURING THE SUBDIVISION PROCESS, CONSISTENT WITH THE COASTAL GENERAL PLAN
 MAXIMUM HEIGHT LIMIT: 45 FEET
 MINIMUM YARD SETBACK: FRONT - 20 FEET, BUT NO CLOSER THAN 25 FEET TO A CITY STREET
 SIDE-INTERIOR - 5 FEET EXCEPT 10 FEET FOR SINGLE-STORY AND 20 FEET FOR MULTI-STORY BUILDINGS OF 3 OR MORE UNITS ON A SITE ABUTTING AN RS OR RL ZONE
 SIDE-STREET SIDE - 10 FEET
 REAR - 20 FEET ABUTTING AN RS OR RL ZONE, 10 FEET ELSEWHERE
 MAXIMUM GROUND COVERAGE: N.A.
 ZONING INFORMATION SHOWN HEREON IS FROM THE CITY OF FORT BRAGG ZONING CODE AVAILABLE ON THE CITY OF FORT BRAGG WEBSITE
 ZONING SETBACK LINES SHOWN ON SHEET 1 ARE FROM THE PROJECT ARCHITECT, WHO HAS STATED THAT THESE SETBACKS ARE FROM THE APPROVED CDP.
- ITEM 7 SEE SHEET ONE FOR LOCATION, SIZE AND SQUARE FOOTAGE OF EXISTING BUILDING ON THE SUBJECT PROPERTY.
NO OTHER AREAS WERE SPECIFIED BY THE CLIENT.
- ITEM 8 SEE SHEET ONE FOR LOCATIONS OF SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 9 THERE ARE NO CLEARLY IDENTIFIABLE PARKING SPACES ON THE SUBJECT PROPERTY.
- ITEM 10 THERE ARE NO DIVISION OR PARTY WALLS ON THE SUBJECT PROPERTY.
- ITEM 11 SEE SHEET ONE FOR LOCATIONS OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY. 811 LOCATION SERVICE IS NOT AVAILABLE FOR MAPPING PURPOSES THUS THERE HAVE BEEN NO UTILITIES MARKED BY 811 LOCATION SERVICES ON THIS PROPERTY.
 UNDERGROUND DISCLAIMER: ONLY THOSE UNDERGROUND FEATURES NOTED ON THIS MAP HAVE BEEN LOCATED BY THIS SURVEY. THE PRESENCE OR ABSENCE OF ADDITIONAL UNDERGROUND UTILITIES OR OTHER FEATURES IS NOT GUARANTEED BY THIS MAP, AND NO LIABILITY IS ASSUMED FOR ANY SUCH ITEMS.
- ITEM 13 SEE SHEET ONE FOR NAMES OF ADJOINING OWNERS ACCORDING TO THE CURRENT TAX RECORDS.
- ITEM 14 ACCESS TO A PUBLIC RIGHT OF WAY, KNOWN AS KEMPE WAY, IS BASED ON FRONTAGE THEREON, SEE SHEET 1. THE STATUS OF KEMPE WAY AS A PUBLIC RIGHT OF WAY IS BASED ON INFORMATION FROM THE CITY ENGINEER'S OFFICE. THERE ARE NO CURB CUTS OR DRIVEWAYS THAT ACCESS KEMPE WAY.
- ITEM 16 THERE IS NO INDICATION OF RECENT BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- ITEM 17 THERE ARE NO PROPOSED CHANGES TO STREET RIGHT OF WAY LINES. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
- ITEM 18 NO WETLAND DELINEATION WAS PROVIDED AND NO WETLANDS WERE OBSERVED.
- ITEM 19 SEE SHEET 1 FOR ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES (NONE)
- ITEM 20 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

EASEMENTS AND EXCEPTIONS LISTED IN A PRELIMINARY REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 54076303511, DATED JULY 9, 2020. NUMBERS CORRESPOND TO NUMBERS IN THE REPORT.

- 1 TAXES OR ASSESSMENTS - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 2 BOOK 484 O.R., PAGE 67 - EASEMENT FOR WIRES AND CABLES FOR THE TRANSMISSION OF ELECTRIC ENERGY, COMMUNICATION AND INCIDENTAL PURPOSES GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY - SHOWN HEREON.
- 3 BOOK 1253 O.R., PAGE 533 AND BOOK 1286 O.R., PAGE 393 - 30 FOOT WIDE EASEMENT FOR LIGHT AND AIR GRANTED TO RURAL COMMUNITIES HOUSING DEVELOPMENT CORPORATION - SHOWN HEREON.
- 4 INSTRUMENT NO. 2004-17391, INSTRUMENT NO. 2007-18154 AND INSTRUMENT NO. 2008-20008 - EASEMENT FOR A WATERLINE - SHOWN HEREON.
- 5 POSSIBLE RIGHTS OF THE ADJOINING PROPERTY OWNERS TO USE OR PASS THROUGH THE HEREIN DESCRIBED PROPERTY FOR ACCESS TO THEIR RESPECTIVE LOTS BASED UPON ANY CLAIM OR ASSERTED CLAIM THAT SUCH RIGHTS HAVE BEEN ESTABLISHED BY PROVEN USE OVER A PERIOD OF TIME PURSUANT TO THE ESTABLISHMENT OF SAID PROPERTY ON THE MAP OF THE SUBURBAN LOTS SOUTH OF FORT BRAGG AS A ROADWAY ALONG THE SOUTHERLY BOUNDARY OF LOT 70 - SHOWN HEREON.
- 6 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.
- 7 THE NEW LENDER, IF ANY, FOR THIS TRANSACTION MAY BE A NON-INSTITUTIONAL LENDER. IF SO, THE COMPANY WILL REQUIRE THE DEED OF TRUST TO BE SIGNED BEFORE A FIRST AMERICAN APPROVED NOTARY - BLANKET IN NATURE - AFFECTS THE PROPERTY BUT IS UNPLOTTABLE.

VICINITY MAP



-NOT TO SCALE-

ALTA/ACSM LAND TITLE SURVEY
 FOR
 FORT BRAGG SOUTH STREET LP
 IN
 SECTIONS 7 & 18 T18N, R17W, MOUNT DIABLO MERIDIAN
 WITHIN THE LIMITS OF THE CITY OF FORT BRAGG
 AUGUST 2020

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