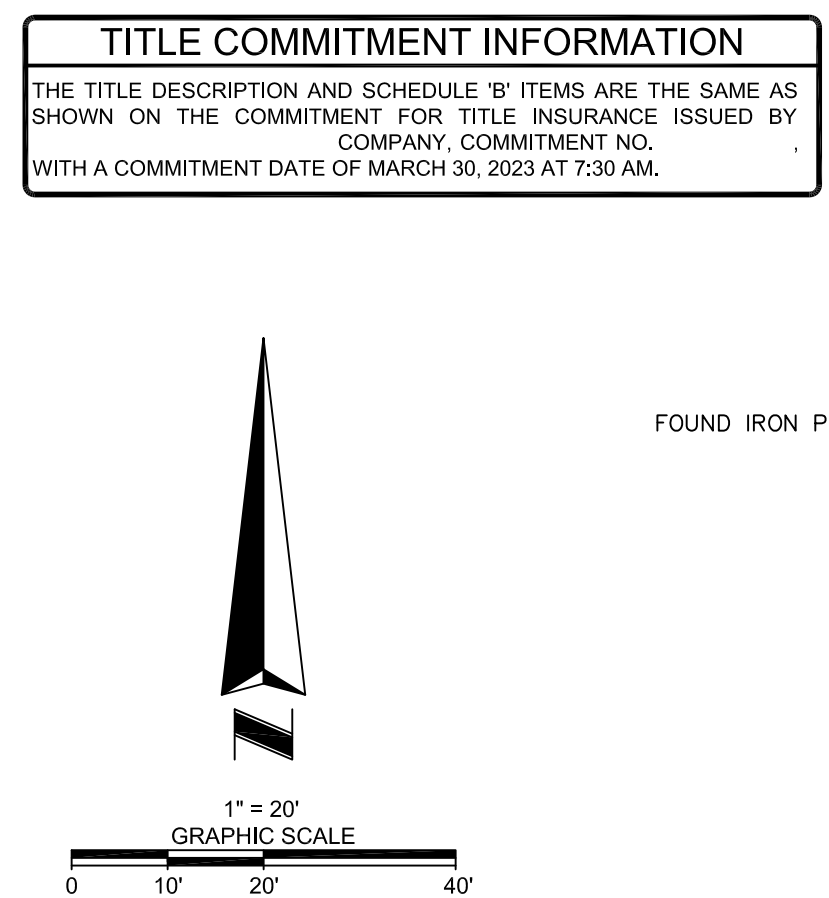


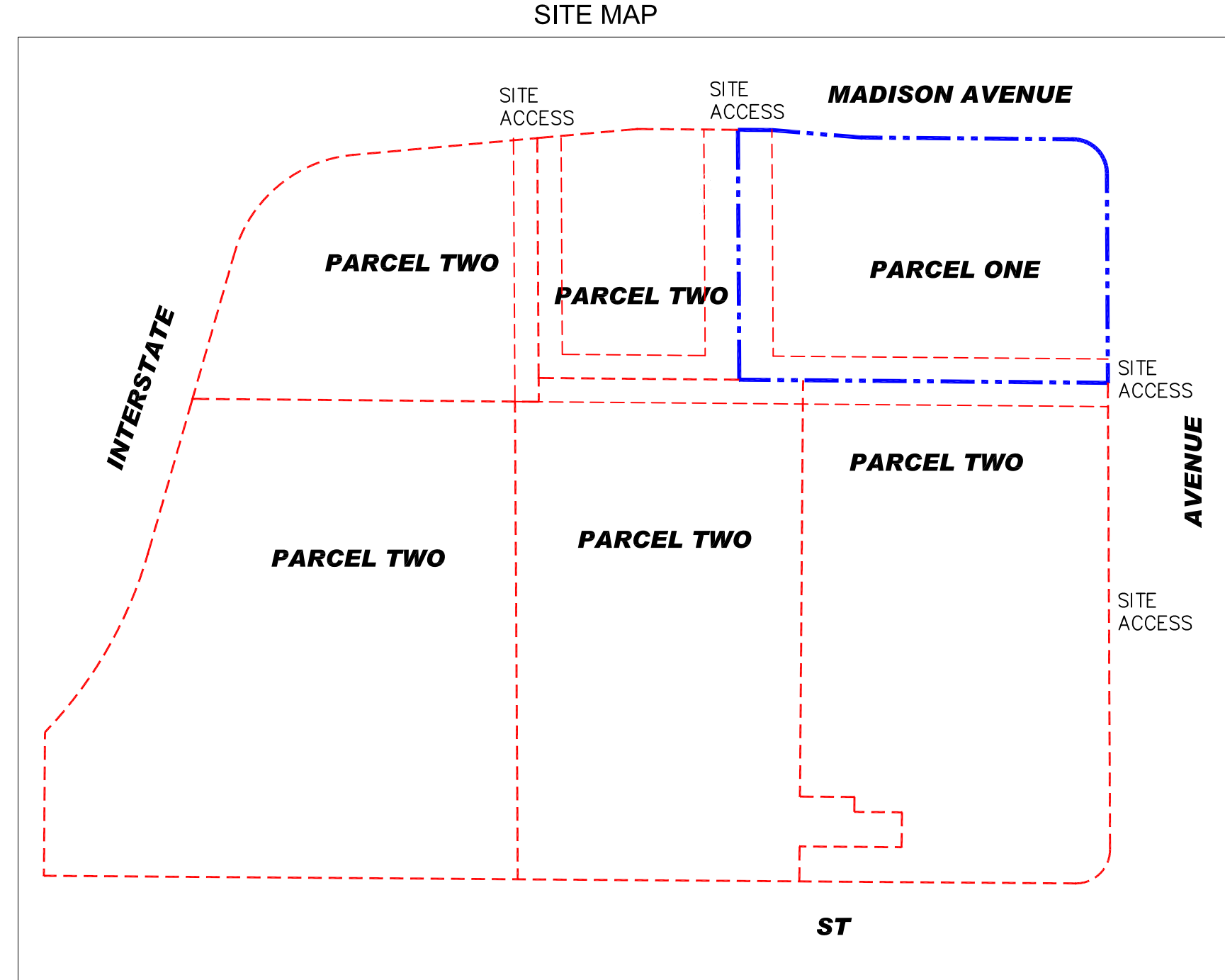
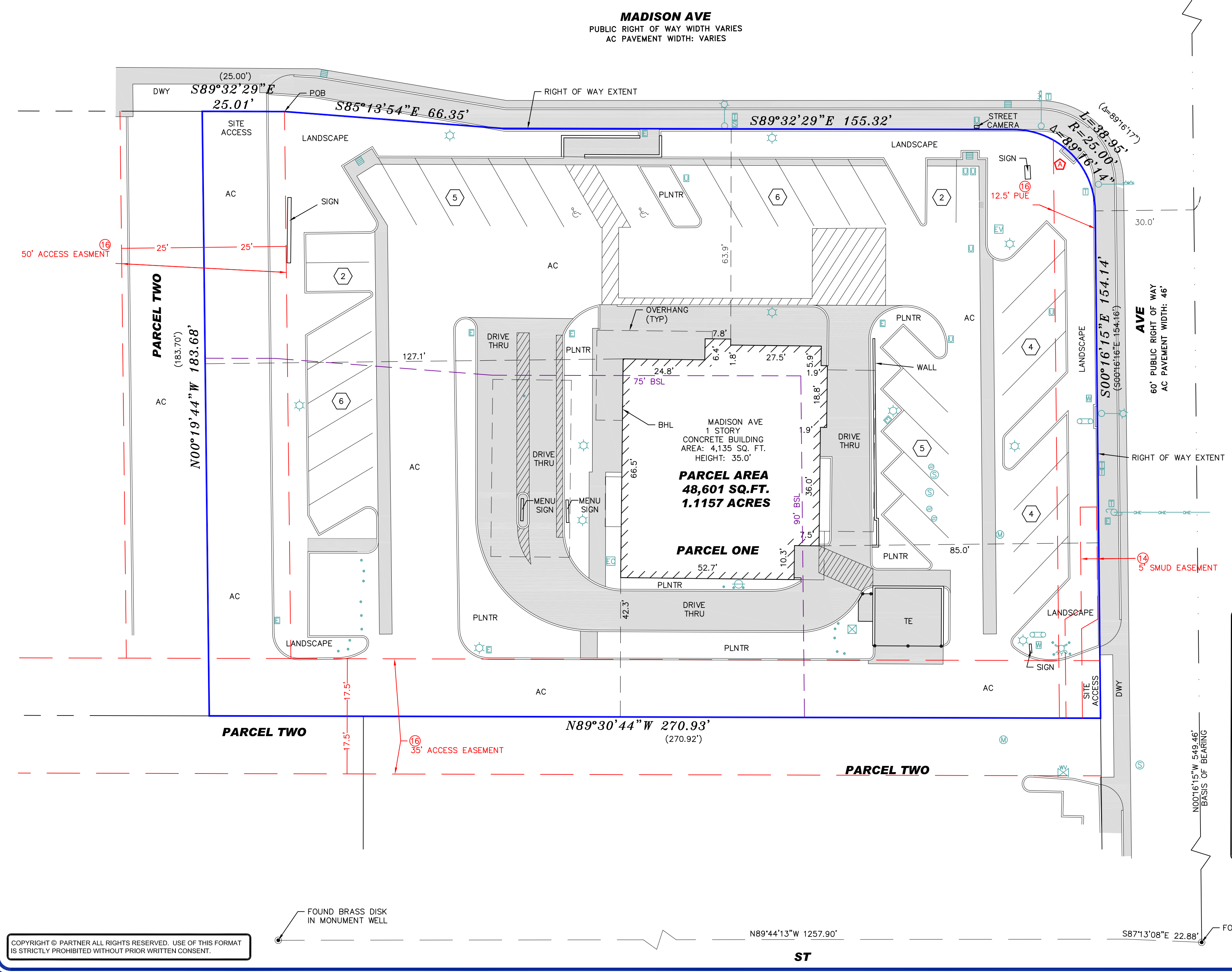
BASIS OF BEARING
 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE CENTERLINE OF AVE AND IS REFLECTED IN BOOK OF SURVEYS, PAGE , RECORDS OF SACRAMENTO COUNTY. THE BEARING IS DENOTED AS N00°16'15"W.

| LEGEND | | | |
|--------|----------------------------|-------|------------------------------|
| AC | ASPHALT | PIV | POST INDICATOR VALVE |
| APN | ASSESSOR PARCEL NUMBER | PLTR | PLANTER |
| BFP | BACK FLOW PREVENTOR | PM | PARKING METER |
| BHL | BUILDING HEIGHT LOCATION | PP | POWER POLE |
| BOLD | BOLLARD | PL | PROPERTY LINE |
| BULD | BUILDING | PUE | PUBLIC UTILITY EASEMENT |
| BSL | BUILDING SETBACK LINE | SL | SQUARE FEET |
| CB | CATCH BASIN | SLB | STREET LIGHT BOX |
| CL | CENTERLINE | ST | STREET LIGHT |
| CONC | CONCRETE | SDMH | STORM DRAIN MANHOLE |
| DCV | DOUBLE CHECK VALVE | SSCO | SANITARY SEWER CLEANOUT |
| DWY | DRIVEWAY | SSMH | SANITARY SEWER MANHOLE |
| EC | ELECTRICAL CABINET | TE | TRASH ENCLOSURE |
| EM | ELECTRICAL METER | TEL | TELEPHONE BOX |
| EMH | ELECTRICAL MANHOLE | TMH | TELEPHONE MANHOLE |
| EV | ELECTRICAL VAULT | TVT | TELEPHONE VAULT |
| EVS | E.V. CHARGING STATION | TRANS | TRANSFORMER |
| FC | FACE OF CURB | TS | TRAFFIC SIGNAL |
| FDC | FIRE DEPARTMENT CONNECTION | TSB | TRAFFIC SIGNAL BOX |
| FH | FIRE HYDRANT | UB | UTILITY BOX |
| GP | GATE POST | UV | UTILITY VAULT |
| GMH | GAS MANHOLE | WM | WATER METER |
| GM | GAS METER | WV | WATER VALVE |
| GV | GAS VALVE | YL | YARD LIGHT |
| MB | MAILBOX | () | DENOTES ENCROACHMENTS |
| MH | MANHOLE | () | CORRESPONDS TO SCHEDULE B |
| MW | MONITORING WELL | () | CORRESPONDS TO PARKING COUNT |
| MON | FOUND MONUMENT | () | GUY WIRE |
| () | RECORD MEASUREMENT | () | BOUNDARY LINE |
| | | () | EASEMENT LINE |



TITLE DESCRIPTION
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO AND DESCRIBED AS FOLLOWS:
 PARCEL 1:
 ALL OF PARCEL 5 AS SHOWN ON THE PARCEL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY OCTOBER 20, 1983, IN BOOK OF PARCEL MAPS AT PAGE , TOGETHER WITH THAT PORTION OF RESULTANT PARCEL 4A, OF THE LOT LINE ADJUSTMENT RECORDED IN BOOK OF OFFICIAL RECORDS, AT PAGE , DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 5; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 5, SOUTH 85°13'54" EAST, A DISTANCE OF 66.35 FEET; THENCE SOUTH 89°32'29" EAST, A DISTANCE OF 155.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°16'17", AN ARC DISTANCE OF 38.85 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 5; THENCE ALONG SAID EASTERLY LINE, SOUTH 00°16'16" EAST, A DISTANCE OF 154.18 FEET, TO THE SOUTHEAST CORNER OF SAID RESULTANT PARCEL 4A; THENCE ALONG THE SOUTHERLY LINE OF SAID RESULTANT PARCEL 4A, NORTH 89°30'44" WEST, A DISTANCE OF 270.92 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 00°19'44" WEST, A DISTANCE OF 183.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID RESULTANT PARCEL 4A; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°32'29" EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
 BEING PARCEL RESULTANT PARCEL 3B OF LOT LINE ADJUSTMENT RESOLUTION NO. , RECORDED NOVEMBER 23, 2015 IN BOOK PAGE , SACRAMENTO COUNTY OFFICIAL RECORDS.
 PARCEL 2:
 NON-EXCLUSIVE RECIPROCAL EASEMENTS FOR INGRESS, EGRESS, PARKING, COMMON DRIVEWAYS, SIGNS, UTILITY LINES AND FACILITIES, AS SET FORTH, DEFINED, DISCLOSED AND GRANTED PURSUANT TO THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR I- AND MADISON CENTER, RECORDED DECEMBER 31, 2015 AS BOOK PAGE OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA.
 APN:
 THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMPANY, COMMITMENT NO. , WITH A COMMITMENT DATE OF MARCH 30, 2023 AT 7:30 AM.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
 (14) EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ELECTRICAL FACILITIES CONSISTING OF UNDERGROUND CONDUITS, WIRES AND CABLES WITH ASSOCIATED ABOVEGROUND OR BELOW GROUND TRANSFORMERS, TRANSFORMER PADS AND INCIDENTAL PURPOSES TO SACRAMENTO MUNICIPAL UTILITY DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED FEBRUARY 25, 1969 IN BOOK PAGE OF OFFICIAL RECORDS. (PLOTTED, AFFECTS SUBJECT LOCATION)
 (15) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 12, 1983, IN BOOK PAGE OF OFFICIAL RECORDS. SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. SAID COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN MODIFIED BY A DOCUMENT RECORDED DECEMBER 31, 2015, IN BOOK PAGE OF OFFICIAL RECORDS. (PLOTTED, AFFECTS SUBJECT LOCATION)
 (16) MATTERS AS SHOWN ON THE PARCEL MAP IN BOOK PAGE OF MAPS, TOGETHER WITH ANY PROVISIONS AND RECITALS CONTAINED THEREIN. (APPROXIMATE LOCATION PLOTTED, AFFECTS SUBJECT PROPERTY)
 (17) MATTERS CONTAINED IN DOCUMENT ENTITLED GRANT OF ACCESS FOR FIRE PREVENTION AND SUPPRESSION AND MAINTENANCE AGREEMENT, RECORDED AUGUST 20, 2007 IN BOOK PAGE OF OFFICIAL RECORDS. (NOTHING TO PLOT, BLANKET IN NATURE OVER PARKING/DRIVEWAY, AFFECTS SUBJECT PROPERTY)
 (18) MATTERS CONTAINED IN DOCUMENT ENTITLED AGREEMENT OF RESTRICTIVE COVENANT, RECORDED SEPTEMBER 11, 2007 IN BOOK PAGE OF OFFICIAL RECORDS. (NOTHING TO PLOT, AFFECTS SUBJECT PROPERTY)
 (19) MATTERS CONTAINED IN A SURVEY FILED IN JUNE 4, 2021, IN BOOK PAGE AS INSTRUMENT NO. OF RECORDS OF SURVEY. (NOTHING TO PLOT, AFFECTS SUBJECT PROPERTY)
 ITEMS NOT LISTED ARE NOT SURVEY MATTERS



ZONING INFORMATION
 ZONING REPORT PROVIDED BY PARTNER ENGINEERING AND SCIENCE, INC.
 DATE OF REPORT: MAY 4, 2023
 PARTNER PROJECT NUMBER: 23-96
 ZONING DESIGNATION: TC HIGHWAY TRAVEL COMMERCIAL
 AREA REGULATIONS:
 MINIMUM FRONT YARD SETBACK 75 FEET
 MINIMUM SIDE AND REAR YARD SETBACK ABUTTING MULTIFAMILY OR NONRESIDENTIAL USE
 ADJACENT TO MULTIFAMILY USE: 20 FEET
 ADJACENT TO NONRESIDENTIAL USE: 0 FEET
 MINIMUM SIDE AND REAR YARD SETBACK ABUTTING FREEWAY OR SCENIC CORRIDOR 15 FEET
 MINIMUM SIDE AND REAR YARD SETBACK ABUTTING SINGLE-FAMILY RESIDENTIAL USE
 1-STORY: 25 FEET
 2- AND 3-STORY: 100 FEET
 MINIMUM SIDE STREET YARD SETBACK 90 FEET
 MAXIMUM BUILDING HEIGHT 25 FEET
 MINIMUM LOT AREA NO REQUIREMENT
 MINIMUM LOT WIDTH NO REQUIREMENT
 MINIMUM LOT DEPTH NO REQUIREMENT
 PARKING
 TOTAL REQUIRED PARKING SPACES = 33

SURVEYOR'S CERTIFICATE
 TO:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/4/2023.
 DATE OF PLAT OR MAP: 6/27/2023
 SURVEYOR:
 REGISTRATION NUMBER
 STATE OF REGISTRATION CA

SURVEYOR'S NOTES
 1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO MADISON AVE. AND AVE, BOTH A DEDICATED PUBLIC RIGHT-OF-WAY.
 3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
 4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
 5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
 6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
 7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
 8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
 9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
 10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
 11. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
 12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
 13. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
 14. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES (OTHER THAN TO ASSIGNEES OR TRANSFEREES WITH RESPECT TO ANY TRANSFER OF THE RELATED NOTE AS TO SUCCESSORS OR ASSIGNS THEREOF WHETHER BY PURCHASE OR OPERATION OF LAW) OR REAL ESTATE TRANSACTIONS.
 15. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THE FUTURE SUCCESSORS AND/OR ASSIGNS; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH (I) THE ORIGINAL TRANSACTION, (II) DISCLOSURES REQUIRED TO SECURITIZE ANY RELATED LOAN, (III) WITH RESPECT TO ANY SUBSEQUENT SALE OR TRANSFER OF THE LOAN, OR (IV) IN CONJUNCTION WITH ANY FUTURE EXERCISE OF REMEDIES BY OR ON BEHALF OF THE THEN OWNER OF THE NOTE INCLUDING ANY NOTE SALE OR REO SALE DUE DILIGENCE PACKAGE.
 16. UNLESS THIS SURVEY HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, IT SHALL BE DEEMED A PRELIMINARY DRAFT.
 17. THE IMPROVEMENTS LOCATED WITHIN THE APPURTENANT EASEMENT AREAS WERE NOT SURVEYED, EXCEPT AS SHOWN.
 18. THE BOUNDARY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES, OR OVERLAPS.

UTILITY NOTE
 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

FLOOD INFORMATION
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "UNSHADED X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. WHICH DENOTES AN EFFECTIVE DATE OF 08/16/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
 ZONE "UNSHADED X" DENOTES AREAS ABOVE THE 500 YEAR FLOOD PLANE.

OBSERVED SIGNIFICANT OBSERVATIONS
 (16) BACK OF WALK CROSSES OVER PROPERTY LINE BY UP TO 1.8"

| BUILDING HEIGHT | PARKING |
|----------------------------|-------------------|
| BUILDING 1: 35.0'± | REGULAR: 34 |
| | COVERED: 0 |
| BUILDING AREA | HANDICAP: 2 |
| BUILDING 1: 4,135 SQ. FT. | TOTAL PARKING: 36 |
| LAND AREA | |
| TOTAL AREA: 48,601 SQ. FT. | |
| 1.1157 ACRES | |

2021 ALTA/NSPS LAND TITLE SURVEY
 SITE ADDRESS
 MADISON AVE
 SACRAMENTO COUNTY
 PARTNER PROJECT NUMBER: 23-148

COORDINATED BY

 CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 888-213-1479
 ALTA@partneres.com
 www.partneres.com

| DATE | REVISIONS | DRAWN BY: | DRAWING SCALE: 1" = 20' |
|---------|-----------|------------------------------|-------------------------|
| 5/10/23 | ZONING | CHECKED BY: MR | JOB NO.: 7409-11 |
| 6/15/23 | EASEMENTS | FILENAME: 7409-11 SAMPLE.DWG | |
| | | | |
| | | | |
| | | | |

SURVEYED BY
 SURVEY PREPARED BY: