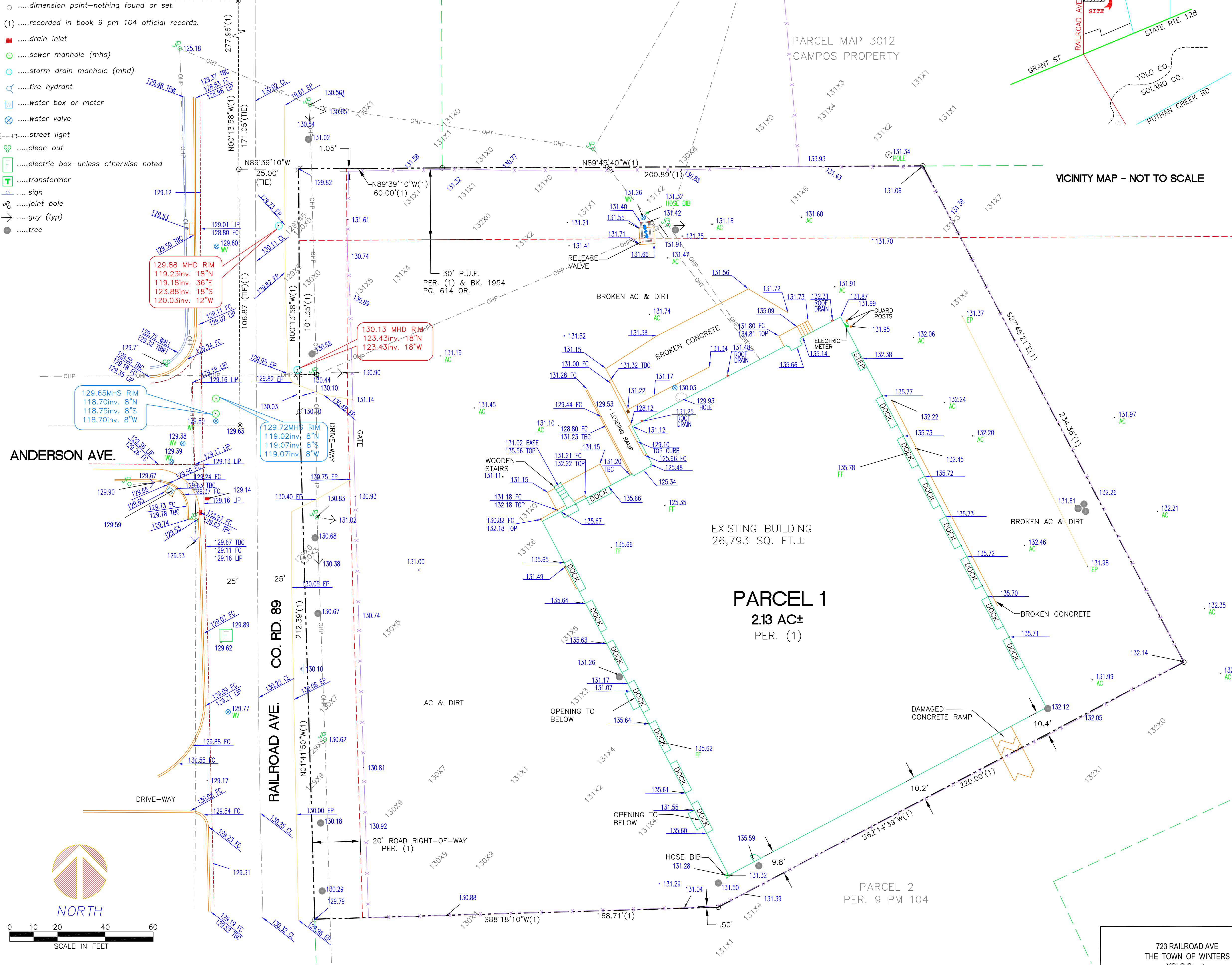


ALTA/ACSM LAND TITLE SURVEY

LEGEND

-found 1" C.I.P. in standard monument box
- ⊕found 1/2" rebar w/cap LS 3649
-dimension point—nothing found or set.
- (1)recorded in book 9 pm 104 official records.
-drain inlet
-sewer manhole (mhs)
-storm drain manhole (mhd)
- ⊕fire hydrant
-water box or meter
- ⊗water valve
- ⊕street light
- ⊕clean out
-electric box—unless otherwise noted
- ⊕transformer
- ⊕sign
- ⊕joint pole
-guy (typ)
-tree

BETTY COURT



VICINITY MAP - NOT TO SCALE

EXISTING BUILDING
26,793 SQ. FT.±

PARCEL 1
2.13 AC±
PER. (1)

PARCEL 2
PER. 9 PM 104

SURVEYOR'S CERTIFICATION

TO STANDARD MANAGEMENT COMPANY, 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2, 3, 4, 7B1, 8, 10, AND 11a OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

Tom O. Morrow
TOM O. MORROW L.S. 5161
LICENSE EXPIRES: 6-30-2007

10-17-2005
DATE:



*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6, AS AMENDED JANUARY 1, 1989.

DESCRIPTION

THE REAL PROPERTY IN THE CITY OF WINTERS, COUNTY OF YOLO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN AND DELINEATED IN PARCEL MAP NO. 3763, RECORDED OCTOBER 19, 1990 IN BOOK 9 OF PARCEL MAPS, PAGE 104, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM, FROM AN EASTERLY PORTION OF SAID LAND, ALL PETROLEUM, OIL, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, WITHIN OR UNDERLYING SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY SOUTHERN PACIFIC COMPANY, ET AL, IN DEED RECORDED OCTOBER 9, 1945 IN BOOK 225 AT PAGE 170, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, FROM THE REMAINDER OF SAID LAND, ALL MINERALS AND MINERAL RIGHTS, INTERESTS AND ROYALTIES, INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS WELL AS METALIC OR OTHER SOLID MINERALS, IN AND UNDER SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY, RECORDED NOVEMBER 24, 1987 IN BOOK 1904 AT PAGE 343, OFFICIAL RECORDS.

NOTES

THIS MAP WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-185737-LA2, DATED AUGUST 10, 2005, AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.

BASIS OF BEARINGS: IDENTICAL TO THAT CERTAIN PARCEL MAP FILED IN BOOK 9, PAGES 104 YOLO COUNTY RECORDS, AND WAS ESTABLISHED FROM FOUND MONUMENTS ALONG RAILROAD AVE AND ARE SHOWN HEREON.

BASIS OF ELEVATIONS: ELEVATIONS ARE BASED ON CITY OF WINTERS BENCHMARK CUT SQUARE IN TOP OF CURB 10.00' EASE OF END OF IMPROVEMENTS ON THE EASTERLY SIDE OF ANDERSON AVE AT LDS CHURCH ELEVATION = 147.20 FEET.

STREET ADDRESS: 723 RAILROAD AVE., WINTERS, CA.

ASSESSOR'S PARCEL NUMBER: 003-322-20-31

LAND AREA: 2.13 ACRES.

ZONING: C2 CENTRAL BUSINESS

FLOOD ZONE: X COMMUNITY PANEL NUMBER 060425-0001C DATED NOVEMBER 20, 1998.

AREAS OF 500-YEAR FLOOD: AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THEN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD.

SOME UNDERGROUND UTILITY INFORMATION SHOWN HEREON MAY HAVE BEEN OBTAINED FROM OUTSIDE SOURCES. MORROW SURVEYING MAKES NO WARRANTY ON THE RELIABILITY OF SAID INFORMATION.

ZONING AND SETBACK INFORMATION SHOWN HEREON WAS PROVIDED BY THE APPLICABLE PUBLIC AGENCY, AND PERTAIN TO CURRENT REGULATIONS ONLY. SAID REGULATIONS WERE NOT NECESSARILY IN FORCE AT THE TIME OF CONSTRUCTION OF THE FACILITY SHOWN HEREON.

UTILITIES SERVING THIS PROPERTY, SUCH AS SANITARY SEWER, DOMESTIC WATER, FIRE SYSTEM WATER, ELECTRICITY, TELEPHONE AND NATURAL GAS ENTER SUBJECT PROPERTY VIA PUBLIC RIGHTS OF WAY OR RECORDED EASEMENTS UNLESS SPECIFICALLY OTHERWISE SHOWN HEREON.

THE PROPERTY SHOWN AND DEPICTED HEREON IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE FOLLOWING RECORD DOCUMENTS. (REFER TO COMPLETE DOCUMENT FOR FULL DETAILS):

- A) A 30' EASEMENT DEDICATED TO THE CITY OF WINTERS FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1988 AS BOOK 1954, PAGE 614 OF OFFICIAL RECORDS. (AS SHOWN HEREON).
- B) A 20' RIGHT-OF-WAY EASEMENT FOR ROAD AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 19, 1990 AS BOOK, 9 PAGE 104 PARCEL MAPS. (AS SHOWN HEREON).
- C) A EASEMENT FOR IRRIGATION DITCH AND INCIDENTAL PURPOSES, RECORDED MARCH 28, 1911 IN BOOK 76 OF DEEDS, PAGE 358. (EXACT LOCATION COULD NOT BE DETERMINED FROM RECORD).

ALTA/ACSM LAND TITLE SURVEY
723 RAILROAD AVENUE
BEING A PORTION OF SECTION 22
T. 8N., R. 1W., M.D.M.
CITY OF WINTERS
COUNTY OF YOLO
STATE OF CALIFORNIA.

723 RAILROAD AVE
THE TOWN OF WINTERS
YOLO County
California



1450 Harbor Blvd. Ste. D
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California 95691
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tom@morrrowsurveying.com

Date: 10-17-05
Scale: 1" = 20'
Sheet 1 of 1
Dwg. No. 7437-001 PP

