

ALTA/NSPS LAND TITLE SURVEY

TITLE - LEGAL DESCRIPTION		TITLE REPORT NOTES		RESULT	VICINITY MAP															
FIDELITY NATIONAL TITLE INSURANCE COMPANY		14. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065968, OFFICIAL RECORDS.		DOES AFFECT																
ORDER NUMBER: FWVI-TO19000507 AMENDMENT A EFFECTIVE DATE: AUGUST 6, 2019 AT 07:30 AM		15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: STATE OF CALIFORNIA PURPOSE: A TEMPORARY EASEMENT FOR CONSTRUCTION OF STATE FREEWAY FACILITIES AND APPURTENANCES THERETO RECORDING DATE: NOVEMBER 2, 2015 RECORDING NO.: 2015-0065970, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.		DOES AFFECT AS SHOWN HEREON																
THAT PORTION OF PARCEL 2 OF LOT LINE ADJUSTMENT MAP NO. PLA 02-027 RECORDED AUGUST 21, 2002, INSTRUMENT NO. 2002-0063163, OFFICIAL RECORDS AND RE-RECORDED JANUARY 29, 2003, INSTRUMENT NO. 2003-0008086, OFFICIAL RECORDS, LYING SOUTH OF THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN A GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065968, OFFICIAL RECORDS.		16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA PUBLIC UTILITY WATER CORPORATION PURPOSE: A NON-EXCLUSIVE EASEMENT IN GROSS, CONSISTING OF THE RIGHT FROM TIME TO TIME TO CONSTRUCT, RECONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPAIR, REPLACE, REMOVE, OPERATE AND USE FACILITIES OF THE TYPE SPECIFIED, TOGETHER WITH A RIGHT OF WAY FOR SUCH FACILITIES AND INGRESS TO AND EGRESS FROM SUCH FACILITIES RECORDING DATE: NOVEMBER 2, 2015 RECORDING NO.: 2015-0065971, OFFICIAL RECORDS LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.		DOES AFFECT AS SHOWN HEREON																
EXCEPTING THEREFROM THAT PORTION IN THE GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065967, OFFICIAL RECORDS.		17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, IT SUCCESSORS AND ASSIGNS PURPOSE: PUBLIC UTILITIES RECORDING DATE: NOVEMBER 2, 2015 RECORDING NO.: 2015-0065972, OFFICIAL RECORDS LIMITATIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET FORTH IN THE EASEMENT DOCUMENT SHOWN HEREINABOVE. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.		DOES AFFECT AS SHOWN HEREON	<div>PARCEL INFORMATION</div> <table><tr><td>OWNERS:</td><td>FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER, AS TRUSTEES OF THE FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER 1993 REVOCABLE FAMILY TRUST</td></tr><tr><td>APN:</td><td>075-340-023</td></tr><tr><td>ZONING:</td><td>PARCEL INFORMATION PER TULARE COUNTY WEBSITE THE PARCEL IS CURRENTLY ZONED: SERVICE COMMERCIAL (C-3)</td></tr></table> <p>THE SETBACK RESTRICTIONS ARE AS FOLLOWS:</p> <table><tr><td>FRONT YARD:</td><td>THERE SHALL BE A FRONT YARD OF NOT LESS THAN TEN (10) PERCENT OF THE DEPTH OF THE LOT, PROVIDED SUCH FRONT YARD NEED NOT EXCEED TEN (10) FEET, EXCEPT, WHERE LOTS COMPRISING FORTY (40) PERCENT OR MORE OF THE FRONTAGE ON ONE SIDE OF A STREET BETWEEN INTERSECTING STREETS ARE DEVELOPED WITH BUILDINGS HAVING AN AVERAGE FRONT YARD WITH A VARIATION OF NOT MORE THAN SIX (6) FEET, NO BUILDING HEREAFTER ERRECTED OR STRUCTURALLY ALTERED SHALL PROJECT BEYOND THE AVERAGE FRONT YARD LINE SO ESTABLISHED.</td></tr><tr><td>SIDE YARD:</td><td>HERE A LOT ABUTS UPON THE SIDE OF A LOT IN ANY "R" ZONE (R-A, R-O, R-1, R-2 ND R-3), THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE (5) FEET. WHERE A REVERSED CORNER LOT REARS UPON A LOT IN ANY "R" ZONE, THE SIDE YARD ON THE STREET SIDE OF THE REVERSED CORNER LOT SHALL BE NOT LESS THAN FIFTY (50) PERCENT OF THE FRONT YARD REQUIRED ON THE LOTS IN THE REAR OF SUCH CORNER LOT. IN ALL OTHER CASES, A SIDE YARD FOR COMMERCIAL BUILDINGS SHALL NOT BE REQUIRED.</td></tr><tr><td>REAR YARD:</td><td>WHERE A LOT ABUTS UPON THE REAR OF A LOT IN ANY "R" ZONE (R-A, R-O, R-1, R-2 AND R-3), THERE SHALL BE A REAR YARD OF NOT LESS THAN FIFTEEN (15) FEET. IN ALL OTHER CASES, A REAR YARD FOR A COMMERCIAL BUILDING SHALL NOT BE REQUIRED.</td></tr><tr><td>HEIGHT:</td><td>NO BUILDING OR STRUCTURE HEREAFTER ERRECTED OR STRUCTURALLY ALTERED SHALL EXCEED SIX (6) STORIES OR SEVENTY-FIVE (75) FEET TO UPPERMOST PART OF ROOF</td></tr></table>		OWNERS:	FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER, AS TRUSTEES OF THE FRANK LEYENDEKKER AND ADRIANNA LEYENDEKKER 1993 REVOCABLE FAMILY TRUST	APN:	075-340-023	ZONING:	PARCEL INFORMATION PER TULARE COUNTY WEBSITE THE PARCEL IS CURRENTLY ZONED: SERVICE COMMERCIAL (C-3)	FRONT YARD:	THERE SHALL BE A FRONT YARD OF NOT LESS THAN TEN (10) PERCENT OF THE DEPTH OF THE LOT, PROVIDED SUCH FRONT YARD NEED NOT EXCEED TEN (10) FEET, EXCEPT, WHERE LOTS COMPRISING FORTY (40) PERCENT OR MORE OF THE FRONTAGE ON ONE SIDE OF A STREET BETWEEN INTERSECTING STREETS ARE DEVELOPED WITH BUILDINGS HAVING AN AVERAGE FRONT YARD WITH A VARIATION OF NOT MORE THAN SIX (6) FEET, NO BUILDING HEREAFTER ERRECTED OR STRUCTURALLY ALTERED SHALL PROJECT BEYOND THE AVERAGE FRONT YARD LINE SO ESTABLISHED.	SIDE YARD:	HERE A LOT ABUTS UPON THE SIDE OF A LOT IN ANY "R" ZONE (R-A, R-O, R-1, R-2 ND R-3), THERE SHALL BE A SIDE YARD OF NOT LESS THAN FIVE (5) FEET. WHERE A REVERSED CORNER LOT REARS UPON A LOT IN ANY "R" ZONE, THE SIDE YARD ON THE STREET SIDE OF THE REVERSED CORNER LOT SHALL BE NOT LESS THAN FIFTY (50) PERCENT OF THE FRONT YARD REQUIRED ON THE LOTS IN THE REAR OF SUCH CORNER LOT. IN ALL OTHER CASES, A SIDE YARD FOR COMMERCIAL BUILDINGS SHALL NOT BE REQUIRED.	REAR YARD:	WHERE A LOT ABUTS UPON THE REAR OF A LOT IN ANY "R" ZONE (R-A, R-O, R-1, R-2 AND R-3), THERE SHALL BE A REAR YARD OF NOT LESS THAN FIFTEEN (15) FEET. IN ALL OTHER CASES, A REAR YARD FOR A COMMERCIAL BUILDING SHALL NOT BE REQUIRED.	HEIGHT:	NO BUILDING OR STRUCTURE HEREAFTER ERRECTED OR STRUCTURALLY ALTERED SHALL EXCEED SIX (6) STORIES OR SEVENTY-FIVE (75) FEET TO UPPERMOST PART OF ROOF
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1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2019-2020.		18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION PURPOSE: PIPE LINE RECORDING NO.: BOOK 2969, PAGE 70, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.		NOT SURVEY RELATED	<div>UTILITIES</div> <table><tr><td>SANITARY SEWER - GOSHEN COMMUNITY SERVICES DISTRICT - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE</td></tr><tr><td>STORM SEWER - TULARE COUNTY PUBLIC WORKS - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE</td></tr><tr><td>WATER - CALIFORNIA WATER SERVICE - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE</td></tr><tr><td>GAS - SOUTHERN CALIFORNIA GAS - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE</td></tr><tr><td>ELECTRIC - SOUTHERN CALIFORNIA EDISON - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE</td></tr></table>		SANITARY SEWER - GOSHEN COMMUNITY SERVICES DISTRICT - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE	STORM SEWER - TULARE COUNTY PUBLIC WORKS - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE	WATER - CALIFORNIA WATER SERVICE - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE	GAS - SOUTHERN CALIFORNIA GAS - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE	ELECTRIC - SOUTHERN CALIFORNIA EDISON - APPROXIMATE LOCATIONS PER OBSERVED EVIDENCE									
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2. INTENTIONALLY DELETED		19. ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTEES IN THE EVENT THAT THE TRUST REFERRED TO HEREIN IS INVALID OR FAILS TO GRANT SUFFICIENT POWERS TO THE TRUSTEE(S) OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENT. IF TITLE IS TO BE INSURED IN THE TRUSTEE(S) OF A TRUST, (OR IF THEIR ACT IS TO BE INSURED), THIS COMPANY WILL REQUIRE A TRUST CERTIFICATION PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.		NOT SURVEY RELATED																
3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.		20. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.		NOT SURVEY RELATED																
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS FOR TRANSMISSION OF ELECTRICAL ENERGY AND COMMUNICATION PURPOSES AND APPURTENANCES RECORDING DATE: SEPTEMBER 12, 1956 RECORDING NO.: BOOK 1947, PAGE 327, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.		21. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.		MAY AFFECT APPROXIMATE LOCATION NOT PLOTTABLE																
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION PURPOSE: PIPE LINE RECORDING NO.: BOOK 2969, PAGE 70, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.		22. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.		MAY AFFECT NON-PLOTTABLE DESCRIPTION																
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: JUNE 18, 1971 RECORDING NO.: BOOK 2971, PAGE 725, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT TOR FULL PARTICULARS.		23. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.		DOES NOT AFFECT																
7. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. REDEVELOPMENT AGENCY: GOSHEN REDEVELOPMENT PROJECT RECORDING DATE: SEPTEMBER 16, 1987 RECORDING NO.: 55046, IN BOOK 4617, PAGE 593, OFFICIAL RECORDS		24. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/ACSM LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.		DOES AFFECT																
8. INTENTIONALLY DELETED		TO: UP-GOSHEN, CA-1, LP, A CALIFORNIA LIMITED PARTNERSHIP NATIONAL BTS DEVELOPERS, LLC, A TEXAS LIMITED LIABILITY COMPANY EMBREE ASSET GROUP, INC., A TEXAS CORPORATION APRO, LLC, A DELAWARE LIMITED LIABILITY COMPANY FIDELITY NATIONAL TITLE INSURANCE COMPANY		DOES AFFECT AS SHOWN HEREON																
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND LIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CALIFORNIA WATER SERVICE COMPANY, ITS SUCCESSORS AND ASSIGNS PURPOSE: AN EASEMENT AND RIGHT OF WAY FOR WATER LINE PURPOSES RECORDING DATE: JANUARY 5, 1993 RECORDING NO.: 93-000720, OFFICIAL RECORDS		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, 2-4, 5, 6(A), 8, 9, 11, 13, 14, 16, 17 & 20 OF TABLE A THEREOF.		DOES AFFECT AS SHOWN HEREON																
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: TULARE COUNTY REDEVELOPMENT AGENCY AND THE GOSHEN COMMUNITY SERVICES DISTRICT, THEIR SUCCESSORS AND ASSIGNS PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 16, 1996 RECORDING NO.: 96-050501, OFFICIAL RECORDS AND RECORDING DATE: JULY 16, 1996 AND RECORDING NO.: 96-050502, OFFICIAL RECORDS AND RECORDING DATE: JULY 18, 1996 AND RECORDING NO.: 96-051258, OFFICIAL RECORDS		THE FIELD WORK WAS COMPLETED ON 07/24/2019		DOES AFFECT AS SHOWN HEREON																
11. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT		DATE OF PLAT OR MAP 08/20/2019		DOES AFFECT AS SHOWN HEREON																
ENTITLED: LOT LINE ADJUSTMENT DATED: AUGUST 20, 2002 RECORDING DATE: AUGUST 21, 2002 RECORDING NO.: 2002-0063163, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS. AND RECORDING DATE: JANUARY 29, 2003 AND RECORDING NO.: 2003-0008086, OFFICIAL RECORDS		NEIL ELLIOTT THONSEN, PLS 8656		DOES AFFECT AS SHOWN HEREON																
12. THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDING DATE: NOVEMBER 2, 2015 RECORDING NO.: 2015-0065967, OFFICIAL RECORDS		DATE 08/20/19		DOES AFFECT AS SHOWN HEREON																
13. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE STREET OR HIGHWAY ADJOINING SAID LAND, AS CONTAINED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 2015, INSTRUMENT NO. 2015-0065967, OFFICIAL RECORDS.		IN ACCORDANCE WITH SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE, STATE OF CALIFORNIA (PROFESSIONAL LAND SURVEYOR'S ACT, AS AMENDED JANUARY 1, 2006), THE USE OF THE WORK "CERTIFY" OF "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.		DOES AFFECT																

PREPARED BY:



16453 E. MANNING AVE
REEDLEY, CA 93654
PH: (559) 637-1544

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR:

CLIENT

NWC OF HIGHWAY 99 & BETTY DRIVE
GOSHEN, CA 93291
SECTION 24, T.18S, R.23E

PROJECT INFO:

PROJECT NO.	19086
DRAWN BY:	JDK
CHECKED BY:	NET
DATE:	08/20/2019

REVISIONS:

NO.	DATE	DESC.
	08/20/2019	ORIGINAL ISSUE



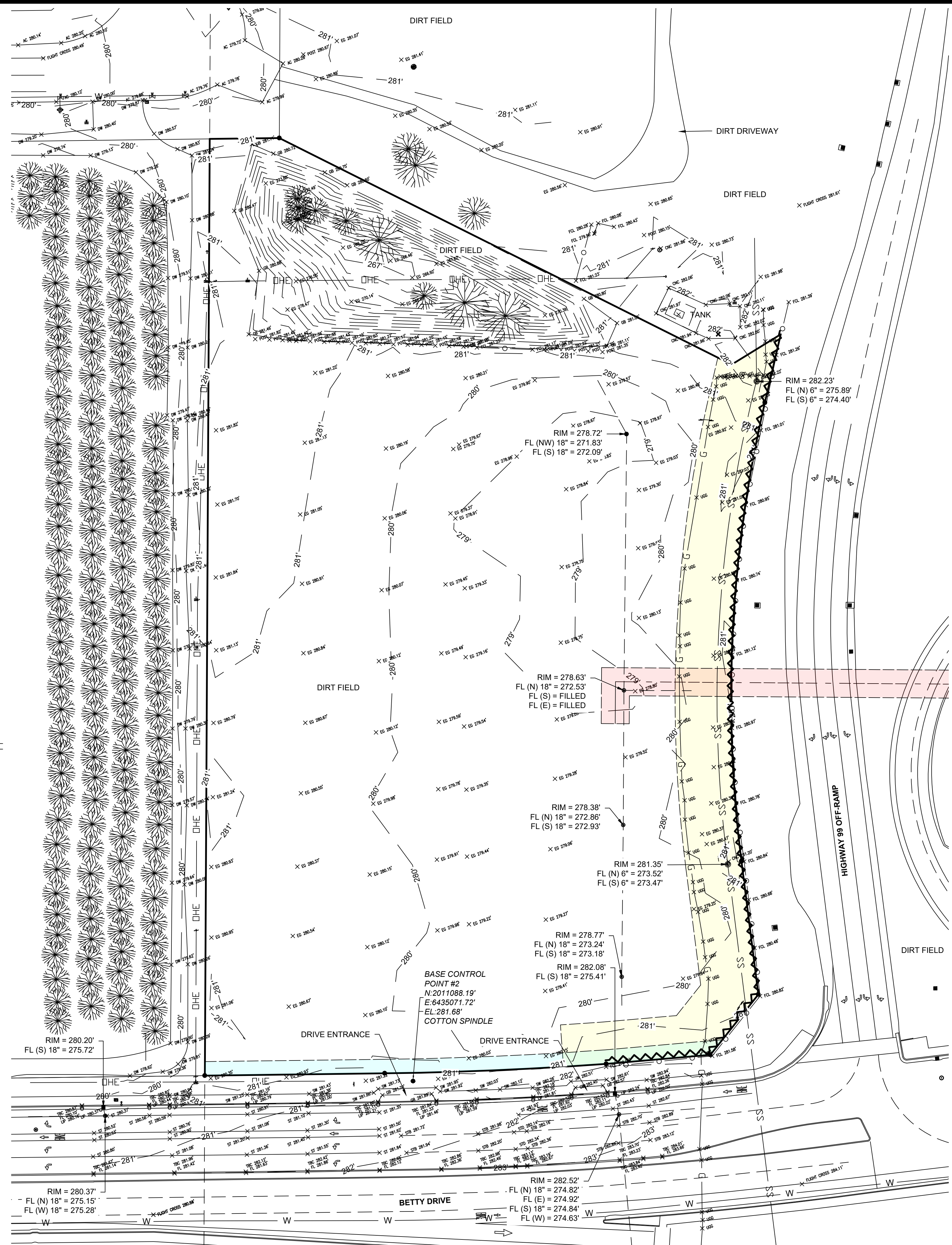
08/20/19

COVER
SHEET

1 OF 3

CONTROL - BRASS CAP	■	AC	ASPHALT CONCRETE	GB	GRADE BREAK
CONTROL - CHISELED CROSS	✕	BLD	BUILDING LINE	IE	INVERT ELEVATION
CONTROL - COTTON SPINDLE	●	CNC	CONCRETE	FF	FINISHED FLOOR
CONTROL - IRON PIPE	●	CR	CROWN OF ROAD	FFD	FINISHED FLOOR DOUBLE
CONTROL - NAIL FOUND	◆	DW	DRIVEWAY	LIP	LIP OF CURB
CONTROL - NAIL SET	◆	EG	EXISTING GRADE	SS	SANITARY SEWER
ELECTRIC - BOX	☐	EP	EDGE OF PAVEMENT	ST	STRIPING
ELECTRIC - RISER	⚡	FL	FLOW LINE	STB	STRIPING - BROKEN
FIRE HYDRANT	⦿	FLP	FLOW LINE PIPE	STD	STRIPING - DOUBLE
GUY WIRE	↓	FM	FENCE - METAL	SW	SIDEWALK
LIGHT POLE	⦿	FW	FENCE - WIRE	TBC	TOP BACK OF CURB
POWER - POLE	⦿	FWD	FENCE - WOOD	TFC	TOP FACE OF CURB
SANITARY SEWER - MANHOLE	⊙	_____	_____	_____	GRADE BREAK
SIGN	—	_____	_____	_____	ROAD CENTERLINE
STORM DRAIN - GRATE	■	_____ □ _____ □ _____ □ _____			WOOD FENCE
STORM DRAIN - GRATE CIRCULAR	●	_____ ○ _____ ○ _____ ○ _____			CHAIN LINK FENCE
STORM DRAIN - MANHOLE	⊙	_____ × _____ × _____			WIRE FENCE
STRIPING - ARROW LEFT	↶	_____ □ □ _____ □ □ _____ □ □ _____			METAL FENCE
STRIPING - ARROW RIGHT	↷	_____ UGT _____			TELEPHONE LINE - UNDERGROUND
STRIPING - ARROW STRAIGHT	↷	_____ DHT _____			TELEPHONE LINE - OVERHEAD
STRIPING - BIKE	🚲	_____ DHE _____			ELECTRIC LINE - OVERHEAD
TELEPHONE - MANHOLE	⊙	_____ DHE & T _____			ELECTRIC AND TELEPHONE LINE - OVERHEAD
TRAFFIC SIGNAL - BOX	🚦	_____ UGE _____			ELECTRIC LINE - UNDERGROUND
TREE - DECIDUOUS	🌳	_____ W _____			WATER LINE - UNDERGROUND
UNKNOWN - MANHOLE	⊙	_____ SS _____			SEWER LINE - UNDERGROUND
UNKNOWN - RISER	⚡	_____ _____			STORM LINE - UNDERGROUND
WATER - RISER	⚡	_____ CTV _____			CABLE LINE
WATER - VALVE	⚡	_____ UGU _____			UNKNOWN UTILITY LINE - UNDERGROUND
		_____ G _____			GAS LINE - UNDERGROUND
		=====			PROPERTY BOUNDARY LINE
		////			BUILDING OUTLINE

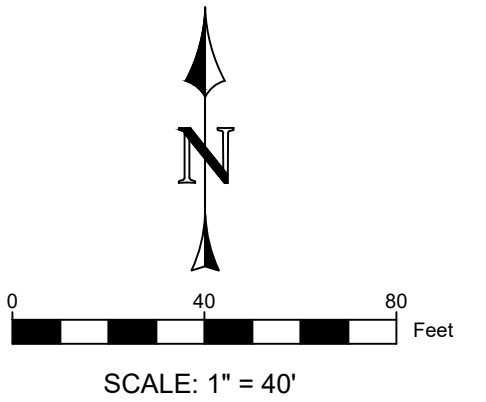
3. BASIS OF BEARINGS: THE CENTERLINE OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, M.D.B.& M. PER RIGHT OF WAY RECORD MAP FILED IN BOOK 40, PAGE 75 OF RECORD MAPS.
TAKEN TO BEAR: NORTH 00°17'45" EAST
2. BASIS OF ELEVATIONS: NGS BENCHMARK NO. GT2145, BENCH MARK DISK SET IN TOP OF CONCRETE MONUMENT, STAMPED G 827 RESET 1992.
ELEVATION = 291.47' NAVD88.
3. SITE BENCHMARKS:
BASE CONTROL POINT NUMBER 2.
COTTON SPINDLE.
ELEVATION = 281.68' AS SHOWN ON THIS SHEET.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. SUBSURFACE AND ENVIRONMENTAL CONCERNS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THE LOCATIONS OF UNDER GROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR.
LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. DEPTHS UNKNOWN.
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
9. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR TULARE COUNTY, CALIFORNIA.
MAP NUMBER: 06107C0910E
EFFECTIVE DATE: 06/16/2009
10. DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK.
11. DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. DURING THE COURSE OF THE ALTA SURVEY THERE HAVE BEEN NO CHANGES IN THE STREET RIGHT OF WAY LINES. NO CHANGES TO STREET RIGHT OF WAY WERE MADE AWARE TO THE SURVEYOR.
13. DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. DURING THE COURSE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF A WETLANDS FIELD DELINEATION.
15. PROFESSIONAL LIABILITY INSURANCE POLICY IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.



BASE
CONSULTING GROUP, INC.

16453 E. MANNING AVE.
REEDLEY, CA 93654
PH:(559) 637-1544

NWC OF HIGHWAY 99 & BETTY DRIVE
GOSHEN, CA 93291
SECTION 24, T.18S, R.23E



PROJECT NO.	19086
DRAWN BY:	JDK
CHECKED BY:	NET
DATE:	08/20/2019

NO.	DATE	DESC.
	08/20/2019	ORIGINAL ISSUE



2 OF 3

LEGEND

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FOUND AND ACCEPTED MONUMENT AS NOTED

(M)

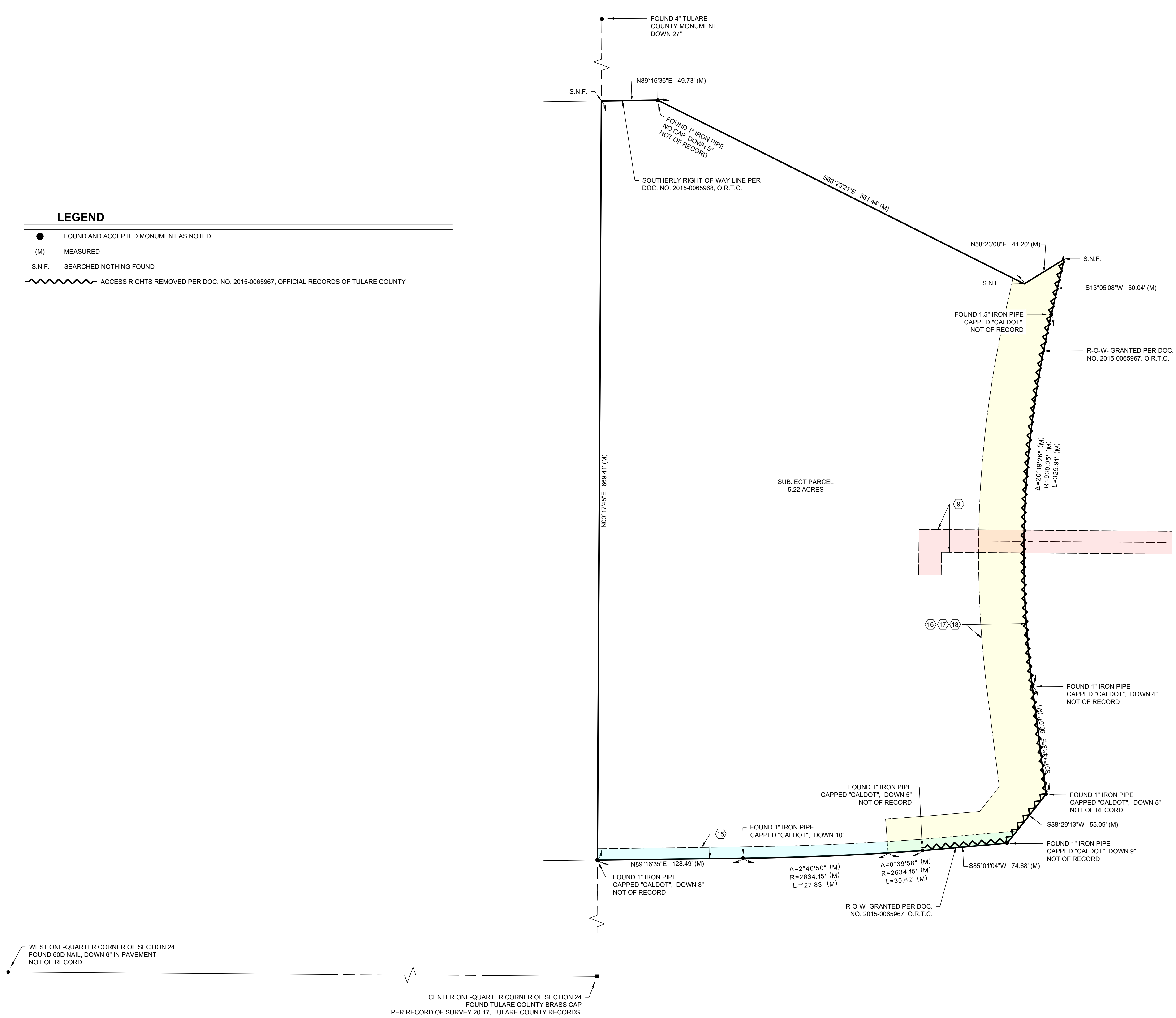
MEASURED

S.N.F.

SEARCHED NOTHING FOUND

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PREPARED BY:

BASE

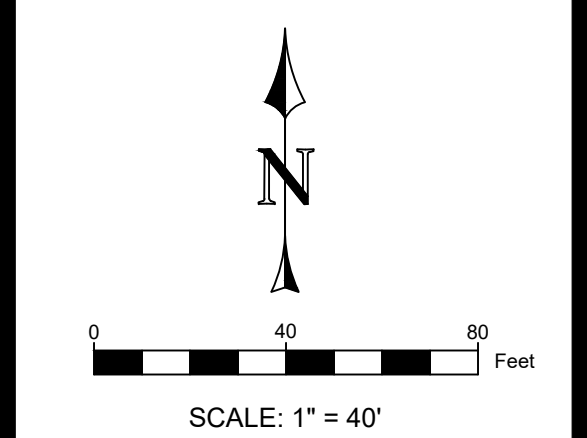
CONSULTING GROUP, INC.

16453 E. MANNING AVE.  
REEDLEY, CA 93654  
PH:(559) 637-1544

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR:

CLIENT

NWC OF HIGHWAY 99 & BETTY DRIVE  
GOSHEN, CA 93291  
SECTION 24, T.18S, R.23E



PROJECT INFO:

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