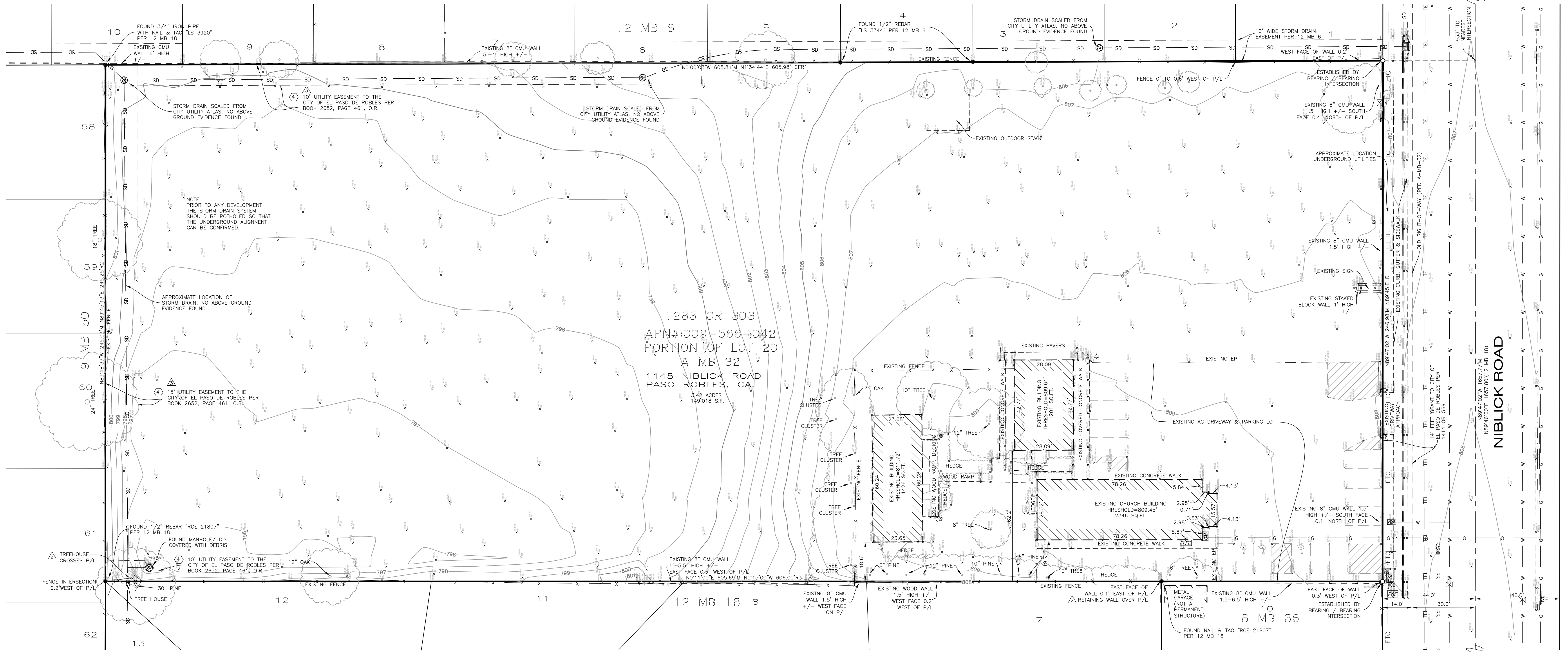


CRESTON ROAD

BASIS OF BEARINGS NORTH FOUND 2" BRASS CAP IN MONUMENT WELL PER 12 MB 18



TITLE REPORT EXCEPTIONS:

ACCORDING TO PRELIMINARY TITLE REPORT PREPARED BY ORDER NO. FSLC-0091800638-RB DATED DECEMBER 13, 2018

- PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES FOR THE FISCAL YEAR, 2018-2019
- THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY.
- RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS NIBLICK ROAD.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT IN FAVOR OF CITY OF EL PASO DE ROBLES
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ANY RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD DISCLOSE AND ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- THE COMPANY WILL REQUIRE AN ALTA/NSPS LAND TITLE SURVEY IF THE OWNER OF THE LAND THE SUBJECT OF THIS TRANSACTION IS IN POSSESSION OF A CURRENT ALTA/NSPS LAND TITLE SURVEY, THE COMPANY WILL REQUIRE THAT SAID SURVEY BE SUBMITTED FOR REVIEW AND APPROVAL, OTHERWISE, A NEW SURVEY, SATISFACTORY TO THE COMPANY, MUST BE PREPARED BY A LICENSED LAND SURVEYOR AND SUPPLIED TO THE COMPANY PRIOR TO THE CLOSE OF ESCROW.
- THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
- 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
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 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.
- THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY DOCUMENT OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
- THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
- THE SEARCH DID NOT DISCLOSE ANY OPEN MORTGAGES OR DEEDS OF TRUST OF RECORD, THEREFORE THE COMPANY RESERVES THE RIGHT TO REQUIRE FURTHER EVIDENCE TO CONFIRM THAT THE PROPERTY IS UNENCUMBERED, AND FURTHER RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS OR ADD ADDITIONAL ITEMS OR EXCEPTIONS UPON RECEIPT OF THE REQUESTED EVIDENCE.
- THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.
- PARTY(IES): SCOTT HUTCHINGS AND MELODY HUTCHINGS, TRUSTEES OF THE SCOTT AND MELODY HUTCHINGS REVOCABLE TRUST DATED 6/14/2012
- THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.
- ANY INVALIDITY OR DEFECT IN THE TITLE OF THE VESTES 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.
- THIS COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PRECATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW.
- NAME OF CORPORATION: PASO ROBLES CHARTER SCHOOL PROJECT, INC.
- A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION.
- AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE SUBJECT TRANSACTION, TOGETHER WITH A CERTIFICATE OF COMPLIANCE PURSUANT TO SECTION 5912 OR 7912 CORPORATIONS CODE.
- IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THOSE BY-LAWS AND ARTICLES OF INCORPORATION (REQUIRED).
- THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

OBSERVABLE EVIDENCE OF EASEMENTS AND/OR SERVICITUDES:

- (PER ITEM 5.(E)(X)(II)(IV) OF THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS)
- TREEHOUSE CROSSES WEST PROPERTY LINE
 - RETAINING WALL CROSSES WEST PROPERTY LINE
 - EASEMENT TO CITY OF PASO ROBLES IS FOR UNDERGROUND UTILITIES AND DOES NOT SPECIFY STORM DRAINAGE AS AN ALLOWED USE WITHIN THE EASEMENT. UTILITIES ARE DEFINED AS AN ENTITY PROVIDING SERVICE SUCH AS TELEPHONE, CABLE, ELECTRIC, GAS AND WATER PER BLACK'S LAW DICTIONARY.

TABLE A ITEMS

- MONUMENTS: AS SHOWN
- ADDRESSES: AS SHOWN
- FLOOD ZONE: X AREAS OF MINIMAL FLOODING PER FEMA MAP 080703000G; EFFECTIVE DATE: 11-18-12
- AREAS: AS SHOWN
- VERTICAL RELIEF: AS SHOWN
- ZONING: NO ZONING REPORT PROVIDED BY CLIENT
- SETBACKS: NO ZONING REPORT PROVIDED BY CLIENT
- EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: AS SHOWN
- SQUARE FOOTAGE OF: (1) EXTERIOR FOOTPRINT: AS SHOWN (2) OTHER AREAS: AS SHOWN
- OTHER FEATURES: AS SHOWN
- PARTY WALLS: AS SHOWN
- UTILITIES: AS SHOWN
- GOVERNMENTAL AGENCY REQUIREMENTS: NONE SPECIFIED BY CLIENT
- DISTANCE TO NEAREST STREET, AS SHOWN
- NO CHANGES IN STREET RIGHTS-OF-WAY ARE PROPOSED PER DAVID AHNEY AT THE CITY OF PASO ROBLES.
- NO APPURTENANT EASEMENTS ARE SHOWN IN THE TITLE REPORT

SURVEYOR'S STATEMENT:

TO: CARL RAGGIO, AND FIDELITY NATIONAL TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6, 7(a), 7(b), 8, 10, 11, 12, 14, 17 AND 19 FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 23, 2019.

THIS ALTA IS BASED ON TITLE REPORT BY FIDELITY NATIONAL TITLE ORDER NO. FSLC-0091800638-RB DATED DECEMBER 13, 2018

Michael B. Stanton 5/6/19 DATE

MICHAEL B. STANTON, PLS 5702

NOTE: SECTION 8870.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR IN THE PRACTICE 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.

SURVEYOR'S NOTES:

NORMAL BLUEPRINTING METHODS AND/OR HUMIDITY VARIATIONS WILL USUALLY ALTER THE EXACT SCALE OF ANY MAP SOMEWHAT, BEFORE USING PRINTS OF THIS MAP FOR ANY PURPOSE IN WHICH SCALE IS IMPORTANT, VERIFY THE SCALE FIRST.

LOCATION OF UTILITIES IS LIMITED TO ABOVE GROUND INDICATIONS OF EXISTING UTILITIES SUCH AS CATCH BASINS, WATER VALVES, POLES, GLYS, TRANSFORMERS, METERS, MANHOLES, ET CETERA.

UTILITY WARNING: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTE: THE FOLLOWING ITEMS HAVE NOT BEEN LOCATED AND/OR INVESTIGATED ON THIS MAP: EVIDENCE OF CEMETERIES, FUNCTION OF ELECTRICAL WIRES, EXISTENCE OF HAZARDOUS AND/OR TOXIC SUBSTANCES, EXISTENCE OF UNDERGROUND TANKS.

THERE WAS NO SURFACE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.

LEGAL DESCRIPTION:

THE SOUTHERLY 620 FEET, MEASURED FROM THE NORTHERLY LINE OF THE UNNAMED ROAD ADJOINING THE SOUTHERLY LINE OF LOT 20 OF OLIVE GROVE TRACT IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED NOVEMBER 15, 1893 IN BOOK A, PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 365 FEET OF SAID LAND.

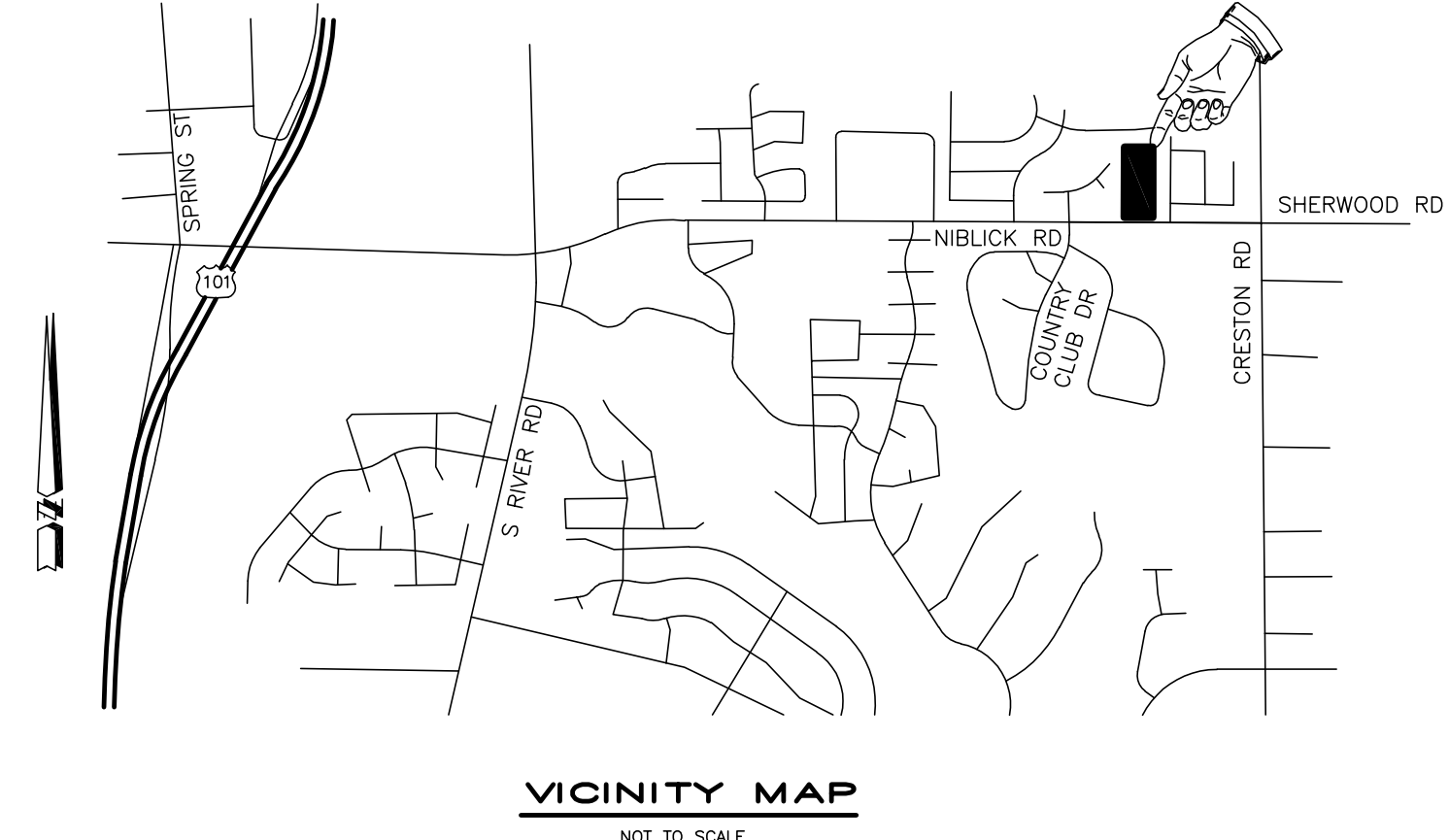
ALSO EXCEPTING THEREFROM, THAT PORTION AS GRANTED IN THE DEED TO THE CITY OF EL PASO DE ROBLES, RECORDED OCTOBER 26, 1966 IN BOOK 1414, PAGE 569 OF OFFICIAL RECORDS.

REFERENCES

- R 1 MB 32
- R 2 MB 6
- R 3 MB 18
- R 8 MB 36

LEGEND

- M MEASURED
- CF CALCULATED FROM RECORD
- ☒ FIRE HYDRANT
- ☒ HANDICAP PARKING
- FD MONUMENT AS NOTED
- SET MONUMENT PER RECORD OF SURVEY IN PROGRESS
- ⊗ ITEM IN TITLE REPORT BY FIDELITY NATIONAL TITLE ORDER NO. FSLC-0091800638-RB
- CHAIN LINK FENCE
- ////// ACCESS DENIED
- W WATER LINE
- T TELEPHONE
- E ELECTRIC LINE
- SD STORM DRAIN LINE
- CURRENT FEE TITLE BOUNDARY
- == == == BLOCK WALL/RETAINING WALL
- ☒ TELEPHONE VAULT
- ☒ PACIFIC GAS & ELECTRIC VAULT
- ☒ WATER METER
- ☒ JOINT POLE
- ☒ WATER VAULT
- ☒ STORM DRAIN MANHOLE
- ☒ SEWER MANHOLE
- ☒ VALVE
- ☒ LIGHT STANDARD
- STREET LIGHT
- SEWER LINE



COUNTRY CLUB DRIVE

OWNER:
SCOTT HUTCHINGS AND MELODY HUTCHINGS, TRUSTEES OF THE SCOTT AND MELODY HUTCHINGS REVOCABLE TRUST DATED 6-14-2012

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON GPS OBSERVATION OF GEODETIC NORTH AT FOUND 2" BRASS CAP IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF NIBLICK ROAD / CRESTON ROAD AS SHOWN.

BENCH MARK:

BENCH MARK DESIGNATION: CITY OF PASO ROBLES BENCHMARK NO. 30
DESCRIPTION: STANDARD BENCH MARK DISK STAMPED "CITY OF EL PASO DE ROBLES VAUGHAN SURVEYS INC. GPS BENCHMARK NO. 30" IN THE TOP OF THE EASTERLY CURB OF CRESTON ROAD, 51 FEET SOUTHWESTLY OF THE CENTERLINE OF CRESTON ROAD / SHERWOOD ROAD AND 36 FEET EASTERLY OF THE CENTERLINE OF NIBLICK ROAD.
ELEVATION: 811.76'
DATUM: NAVD88

ADDRESS:

1145 NIBLICK ROAD, PASO ROBLES
APN 009-566-042

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF LOT 20 OF OLIVE GROVE TRACT AS SHOWN ON MAP FILED IN BOOK A AT PAGE 32 OF THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST
SAN LUIS OBISPO, CA 93401
909-504-1960
MBS LAND SURVEYS
May 6, 2019 JOB #19-096

DATE	REVISION