

LEGAL DESCRIPTION:

PARCEL A:
ALL THAT REAL PROPERTY IN THE CITY OF REDDING, COUNTY OF SHASTA, STATE OF CALIFORNIA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT CERTAIN 2.83 ACRE PARCEL ENTITLED EXCLUSION # 2, AS SHOWN ON THE MAP RECORDED IN BOOK 30 OF LAND SURVEYS AT PAGE 20, SHASTA COUNTY RECORDS, AND RUNNING THENCE SOUTH 42° 30' 00" WEST, 20.14 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 40° 38' 46" WEST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4187.28 FEET, THROUGH AN ANGLE OF 2° 37' 44" FOR AN ARC DISTANCE OF 192.13 FEET; THENCE NORTH 36° 16' 39" WEST, 114.06 FEET; THENCE NORTH 32° 07' 44" WEST, 183.57 FEET; THENCE NORTH 48° 58' 21" EAST, .391.21 FEET; THENCE SOUTH 33° 32' 22" EAST, 448.18 FEET; THENCE SOUTH 42° 30' 00" WEST, 358.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN THAT PORTION OF THE HEREIN DESCRIBED PROPERTY, SET FORTH AS PARCEL 2 IN DEED FOR TERRIL R. NEEDLES AND RENA J. NEEDLES, HUSBAND AND WIFE TO WALLACE E. BAKER AND C.B.GRAVES, RECORDED DECEMBER 15, 1950 IN BOOK 310 OF OFFICIAL RECORDS AT PAGE 348, SHASTA COUNTY RECORDS.

PARCEL B:
ALL THAT REAL PROPERTY IN THE CITY OF REDDING, COUNTY OF SHASTA, STATE OF CALIFORNIA, IDENTIFIED AS PARCEL 1 AND PARCEL 2, CONVEYED TO PLUM VALLEY, INC., BY GRANT DEED, RECORDED AS DOCUMENT NO. 2004-0064366, SHASTA COUNTY RECORDS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE MOST SOUTHERLY CORNER OF THAT CERTAIN 2.83 ACRE PARCEL ENTITLED EXCLUSION # 2, AS SHOWN ON THE MAP RECORDED IN BOOK 30 OF LAND SURVEYS AT PAGE 20, SHASTA COUNTY RECORDS, AND RUNNING THENCE SOUTH 42° 30' 00" WEST, 20.14 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 40° 38' 46" WEST, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 4187.28 FEET, THROUGH AN ANGLE OF 2° 37' 44" FOR AN ARC DISTANCE OF 192.13 FEET; THENCE NORTH 36° 16' 39" WEST, 114.06 FEET; THENCE NORTH 32° 07' 44" WEST, 183.57 FEET; THENCE NORTH 48° 58' 21" EAST, 391.21 FEET; THENCE SOUTH 33° 32' 22" EAST, 448.18 FEET; THENCE SOUTH 42° 30' 00" WEST, 358.60 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

TO: R.L.R. INVESTMENTS, LLC
J.P. MORGAN CHASE BANK
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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S. IN 2005 AND INCLUDES ITEMS 1-6, 7(a), 8-10, 11(a), 13 AND 17 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY A.L.T.A. AND N.S.P.S. AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ROBERT B. RICHARDSON, LS 4389

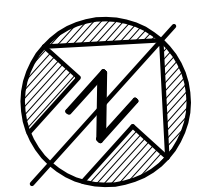
DATE: _____



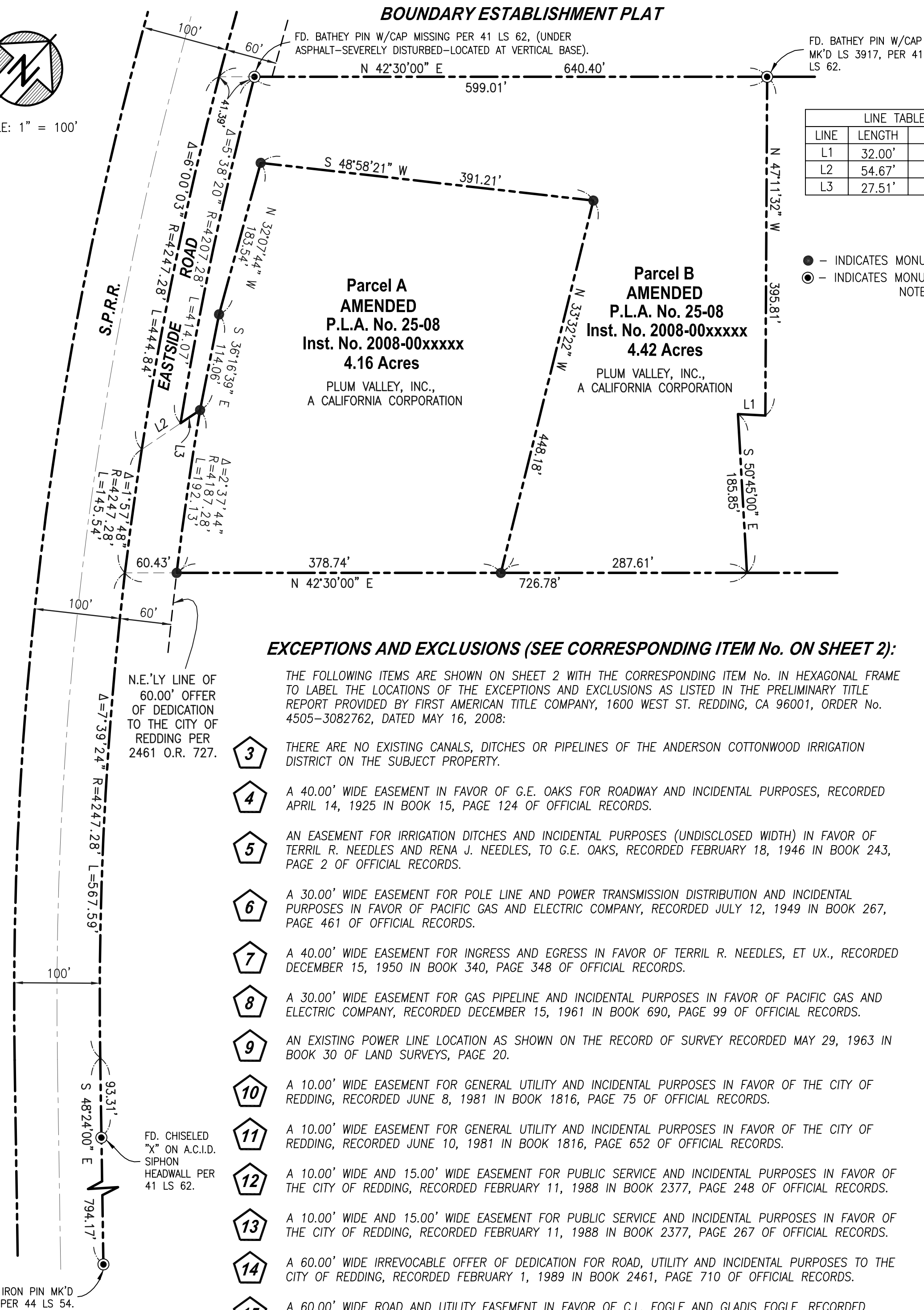
FD. CHISELED "X" ON A.C.I.D. SIPHON HEADWALL PER 41 LS 62.

FD. 5/8" IRON PIN MK'D RE 8700 PER 44 LS 54.

SCALE: 1" = 100'



BOUNDARY ESTABLISHMENT PLAT

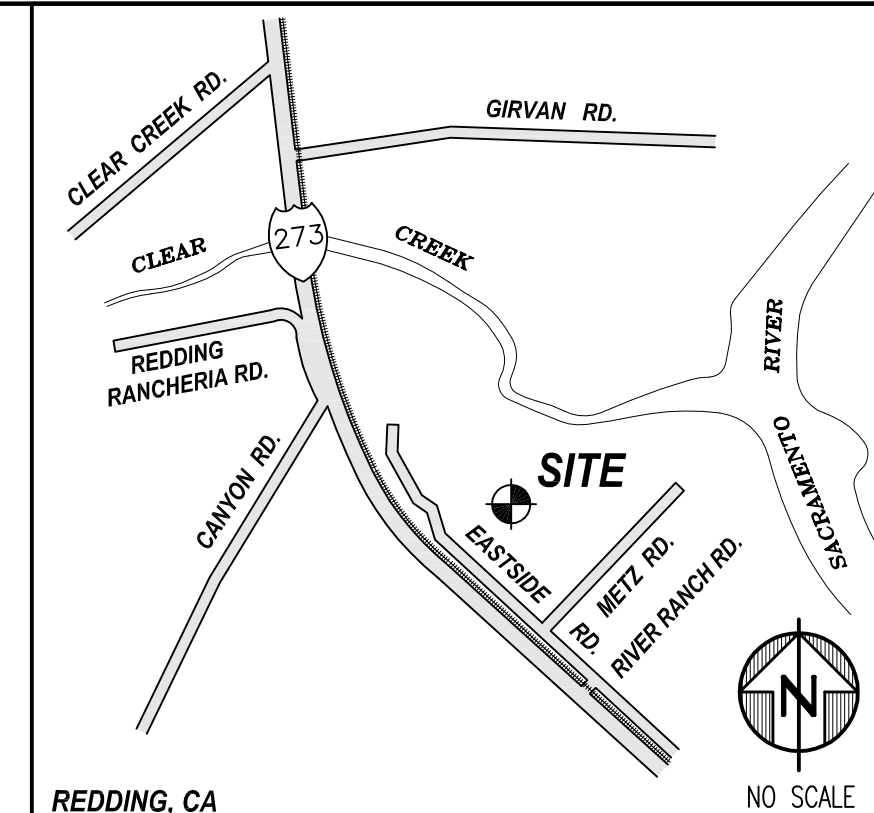


EXCEPTIONS AND EXCLUSIONS (SEE CORRESPONDING ITEM No. ON SHEET 2):

THE FOLLOWING ITEMS ARE SHOWN ON SHEET 2 WITH THE CORRESPONDING ITEM No. IN HEXAGONAL FRAME TO LABEL THE LOCATIONS OF THE EXCEPTIONS AND EXCLUSIONS AS LISTED IN THE PRELIMINARY TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE COMPANY, 1600 WEST ST. REDDING, CA 96001, ORDER No. 4505-3082762, DATED MAY 16, 2008:

- 3 THERE ARE NO EXISTING CANALS, DITCHES OR PIPELINES OF THE ANDERSON COTTONWOOD IRRIGATION DISTRICT ON THE SUBJECT PROPERTY.
- 4 A 40.00' WIDE EASEMENT IN FAVOR OF G.E. OAKS FOR ROADWAY AND INCIDENTAL PURPOSES, RECORDED APRIL 14, 1925 IN BOOK 15, PAGE 124 OF OFFICIAL RECORDS.
- 5 AN EASEMENT FOR IRRIGATION DITCHES AND INCIDENTAL PURPOSES (UNDISCLOSED WIDTH) IN FAVOR OF TERRIL R. NEEDLES AND RENA J. NEEDLES, TO G.E. OAKS, RECORDED FEBRUARY 18, 1946 IN BOOK 243, PAGE 2 OF OFFICIAL RECORDS.
- 6 A 30.00' WIDE EASEMENT FOR POLE LINE AND POWER TRANSMISSION DISTRIBUTION AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, RECORDED JULY 12, 1949 IN BOOK 267, PAGE 461 OF OFFICIAL RECORDS.
- 7 A 40.00' WIDE EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF TERRIL R. NEEDLES, ET UX., RECORDED DECEMBER 15, 1950 IN BOOK 340, PAGE 348 OF OFFICIAL RECORDS.
- 8 A 30.00' WIDE EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, RECORDED DECEMBER 15, 1961 IN BOOK 690, PAGE 99 OF OFFICIAL RECORDS.
- 9 AN EXISTING POWER LINE LOCATION AS SHOWN ON THE RECORD OF SURVEY RECORDED MAY 29, 1963 IN BOOK 30 OF LAND SURVEYS, PAGE 20.
- 10 A 10.00' WIDE EASEMENT FOR GENERAL UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF REDDING, RECORDED JUNE 8, 1981 IN BOOK 1816, PAGE 75 OF OFFICIAL RECORDS.
- 11 A 10.00' WIDE EASEMENT FOR GENERAL UTILITY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF REDDING, RECORDED JUNE 10, 1981 IN BOOK 1816, PAGE 652 OF OFFICIAL RECORDS.
- 12 A 10.00' WIDE AND 15.00' WIDE EASEMENT FOR PUBLIC SERVICE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF REDDING, RECORDED FEBRUARY 11, 1988 IN BOOK 2377, PAGE 248 OF OFFICIAL RECORDS.
- 13 A 10.00' WIDE AND 15.00' WIDE EASEMENT FOR PUBLIC SERVICE AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF REDDING, RECORDED FEBRUARY 11, 1988 IN BOOK 2377, PAGE 267 OF OFFICIAL RECORDS.
- 14 A 60.00' WIDE IRREVOCABLE OFFER OF DEDICATION FOR ROAD, UTILITY AND INCIDENTAL PURPOSES TO THE CITY OF REDDING, RECORDED FEBRUARY 1, 1989 IN BOOK 2461, PAGE 710 OF OFFICIAL RECORDS.
- 15 A 60.00' WIDE ROAD AND UTILITY EASEMENT IN FAVOR OF C.L. FOGLE AND GLADIS FOGLE, RECORDED FEBRUARY 2, 1989 IN BOOK 2462, PAGE 291 OF OFFICIAL RECORDS.

- - INDICATES MONUMENT TO BE SET.
- - INDICATES MONUMENT FOUND AS NOTED.



REDDING, CA
VICINITY MAP
NO SCALE

OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS SHOWN HEREIN, PER TABLE A OF THE 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:

- 1.) MONUMENTS TO BE SET AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY AN EXISTING MONUMENT OR WITNESS TO THE CORNER. PURSUANT TO THE STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8762 (b-4), A RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR.
- 2.) VICINITY MAP SHOWING RELATIONSHIP TO NEARBY HIGHWAYS AND STREETS.
- 3.) FLOOD ZONE DESIGNATION IS ZONE X, AREAS OF 0.2% CHANCE ANNUAL FLOOD, PER F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 0603602595E, REVISED JUNE 16, 2006.
- 4.) GROSS LAND AREA IS: 8.40 ACRES
- 6.) CURRENT ZONING: HEAVY INDUSTRIAL
MINIMUM BUILDING SETBACKS: 25' FRONT, 0' SIDEYARD, 0' REAR
MAXIMUM BUILDING HEIGHT = 50.0' MAXIMUM FLOOR SPACE = 10,000 Sq.Ft.
*DATA PER CITY OF REDDING ZONING ORDINANCE, CHAPTER 18.34
- 7.) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL, SEE PAGE 2.
- 8.) ALL SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN HEREIN, SEE PAGE 2.
- 9.) THERE ARE NO CURRENTLY DESIGNATED PARKING AREAS ON SITE.
- 10.) ACCESS IS TO A PUBLIC WAY AS SHOWN ON PAGE 2 (EASTSIDE ROAD).
- 11.) LOCATION OF ALL UTILITIES EXISTING ON OR SERVING THE PROPERTY AS DETERMINED BY OBSERVABLE EVIDENCE, SEE PAGE 2.
- 13.) NAMES OF ADJOINING LAND OWNERS SHOWN HEREIN, SEE PAGE 2.

**A.L.T.A./A.C.S.M.
LAND TITLE SURVEY**

BEING A SURVEY OF A PORTION OF THE ANDERSON VALLEY FARMS IN SECTION 27 OF THE P.B. READING GRANT, AS SHOWN IN BOOK 30 OF LAND SURVEYS AT PAGE 20, SHASTA COUNTY RECORDS, CALIFORNIA.

FOR:
R.L.R. INVESTMENTS, LLC
BY:

K.R. BUTLER ENGINEERING, INC.
CIVIL • STRUCTURAL • SURVEYING

8837 AIRPORT ROAD, Ste. A
REDDING CALIFORNIA 96002
TEL 530.226.3344 FAX 530.226.3345

DATE ISSUED 8/05/08	SCALE 1" = 100'	SHEET 1 OF 2	JOB NUMBER 08.153
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