

CURRENT ALTA SURVEY WITH EASEMENTS FOR VACATION

TITLE REPORT NOTES

THE FOLLOWING ITEMS ARE LISTED BY NUMBER UNDER THE EXCEPTIONS AND EXCLUSIONS TO COVERAGE PORTION IN THE PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, REFERENCE NUMBER FSSE-0102400524, OF WHICH AFFECT THE SUBJECT PROPERTY. NOT ALL ITEMS ARE LISTED.

7 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
PURPOSE: GAS OR PIPE LINE
RECORDING DATE: OCTOBER 17, 1933
RECORDING NO.: BOOK 350, PAGE 135, OF OFFICIAL RECORDS
AFFECTS: PORTION OF SAID LAND

MATTERS CONTAINED IN THAT CERTAIN DOCUMENT

ENTITLED: JOINT USE AGREEMENT
DATED: AUGUST 15, 1969
EXECUTED BY: PACIFIC GAS AND ELECTRIC COMPANY AND STATE OF CALIFORNIA
RECORDING DATE: OCTOBER 8, 1969
RECORDING NO.: L37490, BOOK 2421, PAGE 472, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: NOT PLOTTED - EASEMENT IS WITHIN THE STATE HIGHWAY 12 RIGHT-OF-WAY.

8 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: RUBEN T. ROBBINS AND PHYLLIS L. ROBBINS, AS TRUSTEES OF THE ROBBINS 1997 TRUST
PURPOSE: GENERAL ROAD AND RIGHTS
RECORDING DATE: NOVEMBER 29, 1999
RECORDING NO.: 1999145844, OF OFFICIAL RECORDS

AND RECORDING DATE: NOVEMBER 1, 2000
AND RECORDING NO.: 2000114896, OF OFFICIAL RECORDS

THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
SURVEYOR'S NOTE: PLOTTED. DN199914584 & DN2000114896 BOTH DESCRIBE THE RIGHT-OF-WAY AS BEING ON THE EASTERLY SIDE OF THE 30' ROAD RIGHT OF WAY MENTIONED IN DN19970005189. THE RIGHT-OF-WAY RESERVED IN DN 19970005189 IS THE WESTERLY SIDE OF THE 30' ROAD RIGHT OF WAY. PRIOR TO THE LOT LINE ADJUSTMENT BOTH PARCELS WERE UNITED UNDER A SINGLE OWNERSHIP, THEREBY NULLIFYING THE EASEMENT PER THE STATUTE OF MERGER.

9 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SANTA ROSA, A MUNICIPAL CORPORATION
PURPOSE: CONSTRUCTION, IMPROVEMENT, MAINTENANCE, REPAIRS, OPERATION, AND REPLACEMENT FOR PUBLIC UTILITY PURPOSES INCLUDING BUT NOT LIMITED TO ELECTRICITY, GAS, SEWER FACILITIES, WATER, FACILITIES, STORM DRAINS, SIDEWALKS, TELEPHONE, CABLE TELEVISION AND FOR SUCH OTHER PUBLIC OR PUBLIC UTILITY AND RIGHTS
RECORDING DATE: OCTOBER 11, 2002
RECORDING NO.: 2002156063, OF OFFICIAL RECORDS
AFFECTS: PORTIONS OF SAID LAND
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

10 RECITALS AND NOTES AS SHOWN ON THAT CERTAIN RECORDS OF SURVEY FILED FOR RECORD ON DECEMBER 30, 2004, IN BOOK 671 OF MAPS, PAGE 47, COUNTY OF SONOMA
SURVEYOR'S NOTE: NOT PLOTTED - SEE REFERENCED MAP FOR PARTICULARS.

11 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: RUBEN T. ROBBINS AND PHYLLIS L. ROBBINS, AS TRUSTEES OF THE ROBBINS 1997 TRUST
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 27, 2006
RECORDING NO.: 2006146449, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

12 RECITALS AND NOTES AS SHOWN ON THAT CERTAIN RECORDS OF SURVEY FILED FOR RECORD ON APRIL 1, 2009, IN BOOK 732 OF MAPS, PAGE 6, COUNTY OF SONOMA.
SURVEYOR'S NOTE: NOT PLOTTED - SEE REFERENCED MAP FOR PARTICULARS.

13 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF A PRIVATE SANITARY SEWER MAINTENANCE AGREEMENT
DATED: FEBRUARY 27, 2012
EXECUTED BY: RUBEN T. AND PHYLLIS L. ROBBINS
RECORDING DATE: FEBRUARY 27, 2012
RECORDING NO.: 2012018431, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

14 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED (PURSUANT TO LOT LINE ADJUSTMENT: LLA19-001) RESULTANT LANDS OF STORAGE PRO OF SANTA ROSA, LLC - LOT 1
DATED: NOVEMBER 18, 2021
EXECUTED BY: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: DECEMBER 8, 2021
RECORDING NO.: 2021132685, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

15 INTENTIONALLY DELETED

16 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED (PRIVATE ACCESS, UTILITY & MAINTENANCE EASEMENT)
DATED: FEBRUARY 9, 2022
EXECUTED BY: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MARCH 24, 2022
RECORDING NO.: 2022021159, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

17 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED (PRIVATE DRAINAGE EASEMENT)
DATED: FEBRUARY 9, 2022
EXECUTED BY: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MARCH 24, 2022
RECORDING NO.: 2022021160, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

18 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED (PRIVATE MAINTENANCE EASEMENT)
DATED: FEBRUARY 9, 2022
EXECUTED BY: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MARCH 24, 2022
RECORDING NO.: 2022021161, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: PLOTTED AS SHOWN.

19 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED (PRIVATE MAINTENANCE EASEMENT)
DATED: FEBRUARY 9, 2022
EXECUTED BY: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MARCH 24, 2022
RECORDING NO.: 2022021162, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

20 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED (PRIVATE SEWER EASEMENT)
DATED: FEBRUARY 9, 2022
EXECUTED BY: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MARCH 24, 2022
RECORDING NO.: 2022021163, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

21 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT DEED (PRIVATE WATERLINE EASEMENT)
DATED: FEBRUARY 9, 2022
EXECUTED BY: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
RECORDING DATE: MARCH 24, 2022
RECORDING NO.: 2022021164, OF OFFICIAL RECORDS

REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

22 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC SEWER ACCESS
RECORDING DATE: APRIL 13, 2022
RECORDING NO.: 2022026412, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

23 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION
PURPOSE: DEDICATION OF EMERGENCY VEHICULAR ACCESS
RECORDING DATE: APRIL 13, 2022
RECORDING NO.: 2022026413, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

24 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION
PURPOSE: PUBLIC UTILITY
RECORDING DATE: APRIL 13, 2022
RECORDING NO.: 2022026414, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

25 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SANTA ROSA, A MUNICIPAL CORPORATION
PURPOSE: EMERGENCY VEHICLE ACCESS
RECORDING DATE: APRIL 13, 2022
RECORDING NO.: 2022026415, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

26 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SANTA ROSA
PURPOSE: PUBLIC SEWER AND WATERLINE
RECORDING DATE: JUNE 30, 2022
RECORDING NO.: 2022045322, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN

UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

27 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF SANTA ROSA
PURPOSE: PUBLIC SEWER AND WATERLINE
RECORDING DATE: JUNE 30, 2022
RECORDING NO.: 2022045323, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS DESCRIBED THEREIN

UPON THE TERMS AND CONDITIONS CONTAINED THEREIN.
SURVEYOR'S NOTE: ITS LOCATION IS SHOWN.

28 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW.
AMOUNT: \$24,375,000.00
DATED: SEPTEMBER 2, 2022
TRUSTOR/GRANTOR: STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: FIRST REPUBLIC BANK
LOAN NO.: 14-654397-0
RECORDING DATE: SEPTEMBER 13, 2022
RECORDING NO.: 2022059983, OF OFFICIAL RECORDS

AN ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID DEED OF TRUST WHICH NAMES:

ASSIGNEE: JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
LOAN NO.: 2103813100042
RECORDING DATE: MARCH 12, 2024
RECORDING NO.: 2024010457, OF OFFICIAL RECORDS
AFFECTS: THE HEREIN DESCRIBED LAND AND OTHER LAND.
SURVEYOR'S NOTE: NOT A MATTER OF SURVEY.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LYING WITHIN THE CITY OF SANTA ROSA, COUNTY OF SONOMA, STATE OF CALIFORNIA AND BEING A PORTION OF THE LANDS OF STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS DESCRIBED BY GRANT DEED RECORDED UNDER DOCUMENT NUMBER 2017-101413, SONOMA COUNTY RECORDS, AND BEING ALL THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN "GRANT DEED (PURSUANT TO LOT LINE ADJUSTMENT: LLA19-001) RESULTANT LANDS OF STORAGE PRO OF SANTA ROSA, LLC - LOT 1" RECORDED DECEMBER 6, 2021, AS INSTRUMENT NO. 2021132685, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LANDS OF STORAGE PRO OF SANTA ROSA, LLC, SAID CORNER BEING COMMON WITH THE SOUTHERLY RIGHT-OF-WAY OF STATEHIGHWAY 12 AND BEING MARKED BY A REBAR WITH ALLOY CAP STAMPED "BRUNNER - PLS 4206" AS SHOWN ON THAT RECORD OF SURVEY FILED IN BOOK 732 OF MAPS AT PAGE 6, SONOMA COUNTY RECORDS; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY SOUTH 50°23'02" WEST 299.09 FEET (SAID SOUTHERLY RIGHT-OF-WAY SHOWN AS NORTH 50°23'02" EAST ON SAID RECORD OF SURVEY) TO THE NORTHWEST CORNER OF SAID LANDS; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND SAID NORTHWEST CORNER, ALONG THE WESTERLY LINE OF SAID LANDS SOUTH 40°05'28" EAST 149.25 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 50°23'22" EAST 284.66 FEET TO THE EASTERLY LINE OF SAID LANDS; THENCE ALONG SAID EASTERLY LINE NORTH 34°33'40" WEST 149.82 FEET TO THE POINT OF BEGINNING.

NOTES

1. AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE SURVEYOR OBSERVED EVIDENCE OF BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY.
2. AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE SURVEYOR OBSERVED NO EVIDENCE OF THE USE OF THE SUBJECT PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.
3. AT THE TIME OF THE SURVEYOR'S FIELD WORK AT THE SUBJECT PROPERTY, THE SURVEYOR OBSERVED NO EVIDENCE OF THE SUBJECT PROPERTY BEING, OR HAVING BEEN, USED FOR CEMETERY, BURIAL GROUND OR GRAVE SITE PURPOSES.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM STATE HIGHWAY 12.
5. THE SURVEYOR HAS NOT BEEN INFORMED OF ANY PROPOSED CHANGES TO THE RIGHT-OF-WAY OF STATE HIGHWAY 12.
6. NO BUILDINGS OBSERVED.
7. VERTICAL RELIEF IS BASED ON GROUND SURVEY.

ZONING

THE ZONING DESIGNATION FOR THIS SITE IS "CG: GENERAL COMMERCIAL" PER CITY OF SANTA ROSA ZONING MAP PROVIDED BY THE CITY OF SANTA ROSA AS SHOWN ONLINE AT WWW.MAPS.SRCITY.ORG. NO ZONING REPORT WAS PROVIDED BY CLIENT.

FLOOD_ZONE

THE SUBJECT PARCEL IS DEFINED AS ZONE "X" UNDER COMMUNITY PANEL NUMBER 06097C0733E WITH AN EFFECTIVE DATE OF DECEMBER 2, 2008. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

SITE INFORMATION

ADDRESS: NOT AVAILABLE
ASSESSOR PARCEL NO.: 032-010-068

GROSS LAND AREA: 1.00± ACRES (43,560± SQUARE FEET)
TOTAL FLOOR AREA: 0± SQFT
FLOOR AREA RATIO: 0%
ZONING DISTRICT: CG

PARKING SPACES

ONLY PARKING SPACES CLEARLY DELINEATED WITH STRIPING ARE INCLUDED IN THE PARKING SPACE TOTALS:
REGULAR: 0
HANDICAP: 0
TOTAL: 0

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CITY OF SANTA ROSA HORIZONTAL CONTROL NETWORK AS DETERMINED BY HORIZONTAL CONTROL MONUMENTS G-431 AND G-433, THE LINE BETWEEN WHICH BEARS NORTH 56°12'24" WEST. NAD 83 (2011) EPOCH 2010.

BENCHMARK

CITY OF SANTA ROSA BENCHMARK B75
MONTGOMERY DRIVE AND MISSION BLVD.; CITY DISK IN WELL MONUMENT 8 FEET WEST OF THE CENTERLINE OF THE INTERSECTION. COORDINATE MONUMENT G-431.
ELEVATION = 238.961' CITY OF SANTA ROSA DATUM

SURVEYOR'S CERTIFICATION

TO SPLASH & DASH CARWASH MANAGEMENT, LLC, AND/OR ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS; FIRST REPUBLIC BANK, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR:

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, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 29, 2024.

Preliminary
08/07/2024 4:34:55 PM

ANTHONY G. CINQUINI, P.L.S. 8614



DATE

THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYORS' ACT, SECTION 8770.6.

A.L.T.A. / N.S.P.S.
LAND TITLE SURVEY

OF THE LANDS OF
STORAGE PRO OF SANTA ROSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS SHOWN IN THAT PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, DATED JUNE 17, 2024 AT 7:30 A.M., TITLE NUMBER FSSE-0102400524-SD.

SCALE: NO SCALE

AUGUST 2024

PREPARED BY



CINQUINI & PASSARINO, INC.

LAND SURVEYING

1360 N. Dutton Ave. #150 Santa Rosa, Ca. 95401

Phone: (707) 542-6268 Fax: (707) 542-2106

WWW.CINQUINIPASSARINO.COM

- ▲ BOUNDARY
- ▲ TOPOGRAPHIC
- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS

