

CITY ENGINEER'S STATEMENT

I, ROBERT C. RUSSELL, CITY ENGINEER OF THE CITY OF SALINAS, COUNTY OF MONTEREY, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION AND ANY APPROVED ALTERATION THEREOF, THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF ANY, HAVE BEEN COMPLIED WITH.

DATE: _____
ROBERT C. RUSSELL, RCE 42871
CITY ENGINEER, CITY OF SALINAS
OFFICE: MARCH 2016

CITY PLANNING MANAGER'S STATEMENT

THIS MAP IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATE: _____
COURTNEY B. GROSSMAN
PLANNING MANAGER, CITY OF SALINAS
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED FOR RECORD AT THE REQUEST OF LANDESH ENGINEERS, INC. THIS DAY OF _____, 2015, AT _____ M, IN VOLUME _____ OF PARCEL MAPS, AT PAGE _____

STEPHEN L. VASIRIN
COUNTY RECORDER
BY: _____ DEPUTY
FEE: _____

A.P.No. 002-244-098 & 002-244-099
Salinas, California
Landesh Engineers, Inc.

PARCEL MAP

LOTS A(c), B(b), C(c), PORTION OF LOT D(d), E(e)
BLOCK 6, "MAP OF A PORTION OF SALINAS CITY
VOLUME 1 OF 'CITIES AND TOWNS' AT PAGE 8
FOR
THE CITY OF SALINAS
September 2015
Scale: None
File No. 1461-01
Sheet 1 of 3

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE HEREIN, KNOWS THE IDENTITY OF THE PERSONS WHOSE SIGNATURES ARE ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY STATEMENT:

STATE OF CALIFORNIA } SS.
COUNTY OF MONTEREY }
ON _____ BEFORE ME, _____, A NOTARY PUBLIC
PERSONALLY APPEARED _____, WHO PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO AND WHOSE INSTRUMENT AND APPROVED CAPACITY AND THAT THE SIGNATURE(S)
PERSON(S) ACTED, DECEASED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: _____
MY COMMISSION EXPIRES: _____

SIGNATURE OMISSION:

THE SIGNATURES OF THE HOLDERS OF THE FOLLOWING INTEREST MAY BE OMITTED IN AS MUCH AS
THEIR INTERESTS ARE SUCH THAT THEY CANNOT RISE IN TO A FEE, AND IF THEIR NAMES AND
ADDRESSES ARE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR AFTER THE
DATE OF RECORDATION OF THIS MAP AND UPON COMPLIANCE
WITH OR PURSUANT TO SECTION 65435 OF THE GOVERNMENT CODE.
THE CITY OF SALINAS, A MUNICIPAL CORPORATION, ELEMENTARY HOLDER UNDER THE FOLLOWING
DOCUMENT: BOOK 603 OF OFFICIAL RECORDS, AT PAGE 422.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND
LOCAL ORDINANCE AT THE REQUEST OF THE CITY OF SALINAS IN OCTOBER 2015. THE POSITIONS
INDICATED, OR THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR AFTER THE
DATE OF RECORDATION OF THIS MAP AND UPON COMPLIANCE WITH OR PURSUANT TO SECTION 65435
OF THE GOVERNMENT CODE. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AND IS
OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.



DATE: _____
GUY R. GRAUDO
P.L.S. No. 9703, EXPIRES DECEMBER 31, 2015

CITY SURVEYOR'S STATEMENT:

I, ROBERT C. GALTZ, ON BEHALF OF THE CITY OF SALINAS, DO HEREBY CERTIFY THAT I
HAVE EXAMINED THIS MAP AND AM ADVISED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: _____
ACTING CITY SURVEYOR, RCE 24184
EXPIRES: DECEMBER 31, 2015

OWNER'S STATEMENT:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN
AND TO, THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND THAT
WE HAVE FULL AND COMPLETE AUTHORITY TO EXECUTE THIS MAP AND TO CONVEY THE SAID
PROPERTY AND, WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND
SUBDIVISION AS SHOWN WITHIN THE SUBDIVISION BOUNDARY LINES.

THERE IS ALSO SHOWN HEREON AN EASEMENT FOR THE RIGHT TO PROHIBIT CONSTRUCTION OR
LAND USES IN THE SUBDIVISION. THE EASEMENT IS NOT A RESTRICTION ON THE USE OF THE
BUILDING INSPECTION DEPARTMENT AND PASSENGER VEHICLES AND TRAILERS, AND LIGHT FACILITIES,
UNDERGROUND UTILITY FACILITIES, CORRS, DRIVEWAYS, WALKWAYS, LANDSCAPING, AND SIMILAR
APPROVAL BY THE BUILDING INSPECTION DEPARTMENT IS REQUIRED BY CITY OF SALINAS BUILDING CODE.
SAID EASEMENT IS NOT INTENDED FOR USE BY THE GENERAL PUBLIC.

AS OWNERS:

THE CITY OF SALINAS, A MUNICIPAL CORPORATION
BY: _____
JOE GUNTER - MAYOR
BY: _____
RAY E. CORRIZ, JR. - CITY MANAGER

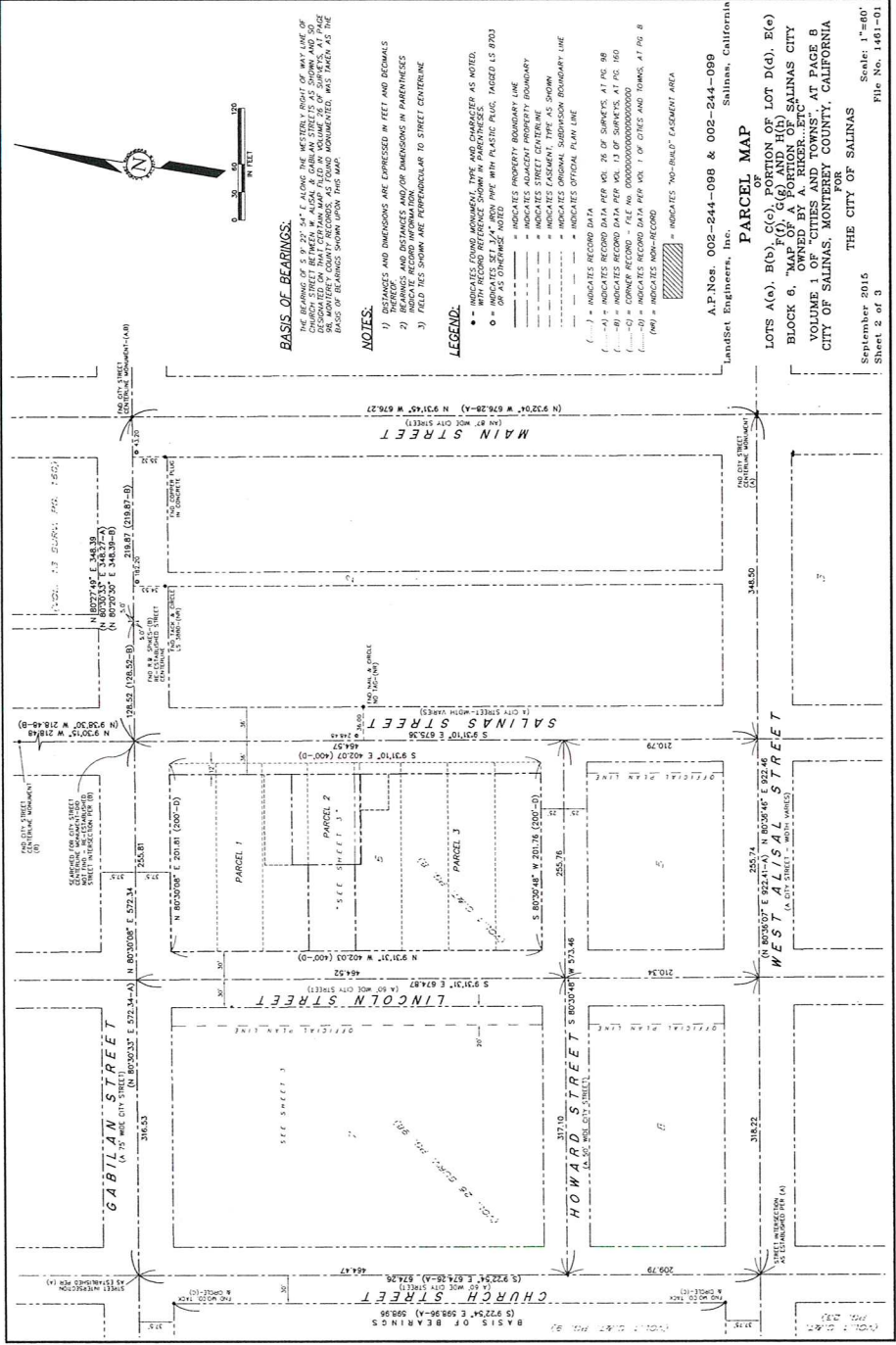
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE HEREIN, KNOWS THE IDENTITY OF THE PERSONS WHOSE SIGNATURES ARE ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

NOTARY STATEMENT:

STATE OF CALIFORNIA } SS.
COUNTY OF MONTEREY }
ON _____ BEFORE ME, _____, A NOTARY PUBLIC
PERSONALLY APPEARED _____, WHO PROVED TO
ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO AND WHOSE INSTRUMENT AND APPROVED CAPACITY AND THAT THE SIGNATURE(S)
PERSON(S) ACTED, DECEASED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: _____
MY COMMISSION EXPIRES: _____



BASIS OF BEARINGS.

1) DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS
 2) BEARINGS AND DISTANCES AND/OR DIMENSIONS IN PARENTHESES
 3) FIELD TIES SHOWN ARE PERPENDICULAR TO STREET CENTRINE

NOTES.

1) DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS
 2) BEARINGS AND DISTANCES AND/OR DIMENSIONS IN PARENTHESES
 3) FIELD TIES SHOWN ARE PERPENDICULAR TO STREET CENTRINE

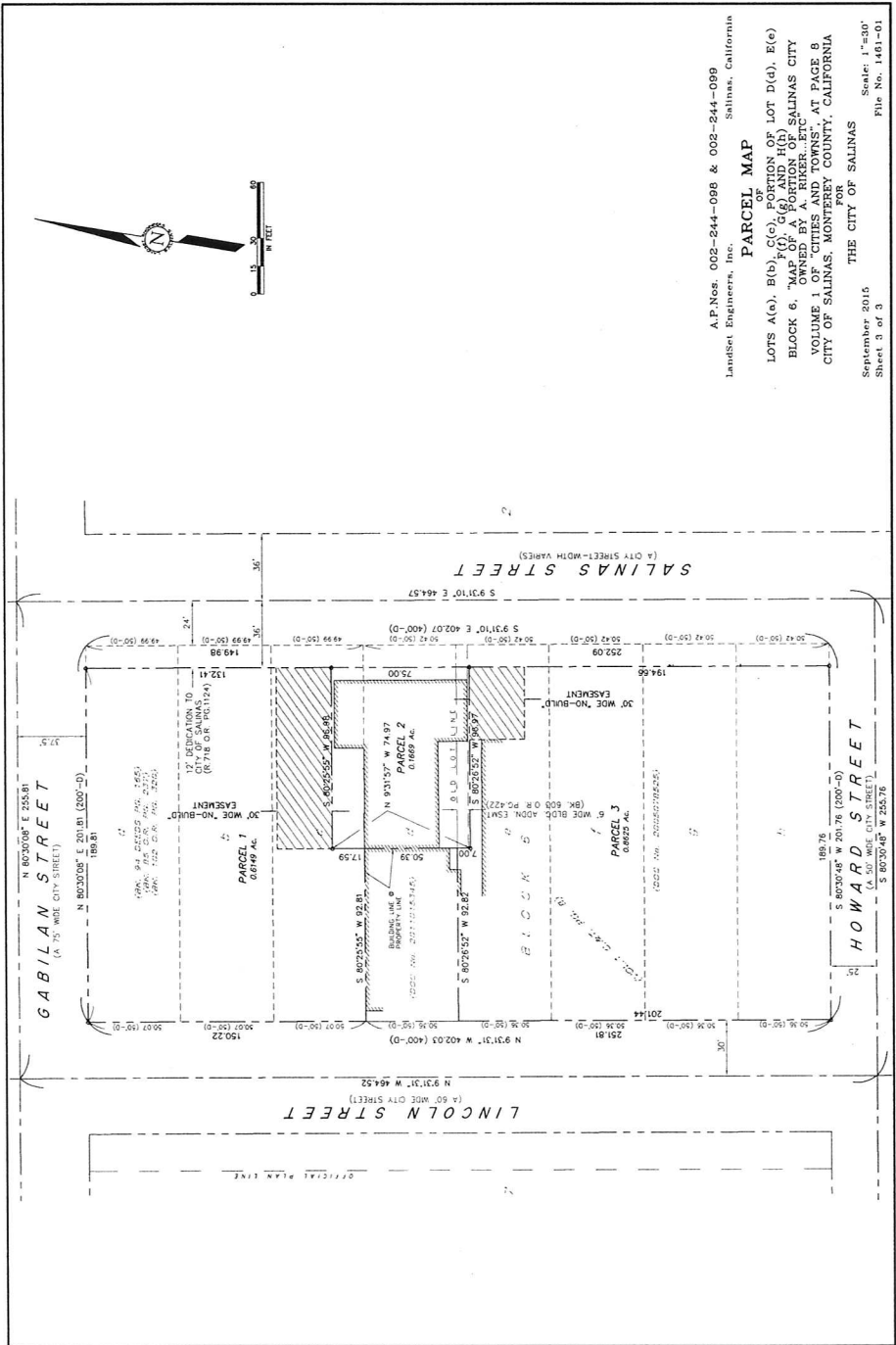
LEGEND.

- WITH RECORD REFERENCE SHOWN IN PARENTHESES.
- = INDICATES 1/2" RADIUS CURVE WITH PLASTIC PILING, TANGENT IS 80°00'
- = INDICATES 1/4" RADIUS CURVE WITH PLASTIC PILING, TANGENT IS 80°00'
- = INDICATES 1/8" RADIUS CURVE WITH PLASTIC PILING, TANGENT IS 80°00'
- = INDICATES PROPERTY BOUNDARY
- - - = INDICATES ADJACENT PROPERTY BOUNDARY
- · · = INDICATES STREET CENTRINE AS SHOWN
- · · = INDICATES ORIGINAL SUBDIVISION BOUNDARY LINE
- · · = INDICATES OFFICIAL PLANNING LINE
- (---) = INDICATES RECORD DATA
- (---A) = INDICATES RECORD DATA PER VOL. 26 OF SURVEYS, AT PG. 98
- (---B) = INDICATES RECORD DATA PER VOL. 13 OF SURVEYS, AT PG. 160
- (---C) = INDICATES RECORD DATA PER VOL. 1 OF CITIES AND TOWNS, AT PG. 8
- (---D) = INDICATES RECORD DATA PER VOL. 1 OF CITIES AND TOWNS, AT PG. 8
- (---E) = INDICATES NON-RECORD
- (---F) = INDICATES NON-RECORD
- (---G) = INDICATES NON-RECORD
- (---H) = INDICATES NON-RECORD
- (---I) = INDICATES NON-RECORD
- (---J) = INDICATES NON-RECORD
- (---K) = INDICATES NON-RECORD
- (---L) = INDICATES NON-RECORD
- (---M) = INDICATES NON-RECORD
- (---N) = INDICATES NON-RECORD
- (---O) = INDICATES NON-RECORD
- (---P) = INDICATES NON-RECORD
- (---Q) = INDICATES NON-RECORD
- (---R) = INDICATES NON-RECORD
- (---S) = INDICATES NON-RECORD
- (---T) = INDICATES NON-RECORD
- (---U) = INDICATES NON-RECORD
- (---V) = INDICATES NON-RECORD
- (---W) = INDICATES NON-RECORD
- (---X) = INDICATES NON-RECORD
- (---Y) = INDICATES NON-RECORD
- (---Z) = INDICATES NON-RECORD

A.P. Nos. 002-244-098 & 002-244-099
 LandSet Engineers, Inc.
 Salinas, California

PARCEL MAP
 OF
 LOTS A(C), B(C), C(C), D(C) PORTION OF LOT D(D), E(C)
 BLOCK 6, MAP OF A PORTION OF SALINAS CITY
 VOLUME 1 OF "CITIES AND TOWNS" AT PAGE B
 CITY OF SALINAS, MONTEREY COUNTY, CALIFORNIA
 FOR
 THE CITY OF SALINAS

September 2015
 Sheet 2 of 3
 Scale: 1"=40'



A.P.Nos. 002-244-088 & 002-244-099
 LandSrt Engineers, Inc. Salinas, California

PARCEL MAP
 OF
 PORTION OF LOT D(d), E(e)
 BLOCK 6, MAP (G) (AND H) (AND I)
 SHOWING A PORTION OF SALINAS CITY
 VOLUME 1 OF "CITIES AND TOWNS", AT PAGE 8
 CITY OF SALINAS, MONTEREY COUNTY, CALIFORNIA
 FOR
 THE CITY OF SALINAS

September 2015
 Sheet 3 of 3

Scale: 1"=80'
 File No. 1461-01

ALTA / ACSM LAND TITLE SURVEY

210 SALINAS STREET
SALINAS, CA
A.P.N.: 002-244-098

GENERAL NOTES:

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THIS SURVEY WAS PERFORMED FROM AERIAL PHOTOGRAPHS (CONDUCTED BY A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED FEBRUARY 26, 2015, ORDER NO. 2701-482379). NO LABORATORY TESTS OR RECORDS FOR MATTERS OF RECORD WERE OBTAINED OR STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR ENCUMBRANCES AFFECTING THE PROPERTY.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE UTILITY LINES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS, WATER, SEWER, AND OTHER SUBSURFACE UTILITIES, ARE NOT SHOWN UNLESS REVEALED BY A SURFACE INSPECTION.
- THE PHYSICAL ADDRESS OF THE SITE IS 210 SALINAS STREET, SALINAS, CALIFORNIA 95070.
- FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) DATED FEBRUARY 26, 2015, ORDER NO. 2701-482379, AS BEING LOCATED IN FLOOD ZONE X-1 (100-YEAR FLOOD). FLOOD INSURANCE RATE MAPS ARE AVAILABLE AT www.fema.gov/floodmaps/. ON JAN. 30, 2015, THE GROSS AREA OF THE SITE IS 0.056 ACRES.
- THE CURRENT ZONING CLASSIFICATION IS PUBLIC/COMMERCIAL-CENTRAL CITY OVERLAY-DOWNTOWN CORE OVERLAY AREA (PB-CC-OC). THE CITY OF SALINAS PLANNING DEPARTMENT HAS REVIEWED THIS SURVEY AND HAS DETERMINED THAT THE DEVELOPMENT INFORMATION WAS OBTAINED FROM THE CITY OF SALINAS PLANNING DEPARTMENT.
- THIS SURVEY WAS PERFORMED USING A TERRESTRIAL TOTAL STATION WITH REFLECTORLESS EDM CAPABILITIES. ALL MEASUREMENTS MEET OR EXCEED CURRENT CALIFORNIA STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
- CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND THOSE WHOSE USES IN THE CERTIFICATION FOR THE USE OF THIS TRANSACTION ONLY AND IS NOT TRANSMFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- BUILDING EXTERIOR LOCATIONS AND DIMENSIONS ARE MEASURED FROM THE OUTERMOST FACE OF BUILDING MATERIAL, AT GROUND LEVEL.
- ENCUMBRANCES, IF ANY, ARE SHOWN AND NOTED AT THEIR LOCATION ON SHEET 2 OF THIS MAP.
- THERE IS NO VISIBLE EVIDENCE OF ANY CENTERLINE OR BURNAL GROUNDS ON THE PROPERTY.
- ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF SALINAS DATUM, NAD 83. PROJECT BENCHMARK IS A BRASS DISK LOCATED ON THE CORNER OF CORNER AT THE INTERSECTION OF CORNER AT THE INTERSECTION OF SALINAS & COLUMBIA STREETS, ELEVATION = 1049.86 FEET.
- THERE WERE NO VISIBLE WATER FEATURES OBSERVED DURING THE PROCESS OF CONDUCTING THIS SURVEY.
- CONDUCTED THIS SURVEY UNDER UNUSUAL CONDITIONS. BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THIS SURVEY.
- TRACES WERE NOT OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.

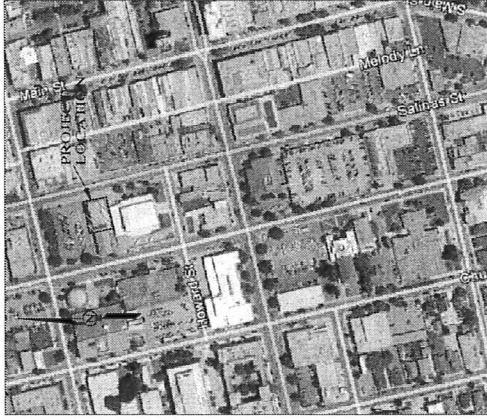
REFERENCE DOCUMENTS:

- MAP OF A PORTION OF SALINAS CITY, CALIFORNIA, SHOWING THE BOUNDARIES OF CITIES & TOWNS, AT PAGE 8, MONTEREY COUNTY RECORDS.
- RECORD OF SURVEY OF BLOCKS 5B, 6B & 6C OF "STONES ADDITION", VOLUME 28 OF SURVEYS, AT PAGE 28, MONTEREY COUNTY RECORDS.
- PRELIMINARY TITLE REPORT FOR 210 SALINAS STREET, ORDER NO. 2701-482379, DATED FEBRUARY 26, 2015. () RECORD DATA PER ()

BASIS OF BEARINGS:

THE BEARING OF S 92°25'41" E ALONG THE EASTERN BOUNDARY OF BLOCKS 5B, 6B & 6C OF "STONES ADDITION", FILED IN VOLUME 1 OF CITIES AND TOWNS, AT PAGE 20, AND BLOCK 10 OF "STONES ADDITION", FILED IN VOLUME 1 OF CITIES AND TOWNS, AT PAGE 20, MONTEREY COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

VICINITY MAP:



SURVEYOR'S CERTIFICATE:

TO: CITY OF SALINAS, A MUNICIPAL CORPORATION
AND: THEIR RESPECTIVE SUCCESSORS AND ASSIGNS
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED FOR ALTA/ACSM LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND MONTEREY COUNTY ENGINEERS, INC., A PROFESSIONAL ENGINEERING FIRM, LICENSE NO. 47917, HAS BEEN COMPLETED ON JANUARY 26, 2015.

DATE: _____ CITY R. GIRAUDO P.L.S. No. 8703



EXCEPTIONS:

- THE DATE OF INTEREST IN THE LAND HEREON DESCRIBED OR REFERRED TO HEREON IS TO BE DETERMINED BY THE INSTRUMENT BY WHICH INTEREST IN THE LAND HEREON DESCRIBED OR REFERRED TO HEREON WAS ACQUIRED. THE DATE OF INTEREST IN THE LAND HEREON DESCRIBED OR REFERRED TO HEREON IS TO BE DETERMINED BY THE INSTRUMENT BY WHICH INTEREST IN THE LAND HEREON DESCRIBED OR REFERRED TO HEREON WAS ACQUIRED. THE DATE OF INTEREST IN THE LAND HEREON DESCRIBED OR REFERRED TO HEREON IS TO BE DETERMINED BY THE INSTRUMENT BY WHICH INTEREST IN THE LAND HEREON DESCRIBED OR REFERRED TO HEREON WAS ACQUIRED.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2015-2016. A LEND NOT YET DUE OR PAYABLE.
 - THE LEND OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 33 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
 - RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
 - A LEASE DATED SEPTEMBER 4, 1984, EXECUTED BY SALINAS, A MUNICIPAL CORPORATION, AS LESSOR, AND SALINAS MUNICIPAL MONTEREY COUNTY FIRE PROTECTION DISTRICT, AS GRANTEE, PROVIDING FOR THE FURNISHING OF WATER TO THE SUBJECT PROPERTY, AS DESCRIBED IN MAP BOOK ONE, CITIES AND TOWNS, AT PAGE 8.
 - DETECTS, LEND ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEGALIZED ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - A LEASE DATED FEBRUARY 17, 1985, EXECUTED BY SALINAS MUNICIPAL CORPORATION, AS LESSOR, AND SALINAS MUNICIPAL MONTEREY COUNTY FIRE PROTECTION DISTRICT, AS GRANTEE, PROVIDING FOR THE FURNISHING OF WATER TO THE SUBJECT PROPERTY, AS DESCRIBED IN MAP BOOK ONE, CITIES AND TOWNS, AT PAGE 8.
 - DETECTS, LEND ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEGALIZED ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CENTRAL CITY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY VARIOUS DOCUMENTS OF RECORD.
 - ROUTES OF PARTIES IN POSSESSION.

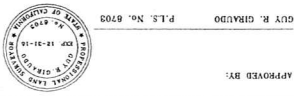
LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 PARCEL ONE
 ALL OF LOTS 4(B) AND 4(C) IN BLOCK 6, AS PER BAKER'S MAP OF SALINAS CITY, CALIFORNIA ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MONTEREY ON FEBRUARY 3, 1972 IN MAP BOOK ONE, CITIES AND TOWNS, AT PAGE 8 EXCEPTING THEREFROM THE EASTERN 1/2 FEET OF LOTS 4(B) AND 4(C) IN BLOCK 6, AS DESCRIBED IN RESOLUTION NO. 7407 RECORDED IN BOOK THE PAGE 102, MONTEREY COUNTY OFFICIAL RECORDS.
 PARCEL TWO
 THE EASTERN 8 FEET OF LOTS 4(B) AND 4(C) IN BLOCK 6, AS SHOWN AND SO DESCRIBED ON THE MAP OF A PORTION OF THE CITY OF SALINAS, CALIFORNIA, AS PER A BOOK MONTEREY COUNTY, CALIFORNIA DATED FEBRUARY 3, 1972 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AND NOW ON FILE IN SAID OFFICE IN MAP BOOK ONE, CITIES AND TOWNS, AT PAGE 8 EXCEPTING THEREFROM THE EASTERN 1/2 FEET OF LOT 4(B) IN BLOCK 6, AS DESCRIBED IN RESOLUTION NO. 7407 RECORDED IN BOOK THE PAGE 102, MONTEREY COUNTY OFFICIAL RECORDS.
 PARCEL THREE
 THE EASTERN 8 FEET OF THE WESTERN ONE-HALF OF LOT 4(B) IN BLOCK 6, AS SHOWN AND SO DESCRIBED ON THE MAP OF A PORTION OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AND NOW ON FILE IN SAID OFFICE IN MAP BOOK ONE, CITIES AND TOWNS, AT PAGE 8.
 PARCEL FOUR
 AN EASEMENT FOR AN ADDITION TO AN EXISTING HOUSE OVER THAT PORTION OF LOT 4(B) IN BLOCK 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE NORTHERLY 6 FEET OF THE EASTERN 108 FEET OF LOT 4(B) IN BLOCK 6, AS SHOWN AND SO DESCRIBED ON THE MAP OF A PORTION OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA AND NOW ON FILE IN SAID OFFICE IN MAP BOOK ONE, CITIES AND TOWNS, AT PAGE 8.
 A. P. N. 002-244-098

NO.	DATE	BY	REVISION
1	7/13/15	FR	RELEASED TO CLIENT
2			

SHEET 1

OF 2 SHEETS



APPROVED BY: _____

CITY R. GIRAUDO P.L.S. No. 8703



ALTA / ACSM LAND TITLE SURVEY
 "OLD FIRE STATION NO. 1"
 LOTS A, B, C, AND PORTION OF LOT D
 VOLUME 1 OF CITIES AND TOWNS, AT PAGE 8
 THE CITY OF SALINAS, A MUNICIPAL CORPORATION

Exhibit



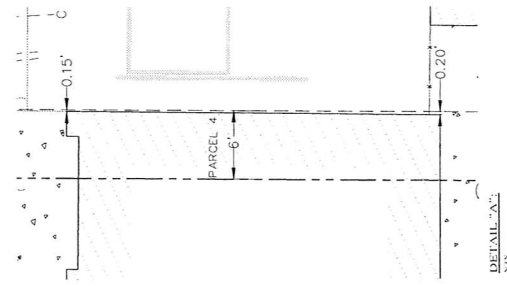
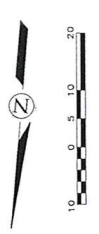


APPROVED BY: GUY R. GRAUDDO P.L.S. No. 8703



ALTA / ACSM LAND TITLE SURVEY
 VOLUME I OF CITIES AND TOWNS, AT PAGE 8
 "OLD FIRE STATION NO. 1"
 LOTS A, B, C, AND PORTION OF LOT D
 THE CITY OF SALINAS, A MUNICIPAL CORPORATION

DATE: 11-11-13
 JOB NO. 1461-01
 SHEET 2 OF 2 SHEETS



- LEGEND:
- PROPERTY BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - OLD RIGHT-OF-WAY/PROPERTY LINE
 - EASEMENT
 - STREET CENTERLINE
 - BUILDING LINE
 - CHIMNEY LINE
 - SAWDRY SHAFT LINE
 - WATER LINE
 - GAS LINE
 - COMMUNICATIONS LINE
 - TELEPHONE LINE
 - PAVEMENT STRIPING
 - ASPHALT CONCRETE SURFACE
 - BRICK SURFACE
 - CONCRETE SURFACE
 - FINISH FLOOR ELEVATION
 - GRADE LINE ELEVATION, BUILDING LINE
 - SURVEY MARK CONTROL POINT
 - COMPASS/POUT
 - FILE RECORD LOCATION NUMBER
- FF
 RL, BK
 BCO
 (C)

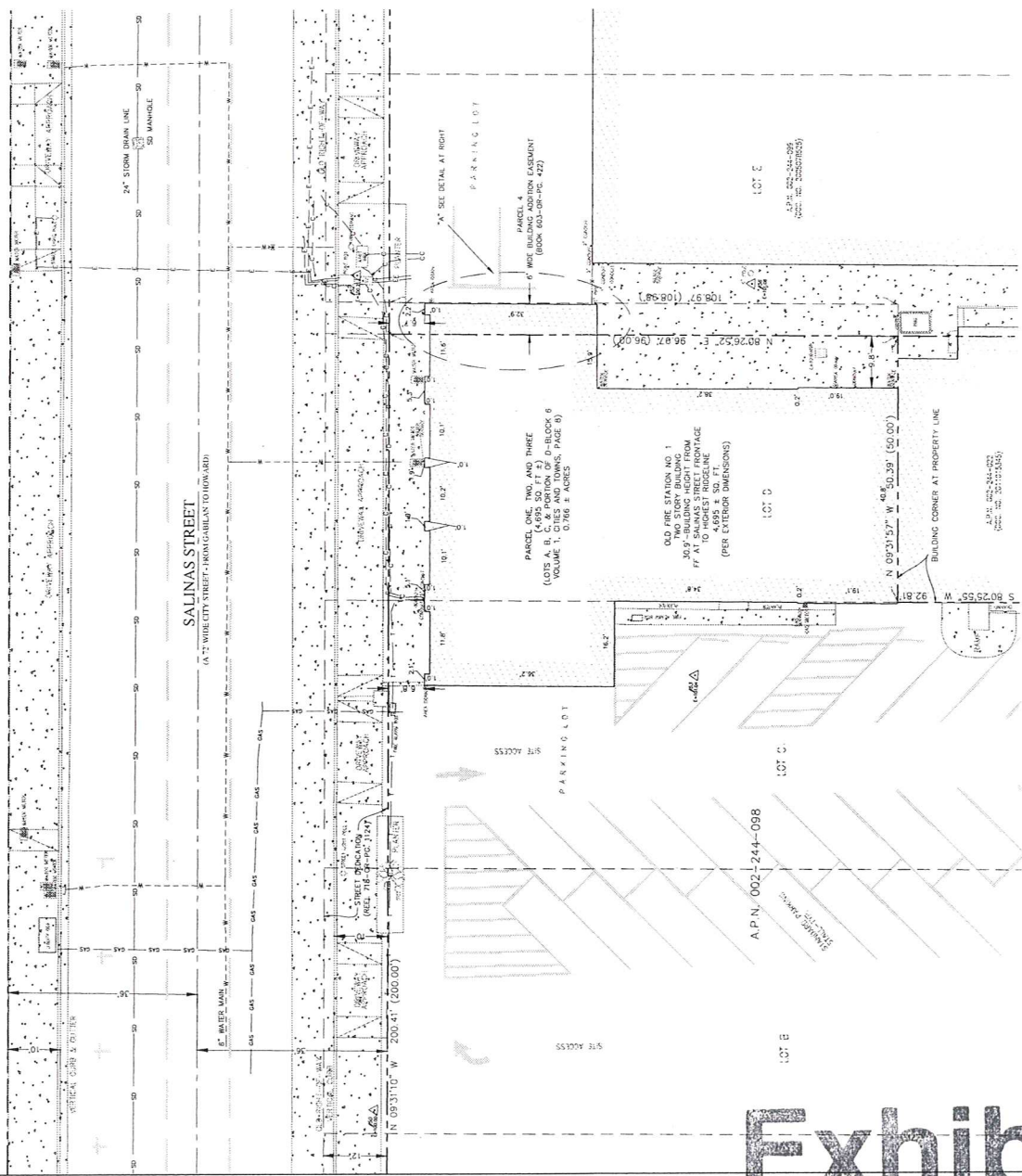


Exhibit E

**CITY OF SALINAS
ENGINEER'S REPORT**

DEPARTMENT OF PUBLIC WORKS

DATE: November 23, 2015

PURPOSE: General Plan Amendment (GPA) 2015-001
Rezone (RZ) Conditional Use Permit 2015-001
Minor Subdivision (RS) 2015-002 (Tom Wiles)

LOCATION: 210 Salinas Street
(former Fire Station #1)

OWNER/APPLICANT: City of Salinas

GENERAL

The development proposal lacks the specific information and detail required for detailed review and comments by City Engineering staff, but the following are being provided as general requirements for subdividing the property and redeveloping the Fire Station No. 1 building for repurpose/reuse.

PARCEL MAP REQUIREMENTS:

The minor subdivision will create three separate and legal lots of record (i.e. parcels), on the downtown City block bordered by Gabilan Street to the north, Salinas Street to the east, Howard Street to the south, and Lincoln Avenue to the west; excluding a 0.11-acre parcel on which the Women's Club building is located. The 3 resultant parcels will be for the following uses/facilities:

- Parcel 1: Existing City Parking Lot No. 8 (to remain);
- Parcel 2: Existing Fire Station No. 1 (to be redeveloped and repurposed);
- Parcel 3: Salinas Armory/PAL facility (recently redeveloped and repurposed as the P.A.L. Center).

The parcel map shall include (and shows) 30-foot wide *NO BUILD* easements immediately north and south of the existing Fire Station #1 building to meet Code requirements. An associated agreement for the NO BUILD easement has also been prepared, and shall be recorded concurrent with the map.

The proposal to subdivide said parcel is acceptable to Public Works, Public improvement requirements conditioned on this map are detailed below.

The proposed subdivision is acceptable to the Public Works Department's Engineering Division. The following information shall be provided to the Salinas Public Works Engineering Section at the Permit Center for technical review and processing:

1. Title Report/Parcel Map Guarantee;
2. Traverse calculations for new lots and subdivision boundary;
3. Pay Monterey County Recording Fee;
4. Pay City of Salinas Public Works Map Checking Fee, unless otherwise waived by the City Manager.

The parcel map format shall conform to Salinas Subdivision Ordinance requirements, as they currently exist. The parcel map submitted shows all new property corners set with a 3/4-inch iron pipe, with a plastic plug noting the surveyor's LS number installed therein, and also identifies existing property corner and centerline monuments found in the field with ties to this survey. The parcel map submitted is extremely well documented with regard to property and street monuments; one of the best efforts I've seen in a long time.

GPA AND RZ REQUIREMENTS

Although there is no specific proposal to re-use the building at this time, the rezone proposal is to change the zoning from Public/Semi-public use to Central City Mixed Use with a Downtown and Central City Overlay. It is expected that the redeveloped use would either be offices or restaurant/bar. Based on that assumption, the following requirements would apply:

PUBLIC IMPROVEMENTS: Public improvements (curb, gutter, sidewalk, driveway, fire hydrant, street lights, etc.) currently exist and are generally in good condition along and/or near the property's frontage. However, the driveway ramp that currently exists, and formerly served the fire trucks accessing the building slopes from the depressed curb grade at the street to the interior concrete driveway grade at the building's easterly face (exceeding the 2% maximum cross slope for path of travel); precluding an accessible path of travel meeting current standards, as required by the American's with Disabilities Act (ADA). Improvements required of the GPA/RZ shall include, but are not limited to: constructing a 4-foot (minimum) wide pedestrian path of travel/sidewalk within the public right of way in front of Fire Station No. 1 to provide a reasonable pedestrian path of travel on the west side of Salinas Street between Gabilan and Howard Streets (and providing a reasonable/accessible path of travel from the MST bus facility to the south and this property; maintaining parking stalls and vehicular circulation in City Parking Lot #8, unless an alternative parking/circulation option is approved by the City Engineer and Parking Manager.

SITE IMPROVEMENTS:

- a. Building improvements shall include low flow plumbing fixture units, per City Code. The City's Sanitary Sewer Master Plan (August 2011) does not identify any sewer deficiencies in the immediate downtown area and most sewer mains were repaired and lined in 2015 to enhance their service and extend their life;
- b. A restaurant and/or bar use will likely necessitate the installation of a grease interceptor, as required by the MRWPCA;

- c. Any landscaping/irrigation at the site shall conform to the City's Water Efficient Landscape Ordinance and Water Conservation Ordinance;
- d. Energy-efficient outdoor security lighting is suggested for the building, provided it does not impact the historic charm/character of the building;
- e. If building improvements or parcel changes are made, the developer may need to address Stormwater Development Standards (SWDS) that address the City's NPDES permit requirements. Without a more detailed development plan, staff cannot determine the extent of SWDS features/actions that need to be included.

BUILDING PERMIT PLANS:

Upon approval of these three (3) applications, the following information must be shown on the building permit plans:

1. Show existing facilities (curb, gutter, sidewalk, F.H., St. Lt., etc.).
2. Replace/reconstruct all damaged curb, gutter and sidewalk along the site's Street frontage, as applicable.
3. Indicate storm drain and sanitary sewer system, locations, and tie-ins.
4. Include grading plan (showing existing and new grades/contours).
5. Denote "FIRE LANES-NO PARKING ANYTIME" and NO PARKING areas.
6. Provide SWDS Threshold determination, as applicable.
7. Post address(es) on the building per City standards.

The development proposal is to subdivide an existing City parcel into two separate and legal lots of record via parcel map, to accommodate re-use of an existing building formerly used as Salinas Fire Station No. 1. The proposal is generally acceptable as presented in its conceptual form.

On-site plans shall include: specific detail regarding site grading (if any); sanitary sewer and storm drain facilities and tie-ins to City mains; denoting new and existing facilities; and details of improvements. All on-site utilities must be installed underground, and on-site security lights shall be included in the design. Lights shall have cut-off capability to mitigate impacts to adjacent properties. A bike rack shall be installed for employee/staff use. A landscape/irrigation plan will be required with the building permit and shall include the use of drought-tolerant plants and water-minimizing irrigation system. Said plan shall conform to City Code and Water Conservation Ordinance requirements.

Addressing of the hotel shall conform to City requirements and shall be assigned by the City. Please provide a floor by floor layout of this development (8.5 x 11-inch format) to Public Works for said assignment; preferably in CADD format.

Development fees will be due and shall be paid when building permits are issued. City of Salinas development fees are estimated as follows (based on current fee rates):

Traffic Impact Fee	\$ 50,000 (6 trips/unit)
Sanitary Sewer Fee	\$ 20,000
Storm Drain Fee	\$ 6,000 (based on 1.4 acres)

Building permit, school and regional sanitary sewer fees will also be due and shall be paid when building permits are issued. Contact said agencies for information relating thereto.

DEVELOPMENT FEES: Development fees will be due and shall be paid when building permits for each individual lot is developed. Contact Salinas Public Works for information regarding various development fees and methods used to assess said fees. With regard to traffic impact fees, credit can only be given for any use in the building that has existed after January 1, 2001 to the date of building permit issuance (this credit may include some Police office use for which I will need documentation to determine the extent of credit).

Building permit, school and regional sanitary sewer fees and Regional traffic fees will also be due and payable and must be paid at the time building permits are issued. The developer should contact those agencies for their fee information.

NOTICE: The conditions of approval for General Plan Amendment (GPA) 2015-001, Rezone (RZ) 2015-001, and Record of Survey (RS) 2015-002 include certain fees and development requirements. Pursuant to Government Code Section 66020(d)(1), this hereby constitutes written notice of the fees, and a description of probable development requirements. Contact me at 758-7429 if you have questions or concerns with any items included in this report

ROBERT C. RUSSELL, P.E.
City Engineer
RCE 42871
License Expires 3/31/2016

\\vsalsvr60\dept\pvt\pwadmin\robr\documents\drc-discretion\oldfirestation2taylorzgpars.doc

CITY OF SALINAS DEVELOPMENT FEES

The City of Salinas collects development fees for all construction requiring a building permit. Development fees collected include traffic impact, sanitary sewer, storm drain, street tree and park fees. These, and other such fees, are adjusted annually (effective July 1) to take into account construction cost increases, which occur during the year. Other such fees include those collected by the City for plan checking, inspection, seismic, and plan processing items. Information relating to these fees can be obtained from the Community & Economic Development Department's (CEDI) Permit Services Division located at 65 W. Alisal Street upon request. Finally, the local school districts and Monterey Regional Water Pollution Control Agency (MRWPCA) collect fees for their particular purposes and should be consulted for their fee schedule. —City of Salinas development -fees are as follows:

TRAFFIC IMPACT FEES

Traffic Impact fees are collected for the construction of new streets to handle the additional traffic generated by new development or redevelopment. Funds are collected and placed into an account which is used only for projects identified in the Traffic Fee Ordinance (TFO). For commercial/ industrial uses, fees are based on trips generated by the use and the building area. Trip generation rates for the various uses are included in the TFO and are available in handout form from Development and Engineering Services. Generally, the traffic impact fee is determined by dividing the building square footage by 1000, multiplying the resultant number by the use's trip generation rate, and then multiplying by the trip fee which is \$347.00 per trip effective July 1, 2015. If an existing building is, or has been, occupied by a specific use between January 1, 2000 and the time an application for a building permit is submitted to the City, credit is given for the trips generated by that use. The following is an example of traffic fees for a new 50,000 s.f. industrial building with no credit.

BUILDING SQUARE FOOTAGE		50,000
<u>DIVIDED BY</u>		<u>1 000</u>
MULTIPLYING FACTOR		50
TRIP GEN. RATE FOR USE (5/1000 S.F.)	X	5
<u>PER TRIP FEE \$347.00</u>	<u>X</u>	<u>347.00</u>
TRAFFIC IMPACT FEE		\$86,750.00

Residential development also pays traffic impact fees, but the fees are based on each residential unit. A single family home will be assessed \$3,360 in traffic fees beginning July 1, 2015 (10 trips/unit x \$347/trip). Trip generation rates for other uses and residential unit types (i.e. apartments) are included in trip generation tables contained in the TFO. \$223.00 per daily trip for Monte Bella, Boronda Crossing Shopping Center, and other developments with pre — 2005 planning approvals
 \$503.00 per daily trip Future Growth Area

SANITARY SEWER FEE

New development within Salinas is also assessed sanitary sewer fees by the MRWPCA and the City of Salinas. Sewage originating in Salinas is transported underground through the City by a collection system owned and maintained by the City, before ultimately being transported to Marina where it is treated by MRWPCA. Developers should contact MRWPCA at (831) 372-2385 for information on their fees. As of July 1, 2015, MRWPCA sewer fee is \$3,171 per residential unit; based on the Equivalent Dwelling Unit (EDU) equivalent for commercial/industrial development.

The City fee is collected for the construction of new sewer mains and related facilities to accommodate the additional sewage discharge from new development. As of July 1, 2015 the City commercial/industrial sanitary sewer fees are \$1,611.00 for the first 4,000 s.f. of building area and first 20 fixture units. An additional \$17.00 is assessed for each fixture unit over 20 while \$4.00 is assessed for every 100 sq. ft. over 4,000. Residential units are assessed on the number of bedrooms within each unit, with a July 1, 2015 fee of \$487 per bedroom. It should be

noted that rooms which can be converted to a bedroom (i.e. 10' x 10' study room) would qualify as a bedroom and will be assessed accordingly.

STORM-DRAIN FEES

A storm drain fee is collected to provide new drainage facilities to handle additional runoff generated by new development. New development must also comply with the City's most current Storm Water Development standards/NPDES permit. Storm drain mains generally transport the runoff to either Reclamation Ditches, Carr Lake or other primary drainage facility. For commercial/industrial development, the fee is based on the new/additional hardscape area and assessed at \$6,630.00 per acre. Schools are assessed \$5,287.00 per acre, while residential units are assessed \$522 per bedroom; as defined above. These fees are effective July 1, 2015.

STREET TREE FEES

Street tree fees are also collected for the installation of City standard street trees. Street trees are installed to enhance the aesthetics of the community as well as provide valuable environmental benefits. As of July 1, 2015 the fee is \$315 per 60 lineal feet of street frontage for all developments, and is prorated accordingly.

PARK FEES

Residential development pays \$895 per bedroom toward Park fees for the acquisition and development of park facilities to meet the recreational needs of Salinas' citizens. Commercial/industrial developments are not assessed park fees.

SCHOOL FEES

The below school districts currently collect fees for property located in the City limits of Salinas. You may obtain fee amounts by contacting the district offices. Properties are required to contact one or two of the following districts. If you have questions, please contact the Salinas Permit Center at (831) 758-7251.

<p>Salinas Union High School District 431 W. Alisal Street Salinas, CA 93901 (831) 796-7018</p>	<p>Alisal Union School District 1205 E. Market Street Salinas, CA 93905 (831) 753-5700, ext. 2031</p>	<p>Salinas City Elementary School District 840 S. Main Street Salinas, CA 93901 (831) 753-5600</p>
---	---	--

Public Facilities Impact Fee Schedule

Development Type	Dev. Unit	Fire Impact Fee	Police 1m act Fee	Library 1m act Fee	Recreation Impact Fee	Total Impact Fees
Residential, Single-Family	DU	\$ 273.51	\$ 1,503.49	\$ 1,071.09	\$	\$ 3,442.79
Residential, Multi-Family	DU	\$ 266.19	\$ 1,503.49	\$ 1,071.09	594.69	\$ 3,435.47
Commercial	KSF	\$ 461.83	\$ 614.50		\$ 594.69	\$ 1,076.33
Industrial	KSF	\$ 104.75	\$ 409.67		0	\$ 514.42

1 DU=Dwelling Unit:

KSF=1,000 square feet of floor area

s.f. = square feet