

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

**PARCEL MAP**  
 OF  
 LOTS A(e), B(c), C(c), PORTION OF LOT D(d), E(e)  
 BLOCK 6, MAP OF A PORTION OF SALINAS CITY  
 CANTON, 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 Scale: 1"=50'  
 Sheet 3 of 3 File No. 1481-01

# 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 PREPARED FROM INFORMATION OBTAINED IN A PRELIMINARY TITLE SURVEY PERFORMED BY FIRST AMERICAN TITLE COMPANY, INC. ON FEBRUARY 26, 2015. THE SURVEYOR HAS REVIEWED THE RECORDS NOTED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, UTILITIES, AND ADJACENT LANDS, INCLUDING ADJACENT SURFACE ELEVATIONS, ARE NOT SHOWN UNLESS THEY ARE VISIBLE ON THE SURFACE OR OTHERWISE NOTED BY THE SURVEYOR. THE SURVEYOR HAS REVIEWED THE RECORDS NOTED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
- THE PHYSICAL ADDRESS OF THE SITE IS 210 SALINAS STREET, SALINAS, CALIFORNIA 93901.
- FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 22050Z0206A, DATED APRIL 2, 2009 AS BEING LOCATED IN FLOOD ZONE "X", FLOOD ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THE SURVEYOR HAS REVIEWED THE RECORDS NOTED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
- THE CROSS AREA OF THE SITE IS 0.266 ACRES.
- THE CURRENT ZONING CLASSIFICATION IS PUBLIC/RESIDENTIAL-GENERAL CITY OVERLAY-DOWN-TOWN CORE OVERLAY AREA (PS-CC-DC). CURRENT SETBACK REQUIREMENTS, HEIGHT AND FOOTING REQUIREMENTS, AND SETBACKS ARE DETERMINED BY THE CITY OF SALINAS PLANNING DEPARTMENT.
- THE SURVEY WAS PERFORMED USING A TRIPLETOTAL STATION WITH REFLECTORS ON CAPABILITIES. ALL MEASUREMENTS MET OR EXCEEDED CURRENT CALIFORNIA STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
- CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND THOSE LISTED IN THE CERTIFICATION FOR THE USE OF THIS TRANSACTION ONLY AND IS NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- BUILDING EXTERIOR LOCATIONS AND DIMENSIONS ARE MEASURED FROM THE OUTERMOST FACE OF BUILDING MATERIAL AT GROUND LEVEL.
- ENCROACHMENTS, IF ANY, ARE SHOWN AND NOTED AT THEIR LOCATION ON SHEET 2 OF THIS MAP.
- TITLE CERTAIN EASEMENT DESCRIBED UNDER THE LEGAL DESCRIPTION, PARCEL THREE, IN THE ABOVE REFERENCED PRELIMINARY TITLE REPORT IS NOTED AND SHOWN 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. MUD 25 PROJECT BENCHMARK IS A BRASS BOLT, LOCATED ON THE TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF SALINAS & CARMAN STREETS, ELEVATION: 45.08 FEET.
- THERE WERE NO VISIBLE WATER FEATURES OBSERVED DURING THE PROCESS OF CONDUCTING THIS SURVEY.
- THERE WERE NO VISIBLE EARTH MOVING OPERATIONS, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING THE PROCESS OF CONDUCTING THIS SURVEY.
- NO SIGNIFICANT LANDSLIDES.

### REFERENCE DOCUMENTS:

- MAP OF A PORTION OF SALINAS CITY OWNED BY THE CITY OF SALINAS, COUNTY OF MONTEREY, STATE OF CALIFORNIA, RECORDED AS RESOLUTION NO. 7457 RECORDED AUGUST 9, 1971 IN BOOK 718, PAGE 1124, OFFICIAL RECORDS OF MONTEREY COUNTY.
- RECORD OF SURVEY OF BLOCKS 58, 59 & 67 OF BAKER STREET, SALINAS, CALIFORNIA, COUNTY OF MONTEREY, STATE OF CALIFORNIA, RECORDED AS RESOLUTION NO. 7457 RECORDED AUGUST 9, 1971 IN BOOK 718, PAGE 1124, OFFICIAL RECORDS OF MONTEREY COUNTY.
- PRELIMINARY FILE REPORT OF SURVEY NO. 230-1482-3727 DATED FEBRUARY 26, 2015 BY SURVEYOR R. GIRALDO.
- RECORD DATA PER ( )

### BASIS OF BEARINGS:

THE BEARINGS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### VICINITY MAP:

1/15



### EXCEPTIONS:

- THE ESTATE OR INTEREST IN THE LAND HEREAFTER DESCRIBED OR REFERRED TO COVERED BY SAID REPORT IS, AS TO PARCELS ONE, TWO AND THREE, AN EASEMENT AS TO PARCEL FOUR. SEE LEGAL DESCRIPTION BELOW AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
- GENERAL AND SPECIAL TAXES AND ASSASSMENTS FOR THE FISCAL YEAR 2015-2016, A LEND NOT YET DUE OR PAYABLE.
  - THE LEND OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
  - RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
  - A LEASE DATED SEPTEMBER 4, 1934, EXECUTED BY SALINAS, A MUNICIPAL CORPORATION AS LESSOR, AND SALINAS RURAL, MONTEREY COUNTY FIRE PROTECTION DISTRICT, A COUNTY FIRE PROTECTION DISTRICT AS LESSEE, RECORDED JANUARY 19, 1935 AS BOOK 42, PAGE 210 OF OFFICIAL RECORDS.
  - DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASHOOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
  - A LEASE DATED FEBRUARY 17, 1934, EXECUTED BY SALINAS, A MUNICIPAL CORPORATION AS LESSOR AND SALINAS RURAL, MONTEREY COUNTY FIRE PROTECTION DISTRICT, A COUNTY FIRE PROTECTION DISTRICT AS LESSEE, RECORDED MARCH 17, 1939 AS BOOK 609, PAGE 293 OF OFFICIAL RECORDS.
  - DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTER AFFECTING THE LEASHOOLD 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.
  - RIGHTS 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(A), 4(B) AND 4(C), IN BLOCK 6, AS PER RIGGS'S MAP OF SALINAS CITY, CALIFORNIA ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF MONTEREY ON FEBRUARY 5, 1932 IN MAP BOOK ONE, CITIES AND TOWNS, AT PAGE 8, EXCEPTING THEREFROM THE EASTERN 12 FEET OF LOTS A, B, AND C, IN BLOCK 6, AS DESCRIBED IN RESOLUTION NO. 7457 RECORDED AUGUST 9, 1971 IN BOOK 718, PAGE 1124, OFFICIAL RECORDS OF MONTEREY COUNTY.

PARCEL TWO:

THE EASTERN ONE HUNDRED FEET OF LOT D, IN BLOCK 6, AS SHOWN AND SO DESCRIBED ON THE MAP OF A PORTION OF SALINAS CITY OWNED BY A. BAKER, MONTEREY COUNTY, CALIFORNIA FILED FEBRUARY 5, 1932 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 12 FEET OF LOT D, IN BLOCK 6, AS DESCRIBED IN RESOLUTION NO. 7457 RECORDED AUGUST 9, 1971 IN BOOK 718, PAGE 1124, OFFICIAL RECORDS OF MONTEREY COUNTY.

PARCEL THREE:

THE EASTERN 8 FEET OF THE WESTERN ONE-HALF OF LOT D, IN BLOCK 6, AS SHOWN AND SO DESCRIBED ON THE MAP OF A PORTION OF SALINAS CITY OWNED BY A. BAKER, MONTEREY COUNTY, CALIFORNIA FILED FEBRUARY 5, 1932 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 12 FEET OF LOT D, IN BLOCK 6, AS DESCRIBED IN RESOLUTION NO. 7457 RECORDED AUGUST 9, 1971 IN BOOK 718, PAGE 1124, OFFICIAL RECORDS OF MONTEREY COUNTY.

PARCEL FOUR:

AN EASEMENT FOR AN ADDITION TO AN EXISTING ERECHOUSE OVER THAT PORTION OF LOT E, IN BLOCK 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 6 FEET OF THE EASTERN 108.98 FEET OF LOT E, IN BLOCK 6, AS SHOWN AND SO DESCRIBED ON THE MAP OF A PORTION OF SALINAS CITY OWNED BY A. BAKER, MONTEREY COUNTY, CALIFORNIA FILED FEBRUARY 5, 1932 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.

APR. 002-244-098

### SURVEYOR'S CERTIFICATE:

TO: CITY OF SALINAS, A MUNICIPAL CORPORATION

AND THEIR RESPECTIVE SUCCESSORS AND ASSORS

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AS SET FORTH IN THE 2011 STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AND INCLUDES ITEMS 1, 2, 3, 4, 4(a), 7(a)(1), 7(a), 8, 9, 10(a), 11, 16, 18, OF TABLE A HEREOF. THE FIELD WORK WAS COMPLETED ON JAN. 26, 2015.



DATE: \_\_\_\_\_ CITY OF SALINAS P.L.S. No. 0700

|                     |               |             |
|---------------------|---------------|-------------|
| SCALE: AS SHOWN     | SHEET 1       | OF 2 SHEETS |
| DATE: JULY 10, 2015 | JULY 10, 2015 | NO. DATE BY |
| JOB NO. 1481-01     | REVISION      | REVISION    |



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



# ALTA / ACSM LAND TITLE SURVEY

## "OLD FIRE STATION NO. 1" LOTS A, B, C, AND PORTION OF LOT D

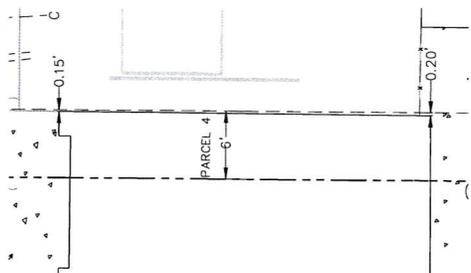
### VOLUME 1 OF CITIES AND TOWNS, AT PAGE 8

THE CITY OF SALINAS, A MUNICIPAL CORPORATION

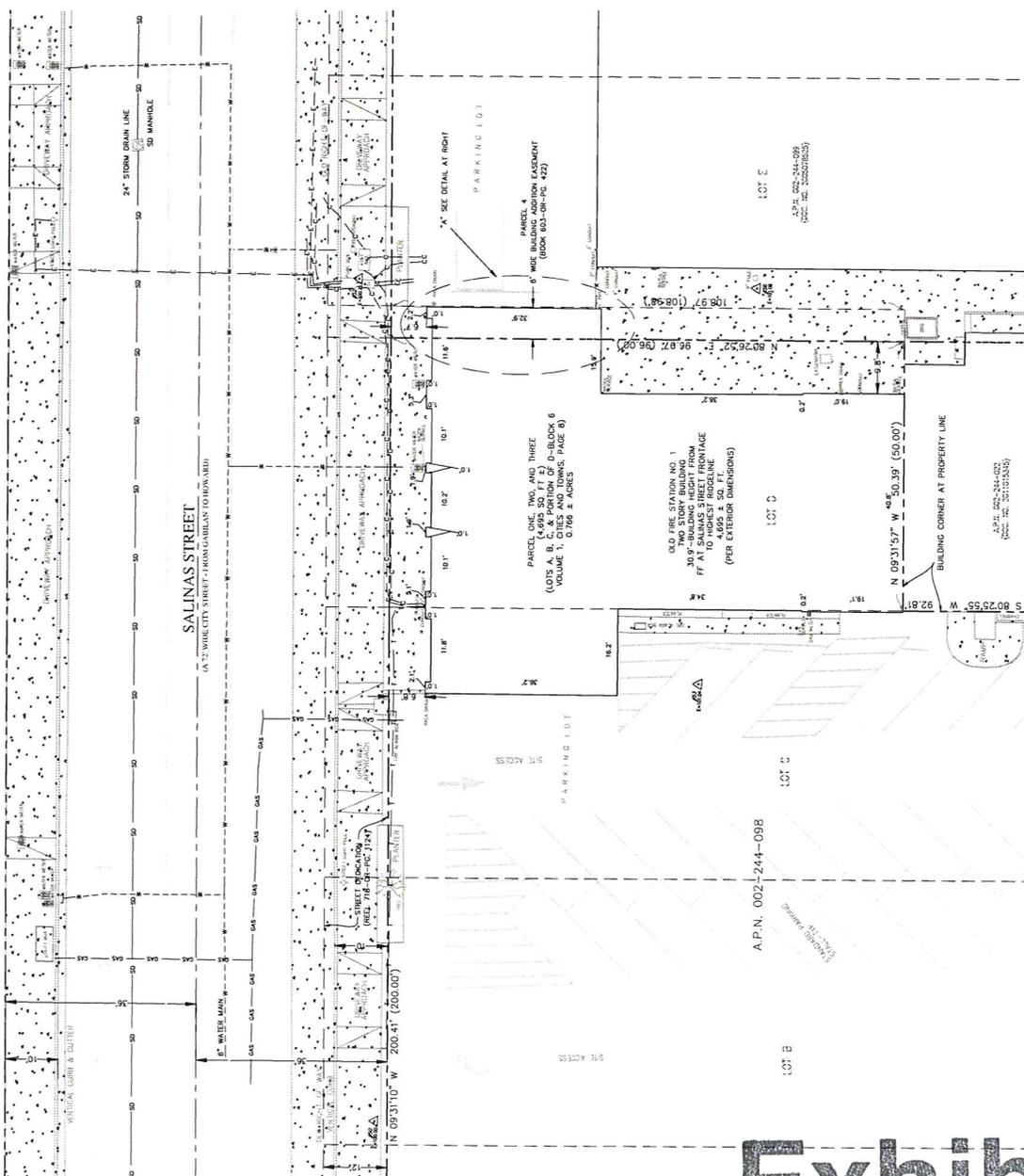
SCALE: 1"=10'  
DATE: JULY 2013  
JOB NO. 1481-01

SHEET 2 OF 2 SHEETS

| NO. | DATE    | BY | REVISION           |
|-----|---------|----|--------------------|
| 1   | 7/13/13 | FR | RELEASED TO CLIENT |



- LEGEND:**
- PROPERTY BOUNDARY LINE
  - ADJACENT PROPERTY LINE
  - ADJACENT LOT/BLK/PT-ADJ/PROPERTY LINE
  - CASINO
  - STREET CENTERLINE
  - BUILDING LINE
  - CHAIN LINK FENCE
  - STORM DRAIN LINE
  - SMARTWAY SEWER LINE
  - WATER MAIN
  - GAS
  - ELECTRICAL LINE
  - COMMUNICATIONS LINE
  - TELEPHONE LINE
  - PATENTY STOPPING
  - ASPHALT CONCRETE SURFACE
  - BRICK SURFACE
  - CONCRETE SURFACE
  - PAVED FLOOR ELEVATION
  - GRADE LINE ELEVATION BUILDING LINE
  - SURVEY MARK CORNER POINT
  - CONSPICUOUS
  - FILE REPORT EXCEPTION NUMBER
- FF  
RL  
B  
D  
O



# Exhibit 5