

SALINAS
VALLEY
SURVEYORS

BOUNDARY &
TOPOGRAPHIC
SURVEYING

CONSTRUCTION
STAKING
SUBDIVISION
DESIGN

July 10, 2026

EMERALD SKYWAY LLC
C/o Micalah Frey
Kolaboration Ventures Corporation
800 Portola Drive
Del Rey Oaks, CA 93940
Via email: micalah.frey@kolaborationventures.com

Re: Site Survey & Parcel separation dimensions
NORTHRIDGE PLAZA SALINAS, LLC
2033 N. Main Street, Salinas, CA
Doc. No. 2020024307 (5/21/2020)
APN: 253-061-025-000

Dear Micalah,

Pursuant to your request (& Krista Fontius) we have performed a survey in order to determine the true horizontal distance (measured in U.S. Feet and decimals thereof) between the subject, Northridge Plaza Salinas property and the lands of the Santa Rita Elementary School District (aka: Santa Rita Union School District)

Said Santa Rita Elementary School District property is located at 2014 Santa Rita Street, Salinas, California and is commonly known as APN: 253-111-016-000. The closest property corner to the lands of Northridge Plaza Salinas is located at the intersection of E. Lamar Street and Santa Rita Street (formally known as Johnson St. according to the "Map of The Town of New Republic Santa Rita") and was determined by measurements based upon various sources, including, but not limited to:

The Deed to Trustees of Santa Rita School District (Vol. 53-Deeds-Pg. 167 / Sept. 25, 1897) and Grant Deed to Pasquale Maida, et al, Ad-joiner (Vol. 1198 - OR - Pg. 292 / March 3, 1950). Also the Record of Survey map filed in Vol. 4 of Surveys, at Page 97 / April 24, 1952, the Record of Survey map filed in Vol. 5 of Surveys, at Page 200 / January 6, 1959, and the map of Tract No. 580 - Unit No. 1 "Northridge Estates" filed in Vol. 9 of "Cities and Towns", at Page 66 / November 13, 1968.

Said Northridge Plaza Salinas LLC property address is 2033 (et al) N. Main Street, Salinas, California, and is located at the Northwest corner of Boronda Road and North Main Street. It is also commonly known as APN: 253-061-025-000. The closest property corner to the lands of the Santa Rita Elementary School District property is located at the corner of Castro Street and N. Main Street, and was determined by measurements based upon various sources, including, but not limited to:

The Metes and bounds legal description under Exhibit "A" in the Quitclaim Deed to Northridge Plaza Salinas, LLC, dated April 21, 2020 and recorded in Document No. 2020024307 on 05/21/2020, Official Records of Monterey County, California. However, the last mentioned legal description contained five EXCEPTIONS (three documents to the State of California, one document to the County of Monterey, and one document to the City of Salinas), which determined the final boundaries of the subject property. Also, various filed survey maps of record were used for reference, including Vol. 15 of Parcel Maps at Pg. 215 / June 4, 1984; Vol. 19 of Parcel Maps at Pg. 140 / March 19, 1996; Vol. 16 of Parcel Maps at Pg. 94 / August 14, 1985; Vol. 16 of Parcel Maps at Pg. 104 / September 26, 1985; Vol. 12 of Surveys at Pg. 70 / September 19, 1979 and the State of California (D.O.T.) Monumentation Map, S.H.M.M.B 3 page 6.

Therefore, based upon our measurements and subsequent calculations we have determined the closest distance between the two subject parcels. In addition, we have determined that the closest distance between the Santa Rita Elementary School District property and the Northwest corner of the Denny's Restaurant Lease, on the boundary of Northridge Plaza Salinas (Available Use Boundary), is **1112.7 feet**. The last mentioned Northwest corner being 155 feet Westerly, from the Westerly line of North Main Street.

SEE EXHIBIT "A" attached hereto and incorporated herein by reference, for a depiction of the two subject properties in relation to the dimension noted above.

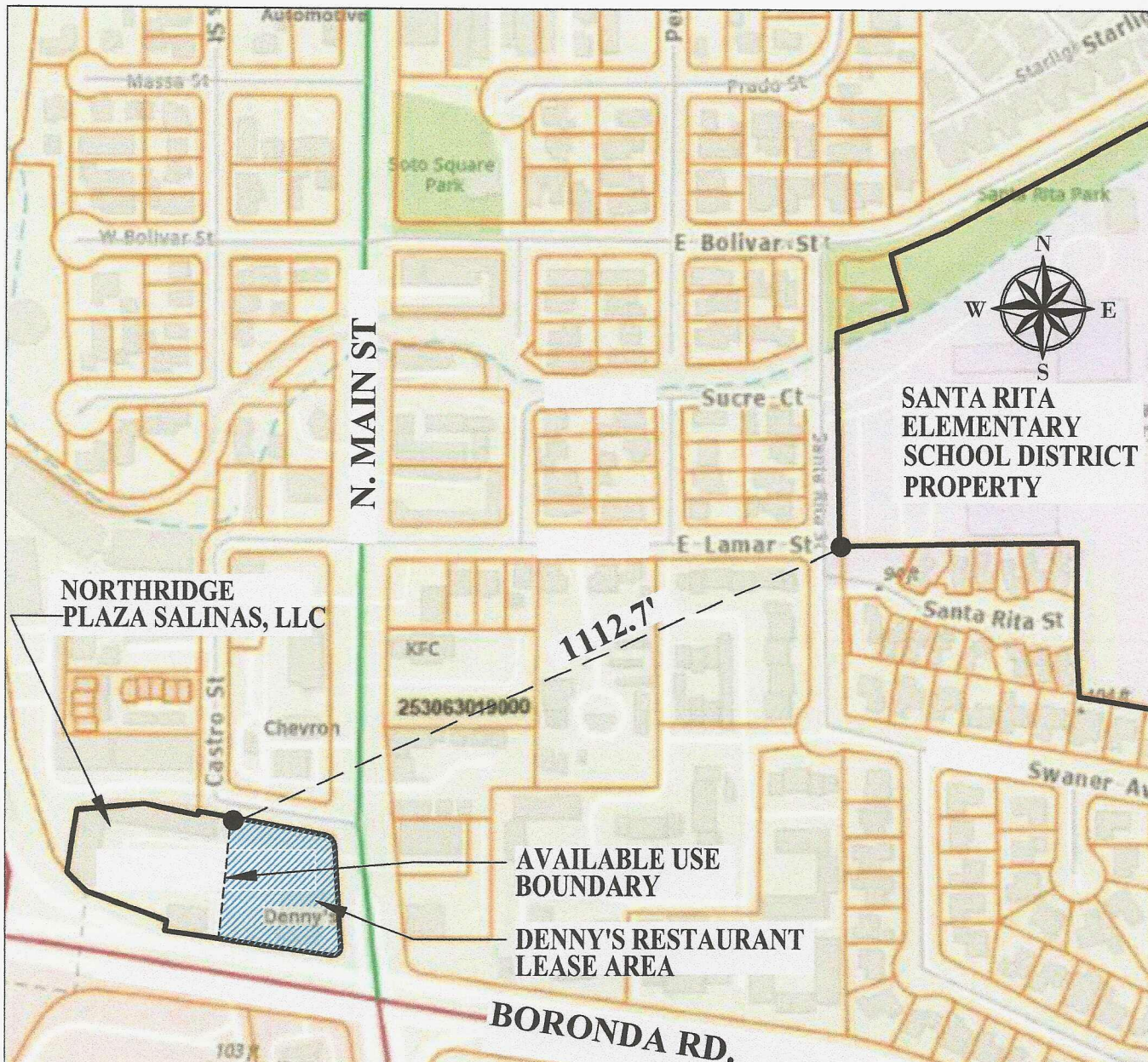
Please feel free to contact me if you should have any questions or comments.

Respectfully,



Philip L. Pearman, L.S. 4448





I. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

EXHIBIT "A" SKETCH OF SURVEY



PREPARED BY:
**SALINAS
VALLEY
SURVEYORS**

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SHOWING THE CLOSEST TRUE HORIZONTAL DISTANCE BETWEEN THE SANTA RITA ELEMENTARY SCHOOL DISTRICT PROPERTY AND THE NORTHWEST CORNER OF DENNY'S LEASED PREMISES AT NORTHRIDGE PLAZA SALINAS, LLC (AVAILABLE USE BOUNDARY).

PREPARED FOR:
EMERALD SKYWAY LLC

SITUATE IN:
RANCHO SANTA RITA
CITY OF SALINAS
COUNTY OF MONTEREY,
STATE OF CALIFORNIA.

JULY 10, 2026

SCALE: 1" = 400'