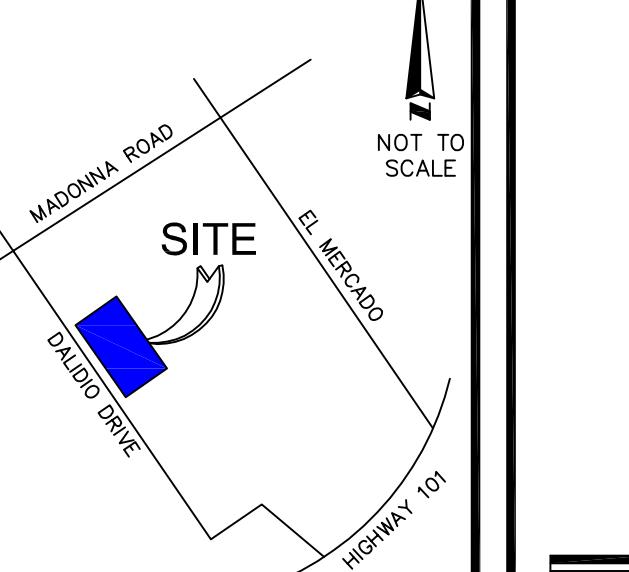
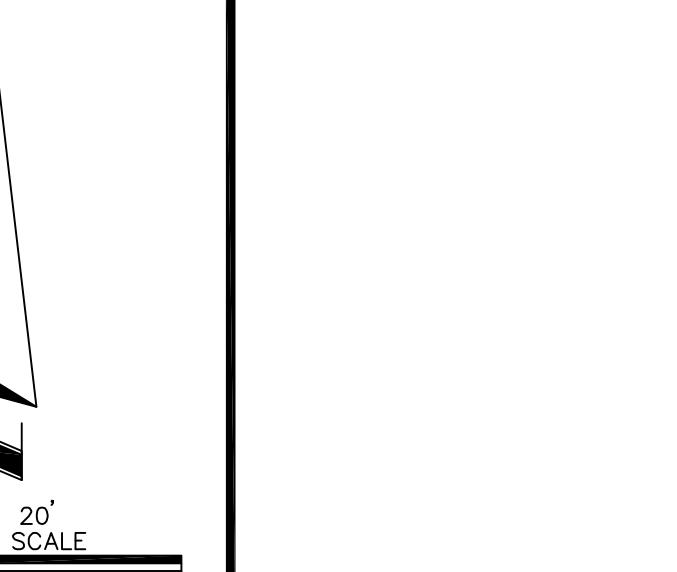


<p>6Dic VICINITY MAP</p> 	<p>6Dia NORTH ARROW & SCALE</p> 	<p>5Ei SCHEDULE "B" ITEMS</p> <ol style="list-style-type: none"> ① AN EASEMENT FOR RIGHT OF WAY FOR A LINE OF TOWERS FOR THE TRANSMISSION OF ELECTRIC ENERGY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIGAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED DECEMBER 2, 1931 IN BOOK 37, PAGE 443 OF OFFICIAL RECORDS - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE ② AN EASEMENT FOR RIGHT OF WAY FOR A FOOTWDRAINING CHANNEL AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN LUIS OBISPO AS SET FORTH IN DOCUMENT RECORDED MARCH 1, 1967 IN BOOK 146, PAGE 633 OF OFFICIAL RECORDS - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE ③ EASEMENTS OR OTHER PROVISIONS FOR THE PURPOSE OF DRAINAGE, PRIVATE SEWER, PUBLIC UTILITIES AND STREET TIER AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP NO. 2168, RECORDED ON AUGUST 27, 1986 IN BOOK 13, MAPS, PAGE 46 - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE ④ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIGAS AND ELECTRIC COMPANY AS SET FORTH IN DOCUMENT RECORDED APRIL 14, 1987 IN BOOK 297, PAGE 87 OF OFFICIAL RECORDS - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE ⑤ COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 30, 1999 IN INSTRUMENT NO. 199-0574, OF OFFICIAL RECORDS - DOES NOT AFFECT - SHOWN - BLANKET IN NATURE <p>ITEMS-6 & 10 NON SURVEY ITEMS - NOT SHOWN HEREON.</p> <ol style="list-style-type: none"> ⑥ THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLED "AGREEMENT AFFECTING REAL PROPERTY COVENANT AND TEMPORARY CONSTRUCTION EASEMENT TO ACCOMMODATE DRIVEWAY AND PARKING LOT MODIFICATIONS", RECORDED MAY 1, 2001, IN INSTRUMENT FILE NO. 2002-3506, OF OFFICIAL RECORDS. DOES NOT AFFECT - NOT SHOWN ⑦ THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLED "COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL", RECORDED AUGUST 9, 2000 AS INSTRUMENT NO. 2000-0459 OF OFFICIAL RECORDS. DOES NOT AFFECT - NOT SHOWN - BLANKET IN NATURE ⑧ AN EASEMENT FOR AVIGATION AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE COUNTY OF SAN LUIS OBISPO AS SET FORTH IN DOCUMENT RECORDED SEPTEMBER 8, 2000 AS INSTRUMENT NO. 2000-5170 OF OFFICIAL RECORDS, AFFECTS LAND AND OTHER LAND, DOES NOT AFFECT - NOT SHOWN - BLANKET IN NATURE <p>ITEMS-9-25 ARE NON SURVEY ITEMS - NOT SHOWN HEREON.</p>
<p>5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS</p> <ul style="list-style-type: none"> Ⓐ BUILDING ENCROACHES OUTSIDE OF "PARCEL ONE" BY 7.26' Ⓐ BUILDING ENCROACHES OUTSIDE OF "PARCEL ONE" BY 7.14' Ⓐ BUILDING ENCROACHES OUTSIDE OF "PARCEL ONE" BY 1.59' Ⓐ BUILDING ENCROACHES OUTSIDE OF "PARCEL ONE" BY 7.60' <p>3 FLOOD INFORMATION</p> <p>BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" SHADED, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06079C (MAP NO. 1068G), WHICH BEARS AN EFFECTIVE DATE OF 11/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" SHADED DENOTES AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINS AREAS LESS THAN 1 SQUARE MILE.</p>		

6Bx TITLE INFORMATION

SHEET 1 OF 2

THE TITLE DESCRIPTION AND SCHEDULE B-II ITEMS HEREON ARE FROM:
STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 01180-60782
HAVING AN EFFECTIVE DATE OF JULY 18, 2013

6Bi TITLE DESCRIPTION

PARCEL ONE:

COMMENCING AT THE WESTERLY CORNER OF LOT 9, AS RECORDED IN BOOK 13, PAGE 46 OF MAPS IN THE SAN LUIS OBISPO COUNTY RECORDERS OFFICE; THENCE SOUTH 46° 04' 00" EAST, A DISTANCE OF 43.43 FEET; THENCE SOUTH 43° 56' 00" WEST A DISTANCE OF 1.39 FEET TO THE MOST NORTHERLY CORNER OF AN EXISTING BUILDING AND BEING THE PLACE OF BEGINNING OF THE LEASE AREA HEREIN DESCRIBED; THENCE ALONG SAID BUILDING THE FOLLOWING BEARINGS AND DISTANCES; SOUTH 45° 33' 54" EAST, A DISTANCE OF 91.08 FEET; THENCE SOUTH 44° 26' 06" WEST, A DISTANCE OF 80.95 FEET; THENCE NORTH 45° 33' 54" WEST A DISTANCE OF 91.08 FEET; THENCE NORTH 44° 26' 06' EAST, A DISTANCE OF 80.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, PARKING, PEDESTRIAN WAYS, STORM DRAINS, WATER MAINS, SEWERS, TELEPHONES OR ELECTRICAL CONDUITS, GAS MAINS AND LINES AND OTHER PUBLIC UTILITIES, AS SET FORTH IN THAT CERTAIN CONSTRUCTIONS, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, DATED JULY 30, 1999 AND RECORDED JULY 30, 1999 AS INSTRUMENT NO. 1999-055874 OF OFFICIAL RECORDS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, PARKING AND ACCESS, SET FORTH IN A GROUND LEASE, DATED MARCH 20, 2000 BY AND BETWEEN MBK SOUTHERN CALIFORNIA LTD, AS LANDLORD AND OCB REALTY CO. AS TENANTS, AND DISCLOSED BY ASSIGNMENT OF GROUND LEASE DATED DECEMBER 11, 2002 AND RECORDED DECEMBER 17, 2002 AS INSTRUMENT NO. 2002111522 OF OFFICIAL RECORDS.

APN NO.: 053-012-023

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 01180-60782 HAVING AN EFFECTIVE DATE OF JULY 18, 2013

6Dib LEGEND & ABBREVIATIONS	
AL	AREA LIGHT
APN	ASSESSORS PARCEL NUMBER
ASPH	ASPHALT
□	BCH
○	BSMH
□	BYR
○	CO
□	COL
CONC	CONCRETE
COR	CORNER
□	EP
□	EV
○	FD
○	FDC
○	FH
□	GM
□	GV
H	HEIGHT
&	HC
==	HR
I.P.	IRON PIPE
LS	LAND SURVEYOR
↔	LS
□	PIV
PL	PROPERTY LINE
△	PM
	P.O.B.
□	RCV
○	S&W
○	SCO
○	SDMH
☒	SL
☒	SLV
☒	SN
○	SSMH
	STOP
□	SW
	TE
□	TR
☒	TSL
☒	TSV
□	UR
—	WIF
☒	WM
○	WV
○	SIGN
□	METER
□	PIV
□	PG&E
---	OH
□	GM
○	V
□	TCR
	TEL COMM UTILITY VAULT

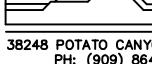
E SHEET 2 FOR SURVEY

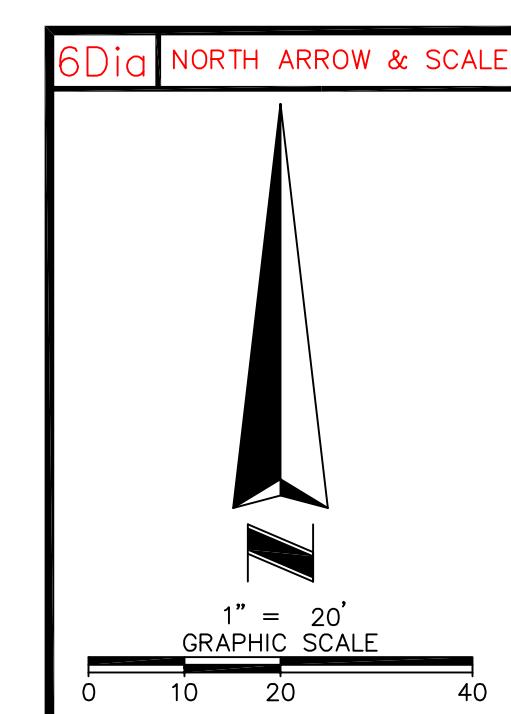
22 ZONING INFORMATION			
ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.
PERMITTED USE	RESTAURANT	RESTAURANT	
MINIMUM LOT AREA (SQ.FT.)	9,000	15,697	
MINIMUM FRONTAGE	40'	91.08'	
MINIMUM LOT WIDTH	60'	80.95'	CONTACT:
MAX BUILDING COVERAGE	100%	X	MASSEY CONSULTING GROUP
MAX BUILDING HEIGHT	45'	27.7' +/-	SITE # 17852
MINIMUM SETBACKS			DATE CONTACTED: 10/02/13
FRONT	NONE	-1.59'	PHONE/FAX/EMAIL:
SIDE	NONE	-7.60'	(866) 783-7153
REAR	NONE	-1.57'	(866) 783-7154
PARKING REQUIREMENTS	SEE BELOW		
NOTES:			

6B	RECORDED SETBACKS/RESTRICTIONS
ZONING VERIFICATION PROVIDED BY: MASSEY CONSULTING GROUP, 2500 E. WILSHIRE BOULEVARD, OKLAHOMA CITY, OK. 73111	
ZONE: C-R-PD, RETAIL COMMERCIAL PLANNED DEVELOPMENT	
MAXIMUM COVERAGE: ONE HUNDRED PERCENT.	
MAXIMUM FLOOR AREA RATIO: 3.0	
PARKING SPACES REQUIRED: 1 SPACE PER 60 FEET OF CUSTOMER USE AREA	

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE	
2	"TABLE A" PROPERTY ADDRESS
3	"TABLE A" FLOOD INFORMATION
4	"TABLE A" LAND AREA
5Biii	ACCESS TO PROPERTY
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENT
5Ei	SCHEDULE "B" ITEMS
5F	CEMETERY NOTE
6B	RECORDED SETBACKS/ RESTRICTIONS PROVIDED BY INSURED
6Bvii	CONTIGUITY STATEMENT
6Bx	TITLE INFORMATION
6Bi	TITLE DESCRIPTION
6Biv	BEARING BASIS
6Dia	NORTH ARROW & SCALE
6Dib	LEGEND & ABBREVIATIONS
6Dic	VICINITY MAP
6Dvi	TYPE OF SURVEY
7	SURVEYOR'S CERTIFICATE
7b	"TABLE A" BUILDING AREA
7c	"TABLE A" BUILDING HEIGHT
8	SURVEYOR'S NOTES
9	"TABLE A" PARKING SPACES
13	"TABLE A" ADJOINING OWNERS
14	"TABLE A" INTERSECTING STREET
16	"TABLE A" EARTH MOVING NOTE
18	"TABLE A" DUMP, SUMP OR LANDFILL NOTE
22	"TABLE A" ZONING INFORMATION

DATE	REVISIONS	TECH	SCALE: 1" = 20'
08/13/13	CDDS COMMENTS	JLW	DRAWN BY/FIELD CREW: JLW
10/02/13	ZONING REPORT	JLW	APPROVED BY: JBM
10/10/13	COMMENTS	JBM	DRAWING FILE NAME: 13-CO-57

8 SURVEYOR'S NOTES		
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.		
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.		
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.		
4. NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.		
5. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION/REPAIR		
4	LAND AREA	7,373 ± SQUARE FEET 0.17 ± ACRES
6Biv	BEARING BASIS	BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MADONNA ROAD AS SHOWN ON MAP RECORDED IN BOOK 13, PAGE 46 OF MAPS.
5F	CEMETERY NOTE	THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
9	PARKING SPACES	REGULAR=0 HANDICAP=0
5Biii	ACCESS TO PROPERTY	THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO MADONNA ROAD, EL MERCADO, AND DALIDIO DRIVE, ALL BEING DEDICATED PUBLIC STREETS OR HIGHWAYS ACROSS THE COMMON AREA EASEMENTS OF THE EXISTING SHOPPING CENTER.
16	EARTH MOVING NOTE	THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
18	DUMP, SUMP OR LANDFILL NOTE	THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
6Bvii	CONTIGUITY STATEMENT	THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
7	SURVEYOR'S CERTIFICATE	
TO: AR CAPITAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ARC DBPPROP001, LLC, A DELAWARE LIMITED LIABILITY COMPANY, STEWART TITLE GUARANTY COMPANY:		
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, OBSERVED EVIDENCE), 13, 14, 16, 17 (WITH NO REFERENCE TO PROPOSED), 18, 21, 22 (ZONING TABLE), 23 (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), AND 24 (GRAPHICALLY DEPICT IN RELATION TO THE SUBJECT TRACT OR PROPERTY ANY OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY AND DISCLOSED IN RECORD DOCUMENTS PROVIDED TO THE SURVEYOR AS PART OF THE SCHEDULE "A" OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 07, 2013. DATE OF PLAT OR MAP: AUGUST 07, 2013.		
 REGISTERED SURVEYOR: BERNHARD K. MAYER PROFESSIONAL LAND SURVEYOR NO.: LS7319 STATE OF CALIFORNIA PROJECT NO.: 13-CO-57		
SURVEY PREPARED BY:		OCTOBER 11, 2013 DATE
 SITETECH INC. 38248 POTATO CANYON RD., OAK GLEN, CALIFORNIA 92399 PH: (909) 864-3180 FAX: (909) 864-0850 E-mail: jmayer@sitetechinc.com		SURVEY PREPARED FOR AND ON BEHALF OF: AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803 PHONE: (407) 426-7979 FAX: (407) 426-7911



ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE	
2 "TABLE A" PROPERTY ADDRESS	6Bvii CONTINGUITY STATEMENT
3 "TABLE A" FLOOD INFORMATION	6Bx TITLE INFORMATION
4 "TABLE A" LAND AREA	6Bb TITLE DESCRIPTION
5biii ACCESS TO PROPERTY	6Biv BEARING BASIS
5ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Dii NORTH ARROW & SCALE
5ei SCHEDULE "B" ITEMS	6Dib LEGEND & ABBREVIATIONS
5f CEMETERY NOTE	6Dic VICINITY MAP
6b RECORD SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi TYPE OF SURVEY
	7 SURVEYOR'S CERTIFICATE
	22 "TABLE A" ZONING INFORMATION

DATE	REVISIONS	TECH	SCALE: 1" = 20'
08/13/13	CDDS COMMENTS	JLW	DRAWN BY/FIELD CREW: JLW
10/02/13	ZONING REPORT	JLW	APPROVED BY: JBM
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