

5Ci:ii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

- Ⓢ 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'

3 FLOOD INFORMATION

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. 10686), WHICH BEARS AN EFFECTIVE DATE OF 11/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" SHADED DENOTES AREAS AREA 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 DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

6Di: b LEGEND & ABBREVIATIONS

AL AREA LIGHT	PL PROPERTY LINE
APN ASSESSORS PARCEL NUMBER	PM PARKING METER
ASPH ASPHALT	P.O.B. POINT OF BEGINNING
BCH BENCH	RCV RCV UTILITY VAULT
BSMH BELL SYSTEM MANHOLE	S&W SPIKE AND WASHER
BYR BICYCLE RACK	SCD SEWER CLEANOUT
CO CLEANOUT	SDMH STORM DRAIN MANHOLE
COL COLUMN	SL STREET LIGHT
CONC CONCRETE	SLV STREET LIGHT VAULT
COR CORNER	SN SIGN
EP ELECTRICAL UTILITY PANEL	SMH SEWER MANHOLE
EV ELECTRICAL UTILITY VAULT	STOP PAINTED STOP
FO FOUND	SW STUCCO WALL
FDC FIRE DEPARTMENT CHECK VALVE	TE TRASH ENCLOSURE
FH FIRE HYDRANT	TR TRANSFORMER
GM GAS METER	TSL TRAFFIC SIGNAL LIGHT
GV GAS VALVE	TSV TRAFFIC SIGNAL VAULT
H HEIGHT	UR UTILITY RISER
HC HANDICAP	WIF WROUGHT IRON FENCE
HR HAND RAILING	WM WATER METER
IP IRON PIPE	WV WATER VALVE
LS LAND SURVEYOR	SGN SIGN
LS LIGHT STANDARD	M METER
PIV PRESSURE INDICATOR VALVE	PIV PRESSURE INDICATOR VALVE
	PG&E PACIFIC GAS & ELECTRIC
	OH OVERHANG
	GM GAS METER
	V VALVE
	TEL COMM UTILITY VAULT

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED	ZONING INFORMATION SHOWN
PERMITTED USE	RESTAURANT	RESTAURANT	HEREON WAS PROVIDED BY
MINIMUM LOT AREA (SQ.FT.)	9,000	15,697	INSURED, INFORMATION WAS
MINIMUM FRONTAGE	40'	91.08'	NOT OBTAINED BY ASM, INC.
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

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5Ei SCHEDULE "B" ITEMS

- AN EASEMENT FOR A RIGHT OF WAY FOR A LINE OF TOWERS FOR THE TRANSMISSION OF ELECTRIC ENERGY AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED DECEMBER 2, 1963 IN BOOK 735, PAGE 443 OF OFFICIAL RECORDS - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE
- AN EASEMENT FOR A RIGHT OF WAY FOR A 47 FOOT WIDE DRAINAGE CHANNEL AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE CITY OF SAN LUIS OBISPO AS SET FORTH IN A DOCUMENT RECORDED MARCH 1, 1967 IN BOOK 1426, PAGE 633 OF OFFICIAL RECORDS - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE
- EASEMENTS OR OTHER PROVISIONS FOR THE PURPOSE OF DRAINAGE, PRIVATE SEWER, PUBLIC UTILITIES AND STREET TREE AND RIGHTS INCIDENTAL THERETO AS SHOWN ON THE RECORDED MAP NO. 1266, RECORDED ON AUGUST 27, 1996 IN BOOK 13, OF MAPS, PAGE 46 - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY AS SET FORTH IN A DOCUMENT RECORDED APRIL 14, 1987 IN BOOK 2977, PAGE 877 OF OFFICIAL RECORDS - DOES NOT AFFECT - SHOWN HEREON FOR REFERENCE
- 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 AS INSTRUMENT NO. 1999-055874, OF OFFICIAL RECORDS - DOES AFFECT - NOT SHOWN - BLANKET IN NATURE

ITEMS 6-16 ARE NON-SURVEY ITEMS-NOT SHOWN HEREON.

- THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN DOCUMENT, ENTITLED "AGREEMENT AFFECTING REAL PROPERTY COVENANT AND TEMPORARY CONSTRUCTION EASEMENT TO ACCOMMODATE FUTURE DRIVEWAY AND PARKING LOT MODIFICATIONS", RECORDED MAY 1, 2000, INSTRUMENT/FILE NO. 2000023906, OF OFFICIAL RECORDS, DOES AFFECT - NOT SHOWN - BLANKET IN NATURE
- 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. 2000045949 OF OFFICIAL RECORDS, DOES AFFECT - NOT SHOWN - BLANKET IN NATURE
- AN EASEMENT FOR AVIGATION AND RIGHTS INCIDENTAL THERETO IN FAVOR OF THE COUNTY OF SAN LUIS OBISPO AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 8, 2000 AS INSTRUMENT NO. 2000051470 OF OFFICIAL RECORDS, AFFECTS SAID LAND AND OTHER LAND, DOES AFFECT - NOT SHOWN - BLANKET IN NATURE

ITEMS 19-25 ARE NON-SURVEY ITEMS-NOT SHOWN HEREON.

SEE SHEET 2 FOR SURVEY

6Bx TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B-I 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 M&K 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. 2002115122 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

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE ARE SHOWN
- 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.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
- NO GOVERNMENTAL AGENCY REQUIREMENTS HAVE BEEN FURNISHED TO THE UNDERSIGNED AT THE TIME OF THE SURVEY, FOR THE SUBJECT PARCEL.
- 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 DEPRRPODI, 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 OCTOBER 11, 2013 DATE

PROFESSIONAL LAND SURVEYOR NO.: LS7319

STATE OF CALIFORNIA

PROJECT NO.: 13-CO-57

SURVEY PREPARED BY: SUTETECH INC.

SURVEY PREPARED FOR AND ON BEHALF OF: AMERICAN SURVEYING AND MAPPING, INC.

38248 POTATO CAYTON RD., OAK GLEN, CALIFORNIA 92339 3181 MAGUIRE BLVD., SUITE 200

PH: (951) 960-0000 FAX: (951) 961-0000 ORLANDO, FL 32839

E-mail: project@stetech.com PHONE: (407) 426-7979

FAX: (407) 426-9741

6Dvi ALTA/ACSM LAND TITLE SURVEY #4288

BUFFETS INC

487 MADONNA ROAD

SAN LUIS OBISPO COUNTY SAN LUIS OBISPO, CA

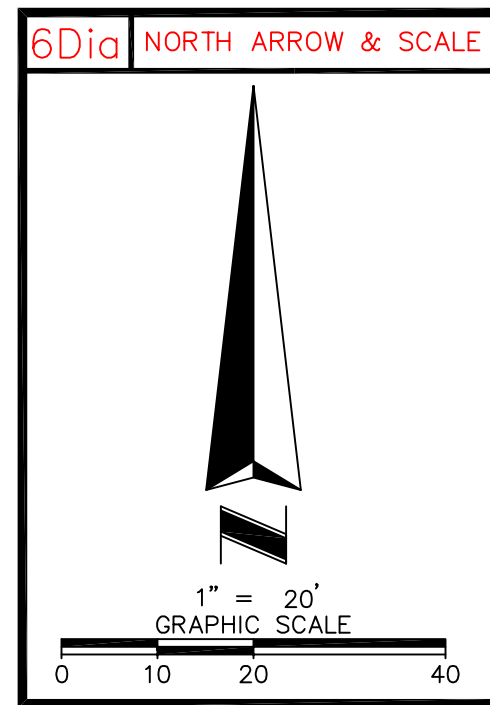
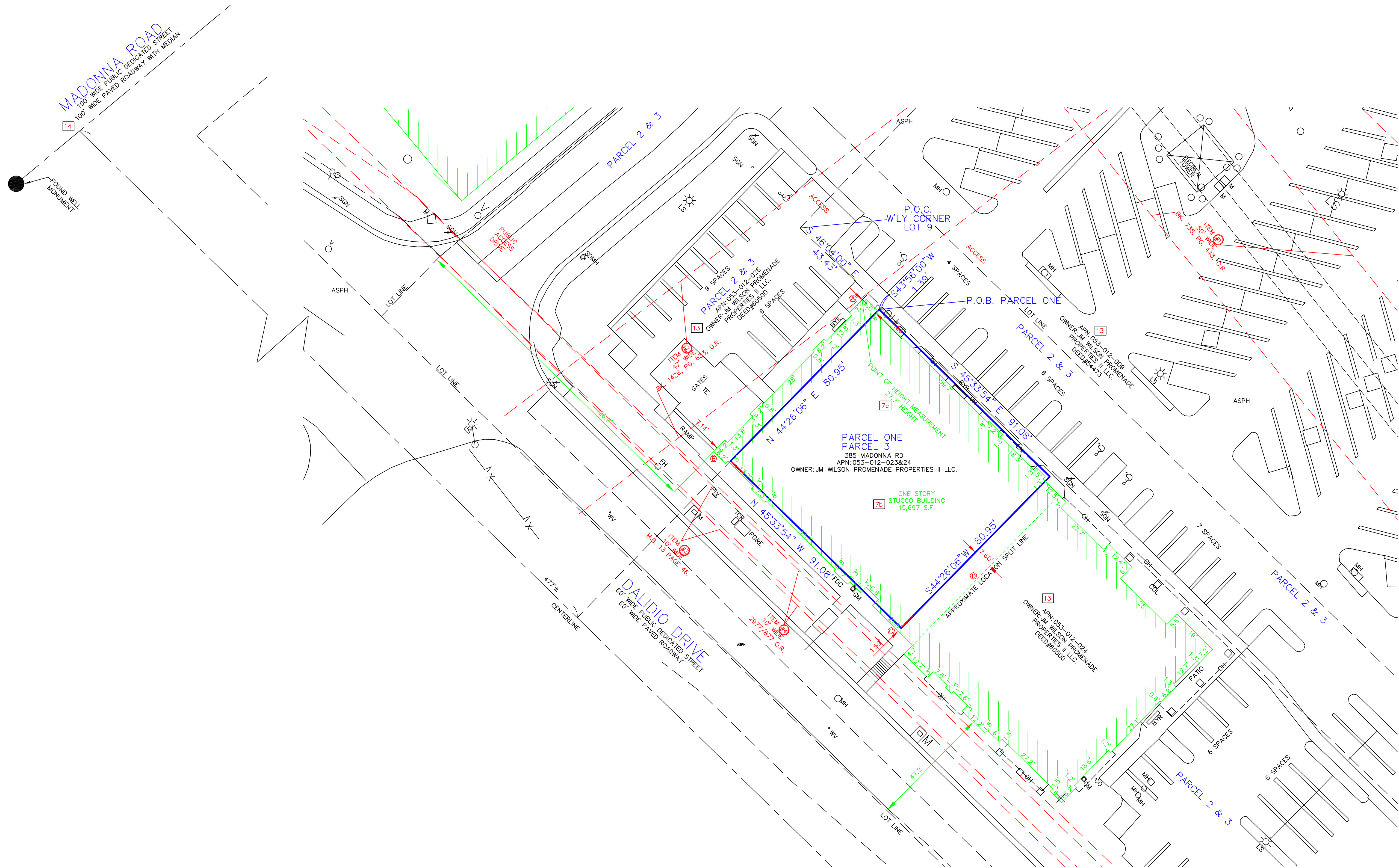
AMERICAN SURVEYING & MAPPING INC.

3181 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803

WWW.ASMCORPORATE.COM

PHONE (407) 426-7979

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



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6B"RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi"TYPE OF SURVEY	18"TABLE A" DUMP, SUMP OR LANDFILL NOTE
	7"SURVEYOR'S CERTIFICATE	22"TABLE A" ZONING INFORMATION

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			DRAWING FILE NAME:
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