LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF LOT 1 OF BARD SUBDIVISION OF TRACT B OF RANCHO CANADA LARGA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 202 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 1337, PAGE 476 OF OFFICIAL RECORDS OF SAID COUNTY, AS HAVING A BEARING OF SOUTH 87° 00' 19" EAST A LENGTH OF 10011 FEET; THENCE, ALONG SAID COURSE,
SOUTH 87° 01' 34" EAST 75.40 FEET; THENCE,
NORTH 01° 41' 04" WEST 580.06 FEET, TO A LINE THAT IS PARALLEL WITH AND DISTANT EASTERLY 55.00 FEET, MEASURED AT RIGHT ANGLES, FROM THAT CERTAIN COURSE IN SAID DEED TO THE STATE OF CALIFORNIA, AS HAVING A BEARING OF SOUTH 00° 20' 38" WEST A LENGTH OF 1,201.61 FEET; THENCE, ALONG SAID PARALLEL LINE,
NORTH 00° 19' 23" EAST 639.76 FEET TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO HERBERT S. SPRAGUE, ET UX., RECORDED IN BOOK 486, PAGE 283 OF OFFICIAL RECORDS, BEING THE TRUE POINT OF BEGINNING; THENCE, CONTINUING,
1ST: NORTH 00° 19' 23" EAST 107.94 FEET TO THE EIGHTEENTH COURSE DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 1168, PAGE 1 OF OFFICIAL RECORDS; THENCE, ALONG SAID EIGHTEENTH COURSE,
2ND: NORTH 75° 05' 41" EAST 25.20 FEET TO THE EASTERLY TERMINUS THEREOF; THENCE, ALONG THE BOUNDARY OF SAID LAND BY THE FOLLOWING 3 COURSES,
3RD: SOUTH 89° 39' 22" EAST 142.06 FEET TO THE WESTERLY LINE OF VENTURA AVENUE, 60 FEET WIDE; THENCE,
4TH: NORTH 13° 53' 15" WEST 61.90 FEET TO AN ANGLE POINT; THENCE,
5TH: NORTH 89° 39' 22" WEST 151 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THAT CERTAIN COURSE HEREIN DESCRIBED AS NORTH 00° 19' 23" EAST 107.94 FEET; THENCE, ALONG SAID NORTHERLY PROLONGATION,
6TH: NORTH 00° 19' 23" EAST 397.66 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE, ALONG SAID NORTHERLY LINE,
7TH: NORTH 30° 45' EAST 110.76 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BEING ON THE CENTERLINE OF SAID VENTURA AVENUE, 60 FEET WIDE; THENCE, ALONG SAID CENTERLINE,
8TH: SOUTH 14° 50' EAST 630.30 FEET TO SAID NORTHERLY LINE OF THE LAND OF HERBERT S. SPRAGUE; THENCE, ALONG SAID NORTHERLY LINE,
9TH: SOUTH 75° 10' WEST 188.59 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 1 OF TRACT B OF RANCHO CANADA LARGA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 202 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF CROOKED PALM ROAD, DESCRIBED AS PARCEL 4 IN THE RELINQUISHMENT OF STATE HIGHWAY, RECORDED DECEMBER 18, 1956, AS DOCUMENT NO. 54141, BOOK 1468, PAGE 160 OF OFFICIAL RECORDS OF SAID COUNTY, LYING EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL 1, IN THE DEED RECORDED DECEMBER 21, 1966, AS DOCUMENT NO. 61170, BOOK 3082, PAGE 2 OF OFFICIAL RECORDS; AND WESTERLY OF THE WESTERLY LINE OF VENTURA AVENUE, 60.00 FEET WIDE.

EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCELS OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT EVER TO DRILL, DIG OR MINE THROUGH THE SURFACE OF SAID LAND THEREOF, OR OTHERWISE DEVELOP SAME IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED IN DEED RECORDED NOVEMBER 12, 1953, BOOK 1168, PAGE 1 OF OFFICIAL RECORDS.

LEGAL DESCRIPTION:

PARCEL 3:

THAT PORTION OF LOT 1 IN TRACT B OF THE RANCHO CANADA LARGA, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 202 OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 (STATE PARCEL 40031) GRANTED IN DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 21, 1966, BOOK 3082, PAGE 2 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE,

SOUTH 89° 40' 37" EAST 24.72 FEET TO THE NORTHWESTERLY CORNER OF STATE RELINQUISHMENT PARCEL 4, RELINQUISHMENT NO. 74, RECORDED DECEMBER 18, 1956, BOOK 1468, PAGE 160 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE, ALONG THE WESTERLY LINE OF SAID RELINQUISHMENT,
SOUTH 00° 19' 23" WEST 60.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID RELINQUISHMENT; THENCE,
SOUTH 79° 04' 26" WEST 25.20 FEET TO THE NORTHEASTERLY CORNER OF PARCEL 2 (STATE PARCEL 40031A) GRANTED IN DEED TO THE STATE OF CALIFORNIA, RECORDED DECEMBER 21, 1966, BOOK 3082, PAGE 2 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE,
NORTH 00° 19' 23" EAST 64.91 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM TO THE STATE OF CALIFORNIA, ACTING BY AND THROUGH ITS DIRECTOR OF TRANSPORTATION, HIS SUCCESSORS AND ASSIGNS, ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER PARCELS OF LAND HEREINABOVE DESCRIBED, WITHOUT, HOWEVER, THE RIGHT EVER TO DRILL, DIG AND MINE THROUGH THE SURFACE OF SAID LAND THEREOF, OR OTHERWISE DEVELOP SAME IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON THE LANDS HEREIN CONVEYED.

PARCEL 4:

PARCEL 1 OF PARCEL MAP NO. 2861, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 25, PAGE 99 OF PARCEL MAPS; AND THAT PORTION OF PARCEL 2 OF PARCEL MAP 2861, AS SHOWN AND DESIGNED AS PARCEL 2 ON THAT CERTAIN LOT LINE ADJUSTMENT NO. 266, RECORDED DECEMBER 6, 1985, AS DOCUMENT NO. 85-139818 OF OFFICIAL RECORDS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF PARCEL 1 OF PARCEL MAP 2861; THENCE,
1ST: SOUTH 13° 54' 15" EAST 77.93 FEET TO THE ADJUSTED CORNER OF PARCELS 2 AND 3 OF PARCEL MAP NO. 2861; THENCE,
2ND: SOUTH 76° 05' 4" WEST 248.19 FEET ALONG THE ADJUSTED LINE BETWEEN SAID PARCELS 2 AND 3; THENCE,
3RD: NORTH 00° 19' 35" EAST 80.40 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 OF SAID PARCEL MAP NO. 2861; THENCE,
4TH: NORTH 76° 05' 45" EAST 228.43 FEET TO THE POINT OF BEGINNING.

COMMENTS:

BOUNDARY LINES. . . . . WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION . . . . FROM TITLE REPORT SUPPLIED BY CLIENT, AS SHOWN BELOW.

EASEMENTS . . . . . PLOTTABLE EASEMENTS ARE SHOWN FROM AN TITLE REPORT SUPPLIED BY CLIENT, AS SHOWN BELOW. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT. . . . . CHICAGO TITLE INSURANCE COMPANY TITLE NO. 132111091-KN, DATED AUGUST 27, 2021.

(1) INDICATES TITLE REPORT EXCEPTION NO.

BASIS OF BEARINGS . . . . THE BEARING NORTH 13°54'15" WEST OF THE CENTERLINE OF NORTH VENTURA AVENUE AS SHOWN ON RECORD OF SURVEY MAP , AS FILED IN BOOK 57 PAGE 57, OF RECORD OF SURVEY, RECORDS OF VENTURA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS SURVEY.

AREA. . . . . BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

GROSS: 144,974 SQ. FT. ± 3.3281 ACRES
NET: 126,508 SQ. FT. ± 2.9042 ACRES

WHERE "GROSS" IS DEFINED AS THE AREA OF THE SUBJECT FEE PARCEL AS LEGALLY DESCRIBED HEREON AND "NET" IS DEFINED AS THE REMAINING SUBJECT PARCEL AFTER SUBTRACTION OF EXISTING STREET EASEMENTS.

FLOOD ZONE. . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" (BFE 185 FT.), ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), ZONE "AE" (REGULATORY FLOODWAY) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06111C0733F DATED JANUARY 29, 2021, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

EARTH WORK. . . . . THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK. BUILDING CONSTRUCTION, AND/OR BUILDING ADDITIONS WHERE OBSERVED.

EFFECT OF . . . . . PROPERTY TAXES, LIENS AND ASSESSMENTS.

(1)(2)(3)(4)(5)(6)

EFFECT OF . . . . . WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

(7)

EFFECT OF . . . . . EASEMENT FOR DITCH OR FLUME AND INCIDENTAL PURPOSES RECORDED MAY 30, 1876 IN BOOK 4 PAGE 75, O.R. PLOTTED HEREON, AFFECTS PARCELS 1, 2 AND 3

(8)

EFFECT OF . . . . . EASEMENT FOR PUBLIC ROAD AND/OR HIGHWAY AND RIGHTS INCIDENTAL THERETO, RECORDED FEBRUARY 8, 1873 IN BOOK 7 PAGE 677, O.R. PLOTTED HEREON, AFFECTS PARCELS 1, 2 AND 3

(9)

EFFECT OF . . . . . OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED, RECORDED JUNE 25, 1971 IN BOOK 3831, PAGE 126, O.R. PLOTTED HEREON

(10)

EFFECT OF . . . . . EASEMENT FOR PUBLIC ROAD AND/OR HIGHWAY AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 9, 1989 AS INST. NO. 89-91054, O.R. PLOTTED HEREON, AFFECTS PARCEL 2

(11)

COMMENTS CONT.:

EFFECT OF . . . . . NOTICE OF GRADING NON COMPLIANCE RECORDED AUGUST 5, 2002 AS INST. NO. 2002-185709, O.R.

(12)

EFFECT OF . . . . . CONDITIONAL CERTIFICATE OF COMPLIANCE RECORDED MARCH 23, 2006 AS INST. NO. 20060323-61950, O.R., AFFECTS PARCELS 1, 2 AND 3

(13)

EFFECT OF . . . . . AGREEMENT FOR EXTRATERRITORIAL WATER SERVICE RECORDED JULY 28, 2006 AS INST. NO. 20060728-159897, O.R., AFFECTS PARCELS 1, 2 AND 3

(14)

EFFECT OF . . . . . DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON RECORD OF SURVEY RECORDED OCTOBER 26, 2006 AS INST. NO. 20061026-227206 IN BOOK 57, PAGE 57 OF RECORD OF SURVEY, O.R., AFFECTS PARCELS 1,2 & 3

(15)

EFFECT OF . . . . . EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES RECORDED JULY 6, 1967 IN BOOK 3164 PAGE 208, O.R. PLOTTED HEREON

(16)

EFFECT OF . . . . . OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED, BY SAID PARCEL MAP RECORDED IN BOOK 25, PAGE 99 OF PARCEL MAPS.

(17)

EFFECT OF . . . . . EASEMENT FOR STORM WATER AND INCIDENTAL PURPOSES ON THE MAP OF SAID PARCEL MAP 2861 RECORDED IN BOOK 25 PAGE 99, OF PARCEL MAPS, O.R. PLOTTED HEREON

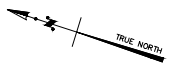
(18)

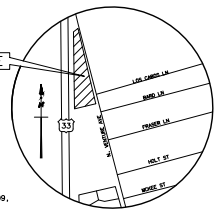
EFFECT OF . . . . . GRANT DEED RECORDED JANUARY 6, 1989 AS INST. NO. 89-2723, O.R.

(19)

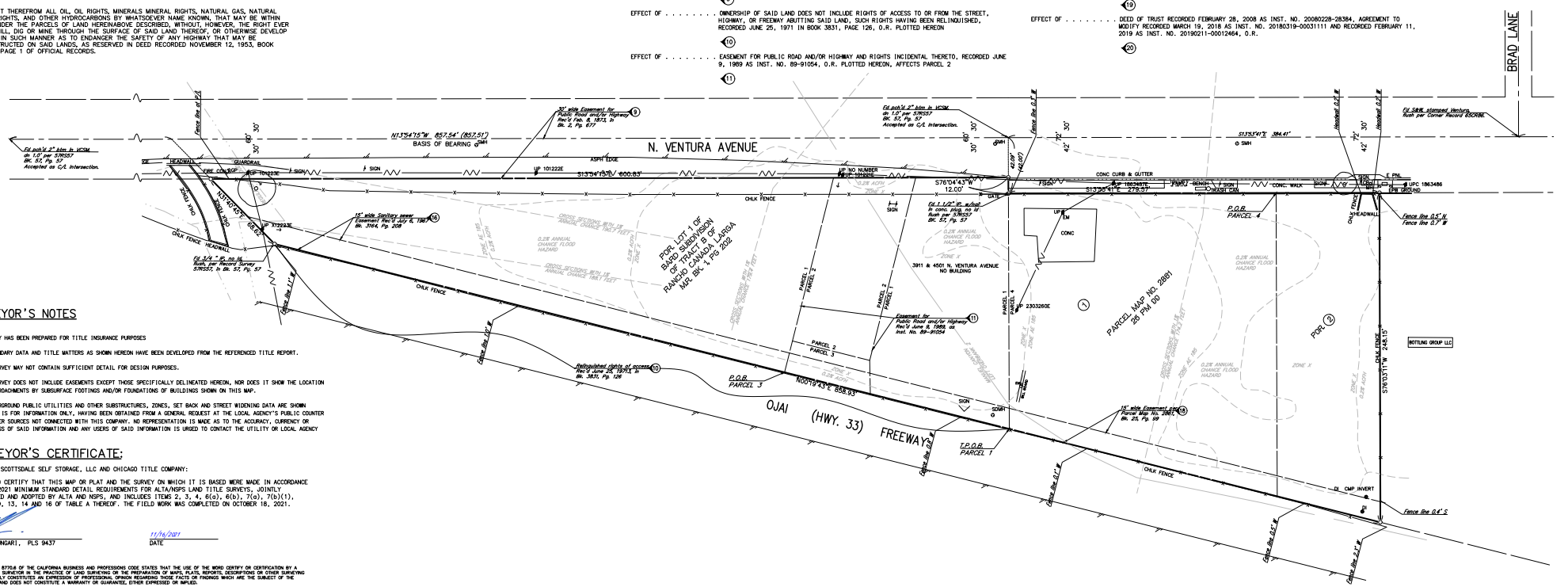
EFFECT OF . . . . . DEED OF TRUST RECORDED FEBRUARY 28, 2008 AS INST. NO. 20080228-28384, AGREEMENT TO MODIFY RECORDED MARCH 19, 2018 AS INST. NO. 20180319-00031111 AND RECORDED FEBRUARY 11, 2019 AS INST. NO. 20190211-00012464, O.R.

(20)





VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES

1. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

2. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES.

3. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.

4. IF UNDERGROUND PUBLIC UTILITIES AND OTHER SUBSTRUCTURES, ZONES, SET BACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.

SURVEYOR'S CERTIFICATE:

TO: NORTH SCOTTSDALE SELF STORAGE, LLC AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2021.

VINCENT LUNGARI, PLS 9437
PSOMAS

11/16/2021
DATE

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PROFESSIONAL LAND SURVEYOR VINCENT LUNGARI No. 9437 STATE OF CALIFORNIA

DESIGNED	VL		
DRAFTED	VL		
CHECKED	VL		

ELEVATIONS ARE BASED ON
Nov. 17, 2021 - 10:28:12 DWG Name: V:\1NOR240100\SURVEY\DESIGN\SHEETS\PL-ALTA_NSPS.DWG Updated By: vincent.lungari

PSOMAS
27220 Turnberry Lane, Ste 190
Valencia, CA 91355-1058
(661) 219-6000 (661) 775-2718 fax
www.psomas.com

ALTA/NSPS LAND TITLE SURVEY FOR:

NORTH SCOTTSDALE SELF STORAGE, LLC

3911 & 4501 N. VENTURA AVENUE

UNINCORPORATED AREA OF VENTURA COUNTY OF VENTURA STATE OF CALIFORNIA

DATE	NOVEMBER 18, 2021
SCALE	1" = 30'
PROJECT NUMBER	1NOR240100
SHEET	1 of 1

REF: