

**BASIS OF BEARINGS**

THE BEARING OF SOUTH 89°33'41" EAST ON THE CENTERLINE OF RUSSELL BOULEVARD, AS SHOWN ON THAT STATE OF CALIFORNIA RIGHT-OF-WAY MAP AT YOLO COUNTY, ROUTE 113, POST MILE R 1.4, DRAWING NUMBER A-4303.3, APPROVED ON OCTOBER 29, 1974, WAS TAKEN AS THE BASIS OF BEARINGS AS SHOWN ON THIS MAP.

**SURVEY NOTES**

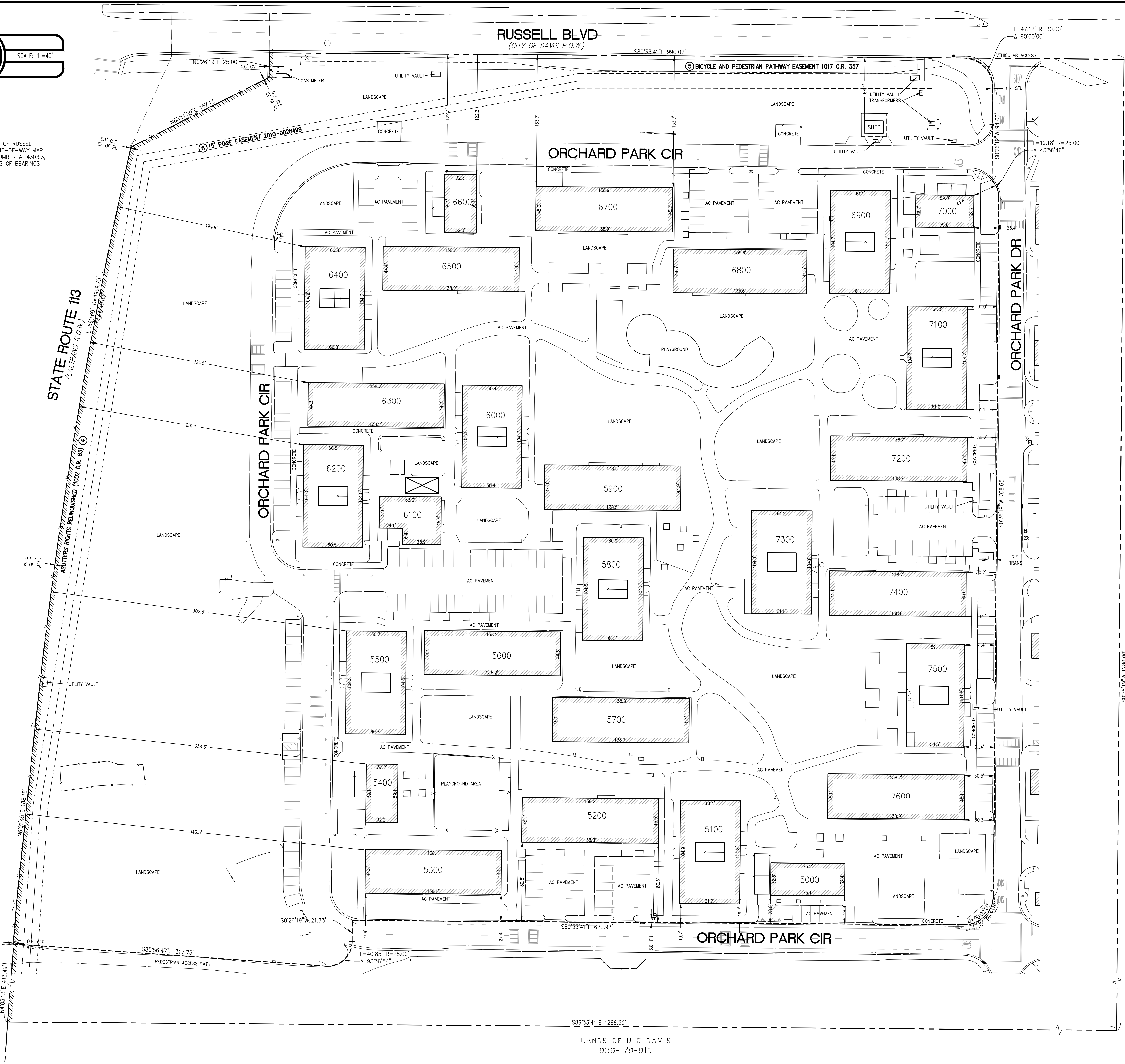
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATE OF FIELD SURVEY: JANUARY 20, 2014

**LEGEND**

- BUILDING LINE
- PROPERTY LINE
- CENTERLINE
- PROPOSED LEASE LINE
- EASEMENT LINE
- FENCE LINE
- ABUTTER'S RIGHTS RELINQUISHED

**SYMBOLS AND ABBREVIATIONS**

- AC ASPHALTIC CONCRETE
- ACC-SYM ACCESSIBLE PARKING SYMBOL
- AD TI AREA DRAIN
- CB CATCH BASIN
- COM-MH COMMUNICATION MANHOLE
- CONC CONCRETE
- BOLL BOLLARD
- CH CHAIN LINK FENCE
- CLP FIRE HYDRANT
- CM GAS METER
- CUY GUY WIRE
- GV GAS VALVE
- LAND LANDSCAPE
- SDM STORM DRAIN MANHOLE
- SI SIGN
- SSMH SANITARY SEWER MANHOLE
- STL-S STREET LIGHT
- SW SIDEWALK
- TRANS TRANSFORMER
- VLT ELECTRICAL VAULT
- WV WATER VALVE
- EXCEPTION AS PER TITLE REPORT



VICINITY MAP  
N.T.S.

**PRELIMINARY TITLE REPORT**

PRELIMINARY REPORT BY PLACER TITLE COMPANY, ORDER NO. 306-8198, DATED AUGUST 19, 2013.

**LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF YOLO, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 2 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA IN GRANT DEED RECORDED DECEMBER 29, 1971 IN BOOK 1002 PAGE 83, OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: A PORTION OF 036-170-010

**EASEMENTS & EXCEPTIONS SUMMARY**

- 1 GENERAL AND SPECIAL TAXES (NOT PLOTTABLE)
- 2 SUPPLEMENTAL TAXES (NOT PLOTTABLE)
- 3 ROAD EASEMENT (RUSSELL BLVD.) (NOT PLOTTABLE)
- 4 ABUTTER'S RIGHTS RELINQUISHED (1002 O.R. 83) (PLOTTED)
- 5 BICYCLE & PEDESTRIAN EASEMENT (1017 O.R. 357) (PLOTTED)
- 6 PG&E ELECTRICAL EASEMENT (INST. NO. 2010-0028499) (PLOTTED)

**FLOOD ZONE CLASSIFICATION**

THE SUBJECT PROPERTY IS WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.02% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 0592 H, COMMUNITY NUMBER 060424 (CITY OF DAVIS), MAP NUMBER 06113C0592G DATED JUNE 18, 2010.

**AREA TABULATION**

GROSS LAND AREA = 1,537,723± SQ. FT.  
= 35,301± AC.  
PROPOSED LEASE AREA = 829,468± SQ. FT.  
= 19,042± AC.

**ZONING CLASSIFICATION**

THE INSURER DID NOT PROVIDE A SPECIFIC ZONING CLASSIFICATION AS MENTIONED IN TABLE "A", ITEM 6(A).

**PARKING COUNT**

ACCESSIBLE PARKING SPACES = 4  
REGULAR/COMPACT PARKING SPACES = 257  
TOTAL PARKING COUNT = 261

**SURVEYOR'S CERTIFICATE**

TO THE REGENTS OF THE UNIVERSITY OF CALIFORNIA, AND TO PLACER TITLE COMPANY:  
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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 8, 9, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 20, 2014.

SANDIS

DATE: JANUARY 24, 2014

BY:   
ANDREW S. CHAFER, P.L.S.  
CALIFORNIA REG. NO. 8005  
LICENSE EXP. DECEMBER 31, 2014



\*\* CERTIFY IS DEFINED AND LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF CALIFORNIA

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No.	REVISION/ISSUE	DATE	BY

DAVIS

ALTA/ACSM LAND TITLE SURVEY  
ORCHARD PARK, U.C. DAVIS

CALIFORNIA

SHEET  
**1**  
OF 1 SHEETS