



OLD REPUBLIC
TITLE COMPANY

1000 Burnett Ave, Suite 400
Concord, CA 94520
(925) 687-7880 Fax: (925) 687-4836

PRELIMINARY REPORT

WCHB DEVELOPMENT, LLC

35th UPDATE

Our Order Number 701234037-DJ

When Replying Please Contact:

Donna Jones
DonnaJ@ortc.com
(925) 687-7880

Property Address:

BENICIA BUSINESS PARK, Benicia, CA

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit I attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of February 22, 2024, at 8:00 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

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The form of policy of title insurance contemplated by this report is:

ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred to by this Report is:

Fee

Title to said estate or interest at the date hereof is vested in:

WCHB Development, LLC, a California limited liability company

The land referred to in this Report is situated in the County of Solano, City of Benicia, State of California, and is described as follows:

PARCEL ONE:

A portion of that certain 1996.981, more or less, acre parcel of land shown on the record of survey entitled: "SURVEY OF BENICIA ARSENAL, BENICIA, CALIFORNIA", filed in the Office of the Recorder of Solano County, California, on [August 26, 1964, in Book 9 of Surveys, at Page 11](#); a portion of that certain parcel of land designated "1102 O.R. 94, 150.169 acres+/-", shown on the record of survey entitled: "SURVEY OF THE RONEY RANCH, filed in the office of the recorder of Solano County, California, on [March 7, 1962, in Book 7 of Surveys, at Page 92](#); a portion of Parcel "A", as shown on the record of survey entitled: "SURVEY OF THE LENTZ-SWEET-HILL-ANDERSON-WADLOW PROPERTIES", filed in the Office of the Recorder of Solano County, California, on [August 11, 1967 in Book 10 of Surveys, at Page 57](#); and a portion of Parcel A and all of Parcel B and the Parcel of land designated "COUNTY ROAD NO. 546", as shown on the record of survey entitled: "SURVEY OF THE FORMER DOTTA RANCH, filed in the Office of the Recorder of Solano County, California, on [November 10, 1967, in Book 10 of Surveys, at Page 60](#), described as follows:

BEGINNING on the Northerly line of East Second Street (Old Highway 21) of the most Easterly corner of the tract of land shown on the Parcel Map entitled: "PARCEL MAP NO. 3-1", filed in the Office of the recorder of Solano County, California, on [January 30, 1973, in Book 7 of Parcel Maps, at Page 15](#); thence from said POINT OF BEGINNING, along the exterior line of the tract of land shown on said Parcel Map, as follows: Westerly, along the arc of a curve to the right with a radius of 50 feet, the center of which bears North 3° 31' 57" East through a central angle of 62° 49' 59" an arc distance of 54.83 feet; North 23° 38' 04" West 392.89 feet; Northerly, along the arc of a curve to the left with a radius of 530 feet, through a central angle of 9° 54' 40", an arc distance of 91.68 feet; North 33° 32' 44" West 173.32 feet; Northerly, along the arc of a curve to the right with a radius of 470 feet, through a central angle of 12° 00' 00", an arc distance of 98.44 feet; North 21° 32' 44" West 229.10 feet and South 68° 27' 16" West 85.84 feet to the Easterly line of Parcel 3-4A-1 as shown on the Parcel Map entitled: "LOT LINE ADJUSTMENT PARCEL MAP, PARCELS 3-6A-2 (PM 15-93) and 3-4A of (PM 17-57), CITY OF BENICIA, COUNTY OF SOLANO", filed in the Office of the Recorder of Solano County, California, on [May 31, 1979, in Book 18 of Parcel Maps, at Pages 19 and 20](#); thence along the Easterly line of said Parcel 3-4A-1 as follows:

North 47° 30' 34" West 108.40 feet; North 34° 33' 01" West 222.55 feet; Northerly, along the arc of a curve to the right with a radius of 354.64 feet, through a central angle of 68° 51' 44", an arc distance of 426.23 feet; North 34° 18' 43" East, 56.15 feet and North 47° 44' 01" West 440.41 feet; North 75° 11' 21" West 18.71 feet; thence South 36° 47' 41" West 313.96 feet; thence South 62° 07' 01" West 132.19 feet to the Southeasterly corner of Parcel 1 as shown on the Parcel Map entitled: "PARCEL MAP, PORTION OF FORMER BENICIA

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ARSENAL IN BENICIA, CALIFORNIA: filed in the Office of the Recorder of Solano County, California, on [May 28, 1969, in Book 3 of Parcel Maps, at Page 46](#); thence along the Easterly line of said Parcel One as follows: North 15° 00' 03" West 484.92 feet; North 24° 05' 37" East 539.90 feet; North 51° 51' 20" West 365.64 feet; South 25° 30' 10" West 205.73 feet; and North 29° 13' 50" West 725.11 feet to the Southwesterly corner of Parcel B as shown on said record of survey filed in [Book 10 of Surveys at Page 60](#); thence along the Westerly line of Parcel B, County Road No. 546 and Parcel A as shown on the record of survey filed in [Book 10 of Surveys, at Page 60](#), as follows:

North 33° 42' 30" West 280.92 feet; North 33° 33' 00" West 498.72 feet and North 4° 13' 30" West 719.29 feet to the Southerly line of County Road No. 693, as shown on said record of survey filed in [Book 10 of Surveys, at Page 60](#); thence, along the Southerly line of said County Road No. 693 as follows:

North 48° 26' 47" East 70.59 feet; South 89° 28' 53" East 98.50 feet; North 81° 56' 07" East 598.38 feet; South 86° 45' 17" East 50.99 feet; North 81° 56' 07" East 550.00 feet; North 70° 37' 37" East 50.99 feet; North 81° 56' 07" East 249.41 feet; Easterly, along the arc of a curve to the right with a radius of 570 feet through a central angle of 56° 07' 00" an arc distance of 558.27 feet and South 41° 56' 53" East 178.67 feet to the Westerly line of the Parcel of land designated "COUNTY OF SOLANO 1382 OR 30" on said record of survey filed in [Book 10 of Surveys, at Page 60](#); thence along the exterior lines of said "COUNTY OF SOLANO 1382 OR 30" Parcel as follows:

South 38° 16' 38" West 55.68 feet; South 51° 43' 22" East 329.85 feet; South 46° 49' 46" East 118.67 feet; South 16° 01' 04" East 32.68 feet; South 23° 02' 33" West 420.58 feet and South 24° 59' 19" East 10.22 feet to the Westerly line of County Road No. 693 as shown on said record of survey filed in [Book 10 of Surveys, at Page 60](#); thence Southerly along the Westerly line of County Road No. 693 as shown on the record of survey filed in [Book 10 of Surveys at Page 60](#), the record of Survey filed in [Book 7 of Surveys, at Page 92](#), and the record of survey filed in [Book 8 of Surveys, at Page 79](#), as follows:

South 21° 05' 07" East 165.18 feet; South 32° 23' 43" East 50.99 feet; South 21° 05' 07" East 24.12 feet; Southerly along the arc of a curve to the left with a radius of 540 feet, through a central angle of 29° 54' 30", an arc distance of 281.88 feet, South 8° 49' 23" East 340.48 feet; South 20° 01' 59" East 51.03 feet; South 8° 49' 23" East 1082.56 feet; Southerly, along the arc of a curve to the left with a radius of 1030 feet, through a central angle of 13° 23' 30" an arc distance of 240.74 feet; South 22° 12' 53" East 948.74 feet; Southerly along the arc of a curve to the right with a radius of 270 feet, through a central angle of 47° 54', an arc distance of 225.72 feet and South 25° 41' 07" West 494.76 feet to the Northerly line of said East Second Street (Old Highway 21); thence Westerly along said Northerly line to the POINT OF BEGINNING.

EXCEPTING THEREFROM all oil, gas, casinghead gas, asphaltum and other hydrocarbons and mineral substances now or hereafter found, situated or located in or on any part or portion of the lands hereinafter described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, or other hydrocarbon and mineral substances lying below a depth of more than five hundred feet (500') below the surface thereof but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof, as excepted in the Grant Deed dated October 9, 1979, and recorded [October 29, 1979, in Book 1979, Page 92894, Series No. 55075](#), Solano County Records.

PARCEL TWO:

Parcel C, as shown on the Record of Survey entitled: "SURVEY OF THE FORMER DOTTA RANCH", filed in the Office of the Recorder of Solano County, California", on [November 10, 1967, in Book 10 of Surveys, at Page](#)

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60; Parcel A, as shown on the Record of Survey entitled: "SURVEY OF THE LENTZ-SWEET-HILL-ANDERSON-WADLOW PROPERTIES", filed in the Office of the Recorder of Solano County, California on [November 10, 1967 in Book 10 of Surveys at Page 57](#); and that certain Parcel of land designated: "1102 O.R. 94, 150.169 Acres+/-", as shown on the record of Survey entitled: "SURVEY OF THE RONEY RANCH", filed in the Office of the Recorder of Solano County, California, on [May 7, 1962, in Book 7 of Surveys, Page 92](#).

EXCEPTING THEREFROM: That portion of the land shown on the Record of Survey filed in [Book 7 of Surveys, at Page 92](#), lying Westerly of the Easterly line of County Road No. 693 and Northerly of the Southwesterly line of the parcel of land described in the deed from Benicia Associates of Washington, et al, to County of Solano dated [March 18, 1965, recorded May 10, 1966, in Book 1398 of Page 30, Instrument No. 13261](#).

ALSO EXCEPTING THEREFROM: That portion of Parcel A as shown on the Record of Survey filed in [Book 10 of Surveys, at Page 57](#) lying Westerly of the Easterly line of County Road No. 693.

ALSO EXCEPTING THEREFROM: The parcel of land described as Parcel No. One in the Deed from Benicia Industries, Inc. to City of Benicia, dated January 17, 1971, recorded [April 13, 1971, in Book 1679 of OR, Pages 289, Instrument No. 7142](#).

ALSO EXCEPTING THEREFROM: The parcel of land described in the Deed from Benicia Industries, Inc. to City of Benicia, dated November 29, 1977, and recorded [December 20, 1977, in Book 1977 of OR, Page 98120, as Instrument No. 57269](#).

ALSO EXCEPTING THEREFROM: The Parcel of land described as follows:

BEGINNING at the most Northwesterly corner of Parcel No. One, described in the Grant Deed from Benicia Industries, Inc. to the City of Benicia, recorded [April 13, 1971, in Book 1679 of Official Records, at Page 289, Instrument No. 7142](#), being also the most Northeasterly corner of the 5.976+/- acre Parcel described in the Grant Deed from Benicia Industries, Inc. to the City of Benicia, recorded [December 20, 1977, in Book 1977 of Official Records, at Page 98120, Instrument No. 57259](#); thence Southerly along the North line of said 5.976+/- acre Parcel, South 61° 09' 21" West 125 feet; thence South 2° 02' 48" West 280.00 feet; thence North 13° 48' 32" West 335.00 feet; thence North 85° 45' 15" East 200.00 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: The Parcel of land described in the Deed from Albert D. Seenno Construction Co., a limited partnership to the City of Benicia, dated June 1, 1988, recorded [August 23, 1988, in Book 1988, Page 106114, Series No. 49151](#).

ALSO EXCEPTING THEREFROM all oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas now or hereafter found, situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas lying below a depth of more than five hundred feet (500') below the surface of but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof, as excepted in the Grant Deed dated October 9, 1979, and recorded [October 29, 1979, in Book 1979, Page 92894, Series No. 55075](#), Solano County Records.

APNS:

0080-010-030, 0080-010-110, 0080-010-120, 0080-030-060, 0080-030-070 as to Parcel One;
0080-030-100, 0080-030-140, 0080-030-160, 0181-260-060, and 0181-260-070 as to Parcel Two

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At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2024 - 2025, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-010-030	
Code No.	:	1003	
1st Installment	:	\$392.19	Marked Paid
2nd Installment	:	\$392.19	NOT Marked Paid
Land Value	:	\$65,000.00	

3. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-010-110	
Code No.	:	1003	
1st Installment	:	\$19.26	Marked Paid
2nd Installment	:	\$19.26	NOT Marked Paid
Land Value	:	\$2,232.00	

4. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-010-120	
Code No.	:	1003	
1st Installment	:	\$83.24	Marked Paid
2nd Installment	:	\$83.24	NOT Marked Paid
Land Value	:	\$13,000.00	

5. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-030-060	
Code No.	:	1001	
1st Installment	:	\$2,293.42	Marked Paid
2nd Installment	:	\$2,293.42	NOT Marked Paid
Land Value	:	\$385,000.00	

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6. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-030-070	
Code No.	:	1001	
1st Installment	:	\$1,016.03	Marked Paid
2nd Installment	:	\$1,016.03	NOT Marked Paid
Land Value	:	\$170,000.00	

7. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-030-100	
Code No.	:	1001	
1st Installment	:	\$1,045.73	Marked Paid
2nd Installment	:	\$1,045.73	NOT Marked Paid
Land Value	:	\$175,000.00	

8. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-030-140	
Code No.	:	1001	
1st Installment	:	\$808.08	Marked Paid
2nd Installment	:	\$808.08	NOT Marked Paid
Land Value	:	\$135,000.00	

9. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0080-030-160	
Code No.	:	1001	
1st Installment	:	\$6,660.32	Marked Paid
2nd Installment	:	\$6,660.32	NOT Marked Paid
Land Value	:	\$1,120,000.00	

10. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0181-260-060	
Code No.	:	1001	
1st Installment	:	\$748.84	Marked Paid
2nd Installment	:	\$748.84	NOT Marked Paid
Land Value	:	\$125,027.00	

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11. Taxes and assessments, general and special, for the fiscal year 2023 - 2024, as follows:

Assessor's Parcel No	:	0181-260-070	
Code No.	:	1001	
1st Installment	:	\$29.68	Marked Paid
2nd Installment	:	\$29.68	NOT Marked Paid
Land Value	:	\$3,986.00	

12. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

13. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of any Public Highway or road as it now exists.

14. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Reserved By	:	Benicia Water Company, a corporation
For	:	Roadway, telephone lines and pipelines
Dated	:	December 6, 1917
Recorded	:	January 4, 1918 in Book 234 of Deeds, Page 39
Affects	:	A portion of the premises

15. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Judgment and Decree Quieting Title
Granted To	:	Anthony L. Azevedo
For	:	Roadway and utilities
Dated	:	September 29, 1941
Recorded	:	September 29, 1941 in Book 243 of Official Records, Page 506
Affects	:	A portion of the premises

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16. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Instrument : Deed
Granted To : California Pacific Utilities Company
For : Underground water pipelines
Dated : December 10, 1945
Recorded : [May 25, 1946 in Book 347 of Official Records, Page 173](#)
Affects : A portion of the premises
17. Release and relinquishment of abutter's or access rights to and from the freeway, upon which premises abuts, together with waiver of damages by reason of construction or maintenance of a freeway, as follows:
- Instrument Entitled : Grant Deed
To : State of California
Dated : September 30, 1964
Recorded : [January 25, 1965 in Book 1319 of Official Records, Page 37 under Recorder's Serial Number 2088](#)
18. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Instrument : Deed
Granted To : Pacific Gas and Electric Company
For : Relocation of existing gas and electrical distribution systems
Dated : April 27, 1966
Recorded : [May 3, 1966 in Book 1396 of Official Records, Page 491 under Recorder's Serial Number 12353](#)
Affects : A portion of the premises
19. Terms and provisions of an agreement recorded thereunder, executed by Pacific Gas and Electric Company and between Benicia Industries, Inc., recorded [May 13, 1966, in Book 1398 of Official Records, at Page 478, Series No. 13652.](#)
20. Any private rights of easements over and across those portions of said land lying within County Road 546, as described in Resolution of Abandonment, recorded [April 25, 1968, in Book 1505 of Official Records, at Page 93, Series No. 7715.](#)
21. An indemnity agreement recorded thereunder executed by Benicia Industries, a California corporation, in favor of Pacific Gas and Electric Company, a California corporation, recorded [July 22, 1968, in Book 1517 of Official Records, Page 594, Series No. 13156.](#)

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22. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Deed
Granted To : Pacific Gas and Electric Company, a California corporation
For : gas pipelines and appurtenances
Dated : November 19, 1969
Recorded : [March 6, 1970 in Book 1613 of Official Records, Page 679 under Recorder's Serial Number 4528](#)
Affects : A portion of the premises

A portion of said easement was quitclaimed by Pacific Gas and Electric Company, a California corporation, by instrument recorded [October 24, 1986, in Book 1986 Official Records, Page 125595, Series No. 61008.](#)

23. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Corporation Grant Deed
Granted To : City of Benicia, a municipal corporation
For : Pipelines
Dated : January 15, 1971
Recorded : [April 13, 1971 in Book 1679 of Official Records, Page 249 under Recorder's Serial Number 7134](#)
Affects : A portion of the premises

24. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Grant Deed
Granted To : The City of Benicia, a municipal corporation
For : Water pipelines
Dated : April 7, 1971
Recorded : [April 13, 1971 in Book 1679 of Official Records, Page 268 under Recorder's Serial Number 7137](#)
Affects : A portion of the premises

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25. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Corporation Grant Deed
Granted To : The City of Benicia, a municipal corporation
For : Pipelines and drainage
Dated : January 15, 1971
Recorded : [April 13, 1971 in Book 1679 of Official Records, Page 289 under Recorder's Serial Number 7142](#)
Affects : A portion of the premises

26. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement
Granted To : Pacific Gas and Electric Company, a California corporation
For : Underground gas pipelines
Dated : November 22, 1974
Recorded : [March 4, 1975 in Book 1975 of Official Records, Page 8393 under Recorder's Serial Number 5236](#)
Affects : A portion of the premises

27. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the filed map.

For : Roadway and utilities
Affects : A portion of the premises

28. Deed of Trust to secure any indebtedness incurred under that certain Revolving Credit Agreement dated September 7th, 1983 as said Credit Agreement is modified and extended by various agreement appearing of record and executed by the several record owners of the properties involved:

Trustor/Borrower : Albert D. Seenoo Construction Co., a California limited partnership
Trustee : American Securities Company, a corporation
Beneficiary/Lender : Wells Fargo Bank, N.A., a national banking association
Dated : September 7th, 1983
Recorded : [September 15th, 1983, in Book 1983 of Official Records, at Page 76275, Series No. 40323](#)
:
Returned to Address : 2770 Shadelands Drive, Suite 101, Walnut Creek, California 94598

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As amended by various Modifications, the last of which was disclosed of record by an instrument recorded December 26, 2017, in Official Records, as Recorder's Serial Number [2017-0110970](#).

29. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Easement (Non Exclusive)
Granted To : Pacific Gas and Electric Company, a California corporation
For : Pipes and connections for the conveyance of gas
Dated : October 29, 1986
Recorded : [November 5, 1986 in Book 1986 of Official Records, Page 132139 under Recorder's Serial Number 64348](#)
Affects : A portion of the premises

30. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Grant of Easement
Granted To : City of Benicia, a municipal corporation
For : Storm drain pipe and appurtenances
Dated : May 10, 1996
Recorded : [May 13, 1996 in Official Records under Recorder's Serial Number 1996-00031839](#)
Affects : portions of Assessors Parcel No's. 80-030-160 and 181-260-060

31. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : Grant of Easement
Granted To : City of Benicia, a municipal corporation
For : drainage pipe and appurtenances
Dated : January 21, 1997
Recorded : [March 28, 1997 in Official Records under Recorder's Serial Number 1997-00018699](#)
Affects : A portion of Assessors Parcel No. 181-260-060

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 3.1 Major Projects.

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B. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:

NONE

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument

Entitled : Grant Deed
By/From : West Coast Home Builders, Inc., a California corporation
To : WCHB Development, LLC, a California limited liability company
Dated : July 28, 2020
Recorded : [July 31, 2020 in Official Records under Recorder's Serial Number 2020-0062882](#)

NOTE:

The following statement is deemed attached as a coversheet to any declaration, governing document, or deed identified in the above exceptions:

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Information for processing a “Restrictive Covenant Modification” form:

1. Print a complete copy of the document in question. Strike out what you believe to be unlawful restrictive language in the document.
2. Print and complete the “Restrictive Covenant Modification” (“RCM”) form. Note that the signature on the form must be acknowledged by a notary public or other qualified officer.
3. Submit the completed RCM form and the document with your strike-outs to the County Clerk-Recorder’s Office for the county where the property is located. No fee is required for this service.
4. The County Clerk-Recorder’s Office will forward the RCM form and the document with your strike-outs to the Office of the County Counsel, who will determine whether the document contains any unlawful restrictions.
5. The Office of the County Counsel will return the RCM form and the document with your strike-outs to the County Clerk-Recorder’s Office along with its determination. If approved, a Deputy County Counsel will sign the RCM, and the County Clerk-Recorder’s Office will record, image and index it. If the Office of the County Counsel determines that the document does not contain an unlawful restriction, the County Clerk-Recorder’s Office will not record the RCM.
6. The approved RCM will be returned to the submitter by mail.

The “Restrictive Covenant Modification” form is linked below:

[Restrictive Covenant Modification form](#)

EXHIBIT A

The land referred to is situated in the County of Solano, City of Benicia, State of California, and is described as follows:

PARCEL ONE:

A portion of that certain 1996.981, more or less, acre parcel of land shown on the record of survey entitled: "SURVEY OF BENICIA ARSENAL, BENICIA, CALIFORNIA", filed in the Office of the Recorder of Solano County, California, on [August 26, 1964, in Book 9 of Surveys, at Page 11](#); a portion of that certain parcel of land designated "1102 O.R. 94, 150.169 acres+/-", shown on the record of survey entitled: "SURVEY OF THE RONEY RANCH, filed in the office of the recorder of Solano County, California, on [March 7, 1962, in Book 7 of Surveys, at Page 92](#); a portion of Parcel "A", as shown on the record of survey entitled: "SURVEY OF THE LENTZ-SWEET-HILL-ANDERSON-WADLOW PROPERTIES", filed in the Office of the Recorder of Solano County, California, on [August 11, 1967 in Book 10 of Surveys, at Page 57](#); and a portion of Parcel A and all of Parcel B and the Parcel of land designated "COUNTY ROAD NO. 546", as shown on the record of survey entitled: "SURVEY OF THE FORMER DOTTA RANCH, filed in the Office of the Recorder of Solano County, California, on [November 10, 1967, in Book 10 of Surveys, at Page 60](#), described as follows:

BEGINNING on the Northerly line of East Second Street (Old Highway 21) of the most Easterly corner of the tract of land shown on the Parcel Map entitled: "PARCEL MAP NO. 3-1", filed in the Office of the recorder of Solano County, California, on [January 30, 1973, in Book 7 of Parcel Maps, at Page 15](#); thence from said POINT OF BEGINNING, along the exterior line of the tract of land shown on said Parcel Map, as follows: Westerly, along the arc of a curve to the right with a radius of 50 feet, the center of which bears North 3° 31' 57" East through a central angle of 62° 49' 59" an arc distance of 54.83 feet; North 23° 38' 04" West 392.89 feet; Northerly, along the arc of a curve to the left with a radius of 530 feet, through a central angle of 9° 54' 40", an arc distance of 91.68 feet; North 33° 32' 44" West 173.32 feet; Northerly, along the arc of a curve to the right with a radius of 470 feet, through a central angle of 12° 00' 00", an arc distance of 98.44 feet; North 21° 32' 44" West 229.10 feet and South 68° 27' 16" West 85.84 feet to the Easterly line of Parcel 3-4A-1 as shown on the Parcel Map entitled: "LOT LINE ADJUSTMENT PARCEL MAP, PARCELS 3-6A-2 (PM 15-93) and 3-4A of (PM 17-57), CITY OF BENICIA, COUNTY OF SOLANO", filed in the Office of the Recorder of Solano County, California, on [May 31, 1979, in Book 18 of Parcel Maps, at Pages 19 and 20](#); thence along the Easterly line of said Parcel 3-4A-1 as follows:

North 47° 30' 34" West 108.40 feet; North 34° 33' 01" West 222.55 feet; Northerly, along the arc of a curve to the right with a radius of 354.64 feet, through a central angle of 68° 51' 44", an arc distance of 426.23 feet; North 34° 18' 43" East, 56.15 feet and North 47° 44' 01" West 440.41 feet; North 75° 11' 21" West 18.71 feet; thence South 36° 47' 41" West 313.96 feet; thence South 62° 07' 01" West 132.19 feet to the Southeasterly corner of Parcel 1 as shown on the Parcel Map entitled: "PARCEL MAP, PORTION OF FORMER BENICIA ARSENAL IN BENICIA, CALIFORNIA: filed in the Office of the Recorder of Solano County, California, on [May 28, 1969, in Book 3 of Parcel Maps, at Page 46](#); thence along the Easterly line of said Parcel One as follows: North 15° 00' 03" West 484.92 feet; North 24° 05' 37" East 539.90 feet; North 51° 51'

20" West 365.64 feet; South 25° 30' 10" West 205.73 feet; and North 29° 13' 50" West 725.11 feet to the Southwesterly corner of Parcel B as shown on said record of survey filed in [Book 10 of Surveys at Page 60](#); thence along the Westerly line of Parcel B, County Road No. 546 and Parcel A as shown on the record of survey filed in [Book 10 of Surveys, at Page 60](#), as follows:

North 33° 42' 30" West 280.92 feet; North 33° 33' 00" West 498.72 feet and North 4° 13' 30" West 719.29 feet to the Southerly line of County Road No. 693, as shown on said record of survey filed in [Book 10 of Surveys, at Page 60](#); thence, along the Southerly line of said County Road No. 693 as follows:

North 48° 26' 47" East 70.59 feet; South 89° 28' 53" East 98.50 feet; North 81° 56' 07" East 598.38 feet; South 86° 45' 17" East 50.99 feet; North 81° 56' 07" East 550.00 feet; North 70° 37' 37" East 50.99 feet; North 81° 56' 07" East 249.41 feet; Easterly, along the arc of a curve to the right with a radius of 570 feet through a central angle of 56° 07' 00" an arc distance of 558.27 feet and South 41° 56' 53" East 178.67 feet to the Westerly line of the Parcel of land designated "COUNTY OF SOLANO 1382 OR 30" on said record of survey filed in [Book 10 of Surveys, at Page 60](#); thence along the exterior lines of said "COUNTY OF SOLANO 1382 OR 30" Parcel as follows:

South 38° 16' 38" West 55.68 feet; South 51° 43' 22" East 329.85 feet; South 46° 49' 46" East 118.67 feet; South 16° 01' 04" East 32.68 feet; South 23° 02' 33" West 420.58 feet and South 24° 59' 19" East 10.22 feet to the Westerly line of County Road No. 693 as shown on said record of survey filed in [Book 10 of Surveys, at Page 60](#); thence Southerly along the Westerly line of County Road No. 693 as shown on the record of survey filed in [Book 10 of Surveys at Page 60](#), the record of Survey filed in [Book 7 of Surveys, at Page 92](#), and the record of survey filed in [Book 8 of Surveys, at Page 79](#), as follows:

South 21° 05' 07" East 165.18 feet; South 32° 23' 43" East 50.99 feet; South 21° 05' 07" East 24.12 feet; Southerly along the arc of a curve to the left with a radius of 540 feet, through a central angle of 29° 54' 30", an arc distance of 281.88 feet, South 8° 49' 23" East 340.48 feet; South 20° 01' 59" East 51.03 feet; South 8° 49' 23" East 1082.56 feet; Southerly, along the arc of a curve to the left with a radius of 1030 feet, through a central angle of 13° 23' 30" an arc distance of 240.74 feet; South 22° 12' 53" East 948.74 feet; Southerly along the arc of a curve to the right with a radius of 270 feet, through a central angle of 47° 54', an arc distance of 225.72 feet and South 25° 41' 07" West 494.76 feet to the Northerly line of said East Second Street (Old Highway 21); thence Westerly along said Northerly line to the POINT OF BEGINNING.

EXCEPTING THEREFROM all oil, gas, casinghead gas, asphaltum and other hydrocarbons and mineral substances now or hereafter found, situated or located in or on any part or portion of the lands hereinafter described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, or other hydrocarbon and mineral substances lying below a depth of more than five hundred feet (500') below the surface thereof but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof, as excepted in the Grant Deed dated October 9, 1979, and recorded [October 29, 1979, in Book 1979, Page 92894, Series No. 55075](#), Solano County Records.

PARCEL TWO:

Parcel C, as shown on the Record of Survey entitled: "SURVEY OF THE FORMER DOTTA RANCH", filed in the Office of the Recorder of Solano County, California", on [November 10, 1967, in Book 10 of Surveys, at Page 60](#); Parcel A, as shown on the Record of Survey entitled: "SURVEY OF THE LENTZ-SWEET-HILL-ANDERSON-WADLOW PROPERTIES", filed in the Office of the Recorder of Solano County, California on [November 10, 1967 in Book 10 of Surveys at Page 57](#); and that certain Parcel of land designated: "1102 O.R. 94, 150.169 Acres+/-", as shown on the record of Survey entitled: "SURVEY OF THE RONEY RANCH", filed in the Office of the Recorder of Solano County, California, on [May 7, 1962, in Book 7 of Surveys, Page 92](#).

EXCEPTING THEREFROM: That portion of the land shown on the Record of Survey filed in [Book 7 of Surveys, at Page 92](#), lying Westerly of the Easterly line of County Road No. 693 and Northerly of the Southwesterly line of the parcel of land described in the deed from Benicia Associates of Washington, et al, to County of Solano dated [March 18, 1965, recorded May 10, 1966, in Book 1398 of Page 30, Instrument No. 13261](#).

ALSO EXCEPTING THEREFROM: That portion of Parcel A as shown on the Record of Survey filed in [Book 10 of Surveys, at Page 57](#) lying Westerly of the Easterly line of County Road No. 693.

ALSO EXCEPTING THEREFROM: The parcel of land described as Parcel No. One in the Deed from Benicia Industries, Inc. to City of Benicia, dated January 17, 1971, recorded [April 13, 1971, in Book 1679 of OR, Pages 289, Instrument No. 7142](#).

ALSO EXCEPTING THEREFROM: The parcel of land described in the Deed from Benicia Industries, Inc. to City of Benicia, dated November 29, 1977, and recorded [December 20, 1977, in Book 1977 of OR, Page 98120, as Instrument No. 57269](#).

ALSO EXCEPTING THEREFROM: The Parcel of land described as follows:

BEGINNING at the most Northwesterly corner of Parcel No. One, described in the Grant Deed from Benicia Industries, Inc. to the City of Benicia, recorded [April 13, 1971, in Book 1679 of Official Records, at Page 289](#), Instrument No. 7142, being also the most Northeasterly corner of the 5.976+/- acre Parcel described in the Grant Deed from Benicia Industries, Inc. to the City of Benicia, recorded [December 20, 1977, in Book 1977 of Official Records, at Page 98120, Instrument No. 57259](#); thence Southerly along the North line of said 5.976+/- acre Parcel, South 61° 09' 21" West 125 feet; thence South 2° 02' 48" West 280.00 feet; thence North 13° 48' 32" West 335.00 feet; thence North 85° 45' 15" East 200.00 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM: The Parcel of land described in the Deed from Albert D. Seeno Construction Co., a limited partnership to the City of Benicia, dated June 1, 1988, recorded [August 23, 1988, in Book 1988, Page 106114, Series No. 49151](#).

ALSO EXCEPTING THEREFROM all oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas now or hereafter found, situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas lying below a depth of more than five hundred feet (500') below the surface of but without any right whatsoever to enter upon the

surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof, as excepted in the Grant Deed dated October 9, 1979, and recorded [October 29, 1979, in Book 1979, Page 92894, Series No. 55075](#), Solano County Records.

APNS:

0080-010-030, 0080-010-110, 0080-010-120, 0080-030-060, 0080-030-070 as to Parcel One;
0080-030-100, 0080-030-140, 0080-030-160, 0181-260-060, and 0181-260-070 as to Parcel
Two

Exhibit I

AMERICAN LAND TITLE ASSOCIATION LOAN POLICY OF TITLE INSURANCE (06/17/06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

SCHEDULE B - PART I

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

Tax Area Code
1000
1003

Parcel One (portion)
APN 80-010-030

Parcel One (portion)
APN 80-010-120

Parcel One (portion)
APN 80-010-110

This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

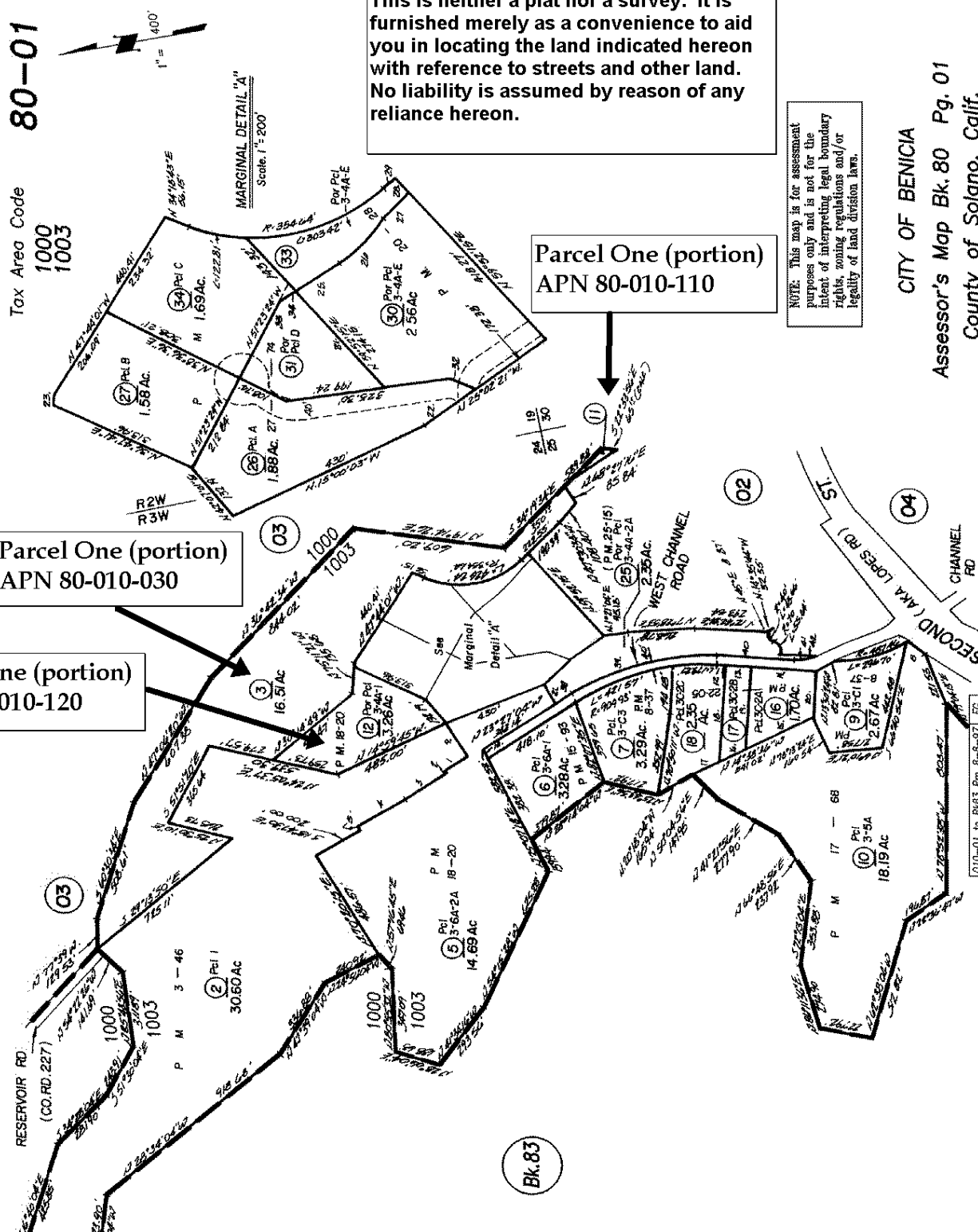
NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

CITY OF BENICIA
Assessor's Map Bk. 80 Pg. 01
County of Solano, Calif.

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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REVISION	DATE	BY
010-01 to Bk83 Pm 8-8-97	FG	
010-33434	1-18-94	PD
010-3089632	8-24-93	PK
AGI Bk 83	12-9-88	TPB

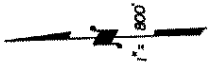


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2. N 67°21'30"E	5.00'
3. S 22°38'30"E	213.80'
4. S 18°41'30"E	215.00'
5. N 71°18'30"E	15.00'
6. N 71°18'15"E	25.00'
7. S 18°40'45"E	215.00'
8. N 47°05'09"E	87.55'
9. N 67°21'30"E	180.00'
10. N 75°07'18"E	40.45'
11. N 66°32'56"E	21.12'
12. N 14°57'40"E	31.01'
13. N 14°57'40"E	103.45'
14. N 14°57'40"E	267.55'
15. N 14°42'35"W	308.21'
16. N 14°42'35"W	119.17'
17. N 14°42'35"W	114.10'
18. N 74°56'48"W	411.84'
19. N 74°56'48"W	352.85'
20. N 74°56'48"W	200.28'
21. N 66°32'56"E	75.91'
22. N 25°02'21"W	132.41'
23. N 75°11'21"W	18.71'
24. N 38°26'38"E	205.00'
25. S 22°01'09"E	104.62'
26. R=317'	129.04'
27. S 35°57'57"E	77.51'
28. N 59°52'15"E	39.61'
29. N 34°33'01"W	32.16'
30. N 59°52'15"E	289.97'
31. N 59°52'15"E	63.30'
32. N 30°40'51"E	189.90'
33. N 51°23'24"W	30.06'
34. N 22°01'09"E	30.06'
35.	
36.	
37. N 23°27'04"W	61.47'
38. R=944.93'	L=633.50'
40. N 14°57'40"E	318.82'
41. R=265'	L=103.96'
42. N 15°02'41"E	155.21'
43.	
44.	
45.	

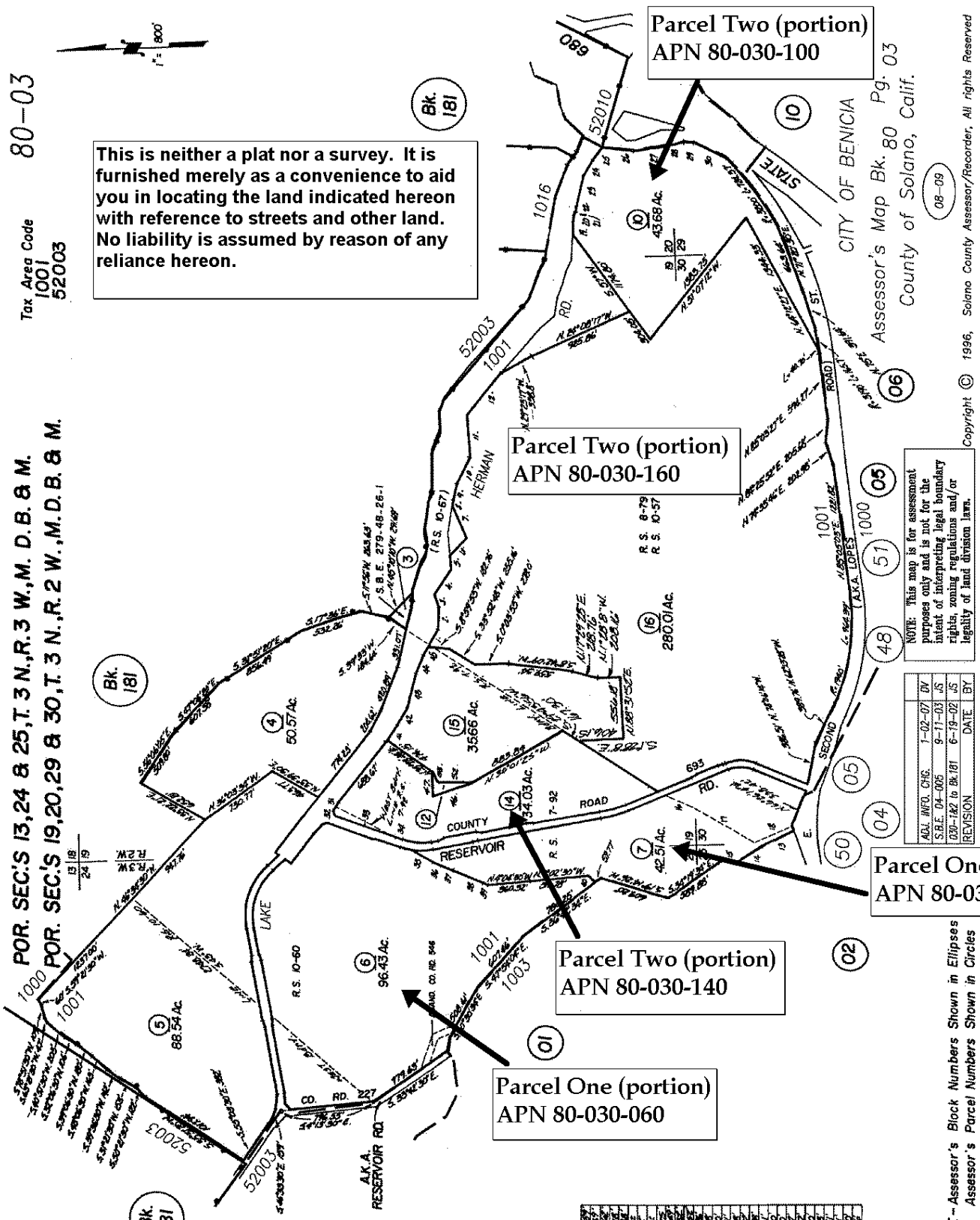
Tax Area Code
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52003

80-03
POR. SEC'S 13, 24 & 25, T. 3 N., R. 3 W., M. D. B. & M.
POR. SEC'S 19, 20, 29 & 30, T. 3 N., R. 2 W., M. D. B. & M.

1	11.52' S 89° 58' 34" W	11.52'
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27	11.52' S 89° 58' 34" W	11.52'
28	11.52' S 89° 58' 34" W	11.52'
29	11.52' S 89° 58' 34" W	11.52'
30	11.52' S 89° 58' 34" W	11.52'



This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.



1	11.52' S 89° 58' 34" W	11.52'
2	11.52' S 89° 58' 34" W	11.52'
3	11.52' S 89° 58' 34" W	11.52'
4	11.52' S 89° 58' 34" W	11.52'
5	11.52' S 89° 58' 34" W	11.52'
6	11.52' S 89° 58' 34" W	11.52'
7	11.52' S 89° 58' 34" W	11.52'
8	11.52' S 89° 58' 34" W	11.52'
9	11.52' S 89° 58' 34" W	11.52'
10	11.52' S 89° 58' 34" W	11.52'
11	11.52' S 89° 58' 34" W	11.52'
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17	11.52' S 89° 58' 34" W	11.52'
18	11.52' S 89° 58' 34" W	11.52'
19	11.52' S 89° 58' 34" W	11.52'
20	11.52' S 89° 58' 34" W	11.52'
21	11.52' S 89° 58' 34" W	11.52'
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25	11.52' S 89° 58' 34" W	11.52'
26	11.52' S 89° 58' 34" W	11.52'
27	11.52' S 89° 58' 34" W	11.52'
28	11.52' S 89° 58' 34" W	11.52'
29	11.52' S 89° 58' 34" W	11.52'
30	11.52' S 89° 58' 34" W	11.52'

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

ADD. INFO. CHG.	DATE	BY
1-02-07 BV		
S.B.E. 04-005	9-11-03 JS	
039-142 to Bk. 181	6-19-02 JS	
REVISION	DATE	BY

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Parcel Two (portion)
APN 80-030-100

Parcel Two (portion)
APN 80-030-160

Parcel One (portion)
APN 80-030-070

Parcel Two (portion)
APN 80-030-140

Parcel One (portion)
APN 80-030-060

Assessor's Map Bk. 80 Pg. 03
County of Solano, Calif.
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POR. SECS. 17, 18, 19 & 20, T.3N., R.2W., M.D.B. & M.

Tax Area Code
 1001
 10125
 1016
 52003
 52010

181-26



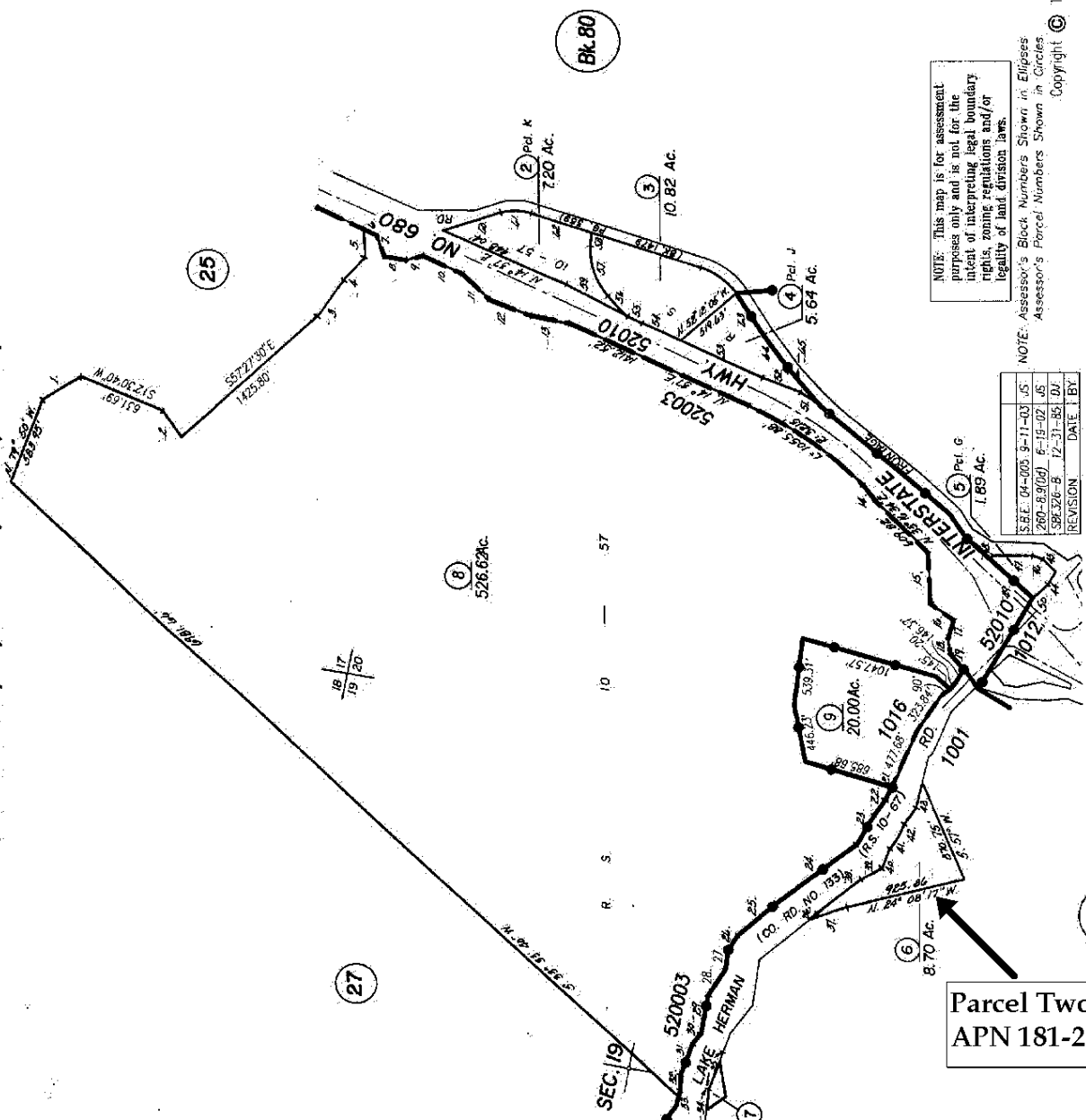
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48	1001	10125	1016	52003	52010
49	1001	10125	1016	52003	52010
50	1001	10125	1016	52003	52010
51	1001	10125	1016	52003	52010
52	1001	10125	1016	52003	52010
53	1001	10125	1016	52003	52010
54	1001	10125	1016	52003	52010
55	1001	10125	1016	52003	52010
56	1001	10125	1016	52003	52010
57	1001	10125	1016	52003	52010
58	1001	10125	1016	52003	52010
59	1001	10125	1016	52003	52010
60	1001	10125	1016	52003	52010
61	1001	10125	1016	52003	52010
62	1001	10125	1016	52003	52010
63	1001	10125	1016	52003	52010
64	1001	10125	1016	52003	52010
65	1001	10125	1016	52003	52010
66	1001	10125	1016	52003	52010
67	1001	10125	1016	52003	52010
68	1001	10125	1016	52003	52010
69	1001	10125	1016	52003	52010
70	1001	10125	1016	52003	52010
71	1001	10125	1016	52003	52010
72	1001	10125	1016	52003	52010
73	1001	10125	1016	52003	52010
74	1001	10125	1016	52003	52010
75	1001	10125	1016	52003	52010
76	1001	10125	1016	52003	52010
77	1001	10125	1016	52003	52010
78	1001	10125	1016	52003	52010
79	1001	10125	1016	52003	52010
80	1001	10125	1016	52003	52010

JUN 01 2004

CITY OF BENICIA
 Assessor's Map Bk. 181 Pg. 26
 County of Solano, Calif.

04-05

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NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

S.B.E.	DATE	BY
04-00-9-11-03	US	
200-8-9-00	6-15-02	US
598-326-B	12-31-85	DJ

NOTE: Assessor's Block Numbers Shown in Ellipses; Assessor's Parcel Numbers Shown in Circles.

This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

Parcel Two (portion)
 APN 181-260-070

Parcel Two (portion)
 APN 181-260-060