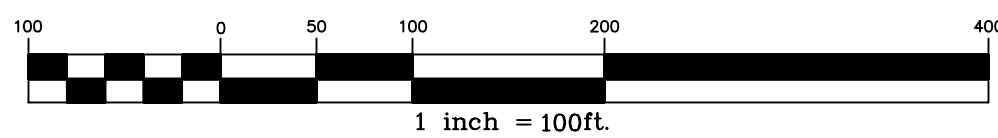
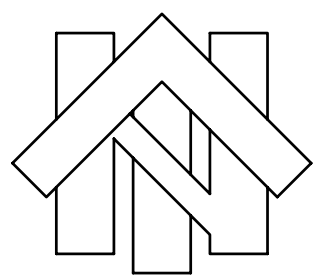


LEGEND:

- PROPOSED LEASE PARCEL LINE
- - - EXISTING PARCEL LINE
- - - EXISTING PARCEL LINE TO BE EXTINGUISHED (SEE NOTE 8, SHEET 1)
- - - EXISTING CENTER LINE
- DIMENSION POINT
- I-A PARCEL NUMBERS AS LISTED IN THE PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, NO. 08-725116080
- (R1) RECORD DATA PER MAP BOOK 109, PAGES 76-78

LINE	BEARING	LENGTH
L1	N84°53'43"W	39.24'
L2	N89°47'40"E	29.44'
L3	N00°12'20"W	46.00'
L4	N89°47'40"E	13.96'
L5	N00°12'20"W	76.00'
L6	N00°12'20"W	65.00'
L7	N89°47'40"E	90.00'
L8	N00°12'20"W	75.00'
L9	N89°47'40"E	90.00'
L10	N00°12'20"W	75.00'
L11	N00°12'20"W	57.00'
L12	N89°47'40"E	74.00'
L13	N89°47'40"E	85.00'
L14	N00°12'20"W	65.00'
L15	N00°12'20"W	122.00'

CURVE	RADIUS	DELTA	LENGTH
C1	610.22'	12°34'50"	133.99'
C2	6.00'	90°00'00"	12.57'



SITE/PARKING DATA

CHICO MALL

SITE/PARKING DATA

BUILDING AREAS:	EXISTING	PROPOSED	TOTAL
MALL (EXCLUDING TROUTMANS)	436,578 SF	115,875 SF	552,453 SF
TROUTMANS (TO BE DEMOLISHED)	50,948 SF	(50,948) SF	0 SF
OUTPARCEL NON-RESTAURANT	6,029 SF	0 SF	6,029 SF
OUTPARCEL RESTAURANT	41,294 SF	15,937 SF	57,231 SF
TOTAL:	534,849 SF	80,864 SF	615,713 SF

PARKING SPACES (ENTIRE CENTER):	REQUIRED	PROVIDED	BIKE REQUIRED	BIKE PROVIDED
558,482 SF SHOPPING CENTER (1 SPACE / 300 SF)	1,862	1,930	96	96
57,231 SF RESTAURANT (1 SPACE / 75 SF)	763	763	76	76
TOTAL:	2,625	2,693	172	172

HANDICAPPED PARKING SPACES	REQUIRED	PROVIDED
	37	62

COMPACT PARKING SPACES	ALLOWED	PROVIDED
	889	296

PROPOSED PROJECT AREAS

SITE DATA

	EXISTING	PROPOSED	PERCENT
TOTAL PROJECT SCOPE AREA:	866,649 SF	19.90 ACRES	100.00%
LANDSCAPE AREA:	125,125 SF	2.87 ACRES	14.44%
HARDSCAPE AREA:	137,123 SF	3.15 ACRES	15.82%
ASPHALT CONCRETE:	523,537 SF	12.02 ACRES	60.41%
BUILDING AREA (NET):	80,864 SF	1.86 ACRES	9.33%

NOTE: THE SITE AND PARKING DATA SHOWN HEREON WAS TAKEN FROM THE IMPROVEMENT PLANS PREPARED FOR THE CHICO MALL EXPANSION. THE PARKING COUNT AND AREAS LISTED REFLECT THE ENTIRE MALL SITE AFTER COMPLETION OF THE PROPOSED EXPANSION. SAID PLANS HAVE NOT YET BEEN APPROVED BY THE CITY OF CHICO AND ARE SUBJECT TO REVISION.

Designed:	MLM	Revision	Date	By
Drawn By:	MLM			
Approved:				
Date:	9/05/2008			

EXCEPTIONS

- PROPERTY TAX LIEN.
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY.
- THE SITE LIES WITHIN THE BOUNDARIES OF THE REDEVELOPMENT PLANS FOR THE SOUTHEAST CHICO REDEVELOPMENT PROJECT AS RECORDED NOVEMBER 10, 1988, IN BOOK 2568, PAGE 48, OFFICIAL RECORDS OF BUTTE COUNTY.
- ASSESSMENTS AND OBLIGATIONS OF THE VILLAGE PARK REFUNDING ASSESSMENT DISTRICT, CITY OF CHICO.
- EFFECTS OF THE TERMS, CONDITIONS AND PROVISIONS OF AN AGREEMENT EXECUTED BY THE REDEVELOPMENT AGENCY OF CHICO AND CHICO MALL ASSOCIATES RECORDED SEPTEMBER 2, 1987, AS INSTRUMENT NO. 87-31880, NOT PLOTTABLE.
7. EFFECTS OF EASEMENTS AND NOTES AS SHOWN ON PARCEL MAP NO. 81 OF THE CHICO MALL, FILED FOR RECORD JANUARY 25, 1988 IN BOOK 109 OF MAPS, AT PAGES 76-78. PER SAID MAP THE OWNER OF ANY LOT OR PARCEL SHOWN THEREON MAY BE SUBJECT TO STREET FACILITY IMPROVEMENT FEES AT THE TIME OF BUILDING CONSTRUCTION / RECONSTRUCTION. THE EASEMENTS SHOWN ON SAID MAP ON OR NEAR THE "B'S LEASE PARCEL" ARE PLOTTED ON SHEET 1.
- EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, AND VEHICULAR PARKING, AND PUBLIC UTILITIES, RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NO. 88-3418. THESE EASEMENTS AFFECT THE "B'S LEASE PARCEL" ALTHOUGH THEY ARE BLANKET IN NATURE AND THEREFORE ARE NOT ABLE TO BE PLOTTED HEREIN.
- EFFECTS OF A "DECLARATION OF ESTABLISHMENT OF RESTRICTIONS AND GRANTS OF EASEMENTS" RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NO. 88-3419, AMENDED BY THAT DOCUMENT RECORDED DECEMBER 15, 1988, AS INSTRUMENT NO. 88-42508. ESTABLISHES EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, AND VEHICULAR PARKING, AND UTILITIES THAT AFFECT THE "B'S LEASE PARCEL" ALTHOUGH THEY ARE BLANKET IN NATURE AND THEREFORE ARE NOT ABLE TO BE PLOTTED HEREIN.
- CALIFORNIA WATER SERVICE EASEMENT FOR WATER MAINS AND LINES, RECORDED MAY 23, 1988, AS INSTRUMENT NO. 88-16132. EASEMENT DOES NOT AFFECT THE "B'S LEASE PARCEL", BUT DOES AFFECT THE APPURTENANT EASEMENT PARCELS. THE EASEMENT LOCATIONS NEAR THE "B'S LEASE PARCEL" ARE PLOTTED ON SHEET 1.
- PACIFIC GAS AND ELECTRIC AND PACIFIC BELL (NOW A.T.T.) EASEMENTS FOR FACILITIES AND GAS PIPELINES RECORDED JUNE 14, 1988, AS INSTRUMENT NO. 88-19029. EASEMENTS DO NOT AFFECT THE "B'S LEASE PARCEL", BUT DO AFFECT THE APPURTENANT EASEMENT PARCELS. THE EASEMENT LOCATIONS NEAR THE "B'S LEASE PARCEL" ARE PLOTTED ON SHEET 1.
- EFFECTS OF THE "DECLARATION OF RESTRICTIONS AND EASEMENT AND MAINTENANCE AGREEMENT" RECORDED APRIL 26, 1986, AS INSTRUMENT NO. 89-15091, SUBORDINATED BY DOCUMENT RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NO. 88-3419 AND AMENDMENTS THEREOF RECORDED DECEMBER 15, 1988, AS INSTRUMENT NO. 88-42508, AND RECORDED OCTOBER 14, 1992, AS INSTRUMENT NO. 92-47033, AND BY SUBORDINATION AGREEMENT RECORDED OCTOBER 14, 1992, AS INSTRUMENT NO. 92-47040. ESTABLISHES EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, AND VEHICULAR PARKING, AND UTILITIES THAT AFFECT THE "B'S LEASE PARCEL" ALTHOUGH THEY ARE BLANKET IN NATURE AND THEREFORE ARE NOT ABLE TO BE PLOTTED HEREIN.
- EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, AND VEHICULAR PARKING, AND PUBLIC UTILITIES, RECORDED AUGUST 3, 1989, AS INSTRUMENT NO. 89-28999. THESE EASEMENTS AFFECT THE "B'S LEASE PARCEL" ALTHOUGH THEY ARE BLANKET IN NATURE AND THEREFORE ARE NOT ABLE TO BE PLOTTED HEREIN.
- EFFECTS OF THE "EASEMENT AND MAINTENANCE AGREEMENT" RECORDED AUGUST 3, 1989, AS INSTRUMENT NO. 89-29000, SUBORDINATED BY THAT DOCUMENT RECORDED FEBRUARY 2, 1988, AS INSTRUMENT NO. 88-3419 AND AMENDMENTS THEREOF RECORDED DECEMBER 15, 1988, AS INSTRUMENT NO. 88-42508, AND RECORDED OCTOBER 14, 1992, AS INSTRUMENT NO. 92-47033, AND BY SUBORDINATION AGREEMENT RECORDED OCTOBER 14, 1992, AS INSTRUMENT NO. 92-47040. ESTABLISHES EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, AND VEHICULAR PARKING, AND UTILITIES THAT AFFECT THE "B'S LEASE PARCEL" ALTHOUGH THEY ARE BLANKET IN NATURE AND THEREFORE ARE NOT ABLE TO BE PLOTTED HEREIN.
- EFFECTS OF THE COVENANTS CONTAINED IN THAT "CONSENT AND WAIVER RE: FORMATION OF MAINTENANCE DISTRICT" RECORDED SEPTEMBER 19, 1989, AS INSTRUMENT NO. 89-35699, NOT PLOTTABLE.
- CITY OF CHICO STREET LIGHT SERVICE EASEMENT RECORDED APRIL 12, 1990, AS INSTRUMENT NO. 90-14498. EASEMENT DOES NOT AFFECT THE "B'S LEASE PARCEL", BUT DOES AFFECT AN APPURTENANT EASEMENT PARCEL. THE EASEMENT LOCATION IS PLOTTED ON SHEET 1.
- EFFECTS OF THAT "CONSTRUCTION, OPERATION AND REPROCAL EASEMENT AGREEMENT AND SECOND AMENDMENT TO AND RESTATEMENT OF DECLARATION OF EASEMENTS" RECORDED OCTOBER 14, 1992, AS INSTRUMENT NO. 92-47033. ESTABLISHES EASEMENTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, AND VEHICULAR PARKING, AND UTILITIES, AND CONSTRUCTION AND ENCROACHMENT THAT AFFECT THE "B'S LEASE PARCEL" ALTHOUGH ARE BLANKET IN NATURE AND THEREFORE ARE NOT ABLE TO BE PLOTTED HEREIN.
- EFFECTS OF THAT UNRECORDED LEASE AS DISCLOSED BY THAT "MEMORANDUM OF LEASE" RECORDED APRIL 20, 2001, AS INSTRUMENT NO. 2001-15735, NOT PLOTTABLE.
- REQUIREMENT FOR AN ALTA/ACSM LAND TITLE SURVEY.
- EFFECTS OF THE "ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENTS" RECORDED DECEMBER 30, 2003, AS INSTRUMENT NO. 2003-89058, NOT PLOTTABLE.
- DEED OF TRUST
- ASSIGNMENT OF LEASES AND RENTS.
- FINANCING STATEMENT.
- 24-28. MISCELLANEOUS TITLE COMPANY NOTES AND REQUIREMENTS.

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ALTA/ACSM LAND TITLE SURVEY
FOR
RESTAURANTS, INC.
CHICO MALL SITE
CHICO, CALIFORNIA

APPURTENANT EASEMENT EXHIBIT
RESTAURANT LEASE PARCEL

Job Number 08-127	Scale 1" = 30' Horz.	N/A Vert.	Sheet 3 Of 3
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