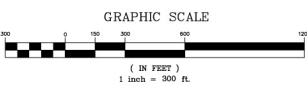


LEGEND	
○	Dimension Point
★	Found Monument (as noted)
●	Manhole
●	Sewer Manhole
●	Telephone Manhole
⊕	Joint Use Pole
⊕	Joint Use Pole w/ Riser
⊕	Power Pole
GA	Guy Anchor is located near Pole
□	Drain Inlet
□	Electric Meter
□	Gas Meter
●	Guard Post
○	Light
○	Pullbox
▲	Sign
A/C	Asphaltic Concrete
⊕	Centerline
CMP	Corrugated Metal Pipe
DIP	Ductile Iron Pipe
O/H	Overhead
P.L.	Property Line
UGM	Underground Gas Marker
UTM	Underground Telephone Marker
()	Record Data per 9 M&S 99
[]	Record Data per 1999 B.M. 145



CERTIFICATION:

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

PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY FILED FEBRUARY 24, 1965 IN BOOK 9 OF MAPS AND SURVEYS, PAGE 99, YOLO COUNTY RECORDS.

EXCEPTING THEREFROM AND PORTION THEREOF THAT MAY LIE WITHIN THE BOUNDARIES OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEEDS TO THE COUNTY OF YOLO, A POLITICAL SUBDIVISION, RECORDED SEPTEMBER 25, 1964 IN BOOK 1773 OF OFFICIAL RECORDS, PAGES 318 AND 321, YOLO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, MINERAL, OTHER HYDROCARBON SUBSTANCES AND MINERALS OF ANY KIND AND NATURE, LOCATED 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY THROUGH THE SURFACE 500 FEET, AS RESERVED BY VIRAL E. BENSON, ET AL., BY DEED RECORDED OCTOBER 3, 1977 IN BOOK 1270 OF OFFICIAL RECORDS, PAGE 167, YOLO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, GAS, AND MINERAL RIGHTS, TOGETHER WITH RIGHT OF SURFACE ENTRY, AS CONVEYED TO PYRAMID OIL AND MINERAL CO., AN ARIZONA PARTNERSHIP, RECORDED OCTOBER 5, 1981 IN BOOK 1493 OF OFFICIAL RECORDS, PAGE 756, YOLO COUNTY RECORDS.

BY DEED RECORDED MAY 9, 1990 IN BOOK 2120 OF OFFICIAL RECORDS, PAGE 246, THE SURFACE RIGHTS CONVEYED BY THE LAST ABOVE REFERRED TO DEED WERE RELEASED TO A DEPTH OF 500 FEET.

ASSESSOR'S PARCEL NUMBER: 035-970-33

CERTIFICATION:

TO PLACER TITLE COMPANY AND COVELL CENTER PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPSI IN 1998, AND INCLUDES ITEMS 2-4, 6, 7a, 8-10, 11a & 13-16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPSI, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: NOVEMBER 13th, 2002

CRAIG H. WICKER L.S. 5532

*THE WORDS "CERTIFICATION" AND "CERTIFY" AS USED HEREON ARE DEFINED PURSUANT TO THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE, PROFESSIONAL LAND SURVEYOR'S ACT, SECTION 8770.6, AS AMENDED JANUARY 1, 2002.

NOTES:

THIS MAP WAS PREPARED IN ACCORDANCE WITH PLACER TITLE COMPANY PRELIMINARY REPORT NO. 302-1426, DATED JULY 08, 2002, AND DEPICTS THE REAL PROPERTY AND PLATTABLE ENCUMBRANCES DESCRIBED THEREIN. ITEMS PERTAINING TO TAXES, FINANCING, LEASES AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.

BASIS OF BEARINGS: THE WESTERLY LINE OF THE SOUTHERLY PORTION OF PARCEL 1 PER 9 M&S 99, AS NOTED HEREON.

STREET ADDRESS: 41782 E. COVELL BOULEVARD, DAVIS, CA.

ASSESSOR'S PARCEL NUMBER: 035-970-33.

LAND AREA: 382.764 ACRES OR 16,673,199.50 SF.

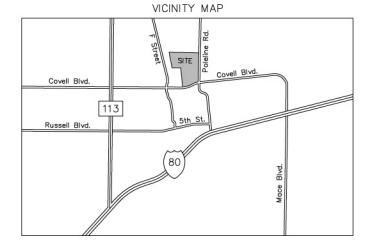
ZONING: AGRICULTURAL

SETBACKS: FRONT 50'; SIDE 50'; REAR 60'; MAX HEIGHT - 29' STORES OR 30'.

FLOOD ZONES: A (AREA OF 100-YEAR FLOOD) & C (AREAS OF MINIMAL FLOODING DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN), PER NATIONAL FLOOD INSURANCE PROGRAM COUNTY PANEL NO. 060423 0600 - D-, DATED MARCH 23, 1999.

PARKING SPACES: NOT APPLICABLE.

NOISE, DUST, ETC. EASEMENT RECORDED PER 2560 O.R. 306 CANNOT BE PLOTTED.



ALTA/ACSM Land Title Survey of Parcel 1, 9 M&S 99 Yolo County California		1621 Taylor Blvd. Dr. I Red Bluffs Colusa 95923 924.874.624 tollfree@morrowsurvey.com	Date: 11/13/02 Scale: 1"=300' Sheet of: Record: Field Book: Day No.:
---	--	---	---