

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Joaquin, State of California, described as follows:
 LOTS 4, 5, 10, 11, 16, 17 AND THE EAST 1/2 OF LOT 22, AS SHOWN UPON MAP ENTITLED, "MC DOUGAL VILLA TRACT", FILED FOR RECORD FEBRUARY 24, 1892 IN VOLUME 2 OF MAPS AND PLATS, PAGE 17, SAN JOAQUIN COUNTY RECORDS.
 EXCEPTING THEREFROM THAT PORTION LYING EAST OF THE WEST LINE OF THE STATE HIGHWAY, AS DESCRIBED IN FINAL ORDER OF CONDEMNATION IN FAVOR OF STATE OF CALIFORNIA, RECORDED JANUARY 30, 1970 IN BOOK OF OFFICIAL RECORDS, BOOK 3368, PAGE 460, SAN JOAQUIN COUNTY RECORDS.
 ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO COUNTY OF SAN JOAQUIN, RECORDED SEPTEMBER 22, 1994, RECORDER'S INSTRUMENT NO. 94106609, SAN JOAQUIN COUNTY RECORDS.
 EXCEPTING UNTO THE GRANTEE HEREIN, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET BENEATH THE SURFACE OF SAID LAND, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED RECORDED JULY 30, 2000, RECORDER'S INSTRUMENT NO. 2003-169220, SAN JOAQUIN COUNTY RECORDS.
 ALSO EXCEPTING THEREFROM ALL THAT PORTION SAID LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED NOVEMBER 20, 2009 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NO. 2009-167950.

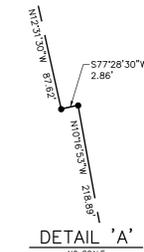
APN: 193-060-019, 193-060-023, 193-060-026 AND 193-060-036

EXCEPTIONS TO TITLE

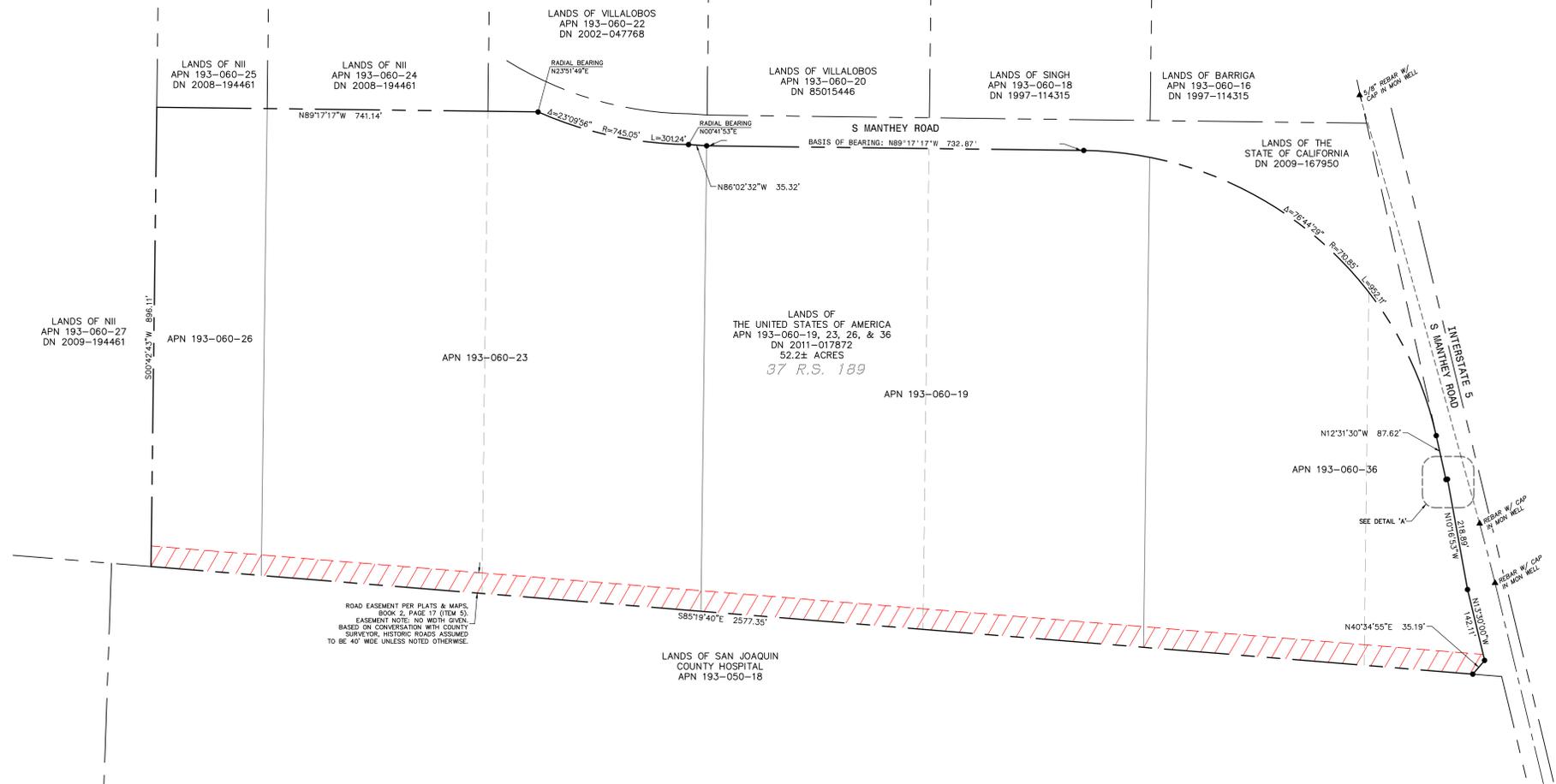
- △ INDICATES EXCEPTIONS TO TITLE THAT HAVE BEEN PLOTTED AND SHOWN HEREON.
- INDICATES EXCEPTIONS TO TITLE ARE BLANKET IN NATURE.

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in the policy form designated on the face page of this report would be as follows:

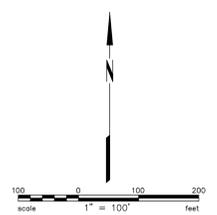
1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
2. General and special taxes and assessments for the fiscal year 2015-2016 are exempt.
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. The lien of bonds and assessment liens, if applicable, collected with the general and special taxes.
- △ 5. An assessment shown or dedicated on the map filed or recorded February 24, 1892 as Book 2, Page 17 of Maps For: Road and incidental purposes.
- 6. An oil and gas lease executed by Leo Yetner, a married man dealing with his separate property and Bernard Yetner, a single man as lessor and Ferguson & Bosworth, a Copartnership of Glenn C. Ferguson and L.W. Bosworth as lessee, recorded November 28, 1966 as Book 3089, Page 460 of Official Records.
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
- 7. A subsurface oil and gas lease, executed by Kathryn Ann Jacob, Trustee of the Verna J. and Kathryn Ann Jacob Trust under Agreement dated October 3, 1989 as lessor and Oxy Resources California LLC as lessee, recorded May 23, 2011 as Instrument No. 01079250 of Official Records, affecting the land lying below a depth of 300 feet from the surface thereof, without the right of surface entry.
 The terms and provisions contained in the document entitled "Declaration of Pooling" recorded February 27, 2003 as Instrument 2003-044762 of Official Records.
 Document(s) declaring modifications thereof recorded April 21, 2003 as Instrument No. 2003-083316 of Official Records.
 Document(s) declaring modifications thereof recorded November 25, 2003 as Instrument No. 2003-272440 of Official Records.
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
8. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway or roadway, as contained in the document recorded November 20, 2009 as Instrument No. 2009-167950 of Official Records.
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
9. The effect of a map purporting to show the land and other property, filed Book 37, Page 189 of Record of Surveys.
10. Rights of parties in possession.
11. Unrecorded matters which may be disclosed by an Owner's Affidavit or Declaration. A form of the Owner's Affidavit/Declaration is attached to this Preliminary Report/Commitment. This Affidavit/Declaration is to be completed by the record owner of the land and submitted for review prior to the closing of this transaction. Your prompt attention to this requirement will help avoid delays in the closing of this transaction. Thank you.
 The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit/Declaration.



LANDS OF AVIP RANCH LLC
 APN 193-060-35
 DN 2014-0084571



ROAD EASEMENT PER PLATS & MAPS, BOOK 2, PAGE 17 (ITEM 5).
 EASEMENT NOTE: NO WIDTH GIVEN, BASED ON CONGRESSION WITH COUNTY SURVEYOR. HISTORIC ROADS ASSUMED TO BE 40' WIDE UNLESS NOTED OTHERWISE.



REFERENCES:

R1 RECORD OF SURVEY; MAP BOOK 37 PAGE 189, S.J.C.R.

NOTES:

BEARINGS AND DISTANCES SHOWN HEREON MATCH THOSE SHOWN ON THAT RECORD OF SURVEY, RECORDED IN BOOK 37 OF SURVEYS AT PAGE 189, SAN JOAQUIN COUNTY RECORDS.
 RECORD TITLE ENCUMBRANCES ARE BASED ON A PRELIMINARY REPORT BY NORTH AMERICAN TITLE COMPANY, PLEASANTON, CALIFORNIA, ORDER NUMBER 1435826 DATED MAY 19, 2016. THE SURVEYOR ASSUMES NO LIABILITY FOR TITLE RESEARCH.

LEGEND:

- BOUNDARY
- - - CENTERLINE
- - - EASEMENT
- FOUND 3/4" IRON PIPE, TAGGED 'LS 7047' UNLESS NOTED OTHERWISE
- ▲ FOUND REBAR, SIZED AND TAGGED AS NOTED
- △ DELTA
- APN ASSESSOR'S PARCEL NUMBER
- IP IRON PIPE
- L LENGTH
- NT NO TAG
- R RADIUS
- R.S. RECORD OF SURVEY
- S.J.C.R. SAN JOAQUIN COUNTY RECORDS

RECORD BOUNDARY HARDCOPY

OF THE LANDS OF UNITED STATES OF AMERICA DEPARTMENT OF VETERANS AFFAIRS - AS DESCRIBED IN THAT PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY, DATED MAY 19, 2016 - ORDER NO. 1435826

VA STOCKTON HEALTH CARE SYSTEM
 CITY OF STOCKTON, STATE OF CALIFORNIA
 AUGUST 2016

Jason Kirchmann
 08/02/2016
JASON KIRCHMANN PLS 8806



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Real property in the unincorporated area of the County of San Joaquin, State of California, described as follows:

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APN: 193-060-019, 193-060-023, 193-060-026 AND 193-060-036

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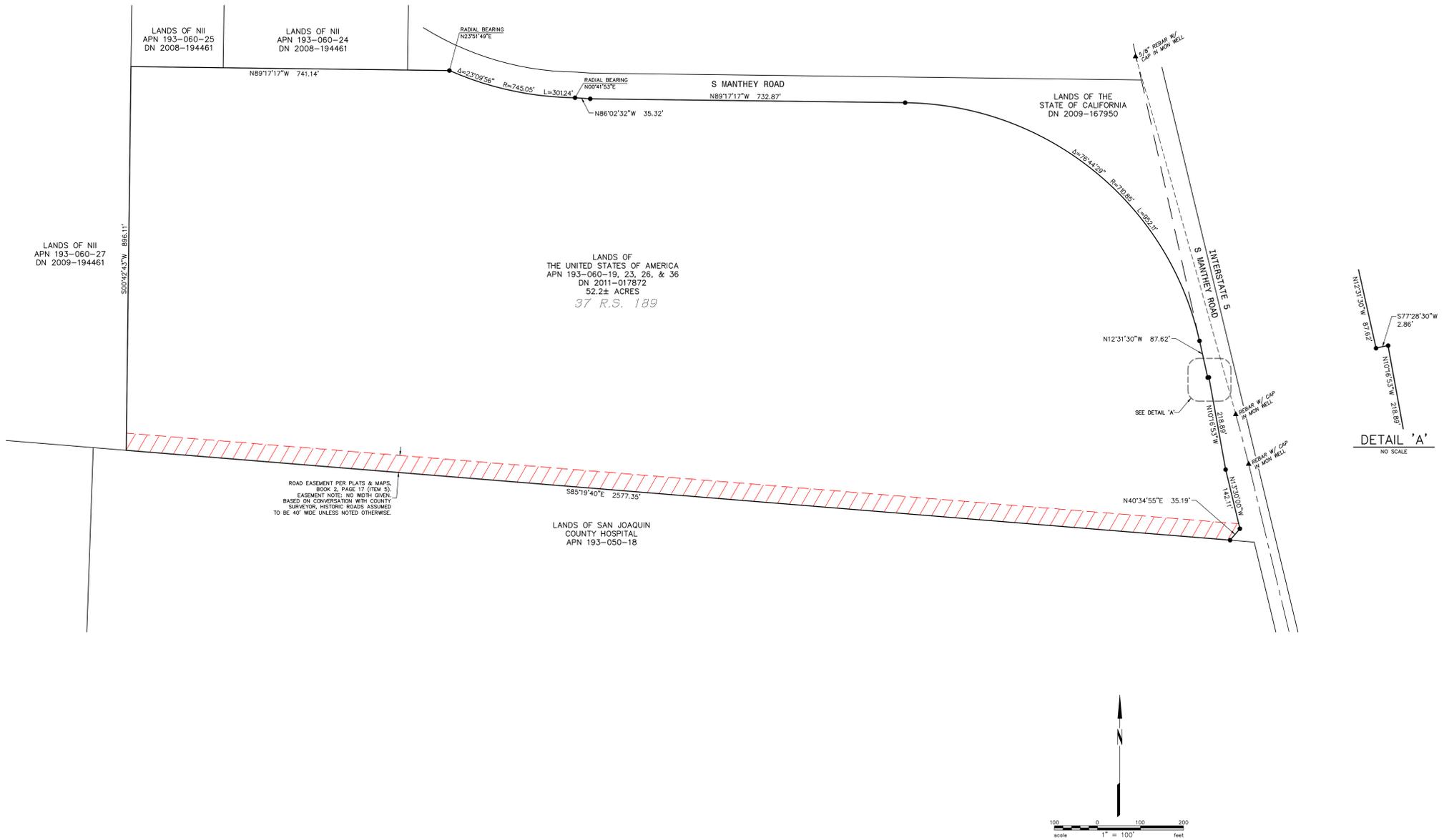
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OF THE LANDS OF UNITED STATES OF AMERICA DEPARTMENT OF VETERANS AFFAIRS - AS DESCRIBED IN THAT PRELIMINARY TITLE REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY, DATED MAY 19, 2016 - ORDER NO. 1435826

VA STOCKTON HEALTH CARE SYSTEM
CITY OF STOCKTON, STATE OF CALIFORNIA
JUNE 2016

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 06/29/2016
JASON KIRCHMANN PLS 8806



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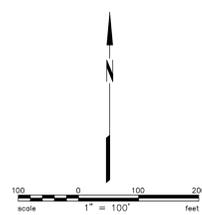
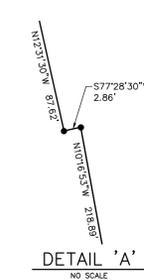
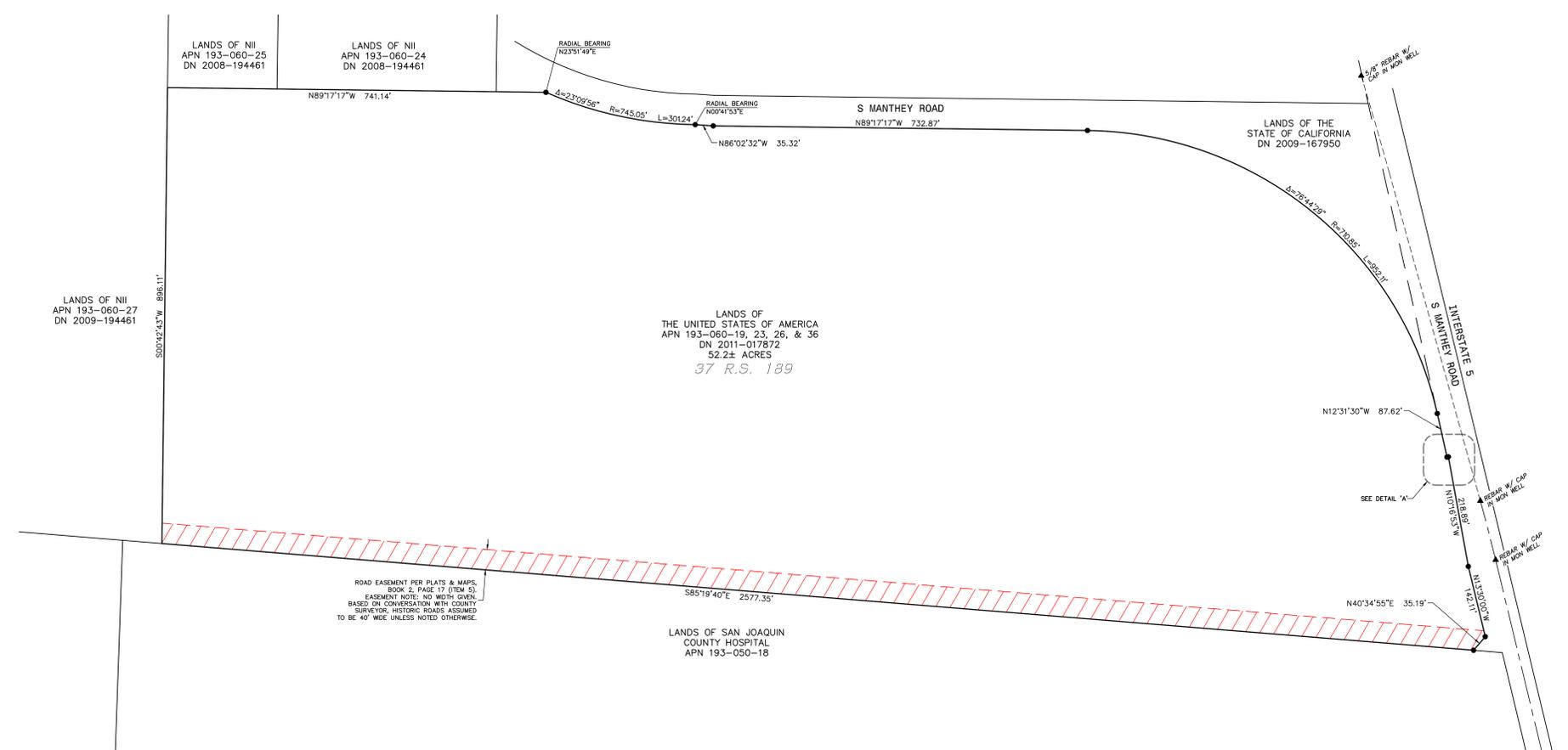
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CITY OF STOCKTON, STATE OF CALIFORNIA
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