

EXHIBIT 'C' ALTA SURVEY MAP

ALTA/ACSM LAND TITLE SURVEY

IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA

GENERAL NOTES

1. THE BASIS OF THIS MAP IS PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY UNDER ORDER NO. 11-25137355-A-RP. NO RESPONSIBILITY AS TO THE ACCURACY OF THIS REPORT IS ASSUMED BY THIS SURVEY.

2. GEOGRAPHICALLY LOCATABLE ITEMS FROM SAID REPORT (SUCH AS EASEMENTS) WHICH AFFECT THE SUBJECT PROPERTY AS DESCRIBED HEREON ARE SHOWN ON THIS MAP AND ARE NUMERICALLY KEYS TO SAID REPORT AND SHOWN AS (1).

OTHER ITEMS LISTED IN SCHEDULE "B" OF SAID REPORT WHICH AFFECT THE SUBJECT PROPERTY ARE ALSO NUMERICALLY KEYS TO SAID REPORT.

SCHEDULE B ITEMS ARE AS FOLLOWS:

LEGEND OF ABBREVIATIONS:

REC. RECORDED
B. BOOK
P. PAGE
O.R. OFFICIAL RECORDS
F/P FILE PAGE
INST INSTRUMENT
SDGE SAN DIEGO GAS AND ELECTRIC COMPANY

ITEM 1 REFERS TO PROPERTY TAXES (NOT PLOTTABLE).

ITEM 2 REFERS TO WATER RIGHTS, CLAIMS OR TITLE TO WATER (NOT PLOTTABLE).

ITEM 3 REFERS TO AN EASEMENT FOR AERIAL AND UNDERGROUND TELEGRAPH, TELEPHONE AND COMMUNICATIONS STRUCTURES IN FAVOR OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY RECORDED 10/10/1956 AS INST. NO. 142914, B.6294, P. 19, O.R.

ITEM 4 REFERS TO A COVENANT AND AGREEMENT IN FAVOR OF THE CITY OF SAN DIEGO RECORDED MAY 9, 1975 AS INST. NO. 75-112952, O.R. (AFFECTS LOTS 5 & 8, AGREEMENT TO HOLD THESE LOTS AS ONE PARCEL).

ITEM 5 REFERS TO A COVENANT AND AGREEMENT IN FAVOR OF THE CITY OF SAN DIEGO RECORDED JULY 12, 1976 AS INST. NO. 76-217387, O.R. (AFFECTS LOTS 10, 11 AND 12).

ITEM 6 REFERS TO THE FACT THAT SAID LAND IS INCLUDED WITHIN THE CENTRE CITY REDEVELOPMENT PROJECT AREA AS DISCLOSED BY THE FOLLOWING DOCUMENTS:

REC. 5/12/1992 AS INST. NO. 1992-0287642, O.R.
REC. 1/27/1995 AS INST. NO. 1995-0038806, O.R.
REC. 4/30/2007 AS INST. NO. 2007-0292863, O.R.
REC. 9/04/2009 AS INST. NO. 2009-0499449, O.R.

(NO PLOTTABLE LOCATION, BLANKET DOCUMENT AFFECTING ALL OF THE PROPERTY).

ITEM 7 REFERS TO AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO ESTABLISHING THE LITTLE ITALY BUSINESS IMPROVEMENT DISTRICT RECORDED 1/17/1997 AS INST. NO. 1997-0023908, O.R. (NO PLOTTABLE LOCATION, BLANKET DOCUMENT AFFECTING ALL OF THE PROPERTY).

ITEM 8 REFERS TO AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF SDGE RECORDED 4/22/1997 AS INST. NO. 1997-0184489, O.R.

ITEM 9 REFERS TO MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT FOR TELECOMMUNICATION FACILITIES AND SERVICE AND REQUEST FOR NOTICE" DATED FEBRUARY 3, 2002 EXECUTED BETWEEN THE PARK AT LITTLE ITALY, LLC AND COXCOM, INC. RECORDED MAY 24, 2002 AS INST. NO. 2002-0443631, O.R. (OVER LOTS 1, 2, 3, 4).

ITEM 10 REFERS TO AN EASEMENT FOR PUBLIC TRANSPORTATION PURPOSES IN FAVOR OF SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD RECORDED 9/19/2003 AS INSTR. NO. 2003-1155942, O.R. (W 31' OF BLOCK).

ITEM 11 REFERS TO ANY INTEREST OF "ART FOR PEOPLE, DBA ART WALK, AS ASSESSED OWNER(S) OF SAID LAND ON THE COUNTY SECURED TAX ROLLS. (NOT PLOTTABLE).

ITEM 12 REFERS TO ENCROACHMENTS OF IMPROVEMENTS LOCATED ON SAID LAND, ONTO LANDS ADJACENT AT THE FOLLOWING LOCATIONS: (SEE ENCROACHMENT NOTES).

a. SIGN NE CORNER LOT 12; b. BLDG. E LINE LOT 7; c. BLDG. BEECH & W LOT 6; d. WALL NW CORNER LOT 6; e. LOADING DOCK W LINE LOT 6; f. BLDG W LINE LOT 3; g. SEWER VENT W LINE LOT 3; h. LOADING DOCK W LINES LOTS 2&3; i. BLDG W LINE LOTS 2&3; j. BLDG W LINES LOTS 1&2; k. ROOF W LINE LOTS 1, 2, 3; l. GAS VENT PIPE S LINE LOT 7; m. GAS FILLER S LINE LOT 7

(THE SOURCE OF THIS LIST IS UNKNOWN TO THE SURVEYOR. PLEASE SEE THE PLAN INCLUDED HEREON AND ANY ENCROACHMENTS LABELED ACCORDING TO THIS ALTA AND THE FIELD SURVEY ON WHICH IT IS BASED).

ITEM 13 REFERS TO RIGHTS OF THE PARTIES IN POSSESSION (NOT PLOTTABLE).

ITEM 14 REFERS TO THE REQUIREMENT OF THE TITLE COMPANY FOR THE SUBMISSION OF A RESOLUTION OF THE GOVERNING BODY OF COUNTY OF SAN DIEGO AUTHORIZING THE TRANSACTION FOR WHICH THIS REPORT HAS BEEN REQUESTED WITH A COPY OF SUCH CORPORATIONS BY-LAWS.

(NOTE: FOR FURTHER PARTICULARS REGARDING THESE ITEMS, REFER TO SAID REPORT AND/OR THE RECORDED INSTRUMENTS REFERENCED THEREIN.)

3. THIS A.L.T.A. SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITIES NAMED HEREON. SAID SURVEY DOES NOT EXTEND TO UNNAMED PERSONS OR ENTITIES WITHOUT THE CONSENT OF THE SURVEYOR NAMING SAID PERSONS.

4. UTILITIES SHOWN ON THIS MAP WERE COMPILED FROM OBSERVED EVIDENCE.

5. A VISUAL INSPECTION OF SAID LAND REVEALS THE FOLLOWING:

a) THE EASEMENTS SHOWN MAY CONTAIN UNDERGROUND UTILITIES WHICH ARE NOT MARKED. SURVEYOR ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES

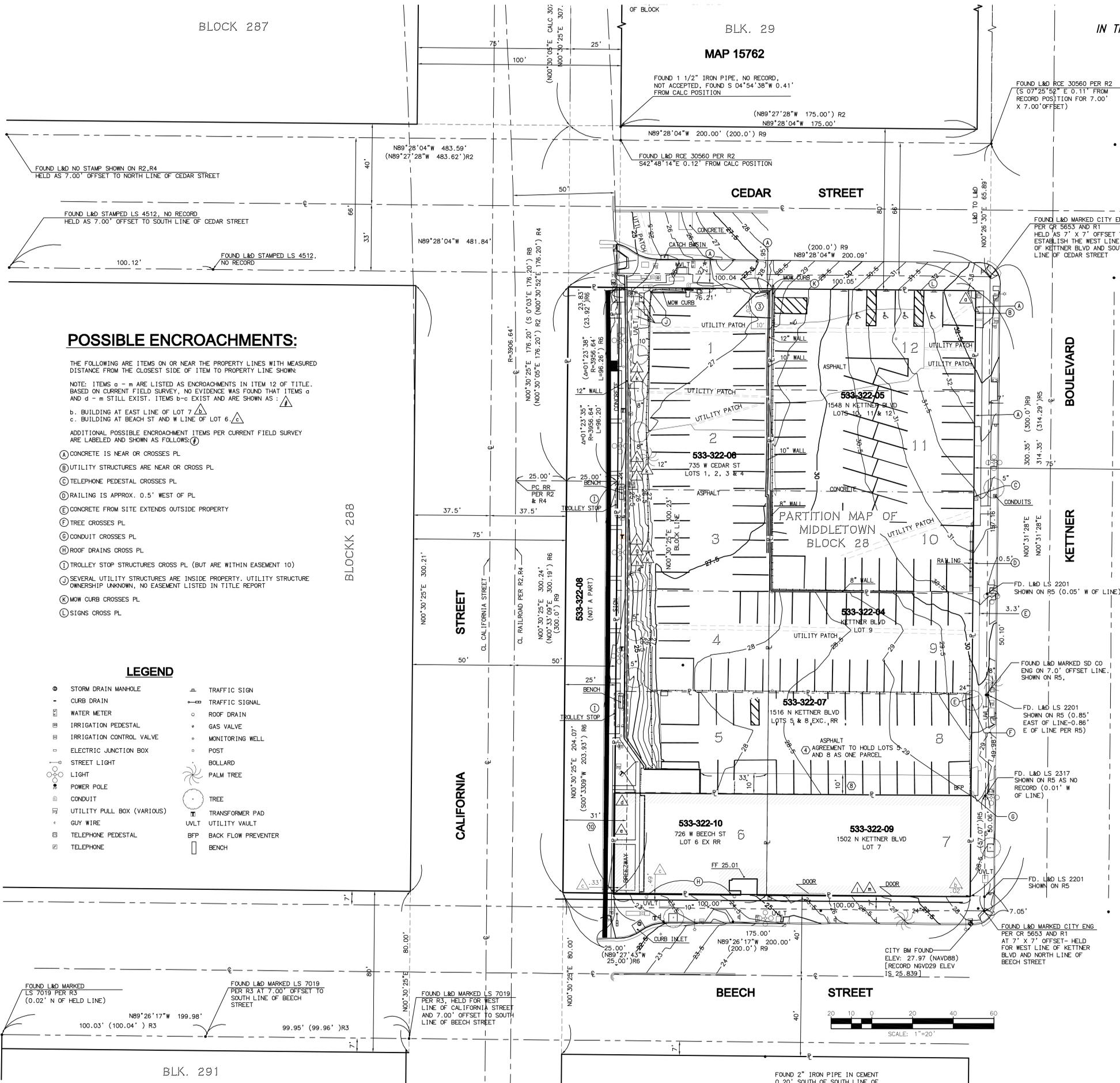
6. THE PROJECT SITE CONTAINS THE FOLLOWING AREAS:

LAND AREA: _____ SQUARE FEET OR _____ ACRES

BUILDING AREAS: THE BUILDING SQUARE FOOTAGE SHOWN HEREON IS DETERMINED FROM THE OUTSIDE BUILDING MEASUREMENTS AT THE GROUND FLOOR AND ARE APPROXIMATE ONLY.

7. ZONING: THE SUBJECT PROPERTY LIES WITHIN THE CENTRE CITY PLANNED DISTRICT, CPD-R ZONE.

8. FLOOD ZONE: BASED ON THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 06073C1881-F, DATED JUNE 19, 1997 FOR THE CITY OF SAN DIEGO. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE MAP. THE PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) AS SHOWN ON SAID FIRM MAP.



POSSIBLE ENCROACHMENTS:

THE FOLLOWING ARE ITEMS ON OR NEAR THE PROPERTY LINES WITH MEASURED DISTANCE FROM THE CLOSEST SIDE OF ITEM TO PROPERTY LINE SHOWN:

NOTE: ITEMS a - m ARE LISTED AS ENCROACHMENTS IN ITEM 12 OF TITLE. BASED ON CURRENT FIELD SURVEY, NO EVIDENCE WAS FOUND THAT ITEMS a AND a - m STILL EXIST. ITEMS b-c EXIST AND ARE SHOWN AS: (1)

a. BUILDING AT EAST LINE OF LOT 7 (A)
b. BUILDING AT BEACH ST AND W LINE OF LOT 6 (C)

ADDITIONAL POSSIBLE ENCROACHMENT ITEMS PER CURRENT FIELD SURVEY ARE LABELED AND SHOWN AS FOLLOWS: (1)

- (A) CONCRETE IS NEAR OR CROSSES PL
- (B) UTILITY STRUCTURES ARE NEAR OR CROSS PL
- (C) TELEPHONE PEDESTAL CROSSES PL
- (D) RAILING IS APPROX. 0.5' WEST OF PL
- (E) CONCRETE FROM SITE EXTENDS OUTSIDE PROPERTY
- (F) TREE CROSSES PL
- (G) CONDUIT CROSSES PL
- (H) ROOF DRAINS CROSS PL
- (I) TROLLEY STOP STRUCTURES CROSS PL (BUT ARE WITHIN EASEMENT 10)
- (J) SEVERAL UTILITY STRUCTURES ARE INSIDE PROPERTY. UTILITY STRUCTURE OWNERSHIP UNKNOWN, NO EASEMENT LISTED IN TITLE REPORT
- (K) MOW CURB CROSSES PL
- (L) SIGNS CROSS PL

LEGEND

- STORM DRAIN MANHOLE
- CURB DRAIN
- WATER METER
- IRRIGATION PEDESTAL
- IRRIGATION CONTROL VALVE
- ELECTRIC JUNCTION BOX
- STREET LIGHT
- LIGHT
- POWER POLE
- CONDUIT
- UTILITY PULL BOX (VARIOUS)
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE
- TRAFFIC SIGN
- TRAFFIC SIGNAL
- ROOF DRAIN
- GAS VALVE
- MONITORING WELL
- POST
- BOLLARD
- PALM TREE
- TREE
- TRANSFORMER PAD
- UTILITY VAULT
- BACK FLOW PREVENTER
- BENCH

LEGAL DESCRIPTION PER TITLE REPORT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 12 INCLUSIVE IN BLOCK 28 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO THE PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE RIGHT OF WAY TO THE ATCHISON, TOPEKA AND SANTA FE RAILROAD COMPANY, FORMERLY THE CALIFORNIA SOUTHERN RAILWAY COMPANY.

APN: 533-322-04, 05, 06, 07, 09, 10

OWNER:

COUNTY OF SAN DIEGO

PROPERTY DATA LEGEND

- MONUMENTS FOUND AS NOTED
- () # RECORD DATA PER REFERENCE MAPS AND DOCS AS LISTED
- R1 PARCEL MAP 17792
- R2 MAP 15762
- R3 PARCEL MAP 19819
- R4 PARCEL MAP 18057
- R5 CORNER RECORD CARD 13195
- R6 SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD DEED : DOC. 88-673763
- R7 CORNER RECORD CARD 5653
- R8 CITY OF SAN DIEGO TIE SHEETS (4, 5, 14)
- R9 PARTITION MAP OF MIDDLETOWN BY J.E. JACKSON, 1874
- R10 PUBLIC TRANSPORTATION EASEMENT PER DOC. 2003-1155942, O.R., ITEM 10 PER TITLE
- R- PROPERTY LINE
- E- CENTERLINE OR CL
- (3) EXCEPTION NO. PER TITLE REPORT
- O.R. INDICATES OFFICIAL RECORDS

THE BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) ZONE 6 BASED LOCALLY ON CONTROL POINTS NO. 1132 AND 3035 PER RECORD OF SURVEY NO. 14492. POINT DATA PER NOS. 14492; #1132 N 1843662.50 E 6280092.97 #3035 N 1845767.44 E 6275753.57 I.E.: N 84°07'23" W CONVERGENCE ANGLE AT PT. 1132 IS -0°30'11.103" COMBINED SCALE FACTOR (CSF) AT PT. 1132: 1.0000128

NOTE: THE MEASURED DISTANCES SHOWN HEREON ARE GROUND DISTANCES OBTAINED BY DIVIDING GRID DISTANCES BY THE CSF STATED ABOVE.

VERTICAL CONTROL

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK DESCRIBED AS NW BRASS PLAG (NWPB) AT THE INTERSECTION OF KETNER BLVD AND BEECH STREET. NWPB PUBLISHED NGVD29 ELEVATION: 25.839 NWPB CONVERTED TO NAVD88 ELEVATION 27.929 (NWS VERTCON CONVERSION FACTOR +2.090).

SURVEYOR'S STATEMENT

TO: THE COUNTY OF SAN DIEGO AND FIDELITY NATIONAL TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 5, 6a, 7a, 7b, 7c, 8, & 11a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 27, 2011.

Gregory A. Helmer 1/14/2012
GREGORY A. HELMER DATE
LICENSE NO. 5134

PREPARED FOR:
COUNTY OF SAN DIEGO
5555 MIERS AND DRIVE, 4TH FLOOR, SUITE 410
SAN DIEGO, CA 92123

PROJECT SITE:
KETNER BLVD. AND CEDAR STREET
SAN DIEGO, CA
APN 533-322-04, 05, 06, 07, 09, 10

RBF CONSULTING PLANNING ■ DESIGN ■ CONSTRUCTION
9755 CLAREMONT MESA BOULEVARD, SUITE 100
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SHEET 1 OF 1