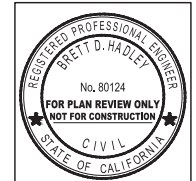


WALLACE GROUP

CIVIL AND TRANSPORTATION ENGINEERING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING
PLANNING
PUBLIC WORKS ADMINISTRATION
SURVEYING / GIS SOLUTIONS
WATER RESOURCES

612 CLARION COURT
SAN LUIS OBISPO, CA 93401
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SIGNATURE
DATE SIGNED

These plans and specifications, and the ideas and designs incorporated herein, are instruments of service prepared for the construction of these plans hereon and shall not be used in whole or in part for any other project without written authority of Wallace Group, a California Corporation.

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SITE INFORMATION

ADDRESS: 5175 AIRPORT ROAD, PASO ROBLES, CA 93446
APN: 025-434-002

TENTATIVE PARCEL MAP NO. PR 22-0022

PARCEL 1 OF PARCEL MAP NO. CO-72-330, IN THE CITY OF EL PASO DE ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF FILED FOR RECORD SEPTEMBER 18, 1973 IN BOOK 12 OF PARCEL MAPS, PAGE 57, IN THE OFFICE OF THE COUNTY RECORDER OF SAN LUIS OBISPO.

EXCEPTING THEREFROM AN UNDIVIDED 1/4 INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND/OR MINERALS FOR A PERIOD OF 10 YEARS FROM JANUARY 15, 1965 AND FOR SO LONG THEREAFTER AS OIL, GAS OR OTHER HYDROCARBON SUBSTANCES OR MINERALS DISCOVERED WITHIN SAID 10 YEAR PERIOD SHALL CONTINUE TO BE PRODUCED IN COMMERCIAL QUANTITIES AS SERVED AND EXCEPTED BY W. O. STORY, ET UX. IN DEED RECORDED JANUARY 15, 1965 IN BOOK 1333 AT PAGE 558 OF OFFICIAL RECORDS, COUNTY OF SAN LUIS OBISPO, CALIFORNIA.

SURVEY

BOUNDARY INFORMATION SHOWN ON THIS TENTATIVE PARCEL MAP WAS PROVIDED BY MBS LAND SURVEYS. SEE TOPOGRAPHIC MAP SIGNED BY MICHAEL B. STANTON, OCTOBER 23, 2019

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS GEODETIC NORTH FROM FOUND REBAR STAMPED "LS 5812" AT THE SOUTHEASTERLY CORNER OF PARCEL 1.

BENCH MARK

THE BENCH MARK FOR THIS PROJECT IS CITY OF PASO ROBLES BENCH MARK #5.

ALUMINUM DISK STAMPED "GPS BENCHMARK NO. 5" IN THE TOP OF EASTERLY CURB OF SECOND WIND WAY 2' NLY OF THE SOUTH END OF THE E'LY CONCRETE CURB 30' NORTH OF THE CENTERLINE OF DRY CREEK ROAD 15' EAST OF THE CENTERLINE OF SECOND WIND WAY

ELEVATION: 843.27 NAVD88 DATUM

AM

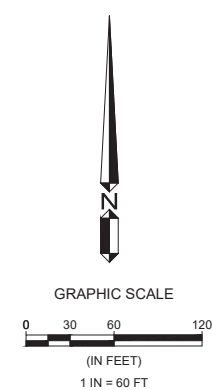
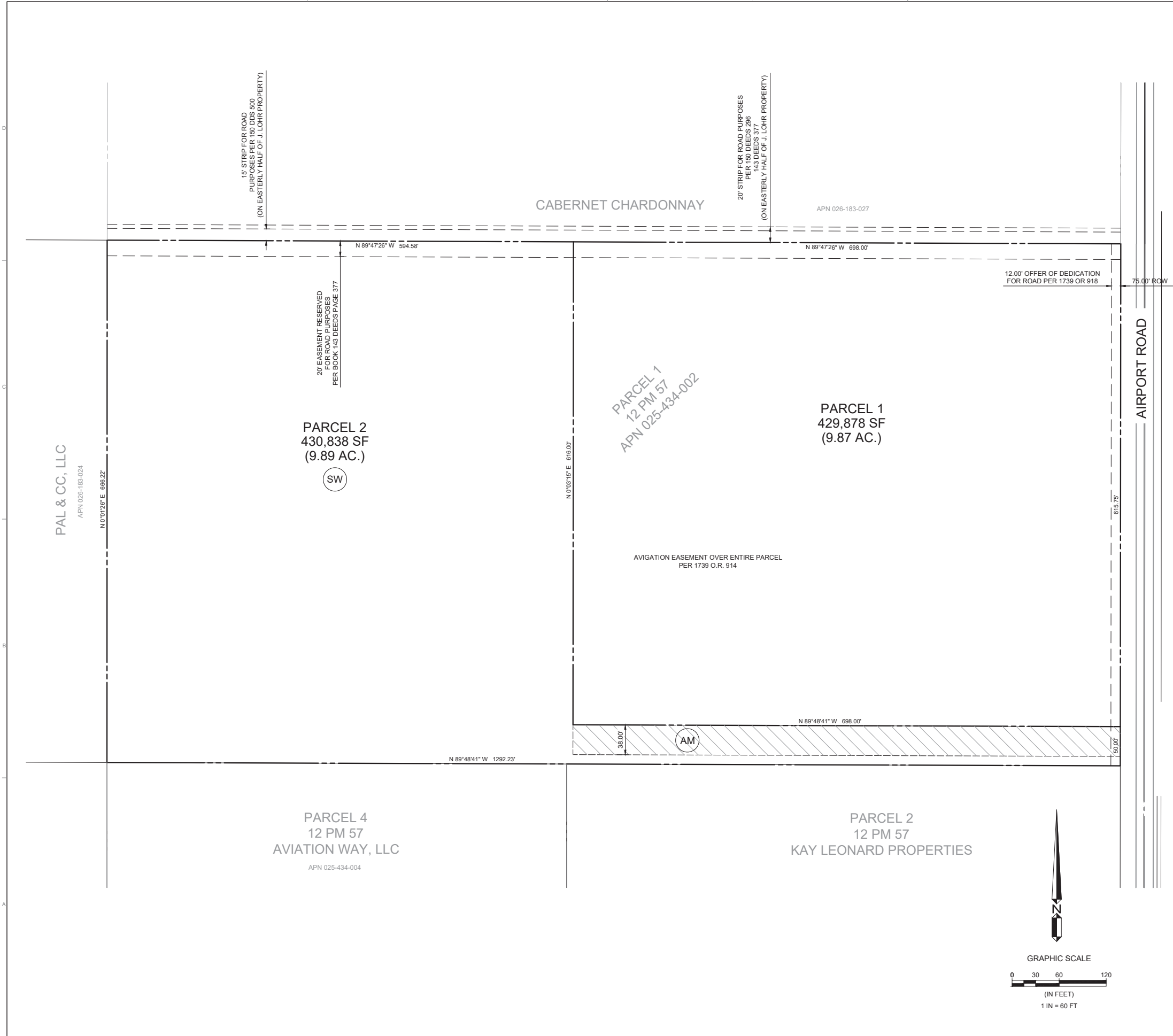
ACCESS AND MAINTENANCE EASEMENT (INCLUDES NO-BUILD EASEMENT)

DAOU VINEYARDS, LLC HEREBY GRANTS TO SDG PASO ROBLES 413, LLC AND THE CITY OF PASO ROBLES, ITS HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS, AND TO ANY FUTURE OWNER OF PARCEL 1, A PERPETUAL, NON-EXCLUSIVE ACCESS AND MAINTENANCE EASEMENT (THE "ACCESS AND MAINTENANCE EASEMENT") IN, UNDER, UPON, ABOUT, OVER, AND THROUGH THE EASEMENT AREA LOCATED ON PARCEL 2 (THE "EASEMENT AREA"), FOR THE BENEFIT OF SDG PASO ROBLES 413, LLC, THE CITY OF PASO ROBLES AND PARCEL 1. THIS ACCESS AND MAINTENANCE EASEMENT GRANTS THE FOLLOWING: (I) AN EMERGENCY ACCESS EASEMENT TO THE CITY OF PASO ROBLES OVER THE EASEMENT AREA TO ACCESS PARCEL 1; (II) A MAINTENANCE AND ACCESS EASEMENT TO SDG PASO ROBLES 413, LLC, AND ANY FUTURE OWNER OF PARCEL 1, TO ACCESS AND MAINTAIN PARCEL 1 FROM THE EASEMENT AREA, INCLUDING, WITHOUT LIMITATION, MAINTAINING LANDSCAPING, PUMPS, AND DRAINS LOCATED ON PARCEL 1 AND (III) A NO-BUILD EASEMENT TO SDG PASO ROBLES 413, LLC, AND ANY FUTURE OWNER OF PARCEL 1, OVER THE EASEMENT AREA IN WHICH DAOU VINEYARDS, AND SUCCESSORS AND ASSIGNS, COVENANT AND AGREE THAT NO BUILDING, CANOPY OR OTHER PERMANENT IMPROVEMENT MAY BE INSTALLED OR MAINTAINED WITHIN THE EASEMENT AREA, EXCEPT FOR PAVEMENT, CURB, GUTTER AND OTHER SUCH IMPROVEMENTS AS MAY BE REVIEWED AND ALLOWED BY THE CITY OF PASO ROBLES BUILDING DEPARTMENT. SDG PASO ROBLES 413, LLC MAY CONSTRUCT IMPROVEMENTS OVER, UNDER, IN, ALONG, ACROSS, AND UPON THE EASEMENT AREA THAT ARE REASONABLY RELATED TO THE PURPOSE OF THIS ACCESS AND MAINTENANCE EASEMENT. THE EASEMENTS HEREBY ESTABLISHED SHALL NOT BE TERMINATED BY MERGER OR OTHERWISE, EXCEPT UPON EXECUTION AND RECORDATION OF AN INSTRUMENT SPECIFICALLY TERMINATING ANY SUCH EASEMENT. EACH PARTY AGREES TO DO SUCH THINGS, PERFORM SUCH ACTS, AND MAKE, EXECUTE, ACKNOWLEDGE, AND DELIVER SUCH DOCUMENTS AS MAY BE REASONABLY NECESSARY AND CUSTOMARY TO CARRY OUT THE INTENT AND PURPOSES OF THIS ACCESS AND MAINTENANCE EASEMENT.

SW

STORM WATER EASEMENT

DAOU VINEYARDS, LLC HEREBY GRANTS TO SDG PASO ROBLES 413, LLC, ITS HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS, AND TO ANY FUTURE OWNER OF PARCEL 1, A PERPETUAL, NON-EXCLUSIVE GENERAL STORM WATER DRAINAGE EASEMENT (THE "DRAINAGE EASEMENT") IN, UNDER, UPON, ABOUT, OVER, AND THROUGH PARCEL 2. FOR THE BENEFIT OF SDG PASO ROBLES 413, LLC AND PARCEL 1, THE EASEMENTS HEREBY ESTABLISHED SHALL NOT BE TERMINATED BY MERGER OR OTHERWISE, EXCEPT UPON EXECUTION AND RECORDATION OF AN INSTRUMENT SPECIFICALLY TERMINATING ANY SUCH EASEMENT. EACH PARTY AGREES TO DO SUCH THINGS, PERFORM SUCH ACTS, AND MAKE, EXECUTE, ACKNOWLEDGE, AND DELIVER SUCH DOCUMENTS AS MAY BE REASONABLY NECESSARY AND CUSTOMARY TO CARRY OUT THE INTENT AND PURPOSES OF THIS DRAINAGE EASEMENT.



SDG PASO ROBLES 413, LLC
SDG PASO ROBLES 194 DISTRIBUTION CENTER
TENTATIVE PARCEL MAP

JOB #: 1638-02
DESIGNER: BDH
DRAWN BY: CPKWES
DATE: 11/14/2022
DRAWING NO. C-0.1
1 OF 7 SHEETS