



# THE GOLDEN GOOSE

45094 MAIN STREET  
MENDOCINO, CALIFORNIA

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INFORMATIONAL BROCHURE

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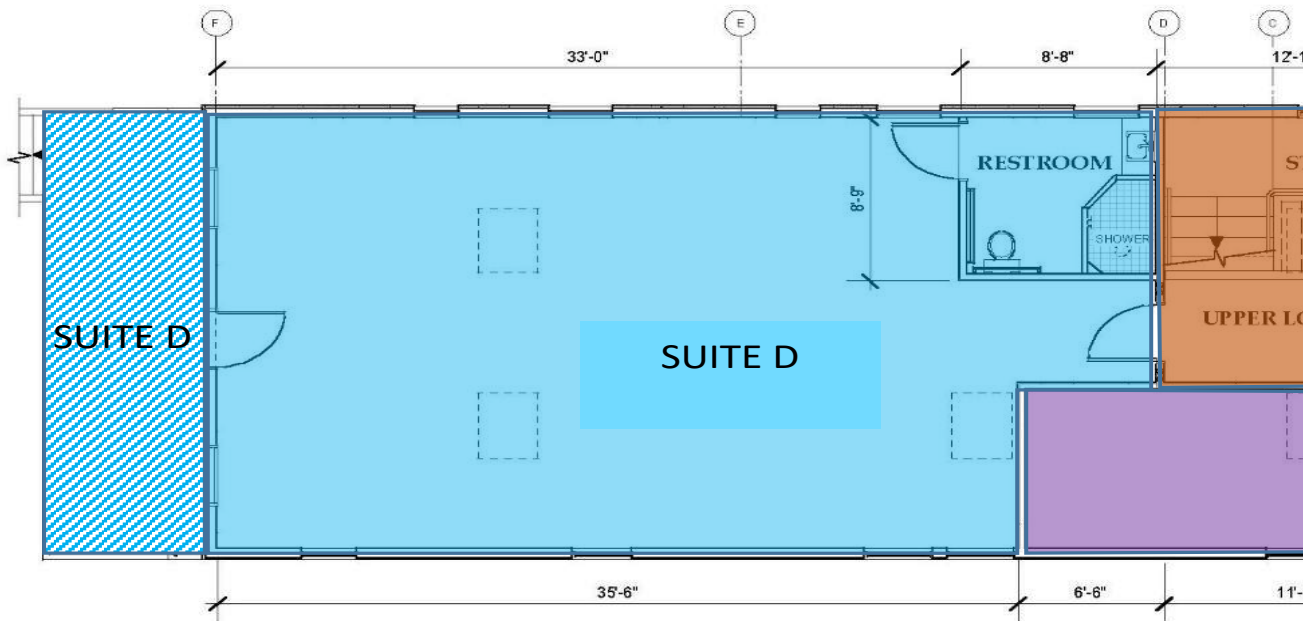




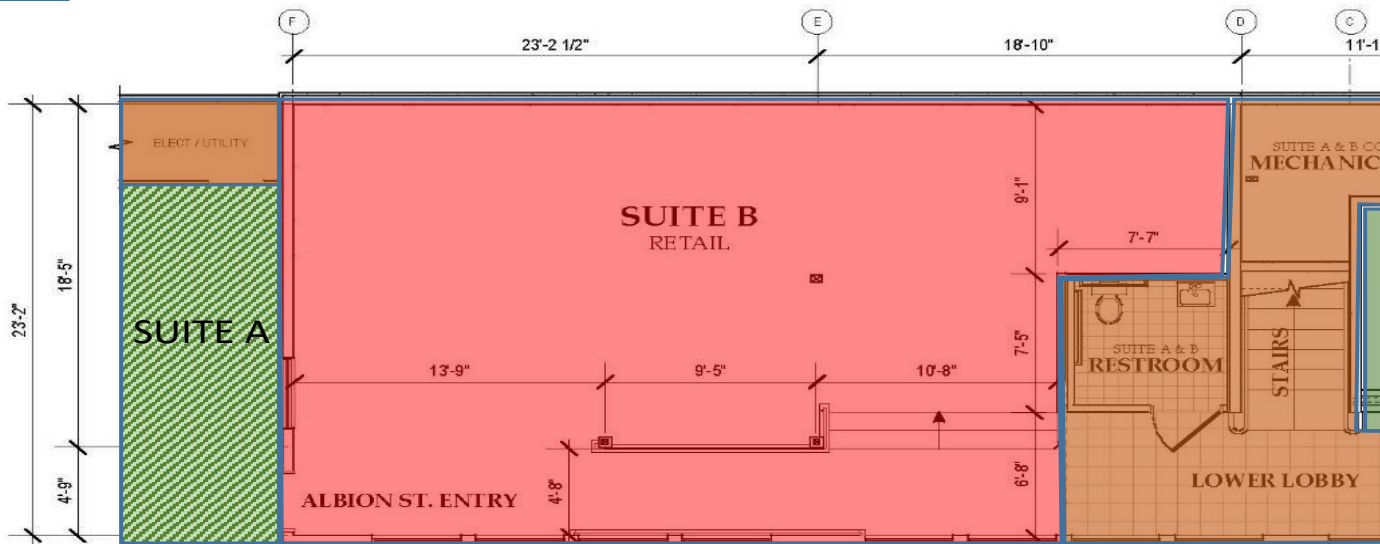
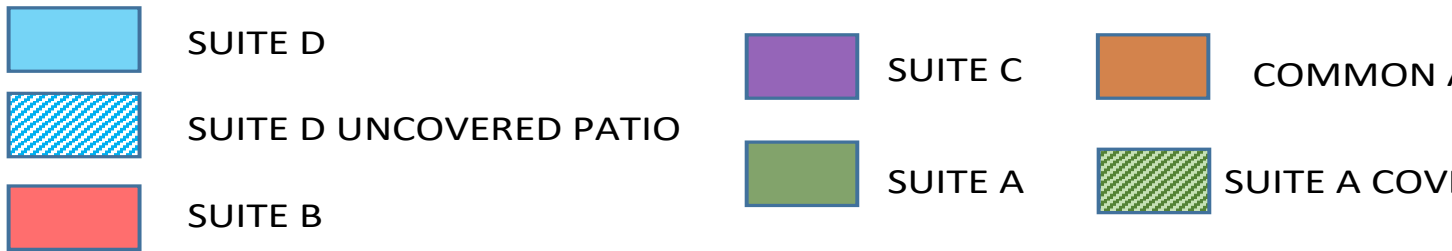




LEASING  
&  
MARKETING

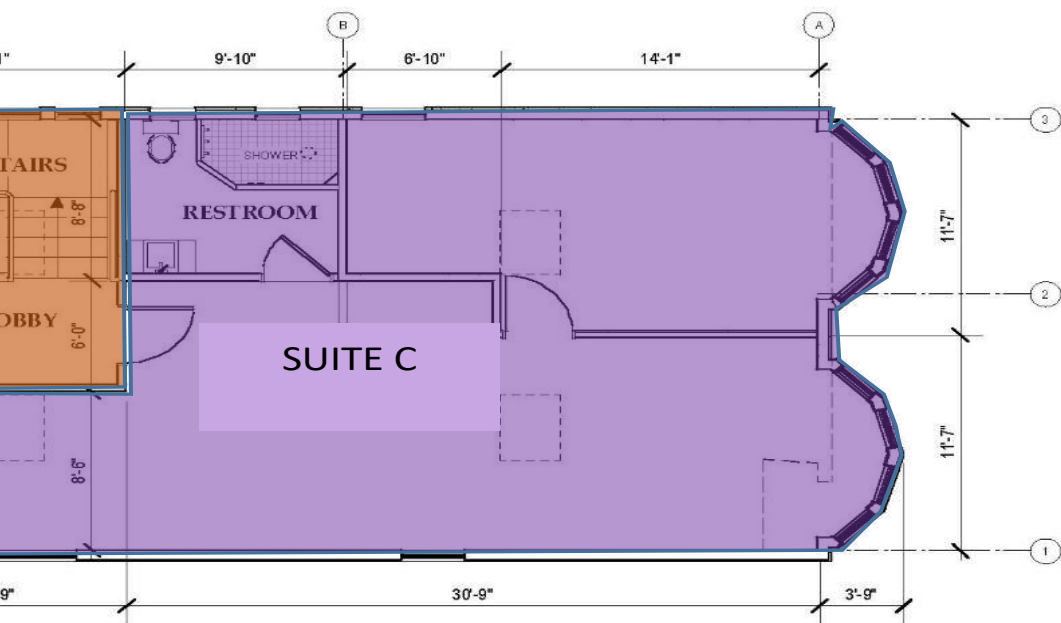


**2** UPPER LEVEL FLOOR PLAN



**1** LOWER LEVEL FLOOR PLAN

# LEASING PLAN

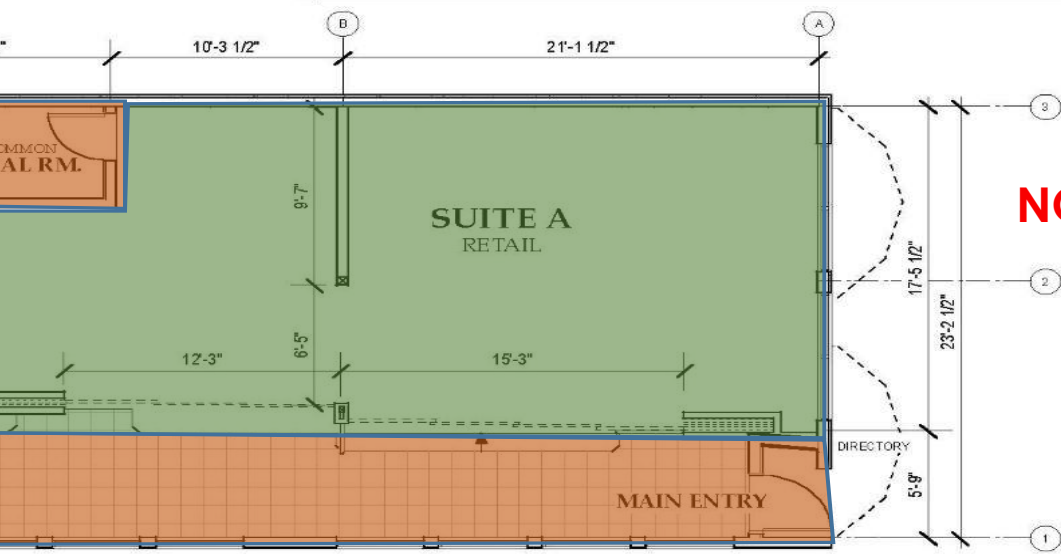


## Mendocino Arcade Building

Leasing Plan Square Footage Chart

Suite	Square Footage (SF)	
	Usable SF	Rentable SF
Lower Level		
Suite A	650 SF	764 SF
Suite B	915 SF	1075 SF
Upper Level		
Suite C	970 SF	1165 SF
Suite D	968 SF	1162 SF
Total Square Footage	3503 SF	4166 SF

AREA  
COVERED PATIO



**NOT AS-BUILT**

LandBank Properties, Inc.

10540 Lansing St., Suite Two  
Mendocino, California 95460  
T: 707.937.4523

## Mendocino Arcade Building

45094 Main Street  
Mendocino, California 95437

LEASING PLAN

Date: 12/14/2012

SUIT









# SUIT



TE A



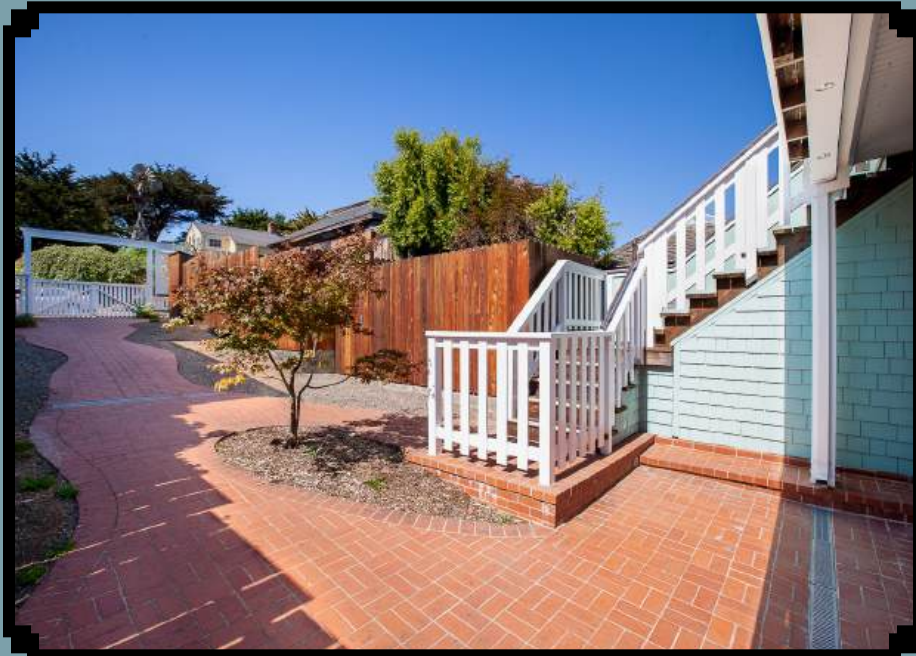
SUIT





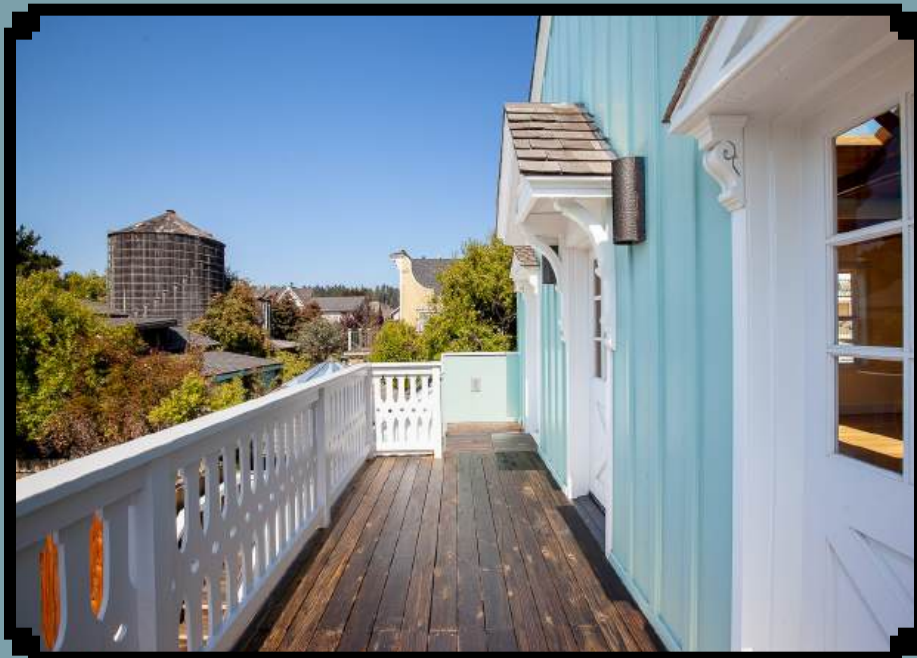


# TE B



# SUIT



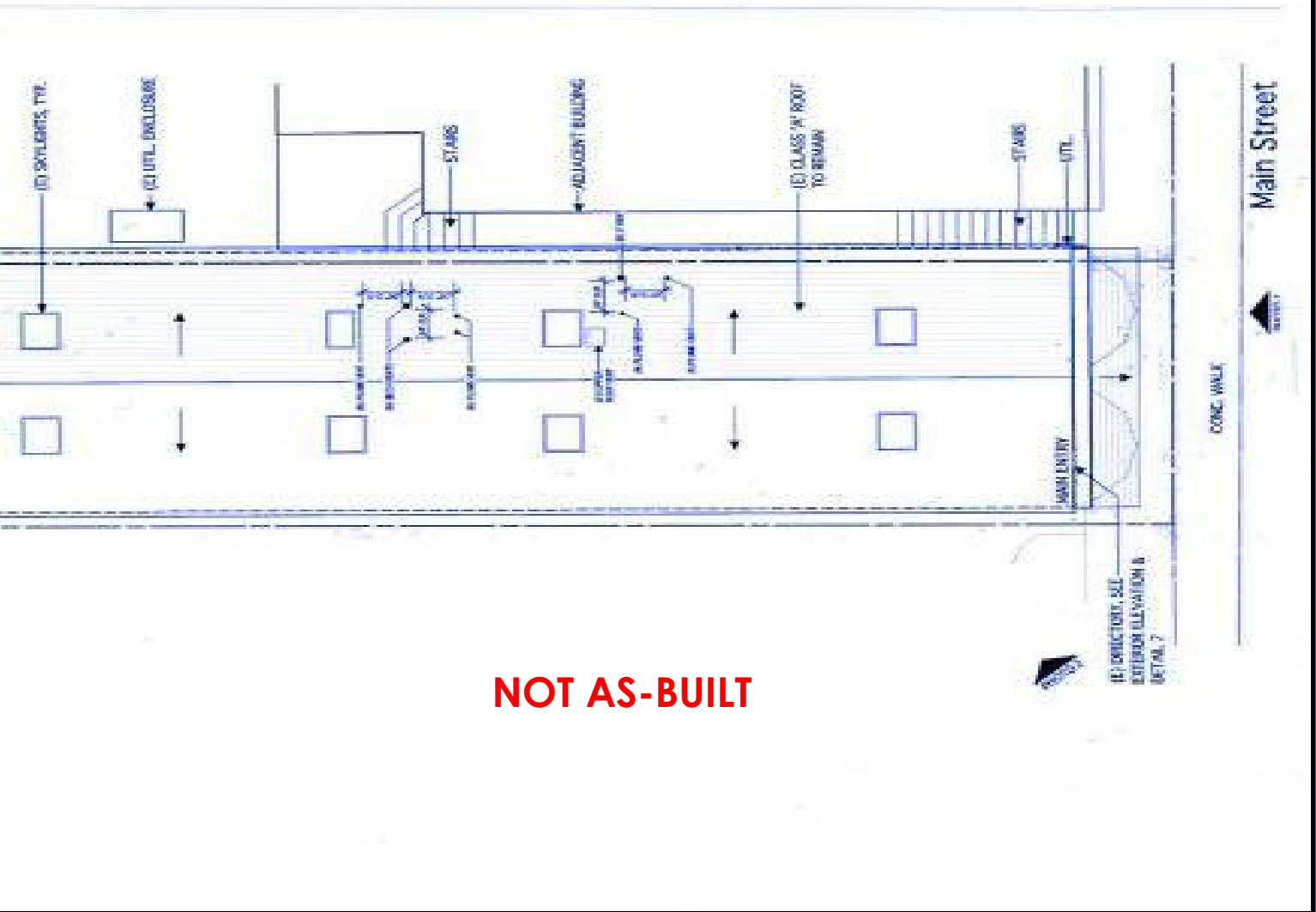




# PLANS & SURVEYS POST 2010



# GOOSE SITE PLAN



**NOT AS-BUILT**

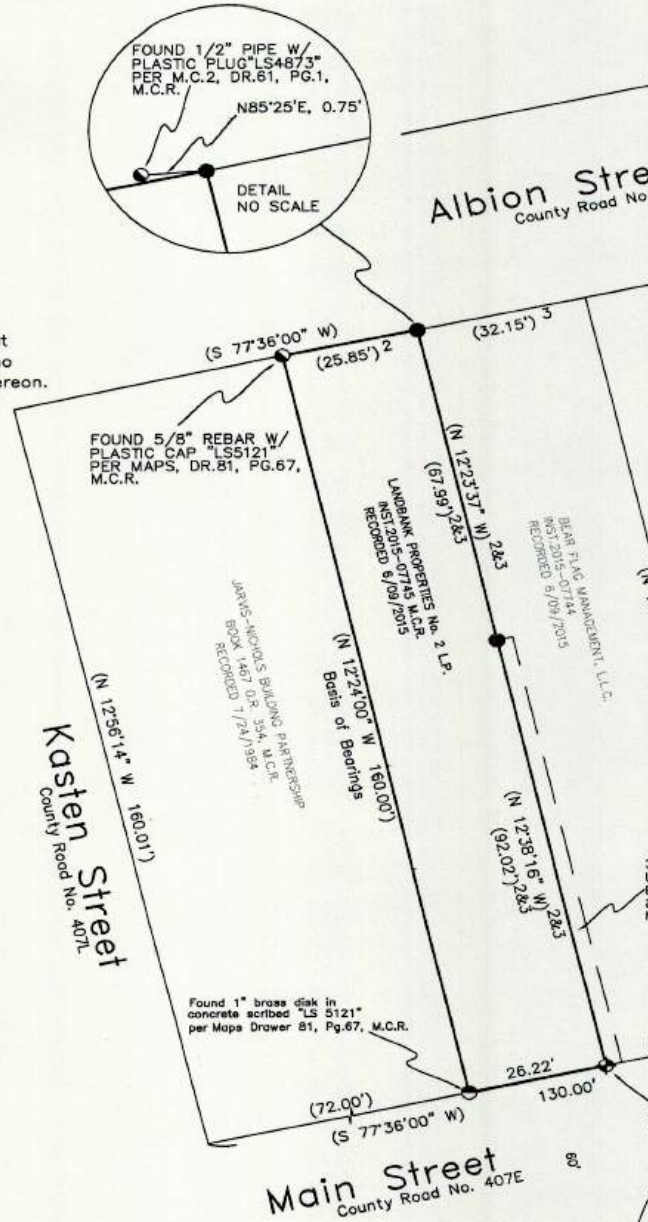
# RECORD OF SURVEY DATA

## Legend

- ⊕ ----Set 1" brass disk in concrete scribed "LS 5121"
- ----Set 5/8" rebar w/ plastic cap marked "LS 5121"
- ⊙ ----Found monument as described
- ( ) ----Record Data per Maps Drawer 81, Pg.67, M.C.R.
- ( )<sup>2</sup> ----Record Data per I. N. 2015 - 07745 M.C.R.
- ( )<sup>3</sup> ----Record Data per I. N. 2015 - 07744 M.C.R.

## Basis of Bearings

The bearing North 12°24'00" West, between found monuments on the West line of the Landbank Properties as shown on that Record of Survey filed in Maps Drawer 81, Page 67, Mendocino County Records, was used for the basis of bearings shown hereon.



## County Surveyor's Note

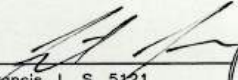
This map is approved for filing in accordance with California Government Code Section 66412(d) and County Code Section 17-17(B)(5), pursuant to County approved Boundary Line Adjustment #B 11-2014.

Prepared by:  
Forrest Francis,  
Land Surveying & Mapping  
10501 FORD STREET / P.O. BOX 1162  
MENDOCINO, CA. 95460  
(707) 937-9900

FILED OCTOBER 22, 2015

Surveyor's Statement

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Pat Saville in JUNE, 2015.

  
Forrest Neal Francis, L. S. 5121  
License Expires 6/30/17

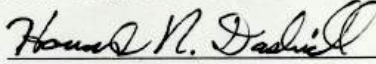


County Surveyor's Statement

This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 2 day of OCTOBER, 2015.

Mendocino County, State of California

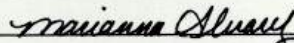


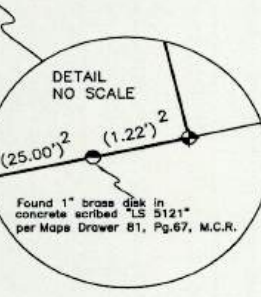
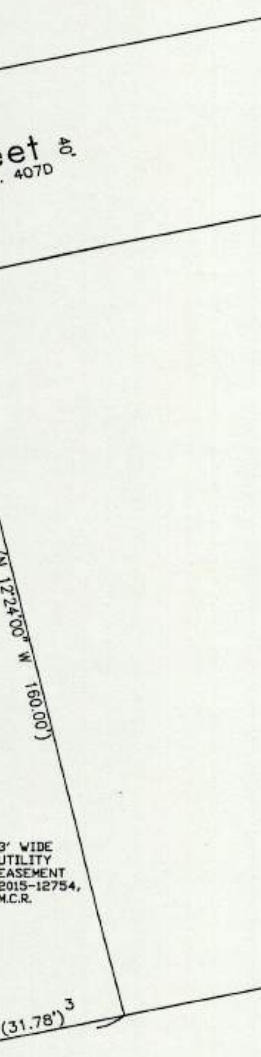
By:   
Howard N. Dashiell, L. S. 7148  
County Surveyor  
License Expires 6/30/17

County Recorder's Statement

Filed this 22<sup>nd</sup> day of October, 2015 at 2:19 P.M. in Maps, Drawer 85, Page 3, M. C. R. at the request of Forrest Francis.

Susan M. Ranochak  
County Recorder

Fee: \$9.00 By:  Deputy



**RECORD OF SURVEY**

Of a portion of Section 30, Township 17 North, Range 17 West, Mount Diablo Base and Meridian.

Mendocino County  
Scale 1" = 20'

California  
September, 2015

Sheet one of one

Serial #054

Job #13107

Maps
Drawer <u>85</u>
Page <u>3</u>

ROS 44-2015



# TENTATIVE MAP DATED JANUARY 2014 BEFORE 2015 RECORD OF SURVEY



**NOT AS-BUILT**

## Tentative Map

OF PROPOSED BOUNDARY LINE ADJUSTMENT  
OF A.P. #'s 119-238-14 & 15  
BEING A PORTION OF SECTION 30,  
TOWNSHIP 17 NORTH,  
RANGE 17 WEST, M.D.B.&M.

MENDOCINO COUNTY, CALIFORNIA  
JANUARY, 2014

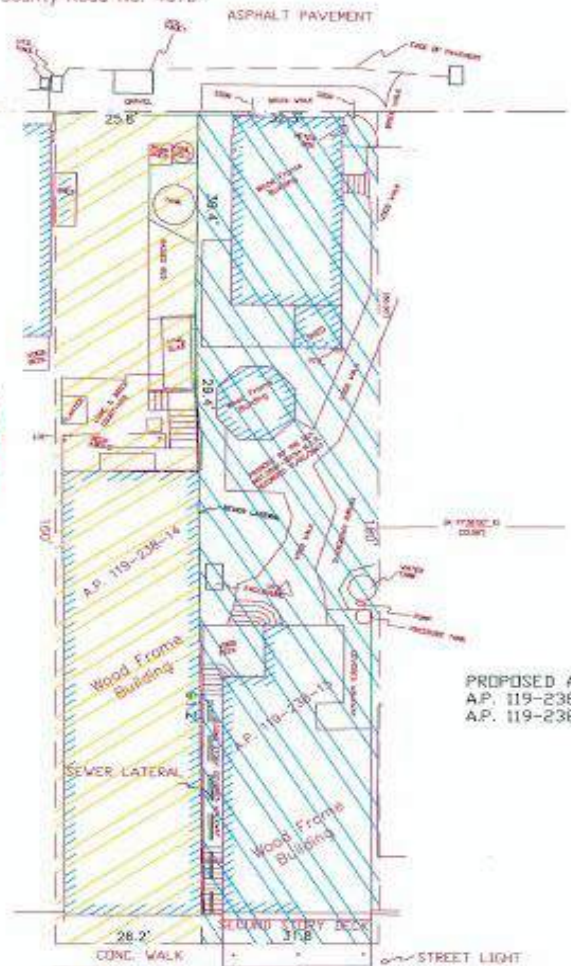
NOTE:  
A PARTLY EXPOSED 6" +/- SEWER  
LINES BETWEEN THE BUILDINGS  
SERVING BOTH BUILDINGS  
AND MOST LIKELY SERVES THE  
BUILDINGS ON THE NORTHERLY  
PORTION OF THE FRANCES' BY  
THE SEA PROPERTY, WHERE THE  
SEWER IS NOT EXPOSED IT'S  
LOCATION IS UNKNOWN  
AN EASEMENT WILL BE CREATED  
AFTER THE BOUNDARY LINE ADJUSTMENT.

OWNERS: AP# 119-238-14  
LANDBANK PROPERTIES  
P. O. BOX 186  
MENDOCINO, CA 95460  
AP# 119-238-15  
FRANCES BY THE SEA LLC  
P. O. BOX 121510  
SAN DIEGO, CA 92112

MAP PREPARED BY: FORREST FRANCIS, LAND SURVEYOR  
P. O. BOX 1162  
MENDOCINO, CA 95460  
(707) 964-8865

FORREST FRANCIS L.S.5121

Albion Street ±  
County Road No. 407D



PROPOSED A  
A.P. 119-238  
A.P. 119-238

ASPHALT PAVEMENT  
Main Street  
County Road No. 407E ±



PROPOSED

INTERIOR REMODEL OF EXISTING BUILDING AT:

# 45094 MAIN STREET

## MENDOCINO, CALIFORNIA

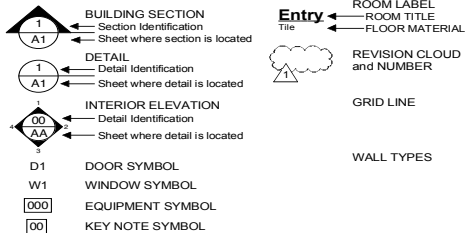
### ABBREVIATIONS

ACCOUST ACCOUSTICAL	MATL MATERIAL
ADJ ADJACENT	MAX MAXIMUM
AFF ABOVE FINISH FLOOR	MECH MECHANICAL
ALT ALTERNATE	MFR MANUFACTURER
ALUM ALUMINUM	MIN MINIMUM
APPROX APPROXIMATE	MISC MISCELLANEOUS
ARCH ARCHITECT(URAL)	M MASONRY
B/ BOTTOM OF	MO MASONRY OPENING
B.O. BOTTOM OF	MTL METAL
BOT BOTTOM	NIC NOT IN CONTRACT
BRD BOARD	NO./# NUMBER
BLDG BUILDING	NOM NOMINAL
CLG CENTER LINE	NTS NOT TO SCALE
CLR CEILING	OV OVER
CLR CLEAR	OC ON CENTER
CMU CONCRETE MASONARY UNIT	OD OUTSIDE DIAMETER
CNTR CENTER	OHD OVERHEAD DOOR
CO CLEAN OUT	OPNG OPENING
COL COLUMN	OPP OPPOSITE
CONC CONCRETE	OF OUTSIDE FACE
CONN CONNECTION	OSCI OWNER SUPPLIED,
CONST CONSTRUCTION	CONTRACTOR INSTALLED
CONT CONTINUES	P PAINT
CPT CARPET	PL PLATELINE
DBL DOUBLE	PLT PLATE
DI DRAIN INLET	PLAM PLASTIC LAMINATE
DIA DIAMETER	PLYWVD PLYWOOD
DIM DIMENSION	PVC PLOY VINYL CHLORIDE
DN DOWN	PT PRESSURE TREATED
DR DOOR	R RADIUS
DS DOWNSPOUT	RB RUBBER BASE
DWVG DRAWING	RND ROUND
EL ELEVATION	RD ROOF DRAIN
ELEV ELEVATION	REF REFERENCE
EQ EQUAL	REINF REINFORCING
EXIST EXISTING	REQ'D REQUIRED
(E) EXISTING	REV REVISION
EXT EXTERIOR	RM ROOM
F/ FACE OF	SAT SUSPENDED
FD FLOOR DRAIN	ACCOUSTICAL TILE
FF FINISH FLOOR	SHTG SHEATHING
FLR FLOOR	SIM SIMILAR
FND FOUNDATION	SPEC SPECIFICATION
FRP FIBERGLASS REINFORCED	SS STAINLESS STEEL
PANEL	SSD SEE STRUCTURAL
FT FOOT/FEET	DRAWINGS
FTG FOOTING	STD STANDARD
FG FINISH GRAGE	STL STEEL
GA GAUGE	SUSP SUSPENDED
GALV GALVANIZED	T/ TOP OF
GSM GALVANIZED STEEL METAL	T.O. TOP OF
GB GYPSUM BOARD	THK THICK(NESS)
GYP BD GYPSUM BOARD	TS TUBE STEEL
GWB GYPSUM WALL BOARD	TYP TYPICAL
HB HOSE BIBB	VERT VERTICAL
HC HOLLOW CORE	VCT VINYL COMPOSITE TILE
HDR HEADER	W/ WITH
HDWR HARDWARE	WC WATER CLOSET
HM HOLLOW METAL	WD WOOD
HORIZ HORIZONTAL	W/O WITHOUT
HTG HEATING	WP WATER PROOF
HVAC HEATING, VENTILATION AND	WR WATER RESISTANT
AIR CONDITIONING	WH WATER HEATER
ID INSIDE DIAMETER	
IF INSIDE FACE	
INSUL INSULATION	
INT INTERIOR	

### GENERAL NOTES

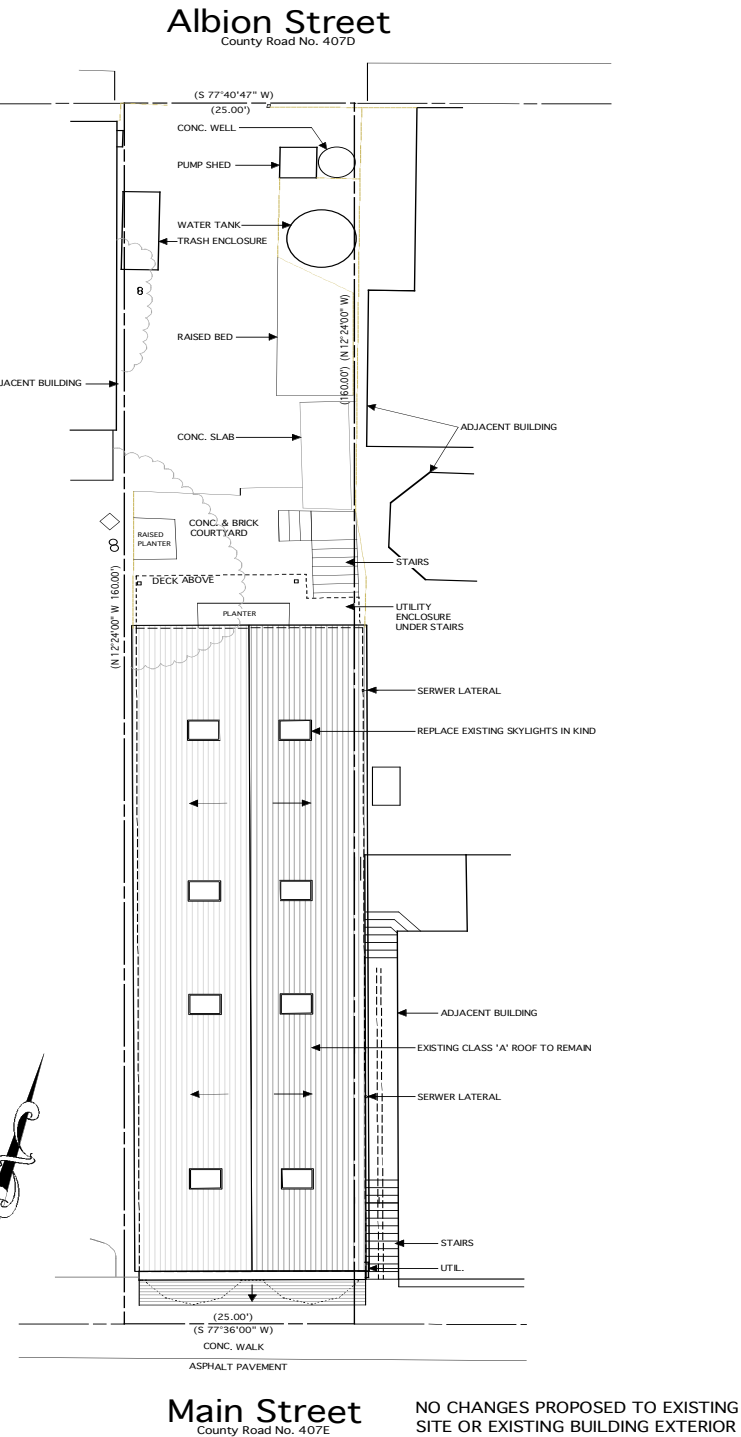
- The following code editions shall be used for the design of this project:  
 2010 California Building Code  
 2010 California Green Building Code  
 2010 California Energy Code  
 2010 California Plumbing Code  
 2010 California Mechanical Code  
 2010 California Electrical Code  
 2010 California Fire Code
- Prior to bid, Contractor shall visit the site to adequately determine all pre-existing conditions and the full extent of all demolition. By the act of submitting a bid, the Contractor will be deemed to have complied with the foregoing, to have accepted such conditions, and to have made allowances therefore in preparing the bid.
- All work and materials shall be in full accordance with the latest rules and regulations of applicable state and local codes, laws, ordinances and statutes. Nothing in the drawings is to be construed as requiring or permitting work contrary to these rules, regulations and codes.
- The Contractor shall:
  - Be responsible for protecting the work area from damage, theft, vandalism, weather, and any other loss.
  - Be responsible for protecting the public, and the existing adjacent buildings & operations from damage and dust. All construction work shall commence in a manner so as to minimize disturbance and inconvenience to the adjacent buildings and its occupants. Any damage or disruptions will be the responsibility of the General Contractor to correct.
  - Maintain the premises free from the accumulation of waste material and rubbish caused by their personnel or their subcontractors for the duration of construction.
  - Provide backing and blocking for all mounted accessories, equipment, structures or building elements.
  - Include contingencies to carry out and complete work based on the intent of the drawings.
  - Determine and coordinate all utilities requirements for the facility prior to commencing work and verify existence and location of the same.
- Contractor shall shore and brace all areas to prevent damage to the structure during work. Any damage incurred due to lack of the same shall be the responsibility of the contractor.
- All open joints, penetrations and other openings in the building envelope shall be sealed, caulked, gasketed or weather stripped to limit air leakage.
- At the completion of construction the Contractor shall thoroughly clean all work of dust, debris, paint splatter, protective coverings, etc...
- Should existing field conditions reveal or expose conditions which are contrary to those shown in the drawings, the Contractor shall notify the Owner for direction prior to proceeding with work. All information shown in the drawings is as accurate as possible but is not guaranteed. The Contractor shall verify proportions, distances, and conditions of the areas affected by these improvements. No allowance will be made in his behalf for any extra expense resulting from failure or neglect in determining conditions under which the work is to be performed.
- The drawings indicate location, dimensions, reference and typical details of construction. The drawings do not illustrate every condition.
- Do not scale the drawings. Figured dimensions take precedence over scaled measurements.
- Detailed drawings and larger scaled drawings take precedence over smaller scale drawings.
- Fire extinguisher locations and ratings to be determined by the fire inspector. Fire extinguisher requirements shall be determined by the local Fire Protection Authority.
- Storage, dispensing or use of any flammable or combustible liquids, flammable gasses and hazardous chemicals during & after construction shall comply with local Fire Code regulations.
- Building address numbers to be provided on the front of the building and shall be visible from the street facing the property. Numbers shall be 4" high and shall contrast with the background color. Size and location subject to approval by the local Fire Protection Authority.
- Submit the following items for review by the Architect prior to fabrication and installation:
  - Countertop and casework shop drawings
  - All finishes
  - Design/Build documents
  - Door and hardware schedules
  - Light fixtures
  - Any proposed substitutions
- Mechanical: re-use existing electrical baseboard heat. Relocate as required for remodel.
- All existing exterior windows to remain with no changes proposed.

### SYMBOLS



**NOT AS-BUILT**

# COVER SHEET & SITE PLAN



1 Existing Site Plan & Roof Plan  
Scale: 1" = 10 ft

## PROJECT INFORMATION

**Project Description:**  
The project consists of interior improvements to existing two story building. The scope of work includes: structural upgrades, new partitions, interior finishes, new ADA restrooms, and new lighting and electrical. No work proposed to existing exterior or existing site.

**Address:** 45094 Main Street  
Mendocino, California

**Accessor's Parcel:** 119\_238\_14

**Floor Area:**

Level	Room	Area (sf)
LOWER LEVEL	SUITE A	620
	SUITE B	670
	Ancillary/Circulation	675
UPPER LEVEL	SUITE C	860
	SUITE D	806
	Ancillary/Circulation	279
<b>TOTAL</b>		<b>3910</b>

**Occupancy Type:**

Retail	M
Office	B

**Occupant Load Calculation:**

• Retail (Lower Level)	1290 sf / 30 =	43
• Retail (Upper Level)	806 sf / 30 =	27
• Office	860 sf / 100 =	9
• Ancillary/Circulation		0
<b>Total</b>		<b>79</b>

FLOOR AEA CALCULATIONS ARE FOR BUILDING DEPARTMENT USE ONLY

## DIRECTORY

**Owner:**  
LandBank Properties, Inc.  
P.O.Box 186  
10540 Lansing St., Suite Two  
Mendocino, CA 95460  
Attn: Pat Saville  
707.937.4523

**Contractor:**  
Loudon Construction  
16640 Pine Drive  
Fort Bragg, CA 95437  
Attn: John Loudon  
707.937.4316

**Designer:**  
Andreis Design Studio  
759 S. State Street #46  
Ukiah, CA 95482  
Attn: Jay Andreis  
707.468.5416

**Structural Engineer:**  
Michael Butler Civil Engineer  
P.O.Box 1520  
Fort Bragg, CA 95437  
Attn: Michael Butler  
T: 707.961.1891  
E:mbutler@mcn.org

## SHEET INDEX

Sheet N°	Description
A0.1	Cover Sheet
A1.0	Existing Floor Plan & Demolition Plan
A2.0	Proposed Floor Plans
A3.0	Existing Exterior Elevations
A4.1	Interior Details & Schedules
E1.0	Lighting & Power Plans
E1.1	Title 24 - Lighting Compliance
S1	Structural Notes & Details
S2	Structural Plans
C1	ALTA / ACSM Land Title Survey

## VICINITY MAP



759 S. State Street #46 Ukiah CA 95482  
T: 707.468.5416  
www.andreisdesign.com

**Interior Remodel**  
45094 Main Street  
Mendocino, California

**LandBank Properties, Inc.**  
10540 Lansing St., Suite Two  
Mendocino, California 95460

**Revisions:**  
Issue for Permit: 4/13/2012

**Cover Sheet & Site Plan**

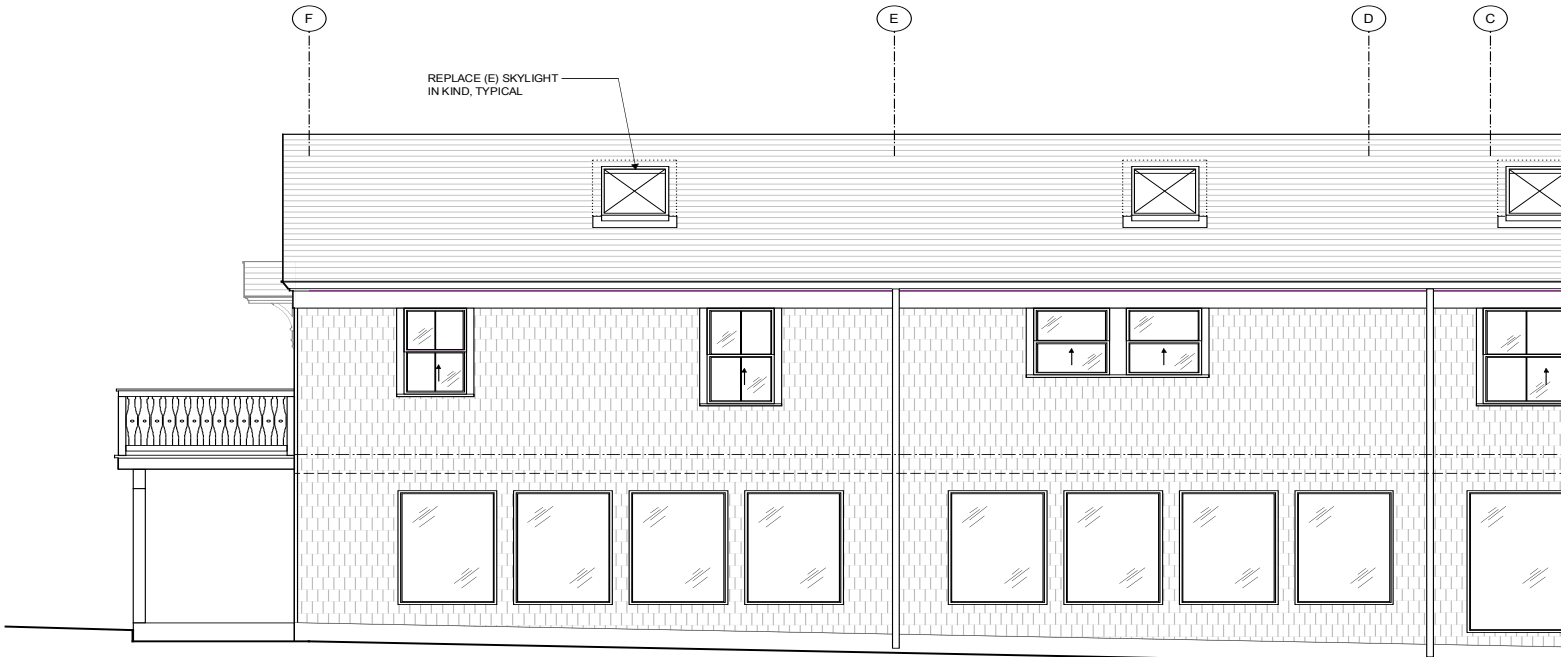
Project: LBP-45094 Main St CONSTRUCTION SET  
Date: 03.12.2012

**A0.1**

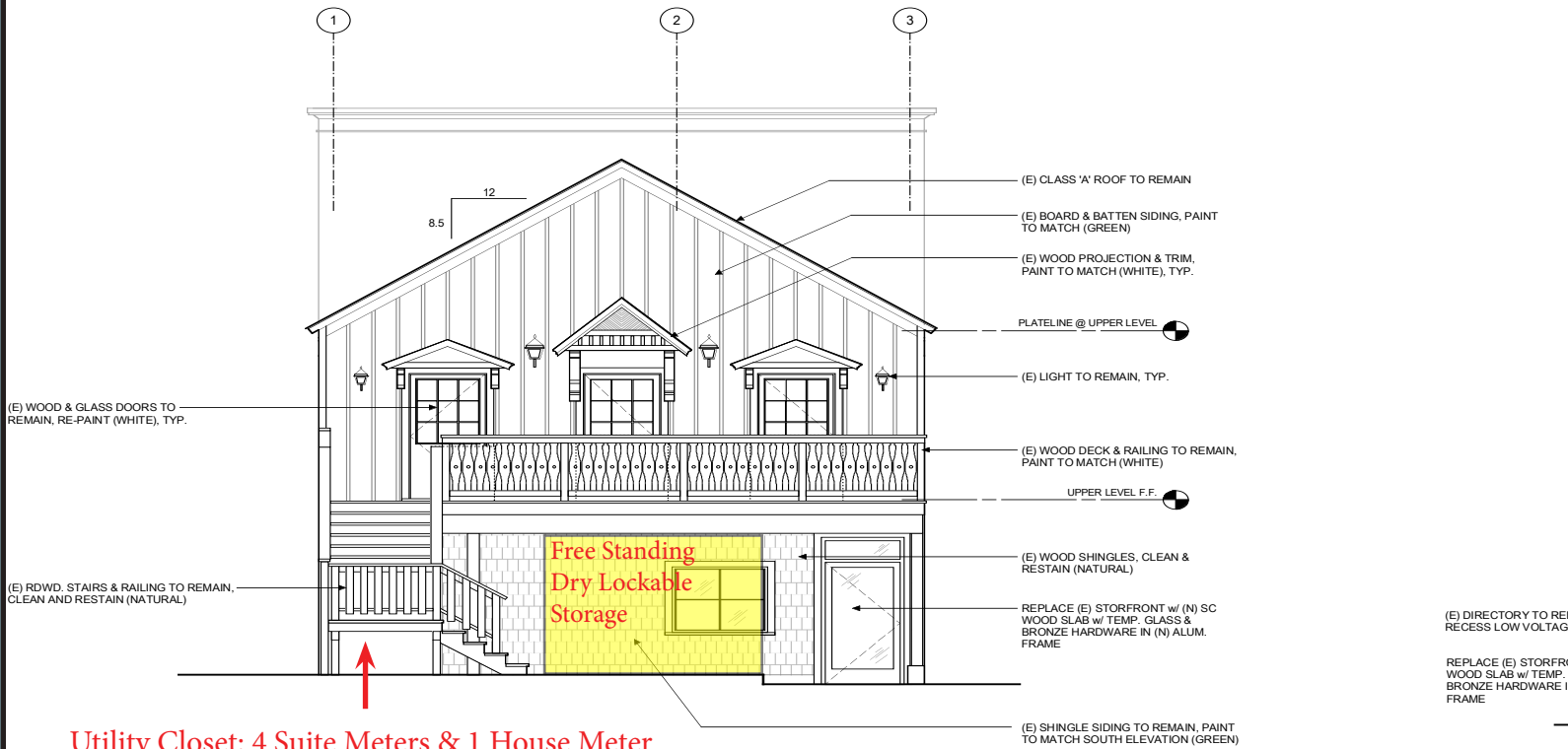




# 2012 REMODEL - EXTERIOR



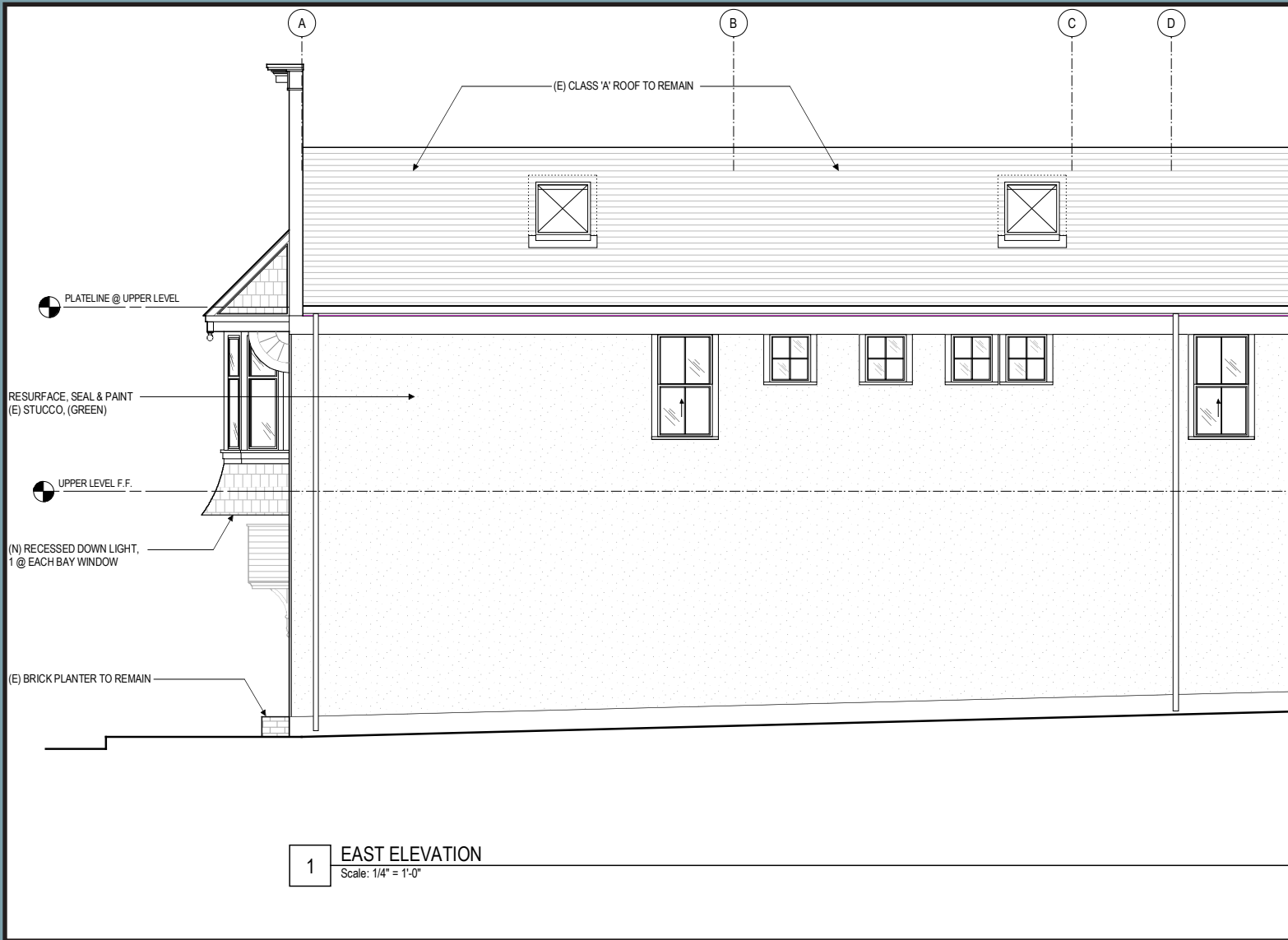
**2 WEST ELEVATION**  
Scale: 1/4" = 1'-0"



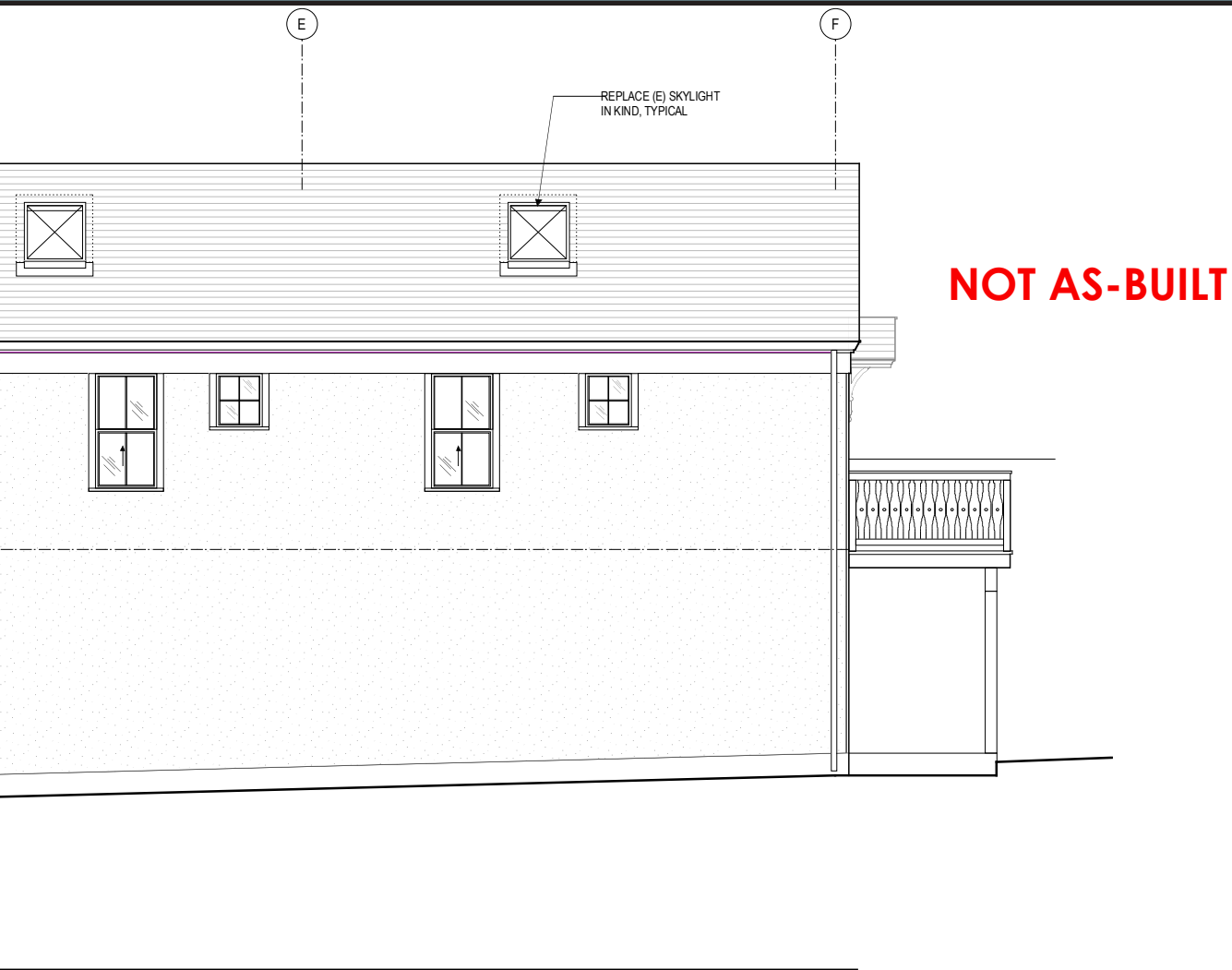
**3 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



# 2012 REMODEL - EXTERIOR E



# ELEVATIONS - Page 2 of 2



**Interior Remodel**  
45094 Main Street  
Mendocino, California  
**LandBank Properties**  
10540 Lansing St., Suite  
Mendocino, California

Revisions:

Issue for Permit:	4/13/2012

**EXISTING EXTERIOR  
ELEVATIONS**

Project: LBP-45094 MainSt CONSTRUCTION SET  
Date: 03.12.2012

**A3.1**

## DOOR SCHEDULE

Mark	Location	Type	Hrdw Group	Door Size	Material	Finish	Frame Material	Finish	Glazing	Remarks
1	Lower Restrm.	C	4	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint		
2	Suite B Stor	C	2	3'-0x 5'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint		Verify in field door size
3	Suite A Stor	C	2	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint		
4	Suite D Entry	D	3	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint	temp. / obscure	(E) door to remain until future tenant improvements
5	Upper Restm.	C	4	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint		
6	Suite C Entry	D	3	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint	temp. / obscure	custom frosted glazing per owner design
7	Suite C RR	C	4	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint		
8	Suite C Office	D	3	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint	temp.	
9	Suite C Stor	C	2	3'-0x 7'-0x 1-3/4"	SC Flush Wood	Paint	Wood	Paint		
E1	Main Entry	A	-	3'-0x 7'-0x 1-3/4"	-	-	-	-	temp. (V/F)	No work proposed. Verify threshold per detail 7.
E2	Rear Entry	A	-	3'-0x 7'-0x 1-3/4"	-	-	-	-	temp. (V/F)	No work proposed. Verify threshold per detail 7.
E3	Upper Rear	-	-	-	-	-	-	-	-	No work proposed
E4	Upper Rear	-	-	-	-	-	-	-	-	No work proposed
E5	Upper Rear	-	-	-	-	-	-	-	-	No work proposed
S1	Suite B	S1	5	6'-8x 9'-0x 1-3/8"	SC Composite	pre-finished	Alum.	Anod.	acrylic	Raydoor sliding door (SP)
S2	Suite A	S2	5	13'-0x 9'-0x 1-3/8"	SC Composite	pre-finished	Alum.	Anod.	acrylic	Raydoor sliding door (SPW)
S3	Suite A	S3	5	13'-0x 9'-0x 1-3/8"	SC Composite	pre-finished	Alum.	Anod.	acrylic	Raydoor sliding door (SPW)

## HARDWARE SCHEDULE

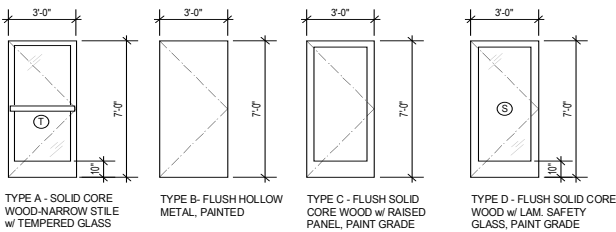
Grp #	Item	Specification
1	Provide manufacturer's standard entrance hardware.	
2	Hinges Lockset Stop Kickplate	1-1/2" pair Hager BB1279 NRP, 4-1/2" x 4-1/2" (Satin Brass) Schlage Storeroom Lock w/Athens Lever (Satin Brass) Wall Stop 10" x 34" satin brass
3	Hinges Lockset Stop Kickplate	1-1/2" pair Hager BB1279 NRP, 4-1/2" x 4-1/2" (Satin Brass) Schlage Entry/Office Lock w/Athens Lever (Satin Brass) Wall Stop 10" x 34" satin brass
4	Hinges Closer Lockset Stop Kickplate	1-1/2" pair Hager BB1279 NRP, 4-1/2" x 4-1/2" (Satin Brass) Norton 8501 (5 lbs max. opening force) Schlage Privacy Lock w/Athens Lever (Satin Brass) Wall stop 10" x 34" satin brass
5	Provide manufacturer's standard hardware with lockset.	

## NOTES

- 1) ALL DOOR THRESHOLDS LESS THAN 1/2". SEE DETAIL 7/A.1
- 2) ALL DOOR HARDWARE SHALL BE LEVERED AND MEET ADA AND CBC REQUIREMENTS FOR ACCESSIBILITY.
- 3) MAIN EXTERIOR DOOR SHALL BE PROVIDED WITH A SIGN ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL HAVE LETTERS 1" HIGH ON CONTRASTING BACKGROUND.
- 4) HORIZONTAL SECURITY GRILLES SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT DURING THE PERIODS THAT THE SPACE IS OCCUPIED. THE GRILLES SHALL REMAIN SECURED IN THE FULL OPEN POSITION DURING THE PERIOD OF OCCUPANCY BY THE GENERAL PUBLIC.

**NOT AS-BUILT**

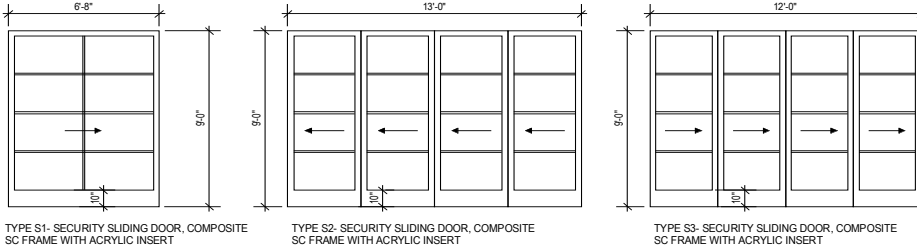
## DOOR TYPES



## NOTES

- 1) ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT, SEE DETAIL 7/A.1
- 2) INTERIOR GLAZING SHALL BE LAMINATED SAFETY GLASS.
- 3) IF REQUIRED: EXTERIOR GLAZING SHALL BE DUAL-PANE LOW-E, WITH MIN. ONE TEMPERED PANE.

- Ⓟ = TEMPERED GLASS
- Ⓢ = LAMINATED SAFETY GLASS SEAL ALL EDGES AIRTIGHT (FOR SOUND)
- Ⓞ = OBSCURE GLASS (TYPE T.B.D.)



## FINISH SCHEDULE

Room Name	Floor	Walls	Ceiling	Remarks
MAIN ENTRY	(E) TILE	PINE, PAINTED	GYP. BD.	HEIGHT VARIES
LOWER LOBBY	(E) TILE	PINE, PAINTED	GYP. BD.	HEIGHT VARIES
RETAIL SUITE A	(N) HARDWOOD	PINE, STAINED	GYP. BD.	±10'-6"
RETAIL SUITE B	(N) HARDWOOD	PINE, STAINED	GYP. BD.	±8'-10"
LOWER LOBBY RESTROOM	(N) CERAMIC TILE	COVERED TILE	GYP. BD.	±8'-0"
(E) STARWELL	EXISTING WOOD	EXISTING	GYP. BD.	VARIES
UPPER LOBBY	(E) HARDWOOD	PINE, PAINTED	GYP. BD.	OPEN CEILING
UPPER LOBBY RESTROOM	(N) CERAMIC TILE	COVERED TILE	GYP. BD.	±8'-6"
SUITE C - OPEN OFFICE	(E) HARDWOOD	PINE, STAINED	GYP. BD.	OPEN CEILING
SUITE C - PRIVATE OFFICE	(E) HARDWOOD	PINE, STAINED	GYP. BD.	±8'-6"
SUITE C - STORAGE	(E) HARDWOOD	TSB	GYP. BD.	±8'-6"
SUITE C - RESTROOM	(N) CERAMIC TILE	COVERED TILE	GYP. BD.	±8'-6"
OFFICE SUITE D	NO WORK	NO WORK	NO WORK	NO WORK PROPOSED - REMOVE AND REPAIR AS REQUIRED

- FLOORS:**
1. EXISTING CLAY TILE TO REMAIN. CLEAN, REPAIR AND SEAL AS REQUIRED.
  2. CERAMIC TILE OVER CONTIGUES WATERPROOF MEMBRANE. TILE TO BE SELECTED BY OWNER
  3. EXISTING WOOD FLOOR, REFINISH AND SEAL
  4. WOOD FLOOR TO MATCH EXISTING. FLOORING TO BE APPROVED BY OWNER PRIOR ORDERING ANY MATERIAL.

- BASEBOARD:**
1. 6" PAINT GRADE KILN DRIED PINE
  2. 6" STAIN GRADE KILN DRIED PINE
  3. 6" HIGH COVERED TILE TO MATCH FLOORING. RESTROOMS SHALL HAVE CONTIGUES, SELF COVERING.
  4. MIN. 4" HIGH WITH 38" RADIUS.
  5. TSB - 4" RUBBER TOP SET BASE

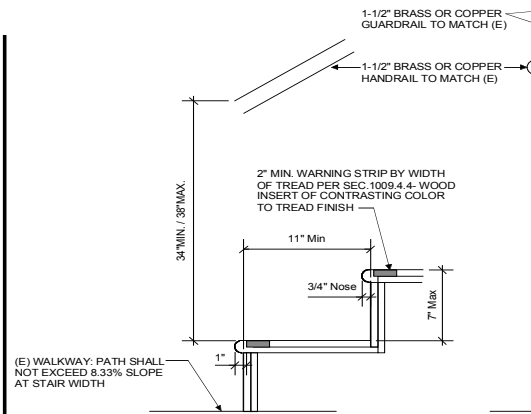
- WALLS & CEILINGS:**
1. GYPSUM BOARD, 5/8" WITH LIGHT TEXTURE FINISH, PAINTED. RESTROOMS TO USE WATER RESISTANT GYP. BOARD.
  2. CURVED SOFFIT, 12" OR 2 LAYERS OF 1/4" GYPSUM BOARD WITH OFFSET EDGES. LIGHT TEXTURE FINISH, PAINTED.
  - NOTE: ALL GYPSUM BOARD CORNER TO BE ROUNDED BEAD U.N.O.

- PAINT SYSTEM:**
1. 1 COAT PRIMER, 2 COATS LATEX ENAMEL EGGSHELL, U.N.O. PAINT COLORS TO BE SELECTED BY OWNER.

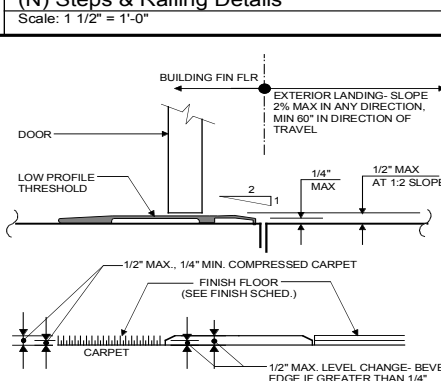
- HANDRAILS AND GUARDRAILS:**
1. 1-1/2" BRASS TUBING WITH BRASS CONNECTIONS AND FASTENERS.

- SLIDING SECURITY GRILLES:**
1. RAYDOOR (SP & SPW) w/ TELESCOPING RGSTM & STABILIZING FLUSH BOLTS, WALNUT VENEER FRAM & CLEAR ACRYLIC INSERT. ENTRY LOCKSET w/ LEVER HANDLE. SHALL BE OPERABLE FROM INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE.

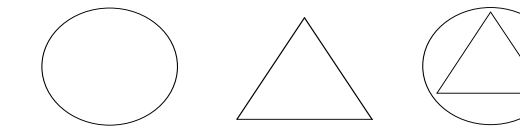
- NOTES:**
- 1) WALL AND CEILING INTERIOR FINISH MATERIAL SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CALIFORNIA BUILDING CODE. INTERIOR FINISHES WILL BE FIELD VERIFIED UPON FINAL INSPECTION. IF THE PRODUCT IS NOT FIELD MARKED AND MARKING VISIBLE FOR INSPECTION, MAINTAIN THE PRODUCTS CUT SHEETS AND PACKAGING AS NECESSARY TO SHOW PROOF OF THE PRODUCTS FLAMMABILITY AND FLAME SPREAD RATING.



## 8 (N) Steps & Railing Details

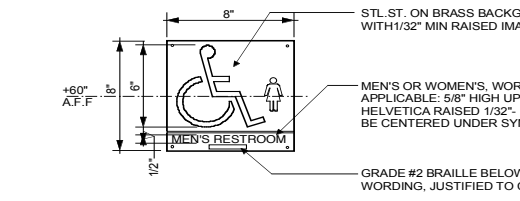


## 7 ADA Threshold (1133B.2.4.1) NTS



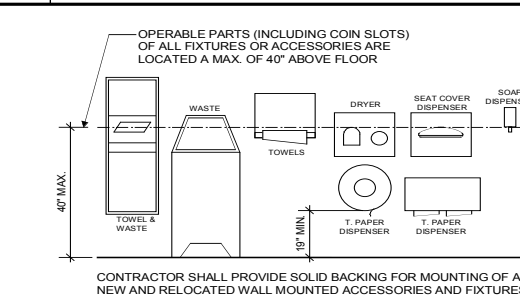
PROVIDE AN EQUILATERAL TRIANGLE WITH 12" SIDES AND VERTEX POINTING UP ON DOORS TO MEN'S FACILITIES, A 12" DIAMETER CIRCLE ON DOOR TO WOMEN'S FACILITIES AND A 12" DIAMETER CIRCLE WITH A WHITE TRIANGLE FOR UNISEX. THESE SYMBOLS SHOULD BE OF CONTRASTING COLOR, 1/4" THICK AND CENTERED ON THE DOOR 60" HIGH.

## SIGNAGE ON DOORS



## SIGNAGE MOUNTED ON WALL AT LATCH SIDE OF DOOR

## 6 Toilet Room Signage



## 5 Toilet Room Accessories

CONTRACTOR SHALL PROVIDE SOLID BACKING FOR MOUNTING OF ALL NEW AND RELOCATED WALL MOUNTED ACCESSORIES AND FIXTURES.







# 2012 REMODEL - STRUCTURE

## STRUCTURAL NOTES

### General:

All construction shall meet the minimum requirements of the 2010 CRC, and of the 2010 CBC for aspects of this construction that are not addressed in the CRC.

Include any hardware or structural members shown anywhere, even if they are not shown in another detail or plan. Contact the engineer if required to resolve a conflict or an uncertainty.

All guards and railings shall be constructed to 2010 CRC requirements for safety and strength.

### Concrete:

All concrete batching and construction shall be according to ACI-318 practices. All concrete shall be 2500 psi minimum mix design - minimum 5 sacks of cement per yard of concrete with "rock", and 6 sacks with "rock or pea gravel. Maximum 7 gallons of water per sack of cement - 5" slump maximum unless chemically plasticized.

Concrete mixture and water shall be free of sulfides. Calcium chloride shall not be used. All concrete in forms shall be placed with assistance from a vibrator.

All cast-in-place anchors shall be fixed in place prior to concrete placement.

Retrofit anchors set into existing concrete shall be bonded with Simpson SET epoxy per the manufacturer's instructions for hole diameter and preparations. Retrofit anchor bolts shall be embedded 5" minimum. Retrofit hold down anchors shall be set to the depth shown on plans, and these anchors must always be installed to allow the hold down to be at least 12" above the concrete.

### Wood Framing:

All sawn lumber shall meet the grades specified on plans. Lumber not noted shall be DF-L #2 min. All other manufactured beams must be LVL type, with a minimum Fb of 2900 psi min and E of 2.0 million psi min. At this writing LP and Roseburg brands do not meet these requirements and may have to be sized larger for use at a given beam location.

All wood-framed construction not specifically detailed or referenced by notation shall meet the "conventional construction" provisions of the CRC. For utility runs, etc. in wood-framed walls, framing shall not be compromised in excess of cut-out allowances of CRC Section R602.6. For rafters or joists, notches and holes shall not exceed the allowances of CRC section R502.6, unless noted otherwise on plans.

Sheathing shall be nailed 3/8" min from panel edges; nail heads flush with panel surface. OSB panels of the same shear rating as the CDX plywood specified may be substituted. Framing members split by or at required fastening shall be replaced. **Always place shear wall boundary nailing in the framing members fastened to hold downs, even if this is not at the edge of a panel.** Where that boundary member is built up from multiple 2xs, then the boundary nailing must be in the member closest to the hold down. See shear wall schedule notes and follow specific details where more nailing or anchorage is required.

### Wood Connection Hardware:

Anchor bolts and anchor hardware shall be hot-dip galvanized per ASTM A-153. All anchor hardware in an unconditioned environment shall not be left in unprotected contact with pressure-treated or redwood lumber. All metal hardware shall be isolated from contact with such lumber, with an applied barrier layer or coating such as urethane, polymer, epoxy, caulking, construction adhesive, or emulsified tar. This applies to washers, anchor bolts passing through mudsills, hangers, and all other steel hardware. Also, nail or screw fasteners, of required fastening, into such lumber shall be hot-dip galvanized, stainless steel, or of equivalent treatment. All exterior fasteners shall be stainless steel, unless other materials are approved by the designer. All stainless steel hardware requires like-material fasteners of the size specified by the hardware manufacturer.

All required anchor bolts shall be installed per the shear wall schedule and per notes and details specific to the project. In general, anchor bolts shall be 5/8" diameter minimum and shall have 0.229" x 3" x 3" square-plate washers at the top of the mudsill. If " " bolts are specified, a 2" minimum square washer is required. Anchor bolt spacing shall be per the minimum of the shear wall schedule, or relevant specific detail or note; otherwise 64" o.c. max for single story, and 48" o.c. max for two story construction. All sill plates require a bolt within a foot of each end, and a minimum of 2 bolts.

Hold down anchors shall be of ASTM A36 steel rod, or ASTM F1554 grade 36 min threaded rod (formerly A307), or Simpson Strong-Tie anchors. **Utility "allthread" is not acceptable.** All hardware specified is to be installed according to manufacturer's instructions, unless specifically indicated otherwise on plans/details.

Bolts and lag screws shall be full-body diameter per ANSI/ASME B18.2.1. Installations shall be pre-drilled appropriately for the relevant material. All heads or nuts bearing against wood shall have U.S. standard washers minimum (except anchor bolts, see above). All such fasteners exposed to the exterior in coastal zones shall be 18-8 stainless steel.

CS16 (continuous strap product) where noted, shall have standard tails that each reach the members requiring connection. Each tail must be 15" long minimum with 28-8d common nails, or 13" long minimum with 22-10d common or 16d sinker nails, unless a longer tail is noted. "HALF-CS16" is a length of CS16 with each tail of half the lengths and nails specified previously.

per 2010 CBC		SHEAR WALL SCHEDULE			
SYMBOL	SHEAR VALUE ①	PANEL MATERIAL ①	BOUNDARY NAILING ② ③		
			B.N	COM	BOX
①	180	3/8" CDX/ 5/8" T1-11	6"	6d	8d
②	270	3/8" CDX/ 5/8" T1-11	4"	6d	8d
③	350	3/8" CDX/ 5/8" T1-11	3"	6d	8d
④	250	15/32" STRUC I	6"	8d	10d
⑤	350	15/32" STRUC I	5"	8d	10d
⑥	430	15/32" STRUC I	4"	8d	10d
⑦	550	15/32" STRUC I	3"	8d	10d
⑧	730	15/32" STRUC I	2"	8d	10d
⑨	340	15/32" STRUC I	6"	10d	16d
⑩	510	15/32" STRUC I	4"	10d	16d
⑪	665	15/32" STRUC I	3"	10d	16d
⑫	870	15/32" STRUC I	2"	10d	16d

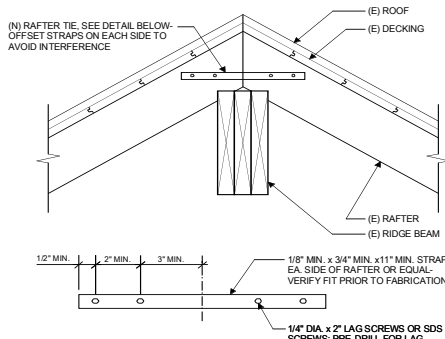
B+S Shown at any shear wall symbol indicates "Block and CS16 can be either side of shear wall. 24" min strap, 8" min tail

--- Indicates that this shear transfer is not required

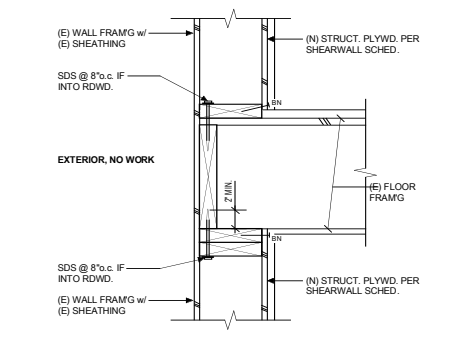
NOTES -- READ THESE NOTES

- These allowable values are for unfactored seismic loads. For factored loads, see 2010 CBC Section 16.04.1.
- For 3/8" STRUC I panels shown the framing must be at 16" o.c. any case, 15/32" min plywood is recommended. For stud spaced "STRUC I" panels may not be substituted with CDX or other than 2010 CBC.
- Spacings indicated are for all panel edges. 3/8" min from a panel surface. Field nailing is 12" o.c. max spacing. All values Mud sill must be PTOF. Nails into PTOF must be galvanized.
- BN must always be in the same member, or built-up member this member is not at a shear panel edge. HOLD DOWNS ARE REQUIRED.
- Anchor bolts must be at least 7" embedment into concrete plate washer over sill. 1/2" min dia bolts with 2x4 sills, 5/8" Anchor bolts must be centered along the mudsill typical, unless otherwise noted. Anchor bolt spacings are for sills the same length as grade. Continuous, longer foundation panywalls can have lower mudsills, where shear wall plans show a symbol for that panywall corrosion by isolating steel from treated lumber -- see general notes.
- For shear transfer through framing where not taken care of shear walls connect through floor framing or where shear walls are via 2x min members of DF. Nailing must penetrate 1.5" into DF. Full body diameter" lag screws per ANSI/ASME B18.2.1-1988 A36, L1P4, LAG & SDS spacings require 16d box in addition to 16d spacings shown are for face nailing only. Only ⑫ may be used.
- 4x min blocking required at shear panel horizontal joints, for exterior.
- 4x framing required at all shear panel joints, with nailing stop may substitute for 4x, if 2x6 studs are nailed together with blocking at panel joints may not be double 2x, it must be 4x.
- 4x framing required at all shear panel joints, with nailing stop

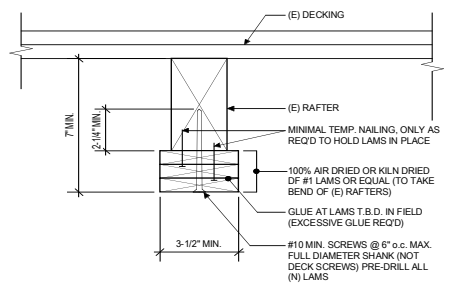
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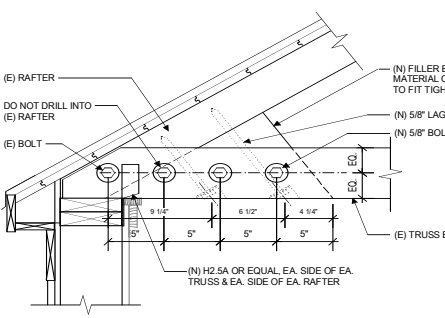
10 Rafter Ties @ Ridge  
Scale: 1 1/2" = 1'-0"



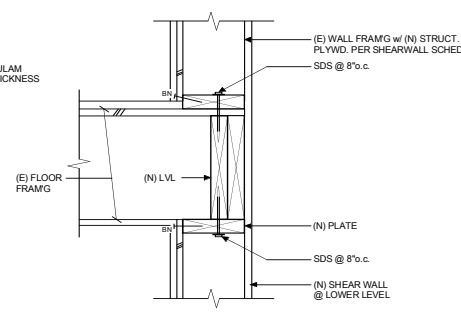
7 (N) Shear Wall @ (E) North (Rear) Wall  
Scale: 1 1/2" = 1'-0"



9 (E) Rafter Retrofit  
Scale: 3" = 1'-0"



8 (E) Roof Truss Retrofit  
Scale: 1 1/2" = 1'-0"



6 (N) Shear Wall @ Stairwell  
Scale: 1 1/2" = 1'-0"

SCHEDULE		file: SWSCD10
		© BDE 03/11
MUDSILL & BOLTS	SHEAR TRANSFER THRU PLATE/RIMS	NOTES
4x4 2x6 5/8"	16d A35/LTP4 1/4" LAG 1/4" SDS	
48" 64" 12"	N/A N/A N/A	
32" 48" 6" 40" 16" 20"		
24" 36" 5" 32" 12" 16" 6		
32" 48" 8" 48" 16" 24"		
24" 32" 5" 32" 10" 16" 6		
24" 4" 24" 8" 12" 7		
20" 3" 20" 6" 9" 7		
16" 14" 5" 7" 8		
24" 36" 6" 32" 12" 16" 6		
24" 4" 20" 8" 10" 7		
18" 16" 6" 8" 8		
12" 12" 4" 6" 6		

### HOLD DOWN SCHEDULE - STEM WALL

REQUIREMENTS FOR ANCHORS CAST INTO A STEM WALL

PER 2010 CBC This schedule is only for Simpson Strong-Tie anchors. © BDE 5/09

SYM	HOLD DOWN	BOUNDARY MEMBER	MINIMUM	ANCHOR	10d"	12"
(C)	HDU 2	2-2x	6"	SSTB16 A	5/8"	12"
(C)	HDU 5	2-2x +	6"	SSTB24 A	5/8"	20"
(C)	HDU 8	3-2x OR 4-2x	6"	SSTB28 A	7/8"	25"
(C)	HDU 11	6X6	10"	SB1x30	1"	24"
(C)	HDU 14	6X6 #1	12"	SB1x30	1"	24"

**NOTES:**

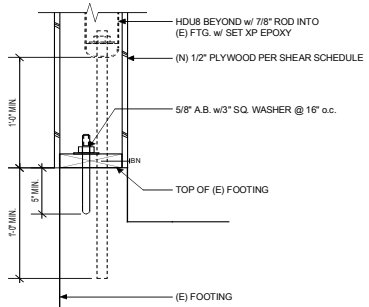
"SHARED" noted at an intersection of shear walls indicates that the hold down attaches to a boundary member that receives boundary nailing (SWBN) from BOTH shear walls. SWBN must always go into the same member, or built-up member, that is attached to the hold down, even if this is not at a panel edge. HOLD DOWNS ARE USELESS WITHOUT SWBN.

"W" is the minimum stem wall thickness at the anchor for at least 4' in both directions. The 6" thickness does not apply if an 8" wall is required anyway. 8" wall must have vert. rebar @ 18" o.c.

"D" is the minimum embedment depth, below any cold joint.

\* If 2x4 wall, then 3-2x4 required at building corners for anchor clearance.

\* Required embedment depth "D" controls anchor selection. If anchor must be longer for thicker mudsill, slab cold joint, or floor framing etc., anchor must be extended w/ coupling, or use the longer L version, if suitable. All hot dipped galvanized.



**3 Shear Retrofit @ (E) North (Rear) Wall**  
Scale: 1 1/2" = 1'-0"

Strap the header and sill at each opening at header or sill, and 16" min tall at blocking. Steining won't work for the shear loading.

**NOTES:**

wind loads these may be increased 30% max o.c., otherwise use 15/32" panels. In spacing over 16", field nailing must be at 6" o.c. non-Struc I panels. This is a requirement.

any edge. Nail heads must be flush with the face of this table are for Douglas Fir framing. Electrogalvanizing does not subst for COM nailer, attached to the hold down, even if USELESS WITHOUT BOUNDARY NAILING.

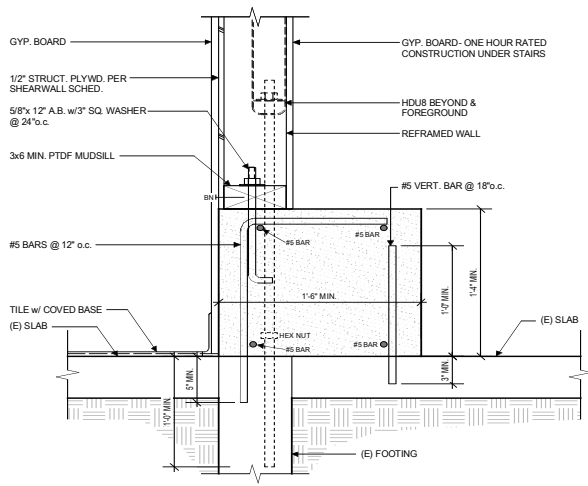
te, and each must have 0.229" x 3" x 3" min dia with 2x6 sills. PTDF mudsill only as shown otherwise on project-specific details shear walls above, such as for slab-on-deck shear walls and larger spacings between sill. All hardware must be protected from corrosion. 4x4 mudsill may subst for 2x6.

by shear panels, such as where interior sill connects to roof. All fastening methods LAG, SDS threads penetrate 2" min. Logs TP4 to be installed per Simpson Strong-Tie. 1, rolled thread screws have reduced values. 12" o.c. face nailing or 8" o.c. toe-nailing, use only toe-nailing: 16d @ 8" o.c.

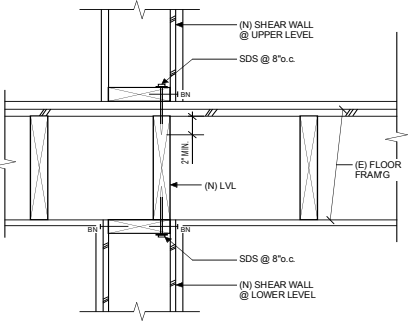
lower shear walls of 2-story buildings.

aggered. 2x6 mudsill is OK. Double 2x6 stud h 2 rows of 16d box @ 8" o.c. each row. 4x.

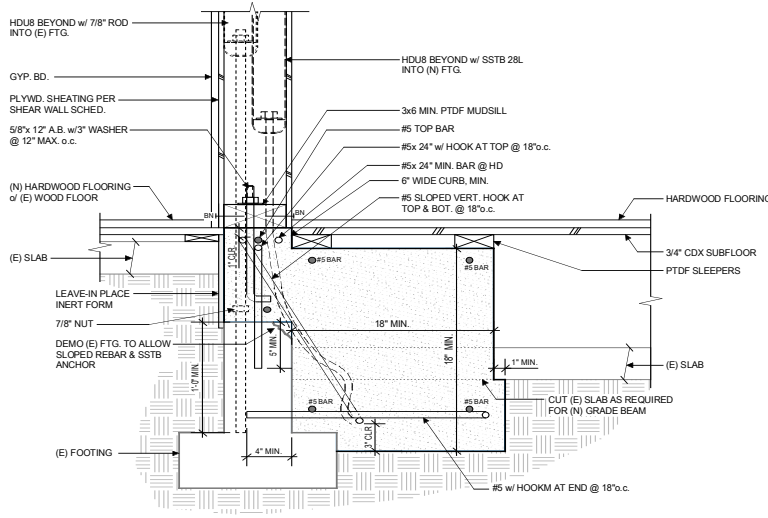
aggered. No Substitutions 2x6 mudsill is OK.



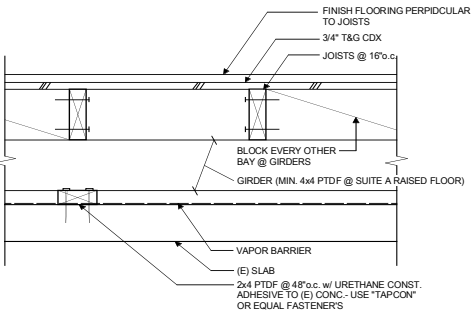
**2 (N) Grade Beam @ (E) Stairs**  
Scale: 1 1/2" = 1'-0"



**5 (N) Shear Walls @ (E) Floor**  
Scale: 1 1/2" = 1'-0"



**1 (N) Grade Beam @ South Shear Wall**  
Scale: 1 1/2" = 1'-0"



**4 Raised Floor Structure @ Suite B (SUITE A SIMILAR)**  
Scale: 1 1/2" = 1'-0"



795 S. Santa Street #66 Ukiah, CA, 95425  
T: 707.468.9465  
www.andedesign.com

**Interior Remodel**  
45094 Main Street  
Mendocino, California

LandBank Properties, Inc.  
10540 Lansing St., Suite Two  
Mendocino, California 95460

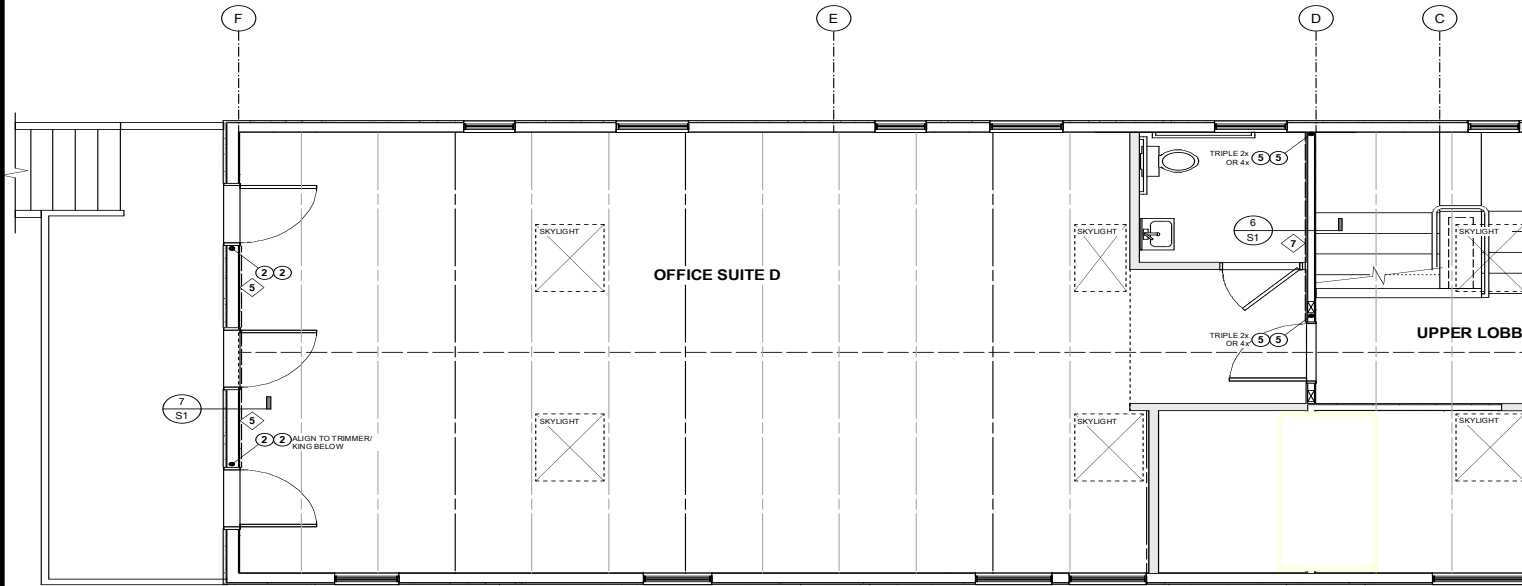
**Revisions:**  
Issue for Permit: 4/13/2012

**Structural Notes & Details**

Project: LPB-45094 MainSt CONSTRUCTION SET  
Date: 03.12.2012

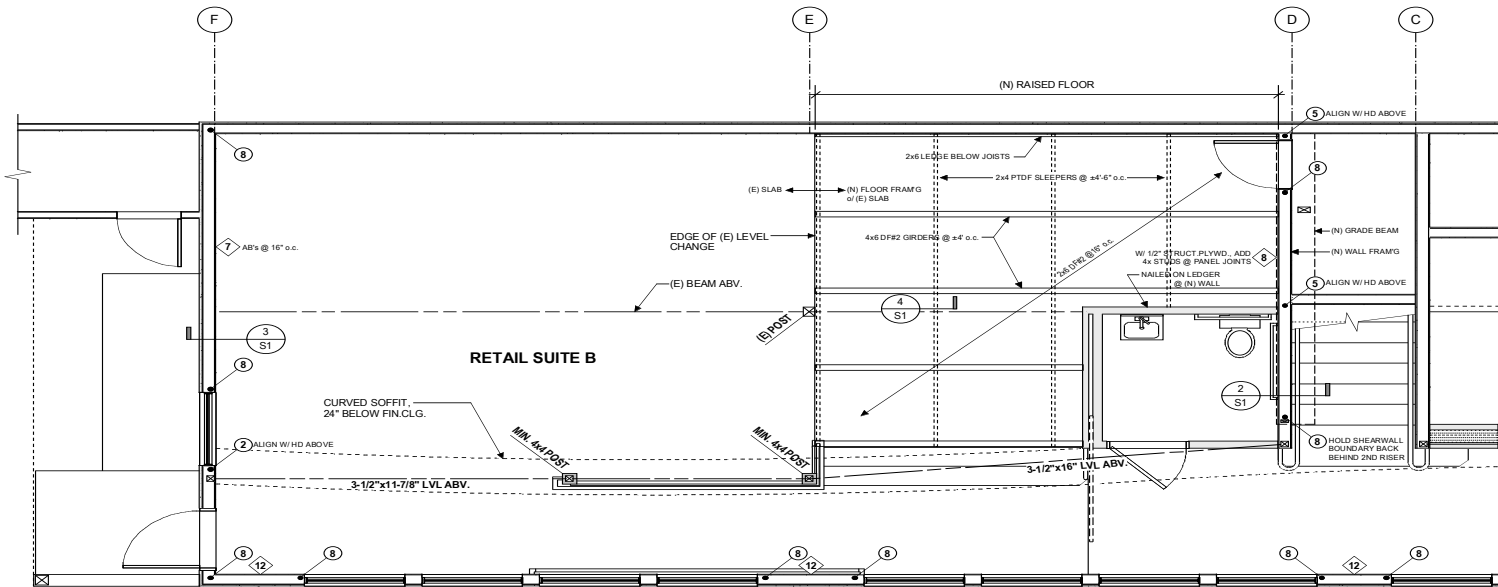


# 2012 REMODEL - STRUCTU



**2** UPPER LEVEL STRUCTURAL PLAN  
Scale: 1/4" = 1'-0"

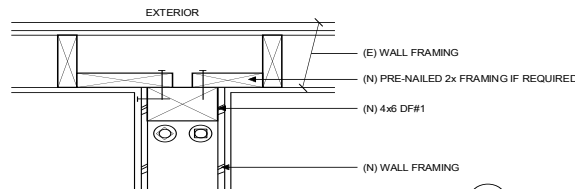
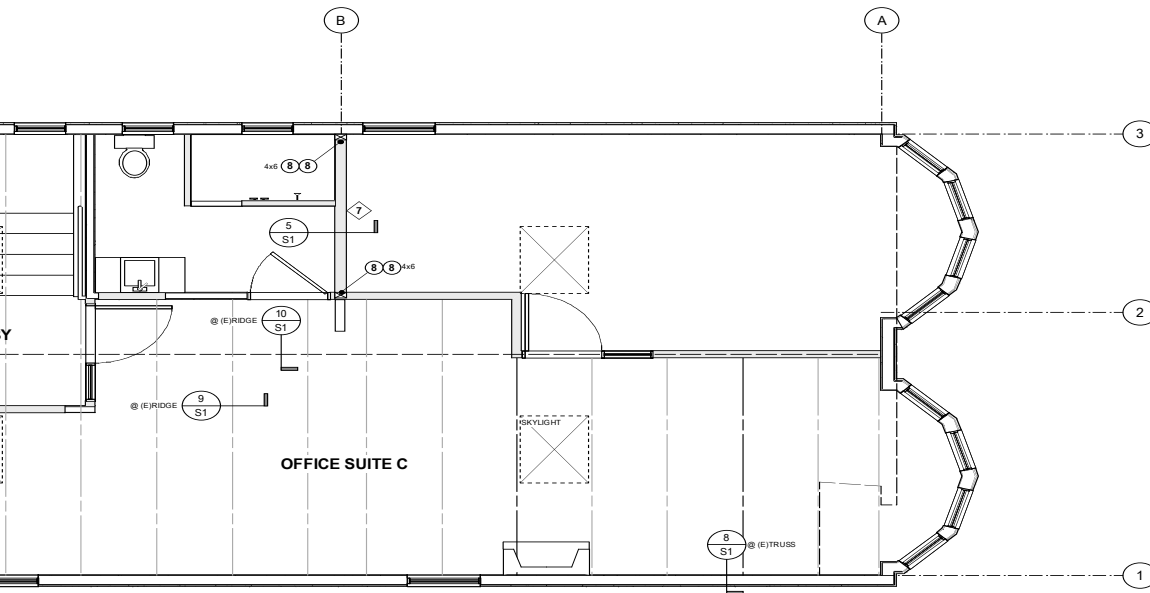
**NOT AS-BUILT**



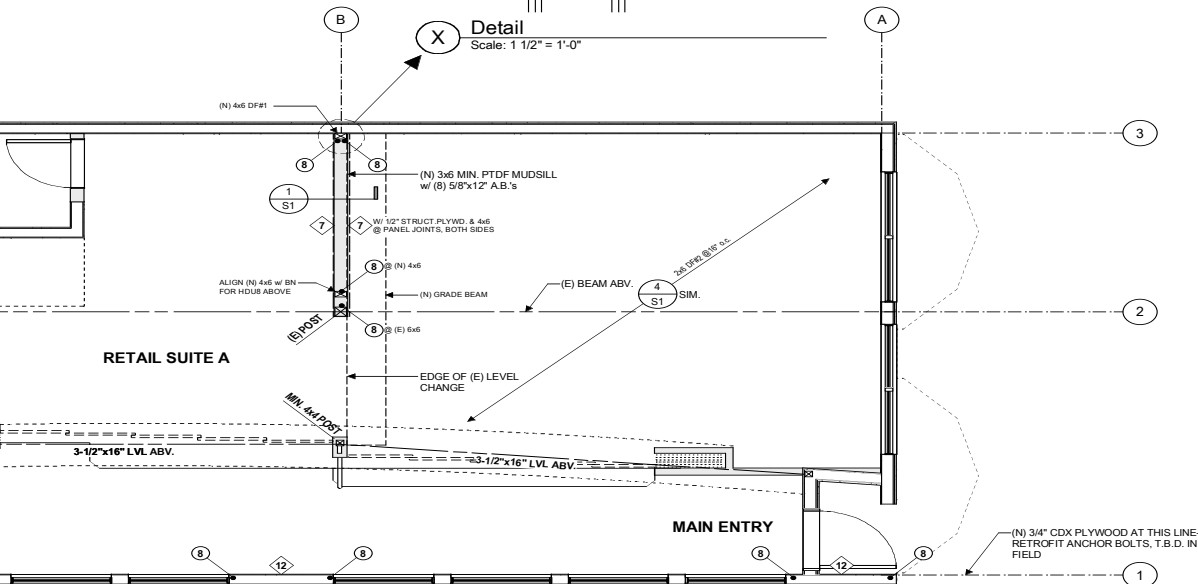
**1** LOWER LEVEL STRUCTURAL PLAN  
Scale: 1/4" = 1'-0"



799 S State Street #46 | Utah, CA 94161  
T: 707.468.5416



**X Detail**  
Scale: 1 1/2" = 1'-0"



**Interior Remodel**  
45094 Main Street  
Mendocino, California  
**LandBank Properties, Inc.**  
10540 Lansing St., Suite Two  
Mendocino, California 95460

**Revisions:**

Issue	For Permit:	Date
1		4/13/2012

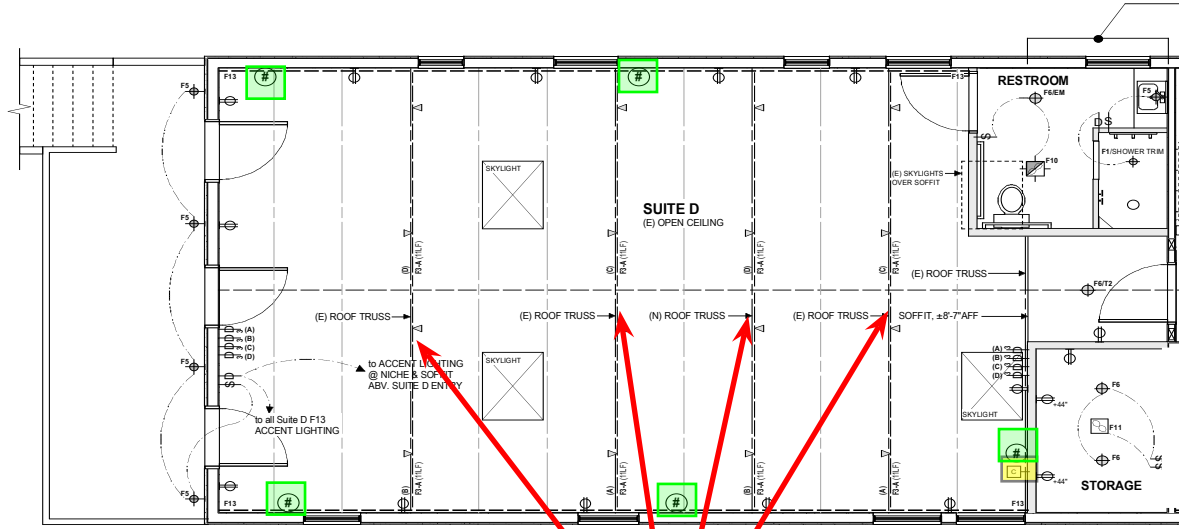
**Structural Plans**  
Project: LBP-45094 Main St. CONSTRUCTION SET  
Date: 03.12.2012



# 2012 REMODEL -

## LIGHTING LEGEND

SYMBOL	FIXTURE TYPE	
F1	HALO-ceiling mounted 4" fluorescent recessed fixture (shower trim as required)	13W
F2	Halo-ceiling mounted 4" incandescent recessed fixture	50W
F3 (egrid)	Halo Ceiling mount recessed track	
A	Line track w/flat back fixture	50W
AL	Line track w/limitor-flat back fixture	50W
B	Line track w/pendant: 8"shade, rope cord	50W
F4	Wall mounted fluorescent fixture	32W
F5	Wall mounted incandescent fixture	50W
F6	Halo-ceiling mounted 6" fluorescent recessed fixture	32W
F7	Ceiling mounted fluorescent pendant fixture w/ 24" shade	(3)18W
F8	Ceiling mounted fluorescent pendant fixture w/ 8" shade	26W
F9	Ceiling Fan/ Light on separate switches	50W
F10	Flush-Mounted Ceiling Exhaust Fan w/ Compact Fluorescent Light w/5" dia. duct to eave/roof vent, 120 CFM	
F11	Flush-Mounted Ceiling Exhaust Fan w/5" dia. duct to eave vent, 120 CFM	
F12	Wall mounted incandescent porcelain fixture	
F13	Continues Rope light to be mounted in existing electrical soffit at exterior walls.	
EM	Wall mounted LED emergency lighting, verify location w/ owner & Fire Marshal	
FEEM	Halo-ceiling mounted 6" fluorescent recessed fixture w/ emergency light package	
EXIT	Ceiling mounted exit sign	
T1/2	General lighting to be connected to timer located in the electrical room. Verify settings w/ owner	
OS	Occupant on/off Sensor- to be integrated into timer, verify locations & settings w/ owner	
P (House)	Panel designation, (House) = House panel; (A) = Suite A panel	



2 UPPER LEVEL REFLECTED CEILING PLAN  
Scale: 1/4" = 1'-0"

Concealed In-Truss Lighting

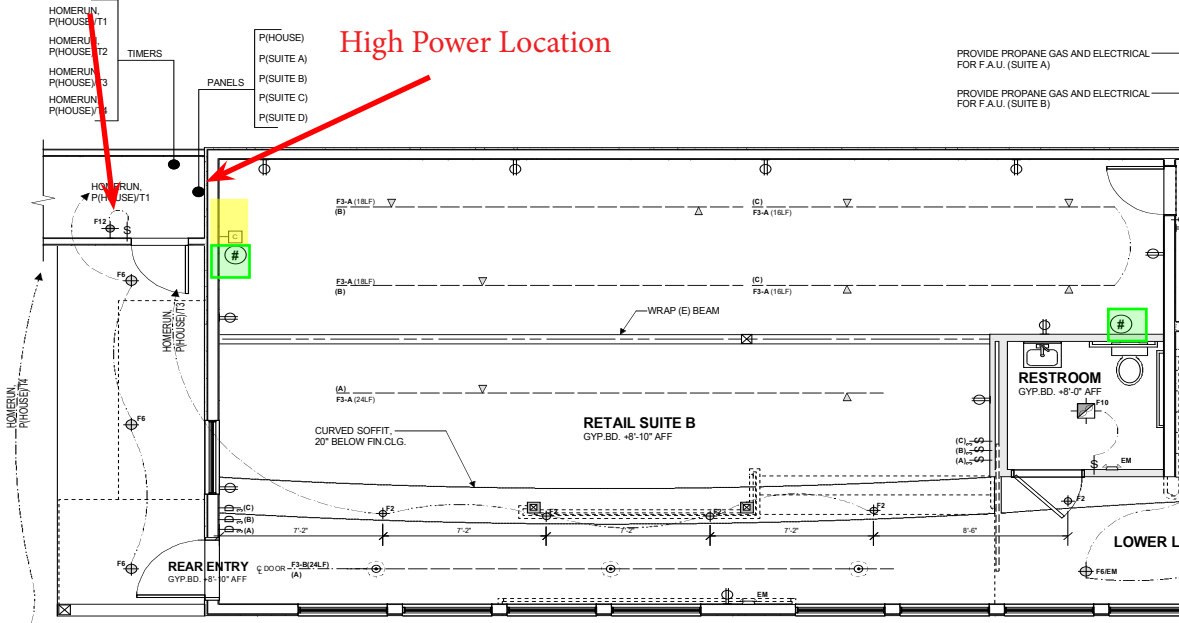
## Electric & Phone Utility Closet

### ELECTRICAL LEGEND:

⊕	15a (20a if Noted), 120v Flush Duplex Wall Receptacle — Mount @ 16" a.f.f., u.o.n.
⊕	15a 120v Flush GFI Duplex Wall Receptacle — Mount @ 16" a.f.f., u.o.n.
⊕	15a (20a if Noted), 120v Flush Split Duplex Wall Receptacle — Mount @ 16" a.f.f., u.o.n.
⊕	15a, 120v Single-Pole Switch — w/ ground terminal. Mount at 44" to center, u.o.n.
⊕	15a, 120v Three-Way Switch — w/ ground terminal. Mount at 44" to center.
⊕	600 Watt Lightoller 'Onset' Dimmer Switch — Mount at 44" to center, u.o.n.
⊕	Telephone Wall Receptacle — Min. two separate lines to each location. Mount @ +16", u.o.n.
▶	CAT-6 Data network cable. Mount @ +16", u.o.n.
⊕	CATV Wall Receptacle — Single-gang individual device ring w/ RG-6 coaxial cable to building service attachment point. Mount @ +16", u.o.n.
⊕	Gang switch network outlet to include Duplex Receptacle, Telephone and Cable. See above for additional information. Mount @ +16", u.o.n.
⊕	Gang switch network outlet to include Duplex Receptacle, Telephone and CAT-6. See above for additional information. Mount @ +16", u.o.n.

### LIGHTING/ ELECTRICAL NOTES:

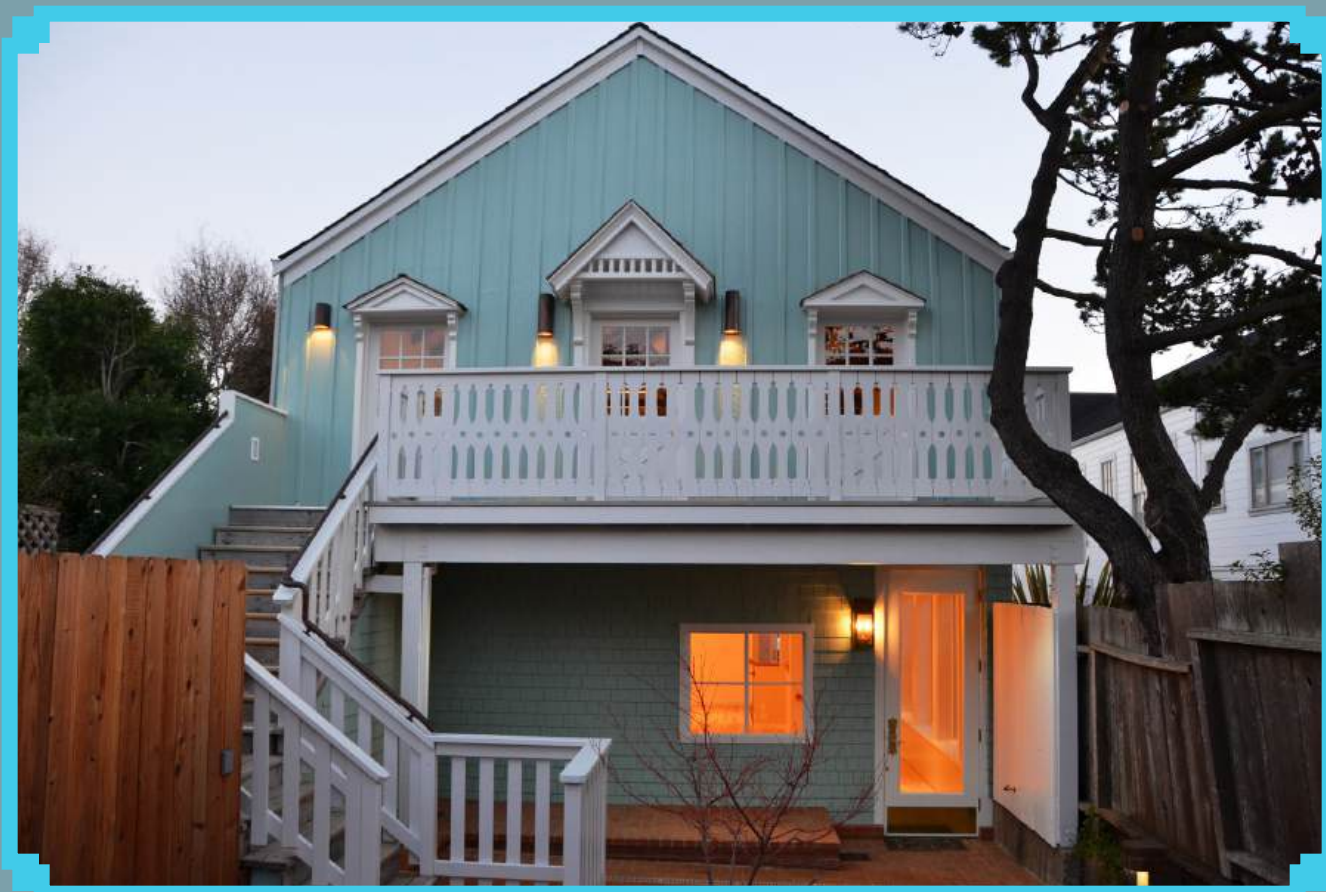
- RECESSED LIGHTING LUMINARIES INTO INSULATED CEILING SHALL BE APPROVED FOR INSULATION COVER AND CERTIFIED TO ASTM E283 AND LABELED AS AIRTIGHT TO LESS THAN 2.0 CFM @75 PASCALS.
- ALL PRIMARY BATHROOM/ RESTROOM LIGHTING TO BE CONTROLLED BY AN OCCUPANT ON/OFF SENSOR WITH AN EFFICIENCY OF 50 LUMENS PER WATT MINIMUM.
- VERIFY LAYOUT, TRIM AND COLOR WITH OWNER PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS.
- GROUND: CONFIRM MINIMUM 20 FEET NUMBER 4 AWG BARE COPPER WIRE IN THE LOWER 2" OF THE FOOTING FOR ELECTRICAL GROUND.



1 LOWER LEVEL REFLECTED CEILING PLAN  
Scale: 1/4" = 1'-0"


REAR YARD  
LIGHT BOLLARDS, ALBION ST., TRELLIS LIGHTING







# DRILLED WELL PERMIT & COMPLETION REPORT



Environmental Health Division  
 Ukiah Office: 501 Low Cap Rd, Room 1326, Ukiah CA 95482  
 Fort Bragg Office: 790-A1 S Franklin St, Fort Bragg CA 95437

Phone: (707) 463-4466  
 Phone: (707) 961-2714

**Permit #**  
Print Only the Only  
**WW 22055**

## Water Well Application / Permit

Application (submit 2 copies)

Site Address: 45094 MAIN St. Mendocino CA. 95460  
 APN: 119-238-14  
 Owner Name: MARY NITNER PAT SAVILLE Land Bank Properties  
 Mailing Address: P.O. Box 186 Mendocino 95460  
 Telephone #: 707-937-4523

**TYPE OF PERMIT**

Regular                       Destruction  
 Special Permit Area             Repair

**CONSTRUCTION**

Casing:     Steel                       Concrete                       Plastic

Diameter: 5"                                      Bore Size: 10"

Gauge or Wall: C200

Annular Space:    Size: 2"                                      Seal Depth: 50'

Well Use Type:     Domestic                       Community/Industrial

Seal Material:     Concrete                       Sand Cement  
 Bentonite                       Neat Cement  
 Other (describe):

**The following items are required to be submitted with this application:**

- Vicinity Map and Directions** to the site i.e., mile post markers, cross-streets, lock combinations, or any other unique landmarks which help the Inspector to locate and access the property. Site address must be posted at driveway entrance.
- Plot Plan** clearly showing the location of the proposed well on the parcel, demonstrating that required setbacks to sewer, septic systems and expansion leach fields are maintained.
- Coastal Zone Permit** for sites which fall within the coastal zone; you must obtain this permit from Planning, prior to well permit being issued.
- Name of Public Water Supplier** (if proposed well is within their service area):

Serves 4 offices in structure.

**Permit Agreement:**

I agree to comply with all of the regulations of the Mendocino County Well Ordinance (County Code Chapter 16.04) and the State of California as they pertain to water well construction and destruction.

I further understand that the application filing fee is set by resolution of the Board of Supervisors and that **no part of the filing fee** shall be refundable (Mendocino County Well Ordinance §16.04.040 & Mendocino County Ordinance 1135, adopted 1973).

**I will notify Environmental Health 24 hours prior to pouring the annular seal to request a well seal inspection.**

This permit expires 1 year from date of Issuance If the authorized work has not been completed (Mendocino County Code Section 16.04.090)

**\*Well Signature required; faxed or photocopies will not be accepted.**

Well Driller (Business Name): Fisch Bros. Drilling  
 License Number: 399226                      Phone #: 707-895-2031  
 Mailing Address: P.O. Box 307 Philo, Ca. 95466  
 Driller Signature: [Signature]                      Date: 8/20/12

**Inspector Notes:**  
Will be closer to sewer laterals than Planning Code allows, but proposed well is farther away from laterals than existing well and will have a 50' seal confined @ of Planning, building, MWD, to protect

Health Inspector: CW                      Date: 22 August  
 Well Seal Inspection By: \_\_\_\_\_                      Date: \_\_\_\_\_

Water Well Permit Revised 7-9-2009

STATE OF CALIFORNIA  
**WELL COMPLETION REPORT**  
 No. **e0158287**

OWNER'S WELL No. 7699  
 Date Work Began 8/28/12 Ended 8/29/12  
 Local Permit Agency MENDOCINO  
 Permit No. WW22055 Permit Date 08-22-2012

DWR USE ONLY --- DO NOT FILL IN  
 STATE WELL NO. STATION NO.  
 LATITUDE LONGITUDE  
 APN / TRS / OTHER

WELL OWNER  
 ORIENTATION Vertical Degree of Angle \_\_\_\_\_  
 GEOLOGIC LOG  
 LANDBANK PROPERTIES  
 P.O. BOX 186  
 MENDOCINO CA 95460  
 WELL LOCATION  
 Address 45094 MAIN STREET  
 City MENDOCINO County MENDOCINO  
 Apn Book 119 Page 238 Parcel 14  
 Township or Range Section 1/4 1  
 Latitude NORTH Longitude WEST  
 Deg. Min. Sec. LOCATION SKETCH

DEPTH FROM SURFACE Ft.	DEPTH TO FIRST WATER (ft.) BELOW SURFACE Ft.	DESCRIPTION
0	2	topsoil
2	15	brown sand
15	20	weathered sandstone
20	200	sandstone with shale

### Well Completion Report

ACTIVITY NEW WELL PLANNED USE(S) INDUSTRIAL WATER  
 DRILLING METHOD ROTARY AIR FLUID  
 DEPTH OF STATIC WATER LEVEL 20 (Ft.) & DATE MEASURED Aug 29, 2012  
 ESTIMATED YIELD \* 1 (G.P.M.) & TEST TYPE Airlift  
 TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN 190 (FT)  
 \*May not be representative of a well's long-term yield.

CASING								ANNULAR MATERIAL		
DEPTH FROM SURFACE		BORE-HOLE DIA.	TYPE	Material / Grade	Dia.	Gauge	Slot size	DEPTH FROM SURFACE	Seal Material	Filter Pack (Type / Size)
Ft.	To Ft.							Ft.	To Ft.	
0	60	10 5/8	Blank	F480 PVC	5	160		0	50	BENTONITE
60	200	7 1/2	Perfs	F480 PVC	5	200	032	50	200	Per Gravel

- Attachments
- no. Geologic Log
  - no. Well Construction Diagram
  - no. Geophysical Logs
  - no. Soil Water Chemical Analyses
  - no. Other

CERTIFICATION STATEMENT  
 I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.  
 NAME **FTSCH BROS DRILLING, INC**  
 (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)  
**5001 Gravenstein Hwy N Sebastopol CA 95472**  
 Signed **Dale Theiss** **083012** 39922  
 WELL DRILLER / AUTHORIZED REPRESENTATIVE DATE SIGNED C- 57 LICENSE NUMBER

# MCCSD FINAL GROUNDWATER EXTRACTION PERMIT

## 626 GALLONS PER DAY

### COMMERCIAL

MENDOCINO CITY COMMUNITY SERVICES DISTRICT  
Final Groundwater Extraction Permit

Name of Property Owner: Landbank Properties No. 2, LP  
 Address of Property Owner: 233 East Carrillo Street, Suite C, Santa Barbara, CA 93103  
 Assessor's Parcel Number(s): 119-238-21  
 Street Address of Project: 45094 Main Street  
 Contact Person: Amy Winn Telephone 707 964-2537  
 Groundwater Extraction Permit allotment: 626 gallons/day

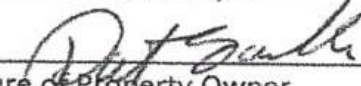
Conditions	Pending	Completed
1. Well Permit Issued		N/A
2. Fees Paid		<input checked="" type="checkbox"/>
3. Water Meter Installed		<input checked="" type="checkbox"/>
4. Well Log Submitted to MCCSD		N/A
5. Plot Map and Floor Plan Received By MCCSD		<input checked="" type="checkbox"/>
6. Other		N/A

All Conditions of the Groundwater Extraction Permit have been met.

**Comments:**

Ordinance 2018-2 Section 4(a) Exception to Study Requirements for No Increase.  
3.13 ESD

Executed in SANTA BARBARA, California on March 26, 2019

  
 \_\_\_\_\_  
 Signature of Property Owner  
LandBank Properties, LP

**Official Use:**  
 Final Approval By: mKelley, District Superintendent  
 Date of Final Approval: 3/28/19  
 Water Meter Inspection Date: — by —  
 Meter # — N/A

# MCCSD FINAL GROUNDWATER EXTRACTION PERMIT

## 626 GALLONS PER DAY

### MIXED USE

#### Ordinance 2020-1 Groundwater Extraction Permit

GWEP No. 2020-141                      Date Issued 6/29/2020

Name of Property Owner              LANDBANK PROPERTIES No. 2, LP

Address of Property Owner:  
PO BOX 1515                              MENDOCINO              CA              95460

Assessor's Parcel Number(s) 11923814

Street Address of Project:              45094 MAIN ST

Contact Person: PAT SAVILLE      Telephone: 937-4523

Groundwater Extraction Permit allotment: 626 gal/day

**Existing Use:**

1. 2,040 SQ FT COMMERCIAL RETAIL
2. FOUR-BEDROOM RESIDENCE

**Conditions of Approval:**

1. Installation of water meter required by parcel owner.
2. Water meter readings shall be submitted to the District on the first of the month for the previous month's groundwater extraction.
3. Return signed permit by July 31, 2020.

**Official Use:**

Final Approval By: [Signature], Title: Superintendent,

Date of Final Approval: 4/7/2021

Executed in Santa Barbara California on March 30 20 21

Signature of Property Owner [Signature]

LANDBANK PROPERTIES, No 2 LP

This GWEP supersedes any previous GWEP Approval issued for this property



## 'East of Eden' Being Filmed On Coast

Warner Brothers are now shooting Cinemascope sequences for the movie, "East of Eden," at Mendocino. With a personnel of 120, including actors, prop men and technicians, they started filming scenes last Thursday on Main street at the Bank of America. Six days or more will be used in Mendocino and then the troupe will move to Salinas for five days and then back to the studio to finish the picture.

Raymond Massey and Julie Harris are the stars of the picture, although Massey is not present for any of the sequences here. James Dean and Dick Davalos also have starring roles and play brothers in the story. Both are in love with Julie Harris. This is the first picture experience for Dean and Davalos, although both are veterans of the legitimate stage and Davalos has been recently working in television in New York.

Jo Van Fleet, Albert Dekker, Lois Smith, Timothy Carr, Harold Gordon, William Phillips, \_\_\_\_\_

Treadville are all in the picture. Jo Van Fleet won the Antoinette Perry Award for the best supporting performance of the year in "The Trip to Bountiful." James Dean was a big hit in the New York stage show, "The Immoralist," which just closed. Julie Harris was the star of the New York stage hit, "The Wedding" and recently appeared in San Francisco as the star of "I am a Camera."

The star studded cast is being directed by Director Elia Kazan, who directed "The Street Car Named Desire" and the recent picture shown at the State theatre, "Man on a Tightrope." Over 50 extras have been employed from Mendocino and Fort Bragg. Gail McMath of Mendocino is the understudy for Jo Van Fleet and Robert Wooster and Elizabeth Enochs of Mendocino and Rudolph Urbani of Fort Bragg are among the many local people who are helping Warner Brothers put the show on the road.

—Paul Bunyan News, May 31, 1954





PERMITS  
&  
APPROVALS



# RESIDENTIAL COASTAL DEVELOPMENT CHANGE OF USE - EXPIRES 08-22-21 (Extended To 2023)

## Page 1 of 3



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
860 NORTH BUSH STREET • UKIAH • CALIFORNIA • 95482  
120 WEST FIR STREET • UKIAH • CALIFORNIA • 95437

BRENT SCHULTZ, DIRECTOR  
PHONE: 707-234-8650  
FAX: 707-463-5709  
FB PHONE: 707-964-5379  
FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

October 3, 2019

### COASTAL DEVELOPMENT STANDARD PERMIT

**CASE#:** CDP\_2019-0013

**DATE FILED:** 3/26/2019

**OWNER/APPLICANT:** LANDBANK PROPERTIES NO 2 LP

**AGENT:** AMY WYNN, WYNN COASTAL PLANNING

**REQUEST:** Administrative Coastal Development Permit to convert the second floor of an existing structure from a commercial use to a residential use. The first floor will remain commercial, and no modifications are requested to the exterior façade or footprint of the subject structure.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** In the Town of Mendocino, 0.02± miles east of the intersection of Kasten Street (CR 407L) and Main Street (CR 407E), located at 45094 Main St., Mendocino (APN: 119-238-21).

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** TIA SAR

**ACTION:** Approved with Conditions.

**EFFECTIVE DATE:** 9/19/2019

**EXPIRATION DATE:** 8/22/2021

**CONDITIONS OF APPROVAL:** See Final Findings and Conditions of Approval.

**Department of Planning and Building Services Statement:** I hereby certify that all conditions which must be met prior to use or occupancy of this permit have been met and that this permit is deemed by the Department of Planning and Building Services to be a valid permit subject to all conditions of approval.

\_\_\_\_\_  
COASTAL PERMIT ADMINISTRATOR

10-3-19  
\_\_\_\_\_  
DATE

**Owner's Statement:** I am the owner of the property subject to this permit (or his/her authorized agent) and I hereby certify that I have reviewed the conditions of approval and will establish and continue the use in compliance with the specified conditions and applicable sections of the Mendocino County Code. I further grant permission for County staff to enter upon the premises for which the permit is issued to verify compliance with the required conditions.

\_\_\_\_\_  
OWNER

10/5/19  
\_\_\_\_\_  
DATE

# RESIDENTIAL COASTAL DEVELOPMENT CHANGE OF USE - EXPIRES 08-22-21 (Extended To 2023)

## Page 2 of 3



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**  
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pbs@mendocinocounty.org  
www.mendocinocountv.orQ/pbs

**FINAL FINDINGS AND CONDITIONS OF APPROVAL**  
**CASE# CDP\_2019-0013 - LANDBANK PROPERTIES**  
**AUGUST 22, 2019**

Pursuant to the provisions of Chapter 20.720 of the Mendocino Town Zoning Code, the Coastal Permit Administrator approves the proposed project and adopts the following findings and conditions.

**FINDINGS:**

1. Pursuant with MCC Section 20.720.035(A)(1), the proposed second floor conversion from commercial to residential at the Highlight Gallery is in conformity with the goals and policies of the Coastal Element Chapter 4.13 Mendocino Town Plan, and the land use is intended for the classification in which it is proposed; and
2. Pursuant with MCC Section 20.720.035(A)(2), the proposed development would be provided with adequate utilities, access roads, drainage, and other necessary facilities. MCCSD states that the commercial lot has access to sufficient ground water and sewer connection; and
3. Pursuant with MCC Section 20.720.035(A)(3), the proposed second floor conversion from commercial to residential at the Highlight Gallery is consistent with the purpose and intent of the Mendocino Commercial District, as well as all other provisions of Division III of Title 20 of the Mendocino County Code, and
4. Pursuant with MCC Section 20.720.035(A)(4), the proposed 2nd floor conversion to residential at the Highlight Gallery, if constructed in compliance with the conditions of approval, would not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act; and
5. Pursuant with MCC Section 20.720.035(A)(5), the proposed second floor conversion from commercial to residential would not have any adverse impact on any known archaeological or paleontological resources and Condition 8 is in place when archaeological sites or artifacts are discovered; and
6. Pursuant with MCC Section 20.720.035(A)(6), other public services, including but not limited to, solid waste and public roadway capacity have been considered and are adequate to serve the site. The proposed residential conversion would not affect demands on public services and existing onsite parking; and
7. Pursuant with MCC Section 20.720.035(A)(7), the proposed second floor conversion from commercial to residential at the Highlight Gallery is in conformance with the design standards of Section 20.760.050. This project will be included on the agenda for the Mendocino Historical Review Board (MHRB) Hearing on August 5, 2019, for any comment. Staff will update board comments after the MHRB meeting.

**CONDITIONS OF APPROVAL:**

1. This action shall become final on the 11th day following the decision unless an appeal is filed pursuant to Section 20.720.045 (E) of the Mendocino County Code. The permit shall become effective after the ten (10) working day appeal period to the Coastal Commission has expired and no appeal has been filed with the Coastal Commission. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and use of the property in reliance on such permit has been initiated prior to its expiration.
2. To remain valid, progress towards completion of the project must be continuous. The property owner(s) have sole responsibility for renewing this application before the expiration date. The County will not provide a notice prior to the expiration date.

# RESIDENTIAL COASTAL DEVELOPMENT CHANGE OF USE - EXPIRES 08-22-21 (Extended To 2023)

## Page 3 of 3

### FINAL FINDINGS AND CONDITIONS OF APPROVAL PAGE 2

3. The application, along with supplemental exhibits and related material, shall be considered elements of this permit, and that compliance therewith is mandatory, unless an amendment has been approved by the Coastal Permit Administrator.
4. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction.
5. The Property Owner(s) shall secure all required building permits for the proposed project as required by the Building Inspection Division of the Department of Planning and Building Services.
6. This permit shall be subject to revocation or modification upon a finding of any one or more of the following:
  - a. The permit was obtained or extended by fraud.
  - b. One or more of the conditions upon which the permit was granted have been violated.
  - c. The use for which the permit was granted is conducted so as to be detrimental to the public health, welfare or safety, or to be a nuisance.
  - d. A final judgment of a court of competent jurisdiction has declared one or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one or more such conditions.
7. This permit is issued without a legal determination having been made upon the number, size or shape of parcels encompassed within the permit described boundaries. Should, at any time, a legal determination be made that the number, size or shape of parcels within the permit described boundaries are different than that which is legally required by this permit, this permit shall become null and void.
8. If any archaeological sites or artifacts are discovered during site excavation or construction activities, the property owner shall cease and desist from all further excavation and disturbances within 100 feet of the discovery, and make notification of the discovery to the Director of the Department of Planning and Building Services. The Director will coordinate further actions for the protection of the archaeological resources in accordance with Section 22.12.090 of the Mendocino County Code.
9. The use of a "Single Unit Rentals or Vacation Home Rentals", per Chapter 20.628, are not authorized.
10. Required by Mendocino County Air Quality Management District Regulation 1, Rule 492; National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos.

Prior to receiving a Demolition/ Renovation Permit from the Planning & Building Agency the Applicant is required to:

- (1) *Have an Asbestos Survey conducted by a licensed Asbestos contractor for the presence of asbestos containing materials, or provide clearance from MCAQMD that this condition has been satisfied.*
- (2) *Submit a completed Asbestos Demolition/Renovation form, all test results and applicable Notification fees to the District at least 10 days prior to beginning the project,*
- (3) *Have any Asbestos containing materials abated by a licensed abatement contractor prior to beginning any demolition or renovation activities.*
- (4) *Obtain written authorization from the District indicating that all requirements have been met prior to receiving.*

# CDP CHANGE OF USE EX APPROVAL TO FE

**From:** Julia Krog [<mailto:krogj@mendocinocounty.org>]  
**Sent:** Friday, July 23, 2021 3:25 PM  
**To:** Patrick Saville <[pjs@lbpland.com](mailto:pjs@lbpland.com)>  
**Cc:** Nash Gonzalez <[gonzalezn@mendocinocounty.org](mailto:gonzalezn@mendocinocounty.org)>; Tia Sar <[sart@mendocinocounty.org](mailto:sart@mendocinocounty.org)>;  
Vandy Vandewater <[vandewaters@mendocinocounty.org](mailto:vandewaters@mendocinocounty.org)>  
**Subject:** RE: 45094 Main Street - CDPR\_2021-0005

Hello Patrick,

Thank you for your patience on this. I have confirmed that your project is eligible for automatic extension pursuant to AB 1561. Your original expiration date for CDP\_2019-0013 is August 22, 2021.

With the automatic extension your **NEW expiration date is February 22, 2023.**

As we had previously discussed with the Director, we can initiate a full refund of your CDP renewal request, CDPR\_2021-0005, if you could please provide us a written response requesting that we do so.

Thank you,

*Julia Krog*

Assistant Director  
County of Mendocino  
Planning & Building Services  
860 N Bush Street  
Ukiah, CA 95482  
Main Line: (707) 234-6650  
Fax: (707) 463-5709  
[krogj@mendocinocounty.org](mailto:krogj@mendocinocounty.org)  
<http://www.mendocinocounty.org/government/planning-building-services>

# EXTENSION - RESIDENTIAL

## FEBRUARY 22, 2023

**From:** Patrick Saville  
**Sent:** Monday, July 26, 2021 1:55 PM  
**To:** 'Julia Krog' <[krogj@mendocinocounty.org](mailto:krogj@mendocinocounty.org)>  
**Cc:** Nash Gonzalez <[gonzalezn@mendocinocounty.org](mailto:gonzalezn@mendocinocounty.org)>; Tia Sar <[sart@mendocinocounty.org](mailto:sart@mendocinocounty.org)>; Vandy Vandewater <[vandewaters@mendocinocounty.org](mailto:vandewaters@mendocinocounty.org)>; Simon Rycroft ([lbpland.com](mailto:lbpland.com)) <[lbpland.com](mailto:lbpland.com)>; Meg Wilson <[megsrealestate@gmail.com](mailto:megsrealestate@gmail.com)>  
**Subject:** RE: 45094 Main Street - CDPR\_2021-0005

Julia...

Thank you so very much for your assistance in this matter.

Please accept this as my formal request that you automatically extend CDP-2019-0013 pursuant to AB 1561.

Respectfully, I would request that you please confirm receipt of this email and note that I have done

everything necessary to comply with the aforesaid extension.

Thank you for your help!

Best regards...

Patrick Saville

# Historic 'arcade' building renovated

Submitted by

## LandBank Properties

LandBank Properties hosted the grand re-opening of the historic Mendocino Arcade on Main Street in Mendocino last Thursday evening, Jan. 17. The building was previously known as the Golden Goose for several decades.

The celebration included a Chamber of Commerce ribbon cutting ceremony, combined with an open house for the general public and friends. Over 200 guests enjoyed pinot noir, sparkling water and building tours. Guests were treated to free complimentary commemorative wine glasses.

## History

Located between the Mendocino Hotel and the Gallery Bookshop, the building was purchased by Mr. James Johnson in 1883 for a \$2,100 gold coin. In 1908, then-owner A.F. Luiz added a second story to the building; in 1930, it became the home of The Remedy Store.

In 1967, Wylie and Joy Osburn began work to create an arcade walkway through the building to accommodate multiple shops. At the time, locals affectionately referred to the building as the Mendocino Arcade.

In February 2012, local real estate manager, LandBank Properties, purchased the building and decided to take advantage of the building's historic past, rooted in Mendocino's romantic 1960s era. All drywall, electrical and plumbing systems were removed and replaced, windows and skylights were replaced, a well was drilled; forced air heating was added, and the exterior of the building was spruced up.

Most importantly, the arcade walkway was re-established and four separate shops were created. Finally, a brick walkway on the Albion Street frontage was added, encouraging a visitor thoroughfare between Albion and



The Mendocino Arcade building, then and now. Historic photo from Kelley House Museum.



Main streets. Tenant signage welcomes visitors to the building on both streets.

## Optimism

Considering current commercial vacancies and the impact of the 2008 economic downturn on the community, Patrick Saville, owner of LandBank Properties, is enthusiastic about the future of the town.

"Mendocino is the last to go down; and often times, the last to come back; but we always come back — ever since 1852," he said. "There is just nowhere else on Earth like Mendocino. Believe me, you will see a real change this spring, primarily reflecting the health of the Bay Area economy."

John Loudon, longtime local general contractor and owner of Loudon Construction, Inc., performed all remodel improvements for the building. Asked

about his vision for the future of Mendocino, Loudon predicted the beginning of a period of urban renewal.

"I believe that you will see building owners respond to the need of both our visitors and locals to have a vibrant downtown," Loudon said. "Building preservation is not a matter of letting a building stand 'as is' until it falls to the ground. Preservation is investing in materials and systems that will add another 100 years of life to our downtown buildings."

# 2012 PERMIT FOR BUILDING RESTORATION

APPLICATION NUMBER <u>B#20120201</u>		ACCEPTED BY <u>amv</u>	DATE <u>4/13/2012</u>
<b>TO BE COMPLETED BY APPLICANT</b>			
PROJECT STREET ADDRESS: <u>45094 MAIN ST.</u>		ASSESSOR'S PARCEL NUMBER: <u>117-276-14</u>	PARCEL SIZE: <u>4.156</u> AC/SQ. FT. UNDER 1 ACRE: <input type="checkbox"/> YES <input type="checkbox"/> NO
CITY <u>MENDOCINO</u>	STATE <u>CA</u>	ZIP CODE <u>95460</u>	CHECK APPROPRIATE BOXES: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION/REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> DUPLEX <input type="checkbox"/> MULTIFAMILY <input type="checkbox"/> ACCESSORY BUILDING <input type="checkbox"/> CLASS K <input type="checkbox"/> GRADING <input type="checkbox"/> MOBILEHOME <input type="checkbox"/> MH/FOUNDATION <input type="checkbox"/> OCCUPANCY CHANGE <input type="checkbox"/> AG EXEMPT OTHER _____ (Please Specify)
OWNER'S NAME: <u>LANDBANK PROPERTIES, INC.</u>			
MAILING ADDRESS: <u>PO BOX 166</u>		CITY: <u>MENDOCINO</u>	STATE: <u>CA</u>
TELEPHONE NUMBER: <u>707-937-4523</u>		ZIP CODE: <u>95460</u>	
CONTRACTOR'S NAME: <u>JOHN LUDEN/LUDEN CONSTRUCTION</u>		IF MOBILE HOME, STATE:	YEAR:
MAILING ADDRESS: <u>1240 NINE ONE</u>		MAKE:	MODEL:
CITY: <u>REPLACES</u>	STATE: <u>CA</u>	ZIP CODE: <u>95437</u>	SIZE (LENGTH AND WIDTH):
TELEPHONE NUMBER: <u>707-937-4216</u>	LICENSE NUMBER:	INSIGNIA NUMBER:	SERIAL NUMBER:
LICENSE NUMBER:	TYPE OF LICENSE:	IDENTIFY WATER SOURCE: <u>(E)NELL</u>	IDENTIFY SEPTIC OR SEWER DISTRIC:
DESIGNER'S NAME: <u>STANLEED</u>		TOTAL NUMBER OF BEDROOMS:	
MAILING ADDRESS: <u>759 S. STATE ST. #46</u>		PROPOSED: <u>4</u>	EXISTING: <u>0</u>
CITY: <u>UKIAH</u>	STATE: <u>CA</u>	ZIP CODE: <u>95482</u>	SIZE OF STRUCTURE: <u>9-1195F</u> SQ. FT.
TELEPHONE NUMBER: <u>707-468-5416</u>	ARE THERE ANY OTHER BUILDINGS ON THE SITE? IF SO, PLEASE DESCRIBE: <u>TRAIL EXCLUSIVE RAMP/WELL SHED</u>		
CONTACT PERSON: <u>PAT SAVILLE</u>		DRIVING DIRECTIONS AND NEAREST INTERSECTION: <u>1/2 MILE BETWEEN KASTEN ST. AND LANDING</u>	
MAILING ADDRESS: <u>PO BOX 166</u>		LENDING AGENCY:	
CITY: <u>MENDOCINO</u>	STATE: <u>CA</u>	ZIP CODE: <u>95460</u>	LIST ADJACENT PROPERTIES OR PROJECTS UNDER YOUR OWNERSHIP:
TELEPHONE NUMBER: <u>707-937-4523</u>			
DESCRIPTION OF PROJECT: <u>REMODEL EXISTING COMMERCIAL (METAL/FRP) PLIC W/NEW FINISHES, PARTITIONS &amp; LIGHTING SYSTEMS. NO MARK PLANS USED TO EXTERIOR BUILDING SHELL. EXISTING UTILITIES TO BE USED &amp; ADAPTED TO PARALLEL REMODEL.</u>		THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I UNDERSTAND THAT I HAVE 6 MONTHS FROM THE DATE OF SUBMISSION TO OBTAIN A BUILDING PERMIT. AFTER 6 MONTHS THE APPLICATION WILL BE CANCELLED AND THE APPLICANT WILL BE RESPONSIBLE FOR PAYING ANY PLANCHHECK FEE. PLANS LEFT WITH THE BUILDING DEPARTMENT IN EXCESS OF 1 YEAR ARE DESTROYED.	
SIGNATURE: <u>[Signature]</u>		DATE:	

APPLICATION FOR BUILDING PERMIT

501 LOW GAP ROAD, Room 1440 · UKIAH, CA 95482  
PHONE (707) 463-4281  
790 SOUTH FRANKLIN · FORT BRAGG, CA 95437  
PHONE (707) 964-6379

COUNTY OF MENDOCINO  
BUILDING INSPECTION  
DIVISION





# MHRB APPROVED PERMIT - 2012

## Page 1 of 3

### Mendocino Historical Review Board

c/o Planning & Building Services  
12210 Pitt  
790-S Franklin St.  
Fort Bragg, CA 95437  
964-5379



#### MENDOCINO HISTORICAL REVIEW BOARD PERMIT

Applicant: Landbank Properties  
PO Box 186  
Mendocino CA 95460

Date: June 15, 2012  
Permit: MHRB #2012-07

On June 4, 2012, the Mendocino Historical Review Board granted this permit, as modified, to: 1) Install directory sign and entry trellis with 8' maximum height on Albion Street with downcast lighting. 2) Install six light posts along proposed brick pathway. 3) ~~Remove an existing concrete pad at rear of building.~~ 4) Install five 124 gal propane tanks and meters on existing concrete pad in rear yard enclosure. 5) 4) Replace aluminum doors on north and south building elevations with wood doors. 5) 6) Paint existing fences white to match as per plan. 6) 7) ~~Improve~~ Reinstall directory sign attached to the south building elevation on Main Street. 8) ~~Approve location for potential tenant signs above lower floor windows on south building elevation.~~ 9) Install multiple vents in roof and one exterior (13.5"x13.5") vent on west building elevation. 8) 10) Paint existing natural cedar shingled western building elevation to match remaining structure. 9) 11) Install recessed exterior lighting, lighting to operate on timer, operated during business hours. 10) 12) ~~Cover~~ Repair existing nonconforming stucco on east building elevation with less nonconforming fiber cement smooth surface hardi plank siding and new trim painted to match. 11) ~~Remove globe light attached to the pump house.~~ All specifications per application. Subject to the standard findings and conditions.

The project is located at 45094 Main Street (APN 119-238-14).

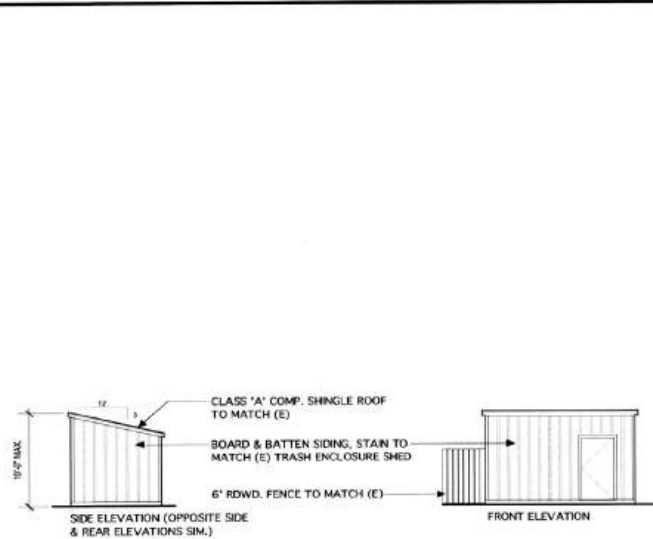
#### STANDARD CONDITIONS:

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
  - a. That such permit was obtained or extended by fraud.
  - b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.

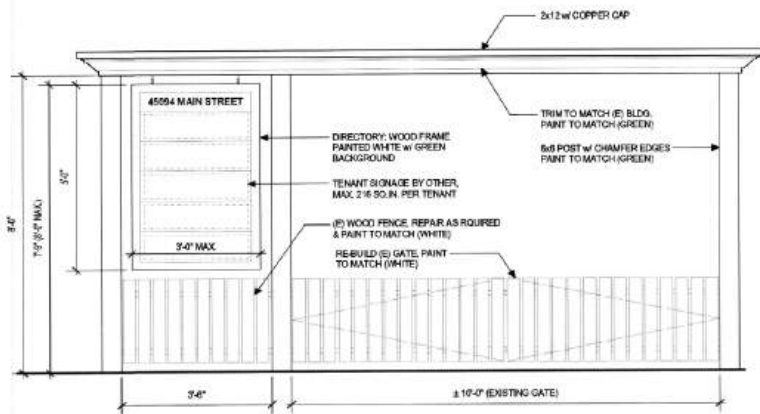
Issued on behalf of the Mendocino Historical Review Board.

By: Abbey Stockwell  
ABBHEY STOCKWELL  
Executive Secretary

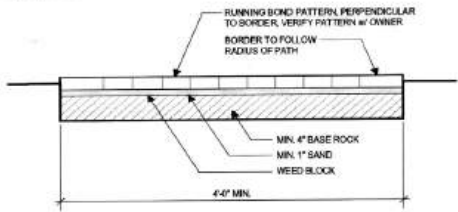
6/15/12  
DATE



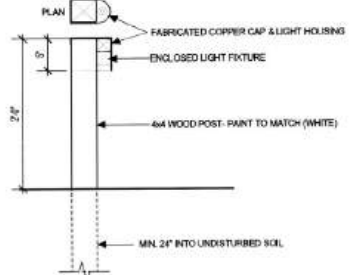
**6 Proposed Storage Shed**  
 Scale: 1/8" = 1'-0"



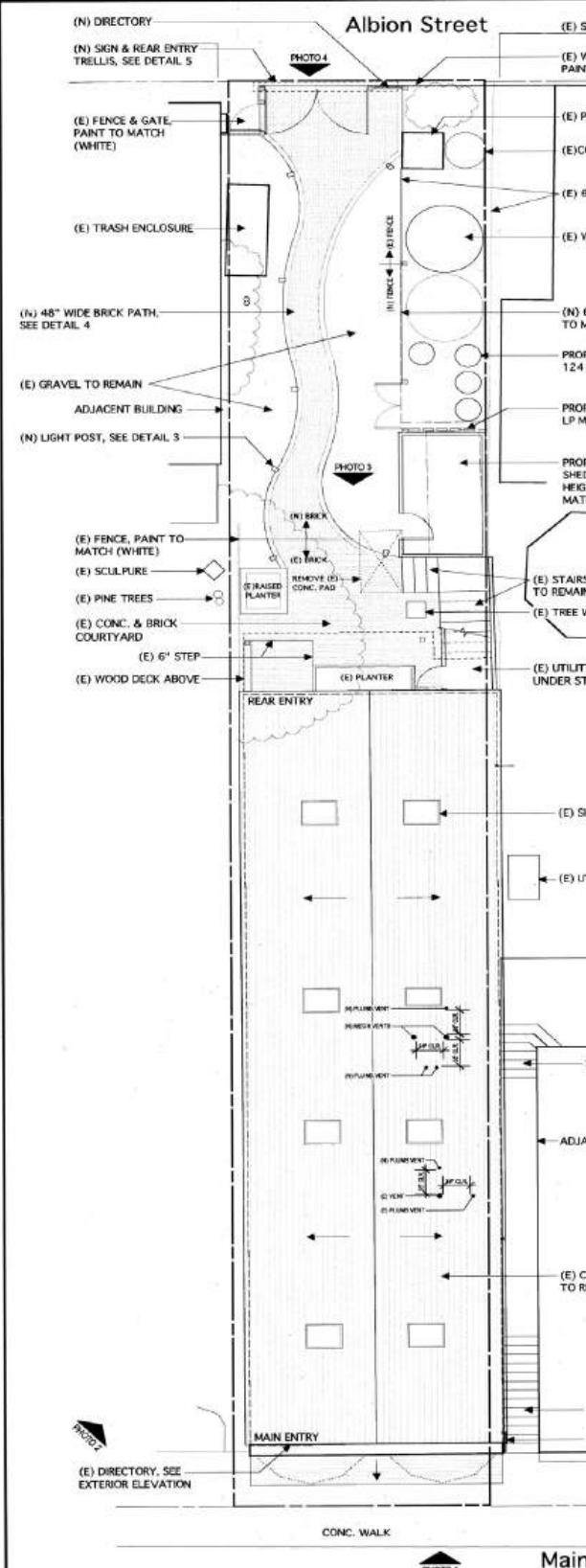
**5 Albion St. Trellis @ Directory**  
 Scale: 1/2" = 1'-0"



**4 Brick Path Section**  
 Scale: 1" = 1'-0"



**3 Light Bollard**  
 Scale: 1" = 1'-0"



**2 Proposed Site Plan & Yard Improvements**  
 Scale: 1/8" = 1'-0"

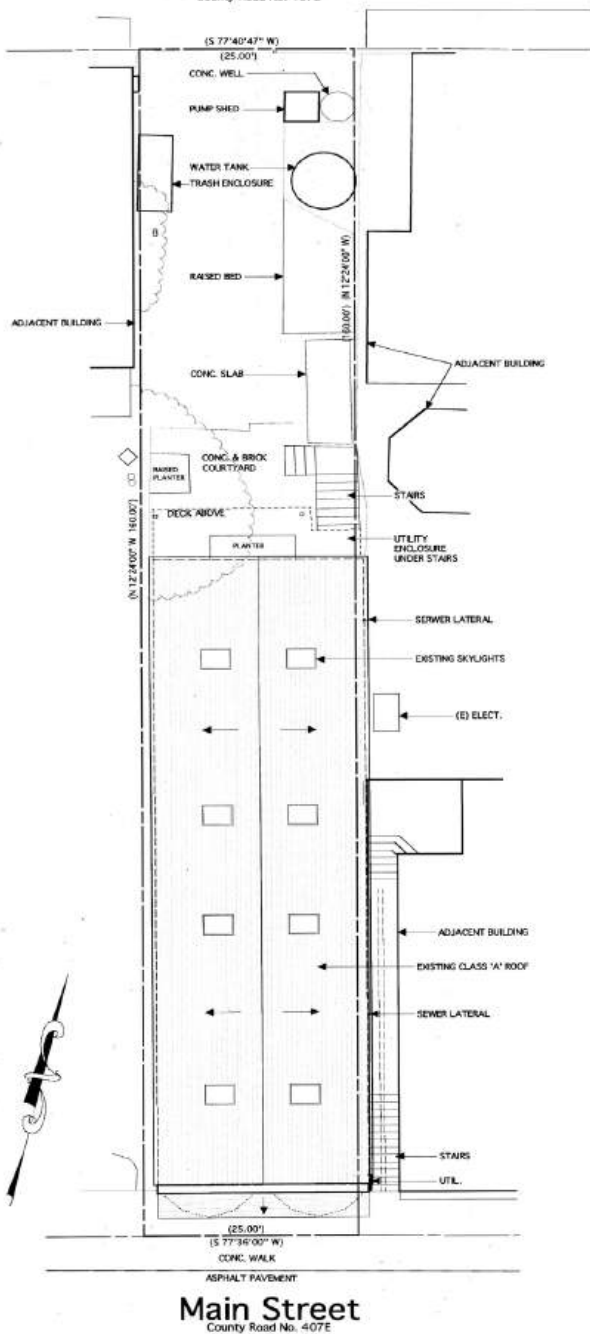
# 45094 MAIN STREET

## MENDOCINO, CALIFORNIA



### Albion Street

County Road No. 407D



### Main Street

County Road No. 407E

### PROJECT INFORMATION

**Project Description:**  
The project consists of rear yard improvements with new brick path, path lighting, trellis and directory; new 120 sf storage shed and extension of existing 6" redwood fence; new recessed entry lighting; re-paint existing building using existing colors palette; replace existing leaking skylights in kind and replace existing leaking west windows in kind.

**Address:** 45094 Main Street  
Mendocino, California

**Accessor's Parcel:** 119\_238\_14

### DIRECTORY

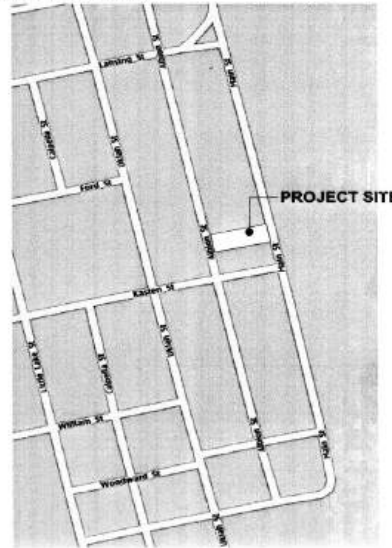
**Owner:**  
LandBank Properties, Inc.  
P.O.Box 186  
10540 Lansing St., Suite Two  
Mendocino, CA 95460  
Attn: Pat Saville  
707.937.4523

**Contractor:**  
Loudon Construction  
16640 Pine Drive  
Fort Bragg, CA 95437  
Attn: John Loudon  
707.937.4316

**Designer:**  
Andres Design Studio  
759 S. State Street #46  
Ukiah, CA 95482  
Attn: Jay Andreis  
707.468.5416

**Structural Engineer:**  
Michael Butler Civil Engineer  
P.O.Box 1520  
Fort Bragg, CA 95437  
Attn: Michael Butler  
T: 707.961.1691  
E:mbutler@mcn.org

### VICINITY MAP



1 Existing Site Plan & Roof Plan  
Scale: 1" = 10 ft

**MHRB Permit**  
45094 Main Street  
Mendocino, California

**LandBank Properties, Inc.**  
10540 Lansing St., Suite Two  
Mendocino, California 95460

**Revisions:**

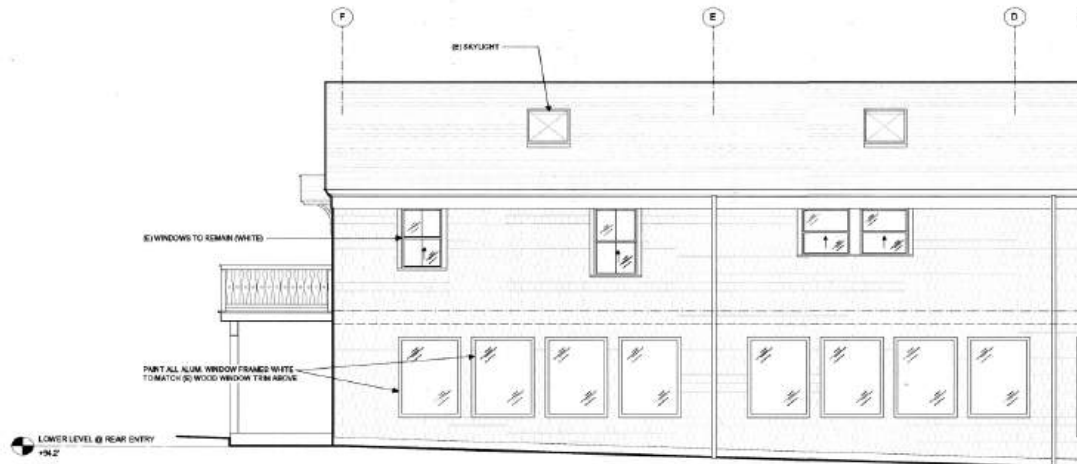
Issue for Permit	4/13/2012

**Cover Sheet & Site Plan**

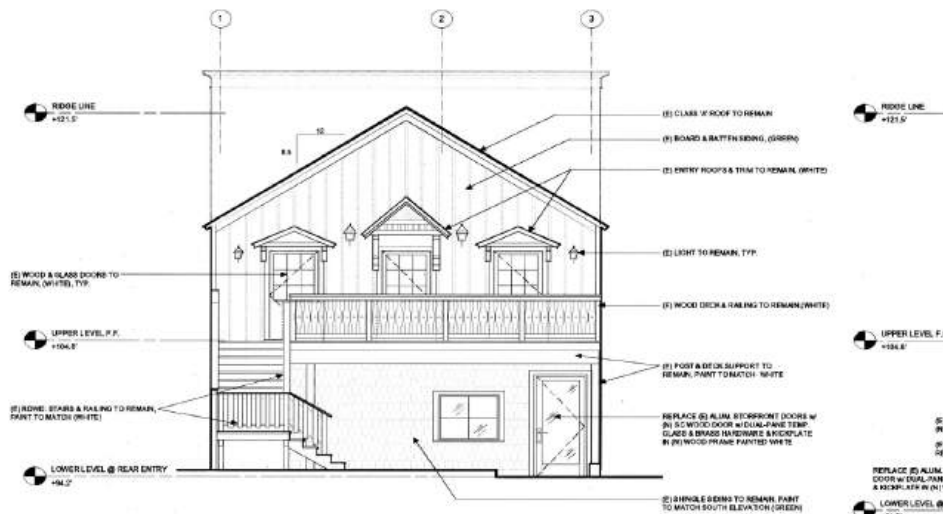
Project: LBP-45094 MainSt  
Date: 05.14.2012

**A0.1**

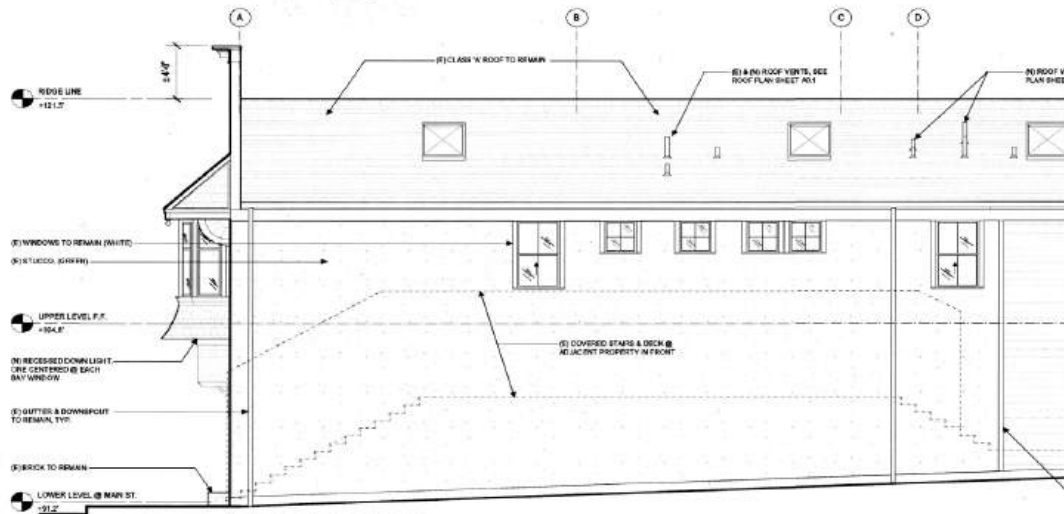
# MHRB APPROVED PERM



**4 WEST ELEVATION**  
Scale: 3/16" = 1'-0"



**3 NORTH ELEVATION**  
Scale: 3/16" = 1'-0"



**1 EAST ELEVATION**  
Scale: 3/16" = 1'-0"





STUDIES  
&  
INVESTIGATIONS

# SHN CONSULTING FOUNDATION INVESTIGATION - 2012

## Page 1



CONSULTING ENGINEERS & GEOLOGISTS, INC.

335 S. Main St. • Willits, CA 95490 • 707-459-4518 • FAX: 707-459-1804 • shninfo@shn-engr.com

Reference: 412022

March 12, 2012

Mr. Patrick Saville  
LandBank Properties, No.2, LP  
PO Box 186, 10540 Lansing St. Suite 2  
Mendocino, CA 95460

*Golden Goose Engineering Section*

**Subject: Foundation Investigation for Property Located at 45094 Main St., Mendocino, California**

Dear Mr. Saville:

On March 1, 2012, a technician from SHN Consulting Engineers & Geologists, Inc. investigated existing foundations for the building located at 45094 Main St., in Mendocino, California. SHN's technician was directed by Patrick Saville and the Structural Engineer to the interior/perimeter footings and various concrete slabs within the property. The bottom floor of the building was the main concern for the investigation and no testing was performed on the second floor of the building.

At your request, SHN's technician scanned all of the accessible wall footings and slabs using a James Instruments R Meter pachometer to attempt to identify the presence of rebar in the existing structures. The concrete footing section of the west load bearing wall was scanned on both of the longitudinal sides. Also, the footing on the east side, inside the crawl space, was scanned to try to locate the presence of rebar. After the structure was scanned, SHN's technician used a James Instruments H Meter rebound hammer to measure the concrete's approximate resistance to compression. Readings were taken with the rebound hammer on the top of an existing interior wall footing and on the slab in the middle room. The pachometer scan indicated metal in the wall footings and slabs. Indication of vertical reinforcement at 5' intervals was noted on the west wall footing along with continuous indications of steel reinforcement running horizontally. A small area on the exterior west footing was excavated to the bottom of the footing. The exposed footing was scanned and showed indications of steel reinforcement. The entrance walkway (tile) and concrete slabs in each room indicated welded wire mesh reinforcement. Interior wall footings indicated steel reinforcement present, but due to accessibility, could not determine spacing or size.

Readings from the rebound hammer testing indicated the average resistance to compression was approximately 3000 - 3200 psi within the load bearing wall footings and an average of 4200 psi for the slab concrete.

We have employed generally accepted testing procedures. However, we do not undertake the guarantee of construction or relieve the contractor of their primary responsibility to produce a complete project conforming to the project plans and specifications, or modifications approved therein. No warranty is expressed or implied.

If you have any questions, please call me at 707-459-4518.

Sincerely,

**SHN Consulting Engineers & Geologists, Inc.**

*Stephen James*

Stephen James  
Laboratory Manager  
Materials Testing and Inspection

SPJ:dmf

copy: email to patt@integrity.com

\\Willits\projects\2012\412022-LandBank-Prop\PUBS\rpts\FoundationInvestL.r.doc

LANDBANK  
PROPERTIES, INC.

February 29, 2012

Sent Via Email

Stephen James  
SHN Consulting Engineers & Geologist, Inc.  
335 S. Main Street  
Willits, CA 95490

**Re: LandBank Properties, No. 2, LP – 45094 Main Street, Mendocino**

Dear Steven,

Thank you for taking my call today. Pursuant to our telephone conversation, I would like to confirm that we would like to engage you and SHN Consulting Engineers & Geologist, Inc. to investigate the perimeter foundation (and other isolated structural support areas) with use of a Pachometer to determine the extent that the foundation is reinforced by rebar and mesh. Accordingly, I agree to pay you for your services as follows:

- Your standard hourly rate of \$85/hr.
- The hourly rate of the Pachometer not to exceed \$25/hr.
- Mileage from your office to/from the job site @ \$.85/mile.

Please note that the personnel rates identified above apply to both driving time from/to the project site; and the time incurred to prepare the report or respond to inquiries from the Owner. **Steven, I look forward to both meeting you and working with you. I will see you tomorrow at 10:00am; we will be joined at our meeting by the structural engineer and contractor at 11:00am.** Should you have any questions, please do not hesitate to call me at my office.

Sincerely,

  
Patrick J. Saville

President  
LandBank Properties, No. 2, LP

# ENVIROVUE INSPECTION SERVICE ASBESTOS SURVEY REPORT - 2019

## ASBESTOS SURVEY REPORT

Landbank Properties

45094 Main St

Mendocino, CA

November 7, 2019



Steve Ramos  
755 Baywood Dr. 2<sup>nd</sup> floor  
Petaluma, CA 94954  
707-775-7800  
steve@envirovue.com

11/13/2019

Landbank Properties  
45094 Main St  
Mendocino, CA

Re: Asbestos Survey for 45094 Main St

Dear: Landbank Properties

Envirovue LLC is pleased to submit the enclosed Asbestos Inspection Survey for this which was conducted on 11/7/2019 Your survey was performed by Steve Ramos a California Certified Asbestos Consultant.

If you are required to submit a form for asbestos demolition/renovation form to the Bay Area Air Quality Management District you will need the following information to complete your form:

**Name of company that conducted survey:** Envirovue LLC

**Address:** 755 Baywood Dr., Ste 220

**City/State/Zip:** Petaluma, CA 94954

**Phone:** (707) 775-7800

**Name of person who completed the survey:** Steven Ramos CAC/CSST #: 17-6062

If you have questions or comments regarding the information in this report or if we can be of further assistance, please do not hesitate to contact the undersigned at (707) 775-7800.

Sincerely,



Envirovue LLC  
Steve Ramos  
CAC # 17-6062

## EXECUTIVE SUMMARY

### INTRODUCTION

At the request of Landbank Properties , Envirovue performed a survey for asbestos-containing construction materials (ACCM) at the 45094 Main St. The work was performed on 11/7/2019 by Steven Ramos, a Certified Asbestos Consultant (#17-6062). The scope of work was limited to surveying [SCOPE]. The scope of work was conducted in compliance with current state and federal asbestos regulations; a summary of applicable regulations is included in an appendix to this report. Effort was made to survey all accessible suspect materials.

### SUMMARY OF FINDINGS

The materials that were surveyed for this scope of work for collected and processed in accordance with industry best practices and regulation. The materials were packaged and shipped to an accredited lab for processing and analysis. **The laboratory results did not identify any materials in the list submitted as asbestos containing materials (above 1%).**

## GENERAL ASBESTOS INFORMATION

### TYPES OF ASBESTOS

The word asbestos refers to several types of naturally occurring fibrous minerals. Deposits of asbestos are found throughout the world. The primary sites of commercial production are Canada, Russia, South Africa, and the United States. Asbestos gained widespread use in commercial products because it was readily available, inexpensive, and because it is strong, it does not burn, it does not conduct heat or electricity well, and it is impervious to chemical corrosion.

### MEDICAL INFORMATION

The medical community has identified three primary diseases which can be linked to asbestos exposure; asbestosis, lung cancer, and mesothelioma of the pleura or the peritoneum. These asbestos related diseases may have a latency period of 20 40 years. The primary route of exposure is inhalation of fibers. Asbestos is only considered a danger to human health when it is airborne and breathable.

### Uses of Asbestos

Asbestos is comprised of a group of natural minerals. Unlike other minerals, however, the crystals of asbestos form long, thin fibers. Asbestos deposits are found throughout the world, but the primary sites of commercial asbestos production are Canada, Russia, and South Africa. Commercial mining of asbestos in the United States was halted in the 1980s. Once extracted from the earth, asbestos-containing rock is crushed, milled (or ground), and graded. This produces long, thread-like fibers of material. What appears to the naked eye as a single fiber is actually a bundle of hundreds or thousands of fibers, each of which can be divided even further into tiny fibers (fibrils), invisible without the aid of a microscope. Asbestos materials are divided into two groups - serpentine and amphibole. All asbestos in the serpentine group is called Chrysotile. This is the most common type of asbestos found in buildings in the United States, accounting for approximately 95 percent of the asbestos found in the nation's buildings. It is commonly known as "white asbestos" because of its natural color. The amphibole group contains five types of asbestos. Amosite, the second most common type of asbestos

found in buildings in the United States, is often referred to as "brown asbestos" for the color of the natural mineral. Crocidolite, or "blue asbestos" has been used in high-temperature insulation products and on chemical resistant surfaces, such as laboratory tables for chemistry and biology classes (upon occasion, the custodial staff will drill holes in table tops for new fixtures without realizing that the material may contain crocidolite. The remaining three types of asbestos in the amphibole group -- Anthophyllite, Tremolite, and Actinolite -- are rare and have little commercial value. They are occasionally found as contaminants or minor constituents in asbestos-containing materials.

## ASBESTOS INSPECTION METHODS AND PROCEDURES

### INSPECTION PROCEDURES

If available and provided prior to the inspection, Envirovue reviewed the buildings asbestos file for previously identified ACM. The inspection process began with a visual survey of the site for bulk debris or ash debris which may contain asbestos. The suspect materials identified were then described and categorized into homogeneous areas. Homogeneous areas consist of suspect materials that are identical in color, appearance, pattern, texture and date of installation. Samples were collected in accordance with AHERA requirements detailed at 40CFR Part 763, Subpart E.

### SAMPLING METHODS

All of the suspect materials identified were described and categorized into homogeneous areas (HAs). An HA consists of all identified material found in various locations in a building that are identical in color, appearance, pattern, texture, and date of installation. The HA can be described only within a single building (i.e., red floor tile in different buildings on the same campus, even if installed on the same day, compose different HAs). The asbestos inspection was conducted according to modified Asbestos Hazard Emergency Response Act (AHERA) guidelines using a minimum number of samples collected from each HA, which meets the sampling criteria found in 29 CFR 1926.1101. Samples of suspect miscellaneous materials were collected in a randomly distributed manner sufficient to determine whether the materials were asbestos containing. No samples were collected from any HA where the inspector determined that the material was non-ACM (such as carpet, carpet pad without mastic, foam, glass, wood, rubber, ceramic tile, etc.). Samples were obtained with tools designed to penetrate a material without creating excessive dust. A utility knife, chisel, and coring sleeve were utilized, rather than scratching a sample from the surface of suspect materials, in an effort to obtain a sample that was representative of all layers of the material. The area was pre-wetted to reduce fiber generation during the sampling process. Envirovue sampling procedures incorporate the use of plastic zip-lock bags labeled in a unique numbering sequence to store the bulk samples. Information about bulk samples, including the sample number and material description, were noted on the chain-of-custody sheets as each sample was collected. Analytical results and laboratory chain-of-custody sheets are included in the appendices of this document.

Bulk samples were submitted to the laboratory under chain of custody and analyzed by PLM using EPA Method 600/R-93/116, July 1993, in accordance with 40 CFR 763, Subpart F, Appendix A (AHERA), and if applicable, the point Count Method 600/R-93/116, July 1993, by Forensic Analytical located in Hayward CA.

Bulk samples of suspected ACM were examined under a stereomicroscope to identify suspect fibers. A polarized light microscope equipped with a dispersion staining objective lens was used to determine which of the suspect fibers are asbestos. The various asbestos minerals were identified on the basis of their unique optical

characteristics. Reported asbestos percentages were based on visual volume estimates. Laboratory analysis reports and chain of custody are provided as an attachment to this report.

**Table 1: Materials Sampled**

Sample ID	Functional Space	Material Description
45094 - 01	Back Door Downstairs	White Paint, Texture, Tape, Joint Compound, Drywall
45094 - 02	Downstairs Office	White Paint, Texture, Drywall
45094 - 03	Downstairs Office	White Paint, Texture, Tape, Joint Compound, Drywall
45094 - 04	Downstairs Utility	White Paint, Texture, Tape, Joint Compound, Drywall
45094 - 05	Stairwell Ceiling	Green Paint, Texture, Tape, Joint Compound, Drywall
45094 - 06	Upstairs Proposed Kitchen	Green Paint, Texture, Tape, Joint Compound, Drywall
45094 - 07	Upstairs Proposed Kitchen	Green Paint, Texture, Drywall
45094 - 08	STE D Elec Panel Wall	Tan Paint, Texture, Tape, Joint Compound, Drywall
45094 - 09	STE D Pass Through Wall	Tan Paint, Texture, Tape, Joint Compound, Drywall
45094 - 10	STE D Pass Through Wall Text	Tan paint, Texture, Drywall
45094 - 11	STE D Bath / Laundry	Tan Paint, Texture, Tape, Joint Compound, Drywall
45094 - 12	Bath / Laundry	Multi color vinyl with fabric backing and green mastic

## AHERA MATERIALS CLASSIFICATION

### SURFACING MATERIAL

Interior ACBM that has been sprayed on, troweled on, or otherwise applied to surfaces (structural members, walls, ceilings, etc.) for acoustical, decorative, fireproofing, or other purposes. This includes acoustical plaster, hard plasters (wall or ceiling), fireproofing insulation, spray-applied or blown-in thermal material, joint or patching compound (wall or ceiling), and textured paints or plasters.

### THERMAL INSULATION (TSI)

Insulation used to control heat transfer or prevent condensation on pipes and pipe fittings, boilers, breeching, tanks, ducts, and other parts of hot and cold water systems; heating, ventilation, and air conditioning (HVAC) systems; or other mechanical systems. These insulation materials include pipe lagging, pipe wrap, HVAC duct insulation, block insulation, cements and muds, and a variety of other products such as gaskets and ropes.

### MISCELLANEOUS MATERIALS

Other, mostly non-friable products and materials found on structural components, structural members or fixtures, such as floor tile, ceiling tile, construction mastic for floor and ceiling materials, sheet flooring, fire doors, asbestos cement pipe and board, wallboard, acoustical wall tile, and vibration damping cloth. "Miscellaneous materials" do not include thermal system insulation or surfacing materials.

## ASBESTOS RESULTS AND RECOMMENDATIONS

### Findings and Results

A total of 12 bulk samples of suspect building materials were collected. The sample analysis was conducted by Forensic Analytical in Hayward CA, a registered and certified asbestos laboratory utilizing Polarized Light Microscopy (PLM) methodology. The laboratory is accredited for PLM analysis by both the

American Industrial Hygiene Association (AIHA) and the National Voluntary Laboratory Accreditation Program (NVLAP). PLM analysis requires the microscopist to take a portion of the sample and treat it with an oil of specific refractive index. The prepared slide is then subjected to a variety of tests while being viewed under varying polarizations of light. Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of the identified types of asbestos are determined by visual estimation.

---

## SUMMARY RECOMMENDATIONS

**Asbestos Containing Materials Were Not Present in the Samples Collected.** Envirovue recommends that any material which cannot be adequately identified as having been previously tested negative, be assumed to be asbestos-containing until such time as testing proves otherwise.

### Definition of Asbestos-Containing Materials

The EPA's Asbestos NESHAPs and the Air Quality Management District (AQMD), the local air pollution control district, define an asbestos-containing material as any material that contains a concentration of asbestos of greater than one percent (>1.0%) by area as determined by Polarized Light Microscopy (PLM) [Federal Register, Volume 59, No. 146, August 1, 1994, P. 38970-38971]. NESHAPs and AQMD further segregate asbestos-containing materials into Regulated Asbestos-Containing Materials (RACM), Category I Non-Friable Materials, and Category II Non-Friable Materials, which are defined as follows:

**Regulated Asbestos-Containing Materials (RACM)/Asbestos-Containing Materials (ACM):** Includes all friable asbestos materials, Category I/Class I Nonfriable ACM that have become friable or will become friable, and Category II/Class II Nonfriable ACM that have a high probability of being crumbled, pulverized, or reduced to powder by the forces expected to act on the materials in the course of renovation or demolition.

Category I Nonfriable ACM/Class I Nonfriable ACM: Includes asbestos-containing packing, gaskets, resilient floor covering, and asphalt roofing products that when dry can be crumbled, pulverized, or reduced to powder by hand pressure.

Category II Nonfriable ACM/Class II Nonfriable ACM: Includes all non-friable materials, excluding Category I/Class I Nonfriable ACM that when dry cannot be crumbled, pulverized, or reduced to powder by hand pressure.

### Definition of Asbestos-Containing Construction Materials

The California Department of Occupational Safety and Health (Cal/OSHA) further defines an asbestos-containing construction material (ACCM) as a material that contains greater than one-tenth of one percent (>0.1%) asbestos. Prior to demolition of a building, most of the air quality districts in California require abatement of friable ACM as well as non-friable ACM that may become friable during demolition.

Federal occupational Safety and Health Administration (OSHA) regulations, locally enforced by CAL/OSHA, defines ACM as substances that contain greater than 1% asbestos. CAL/OSHA also mandates special training, medical exams, personal protective equipment and record keeping for employees working with ACM. If materials contain less than 1% asbestos but more than 0.1% asbestos, the material may be disposed of as non-ACM, but CAL/OSHA requirements still have to be followed regarding workers' protection and Contractor licensing.

The trace materials are currently regulated in California and require the following:

- Removal using wet methods
- Prohibition of removal using abrasive saw or methods which would aerosolize the materials
- Prompt cleanup of the impacted zone, using HEPA-filtered vacuums, as applicable
- Employer registration by CAL/OSHA for removal quantities exceeding 100 sq. ft. per year
- CAL/OSHA carcinogen Registration by the Demolition or abatement contractor impacting such material.

## ADDITIONAL INFORMATION

### CONFIDENTIALITY & LIMITATIONS

This report was prepared for the sole use of the client(s) the only intended beneficiaries of our work. No other party should rely on the information contained herein without prior written consent of Envirovue LLC and the Client(s). Envirovue LLC understands that our services to the Client are to be held in strict confidence. Envirovue LLC will not discuss or disclose any information about our services to any third party without the Client's consent.

This survey was planned and implemented on the basis of a mutually agreed scope of work. The survey was conducted in conformance with generally accepted current standards for identifying and evaluating asbestos in construction materials. Envirovue LLC uses only qualified professionals to perform building surveys; reasonable effort was made to survey accessible suspect materials. By nature of the conditions related to fire, there may be debris which was not identified or assessed because it was inaccessible (i.e. below layers of other immovable debris). As such, if there are suspect materials identified during the debris removal process that were not analyzed due to this limitation you should stop work and call our office for further testing of those materials. Additional suspect but un-sampled materials could be located between walls, in voids, or in other inaccessible areas; caution should be exercised regarding these areas. Envirovue LLC cannot warrant that these buildings do not contain ACCM in locations other than those noted in this report.

Envirovue LLC's assessment of the risk of exposure to airborne asbestos fibers followed generally accepted protocols and is based on conditions at the time of the survey. Envirovue LLC is not responsible for changes in conditions or accepted protocols subsequent to our site visit.

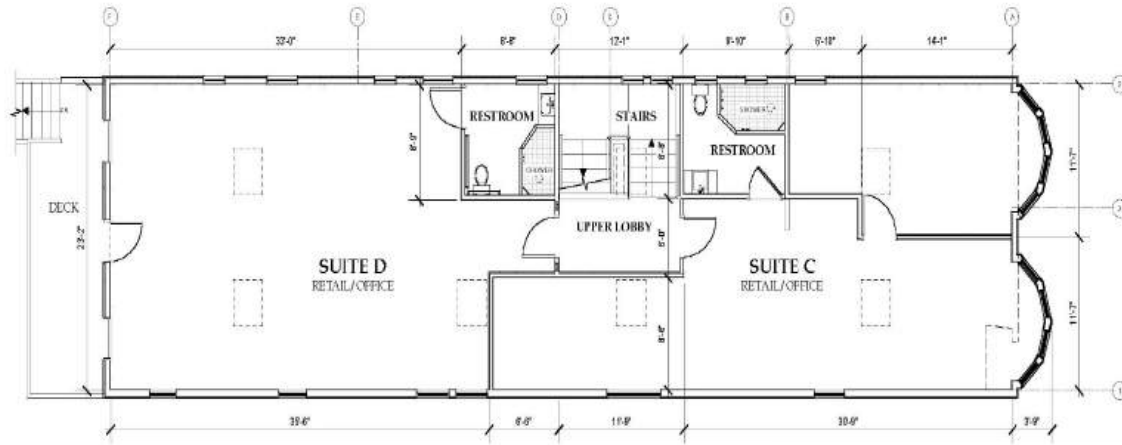
### ASBESTOS HEALTH EFFECTS

Asbestos can cause asbestosis, lung cancer, and mesothelioma. The onset of asbestosis has been linked to the concentration of the asbestos dust, the type of asbestos fiber in the dust, and the length of exposure. It is a progressive disease that may develop fully 20 to 30 years after the first exposure. It is characterized by scarring of the lungs, and will significantly decrease the ability of the lungs to exchange air.

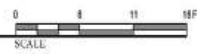
Mesothelioma, or cancer of the lining of the lung or abdominal cavity, may occur without evidence of asbestosis. Mesothelioma may occur after a short, intensive exposure to asbestos fibers. Approximately 85 percent of all mesothelioma cases are attributable to asbestos exposure. According to the Department of Labor, information is insufficient at the present time to set an exposure standard (other than zero) that could assure the prevention of mesothelioma in all workers, since the disease may occur following a very limited exposure 10 to 15 years earlier. People exposed to industrial concentrations of asbestos are at risk five times greater than the general public of developing lung cancer.

SITE SKETCH

# 45094 MAIN ST

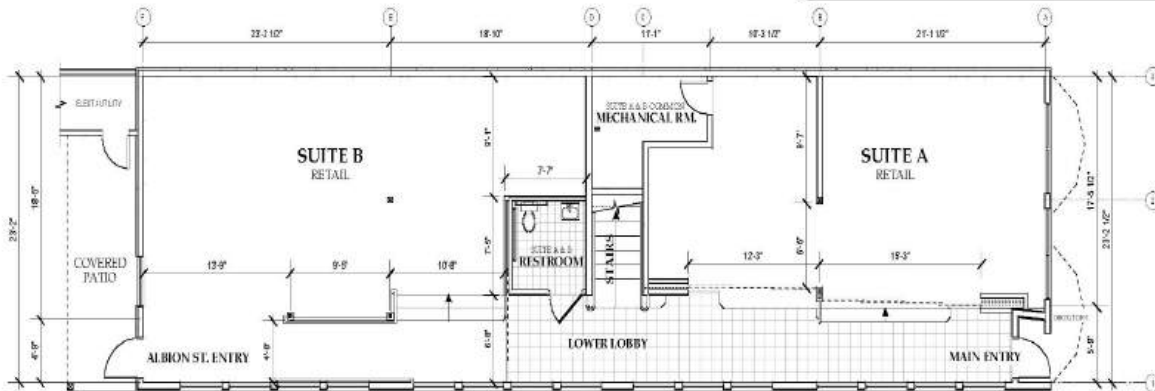


2 UPPER LEVEL FLOOR PLAN

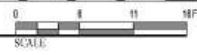


**Mendocino Arcade Building**  
Leasing Plan Square Footage Chart

Suite	Square Footage (SF) Usable SF	Rentable SF
Lower Level		
Suite A	650 SF	764 SF
Suite B	915 SF	1075 SF
Upper Level		
Suite C	970 SF	1166 SF
Suite D	968 SF	1162 SF
Total Square Footage	3503 SF	4166 SF



1 LOWER LEVEL FLOOR PLAN



LandBank Properties, Inc.  
10550 Lanting St., Suite Two  
Mendocino, California 95460  
T: 707.037.0323

Mendocino Arcade Building  
45094 Main Street  
Mendocino, California 95437

LEASING PLAN  
Date: 12/14/2012



# Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)  
NVLAP Lab Code: 101459-0

Envirovue  
Steve Ramos  
755 Baywood Drive  
Ste 220  
Petaluma, CA 94954

**Client ID:** L1566  
**Report Number:** B295874  
**Date Received:** 11/11/19  
**Date Analyzed:** 11/12/19  
**Date Printed:** 11/12/19  
**First Reported:** 11/12/19

**Job ID/Site:** 45094 Main St., Mendocino, CA

**SGSFL Job ID:** L1566  
**Total Samples Submitted:** 12  
**Total Samples Analyzed:** 12

**Date(s) Collected:** 11/08/2019

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>45094-01</b>	12236930						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>45094-02</b>	12236931						
Layer: White Drywall			ND				
Layer: Off-White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>45094-03</b>	12236932						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>45094-04</b>	12236933						
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)							
Comment: no drywall in sample bag.							

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>45094-05</b>	12236934						
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)							
Comment: no drywall in sample bag.							
<b>45094-06</b>	12236935						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>45094-07</b>	12236936						
Layer: White Drywall			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (Trace)	Fibrous Glass (Trace)						
<b>45094-08</b>	12236937						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>45094-09</b>	12236938						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>45094-10</b>	12236939						
Layer: White Drywall			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (5 %)	Fibrous Glass (5 %)						

Report Number: B295874

Date Printed: 11/12/19

Client Name: Envirovue

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>45094-11</b>	12236940						
Layer: White Drywall			ND				
Layer: White Joint Compound			ND				
Layer: Beige Tape			ND				
Layer: White Texture			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (10 %)						
<b>45094-12</b>	12236941						
Layer: Multi-Color Sheet Flooring			ND				
Layer: Fibrous Backing			ND				
Layer: Green Mastic			ND				
Total Composite Values of Fibrous Components:		<b>Asbestos (ND)</b>					
Cellulose (20 %)	Fibrous Glass (5 %)	Synthetic (10 %)					

Tad Thrower, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by SGS Forensic Laboratories (SGSFL) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by SGSFL to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by SGSFL. The client is solely responsible for the use and interpretation of test results and reports requested from SGSFL. SGSFL is not able to assess the degree of hazard resulting from materials analyzed. SGS Forensic Laboratories reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.

Envirovue LLC - L1566		Site Location		Date Collected		Turn Around Time	
Steve Ramos		45094 Main St Mendocino CA		11/8/2019		Next Day	
707-775-7800		Rotameter		15 LPM @ 5 min		Group #	
steve@envirovue.com		Positive Stop		Sample Analysis Requested		PLM	
Sample Type		Bulk Asbestos					

SAMPLE ID	SAMPLE LOCATION	TOTAL VOLUME/AREA	H GROUP #	NOTES / SAMPLE DESCRIPTION
45094 - 01	Back Door Downstairs			White Paint, Texture, Tape, Joint Compound, Drywall
45094 - 02	Downstairs Office			White Paint, Texture, Drywall
45094 - 03	Downstairs Office			White Paint, Texture, Tape, Joint Compound, Drywall
45094 - 04	Downstairs Utility			White Paint, Texture, Tape, Joint Compound, Drywall
45094 - 05	Stairwell Ceiling			Green Paint, Texture, Tape, Joint Compound, Drywall
45094 - 06	Upstairs Proposed Kitchen			Green Paint, Texture, Drywall
45094 - 07	Upstairs Proposed Kitchen			Tan Paint, Texture, Tape, Joint Compound, Drywall
45094 - 08	STE D Elec Panel Wall			Tan Paint, Texture, Tape, Joint Compound, Drywall
45094 - 09	STE D Pass Through Wall			Tan paint, Texture, Drywall
45094 - 10	STE D Pass Through Wall Text			Tan Paint, Texture, Tape, Joint Compound, Drywall
45094 - 11	STE D Bath / Laundry			Tan Paint, Texture, Tape, Joint Compound, Drywall
45094 - 12	Bath / Laundry			Multi color vinyl with fabric backing and green mastic



*Signature*



PRELIMINARY TITLE REPORT  
&  
BENEFICIAL EASEMENT



**Redwood Empire Title Company of Mendocino County**

221 E. Pine Street  
Fort Bragg, CA 95437  
Phone: (707)964-8666 • Fax: (707)409-6305

Our No.: 20211154CW  
Your No.:  
Seller: Landbank Properties No. 2 L.P.  
Buyer:

When replying Please Contact:  
ESCROW OFFICER: Cheryl West  
cwest@redwoodtitle.com

**3rd AMENDED PRELIMINARY REPORT**

Property Address: **45094 Main Street, Mendocino, CA 95460**

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 20, 2021 at 07:30 AM.

Steve Burlesci  
Chief Title Officer  
sburlesci@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:  
ALTA 2006 Extended Loan Policy  
CLTA Standard 1990 Owners Policy  
Underwritten by Old Republic National Title Insurance Company

## SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:

a Fee as to Tract One; an Easement as to Tract Two

2. Title to said estate or interest at the date hereof is vested in:

Landbank Properties No. 2, L.P., a California Limited Partnership

3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

Tract One:

All that certain real property situated in the County of Mendocino, State of California and being in Section 30, Township 17 North, Range 17 West, Mount Diablo Base and Meridian, described as follows:

Beginning at a 1" brass topper monument at the Southeast corner of the lands of Landbank Properties No. 2 L.P., as shown and delineated on that certain Record of Survey filed in Maps, Drawer 81, Page 67, Mendocino County Records. Thence from said point of beginning, North 77°36'00" East, 1.22 feet; thence North 12°38'16" West, 92.02 feet; thence North 12°23'37" West, 67.99 feet to the South line of Albion Street; thence South 77°36'00" West, 25.85 feet to the Northwest corner of said lands of Landbank Properties No. 2 L.P., as shown on the aforesaid Record of Survey; thence South 12°24'00" East, 160.00 feet to the Southwest corner of said lands; thence North 77°36'00" East, 25.00 feet the point of the beginning.

APN: 119-238-21

The above description is pursuant to Mendocino County Boundary Line Adjustment #B 11-2014 by Quitclaim Deed recorded June 9, 2015 as 2015-07745 of Official Records.

Tract Two:

That certain easement conveyed to Landbank Properties No. 2 L.P., a California limited partnership in the Easement Grant Deed recorded September 17, 2015 as 2015-12754 of Official Records.

**SCHEDULE B**

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2021 - 2022, a lien not yet due or ascertainable.
2. **Taxes and assessments, general and special for prior years, and supplemental taxes to be determined. Check prior to closing.**
3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
4. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed March 19, 2012 in Maps, Drawer 81, Page 67 and October 22, 2015 in Maps, Drawer 85, Page 3, Mendocino County Records.
5. Any and all unrecorded leases.
6. The requirement that a copy of the partnership agreement for Landbank Properties No. 2, L.P. and any amendments thereto, together with a current list of all partners, be furnished to us for review. The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

**END OF SCHEDULE B****INFORMATIONAL NOTES:**

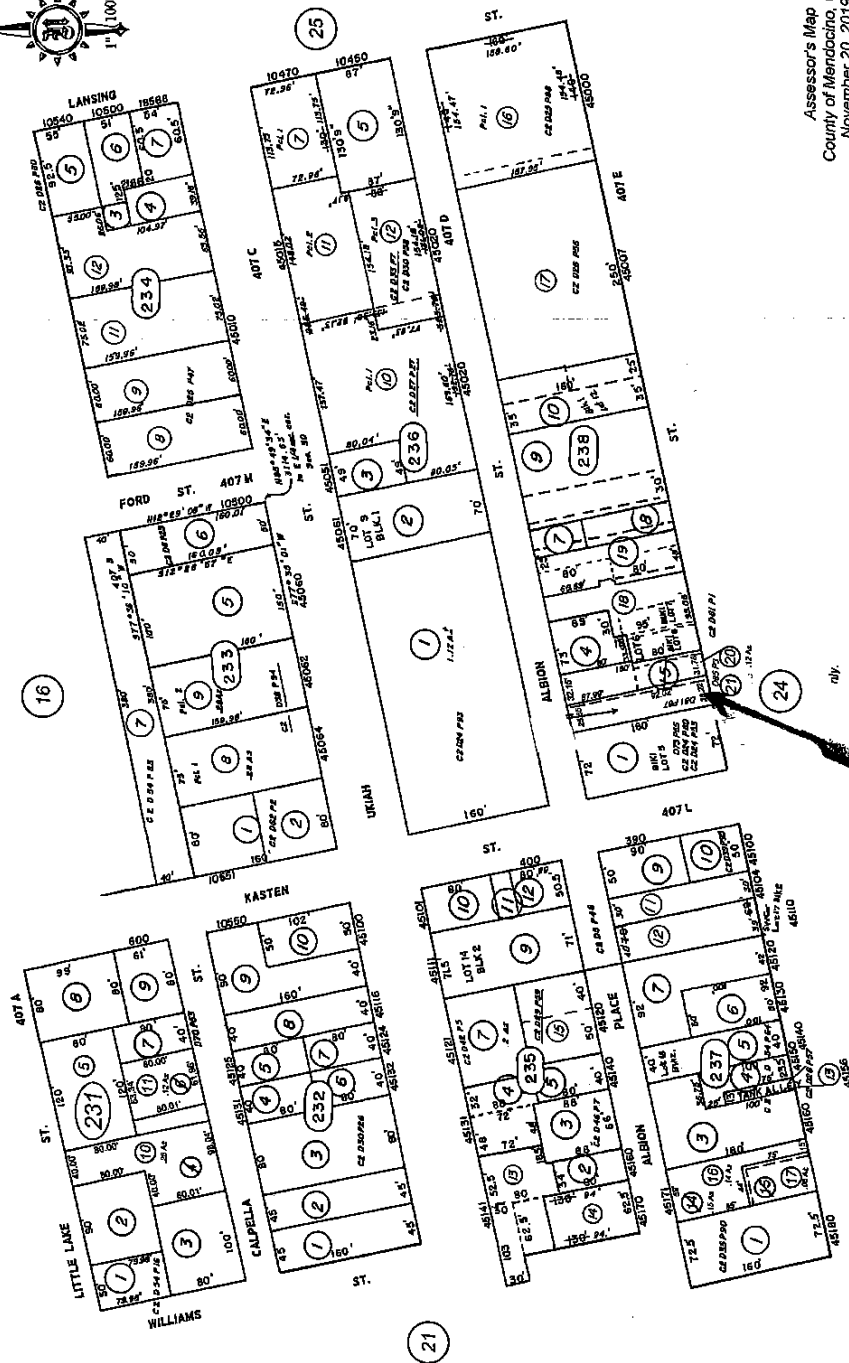
1. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, as follows  
Assessor's Parcel No.: 119-238-21  
Code No.: 104-001  
1st Installment: \$4,892.89, Paid  
2nd Installment: \$4,892.89, Paid
2. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE

# TILE REPORT

119-23

104-001

Mendocino Village



Assessor's Map  
County of Mendocino, Calif.  
November 20, 2019

# BENEFICIAL UTILITY EASEMENT -

When recorded, please mail  
this instrument to:  
PAT SAVILLE  
LANDBANK PROPERTIES  
233 EAST CARRILLO STREET, SUITE C  
SANTA BARBARA, CA 93101

## CONFORMED COPY

Copy of Document Recorded on  
09/17/2015 03:51:07 PM  
as 2015-12754  
Mendocino County Clerk-Recorder

## EASEMENT Grant Deed

The undersigned declares that the documentary transfer tax is \$ \_\_\_\_\_  
 computed on the full value of the interest or property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in

unincorporated area       city of Mendocino, CA and

FOR A VALUABLE CONSIDERATION, receipt of which in hereby acknowledged,

BEAR FLAG MANAGEMENT, LLC, hereby GRANT(S) to

LANDBANK PROPERTIES NO. 2 L.P., A CALIFORNIA LIMITED PARTNERSHIP

the following described real property in the County of Mendocino, State of California:

See Exhibit "A" attached

Dated 9/9/15

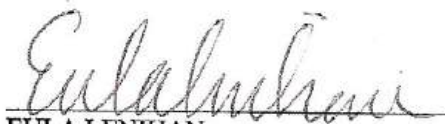
  
EULA LENIHAN

EXHIBIT "A"

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA AND BEING IN SECTION 30, TOWNSHIP 17 NORTH, RANGE 17 WEST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

A THREE FOOT WIDE, NON EXCLUSIVE. UTILITY EASEMENT, THE WESTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" BRASS TOPPER MONUMENT AT THE SOUTHEAST CORNER OF THE LANDS OF LANDBANK PROPERTIES No.2 L.P. AS SHOWN AND DELINEATED ON THAT CERTAIN RECORD OF SURVEY FILED IN MAPS DRAWER 81, PAGE 67, MENDOCINO COUNTY RECORDS, THENCE FROM SAID POINT OF COMMENCEMENT, NORTH 77°36'00" EAST, 1.22 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE LANDS OF BEAR FLAG MANAGEMENT, LLC. AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 9, 2015 AS INSTRUMENT 2015-07744, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE LANDS OF LANDBANK PROPERTIES No.2 L.P., AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED JUNE 9, 2015 AS INSTRUMENT 2015-07745; THENCE FROM SAID POINT OF BEGINNING, NORTH 12°38'16" WEST, ALONG THE EAST BOUNDARY OF SAID LANDS OF LANDBANK PROPERTIES No.2 L.P., 92.02 FEET.

DESCRIPTION PREPARED BY: FORREST FRANCIS, LAND SURVEYOR  
P. O. BOX 1162  
MENDOCINO, CA 95460

  
FORREST FRANCIS, L. S. 5121  
LICENSE EXPIRES 6/30/2017



# THE GOLD

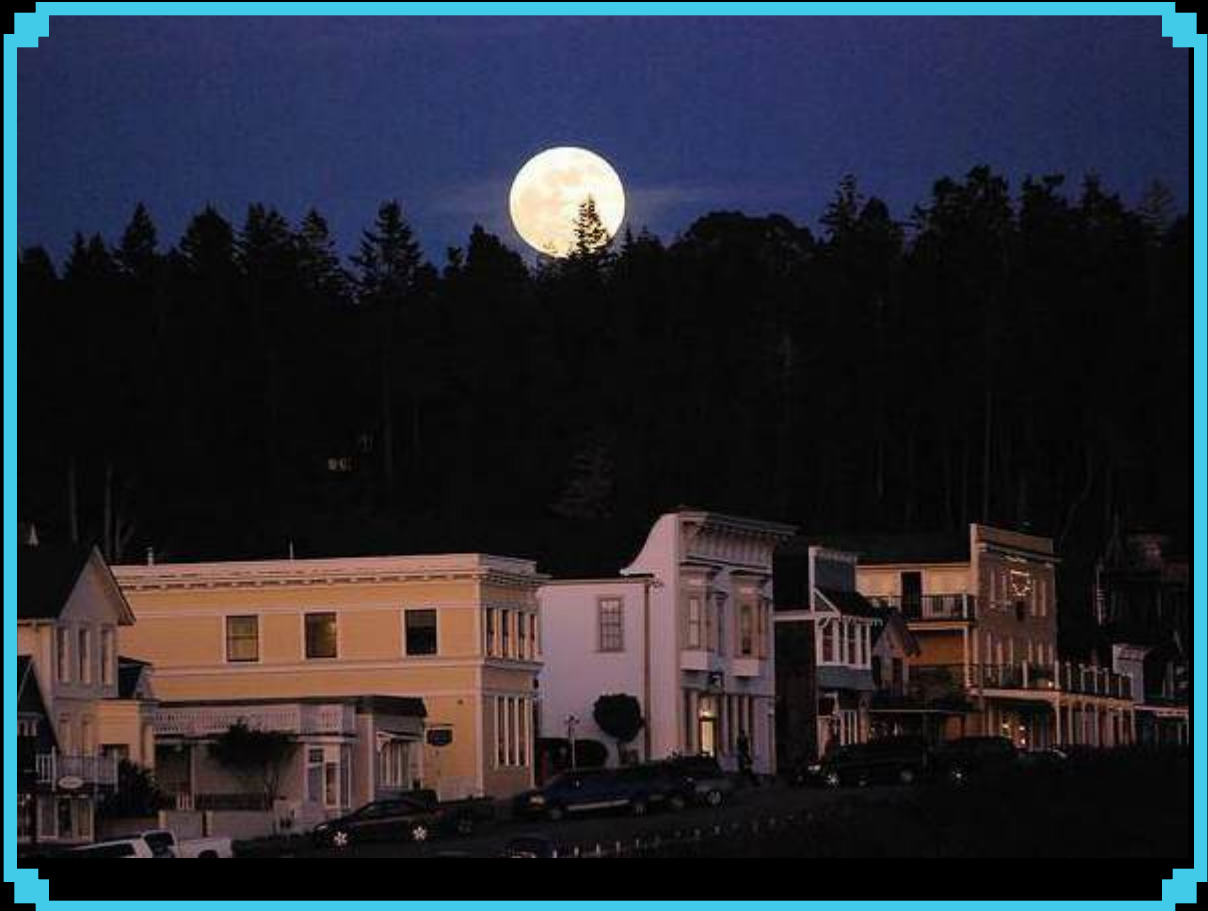


# OWN A PIECE

# EN GOOSE



# E OF HISTORY



LANDBANK  
PROPERTIES, INC.

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PATRICK SAVILLE  
DRE: 01014018

233 E. Carrillo Street, Suite C  
Santa Barbara, CA 93101  
Office: (805) 845-8200  
[pjs@lbpland.com](mailto:pjs@lbpland.com)