



VICINITY MAP

**NOTES**

ALTA Survey based on First American Title Company Preliminary Report Title No. VOX-6141112 dated January 24, 2020.

EXCEPTIONS & EASEMENT LEGEND: none

Parking:  
Standard Parking spaces = 0  
Handicapped parking spaces = 1

Flood Zone Designation: Zone X with 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile per Flood Insurance Rate Map Number 06111C0578F dated January 20, 2010.

Total Land Area = 7,420 square feet, 0.17 acres

Total Area of Building at Ground Level exterior dimensions:  
Main Building: 2,774 square feet  
Garage: 806 square feet

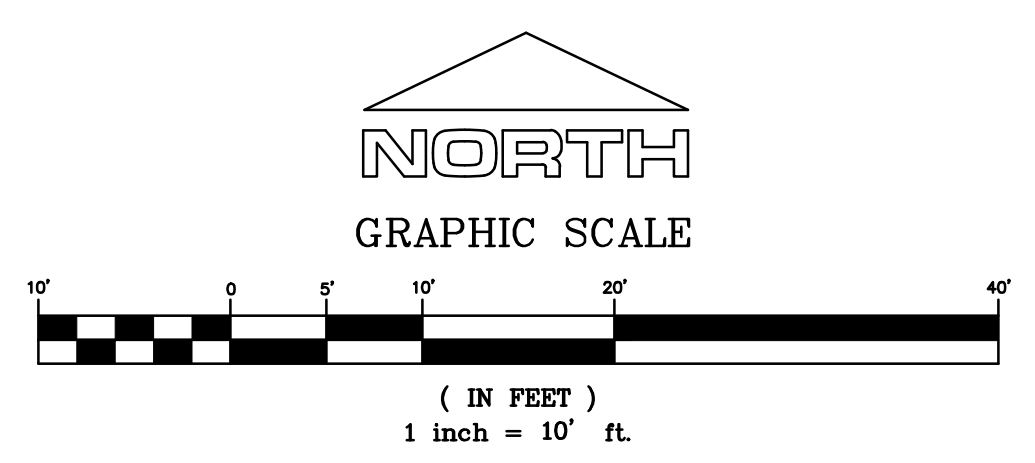
No observable evidence of earth moving work, building construction, or building additions within recent months.

No observable evidence of recent street or sidewalk construction or repairs.

No observable evidence of site use as a solid waste dump, sump, or sanitary landfill.



- LEGEND:**
- ☒ Electrical Box
  - ☒ Fire Hydrant
  - ☒ Gas Valve
  - ☒ Guy Wire
  - ☒ Hosebib
  - ☒ Light Standard
  - ☒ Power Pole
  - ☒ Sewer Manhole
  - ☒ Storm Drain Manhole
  - ☒ Water Meter
  - ☒ Water Valve
  - Chainlink Fence
  - Electrical Line
  - Gas Line
  - Overhead Line
  - Sewer Line
  - Storm Drain Line
  - Telephone Line
  - Water Line
  - Wood Fence



**LEGAL DESCRIPTION**

Real property in the City of Ojai, County of Ventura, State of California, described as follows:

Lot 7, Sarzotti Tract No. 1, in the City of Ojai, County of Ventura, State of California, according to the map thereof recorded in Book 14, Pages 78 and 79 of Miscellaneous Records (Maps), Records of said County.

APN: 022-0-161-380

**ALTA/NSPS LAND TITLE SURVEY**

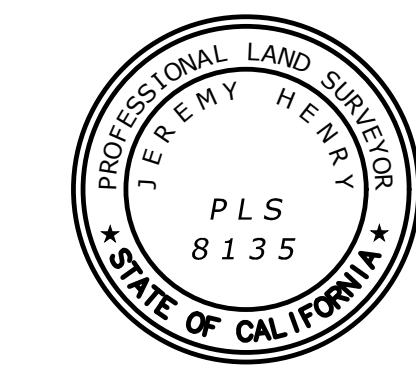
APN 022-0-161-380  
LOT 7 PER 14 M.R. 78 & 79  
952 EAST OJAI AVENUE  
OJAI, CALIFORNIA

To: First American Title Company; Leroy A. Grove and Joy D. Grove, as Trustees of the Leroy A. Grove and Joy D. Grove 2006 Revocable Trust:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10(a), 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on February 13, 2020.

Date: February 18, 2020

Jeremy M. Henry  
Licensed Land Surveyor No. 8135  
State of California (Expires 12/31/20)  
619 Crestview Drive, Ojai, Ca. 93023  
Phone (805) 216-6124



Date of Last Revision: February 18, 2020