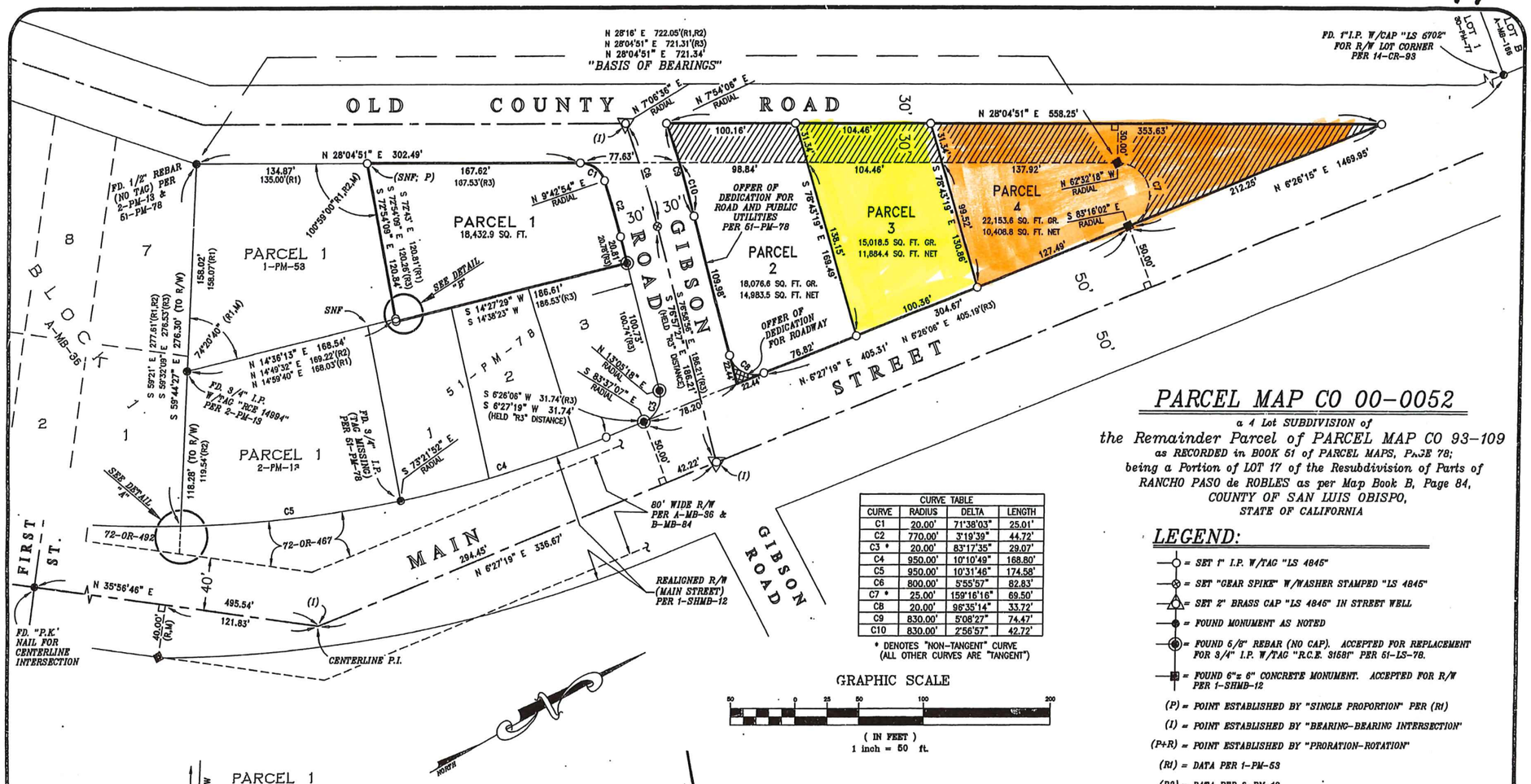


CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	71°38'03"	25.01'
C2	770.00'	3°19'39"	44.72'
C3 *	20.00'	83°17'35"	29.07'
C4	950.00'	10°10'49"	168.80'
C5	950.00'	10°31'46"	174.58'
C6	800.00'	5°55'57"	82.83'
C7 *	25.00'	159°16'16"	69.50'
C8	20.00'	96°35'14"	33.72'
C9	830.00'	5°08'27"	74.47'
C10	830.00'	2°56'57"	42.72'

* DENOTES "NON-TANGENT" CURVE
(ALL OTHER CURVES ARE "TANGENT")

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PARCEL MAP CO 00-0052

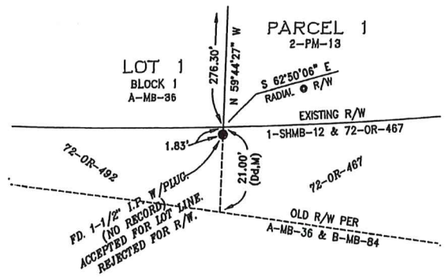
a 4 Lot SUBDIVISION of
the Remainder Parcel of PARCEL MAP CO 93-109
as RECORDED in BOOK 51 of PARCEL MAPS, PAGE 78;
being a Portion of LOT 17 of the Resubdivision of Parts of
RANCHO PASO de ROBLES as per Map Book B, Page 84,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA

LEGEND:

- = SET 1" I.P. W/TAG "LS 4845"
- = SET "GEAR SPIKE" W/WASHER STAMPED "LS 4845"
- = SET 2" BRASS CAP "LS 4845" IN STREET WELL
- = FOUND MONUMENT AS NOTED
- = FOUND 5/8" REBAR (NO CAP). ACCEPTED FOR REPLACEMENT FOR 3/4" I.P. W/TAG "R.C.E. 31581" PER 51-LS-78.
- = FOUND 6"± 6" CONCRETE MONUMENT. ACCEPTED FOR R/W PER 1-SHMB-12
- (P) = POINT ESTABLISHED BY "SINGLE PROPORTION" PER (R1)
- (I) = POINT ESTABLISHED BY "BEARING-BEARING INTERSECTION"
- (P+R) = POINT ESTABLISHED BY "PRORATION-ROTATION"
- (R1) = DATA PER 1-PM-53
- (R2) = DATA PER 2-PM-13
- (R3) = DATA PER 51-PM-78
- SNF = SEACHED; NOTHING FOUND
- = ROAD ABANDONMENT AND PUBLIC UTILITY, PUBLIC WATER, PUBLIC SEWER, & COMMUNICATION FACILITIES EASEMENT PER COUNTY RESOLUTION NO. 2001-320 RECORDED AUGUST 15, 2001 AS INSTRUMENT NO. 2001-061273 OF OFFICIAL RECORDS.

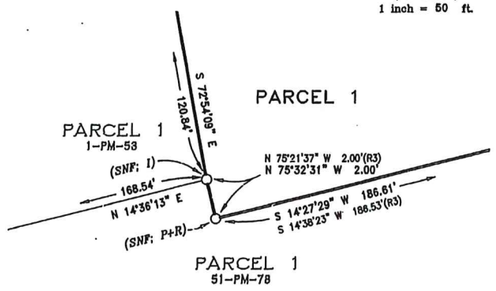
UNPLOTTABLE EASEMENT:

ACCESS AND SHARED PARKING AGREEMENT PER DOC. NO. 1999-087219 RECORDED DECEMBER 17, 1999



DETAIL "A"

SCALE: 1"= 20'



DETAIL "B"

SCALE: 1"= 4'

BASIS OF BEARINGS

THE "BASIS OF BEARING" FOR THIS MAP & SURVEY IS THE EASTERLY RIGHT-OF-WAY (R/W) LINE OF OLD COUNTY ROAD AS ESTABLISHED BY THE TWO FOUND MONUMENTS SHOWN HEREON AND NOTED AS "N 28°04'51" E" PER 51-PM-78.

TWIN CITIES SURVEYING
613 MAIN STREET / P.O. BOX 777
TEMPLETON, CALIFORNIA 93465-0777
(805) 434-1834 FAX (805) 434-1584

15,018.5 SQ FT / 43,560 = 0.3448 ACRES + 22,153.6 SQ FT / 43,560 = 0.5086 ACRES = 0.8534 ACRES

15,018.5 + 22,153.6 / 43,560 = 37,172.1 / 431560

0.8534 ACRES

N 28°16' E 722.05'(R1,R2)
N 28°04'51" E 721.31'(R3)
N 28°04'51" E 721.34'
"BASIS OF BEARINGS"

FD. 1"I.P. W/CAP "LS 6
FOR R/W LOT CORNE
PER 14-CR-93

COUNTY ROAD 30'

N 7°06'36" E RADIAL

N 7°54'06" E RADIAL

N 28°04'51" E 558.25'

100.16'

104.46'

30'

31.34'

353.63'

30.00'

137.92'

98.84'

104.46'

31.34'

S 78°43'19" E 99.52'

N 62°32'18" W RADIAL

S 83°16'02" E RADIAL

212.25'

N 6°26'15" E 1469.95'

(I)

77.63'

02.49'

167.62'

167.53'(R3)

SNF: P)

S 72°43' E 120.81'(R1) 120.26'(R3)

N 9°42'54" E RADIAL

C1

C2

C6

C9

C10

30'

30'

PARCEL 1
18,432.9 SQ. FT.

OFFER OF DEDICATION FOR ROAD AND PUBLIC UTILITIES PER 51-PM-78

PARCEL 3
15,018.5 SQ. FT. GR.
11,884.4 SQ. FT. NET

PARCEL 4
22,153.6 SQ. FT. GR.
10,408.8 SQ. FT. NET

S 78°43'19" E 138.15'

S 78°58'56" E 169.49'

109.98'

130.86'

127.49'

50.00'

SEE DETAIL "B"

20.81' 20.78'(R3)

G I B S O N R O A D

S 76°57'27" E 186.21'(R3)
(HELD "R3" DISTANCE)

186.61'
186.53'(R3)

S 14°27'29" W
S 14°38'23" W

100.73'
100.74'(R3)

OFFER OF DEDICATION FOR ROADWAY

76.82'

100.36'

304.67'

N 6°27'06" E 405.19'(R3)

50'

50'

S T R E E T

N 6°27'19" E 405.31'

22.44'

C8

22.44'

51 - P M - 78

3

2

1

N 13°05'18" E RADIAL

S 83°37'07" E RADIAL

S 6°26'06" W 31.74'(R3)
S 6°27'19" W 31.74'
(HELD "R3" DISTANCE)

78.20'

50.00'

42.22'

(I)

S 73°21'52" E RADIAL

C4

80' WIDE R/W
PER A-MB-36 &

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH

PARCEL MAP CO 00-00

a 4 Lot SUBDIVISION of

the Remainder Parcel of PARCEL MAP

as RECORDED in BOOK 51 of PARCEL MAPS, PAG.

being a Portion of LOT 17 of the Resubdivision o

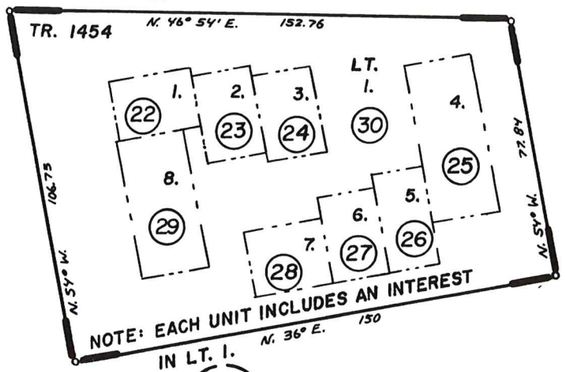
RANCHO PASO de ROBLES as per Map Book B,

COUNTY OF SAN LUIS OBISPO,

STATE OF CALIFORNIA

041-08

BLOW-UP "A"



TOWN OF TEMPLETON, R.M. Bk. A , Pg. 36.
TRACT 1454 ; R.M. Bk. 14, Pg. 85.

TEMPLETON
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 041 PAGE 08

Property Detail Report

30 S Main St, Templeton, CA 93465-9787

APN: 041-083-038

San Luis Obispo County Data as of: 10/29/2026

Owner Information

Owner Name:	Woodruff Investment Properties LLC		
Vesting:	Corporation		
Mailing Address:	Po Box 542, Templeton, CA 93465-0542	Occupancy:	Unknown

Location Information

Legal Description:	Pm 56-17 Par 3			County:	San Luis Obispo, CA
APN:	041-083-038	Alternate APN:		Census Tract / Block:	013100 / 5010
Munic / Twnshp:		Twnshp-Rng-Sec:		Legal Lot / Block:	3 / 4
Subdivision:	Parcel Map C0-00-...	Tract #:		Legal Book / Page:	56 / 17
Neighborhood:		School District:	Templeton Unified School District		
Elementary School:	Templeton Elementa...	Middle School:	Templeton Middle S...	High School:	Templeton High Sch...
Latitude:	35.55483	Longitude:	-120.70195		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	10/21/2016 / 11/08/2016	Price:		Transfer Doc #:	2016.59062
Buyer Name:	Woodruff Investment Props LLC	Seller Name:	Woodruff Investment Corp	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Commercial Lot	Lot Area:	54,886 Sq. Ft. BAD	Zoning:	CR
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant Com...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	1.26	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06079C0612G	Flood Map Date:	11/16/2012
Community Name:	San Luis Obispo County Unincorporated Areas	Flood Panel #:	0612G	Inside SFHA:	False

Tax Information

Assessed Year:	2026	Assessed Value:	$59,162	Market Total Value:	
Tax Year:	2026	Land Value:	$59,162	Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	$871.90	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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Property Detail Report

20 S Main St, Templeton, CA 93465-9787

APN: 041-083-039

San Luis Obispo County Data as of: 10/29/2026

Owner Information

Owner Name:	Woodruff Investment Properties LLC		
Vesting:	Corporation		
Mailing Address:	Po Box 542, Templeton, CA 93465-0542	Occupancy:	Unknown

Location Information

Legal Description:	Pm 56-17 Par 4			County:	San Luis Obispo, CA
APN:	041-083-039	Alternate APN:		Census Tract / Block:	013100 / 5010
Munic / Twnshp:		Twnshp-Rng-Sec:		Legal Lot / Block:	4 / 4
Subdivision:	Parcel Map C0-00-...	Tract #:		Legal Book / Page:	56 / 17
Neighborhood:		School District:	Templeton Unified School District		
Elementary School:	Templeton Elementa...	Middle School:	Templeton Middle S...	High School:	Templeton High Sch...
Latitude:	35.55526	Longitude:	-120.70178		

Last Transfer / Conveyance - Current Owner

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Buyer Name:	Woodruff Investment Props LLC	Seller Name:	Woodruff Investment Corp	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Commercial Lot	Lot Area:	22,216 Sq. Ft. CLOSE	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant Com...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	0.51	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06079C0612G	Flood Map Date:	11/16/2012
Community Name:	San Luis Obispo County Unincorporated Areas	Flood Panel #:	0612G	Inside SFHA:	False

Tax Information

Assessed Year:	2026	Assessed Value:	$53,778	Market Total Value:	
Tax Year:	2026	Land Value:	$53,778	Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	$811.16	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

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