SUPPLEMENTAL STORMWATER INFORMATION

ARCO ampm with Car Wash
Facility No. 7037
2375 Quimby Road
San Jose, CA 95122

Prepared for:
BP West Coast Products, LLC
30 South Wacker Drive, Suite 900
Chicago, IL 60606

Revised May 21, 2018
October 17, 2017
Our Job No. 18024

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Supplemental Stormwater Information

ARCO ampm with Car Wash

San Jose, California

Our Job No. 18024

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Tab 1.0

1.0 CALCULATIONS FOR WATER QUALITY TREATMENT

Pre-Developed Conditions:

Total site area: 34,429 sf (0.78 ac) Including 1,730 sf off-site
Total pervious/landscape area: 4,800 sf (0.11 ac)
Total impervious: 29,462 sf (0.67 ac)

Post-Developed Conditions:

Total site area: 34,429 sf (0.78 ac) Including 1,730 sf off-site
Total pervious/landscape area: 5,455 sf (0.13 ac)
Total impervious: 26,984 sf (0.65 ac), Including 1,730 sf off-site

Water quality treatment is calculated based on the spreadsheet provided by the City of San Jose for the Combo Flow & Bioretention.

Tributaries or Drainage Management Areas (DMAs) are as follows:

DMA #1:	On-site Paving/Hardscapes:	5,884 SF
	Off-site Impervious:	1,230 SF
	On-Site Pervious:	159 SF
	Total to TCM #1:	**7,114 SF**
DMA #2:	On-site Paving/Hardscapes:	5,456 SF
	On-site Pervious:	442 SF
	Fueling Canopy:	4,860 SF
	Store:	3,054 SF
	Car Wash:	792 SF
	Total to TCM #2	**14,311 SF**
DMA #3:	On-site Paving/Hardscapes:	4,688 SF
	Off-site Impervious:	500 SF
	Total to TCM #3:	**5,188 SF**

Trash Enclosure to Sewer: **371 SF**

Perimeter Landscaping Not Requiring Treatment: **4,844 SF**

A summary of the Treatment Control Measures (TCMs) are as follows:

TCM #1 (BIORETENTION BASIN #1) - 225 SQ FT
TCM #2 (BIORETENTION BASIN #2) - 422 SQ FT
TCM #3 (BIORETENTION BASIN #3) - 165 SQ FT

SIZING FOR VOLUME BASED TREATMENT

DMA #	**1**			
A=	7273	s.f.		
Impervious Area =	7114	s.f.	**% Imperviousness=**	**97.81%**
MAPsite =	15		Correction Factor=	**1.07914**
MAPgage =	13.9			

Clay (D): **X** Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? **No** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type:

S= 2.00%

UBS Volume for 1% Slope (UBS1%) = 0.570222879 inches (Use Figure B-2)

UBS Volume for 15% Slope (UBS15%) = 0.593441496 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.571881352 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.617138149 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 374.04 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area =	7,273	sq. ft		
Impervious Area =	7,114	sq. ft		
Pervious Area =	159	sq. ft		
Equivalent Impervious Area =	16	sq. ft	Total Equivalent Impervious =	**7,130** sq. ft
Rainfall intensity =	0.2	in/hr		

Duration = Adjusted UBS (Step 6) / Rainfall Intensity

Duration = 3.085690747 hrs

Estimate the Surface Area =	225	sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	289.283508	cu. ft	
Volume in Ponding Area =	84.7536392	cu. ft	
Depth of Ponding =	0.37668284	ft	Depth of Ponding = 4.5 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA #	**2**		
A=	14753	s.f.	
Impervious Area =	14311	s.f.	**% Imperviousness= 97.00%**
MAPsite =	15		Correction Factor= **1.07914**
MAPgage =	13.9		

Clay (D): **X** Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? **No** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type:

S= 2.00%

UBS Volume for 1% Slope (UBS1%) = 0.567712397 inches (Use Figure B-2)

UBS Volume for 15% Slope (UBS15%) = 0.591011998 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.569376655 inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.614435239 inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 755.40 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area =	14,753	sq. ft		
Impervious Area =	14,311	sq. ft		
Pervious Area =	442	sq. ft		
Equivalent Impervious Area =	44	sq. ft	Total Equivalent Impervious =	**14,355** sq. ft
Rainfall intensity =	0.2	in/hr		

Duration = Adjusted UBS (Step 6) / Rainfall Intensity

Duration = 3.072176194 hrs

Estimate the Surface Area =	400	sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	512.029366	cu. ft	
Volume in Ponding Area =	243.367558	cu. ft	
Depth of Ponding =	0.60841889	ft	Depth of Ponding = 7.3 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

SIZING FOR VOLUME BASED TREATMENT

DMA #	**3**			
A=	5188	s.f.		
Impervious Area =	5188	s.f.	**% Imperviousness=**	**100.00%**
MAPsite =	15		Correction Factor=	**1.07914**
MAPgage =	13.9			

Clay (D): **X** Sandy Clay (D): Clay Loam (D):

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? **No** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type:

S= 2.00%

UBS Volume for 1% Slope (UBS1%) =	0.577	inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) =	0.6	inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) =	**0.578642857**	inches (Corrected Slope for the site)

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = **0.624434738** inches

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = **269.96** ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area =	5,188	sq. ft			
Impervious Area =	5,188	sq. ft			
Pervious Area =	0	sq. ft			
Equivalent Impervious Area =	0	sq. ft	Total Equivalent Impervious =	**5,188**	sq. ft
Rainfall intensity =	0.2	in/hr			

Duration = Adjusted UBS (Step 6) / Rainfall Intensity

Duration = **3.12217369** hrs

Estimate the Surface Area =	150	sq. ft	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	195.135856	cu. ft	
Volume in Ponding Area =	74.8280961	cu. ft	
Depth of Ponding =	0.49885397	ft	Depth of Ponding = 6 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

Tab 2.0

2.0 RECEIVING WATER BODY

Stormwater collected on-site is conveyed north along an access easement to the public storm conveyance infrastructure. It is connected in to a storm sewer trunk line that crosses the Capitol Expressway and is released into Thompson Creek. See Figure 2.1.

The stormwater infrastructure that discharges from the site connects to the 10" storm pipe in the easement adjacent to the site. The storm infrastructure is conveyed north. The storm pipe crosses the Bank of America Property and connects to the 72" storm main at the north end of the site. The storm pipe connects to the 72" concrete pipe that crosses the Evergreen Medical Center site and the Capitol Expressway. See Figures 2.2 and 2.3.

STORMWATER RECEIVING WATER BODY

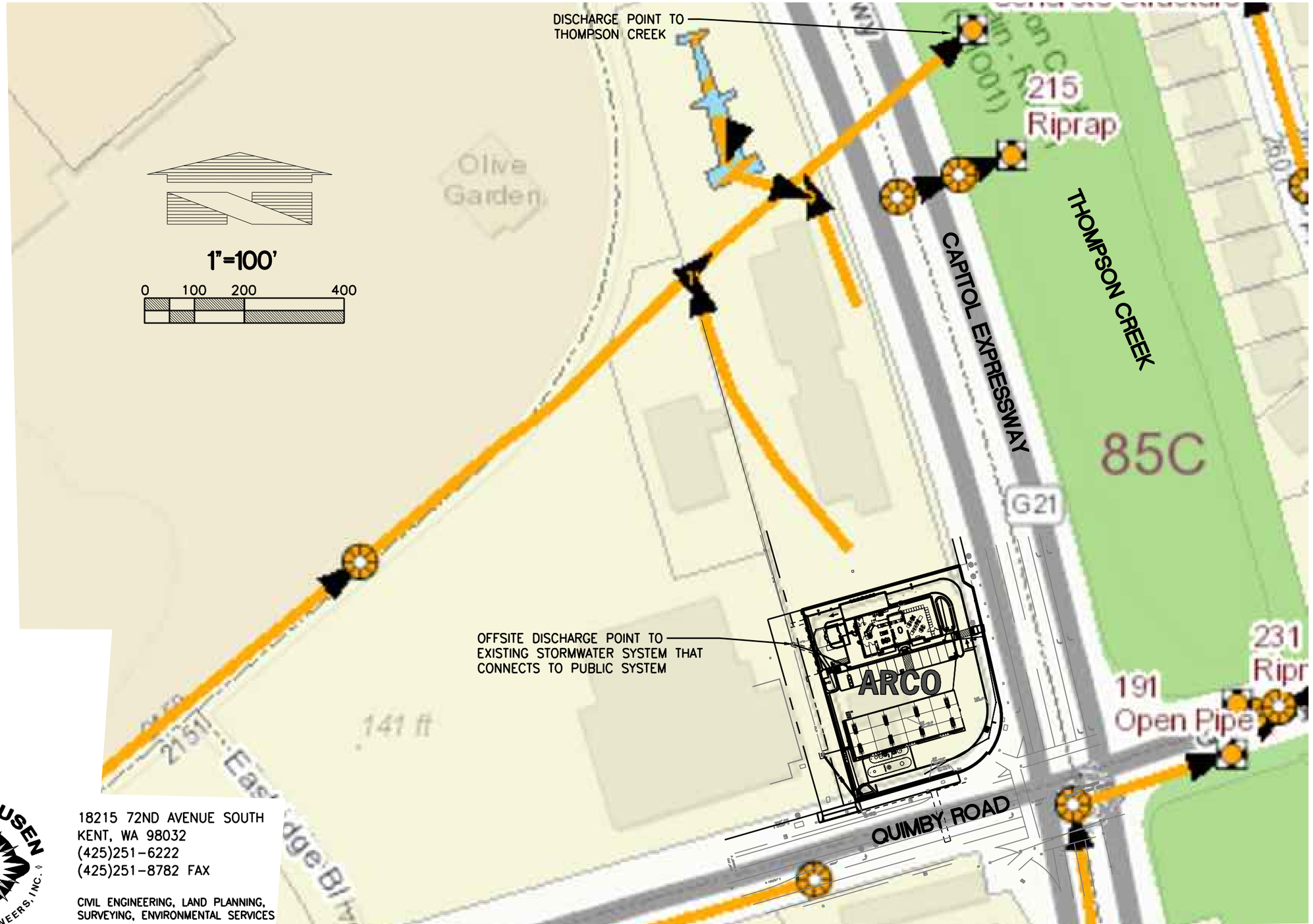

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FIGURE 2.1

File:P:\18000s\18024\exhibit\Prelim Storm Figure 1.0.dwg Date/Time:5/24/2018 1:22 PM ZJONES

STORMWATER DOWNSTREAM INFRASTRUCTURE

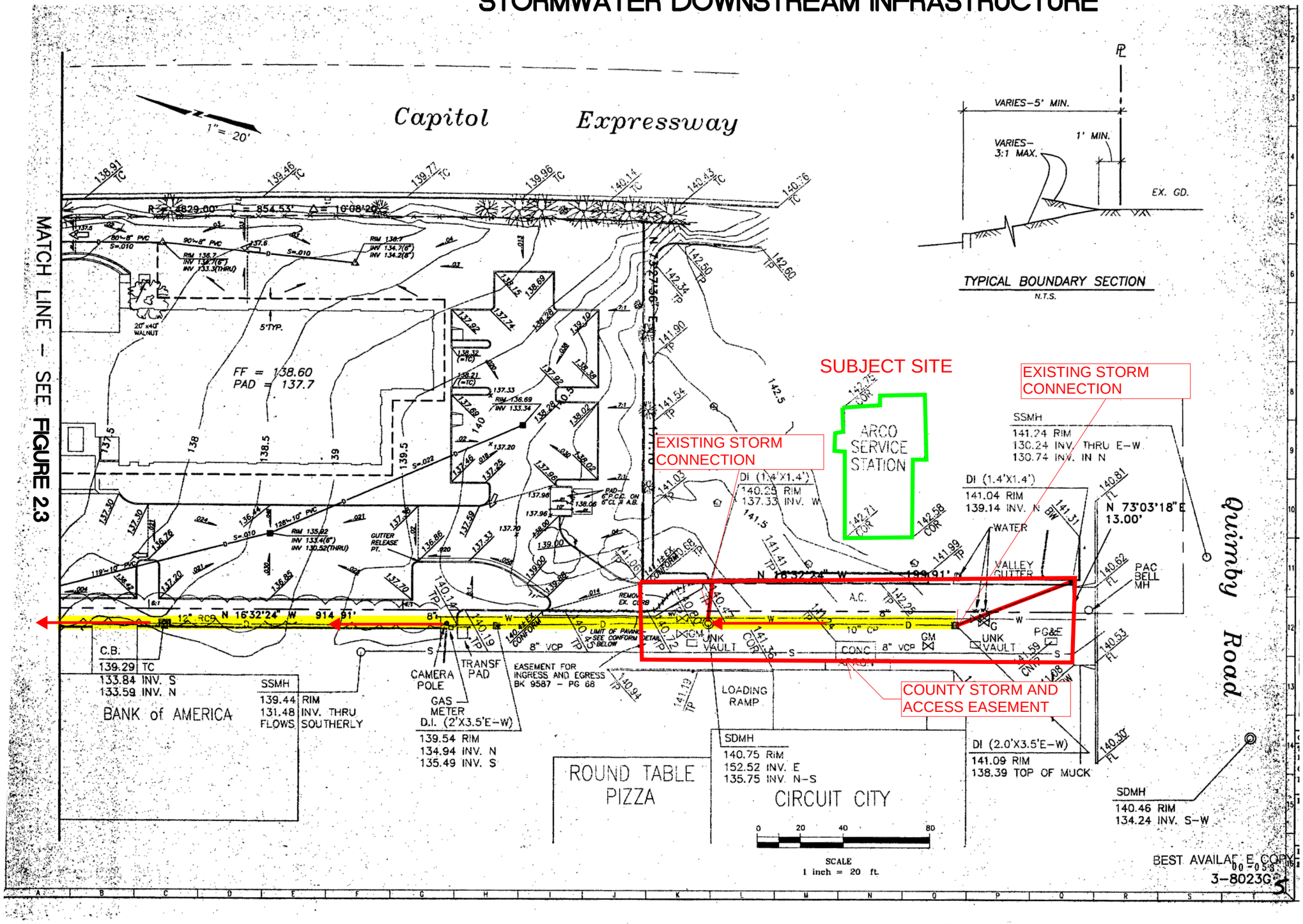

FIGURE 2.2

File:P:\18000s\18024\exhibit\Prelim Storm Figure 1.0.dwg Date/Time:5/24/2018 1:22 PM ZJONES

STORMWATER DOWNSTREAM INFRASTRUCTURE (CONT)

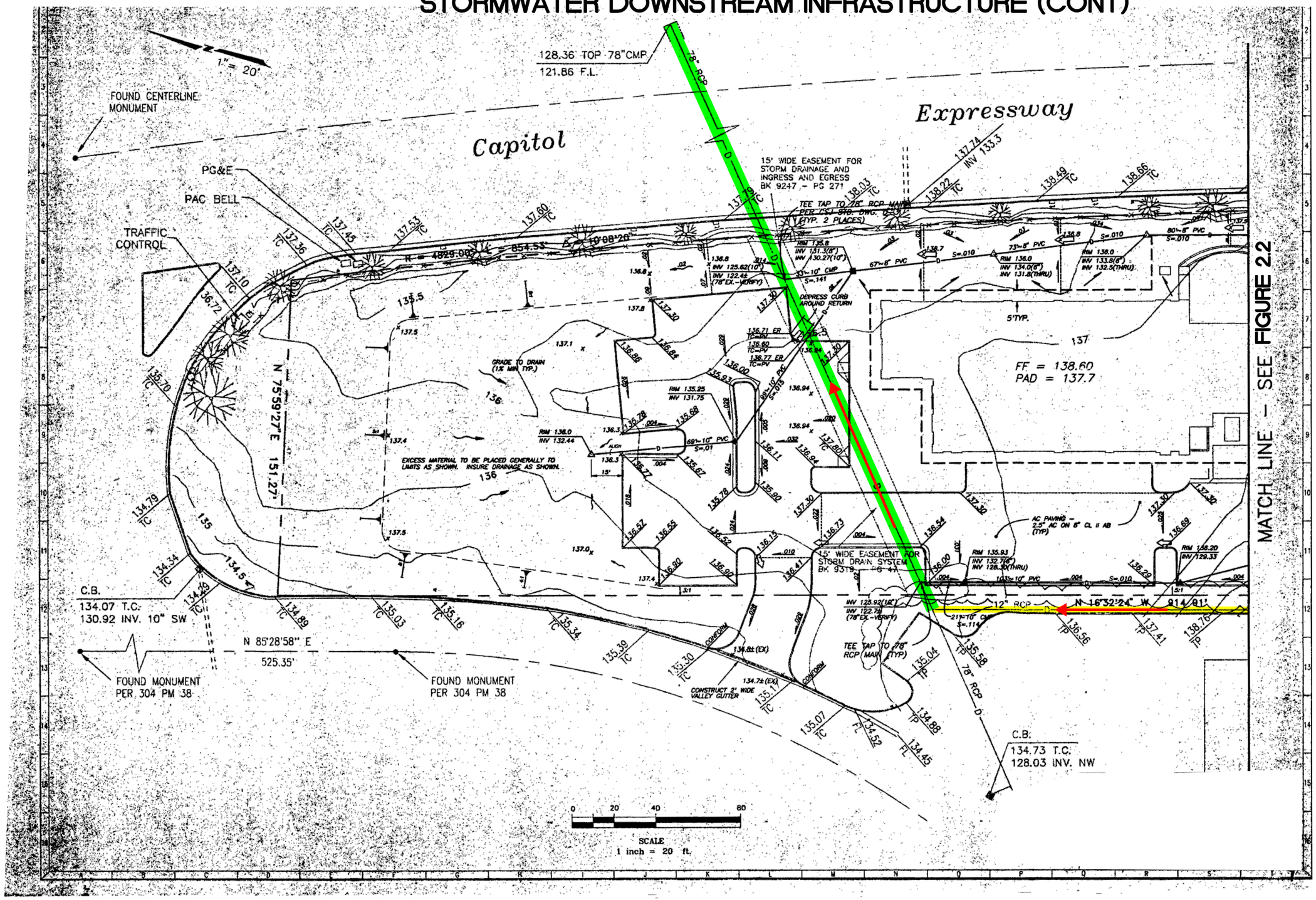

FIGURE 2.3

File:P:\18000s\18024\exhibit\Prelim Storm Figure 1.0.dwg Date/Time:5/24/2018 1:22 PM ZJONES

Tab 3.0

3.0 POLLUTANTS AND POLLUTANT SOURCES

The Trash Enclosure will be covered. Drainage from inside the trash enclosure will be collected by an area drain and conveyed to the sanitary sewer. Roof drains from the trash enclosure roof will be conveyed to TCM #2 for treatment.

The site is currently developed, and will be redeveloped, as a retail fueling station. Per source control requirements, the fueling pad is to be covered. Liquids that come in contact with the fueling pad will be conveyed to a catch basin and conveyed through an oil/water separator before being conveyed to sanitary sewer.

There is a proposed car wash on-site. The layout and grading will contain water produced from the car wash operation within the car wash area, where it will be collected and recycled through a reclaim system, and ultimately conveyed to the sanitary sewer infrastructure.

The proposed project will be a "Regulated Project" per the Municipal Regional Permit (MRP) Provision C.3.d. A Stormwater Control Plan is provided and shows the use of Low Impact Development (LID) measures to remove pollutants from stormwater runoff (per MRP Provision C.3.d) before it enters the City's storm drain system. Hydraulic design criteria, as calculated in Section 1.0, will be used to size biotreatement in the form of bioretention ponds.

Storm drains will be labeled to indicate that pollution is not to be dumped into storm structures per city standards.

Landscaping is to be selected that will minimize runoff, irrigation and chemical release in the way of pesticides and herbicides. The landscaping will promote treatment of runoff that comes in contact and resist floating away under heavy storm conditions.

Pollutant Source Controls will be performed as follows:

Source Controls

- ☐ Alternative building materials?
- ☐ Wash area/racks, drain to sanitary sewer
- ☑ Covered dumpster area, drain to sanitary sewer
- ☐ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain
- ☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
- ☐ Outdoor material storage protection
- ☑ Covers, drains for loading docks, maintenance bays, fueling areas
- ☑ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- ☑ Storm drain labeling
- ☐ Other _____

Figure 3-7: Excerpt from C.3 Data Form (Source Controls)

Tab 4.0

4.0 WATER QUALITY TREATMENT CONTROL MEASURES MAINTENANCE REQUIREMENTS

The project is subject to the requirements of a "Regulated Project". The provided stormwater plan will implement biotreatment provided by bioretention basins. The project will include construction of a new conveyance system consisting of PVC storm drains, catch basins in the parking lot areas, and Christy V12 risers in the bioretention basins. Bubblers will be used to convey stormwater from catch basins to bioretention basins where runoff cannot be conveyed using sheet flow.

The proposed storm conveyance infrastructure will be maintained to City of San Jose storm drain operation and maintenance specifications. Treatment facilities installed to meet LID requirements are to be maintained per City of San Jose specifications.

A copy of the Operation and Maintenance Manual outlining inspections, maintenance scheduling and instructions will be provided to the property owner and shall remain on site.

Tab 5.0

5.0 LICENSED CERTIFICATION

The storm drainage treatment infrastructure and numeric sizing calculations have been performed by a qualified stormwater professional, under the supervision of a California Registered Professional Engineer.

Tab 6.0

6.0
Site Access and Storm Sewer Easement Documentation

COMMITMENT FOR TITLE INSURANCE

Issued by

First American Title Insurance Company

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

SCHEDULE A

1. Commitment Date: September 14, 2016 at 7:30 A.M.

2. Policy or Policies to be issued: Amount

(A) ALTA Owner's Policy $To Be Determined
ALTA Extended Owner Policy

Proposed Insured:

To Be Determined

(B) ALTA Loan Policy $To Be Determined
ALTA Extended Loan Policy

Proposed Insured:

To Be Determined

3. (A) The estate or interest in the land described in this Commitment is:

Fee Simple as to Parcel One, an easement as to Parcel Two.

(B) Title to said estate or interest at the date hereof is vested in:

BP WEST COAST PRODUCTS LLC, A DELAWARE LIMITED LIABILITY COMPANY

4. The land referred to in this Commitment is situated in the City of San Jose, County of Santa Clara, State of California, and is described as follows:

PARCEL ONE:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA ON NOVEMBER 23, 1971, IN BOOK 293 OF MAPS, PAGE 15.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE SANTA CLARA VALLEY TRANSPORTATION AUTHORITY IN THAT CERTAIN DEED RECORDED NOVEMBER 7, 2011, AS DOCUMENT NO. 21403848, SANTA CLARA COUNTY RECORDS.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF PARCEL A AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 318 OF MAPS, AT PAGE 12, SANTA CLARA COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL A, NORTH 16° 32' 24" WEST, 31.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH, AND 51.00 FEET, NORTHERLY (MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF QUIMBY ROAD AS SHOWN ON AFORESAID RECORD OF SURVEY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

ON THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 73° 03' 18" EAST, 13.00 FEET; THENCE NORTH 16° 32' 24" WEST, 199.91 FEET; THENCE SOUTH 73° 27' 36" WEST, 36.00 FEET; THENCE SOUTH 16° 32' 24" EAST, 200.16 FEET; THENCE NORTH 73° 03' 18" EAST, 23.00 FEET TO THE TRUE POINT OF BEGINNING.

APN: 491-48-009

SCHEDULE B

SECTION ONE

REQUIREMENTS

The following requirements must be met:

(A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

(B) Pay us the premiums, fees and charges for the policy.

(C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

(D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.

(E) Releases(s) or Reconveyance(s) of Item(s): None

(F) Other: None

(G) You must give us the following information:
1. Any off record leases, surveys, etc.
2. Statement(s) of Identity, all parties.
3. Other: None

The following additional requirements, as indicated by "X", must be met:

[X] (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (as provided by company) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[X] (I) An ALTA/NSPS survey of recent date, which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

[X] (J) The following LLC documentation is required:
(i) a copy of the Articles of Organization
(ii) a copy of the Operating Agreement, if applicable
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Company Consent to the current transaction

[] (K) The following partnership documentation is required **:**
(i) a copy of the partnership agreement, including all applicable amendments thereto
(ii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iii) express Partnership Consent to the current transaction

[] (L) The following corporation documentation is required:
(i) a copy of the Articles of Incorporation
(ii) a copy of the Bylaws, including all applicable Amendments thereto
(iii) a Certificate of Good Standing and/or other evidence of current Authority to Conduct Business within the State
(iv) express Corporate Resolution consenting to the current transaction

[**X**] (M) Based upon the Company's review of that certain partnership/operating agreement dated **Not disclosed** for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.

[] (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.

[X] (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.

[] (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:

[] (Q) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.

[] (R) Financial statements from the appropriate parties must be submitted to the Company for review.

[] (S) A copy of the construction contract must be submitted to the Company for review.

[] (T) An inspection of the land must be performed by the Company for verification of the phase of construction.

[] (U) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the 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 Commitment.

1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.

2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.

3. An easement for construction and maintenance of a storm drainage system, together with the right of ingress and egress and incidental purposes, recorded March 09, 1971 as Book 9247, Page 271 of Official Records.
   In Favor of: The County of Santa Clara
   Affects: as described therein

4. Abutter's rights of ingress and egress to or from Capitol Expressway have been relinquished in the document recorded March 09, 1971 as Document No. 3966300 in Book 9247, Page 271 of Official Records .

5. Covenants, conditions, restrictions and easements in the document recorded November 12, 1971 as Book 9587, Page 68 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

6. Abutter's rights of ingress and egress to or from Quimby Road, except at approved access locations and Capitol Expressway, have been dedicated or relinquished on the map of Parcel Map on file in book 293, page 15, of Parcel Maps.

7. The terms and provisions contained in the document entitled "Notice of Granting of a Site Development Permit" recorded June 06, 1991 as Document No. 10927904 in Book L740, Page 1177 of Official Records.

   Document(s) declaring modifications thereof recorded June 29, 2003 as Document No. 11973652 of Official Records.

8. The terms and provisions contained in the document entitled "Notice of Granting of a Site Development Permit" recorded October 15, 2001 as Document No. 15911864 of Official Records.

9. The terms and provisions contained in the document entitled "Notice of Granting of a Site Development Permit" recorded November 07, 2001 as Document No. 15952082 of Official Records.

10. Covenants, conditions, restrictions and easements in the document recorded May 08, 2002 as Document No. 16254378 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but deleting any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, sexual orientation, familial status, disability, handicap, national origin, genetic information, gender, gender identity, gender expression, source of income (as defined in California Government Code § 12955(p)) or ancestry, to the extent such covenants, conditions or restrictions violation 42 U.S.C. § 3604(c) or California Government Code § 12955. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

11. The effect of a map purporting to show the land and other property, filed Book 801, Pages 1 through 37 of Record of Surveys.

12. The terms and provisions contained in the document entitled "Notice to Creditors of Bulk Sale" recorded June 05, 2014 as Document No. 22613678 of Official Records.

13. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

14. Rights of parties in possession.