



APPLICATION FOR BUSINESS PERMIT

City of Watsonville

Satish Rishi
satish@habitatmontereybay.org



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USE PERMIT APPLICATION

CITY OF WATSONVILLE – Community Development Department

250 Main Street

Watsonville CA 95076

(831) 768-3050 (831) 728-6154 fax



- ADMINISTRATIVE USE PERMIT
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- MODIFICATION/EXTENSION
- PRE-APPLICATION
- PUBLIC HEARING LABEL
- SPECIAL USE PERMIT (EXISTING CONSTRUCTION)
- SPECIAL USE PERMIT (NEW CONSTRUCTION)

FEES

\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____
\$ _____

City Use Only

File No. _____

Receipt # _____

Date Paid _____

This application is provided for applicants requesting approval of a Use Permit in the City of Watsonville. Use Permits are processed in accordance with the Watsonville Municipal Code (WMC). Applications must be filed by the legal owner of record or authorized agent. The legal owner's signature must be submitted with the application.

GENERAL INFORMATION

APPLICANT NAME HABITAT FOR HUMANITY MONTEREY BAY PHONE 831-469-4663
APPLICANT ADDRESS 108 MAGNOLIA ST., SANTA CRUZ, CA 95062
OWNER NAME SATISH RISHI PHONE 512 632 4256
OWNER ADDRESS 108 MAGNOLIA ST., SANTA CRUZ, CA 95062

SITE DESCRIPTION

STREET ADDRESS (if available) 555 MAIN STREET, WATSONVILLE
ASSESSOR PARCEL NUMBER(S) 018-231-44 and 018-231-39 LOT SIZE +/- 61,261sf
EXISTING USE JumpNAround kids recreational facility

PROPOSED USE RETAIL - CONSTRUCTION MAT'L'S, HARDWARE, FURNITURE - BOTH NEW AND USED

PROJECT DESCRIPTION

PROJECT PROPOSAL To utilize the existing building for a retail store selling both new and used goods

ZONING _____ GENERAL PLAN _____ FLOODPLAIN DESIGNATION _____

PREVIOUS APPLICATIONS FILED FOR THIS PROJECT? YES NO

IF YES, PLEASE LIST _____

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application. I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in this application is true and correct.

OWNER(S) OF RECORD (Include extra sheets if necessary)

<u>Benjamin Ow</u>	<u></u>	<u>3/10/21</u>
Printed Name	Signature	Date
_____	_____	_____
Printed Name	Signature	Date

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the California Statutes and Watsonville Municipal Code, and have been drawn to a standard engineering scale (e.g., 1"=20', 1"=50', 1"=100') or architectural scale (e.g., 1/4" = 1", 1/8" = 1") that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT/APPLICANT'S REPRESENTATIVE:

<u>SATISH RISHI</u>	<u></u>	<u>3/9/2021</u>
Printed Name	Signature	Date

USE PERMITS SUBMITTAL REQUIREMENTS

In order to accept your application, the Community Development Department requires the following information:

I. Application form and fees. Make check payable to "City of Watsonville."

II. For projects involving new construction, an increase in required parking, or change to the existing parking or landscaping, ten (10) copies of a site/plot plan.

1. **Site Plan** – 24" x 36", folded to 9" x 12" maximum, containing the following:
- A. Title Block containing:
 - Name, address and phone number of developer and/or owner
 - Name, address, phone number, license number, expiration date, and stamp of person preparing plan.
 - Address of project.
 - B. Legend containing:
 - The Assessor's Parcel Number (APN).
 - Scale.
 - A legal description of the property sufficient to locate the property.
 - Existing and proposed zoning and Master Plan designation(s).
 - Date of plan preparation with future revision boxes date plate.
 - Statement indicating current and proposed land uses.
 - Statement indicating gross and net acreage (after dedications) of property.
 - Gross square footage of existing and proposed structures including a breakdown of net leasable floor area and linear and square footage of seating (if applicable); indicate estimated square footage proposed for each different use within the structure(s); and density analysis (residential only).
 - Lot coverage (area of site covered by structure(s)) expressed as percentage of site or Floor Area Ratio (if applicable).
 - Square footage of parking and drive aisle areas.
 - Square footage of landscaping, existing and proposed, with dimensions and amount of landscaped area expressed as: 1) a percentage of the entire site; and 2) a percentage of the interior parking area (exclude

landscape areas located in the required setback areas).

- Number of parking spaces required and provided (breakdown by proposed uses, if more than one, and show calculations for each); list separately the number of covered, disabled stalls, uncovered, compact, bicycle and loading zone spaces provided.
- Type of building construction, i.e. wood frame, concrete tilt-up, steel frame concrete clad etc.
- Type of building occupancy and number of anticipated employees.

C. Plot Plan showing:

- North arrow.
- Boundaries - existing and proposed lot lines, numbers, and areas.
- Easements - location, dimensions and type of all easements.
- Grades - existing and proposed including building pad elevations, streets, and adjacent grades within 50 feet of the project boundary; show by contours of two (2) feet where grades are less than ten (10) percent and five (5) feet where greater.
- Structures - location, footprints, dimensions, distances between structures and property lines, and use of existing and proposed structures within project and extending 25 feet beyond project borders. Show open stairways and other projections from exterior building walls including entrances and exits and handicap ramps.
- Fences and Walls - location, elevation, height and composition of all existing and proposed walls, fences and retaining walls.
- Yards - distance between exterior walls of structures and other such walls and property lines. Also, indicate the required building setback lines.
- Circulation/Parking - Completely dimensioned layout of internal driveways, aisles, parking stalls, loading spaces, vehicle ingress and egress to site, sidewalks or other pedestrian walkways, and disabled access path of travel. Include appropriate required markings for disabled parking and loading zones, etc. In tabular form, indicate number of required and proposed parking spaces including disabled spaces, bicycle spaces and loading zones. Identify and give direction of all one-way aisles.
- Streets - location and cross-sections of existing and proposed rights-of-way, enriched parkways/medians, left turn lanes, improvements (sidewalks, curbs, gutters, driveways and landscaping) all completely dimensioned (on-site and off-site).
- Drainage Facilities - location, type and size (on-site and off-site). Show how project is to handle storm water and cross drainage to or from adjacent properties.
- Lighting - location and height of all exterior lighting standards and devices. Provide shop drawings of light fixtures.
- Refuse - location of all refuse disposal areas with enclosure details.
- Storage - location of outside storage areas and indication of screening method.
- Utilities - location, sizes and dimensions of all existing and proposed underground and above ground utilities and equipment (on-site and off-site). List name, address, phone number of all affected utilities. Show proposed screening of electrical transformer(s) and backflow devices.
- Signage - location of all existing and proposed free-standing signs.
- Adjacency Items - all existing uses, structures, walls, fences, yards, drainage facilities, lighting, signs, parking, trees and grades within 50 feet of the project boundary / property line.
- All driveway cuts, streets and other access points within 100 feet of any property boundary including across the street.
- Barriers - location and dimensions of all wheel/bumper stops and concrete headers separating vehicular areas from landscaped areas.

- 2. **Preliminary Landscape Plan** - Ten (10) copies of the site plan 24" x 36", folded to 9" x 12", showing location of plant material. Include legend indicating size and type of plant materials.
- 3. **Reduced Site Plan** - Ten (10) copies of the site plan reduced to 8½ x 11 in size.
- 4. **Floor Plan** - Ten (10) copies of the floor plan, no larger than 24" x 36", for each building or building type, folded to 9" x 12", showing the following:
 - A. All room and area dimensions, including existing rooms and areas adjacent to the proposed construction, and overall dimensions.
 - B. The proposed use of all rooms and areas identified and the amount of gross floor area for each use.
 - C. Occupant load calculations and Occupancy Group for each room or area and the entire structure.
 - D. Provisions for disabled access, which are required by law for buildings and facilities to be used by the public.
 - E. Statement indicating whether or not automatic fire sprinkler systems will be used in the structure or are existing.
 - F. Include locations of all exits from the building/structure.
- 5. **Reduced Floor Plan** - Ten (10) copies of the floor plan reduced to 8½ x 11 in size.

- 6. **Elevations** - Ten (10) copies of elevation drawings, 24" x 36", for all structures, folded to 9" x 12", showing:
 - A. All pertinent horizontal and vertical dimensions of existing and proposed structures. Height measurements shall be made from any point of the structure to the natural grade below.
 - B. Architectural elevations of each exposure (front, rear, both sides) of each building or structure type:
 - Show rooftop equipment and demonstrate parapet screening (identify screening material).
 - Show any adjacent structures on street elevation.
 - Include a composite elevation from street level if multiple buildings are proposed (incorporate the profile of landscaping and structures or equipment adjacent to such elevations).
 - Label each elevation with a directional (north, south, etc.) orientation.
 - C. Type of roof, window (reflectivity) and wall materials (finished surface) to be used.
 - D. Accurate color of materials.
 - E. Location(s) and dimensions for all signs, graphics, or other advertising displays proposed on-site; indicate type, color, copy (if known) and materials of construction (NOTE: Since a separate sign plan is required, make sure that the information contained in both is the same).
 - F. Roof plan showing the direction of roof elements and equipment, exterior lights, vents, ducts and other exterior mechanical utility equipment.
- 7. **Reduced Elevations** - Ten (10) copies of the elevations reduced to 8½ x 11 in size.
- 8. **Sample Card** - One (1) copy of the color and materials sample card, no larger than 8½ x 11 in size, contain representative samples of all external colors and materials of construction proposed for use on the project. Samples must be consistent with the information shown on the elevations. The card shall also identify the project location, name and address, and bear a prominent label indicating the File Number(s) it is associated with, or leave space for staff to add it.
- 9. **Detailed Description and Required Findings** - One (1) copy of a detailed description of the project. Include justification of required findings for the development application pursuant to the appropriate section of the Watsonville Municipal Code.
- 10. **Environmental Information Form** - One (1) copy of the environmental information form. Attached additional sheets and technical studies, as necessary.
- 11. **Vicinity Map** - One (1) copy of the vicinity map on 8½ x 11 paper at a scale clearly indicating the subject parcel(s) and showing the existing major street patterns, adjoining projects, subdivisions, water courses, and other significant landmarks within a one-mile radius of the exterior boundaries of the site sufficient to locate the proposed project in relationship to the surrounding community.
- 12. **Title Report** - Two (2) copies of the Preliminary Title Report for the subject property prepared within the last twelve months which includes a declaration of all easements of record and copies of all easement/declaration instruments referenced.
- 13. **Grading/Drainage Plan** - Ten (10) copies of a conceptual grading/drainage plan, no larger than 24" x 36", folded to 9" x 12", showing the following:
 - A. The proposed and existing shape, height and grade of the site including the direction of drainage flow, existing trees and percent of grade.
 - B. All proposed drainage facilities including retention basins, sand/oil separators, drop inlets, etc. Proposed facilities must be designed in accordance with the submitted hydrology study.
 - C. All proposed cuts and fills coordinated with the proposed phasing of the project.
 - D. All quantities of cut and fill and their ultimate disposition.
 - E. All erosion control measures including proposed detention basins and retaining walls.
 - F. Cross-sectional profiles for existing and proposed grade changes, include all retention areas.
 - G. Location of perimeter walls, if applicable, and relationship of the walls to slopes and other walls, existing and proposed. Where existing and proposed walls are shown, identify distance between wall faces and indicate grade differential, if any.
- 14. **Drainage Report** - A conceptual drainage report that supports the conceptual drainage plan.*
- 15. **Soils Report** - A preliminary soils/geotechnical report supporting the proposed grading and project design.*
- 16. **Storm Water Control Plan** - A storm water control plan demonstrating that new LID measures will meet the performance standards of the City's Stormwater Post Construction Ordinance.*

* Please contact Thomas Sharp at 768-3050 to determine if required for your submittal

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2018



ENVIRONMENTAL INFORMATION FORM

CITY OF WATSONVILLE – Community Development Department

250 Main Street
Watsonville, CA 95076
(831) 768-3050 (831) 768-6154 fax

The following environmental information form is to be completed by the project applicant, in accordance with section 21160 of the California Environmental Quality Act (CEQA) and section 15060 of the *CEQA Guidelines*. Please provide answers to the questions below. Attach additional sheets, if necessary.

GENERAL INFORMATION

APPLICANT NAME HABITAT FOR HUMANITY MONTEREY BAY PHONE 831 469 4663
APPLICANT ADDRESS 108 MAGNOLIA ST., SANTA CRUZ, CA 95062
ASSESSOR'S PARCEL _____ ZONING DISTRICT _____
NUMBER(S) SITE ADDRESS (OR 555 MAIN STREET, WATSONVILLE
LOCATION) _____ AIRPORT SAFETY ZONE _____

PROJECT INFORMATION

PROJECT DESCRIPTION (i.e., What will be constructed? Proposed use? Project objectives?)
Utilize existing space/building for a retail store selling new and used goods.

SITE SIZE (acres or square feet) + - 61,261sf
PROJECT DEVELOPMENT (square feet and no. of floors) + - 9,375sf
NUMBER OF PARKING SPACES (off-street) 55
IMPERVIOUS SURFACE AREA (square feet) + - 61,261sf
PROPOSED PROJECT SCHEDULING/PHASING Existing building

FOR RESIDENTIAL PROJECTS, indicate the number of units, schedule of unit sizes, and household size(s) expected. _____

FOR COMMERCIAL PROJECTS, indicate the type, estimated employment per shift, estimated occupancy, square-footage of sales area, loading facilities, hours of operation, and whether it is neighborhood, city or regionally oriented. RETAIL STORE;
3-4 EMPLOYEES/DAY; 10AM-4PM;

FOR INDUSTRIAL PROJECTS, indicate type, estimated employment per shift, and loading facilities. _____

FOR INSTITUTIONAL PROJECTS, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, hours of operation, and anticipated community benefits. _____

CONDITIONAL ENTITLEMENTS: if the project involves a Variance, Conditional Use Permit, or Rezoning, state this and indicate clearly why the application is required. _____

ENVIRONMENTAL SETTING

EXISTING SETTING: Describe the natural characteristics (e.g., topography, drainage, soil stability, vegetation, habitat, etc.) on the project site. Existing building

EXISTING LAND USES: Describe any existing structures onsite and the use(s) of the structures. Attach photographs of the site. Existing commercial building

ADJACENT LAND USES: Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, retail stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. School to the East, Main Street to the West, Commercial properties to the north and south.

TECHNICAL STUDIES: Are there any known technical reports that evaluate the property or the proposed project (e.g., biological, archaeological/cultural, historic, geologic, soils, etc.)? Indicate which reports will be submitted with this application. No.

APPLICABLE ENVIRONMENTAL ASPECTS

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO

- 1. Change in existing features of any hills or substantial alteration of ground contours.
- 2. Change in scenic views or vistas from existing residential areas or public lands or roads.
- 3. Change in pattern, scale or character of general area of project.
- 4. Significant amounts of solid waste or litter.
- 5. Change in dust, ash, smoke, fumes or odors in vicinity.
- 6. Change in stream or groundwater quality or quantity or alteration of existing drainage patterns.

- 7. Substantial change in existing noise or vibration levels in the vicinity.
- 8. Site on filled land or on slope of 10 percent or more.
- 9. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- 10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 11. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- 12. Relationship to a larger project or series of project.
- 13. Creation of one acre or more of impervious surface area on the project site.

REDUCTION OR AVOIDANCE OF IMPACTS

Discuss possible actions that could reduce or avoid any potential adverse environmental impacts associated with the project or its effects, as raised in the previous section (Applicable Environmental Aspects).

N/A

CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief. If any of the facts represented here change, it is my responsibility to inform the City of Watsonville.

APPLICANT SIGNATURE Satish Rishi DATE _____

STAFF USE ONLY

Environmental Information Form reviewed and found to be complete: Yes No

If no, the following additional information is needed: _____

STAFF SIGNATURE _____ DATE _____



Our Vision

A world where everyone has a decent place to live.

Who We Are

Habitat for Humanity Monterey Bay is an independent locally operated and funded affiliate of Habitat for Humanity International. Our mission is to build decent, affordable homes and provide home ownership opportunities to qualified families who live and work in Santa Cruz and Monterey Counties.

How It Works

Habitat for Humanity is not a giveaway program. Families purchase our homes with a down payment, sweat equity, and an affordable mortgage.

Homeowner families are chosen according to their need, their ability to repay a zero or no-interest loan, and their willingness to work in partnership with Habitat. Each Habitat homeowner contributes 500 hours in sweat equity towards the construction of a Habitat home.

Who Can Be Involved Everyone! Habitat for Humanity Monterey Bay has an open-door policy. All who believe in decent affordable places to live for everyone are welcome to help with our work, regardless of race, religion, age, gender, sexual orientation, or political views. We welcome volunteers and supporters from all backgrounds, and serve the same.

As a matter of policy, Habitat for Humanity International and its affiliated organizations do not offer assistance on the expressed or implied condition that people must either adhere to or convert to a particular faith, or listen and respond to messaging designed to induce conversion to a particular faith. Our members, volunteers, and supporters are linked simply by the common belief in decent housing for everyone.

What We've Built

Together, our volunteers and families have built 55 homes, with further plans extending through the foreseeable future.

Who It Benefits

Habitat for Humanity Monterey Bay is a community-based organization, and we strive to make a positive impact on as many people as possible.

There is more to our program than just providing affordable homeownership for low and very low-income families. Partner families attend workshops on budgeting and financial management. Our partner families acquire skills and knowledge that will enable them to establish a foundation upon which they can gain economic stability and build a brighter future for their children.

Our volunteers come from a wide range of backgrounds with a massive variety of skills. Anyone can come and put decades of knowledge to work building affordable housing, or come in with no experience and learn how to construct a home from the ground up.

Habitat homes cannot be sold for a profit, and, should the homeowners wish to move, will be sold back to the organization at mortgage value, where they will be fixed up and remain affordable housing. Every home we build helps keep the Monterey Bay region a place where working class people can continue to raise their families.

Our ReStores accept donations of new and gently used furniture, building materials and household items, keeping them out of landfills, and then sell them at affordable prices. All profits from the ReStores fund our building projects.

Habitat for Humanity Monterey Bay brings people together to build homes, communities and hope.



Habitat for Humanity Monterey Bay ReStore - Watsonville

Overview:

The ReStores serve three main purposes. One, through donations, they allow us to raise money which we use for building affordable homes in the community; Second, through our flexible work schedule, they provide employment to members of our community as well as an opportunity for others to volunteer; and Third, they reduce the amount of materials going to landfill and allow many gently used items to provide benefit to a second or third owner, prolonging the useful life. In 2020 the Santa Cruz ReStore diverted over 450 tons of reusable goods from the landfill.

Our Santa Cruz ReStore has been in operation since August 2012 and for the past 9 years, has been located at the Westside in Santa Cruz. Our current lease is ending in June of 2021. As we considered where to relocate our ReStore, we evaluated a few locations that would be both economical for us and also provide us with the donors and customers we need to be successful. The location of 555 Main Street, Watsonville meets our needs, and we are negotiating a lease with the Ow Family.

In moving to Watsonville, we believe that in addition to serving the communities of Santa Cruz and Watsonville, we will be able to attract new customers and donors from South San Jose, Morgan Hill and Gilroy, who would have found travel to the West-side of Santa Cruz to be inconvenient.

The ReStore accepts donations of new and gently used construction materials, furniture, appliances and household items. We have received new doors, windows, flooring, lumber, shower stalls, faucets to name a few of the newer building materials, which are purchased at a discount by DIY homeowners or contractors. We have also received used hardware, which is sorted and binned by our employees and volunteers, and then resold. Occasionally, we have received appliances that might have been dinged during transit, which stores like Home Depot and Lowes donate to us, and we sell them to our customers.

Staffing & Operations:

Each ReStore has a Store Manager who reports to the Director of ReStores. There is a staff of three full-time and two part-time employees at the ReStore, usually supported by volunteers from the community. The employees work on a rotating shift system and individually work less than 40 hours a week. Some of the employees are students, pursuing their degree and for some, it is a second job, allowing them to supplement their family's income. The work is

overseen by the Director of ReStores, who is at the store two - three days a week. The proposed ReStore has a main entrance facing the street and a rear entrance facing the parking lot, through which products will be received and delivered.

We expect the working hours to be Tuesday to Sunday, from 10 a.m. to 4 p.m., but if there is strong demand, we may also open up the hours on Monday from 10 a.m. to 4 p.m.

Layout:

The proposed layout of how the merchandise we expect to display the merchandise is attached. The landlord has applied/will apply for a permit to add a rolling door or a double door at the will adjacent to the parking lot, as indicated in the drawing.

Parking Area:

We expect to have one or two of our trucks (16') parked in the parking lot overnight. The loading or unloading of goods will be conducted through the double doors in the back, adjacent to the parking lot.

Donation drop-off, loading and unloading will be done in the area close to the dumpster, (as shown in the attached Plan) so as not to impede the flow of traffic in the parking lot.

The landlord has given us permission to place a storage container in the parking lot, towards the corner of the property, as long as it does not impede the gate for the school or impede the trash collection area. We hope to receive clearance from the City Planning to be able to place the container or a portable shed in that area for a twelve to eighteen month period.

Expansion:

If we are successful, we would like to expand our presence in Watsonville and the landlord has provided us an option to lease the adjacent property (currently Ramos Furniture). A footprint of the combined areas is attached.

Financial Plan:

The location in Watsonville is smaller than the existing location in Santa Cruz (approx. 9,400SF vs. 16,600SF). Due to a smaller location, we will have lower operating expenses and expect to maintain sales of approx. \$40/SF of retail space. We expect that the overall operation will be profitable. We have an option to expand, and if we are successful in our first year, we will exercise our option and expand. If we find that we are not generating the revenue and profits as we expected, we will maintain our existing footprint.

It is our expectation that we will be successful and expand, to approximately 20,000SF and increase sales to between \$800-900,000 annually in two years, and to contribute between \$70-\$80,000 in sales tax revenue to the City.

	Annual	Annual	Comments
\$\$	FY 2021	FY 2022	
Income			
Revenue	692,322	430,000	Lower revenue due to smaller space
Gross Profit	680,075	417,754	
Expense			
Employee Expense Non Payroll	1,240	840	
Total - Expense	496,418	398,639	Lower rent and expenses due to smaller space
Net Ordinary Income	183,658	19,115	

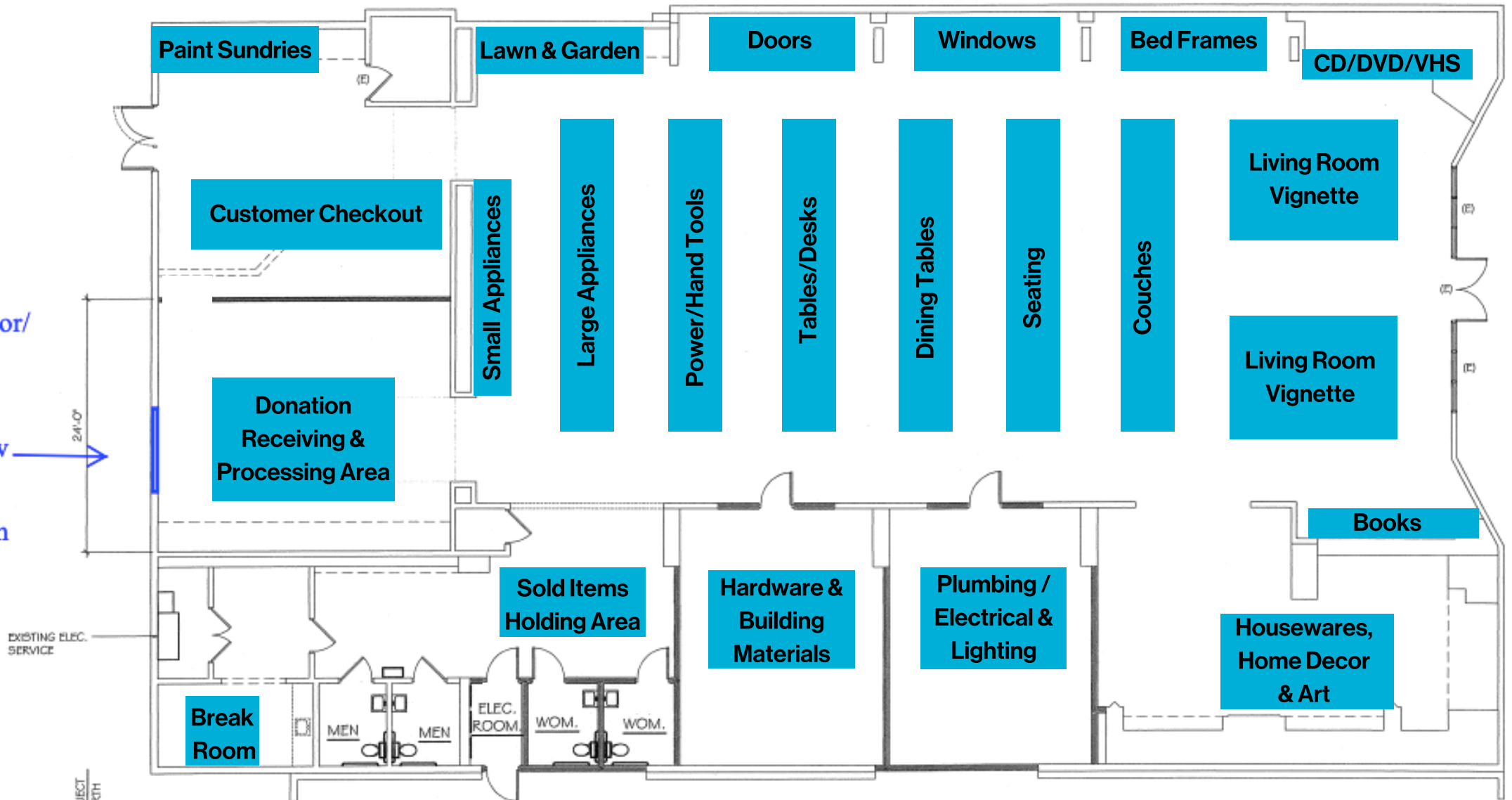
Community Engagement:

As a non-profit that is focused on the well-being of the community we work in, The ReStores have a legacy of giving back. We have offered the victims of the CZU, River, Carmel and Dolan fires a 75% discount on anything that they need to re-establish their homes and lives. To date, we have completed over five hundred discounted transactions for fire victims.

We have joined the Watsonville Chamber of Commerce, and are excited to become a part of the business community and serve the needs of our Watsonville customers.

CURRENT LAYOUT PLAN

New roll up door/
double door
Plans being
engineered now
and will be
submitted when
complete



FLOOR PLAN

SCALE: 1/8" = 1'-0"

DESCRIPTION

REAL PROPERTY IN THE CITY OF WATSONVILLE, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THEREON BELONGING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE LAND CONVEYED TO MIKE RESETAR, ET AL, BY DEED RECORDED NOVEMBER 27, 1945 IN VOLUME 527, PAGE 275 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LAND OF RESETAR ON THE SOUTHWESTERLY LINE OF MAIN STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF MAIN STREET 60.00 FEET, MORE OR LESS, TO THE NORTHERLY CORNER OF THE LANDS DESCRIBED IN THE DEED TO THE CITY OF WATSONVILLE BY DEED RECORDED JULY 20, 1960 IN VOLUME 1333, PAGE 308 OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY OF LANDS OF THE CITY OF WATSONVILLE, AND THE PROLONGATION THEREOF 300.00 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LAND OF RESETAR; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LAND 80 FEET, MORE OR LESS, TO THE WESTERLY CORNER OF SAID LAND OF RESETAR; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID LAND 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE LAND CONVEYED TO MIKE RESETAR, ET AL, BY DEED RECORDED NOVEMBER 5, 1953 IN VOLUME 936, PAGE 157, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STATION ON THE WESTERLY BOUNDARY OF SAID LAND, AT THE WESTERMOST CORNER OF THE LAND CONVEYED BY MIKE RESETAR, ET AL, TO THE CITY OF WATSONVILLE, BY DEED RECORDED JULY 20, 1960 IN VOLUME 1333, PAGE 308, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, AND BEING DISTANT 220.00 FEET SOUTHWESTERLY FROM THE SOUTHWESTERLY SIDE OF MAIN STREET, RUNNING THENCE SOUTHWESTERLY 80.00 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY PARALLEL WITH MAIN STREET, 65.83 FEET TO THE WESTERMOST CORNER OF THE LAND NOW OR FORMERLY OF WILLIAM H. NEBLING, ET UX.; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY OF SAID LAND OF WILLIAM H. NEBLING, ET UX., 80.00 FEET TO THE SOUTHWESTERLY BOUNDARY OF THE LAND CONVEYED TO THE CITY OF WATSONVILLE, AS AFORESAID; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LAND, NORTHWESTERLY 65.83 FEET TO THE PLACE OF BEGINNING.

PARCEL THREE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A NON-EXCLUSIVE RIGHT OF WAY 12.00 FEET WIDE, APPURTENANT TO PARCEL TWO, LYING 6.00 FEET ON EACH SIDE OF A LINE RUNNING THE FULL LENGTH OF THE REAL PROPERTY DESCRIBED IN THE DEED FROM MIKE RESETAR, ET AL., TO THE CITY OF WATSONVILLE, RECORDED JULY 20, 1960, IN VOLUME 1333, PAGE 308, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND SITUATED HALF WAY BETWEEN NORTHWEST AND SOUTHWEST THEREOF, AS SET OUT IN THE DEED FROM MIKE RESETAR ET AL., TO MCMAHAN FURNITURE CO., OF SALINAS, A LIMITED PARTNERSHIP, RECORDED JANUARY 4, 1965 IN VOLUME 1667, PAGE 316, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL FOUR:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY WALL LINE OF MAIN STREET DISTANT 31 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF LOT 26 AS LAID DOWN AND DESIGNATED IN THE SURVEY AND MAP MADE BY JAMES T. STRATTON IN THE FIRST DEGREE OF PARTITION OF THE RANCHO BOLSA DEL PAJARO AS THE SAME APPEARS OF RECORD IN THE COUNTY CLERK'S OFFICE IS SAID SANTA CRUZ COUNTY IN SAID ACTION OF PARTITION AND RUNNING THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID MAIN STREET 65.40 FEET; THENCE AT RIGHT ANGLES WITH SAID WESTERLY WALL LINE OF SAID MAIN STREET SOUTH 55°13' WEST 300 FEET; THENCE AT RIGHT ANGLES SOUTH 34°47' EAST 65.40 FEET; THENCE AT RIGHT ANGLES NORTH 55°13' EAST 300 FEET TO THE POINT OF BEGINNING.

BEING THE NORTHERLY PART OF LOT 26 AND THE SOUTHERLY PART OF LOT 27 ACCORDING TO SAID STRATTON'S MAP.

PARCEL FIVE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF LOTS 27 AND 28, AS SHOWN ON THE STRATTON MAP OF LANDS IN THE CITY OF WATSONVILLE AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF MAIN STREET FROM WHICH POINT THE SOUTHEASTERLY LINE OF FIFTH STREET BEARS NORTH 34° 47' WEST 51.0 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID LINE OF MAIN STREET SOUTH 34° 47' EAST 111.53 FEET TO A POINT; THENCE LEAVING SAID LINE OF MAIN STREET SOUTH 55° 13' WEST 300.00 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 27 OF THE STRATTON MAP WHICH IS ALSO THE NORTHEASTERLY LINE OF LOT 87 OF THE RANCHO BOLSA DEL PAJARO; THENCE ALONG THE NORTHEASTERLY LINE OF LOTS 87 AND 88 OF THE RANCHO BOLSA DEL PAJARO NORTH 34°47' WEST 56.0 FEET TO A POINT FROM WHICH THE SOUTHEASTERLY LINE OF FIFTH STREET BEARS NORTH 34°47' WEST 106.53 FEET DISTANT; THENCE LEAVING SAID BOUNDARY LINE NORTH 55° 13' EAST 90.00 FEET; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF MAIN STREET NORTH 34°47' WEST 106.53 FEET TO THE SOUTHEASTERLY LINE OF FIFTH STREET; THENCE ALONG THE SOUTHEASTERLY LINE OF FIFTH STREET NORTH 55° 13' EAST 30 FEET TO THE WESTERLY CORNER OF LANDS OF C.M. NEAL; THENCE ALONG THE SOUTHWESTERLY LINE OF LANDS OF C.M. NEAL SOUTH 34° 47' EAST 51.0 FEET TO THE SOUTHERLY CORNER OF SAID LAST MENTIONED LANDS; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED LANDS OF NEAL, PARALLEL WITH THE SOUTHEASTERLY LINE OF FIFTH STREET NORTH 55°13' EAST 180.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED LAND CONVEYED IN THE DEED FROM EDWARD M. GUBBINI, ET UX., TO MERCHANTS NATIONAL REALTY CORPORATION, A DELAWARE CORPORATION, RECORDED AUGUST 11, 1967 IN VOLUME 1833, PAGE 456, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL SIX:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE LANDS CONVEYED IN THE DEED FROM MERCHANTS NATIONAL REALTY CORPORATION, A CORPORATION, TO EDWARD M. GUBBINI, ET UX., RECORDED AUGUST 11, 1967 IN VOLUME 1833, PAGE 460, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF WEST FIFTH STREET WITH A LINE PARALLEL WITH AND PERPENDICULARLY DISTANT 20 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF A LOT FORMERLY OWNED BY ONE SLIGHT, AS LAST SAID LINE IS MENTIONED IN THE DEED FROM ATTERIDGE TO ATTERIDGE, RECORDED IN VOLUME 298, PAGE 177, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; SAID POINT OF BEGINNING BEING DISTANT ON SAID SOUTHEASTERLY LINE OF WEST FIFTH STREET SOUTH 55° 15' WEST 280.00 FEET, MORE OR LESS, FROM THE SOUTHWESTERLY LINE OF MAIN STREET; THENCE ALONG SAID LINE PARALLEL TO THE LINE OF SLIGHT SOUTH 34° 44'30" EAST 106.53 FEET TO A POINT ON A LINE PARALLEL WITH AND PERPENDICULARLY DISTANT 106.53 FEET SOUTHEASTERLY OF SAID SOUTHEASTERLY LINE OF WEST FIFTH STREET; THENCE ALONG SAID LAST PARALLEL LINE SOUTH 55° 13' WEST 20.00 FEET TO SAID NORTHEASTERLY LINE OF THE LANDS FORMERLY OF SLIGHT; THENCE ALONG SAID LINE FORMERLY OF SLIGHT NORTH 34°44'30" WEST 106.53 FEET TO THE SOUTHEASTERLY LINE OF WEST FIFTH STREET; THENCE ALONG SAID LINE OF WEST FIFTH STREET NORTH 55°13' EAST 20.00 FEET TO THE POINT OF BEGINNING.

APN: 018-231-44 AND 018-231-39

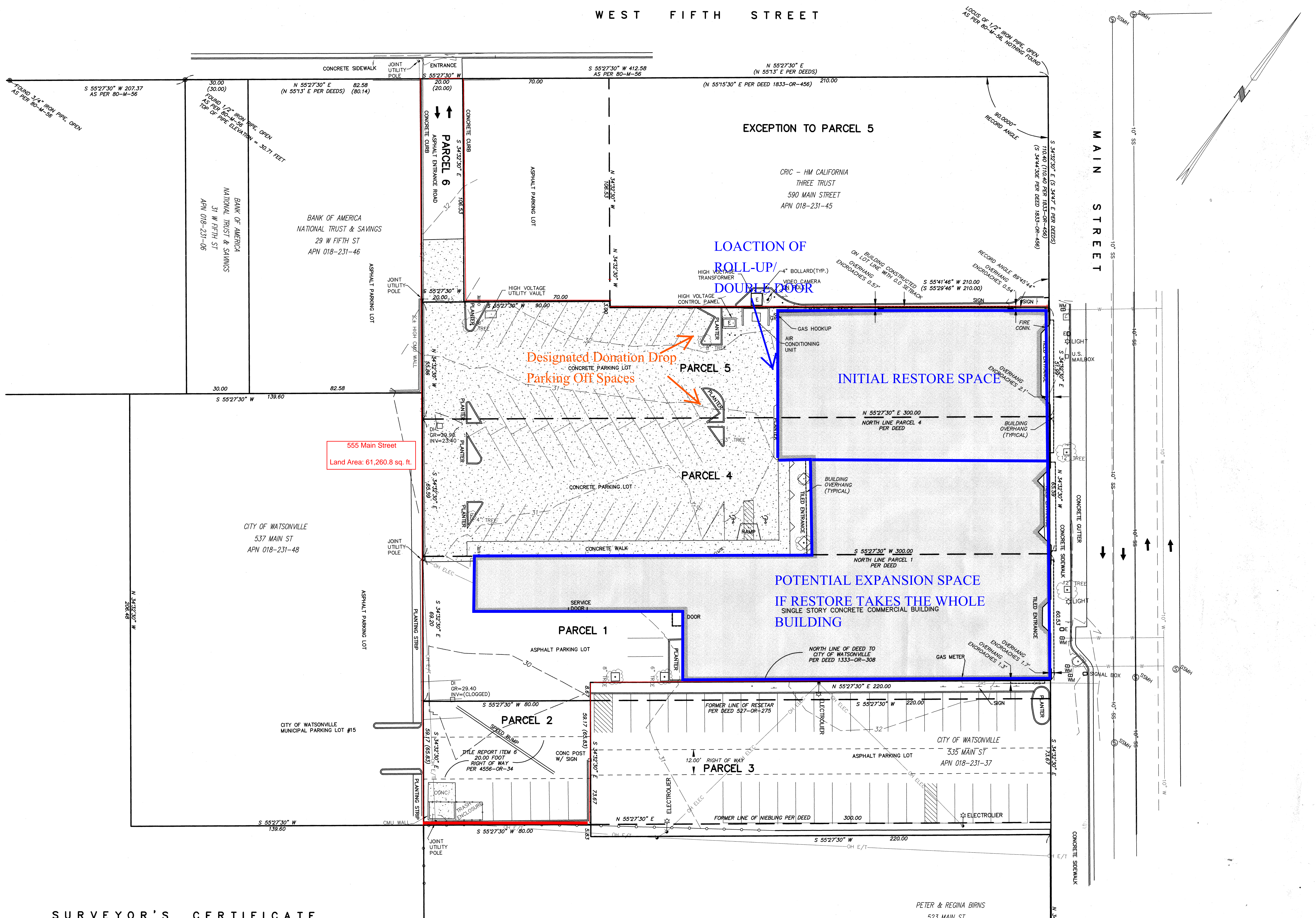
EXCEPTIONS TO TITLE

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1913 AS IN BOOK 248 OF DEEDS, PAGE 399 IN FAVOR OF: COAST COUNTIES GAS AND ELECTRIC COMPANY, A CORPORATION THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 18, 1913 AS IN BOOK 248 OF DEEDS, PAGE 400 IN FAVOR OF: COAST COUNTIES GAS AND ELECTRIC COMPANY, A CORPORATION THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CENTRAL DOWNTOWN REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY DOCUMENTS RECORDED IN BOOK 2336, PAGE 261 AND IN BOOK 3462, PAGE 602, AND IN BOOK 5049, PAGE 257, OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND INCIDENTAL PURPOSES, RECORDED AUGUST 31, 1989 AS IN BOOK 4556, PAGE 34 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF WATSONVILLE, A MUNICIPAL CORPORATION AFFECTS PARCELS ONE, TWO AND THREE.
- AN UNRECORDED LEASE DATED NONE SHOWN, EXECUTED BY CRIC-HM CALIFORNIA THREE TRUST, A DELAWARE BUSINESS AS LESSOR AND HELLO-METERS COMPANY, A VIRGINIA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED AUGUST 18, 1998 AS INSTRUMENT NO. 1998-0048217 OF OFFICIAL RECORDS

NOTE

THIS SURVEY REFLECTS ONLY THOSE EASEMENTS RECITED IN THE FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT DATED AUGUST 2, 2002 ORDER NO.4401-189698-2&2

WEST FIFTH STREET



SURVEYOR'S CERTIFICATE

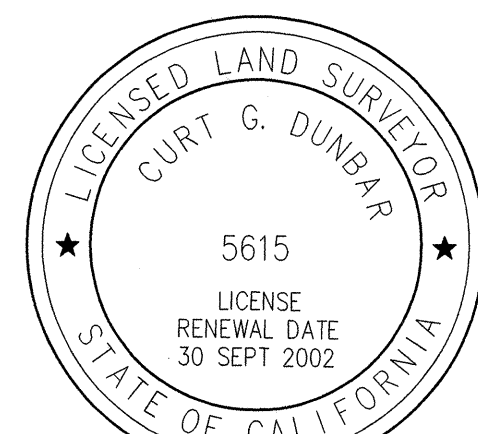
TO:
GEORGE OW, JR
FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1,2,3,4,6,7(a), 7(b), 8,9,10,11(a), 11(b),13,14,15,16 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

I HEREBY CERTIFY THAT THIS SURVEY MADE UNDER MY SUPERVISION IN SEPTEMBER 2002 CORRECTLY SHOWS THE RELATION OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND INDICATED HEREON; THAT THE WALLS OF SAID BUILDINGS ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND, NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND, EXCEPT AS SHOWN

DATE: SEPTEMBER 18, 2002

SIGNED: *Curt G. Dunbar*
CURT G. DUNBAR, LS 5615
LICENSE RENEWAL DATE 9-30-2002



UTILITIES

UNDERGROUND UTILITIES ARE COMPILED FROM RECORD INFORMATION AND AS FIELD LOCATED BY "USA" LOCATING SERVICES
NO WARRANTY IS IMPLIED OR EXPRESSED AS TO THE COMPLETENESS OR LOCATIONS OF UNDERGROUND UTILITIES.
ALL UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON FOUND MONUMENTS ALONG THE SOUTHERN SIDELINE OF WEST FIFTH STREET AS SHOWN ON THAT MAP FILED IN VOLUME 80 OF MAPS AT PAGE 56, SANTA CRUZ COUNTY RECORDS

= NORTH 55°27'30" EAST

VESTING

THE PROPERTY IS VESTED IN:
SOUTH POINT, INC., AS DISCLOSED BY
THE FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE
REPORT DATED AUGUST 2, 2002 ORDER NO.4401-189698-2&2

VERTICAL DATUM

VERTICAL DATUM IS CITY OF WATSONVILLE DATUM (USGS)
CONTOUR INTERVAL IS ONE FOOT
BENCHMARK = # W-127 : ELEVATION = 30.30
BENCHMARK # W-127 = BRONZE CAP IN CONCRETE SIDEWALK
NEAR THE NORTHWEST CORNER OF WEST FIFTH ST & RODRIGUEZ ST

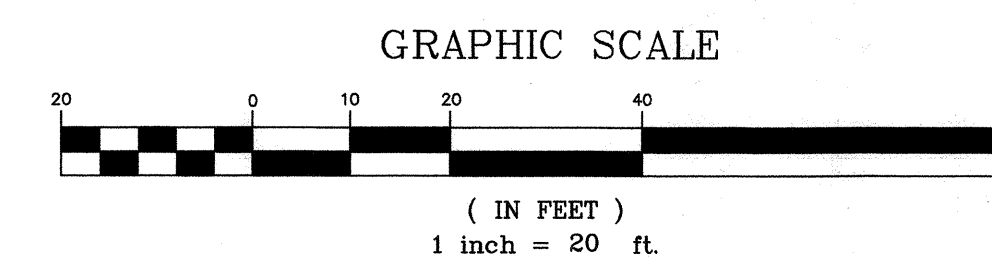
LEGEND

- = Concrete curb & gutter
- ⊙ = Found iron pipe, size and type as noted
- ⊙ = Set plug and tag, LS 5615 on 2.00 foot offset to property line, unless otherwise noted
- (100) = Record data from deeds and maps
- R&M = Record and measured
- SS-- = Underground sewer
- ⊠ = Water meter
- ⊙ = Joint pole w/ anchor
- ⊙ = Fence
- ⊙ = Light

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF

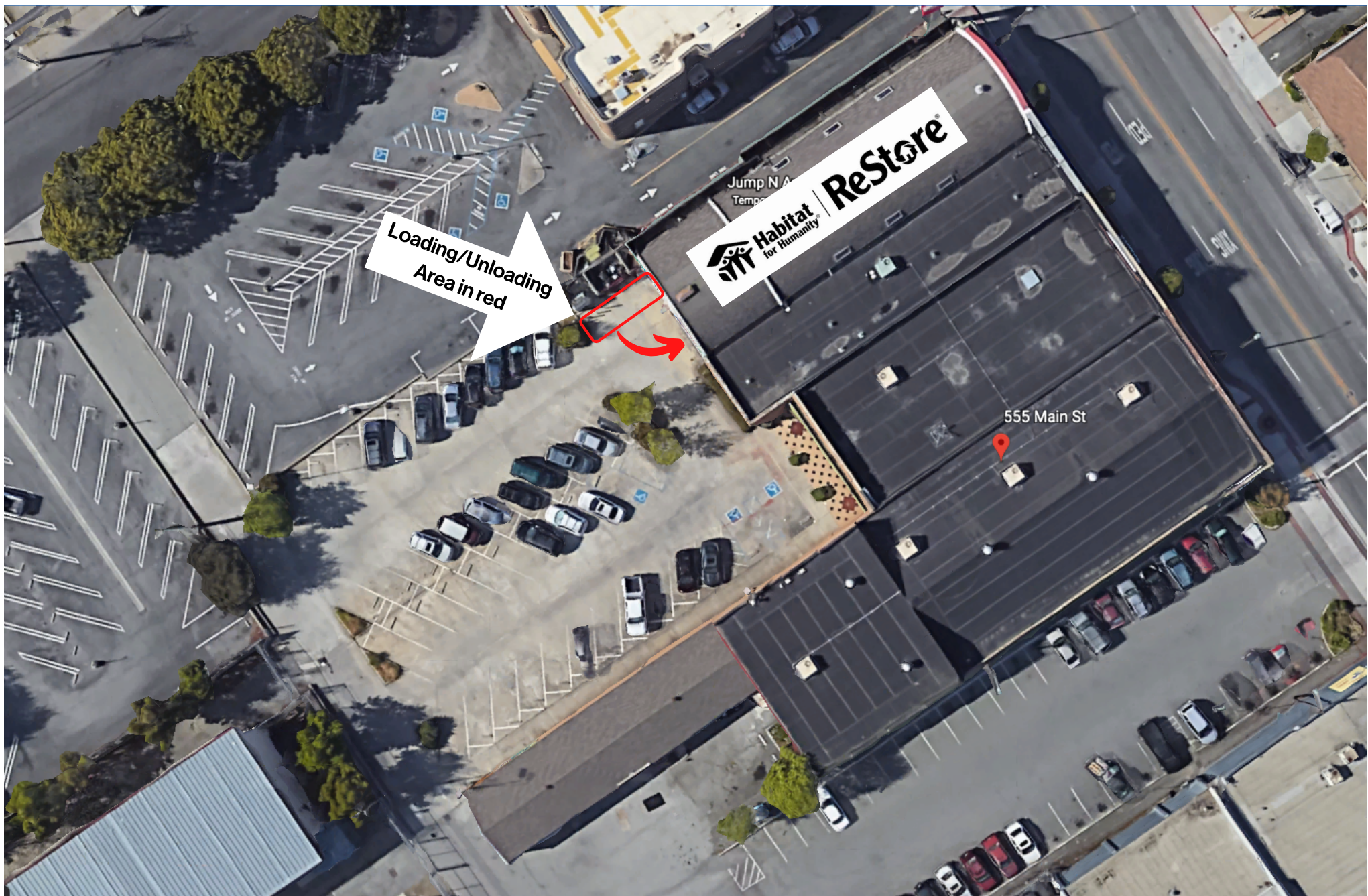
FEMA

THE PROPERTY IS LOCATED IN A FEMA ZONE C "AREAS OF MINIMAL FLOODING" AS SHOWN ON FEMA MAP WITH COMMUNITY PANEL NUMBER 060357 004 C WITH AN EFFECTIVE DATE OF JUNE 15, 1984



APN: 018-231-39,018-231-39

DUNBAR AND CRAIG LICENSED LAND SURVEYORS 1011 CEDAR STREET, SANTA CRUZ, CA 95060 P.O. BOX 5028, SANTA CRUZ, 95061 (831) 425-1333		ACSM/ALTA SURVEY 555 & 541 MAIN STREET SITING IN CITY OF WATSONVILLE County of Santa Cruz, State of California	
LS NO. 5615 RENEWAL DATE 9/30/2002	DATE: SEPTEMBER, 2002	CHECKED: C DUNBAR	INDEX
SCALE: 1 INCH = 20 FEET	DRAWN: B HAPPEE	FILE NO. 02408	SHEET ONE
FIELDWORK: K SEEGER	ACAD NO. 02408ALTDWG	FILE NO. 02408	ONE OF ONE



Donation Unloading and purchase loading would be done in front of the dumpster area outlined in red above. We feel this area will be the most out of the way to not block the flow of traffic in the parking lot area in the rear of the building. However depending on the size of the items they may be loaded/unloaded in any of the spots in the parking lot.

PARKING, LOADING & UNLOADING LOCATIONS

color palette

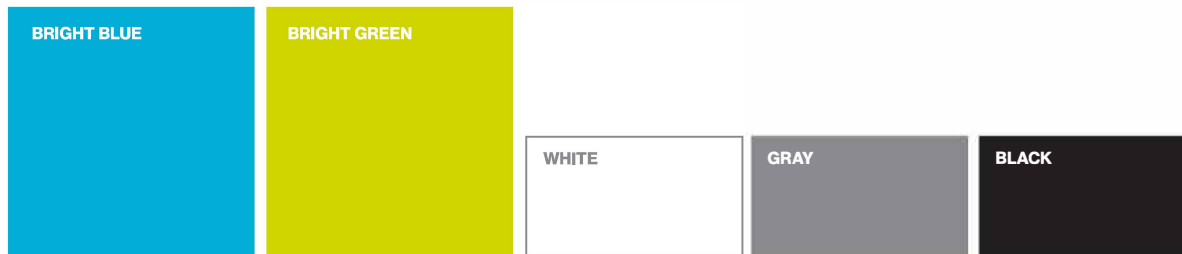
Color is an integral part of our brand and with consistent application can provide impact and brand recognition throughout all communications.

PRIMARY COLORS

Our primary palette was selected to help the brand feel vibrant, friendly and optimistic.

Bright blue and bright green are influenced by the traditional blue and green of our Habitat logo; these new shades infuse a bold energy into the brand. These colors are often used as solid backgrounds with reversed copy or can appear as large, transparent callouts and display text treatments over brand photography.

White, gray and black round out the primary palette and are typically used for typography and support messaging. White also is incorporated as a background color to contain text and graphics and to provide a bright, uncluttered space to ensure legibility. Gray can be tinted to meet user interface and print needs.



PANTONE® 638	PANTONE® 382	White	Cool Gray 8	Black
C: 86 M: 0 Y: 9 K: 0	C: 28 M: 0 Y: 100 K: 0	C: 0 M: 0 Y: 0 K: 0	C: 23 M: 16 Y: 13 K: 46	C: 0 M: 0 Y: 0 K: 100
R: 0 G: 175 B: 215	R: 196 G: 214 B: 0	R: 255 G: 255 B: 255	R: 136 G: 139 B: 141	R: 0 G: 0 B: 0
HEX: 00AFD7	HEX: C4D600	HEX: FFFFFFFF	HEX: 888B8D	HEX: 000000
VINYL: 1016	VINYL: 1030	VINYL: 74	VINYL: 95	VINYL: 72

Please refer to actual PANTONE® color chips to accurately match and reproduce these brand colors on the surface you are using. The CMYK formula should be used as a starting point. Work with your printer or designer to determine the correct formula for your specific project.

The colors reproduced in this guide have not been evaluated by Pantone Inc. for accuracy and may not match the PANTONE Color Standards. PANTONE® is a registered trademark of Pantone, Inc.

SECONDARY COLORS

A secondary palette of colors steeped in our heritage and influenced by building materials complements our primary colors. The secondary colors can be used when additional colors are needed for hardworking communications like charts, infographics and occasional accents.



PANTONE® 294	PANTONE® 361
C: 100 M: 53 Y: 2 K: 21	C: 77 M: 0 Y: 100 K: 0
R: 56 G: 89 B: 136	R: 67 G: 176 B: 42
HEX: 385988	HEX: 43B02A
VINYL: 80	VINYL: 61



PANTONE® 165	PANTONE® 1807
C: 0 M: 70 Y: 100 K: 0	C: 10 M: 93 Y: 71 K: 33
R: 255 G: 103 B: 31	R: 164 G: 52 B: 58
HEX: FF671F	HEX: A4343A
VINYL: 79	VINYL: 70