

GENERAL NOTES

- 1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. APN: 049-1079-017-01 & 049-1079-014-01
3. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED AS OF MARCH 29, 2016, ORDER NUMBER 5820002-582-LE-KO...

TITLE EXCEPTION NOTES

- 6. THE EFFECTS OF THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE 1976 EMERYVILLE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED ON AUGUST 10, 2007 AS INSTRUMENT NO. 2007-297428...
7. THE EFFECTS OF THE MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED "MEMORANDUM OF PUBLIC IMPROVEMENTS OPTION AGREEMENT", RECORDED ON MARCH 4, 2011 AS INSTRUMENT NO. 2011-073548...
9. THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED ON MARCH 16, 2011 AS INSTRUMENT NO. 2011-082740...

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF EMERYVILLE, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

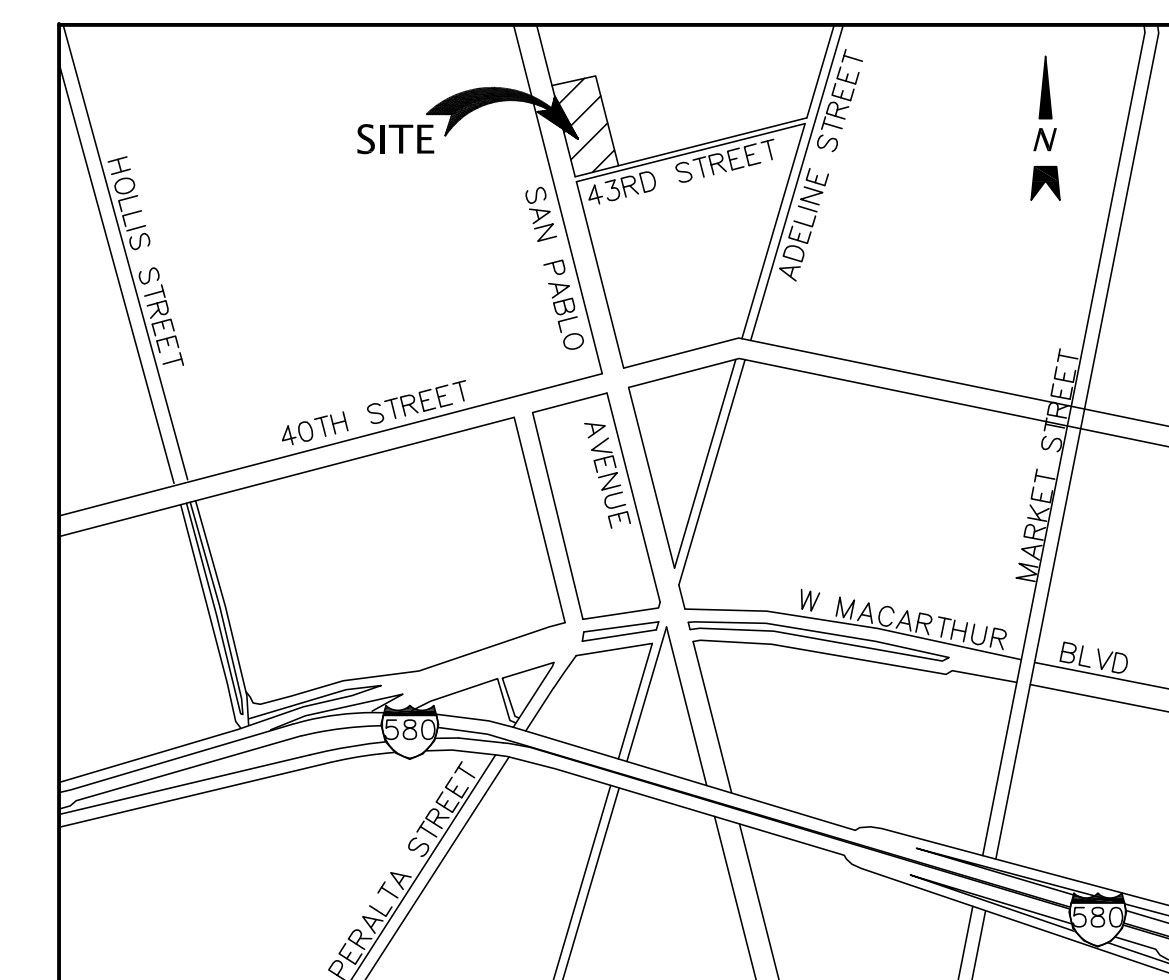
PARCEL ONE: BEING PORTIONS OF LOTS 2 AND 3, BLOCK 1, MAP OF THE SUBDIVISION OF A PORTION OF PLOT 6, AS SHOWN ON KELLERSBERGER'S SURVEY OF THE RANCHOS OF V. & D. PERALTA, FILED DECEMBER 16, 1976, MAP BOOK 2, PAGE 6, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:
PARCEL TWO: THE WESTERN 100 FEET OF LOT 4, BLOCK 1, MAP OF THE SUBDIVISION OF A PORTION OF PLOT 6, AS SHOWN ON KELLERSBERGER'S SURVEY OF THE RANCHOS OF V. & D. PERALTA, FILED DECEMBER 16, 1976, ALAMEDA COUNTY RECORDS, MAP BOOK 2, PAGE 6.
PARCEL THREE: THE WESTERN 100 FEET OF LOT 1, AND A PORTION OF THE WESTERLY 100 FEET OF LOT 2, BLOCK 1, MAP OF SUBDIVISION OF A PORTION OF PLOT #6 AS PER KELLERSBERGER'S SURVEY OF THE RANCHOS OF V. & D. PERALTA, FILED DECEMBER 16, 1976, MAP BOOK 2, PAGE 6, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

2016 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS

- 2. THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: 4300 & 4310 SAN PABLO AVENUE, EMERYVILLE, CA.
3. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ALAMEDA COUNTY, CALIFORNIA, MAP NUMBER 0603002059G FOR COMMUNITY NUMBER 060005 (CITY OF EMERYVILLE), WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, AS BEING LOCATED IN FLOOD ZONE 'X UNSHADED', ACCORDING TO FEMA THE DEFINITION OF ZONE 'X UNSHADED' IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. GROSS LAND AREA: 20,601± S.F. (0.4729± ACRES)
6(A) ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.
THE SUBJECT PROPERTY IS CURRENTLY ZONED: MUR; MIXED USE WITH RESIDENTIAL.
SETBACKS: FRONT: NONE; SIDE: NONE; REAR: 10 FEET (SEE NOTE BELOW); STREET SIDE: NONE.
MAXIMUM BUILDING HEIGHT: 30 FEET; FLOOR AREA RATIO: 1.0.
NOTE: REAR SETBACK INCREASES 2 FEET FOR EACH 1 FOOT BUILDING HEIGHT ABOVE 30 FEET. HEIGHT CAN INCREASE TO 55 FEET IF COMMUNITY GOALS ARE MET. FAR CAN INCREASE TO 1.6 IF ORDINANCE IS MET.
INFORMATION WAS OBTAINED FROM THE CITY OF EMERYVILLE, PLANNING DEPARTMENT ON JULY 22, 2016.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS, SHOWN HEREON.
17. AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SURVEYOR'S CERTIFICATE

TO: THE CITY OF EMERYVILLE
AND: CHICAGO TITLE INSURANCE COMPANY
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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 13 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2016.
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
PREPARED AND UNDER THE SUPERVISION OF RICHARD JAMES HOKENBOTTOM, P.L.S. 8654 LICENSE EXPIRES: 12-31-17
DATE: 9-19-16



VICINITY MAP
NOT TO SCALE

LEGEND

- BUILDING LINE
CENTERLINE
CONCRETE/BLK/RETAINING WALL
CONCRETE CURB
FENCE LINE
LOT LINE
MONUMENT/MONUMENT LINE
OVERHEAD POWER LINE
PROPERTY LINE
SANITARY SEWER-MANHOLE & CLEANOUT
SIDEWALK
STORM DRAIN-MANHOLE & CATCH BASIN
AUTOMATIC SPRINKLER RISER
BACKFLOW PREVENTION DEVICE
ELECTROLYTE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GUY ANCHOR
GAS METER
HANDICAP SYMBOL
HOSEBIB
MAIL BOX
POST INDICATOR VALVE
POWER POLE/Joint POLE
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TREE
UTILITY BOX
WATER VALVE
ANGLE POINT
AUTO SPRINKLER RISER
BEGN
BUILDING LINE
BOTTOM OF STAIR
BACK OF WALK
CONCRETE
CATCH BASIN
DRIVEWAY
ELECTRIC BOX
EDGE OF PAVEMENT
ELECTRICAL TEST STATION
ELECTRICAL VAULT
EDGE OF WALK
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FENCE
FOUND
FACE OF WALL
GRADE BREAK
GAS VALVE
HANDICAP RAMP
HIGH POINT
HOSE BIB
INVERT ELEVATION
LIP OF GUTTER
MONUMENT TO MONUMENT
MONUMENT
OVERHEAD
PAVEMENT
POINT OF CONNECTION
POWER POLE
RM ELEVATION
STORM DRAIN MANHOLE
STREET LIGHT
STREET LIGHT BOX
SANITARY SEWER CLEAN OUT
SANITARY SEWER MANHOLE
TOP OF CURB
TELEPHONE POLE
TREE
TRANSFORMER
TOP OF STAIR
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
TOP OF WALL
WATER BOX
WATER METER
WATER VALVE
RECORD DIMENSION

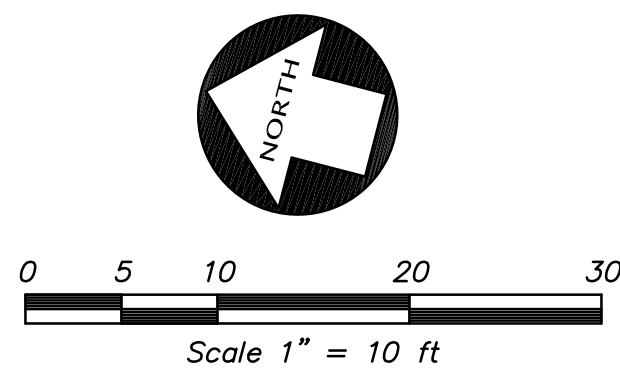
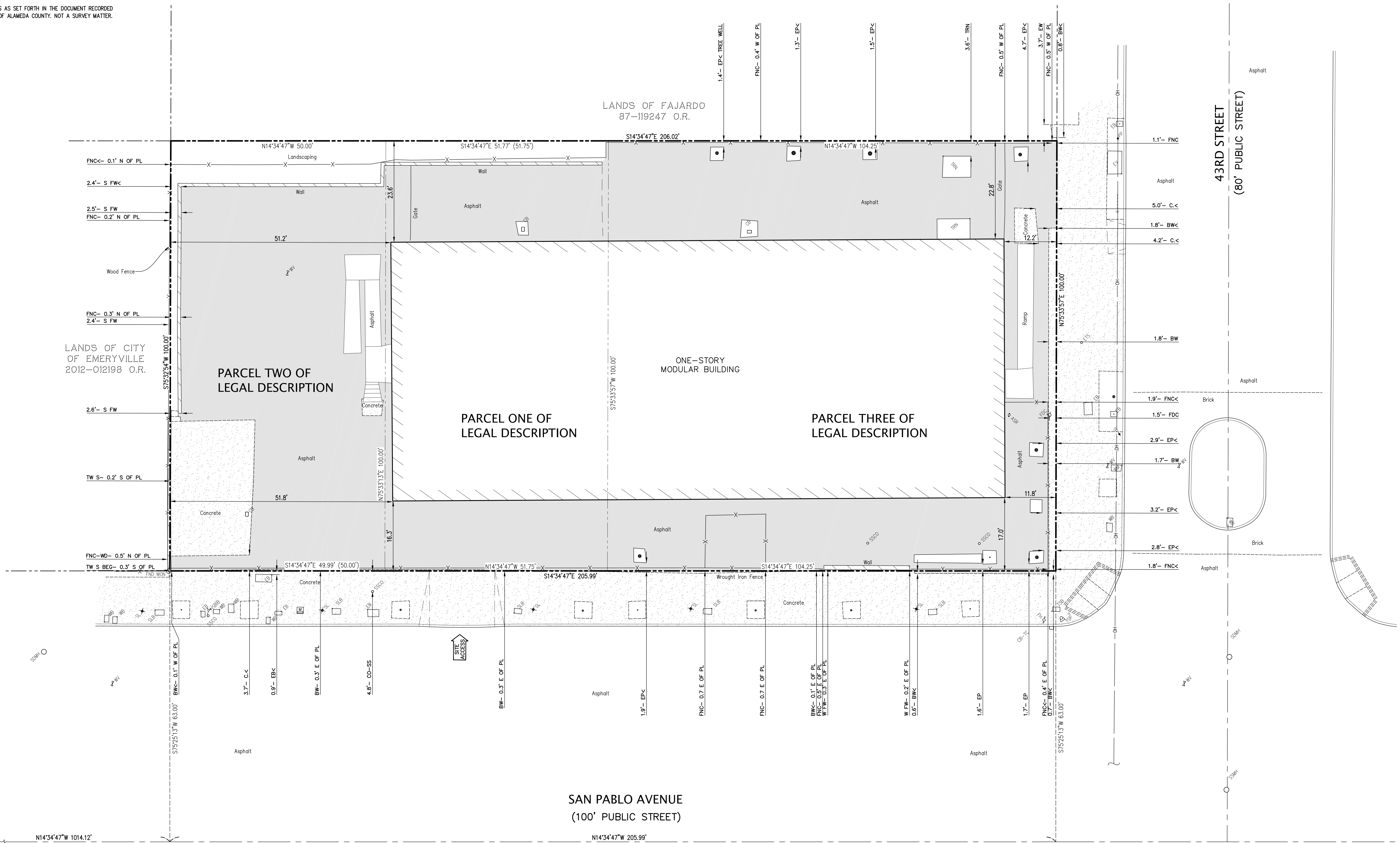


Table with columns for NO., REVISION, and BY. Below the table is the title block information: ALTA/NSPS LAND TITLE SURVEY OF 4300 & 4310 SAN PABLO AVENUE FOR THE CITY OF EMERYVILLE. It also includes the logo and contact information for KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC., located at 2850 Collier Canyon Road, Livermore, California 94551. The sheet number is 1 of 1 sheets.