

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT IT IS THE ONLY ENTITY WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT IT HEREBY CONSENTS TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND HEREBY CONSENTS TO ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN;

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR PUBLIC UTILITIES AND THEIR APPURTENANCES AND THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND REPLACE SUCH UTILITIES AND THEIR APPURTENANCES UNDER, ON, OVER THE STRIPS OF LAND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE) ON SAID MAP. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, LANDSCAPING, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF;

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS THOSE STRIPS OF LAND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT (EVAE) AS DELINEATED ON THIS MAP;

THE UNDERSIGNED ALSO HEREBY STATES THAT THE STRIPS OF LAND DESIGNATED AS "PVAE" (PRIVATE VEHICLE ACCESS EASEMENT) ARE RESERVED FOR PRIVATE VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF THE LOTS SHOWN HEREON. SAID EASEMENTS ARE NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF ALAMEDA.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE STRIPS OF LAND DESIGNATED AS "PAE" (PRIVATE ACCESS EASEMENT) ARE RESERVED FOR PRIVATE INGRESS AND EGRESS FOR THE BENEFIT OF THE LOTS SHOWN HEREON. SAID EASEMENTS ARE NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF ALAMEDA.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE STRIPS OF LAND DESIGNATED AS "PRUE" (PRIVATE UTILITY EASEMENT) ARE RESERVED FOR PRIVATE UTILITY PURPOSES, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE LOTS SHOWN HEREON. SAID EASEMENTS ARE NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF ALAMEDA.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE STRIPS OF LAND DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) ARE RESERVED FOR PRIVATE STORM DRAINAGE AND FACILITIES PURPOSES, AND APPURTENANCES THERETO, FOR THE BENEFIT OF THE LOTS SHOWN HEREON. SAID EASEMENTS ARE NOT OFFERED, NOR ACCEPTED FOR DEDICATION BY THE CITY OF ALAMEDA.

THE UNDERSIGNED ALSO HEREBY ACKNOWLEDGES THE TITLE EXCEPTION NOTES DELINEATED ON SHEET 2 OF THIS MAP.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

AS OWNER:

Z-CO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

COSSO CABANA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

DREAMERS AND CULTIVATORS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

MOMO'S ROOK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS. COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

TRACT 8534 BROADWAY & SANTA CLARA

CONSISTING OF 4 SHEETS A SUBDIVISION FOR CONDOMINIUM PURPOSES OF THE LANDS DESCRIBED IN THAT GRANT DEED FILED AS DOCUMENT NO. 2019034734, ALAMEDA COUNTY RECORDS. CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



SAN RAMON (925) 866-0322 ROSEVILLE (916) 788-4456 WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS OCTOBER 2022

OWNER'S ACKNOWLEDGMENT

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STATE OF _____ } SS. COUNTY OF _____ }

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STATE OF _____ } SS. COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

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STATE OF _____ } SS. COUNTY OF _____ }

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WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

RECORDER'S STATEMENT

FILED THIS ___ DAY OF _____ 2022, AT ___ M, IN BOOK ___ OF MAPS, AT PAGES _____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AT THE REQUEST OF NORTH AMERICAN TITLE COMPANY.

FEE: _____

SERIES NO: _____

MELISSA WILK, COUNTY RECORDER COUNTY OF ALAMEDA, CALIFORNIA

BY: _____ DEPUTY

TRACT 8534 BROADWAY & SANTA CLARA

CONSISTING OF 4 SHEETS
A SUBDIVISION FOR CONDOMINIUM PURPOSES
OF THE LANDS DESCRIBED IN THAT GRANT DEED FILED AS
DOCUMENT NO. 2019034734, ALAMEDA COUNTY RECORDS.
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA



SAN RAMON ■ (925) 866-0322
ROSEVILLE ■ (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS
OCTOBER 2022

BENEFICIARY'S STATEMENT

THE UNDERSIGNED CORPORATION, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED ON FEBRUARY 25, 2019, AS DOCUMENT NUMBER 2019-034735 OF OFFICIAL RECORDS, ALAMEDA COUNTY; DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNERS STATEMENT AND ALL DEDICATIONS SHOWN HEREIN.

FIRST REPUBLIC BANK, A CALIFORNIA CORPORATION

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

BENEFICIARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____ } SS.
COUNTY OF _____ }

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

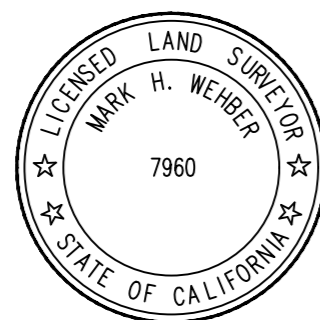
MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRANAGH LAND, LLC, IN OCTOBER 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE DECEMBER 31, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

MARK H. WEHBER, P.L.S.
L.S. NO. 7960

DATE



CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW:

[] AN APPROVED BOND HAS BEEN FILED WITH SAID BOARD IN THE AMOUNT OF \$ _____ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF, BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

[] ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID, AS STATED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

CITY CLERK'S STATEMENT

I, LARA WEISIGER, CITY CLERK OF THE COUNCIL OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 8534, BROADWAY & SANTA CLARA", CONSISTING OF 4 SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF ALAMEDA AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 20____, AND THAT SAID COUNCIL OF THE CITY OF ALAMEDA DID THEREON BY RESOLUTION NO. _____, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND ACCEPT ON BEHALF OF THE CITY OF ALAMEDA AND THE PUBLIC, ALL EASEMENTS AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFERS OF DEDICATION AND REJECTS ON BEHALF OF THE CITY OF ALAMEDA THE EASEMENT DESIGNATED AS EBMUD.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

THIS _____ DAY OF _____, 2022.

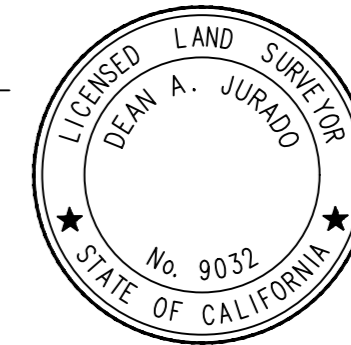
LARA WEISIGER, CITY CLERK AND CLERK OF THE
CITY COUNCIL, CITY OF ALAMEDA
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT

I, DEAN A. JUARDO, ACTING CITY SURVEYOR FOR THE CITY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED TRACT MAP ENTITLED "TRACT 8534, BROADWAY & SANTA CLARA," AND FOUND THE TRACT MAP TO BE TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022.

DEAN A. JUARDO, L.S. 9032
ACTING CITY SURVEYOR, CITY OF ALAMEDA
COUNTY OF ALAMEDA, CALIFORNIA

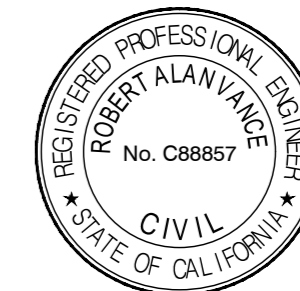


CITY ENGINEER'S STATEMENT

I, ROBERT ALAN VANCE, CITY ENGINEER OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8534, BROADWAY & SANTA CLARA", CONSISTING OF 4 SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF, AND THAT THE SUBDIVISION AS SHOWN ON SAID FINAL MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2022.

ROBERT ALAN VANCE, R.C.E. C88857
CITY ENGINEER, CITY OF ALAMEDA
COUNTY OF ALAMEDA, CALIFORNIA



TITLE EXCEPTION NOTES:

- THE FOLLOWING ITEMS PERTAIN TO THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP AS NOTED BELOW:
1. THE LAND LIES WITHIN THE BOUNDARIES OF THE BUSINESS AND WATER FRONT IMPROVEMENT PROJECT REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JUNE 21, 1991 AS INSTRUMENT NO. 1991-161219 & 2001134567 OF OFFICIAL RECORDS
 2. TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED DEVELOPMENT AGREEMENT, RECORDED DECEMBER 15, 1998 AS INSTRUMENT NO. 98440443 OF OFFICIAL RECORDS

SOILS AND GEOLOGICAL REPORT

A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY FRIAR ASSOCIATES, INCORPORATED, PROJECT NO 1741-32, DATED MARCH 11, 2019, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE CITY OF ALAMEDA.

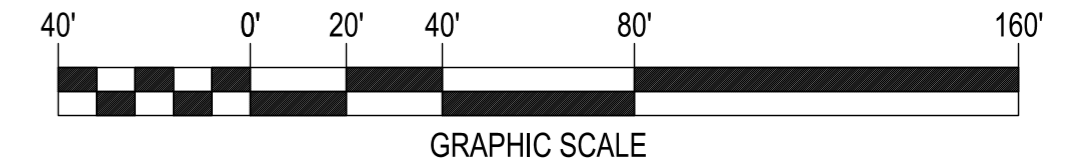
TRACT 8534 BROADWAY & SANTA CLARA

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SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 40' OCTOBER 2022



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND CUT CROSSES IN CONCRETE ON BROADWAY, THE BEARING BEING N33°11'00"W PER PARCEL MAP NO. 1776 (88 M 93).

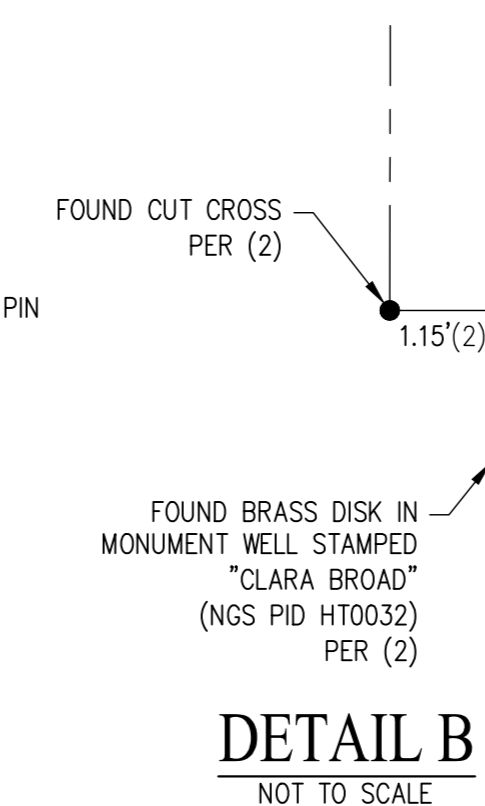
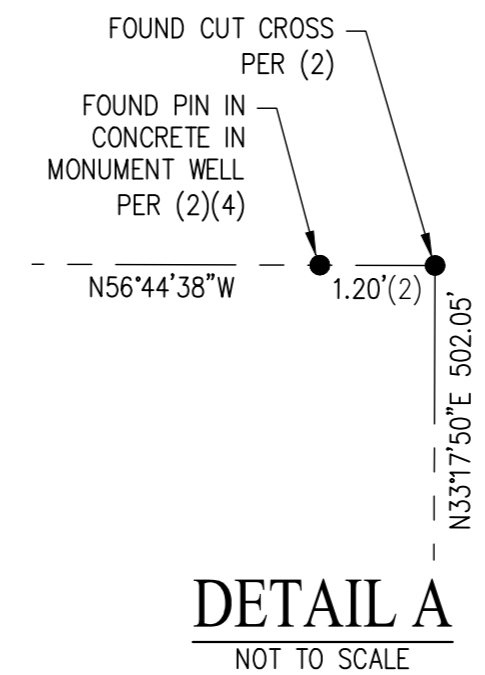
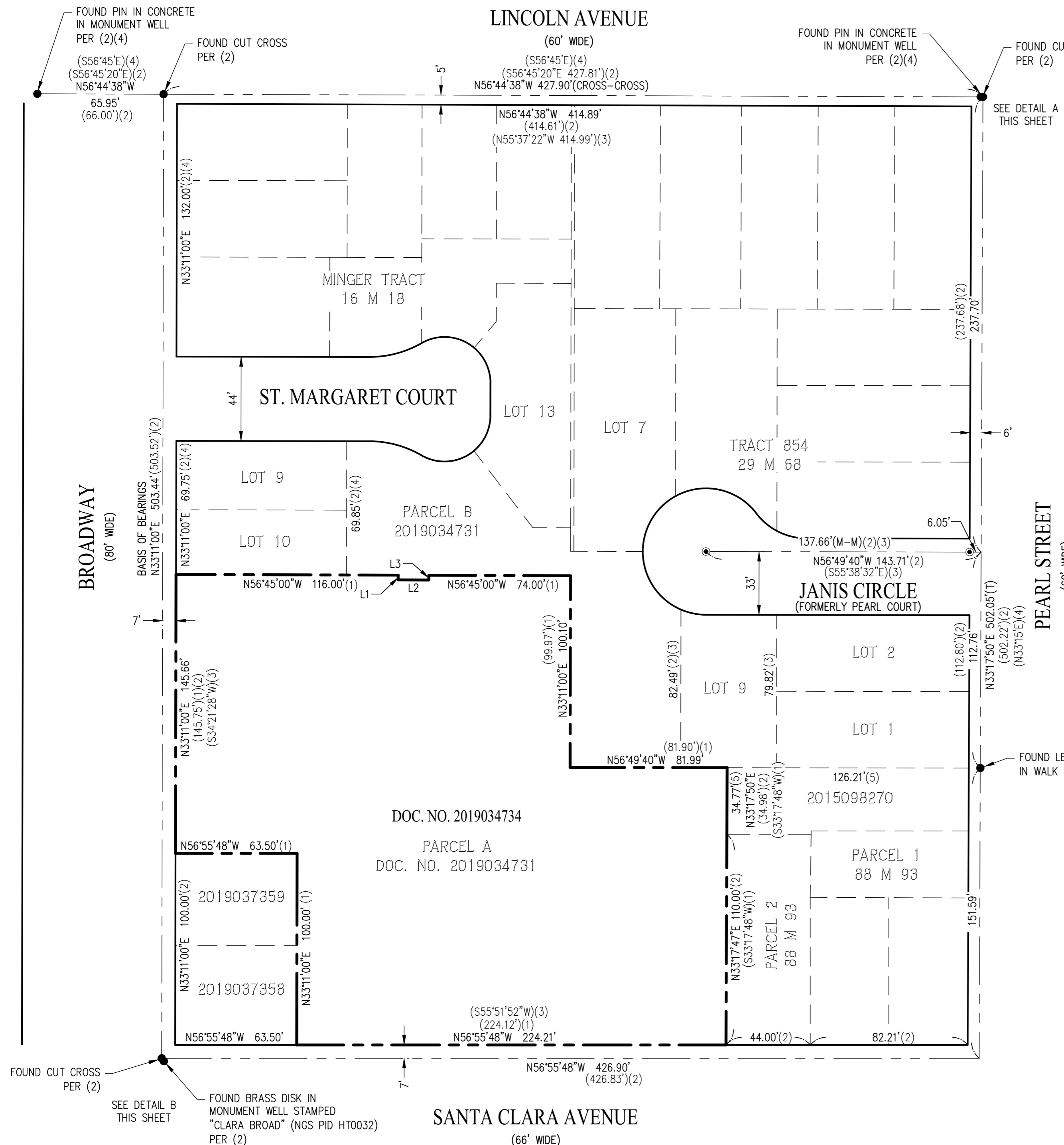
LEGEND

| | |
|--------|-----------------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | MONUMENT LINE |
| (T) | TOTAL |
| (M-M) | MONUMENT TO MONUMENT |
| (M-PL) | MONUMENT TO PROPERTY LINE |
| | FOUND STANDARD STREET MONUMENT |
| | FOUND MONUMENT AS NOTED |
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| PAE | PRIVATE ACCESS EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PUE | PUBLIC UTILITY EASEMENT |
| PVAE | PRIVATE VEHICLE ACCESS EASEMENT |
| PRUE | PRIVATE UTILITY EASEMENT |

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) GRANT DEED 2019034734
- (2) PARCEL MAP NO. 1776 (88 M 93)
- (3) TRACT 854 (29 M 68)
- (4) MINGER TRACT (16 M 18)
- (5) GRANT DEED 2015098270

| LINE TABLE | | |
|------------|-------------|------------|
| NO | BEARING | LENGTH |
| L1 | N33°15'00"E | 2.50' (1) |
| L2 | N56°45'00"W | 16.00' (1) |
| L3 | N33°15'00"E | 2.50' (1) |



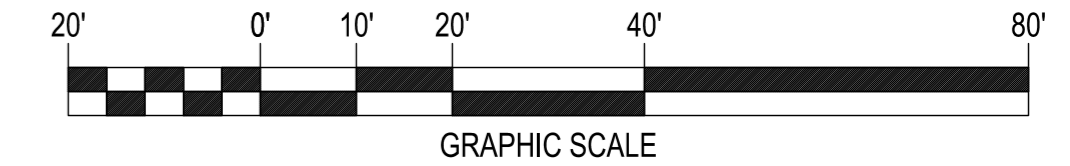
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CIVIL ENGINEERS SURVEYORS PLANNERS
SCALE: 1" = 20' OCTOBER 2022



BASIS OF BEARINGS:

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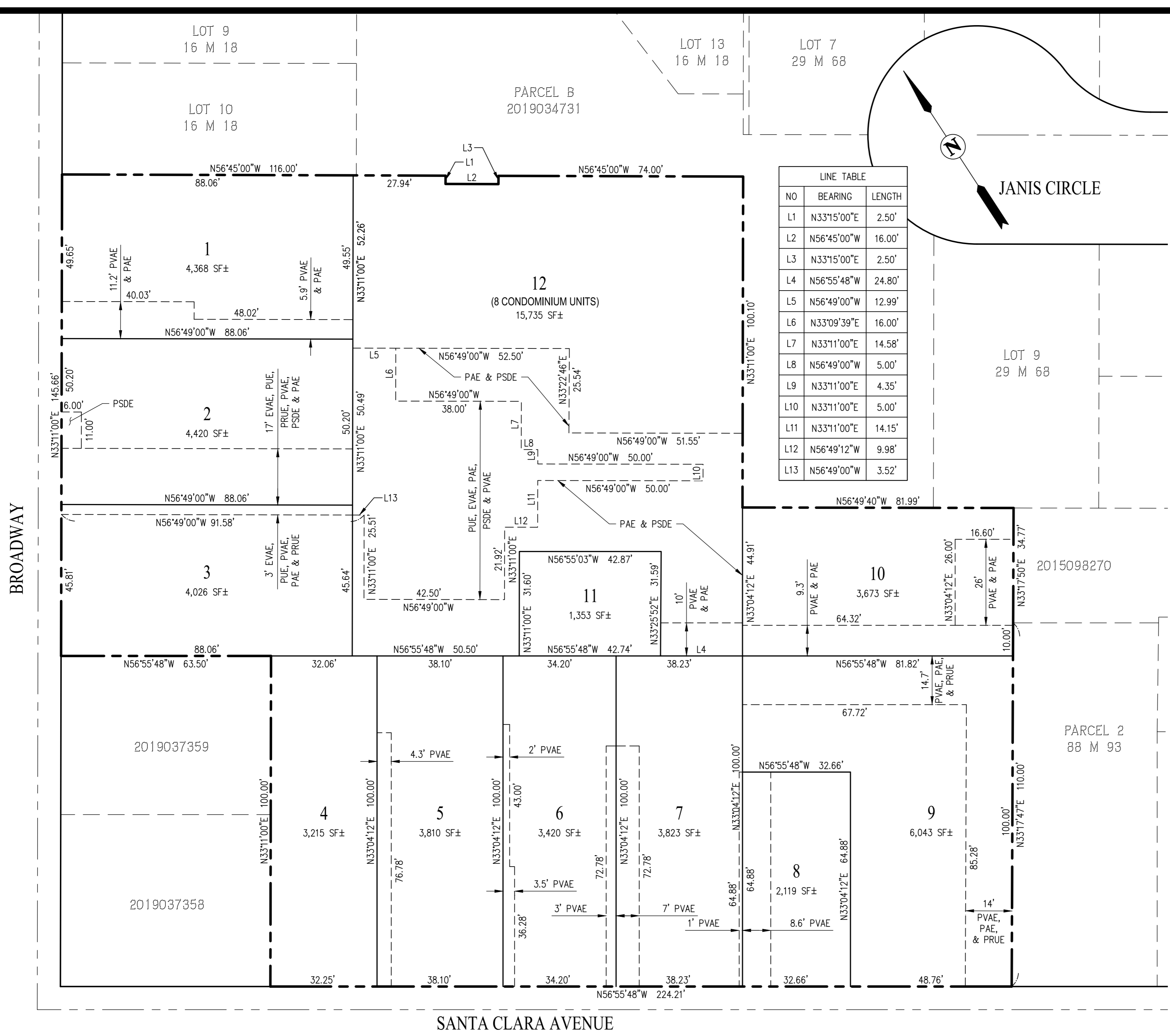
LEGEND

| | |
|--|-----------------------------------|
| | SUBDIVISION BOUNDARY LINE |
| | RIGHT OF WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | MONUMENT LINE |
| | TOTAL |
| | MONUMENT TO MONUMENT |
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| | FOUND STANDARD STREET MONUMENT |
| | FOUND MONUMENT AS NOTED |
| | EMERGENCY VEHICLE ACCESS EASEMENT |
| | PRIVATE ACCESS EASEMENT |
| | PRIVATE STORM DRAIN EASEMENT |
| | PUBLIC UTILITY EASEMENT |
| | PRIVATE VEHICLE ACCESS EASEMENT |
| | PRIVATE UTILITY EASEMENT |

REFERENCES:

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- (4) MINGER TRACT (16 M 18)
- (5) GRANT DEED 2015098270

| NO | BEARING | LENGTH |
|-----|-------------|--------|
| L1 | N33°15'00"E | 2.50' |
| L2 | N56°45'00"W | 16.00' |
| L3 | N33°15'00"E | 2.50' |
| L4 | N56°55'48"W | 24.80' |
| L5 | N56°49'00"W | 12.99' |
| L6 | N33°09'39"E | 16.00' |
| L7 | N33°11'00"E | 14.58' |
| L8 | N56°49'00"W | 5.00' |
| L9 | N33°11'00"E | 4.35' |
| L10 | N33°11'00"E | 5.00' |
| L11 | N33°11'00"E | 14.15' |
| L12 | N56°49'12"W | 9.98' |
| L13 | N56°49'00"W | 3.52' |



SANTA CLARA AVENUE