

THE LOCATIONS OF PROPERTY BOUNDARIES, RIGHTS OF WAY, EASEMENTS, AND OTHER MATTERS OF RECORD ARE SHOWN PER THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO.: 36200178-362-LE4-DP, DATED: SEPTEMBER 7, 2021 AT 7:30 A.M.

CURRENT LEGAL DESCRIPTION

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

PARCEL 1:
PARCEL 1, TRACT 8315, FILED AUGUST 23, 2016, BOOK 341 OF MAPS, PAGE 82, ALAMEDA COUNTY RECORDS.
APN: 074-1375-001-00

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1, HEREINABOVE DESCRIBED, AS DEFINED IN THE ACCESS FOR ROADS AGREEMENT DATED JUNE 4, 2013, EXECUTED BY AND BETWEEN THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY AND THE CITY OF ALAMEDA, CALIFORNIA SUCCESSOR IN INTEREST TO THE ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY, RECORDED JUNE 6, 2013, INSTRUMENT NO. 2013-199834, OFFICIAL RECORDS.

PARCEL 3:
NON-EXCLUSIVE EASEMENTS FOR VARIOUS UTILITY SYSTEMS APPURTENANT TO PARCEL 1 HEREINABOVE DESCRIBED, AS DEFINED IN THE GRANT OF NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF UTILITY SYSTEMS AT THE FORMER NAS ALAMEDA DATED JUNE 4, 2013, EXECUTED BY THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE DEPARTMENT OF THE NAVY, RECORDED JUNE 6, 2013, INSTRUMENT NO. 2013-199835, OFFICIAL RECORDS.

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1, HEREINABOVE DESCRIBED, OVER THOSE PORTIONS OF PARCELS 2, 3 AND 4 OF SAID TRACT 8315, DESIGNATED AS "EVAE & AE" ON SAID MAP.

PARCEL 5:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO PARCEL 1, HEREINABOVE DESCRIBED, OVER THAT PORTION OF PARCEL 2 OF SAID TRACT 8315, DESIGNATED AS "26" RE & EVAE" ON SAID MAP.

PARCEL 6:
BEING A PORTION OF PHASE 3 TRUST TERMINATION LANDS PARCEL FOUR, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN PATENT DEED RECORDED SEPTEMBER 29, 2020, IN DOCUMENT NO. 2020-252282 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERN CORNER OF SAID PHASE 3 TRUST TERMINATION LANDS PARCEL FOUR; THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE SOUTHERN LINE OF SAID PHASE 3 TRUST TERMINATION LANDS PARCEL FOUR, SOUTH 85°18'21" EAST 1.26 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHERN LINE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE RIGHT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 82°15'14" EAST, THROUGH A CENTRAL ANGLE OF 87°02'32", AN ARC DISTANCE OF 30.39 FEET; THENCE, SOUTH 85°12'42" EAST 575.25 FEET; THENCE SOUTH 04°47'18" WEST 17.99 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PHASE 3 TRUST TERMINATION LANDS PARCEL FOUR; THENCE, ALONG SAID SOUTHERN LINE NORTH 85°18'21" WEST 595.23 FEET TO SAID POINT OF BEGINNING.

PARCEL 7:
BEING A PORTION OF PHASE 3 TRUST TERMINATION LANDS PARCEL FIVE, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN PATENT DEED RECORDED SEPTEMBER 29, 2020, IN DOCUMENT NO. 2020-252282 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWESTERN CORNER OF SAID PHASE 3 TRUST TERMINATION LANDS PARCEL FIVE; THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTHERN LINE OF SAID PHASE 3 TRUST TERMINATION LANDS PARCEL FIVE, SOUTH 85°18'21" EAST 1.26 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID NORTHERN LINE, ALONG THE ARC OF A NON-TANGENT 20.00 FOOT RADIUS CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 62°15'14" EAST, THROUGH A CENTRAL ANGLE OF 02°57'28", AN ARC DISTANCE OF 1.03 FEET; THENCE, SOUTH 04°47'18" WEST 28.97 FEET TO A POINT ON THE SOUTHERN LINE OF SAID PHASE 3 TRUST TERMINATION LANDS PARCEL FIVE, SAID POINT BEING THE NORTHWESTERN CORNER OF PARCEL 1, AS SAID PARCEL 1 IS SHOWN AND SO DESIGNATED ON THE FINAL MAP FOR TRACT 8315, RECORDED AUGUST 23, 2016, IN BOOK 341 OF MAPS, AT PAGE 82, IN SAID OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY; THENCE, ALONG SAID SOUTHERN LINE OF PHASE 3 TRUST TERMINATION LANDS PARCEL FIVE, SOUTH 85°18'21" EAST 595.25 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1 (341 M 82); THENCE, LEAVING SAID SOUTHERN LINE, NORTH 04°47'18" EAST 30.00 FEET TO A POINT ON SAID NORTHERN LINE OF PHASE 3 TRUST TERMINATION LANDS PARCEL FIVE; THENCE, ALONG SAID NORTHERN LINE, NORTH 85°18'21" WEST 595.23 FEET TO SAID POINT OF BEGINNING.

APN: 074-1375-001-00

ENCUMBRANCES / APPURTENANCES DISCLOSED PER THE AFORESAID PRELIMINARY TITLE REPORT. REFER TO SAID REPORT AND LISTED DOCUMENTS THEREIN FOR ADDITIONAL INFORMATION AND PARTICULARS:

- 1. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 2. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 3. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 4. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 5. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 6. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 7. NOT SURVEY RELATED AND NOT SHOWN HEREON

8. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS: CFD NO: COMMUNITY FACILITIES DISTRICT NO. A/C-3 FOR: EAST BAY REGIONAL PARK DISTRICT DISCLOSED BY: NOTICE OF SPECIAL TAX LIEN RECORDING DATE: JANUARY 31, 2019 RECORDING NO.: 2019-15593, OFFICIAL RECORDS THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX; THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, THE TAX MAY NOT BE PREPAID. FURTHER INFORMATION MAY BE OBTAINED BY CONTACTING: EAST BAY REGIONAL PARK DISTRICT 2950 PERALTA OAKS COURT OAKLAND, CA 94605 ATTENTION: CHIEF FINANCIAL OFFICER

- 9. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 10. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 11. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 12. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 13. NOT SURVEY RELATED AND NOT SHOWN HEREON

14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471
DATED: JUNE 4, 2013
EXECUTED BY: THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE UNITED STATES DEPARTMENT OF THE NAVY AND THE CITY OF ALAMEDA, CALIFORNIA SUCCESSOR IN INTEREST TO THE ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
RECORDING DATE: JUNE 6, 2013
RECORDING NO: 2013-199807, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, AMONG OTHER ITEMS DISCLOSES A BLANKET EASEMENT FOR INSPECTION AND MONITORING PURPOSES.

15. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471
DATED: JUNE 4, 2013
EXECUTED BY: THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE UNITED STATES DEPARTMENT OF THE NAVY AND THE CITY OF ALAMEDA, CALIFORNIA SUCCESSOR IN INTEREST TO THE ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
RECORDING DATE: JUNE 6, 2013
RECORDING NO: 2013-199812, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, AMONG OTHER ITEMS DISCLOSES A BLANKET EASEMENT FOR INSPECTION AND MONITORING PURPOSES.

16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471
DATED: JUNE 4, 2013
EXECUTED BY: THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE UNITED STATES DEPARTMENT OF THE NAVY AND THE CITY OF ALAMEDA, CALIFORNIA SUCCESSOR IN INTEREST TO THE ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
RECORDING DATE: JUNE 6, 2013
RECORDING NO: 2013-199813, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, AMONG OTHER ITEMS DISCLOSES A BLANKET EASEMENT FOR INSPECTION AND MONITORING PURPOSES.

17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: ACCESS EASEMENT FOR ROADS
DATED: JUNE 4, 2013
EXECUTED BY: THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE UNITED STATES DEPARTMENT OF THE NAVY AND THE CITY OF ALAMEDA, CALIFORNIA SUCCESSOR IN INTEREST TO THE ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
RECORDING DATE: JUNE 6, 2013
RECORDING NO: 2013-199834, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, EASEMENT IS BLANKET IN NATURE (PARCEL 2 IN CURRENT LEGAL DESCRIPTION)

18. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: GRANT OF NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF UTILITY SYSTEMS AT THE FORMER NAS ALAMEDA
DATED: JUNE 4, 2013 EXECUTED BY: THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE UNITED STATES DEPARTMENT OF THE NAVY AND THE CITY OF ALAMEDA, SUCCESSOR IN INTEREST TO THE ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
RECORDING DATE: JUNE 6, 2013
RECORDING NO: 2013-199835, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, EASEMENT IS BLANKET IN NATURE (PARCEL 3 IN CURRENT LEGAL DESCRIPTION)

19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTION
DATED: JUNE 4, 2013 EXECUTED BY: CITY OF ALAMEDA AND THE DEPARTMENT OF TOXIC SUBSTANCES CONTROL RECORDING DATE: JUNE 6, 2013
RECORDING NO: 2013-199838, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, AMONG OTHER ITEMS DISCLOSES A BLANKET EASEMENT FOR INSPECTION AND MONITORING PURPOSES.

20. NOT SURVEY RELATED AND NOT SHOWN HEREON

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP/PLAT: TRACT 8315
RECORDING DATE: AUGUST 23, 2016
RECORDING NO: BOOK 341 OF MAPS, PAGE 82, ALAMEDA COUNTY RECORDS
PURPOSE: PUBLIC UTILITIES
AFFECTS: WESTERN 10 FEET OF PARCEL 1
PURPOSE: EMERGENCY VEHICLE ACCESS
AFFECTS: EASTERN 13 FEET AND A SOUTHERN PORTION OF PARCEL 1
PURPOSE: WATER DISTRIBUTION FACILITIES
AFFECTS: WESTERN 10 FEET OF PARCEL 1 DEDICATED TO EAST BAY MUNICIPAL UTILITIES DISTRICT
- EASEMENTS SHOWN HERON

22. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDING FOR RECIPROCAL EASEMENTS, JOINT USE AND MAINTENANCE
DATED: JUNE 28, 2017
EXECUTED BY: THE CITY OF ALAMEDA
RECORDING DATE: JULY 3, 2017
RECORDING NO: 2017-144870, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS
- NOT PLOTTED HEREON, EASEMENT(S) ARE BLANKET IN NATURE.

23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: GRANT OF EASEMENTS
DATED: JUNE 28, 2017
EXECUTED BY: THE CITY OF ALAMEDA, A CHARTER CITY AND MUNICIPAL CORPORATION
RECORDING DATE: JULY 3, 2017
RECORDING NO: 2017-144872, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- AMONG OTHER ITEMS, DOCUMENT RESTRICTS EASEMENT DEPICTED ON THE MAP OF TRACT 8315 (341 M 82), CREATES A STORM DRAIN LATERAL EASEMENT APPURTENANT TO PARCEL 1 (LOCATION APPROXIMATELY SHOWN HEREON) AND DEFINES A "COMMON STORM DRAIN LINE" (LOCATION APPROXIMATELY SHOWN HEREON).

24. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-83-EDC AT FORMER NAS ALAMEDA
RECORDING DATE: OCTOBER 2, 2017
RECORDING NO: 2017217076, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, AMONG OTHER ITEMS DISCLOSES A BLANKET EASEMENT FOR INSPECTION AND MONITORING PURPOSES.

25. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-84-EDC AT FORMER NAS ALAMEDA
RECORDING DATE: OCTOBER 2, 2017
RECORDING NO: 2017217079, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

26. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
ENTITLED: COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTION (RE: PARCEL NO. ALA-82-EDC, ALA-83-EDC AND ALA-84-EDC - DTSC SITE CODE 20197)
RECORDING DATE: OCTOBER 2, 2017
RECORDING NO: 2017217085, OF OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- NOT PLOTTED HEREON, AMONG OTHER ITEMS DISCLOSES A BLANKET EASEMENT FOR INSPECTION AND MONITORING PURPOSES.

27. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: CITY OF ALAMEDA, A MUNICIPAL, CORPORATION
PURPOSE: INGRESS AND EGRESS
RECORDING DATE: NOVEMBER 27, 2018
RECORDING NO: 2018224398, OF OFFICIAL RECORDS
AFFECTS: THOSE PORTIONS OF PARCEL 1, HEREIN DESCRIBED, DESIGNATED AS "EVAE & AE" AND "RE. & EVAE" ON TRACT 8315
- EASEMENTS SHOWN HERON

28. NOT SURVEY RELATED AND NOT SHOWN HEREON

- 29. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 30. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 31. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 32. NOT SURVEY RELATED AND NOT SHOWN HEREON

33. ANY CONSEQUENCES OF THE TERMS AND CONDITIONS CONTAINED IN THE CERTIFICATE OF COMPLIANCE RECORDED JULY 6, 2021, INSTRUMENT NO. 2021238103, OFFICIAL RECORDS REQUIREMENT THAT A GRANT DEED BE RECORDED TO EFFECTUATE THE NEW DESCRIPTION OF PARCEL 6 HEREIN -ACCORDING TO THE AFORESAID REPORT, PARCEL 6 IS CURRENTLY OWNED IN FEE BY THE CITY OF ALAMEDA, A CALIFORNIA MUNICIPAL CORPORATION

- 34. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 35. NOT SURVEY RELATED AND NOT SHOWN HEREON

36. ANY RIGHTS, INTERESTS OR CLAIMS WHICH A CORRECT SURVEY WOULD DISCLOSE AND ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
-SEE HEREON

- 37. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 38. NOT SURVEY RELATED AND NOT SHOWN HEREON

39. TO DATE, BAY AREA LAND SURVEYING,INC HAS NOT PERFORMED AN ALTA SURVEY.

- 40. NOT SURVEY RELATED AND NOT SHOWN HEREON
- 41. NOT SURVEY RELATED AND NOT SHOWN HEREON



VICINITY MAP
NOT TO SCALE

CURRENT OWNER:

ALAMEDA POINT REDEVELOPERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO PARCELS 1, 2, 3, 4, 5, 7 AND CITY OF ALAMEDA, A CALIFORNIA MUNICIPAL CORPORATION, AS TO A PARCEL 6

NOTE:
FEE AS TO PARCEL(S) 1, 6 AND 7; EASEMENT(S) AS TO PARCEL(S) 2, 3, 4 AND 5

SUBDIVIDER/APPLICANT:

ALAMEDA POINT REDEVELOPERS, LLC
JONAH HENDERSON
2350 SARATOGA ST.
ALAMEDA, CA 94501

SHEET INDEX

SHT 1 OF 2: COVER SHEET & NOTES
SHT 2 OF 2: TENTATIVE SURVEY MAP

SUBDIVISION NOTES

- 1. CURRENT ASSESSORS PARCEL No.: APN:182-020-041-6
- 2. CURRENT SITE ADDRESS: 2350 SARATOGA STEET ALAMEDA CA
- 3. EXISTING USE: BUILDING VACANT
- 4. PROPOSED USE: COMMERCIAL & WORK/LIVE
- 5. EXISTING NUMBER OF PARCELS: (3) PARCELS
- 6. PROPOSED NUMBER OF PARCELS: (3) WORK/LIVE CONDOMINIUM UNITS
- 7. ZONING: AP-AR (ALAMEDA POINT-ADAPTIVE REUSE)
REFER TO CITY OF ALAMEDA MUNICIPAL CODE FOR ZONING PARTICULARS.
- 8. LOT AREA: 179,726± SQ.FT.
- 9. ALL BEARINGS, DIMENSIONS & GRADES ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP/CONSTRUCTION DRAWINGS.
- 10. FLOOD ZONE DESIGNATION: ZONE "X"; AREAS OF MINIMAL FLOOD HAZARD PER THE NATIONAL FLOOD INSURANCE PROGRAM; FLOOD INSURANCE RATE MAP (F.I.R.M.); COMMUNITY-PANEL #06001C0086G, EFFECTIVE ON 08/03/2009 AND LOWR 15-09-0461A-060002, DATED 02/19/2015.

TENTATIVE
TRACT MAP NO. 8468
A 1 LOT SUBDIVISION FOR CONDOMINIUM
PURPOSES WITH AUTHORIZATION FOR
3 WORK/LIVE CONDOMINIUMS

PARCEL 1, TRACT 8315 (341 M 82-86) AND PORTIONS OF PHASE 3 TRUST TERMINATION LANDS PARCEL FOUR & FIVE, DOC NO. 2020-252282.
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA
MARCH, 2022

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

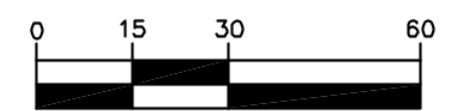


Keith A. Bush
KEITH S. BUSH, L.S. 8494
DATE: MARCH 14, 2022

Exhibit 1
Item 7-A, March 28, 2022
Planning Board Meeting

PHASE 1 TRUST TERMINATION LANDS PARCEL ONE
RS 2565 (39 RS 88)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND	
	FOUND MONUMENT
	FOUND NAIL & TAG, AS NOTED
	BUILDING EDGE
	CONCRETE
	ASPHALT
	ADA PARKING SPACE
	RECORD DATA
	ACCESS EASEMENT
	BUILDING CORNER
	CONCRETE CURB
	CONCRETE
	DRIVEWAY
	EAST BAY MUNICIPAL UTILITIES DISTRICT
	EDGE OF PAVEMENT
	EMERGENCY VEHICLE ACCESS EASEMENT
	FIRE HYDRANT
	FLOWLINE
	EDGE OF CONCRETE GUTTER
	GROUND ELEVATION
	ADA RAMP
	INVERT ELEVATION
	ASPHALT
	PROPERTY CORNER
	PROPERTY LINE
	PUBLIC UTILITY EASEMENT
	PARKING SPACE
	RECIPROCAL ACCESS & PARKING EASEMENT
	STREET LAMP
	STREET LAMP UTILITY
	SANITARY SEWER MANHOLE
	CONCRETE ELEVATION
	EDGE OF WALK
	WATER VALVE

	SUBJECT PROPERTY
	ADJACENT PARCEL/LOT LINE
	EASEMENT LINE
	HISTORIC PARCEL/LOT LINE
	TIE LINE

W. RANGER AVE.

PORTION OF PHASE 3 TRUST TERMINATION LANDS PARCEL FOUR DN 2020-252282 (PTR PARCEL 6)

PORTION OF PHASE 3 TRUST TERMINATION LANDS PARCEL FIVE DN 2020-252282 (PTR PARCEL 7)

LOT 1
PARCEL AREA=179,726± SQ.FT.

PARCEL 1
TRACT 8315 (341 M 82)
CITY OF ALAMEDA, CALIFORNIA
(PTR PARCEL 1)

EXISTING BUILDING

EXISTING 3 STORY BUILDING
1ST STY ELEVATION = 16.5'
2ND STY ELEVATION = 31.5'
3RD STY ELEVATION = 43.4'
PEAK ELEVATION = 71.9'

EXISTING BUILDING

PARCEL 2
TRACT 8315
(341 M 82)

SURVEY NOTES

- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER UTILITY PLANS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. THE LOCATION OF THESE LINES SHALL BE CONSIDERED APPROXIMATE. DESIGNING/CONTRACTOR RELYING UPON SIAD SHALL INDEPENDENTLY FIELD VERIFY THE LOCATIONS OF SAID LINES FIELD PRIOR TO ANY CONSTRUCTION.
- BASIS OF BEARINGS: N04°11'42"E BETWEEN THE FOUND NAIL AND TAGS ON THE EASTERN RIGHT OF WAY OF SARATOGA ST. AS SHOWN ON TRACT 8315 (341 M 82-86).
- BENCHMARK HT0883: DISC W/ PUNCH 3 FEET LOWER THAN A ROAD BEING 72.0 FEET EAST OF THE SOUTHEAST CORNER OF CONCRETE BUILDING NO. 8, 23.5 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF WOOD BUILDING NO. 92, AND 2.7 FEET NORTH OF THE NORTH RAIL OF A RAILROAD TRACK. ELEVATION=9.86 FEET; NAVD88.
- CONTOUR INTERVAL = 1'.
- THE SUBJECT PARCEL(S) LOCATION WAS BASED UPON THE TRACT 8315 (341 M 82-86) AND THE NAIL AND TAGS ESTABLISHING THE RIGHT OF WAY OF SARATOGA ST.

EXISTING BUILDING

PARCEL 3
TRACT 8315
(341 M 82)

TENTATIVE
TRACT MAP NO. 8468

A 1 LOT SUBDIVISION FOR CONDOMINIUM
PURPOSES WITH AUTHORIZATION FOR
3 WORK/LIVE CONDOMINIUMS

PARCEL 1, TRACT 8315 (341 M 82-86) AND PORTIONS
OF PHASE 3 TRUST TERMINATION LANDS PARCEL FOUR
& FIVE, DOC NO. 2020-252282.
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA
MARCH 2022 SCALE 1" = 30'

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167