

EXHIBIT "B"

NOTES AND DEFINITIONS:

1. THIS PROJECT IS LOCATED IN LOT 1 OF TRACT MAP NO. 8468 IN THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AS PER MAP FILED IN BOOK _____, PAGES _____ OF TRACT MAPS, IN THE OFFICE OF THE COUNTY RECORDER. THIS PROJECT IS COMPOSED OF A COMMON AREA AND 6 LIVE-WORK CONDOMINIUM UNITS.
2. THE CONDOMINIUM DELINEATED HEREIN IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT, SECTION 4000 THROUGH 6150.
3. THE BOUNDARIES OF THE CONDOMINIUM UNITS, AS SEPARATELY SHOWN, NUMBERED AND DESIGNATED HEREIN, ARE THE INTERIOR UNFINISHED SURFACES OF THE WALLS, THE INTERIOR UNFINISHED SURFACES OF THE CEILINGS, THE INTERIOR UNFINISHED SURFACES OF THE FLOORS, AND THE WINDOWS AND DOORS THEREOF, INCLUDING THE PORTIONS OF THE BUILDING SO DESCRIBED AND THE AIR SPACE SO ENCOMPASSED. EACH UNIT ALSO INCLUDES:
 - (I) ALL FIXTURES, APPLIANCES, AIR HEATING, WATER HEATING EQUIPMENT, AND VENTILATING FANS, AND THE OUTLETS THEREOF, WHEREVER LOCATED, WHICH ARE PART OF A DISCRETE AND COMPLETE SYSTEM INTENDED TO SERVE ONLY THE UNIT; AND
 - (II) THE FINISHED COMPONENTS OF THE UTILITIES SERVING THAT UNIT, SUCH AS THE ELECTRICAL OUTLETS, SWITCHES AND FIXTURES, AND ALL THE PLUMBING FIXTURES AND FAUCETS. THE UNIT DOES NOT INCLUDE ANY POST, COLUMN, GIRDER, BEARING WALL, ROOF SUPPORT, ROOF TRUSSES, FLOOR JOISTS, OTHER STRUCTURAL PORTIONS OF THE FLOORS, OR OTHER STRUCTURAL MEMBER WHICH IS LOCATED WITHIN THE AIRSPACE OF THE UNIT AND WHICH PROVIDES STRUCTURAL SUPPORT TO THE COMMON AREA OR ANOTHER UNIT, EXCEPT FOR THE FINISHED SURFACE OF SUCH STRUCTURAL SUPPORT, WHICH FINISHED SURFACE SHALL BE IN PART OF THE UNIT WHICH IT FACES.
4. THIS PLAN AND THE DIMENSIONS SHOWN HEREIN ARE TO CONFORM TO CIVIL CODE 4285, WHICH REQUIRES A THREE DIMENSIONAL DESCRIPTION OF THE PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREAS AND EACH SEPARATE INTEREST. THE DIMENSIONS SHOWN HEREIN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR THE COMPUTATION OF FLOOR AREA OR AIR SPACE VOLUME IN ANY OR ALL OF THE UNITS.
5. THE DIAGRAMMATIC PLANS INTENTIONALLY OMIT DETAILED INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKEWISE, SUCH DETAILS AS PROTRUSIONS OF VENTS, BEAMS, COLUMNS, WINDOW CASINGS, AND OTHER SUCH FEATURES ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
6. THE COMMON AREA IS ALL OF THE LAND AND REAL PROPERTY INCLUDED WITHIN THE BOUNDARY LINES OF SAID LOT 1, EXCEPT THOSE PORTIONS SHOWN AND DEFINED HEREIN AS CONDOMINIUM UNITS.
7. FOR ALL OTHER DEFINITIONS REFER TO THE "DECLARATIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE 2350 SARATOGA STREET CONDOMINIUMS".
8. IF THERE ARE ANY MATTERS OF CONFLICT OR INCONSISTENCIES BETWEEN THIS CONDOMINIUM PLAN AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, THEN THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SHALL PREVAIL.

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS CONDOMINIUM PLAN, CONSISTING OF SIX (6) SHEETS, CORRECTLY REPRESENTS A TRUE AND COMPLETE DEPICTION OF THE PROJECT MADE FROM PLANS IN OCTOBER OF 2020 AND THE PLAN REFERS TO OR SHOWS MONUMENTATION ON THE GROUND AND A THREE DIMENSIONAL DESCRIPTION OF A CONDOMINIUM PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREA AND EACH SEPARATE INTEREST PURSUANT TO THE REQUIREMENTS OF CALIFORNIA CIVIL CODE, SUBSECTION 4285.

CONDOMINIUM PLANS FOR 2350 SARATOGA STREET CONDOMINIUMS

PARCEL 1, TRACT 8315 (341 M 82-86),
CITY OF ALAMEDA, ALAMEDA COUNTY, CALIFORNIA
MARCH 2021

KEITH S. BUSH, L.S. NO. 8494
DATE:



OWNER/SUBDIVIDER:

ALAMEDA POINT
REDEVELOPERS, LLC
2350 SARATOGA STREET
ALAMEDA, CA 94501

SURVEYOR:

BAY AREA LAND SURVEYING INC.
3065 RICHMOND PKWY, SUITE 101
RICHMOND, CA 94806

Exhibit 2

Item 7-A, March 28, 2022

Planning Board Meeting

APN 074-1375-001 SHEET 1 OF 6 /SARATOGA3585 18-3585

SARATOGA STREET

(WIDTH VARIES)

R=20.00'
 $\Delta=90^{\circ}00'00''$
 L=31.42'

N04°11'42"E 164.24'

N04°47'18"E
 118.08'

67.9'

50.4'

49.8'

72.0'

PARCEL 3
 TRACT 8315
 (341 M 82)

2350 SARATOGA STREET
 EXISTING BUILDING

LOT 1

AREA=179,726± SQ. FT.

PARCEL 1
 TRACT 8315
 (341 M 82)
 CITY OF ALAMEDA,
 CALIFORNIA
 (2013-199812)

593.55'

N85°12'42"W

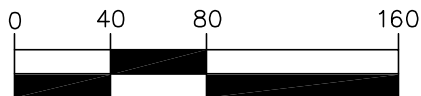
575.25'

N85°12'42"W

W. RANGER AVENUE



GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

LEGEND	
	BUILDING FOOTPRINT
	RECORD DATA
CA	COMMON AREA

- ADJACENT PARCEL/LOT LINE
- SUBJECT PARCEL LINE
- TIE LINE

BENCHMARK:

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 BUILDING NO. 92 & 2.7 FEET NORTH OF THE NORTH RAIL OF A RAILROAD TRACR. ELEVATION = 9.86 FEET; NAVD88.

50.0'

25.5'

25.5'

72.3'

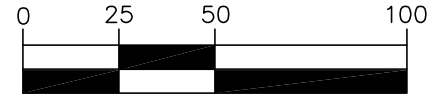
S04°47'18"W 302.31'

PARCEL 2
 TRACT 8315
 (341 M 82)

1ST FLOOR



GRAPHIC SCALE



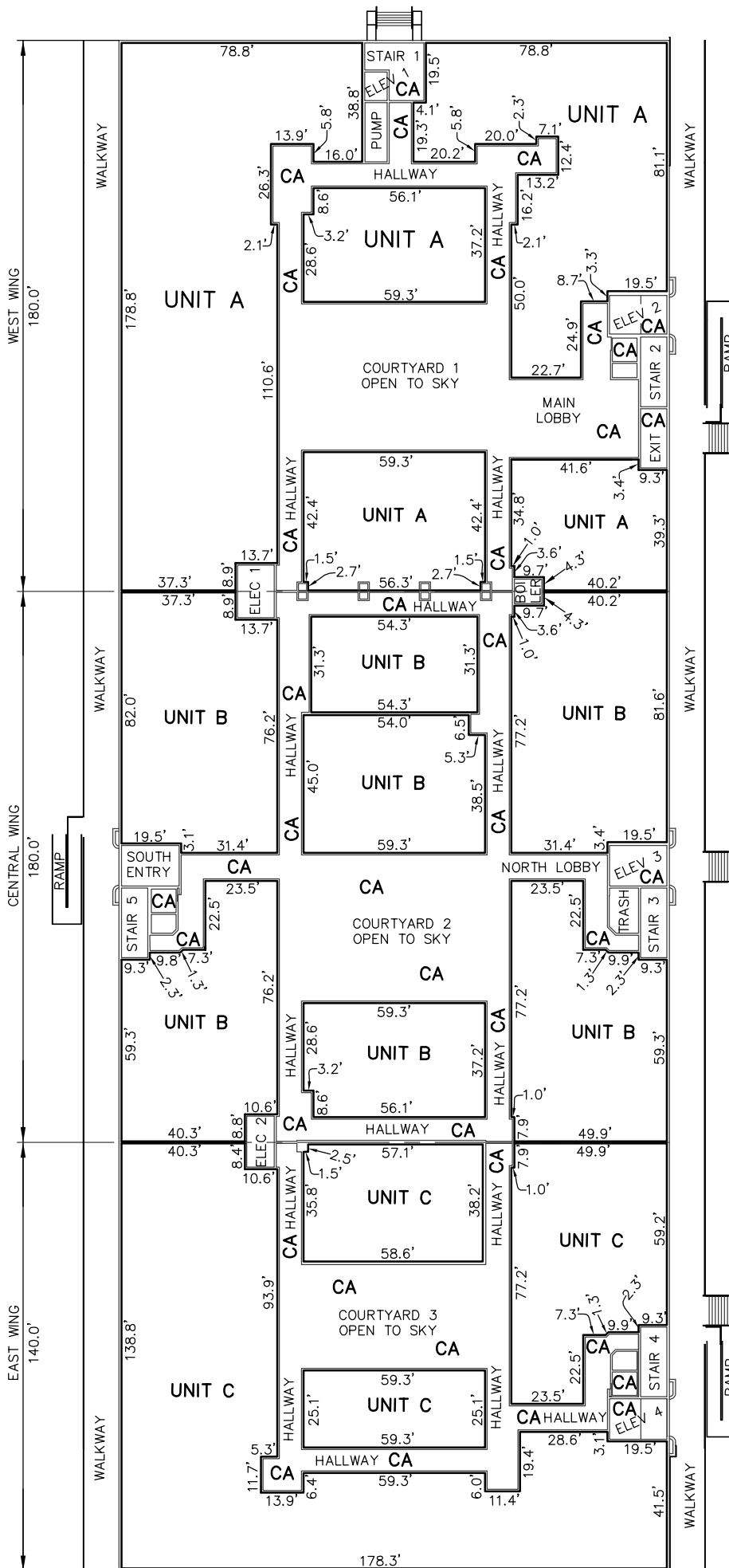
(IN FEET)
1 inch = 50 ft.

LEGEND	
UNIT BOUNDARY OR EXCLUSIVE USE LINE	
CA	COMMON AREA
U.C.	UNFINISHED CEILING
U.F.	UNFINISHED FLOOR

NOTES:

UNIT A, UNIT B & UNIT C

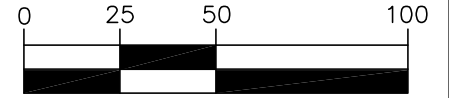
U.F. = 16.5'
U.C. = 30.6'



2ND FLOOR



GRAPHIC SCALE



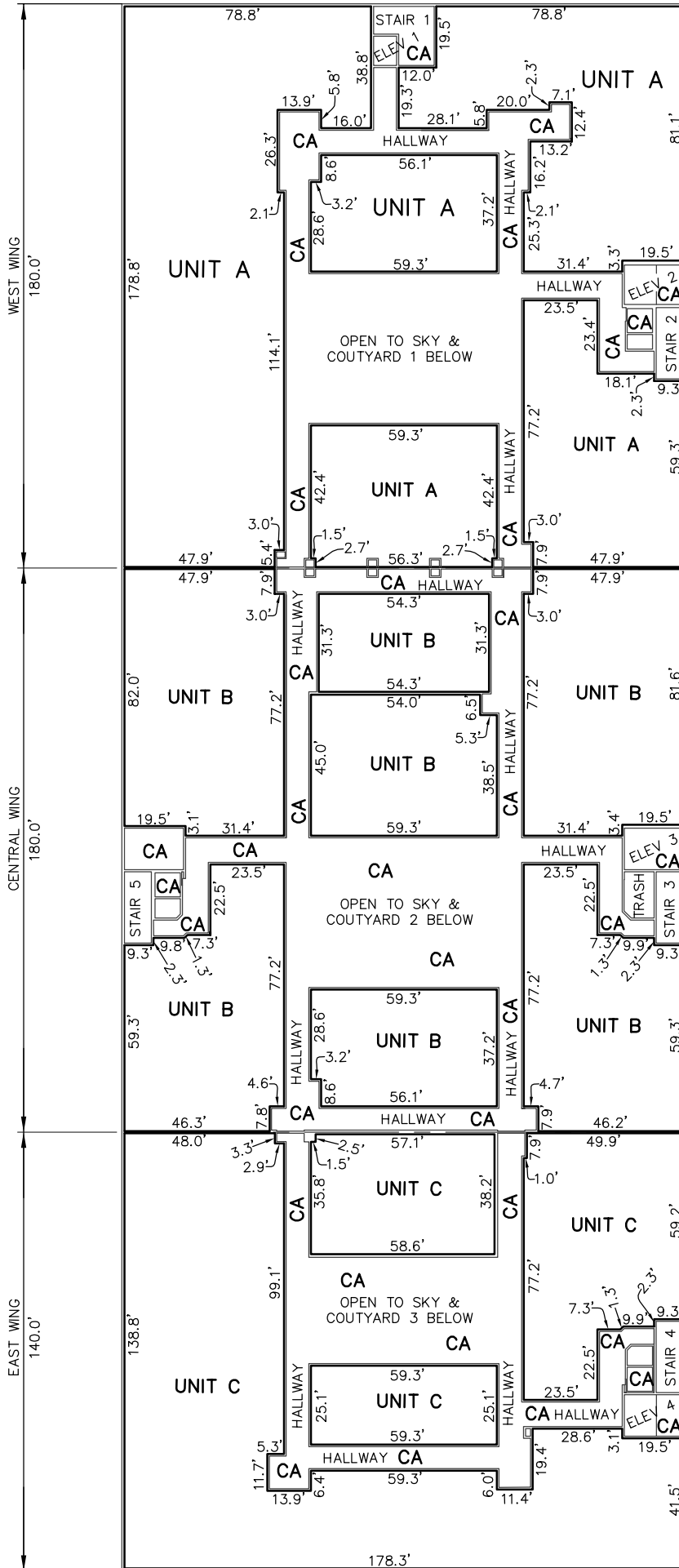
(IN FEET)
1 inch = 50 ft.

LEGEND	
UNIT BOUNDARY OR EXCLUSIVE USE LINE	
CA	COMMON AREA
U.C.	UNFINISHED CEILING
U.F.	UNFINISHED FLOOR

NOTES:

UNIT A, UNIT B & UNIT C

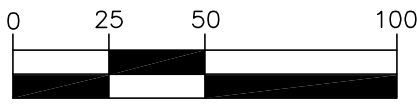
U.F. = 31.5'
U.C. = 42.5'



3RD FLOOR



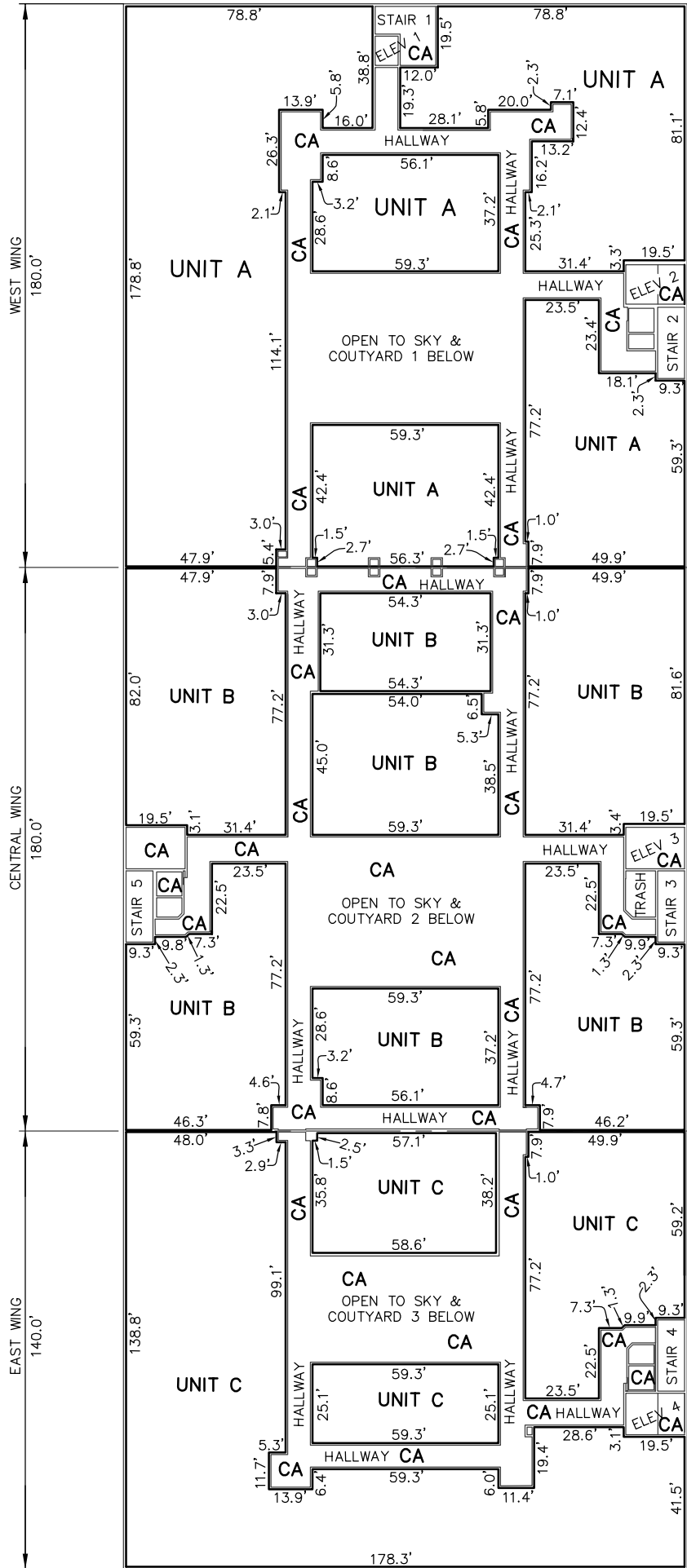
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND	
UNIT BOUNDARY OR EXCLUSIVE USE LINE	
CA	COMMON AREA
U.C.	UNFINISHED CEILING
U.F.	UNFINISHED FLOOR

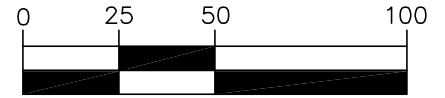
NOTES:
UNIT A, UNIT B & UNIT C
U.F. = 43.4'
U.C. = 55.5'



4TH FLOOR (ROOF)



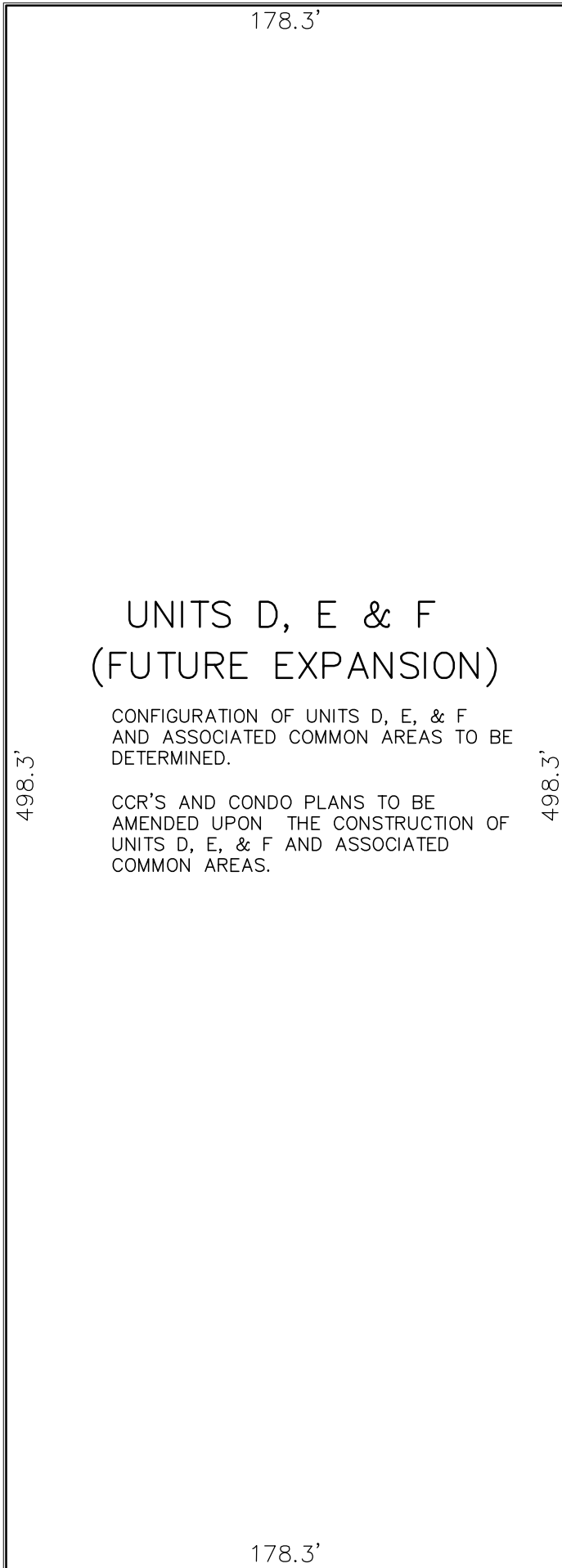
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

UNIT BOUNDARY OR
EXCLUSIVE USE LINE



UNITS D, E & F (FUTURE EXPANSION)

CONFIGURATION OF UNITS D, E, & F
AND ASSOCIATED COMMON AREAS TO BE
DETERMINED.

CCR'S AND CONDO PLANS TO BE
AMENDED UPON THE CONSTRUCTION OF
UNITS D, E, & F AND ASSOCIATED
COMMON AREAS.