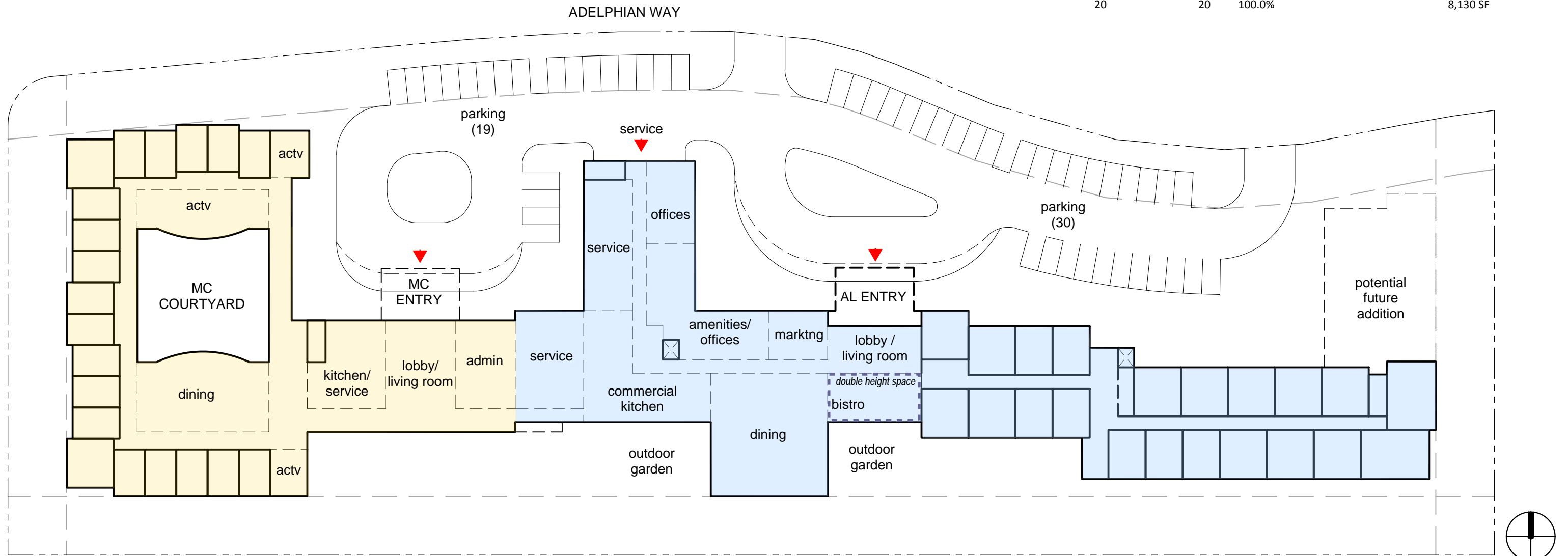


Alameda AL/MC Program Summary

Building Area		
AL Ground Floor	33,525 SF	
AL Second Floor	38,960 SF	
AL Total Building Area		72,485 SF
Memory Care	23,425 SF	
Total Building Area		95,910 SF

Unit Data	Qty (Units)				Gross Area	Total Area
	Ground Floor	Second Floor	Total	%		
AL Units						
Studio	7	21	28	40.0%	450 SF	12,600 SF
1-Bedroom	12	23	35	50.0%	570 SF	19,950 SF
2-BEDROOM	2	5	7	10.0%	870 SF	6,090 SF
	21	49	70	100.0%		38,640 SF
Memory Care Units						
Single Occupancy	18		18	90.0%	385 SF	6,930 SF
Double Occupancy	2		2	10.0%	600 SF	1,200 SF
	20		20	100.0%		8,130 SF



PACIFIC UNION ALAMEDA AL-MC

Pacific Union Land Company
675 Hartz Avenue, Suite 300
Danville, CA 94526

Exhibit 2
Item 9-B, 11/9/15
Planning Board Meeting

GROUND FLOOR PLAN

ALAMEDA, CA

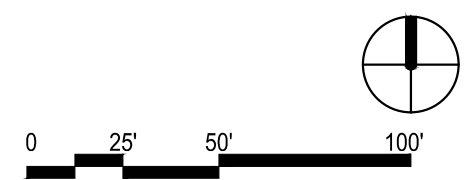
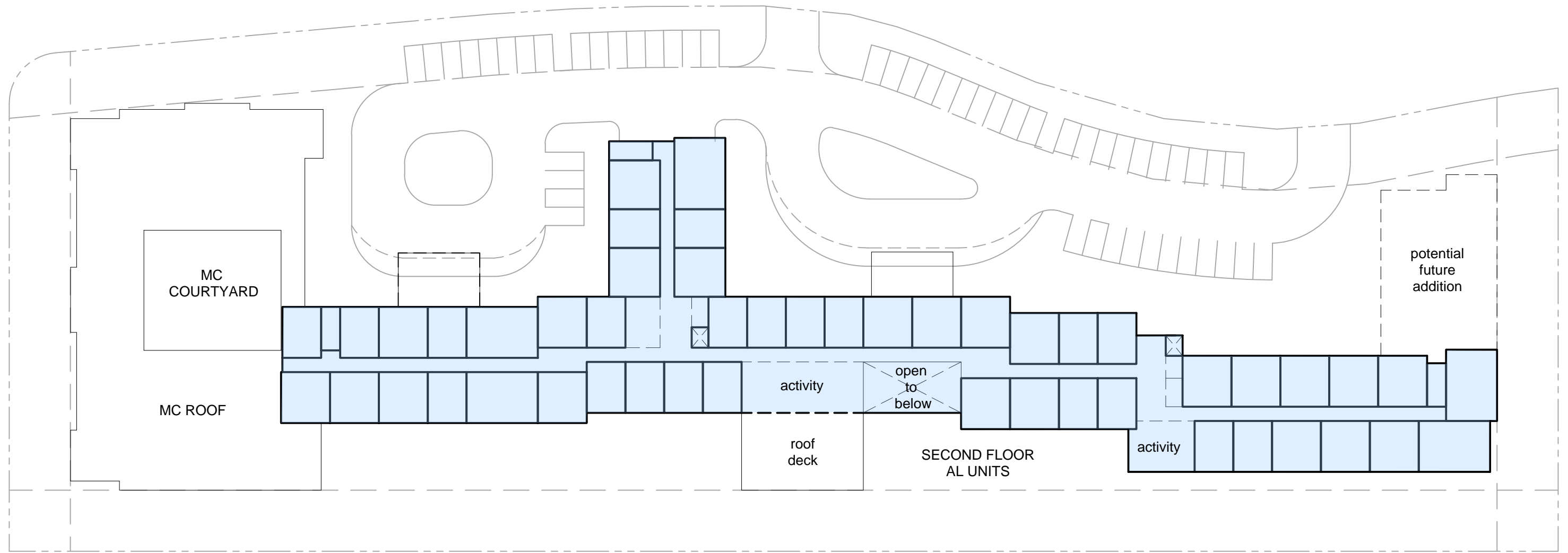
KTGY # 20150533.00

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SECOND FLOOR PLAN

ALAMEDA, CA

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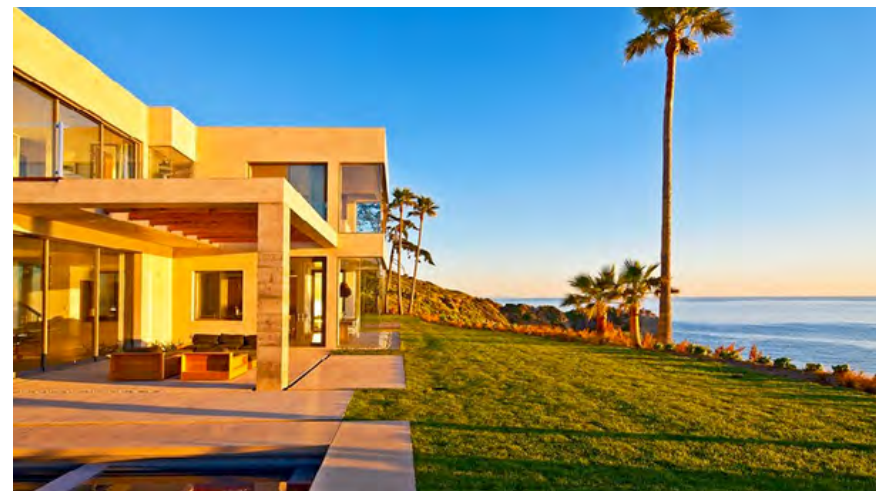
SIMPLE STUCCO FORMS WITH STAGGERED ROOF PROJECTIONS AND LARGE OPENINGS



SIMPLE FORMS AND ROOF PLANES



OPPORTUNITY FOR TERRACE SPACES AT EDGE OF BAY



CLEAN FORMS WITH LARGE GLAZING FACE THE BAY WITH DRAMATIC VIEWS



WARM, MODERN TEXTURES

PACIFIC UNION LAND COMPANY - ALAMEDA AL/MC

Pacific Union Land Company
675 Hartz Avenue, Suite 300
Danville, CA 94526

ARCHITECTURAL CHARACTER : BAYFRONT CONTEMPORARY

ALAMEDA, CA

KTGY # 20150611

07.31.2015

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TRADITIONAL FORMS WITH MODERN DETAILS



EMPHASIS ON VIEWS AND EXPANSES OF GLAZING



LOW, LINEAR BUILDING FORM WITH TERRACE AREAS AT EDGE OF BAY



STEPPING VOLUMES WITH TRADITIONAL HIP ROOF FORMS



TRADITIONAL FORMS WITH FRESH, CLEAN MATERIALS

PACIFIC UNION LAND COMPANY - ALAMEDA AL/MC

Pacific Union Land Company
675 Hartz Avenue, Suite 300
Danville, CA 94526

ARCHITECTURAL CHARACTER : TRANSITIONAL WATERFRONT

ALAMEDA, CA

KTGY # 20150611

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