NOTES

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

2. ALAMEDA COUNTY ASSESSOR'S PARCEL NUMBER: 074–1362–048–02 (PORTION)
SITE ADDRESS: 2601–2901 HARBOR BAY PARKWAY, ALAMEDA, CA

3. EXISTING ZONING: CMPD; COMMERCIAL MANUFACTURING AND WITHIN A PLANNED DEVELOPMENT OVERLAY.

PROPOSED ZONING: NO CHANGE

THE CURRENT BUILDING SETBACKS FOR THIS ZONING DESIGNATION ARE:
FRONT: 0'
SIDE: 0'
REAR: 0' OR 12'

MAXIMUM BUILDING HEIGHT: 100 FEET, MAXIMUM AREA COVERAGE (BULK RESTRICTION): TO BE DETERMINED BASED ON APPROVED PLANNED DEVELOPMENT.

4. EXISTING USE: VACANT
PROPOSED USE: OFFICE AND ADMINISTRATIVE

5. RECORD OWNER:
ALAMEDA WATERFRONT DEVELOPMENT INVESTORS I, LLC
1070 MARINA VILLAGE PARKWAY #200
ALAMEDA, CA 94501
ATTN: JOE ERNST

6. SUBDIVIDER:
ALAMEDA WATERFRONT DEVELOPMENT INVESTORS I, LLC
1070 MARINA VILLAGE PARKWAY #200
ALAMEDA, CA 94501
ATTN: JOE ERNST

7. SURVEYOR:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
ATTN: TIMOTHY KELLY, LS 7089

8. GROSS LAND AREA: 11.0018± ACRES

9. BASIS OF BEARINGS:
THE BEARING OF NORTH 32° 11' 55" WEST TAKEN ON THE LINE BETWEEN U.S.C. & G.S. MONUMENTS "MAIT–MEL" AND "MAIT–FIT" AS SAID MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP NO. 5274 FILED FOR RECORD ON FEBRUARY 29, 1988 IN BOOK 176 OF MAPS AT PAGE 4 WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM ZONE 3, NAD 1927. TO OBTAIN GROUND LEVEL DISTANCES, MULTIPLY DISTANCES SHOWN BY 1.000071.

10. ALL PUBLIC UTILITIES REQUIRED FOR THE DEVELOPMENT OF THE PROPERTY EXIST IN THE PUBLIC STREETS FRONTING THE PROJECT. NO PUBLIC UTILITIES ARE PROPOSED. ALL PROPOSED UTILITIES SHOWN HEREON ARE PRIVATE.

11. PUBLIC EASEMENTS FOR UTILITIES AND PATHWAYS EXIST ON THE SUBJECT PROPERTY. PROPOSED PUBLIC EASEMENTS FOR EMERGENCY VEHICLE ACCESS ARE SHOWN HEREON. PUBLIC POWER EASEMENTS FOR UNDERGROUND ELECTRICAL LINES TO PROPOSED TRANSFORMERS AND TRANSFORMERS HAVE NOT BEEN SHOWN AND WILL BE RECORDED BY SEPARATE INSTRUMENT AND DEDICATED TO CITY UPON COMPLETION OF AND ACCEPTANCE BY CITY OF ALAMEDA MUNICIPAL POWER OF AS–BUILT UNDERGROUND ELECTRICAL IMPROVEMENTS. RECORDATION SHALL OCCUR PRIOR TO CERTIFICATE OF BUILDING OCCUPANCY UNLESS OTHERWISE AGREED UPON BY THE CITY.

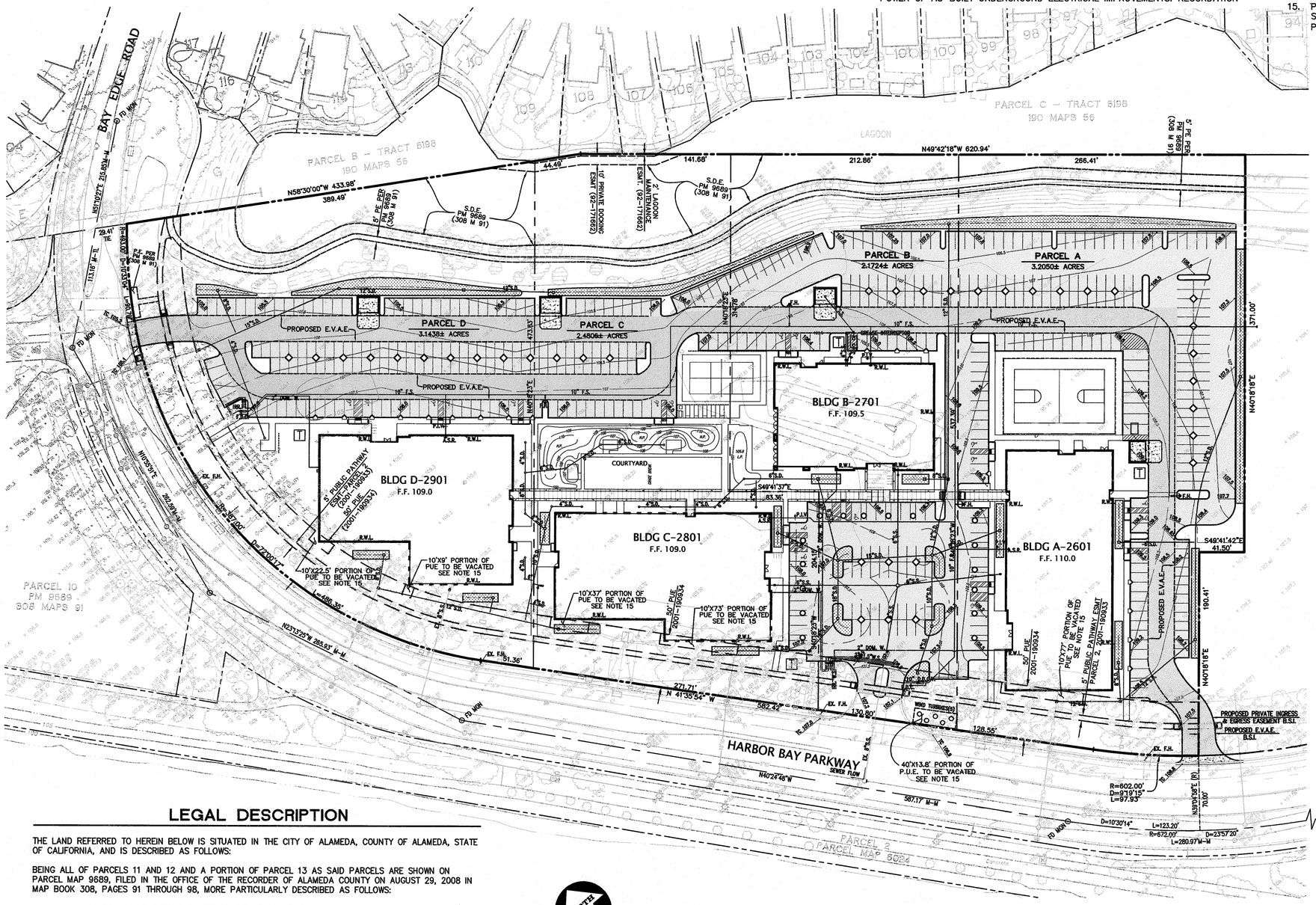
12. THE PURPOSE OF THIS SUBDIVISION IS TO CREATE COMPLIANT PARCELS FOR EACH OF THE BUILDINGS WHICH ARE PROPOSED TO BE CONSTRUCTED BY SEPARATE PERMIT ON A SINGLE PARCEL.

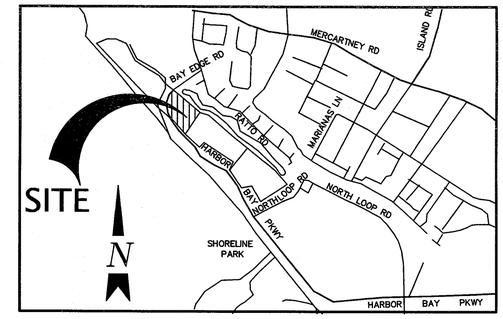
THE PROPOSED IMPROVEMENTS SHOWN HEREON ARE BEING PROCESSED WITH THE CITY OF ALAMEDA BY SEPARATE APPLICATION. PROPOSED IMPROVEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES TO DETERMINE THE PROPER SETBACK AND AREAS FOR THE PROPOSED PARCELS SHOWN HEREON.

13. THE PROPOSED SUBDIVISION SHOWN HEREON SHALL HAVE PROJECT CC&R's WHICH WILL PROVIDE FOR RECIPROCAL EASEMENTS FOR UTILITIES, DRAINAGE, INGRESS AND EGRESS, PARKING ALONG WITH MAINTENANCE OF THE COMMON FACILITIES. ADDITIONAL OFFSITE EASEMENTS FOR ACCESS AND STORM DRAIN WILL BE OBTAINED BY SEPARATE INSTRUMENT.

14. LANDSCAPING EXISTS ALONG THE PUBLIC STREETS FRONTING THE PROJECT. ADDITIONAL LANDSCAPING IS PROPOSED FOR THE BUILDINGS SHOWN HEREON BY SEPARATE PERMIT.

15. PORTIONS OF 50' WIDE PUBLIC UTILITY EASEMENT (PUE) PER 2001–190934 O.R., SHOWN HEREON TO BE VACATED DO NOT CONTAIN ANY EXISTING OR PROPOSED PUBLIC UTILITIES AND/OR PUBLIC FACILITIES.





VICINITY MAP

NOT TO SCALE

LEGEND

PROPOSED	EXISTING	
		EASEMENT LINE
		BLOCK/RETAINING WALL
		BUILDING LINE
		FLUSH CONCRETE CURB
		CONCRETE CURB
		CONCRETE CURB CUT
		CONCRETE CURB & GUTTER
100	100	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		NEW LOT LINE
		MONUMENT/MONUMENT LINE
PERF. PIPE		PERFORATED STORM DRAIN PIPE
		PROPERTY LINE
RWL	RWL	RAINWATER LEADER
		SIDEWALK
10" S.D.		STORM DRAIN–MANHOLE & CATCH BASIN
8" S.S.		SANITARY SEWER & MANHOLE
3" D.W.		DOMESTIC WATER & GATE VALVE
100.00	+100.00	THRU CURB DRAIN
		SPOT ELEVATION
		TRAFFIC SIGN
		TREE
		UTILITY BOX
		ELECTROLIER
		FIRE HYDRANT
AD	AD	AREA DRAIN
BW	BW	BACK OF WALK
BLDG	BLDG	BUILDING
BL	BL	BUILDING LINE
CB	CB	CATCH BASIN
COTG	COTG	CLEANOUT TO GRADE
C	C	CONCRETE
DR	DR	DOMESTIC RISER
DS	DS	DOWN SPOUT
DIP	DIP	DUCTILE IRON PIPE
ESMT	ESMT	EASEMENT
EW	EW	EDGE OF WALK
FB	FB	FACE OF BERM
FC	FC	FACE OF CURB
FW	FW	FACE OF WALL
FF	FF	FINISHED FLOOR
FL	FL	FLOW LINE
GB	GB	GRADE BREAK
HP	HP	HIGH POINT
IE	IE	INVERT ELEVATION
LP	LP	LOW POINT
LT	LT	LIGHT
OF	OF	OVERFLOW
PV	P	PAVEMENT
R.O.W.	R.O.W.	RIGHT OF WAY
RWL	RWL	RAINWATER LEADER
R	R	RIDGE
RE	RE	RIM ELEVATION
RD	RD	ROOF DRAIN
SDJB	SDJB	STORM DRAIN JOINT BOX
SDMH	SDMH	STORM DRAIN MANHOLE
SWL	SWL	SWALE
TB	TB	TOP OF BERM
TC	TC	TOP OF CURB
TW	TW	TOP OF WALL
T	T	TRANSFORMER
TE	TE	TRASH ENCLOSURE
PV.A.E.		PRIVATE ACCESS EASEMENT
B.S.I.		BY SEPARATE INSTRUMENT
		STORM WATER TREATMENT BIOFILTRATION PLANTER
		A.C. PAVEMENT
		CONCRETE SIDEWALK

LEGAL DESCRIPTION

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

BEING ALL OF PARCELS 11 AND 12 AND A PORTION OF PARCEL 13 AS SAID PARCELS ARE SHOWN ON PARCEL MAP 9689, FILED IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY ON AUGUST 29, 2008 IN MAP BOOK 308, PAGES 91 THROUGH 98, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID PARCEL 13, DISTANT THEREON NORTH 49° 42' 18" WEST, 53.16 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE LEAVING SAID NORTHEASTERLY LINE, SOUTH 40° 18' 18" WEST, 371.00 FEET; THENCE NORTH 49° 41' 42" WEST, 41.50 FEET; THENCE SOUTH 40° 18' 18" WEST, 190.41 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PARCEL 13; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTHWESTERLY ALONG THE ARC OF A 602.00 FOOT RADIUS, NON–TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH CURVE BEARS NORTH 39° 04' 51" EAST, THROUGH A CENTRAL ANGLE OF 9° 19' 15", AN ARC DISTANCE OF 97.93 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PARCEL 13 AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 12 AND PARCEL 11, NORTH 41° 35' 54" WEST, 582.42 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 11, NORTHEASTERLY ALONG THE ARC OF A 387.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 72° 00' 17", AN ARC DISTANCE OF 486.35 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE, ALONG THE ARC OF A 493.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10° 33' 04", AN ARC DISTANCE OF 90.79 FEET TO THE NORTHERLY MOST CORNER OF SAID PARCEL 11; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 11, SOUTH 58° 30' 00" EAST, 433.98 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCELS 12 AND 13, SOUTH 49° 42' 18" EAST, 620.94 FEET TO THE POINT OF BEGINNING.

NORTH

0 30' 60' 120'
Scale 1" = 60 ft

Keith Nofield 6/6/11
PREPARED BY OR UNDER THE SUPERVISION OF DATE
KEITH L. NOFIELD, P.L.S. 7393
LICENSE EXPIRES: 12–31–11

PROFESSIONAL LAND SURVEYOR
KEITH NOFIELD
EXP. 12–31–11
No. 7393
STATE OF CALIFORNIA

NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

TENTATIVE PARCEL MAP 10006

BEING A RE–SUBDIVISION OF ADJUSTED NEW PARCEL 11 AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE RECORDED JULY 23, 2010 AS SERIES NUMBER 2010–203279, ALAMEDA COUNTY RECORDS.

ALAMEDA, CALIFORNIA

DATE	6-03-2011
SCALE	1" = 60'
SURVEYOR	TK
DRAFTER	CC
JOB NO.	A05725-10
SHEET	1
OF	1 SHEETS

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