

TITLE LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of San Ramon, County of Contra Costa, State of California, and is described as follows:  
PARCEL "C", AS SHOWN ON THAT CERTAIN PARCEL MAP MS 75-78, FILED DECEMBER 14, 1978, BOOK 72 OF PARCEL MAPS, AT PAGE 44, CONTRA COSTA COUNTY RECORDS.  
For conveyancing purposes only: APN 209-770-006-2

THE LAND DESCRIBED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

MISCELLANEOUS NOTES

- N1 THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO Crow Canyon Road, WHICH IS A DEDICATED PUBLIC ROAD OR HIGHWAY, WITH NO GAPS, GORES OR OVERLAPS.
- N2 THE SUBJECT PROPERTY IS LOCATED AT THE INTERSECTION OF Crow Canyon Road AND MILL ROAD. (TABLE A ITEM #14)
- N3 BUILDINGS LOCATED ON THIS PROPERTY ARE AS SHOWN. THE ADDRESS OF THIS PROPERTY WAS PHYSICALLY OBSERVED OR NOTED AS BEING 2671 CROW CANYON ROAD, SAN RAMON, CA 94583. (TABLE A ITEM #2)
- N4 THE GROSS LAND AREA OF THIS PROPERTY IS 66,217.8± SQUARE FEET OR 1.52± ACRES. (TABLE A ITEM #4)
- N5 THE BUILDINGS SHOWN ON THIS SURVEY REFLECT THE EXTERIOR DIMENSIONS ALONG WITH THE SQUARE FOOTAGE OF EACH BUILDING AS LOCATED AT GROUND LEVEL. MEASURED HEIGHTS OF ALL BUILDINGS ARE NOTED TO THE HIGHEST POINT OF THE BUILDING ABOVE GROUND LEVEL. (TABLE A ITEM #7A, 7B1, & 7C)
- N6 ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS LOCATED AND OBSERVED ON SITE AND WITHIN FIVE FEET OF THE PROPERTY BOUNDARIES ARE SHOWN. THERE WERE NO OBSERVED AREAS OF SUBSTANTIAL REFUSE AT THE TIME OF THE SURVEY. (TABLE A ITEM #8)
- N7 OWNER INFORMATION WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS LAND TITLE SURVEY WAS PREPARED. (TABLE A ITEM #13)
- N8 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY. (TABLE A ITEM #16)
- N9 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY. (TABLE A ITEM #17)
- N10 THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT THE TIME OF THIS SURVEY. NO CEMETERIES, GRAVESITES, AND BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
- N11 THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS.
- N12 THE BOUNDARY OF THE SURVEY PROPERTY AS DESCRIBED FORMS A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD. THE PARCELS ARE CONTIGUOUS WITH NO GAPS OR GORES.
- N13 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN THE PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN THE BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. (TABLE A ITEM #9)

PARKING							
REGULAR	COVERED	COVERED HANDICAPPED	HANDICAPPED	COMPACT	MOTORCYCLE	PARTIAL	TOTAL
37	0	0	1	0	0	0	38

SURVEY PREPARED BY:  
RPLS, LLC  
312 NE 145TH PLACE, EDMOND, OK 73013  
PHONE: 855-283-2333 / FAX: 405-947-8636  
EMAIL: INFO@LENDERSURVEYS.COM

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.  
SURVEYOR ASSUMES NO RESPONSIBILITY FOR UNMARKED OR NONVISIBLE UTILITIES THAT MAY CROSS THE AREAS SHOWN ON THIS SURVEY.

SURVEY RELATED ITEMS CORRESPONDING TO "SCHEDULE B SECTION TWO EXCEPTIONS" IN THE TITLE COMMITMENT

9. Abutter's rights of ingress and egress to or from the street, highway or freeway abutting said land, have been dedicated or relinquished on the map of Parcel Map Subdivision MS 75-78 on file in Book 72, Page 44, of Parcel Maps.  
AFFECTS: AS DESCRIBED THEREIN.  
AFFECTS: DEDICATION OR RELINQUISHMENT OF RIGHTS OF INGRESS AND EGRESS NOT FOUND ON MAP. NO PLOTTABLE ISSUES.
10. An easement shown or dedicated on the map of Parcel Map Subdivision MS 75-78 recorded December 14, 1978 and on file in Book 72, Page 44, of Parcel Maps. For: Drainage and incidental purposes.  
AFFECTS: AS DESCRIBED THEREIN.  
AFFECTS: AREA DEDICATED TO CONTRA COSTA COUNTY FOR DRAINAGE PURPOSES. PLOTTED HEREON.
11. An offer of dedication for roadway purposes and incidental purposes, recorded May 02, 1980 as Book 9838, Page 939 of Official Records.  
To: Contra Costa County  
AFFECTS: AS DESCRIBED THEREIN.  
AFFECTS: DEDICATION FOR ROADWAY PURPOSES. PLOTTED HEREON.
12. The fact that the land lies within the boundaries of the City of San Ramon Redevelopment Project Area, as disclosed by the document recorded November 13, 1987 as Instrument No. 87-242277, Book 14017, Page 947 of Official Records.  
AFFECTS: AS DESCRIBED THEREIN.  
AFFECTS: BLANKET IN NATURE. NO PLOTTABLE ISSUES.

STATEMENT OF ENCROACHMENTS

E1 WALLS, CURBS, PAVING AND PARKING APPEAR TO BE LOCATED IN THE AREA DEDICATED FOR DRAINAGE PURPOSES.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AND ZONE "A" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060710, MAP NUMBER 06013C0463F WHICH BEARS AN EFFECTIVE DATE OF 06/16/2009. AS SHOWN ON THE FEMA WEBSITE (HTTPS://WWW.FEMA.GOV/CIS/) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. (TABLE A ITEM #3)

- SITE AFFECTED BY LOMAR 10-09-3220P EFFECTIVE DATE 1/27/2011.
- ZONE "X" DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
- ZONE "A" IS THE FLOOD INSURANCE RATE ZONE USED FOR 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) FLOODPLAINS THAT ARE DETERMINED FOR THE FLOOD INSURANCE STUDY (FIS) BY APPROXIMATE METHODS OF ANALYSIS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS (BFES) OR DEPTHS ARE SHOWN IN THIS ZONE. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS APPLY.

ZONING

(TABLE A ITEM #6(a) #6(b))  
SOURCE: DRAFT ZONING REPORT FROM PARTNER ENGINEERING, DATE OF REPORT: FEBRUARY 1, 2022

Zoning Regulations:  
Regulations for this site are in accordance with the City of San Ramon Zoning Ordinance, Date of Most Recent Revision 2021.

Zoning District:  
This site is located in IOL Limited Office Zone.

Current Use: Office  
Proposed Use: Daycare  
Use Permitted: The Subject's use is permitted by right within the Subject district.

Area Regulations:  
Per code D2-20, Table 2-9:  
Minimum Lot Area (square feet): 15,000 square feet  
Minimum Lot Width (feet): 100 feet  
Minimum Front Yard Setback (feet): 20 feet  
Minimum Side Interior (each): 10 feet  
Minimum Rear Yard Setback (feet): 25 feet, due to abutting residential zone  
Maximum Lot Coverage (%): 30%  
Maximum FAR: 0.35  
Maximum Height Limit (feet): 40 feet

Parking Requirements:  
The following chart is in accordance with code section D3-28:  
For Offices: Administrative, business, government, professional, and service:  
1 space per each 250 sf of floor area: (5,166.9 / 250) = 21 Spaces  
For Child Day Care Facilities:  
1 space for each 6 children the facility is licensed to accommodate:  
Licensed to accommodate 84 children: (1 space x 6 children) = 35 spaces provided not more than 210 children are accommodated

ZONING SETBACKS PLOTTED HEREON ARE PER THE ABOVE PARTNER ZONING REPORT.

ALTA/NSPS LAND TITLE SURVEY  
FOR  
PARTNER ENGINEERING AND SCIENCE, INC.

PARTNER PROJECT NUMBER 21-352407.3

ALTA SURVEY BASED AND RELIED ON  
FIRST AMERICAN TITLE INSURANCE COMPANY  
TITLE COMMITMENT, NUMBER NCS-1100327-SA1,  
CONTAINING AN EFFECTIVE DATE OF NOVEMBER 08, 2021.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; & PARTNER ENGINEERING AND SCIENCE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF.  
THE FIELDWORK WAS COMPLETED ON 1/31/2022.  
DATE OF PLAT OR MAP: (TO BE DATED UPON SIGNATURE)

PROPERTY ADDRESS:  
2671 CROW CANYON ROAD, SAN RAMON, CA 94583

SURVEYOR: KEVIN BRONSON  
P.L.S. NO.: 8523  
STATE OF REGISTRATION: CALIFORNIA  
FIELD DATE OF SURVEY: 1/31/2022

SIGNATURE

CORPORATE OFFICE  
2154 TORRANCE BLVD.  
TORRANCE, CA 90501 888-213-7479  
ALTA@partneresi.com

PARTNER  
Engineering and Science, Inc.®

PRELIMINARY DRAWING DATE: 3/8/2022  
DWN BY: CB  
JOB NO: 30482A

http://www.partneresi.com/  
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