

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE, COMMITMENT FILE NO.: NCS-969816-SA1, WITH AN EFFECTIVE DATE OF JUNE 26, 2019 AT 8:00 AM.

LEGAL DESCRIPTION

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

BEING ALL OF LOTS 7 AND 8 AS SAID LOTS ARE SHOWN ON THE MAP OF KLUNKNERVILLE TRACT, FILED MARCH 21, 1889 IN BOOK 17 OF MAPS, PAGE 31, ALAMEDA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8, SAID CORNER BEING A POINT IN THE NORTHERLY LINE OF 63RD STREET (FORMERLY BONTON STREET), 60 FEET WIDE, DISTANT THEREON, 60.00 FEET EASTERLY FROM THE EASTERLY LINE OF HOLLIS STREET (FORMERLY GREEN STREET), 60 FEET WIDE.

THENCE LEAVING SAID NORTHERLY LINE, PARALLEL WITH SAID EASTERLY LINE OF HOLLIS STREET, ALONG THE WESTERLY LINE OF SAID LOT 8, NORTHERLY 140.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 8;

THENCE PARALLEL WITH SAID NORTHERLY LINE OF 63RD STREET, ALONG THE NORTHERLY LINE OF SAID LOT 8, AND ALONG THE NORTHERLY LINE OF SAID LOT 7, EASTERLY 100.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7;

THENCE PARALLEL WITH SAID EASTERLY LINE OF HOLLIS STREET, ALONG THE EASTERLY LINE OF SAID LOT 7, SOUTHERLY 140.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 7, SAID CORNER BEING A POINT IN THE AFOREMENTIONED NORTHERLY LINE OF 63RD STREET;

THENCE ALONG SAID NORTHERLY LINE OF 63RD STREET; WESTERLY 100.00 FEET TO THE POINT OF BEGINNING.

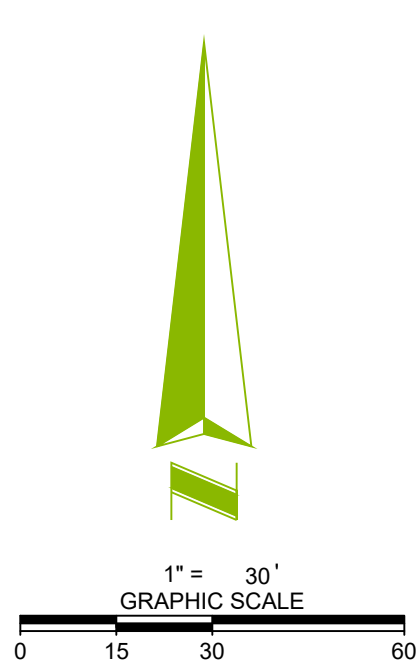
THIS LEGAL DESCRIPTION IS PURSUANT TO CERTIFICATE OF COMPLIANCE LOT MERGER RECORDED MARCH 08, 2002 AS INSTRUMENT NO. 2002108847 OF OFFICIAL RECORDS.

NOTES CORRESPONDING TO SCHEDULE B

- 12 - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE SHELLMOUND PARK REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 10, 1987 AS INSTRUMENT NO. 1987-305162 OF OFFICIAL RECORDS. (AFFECTS ARE BLANKET IN NATURE)
- 13 - AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED MARCH 08, 2002 AS INSTRUMENT NO. 2002108847 OF OFFICIAL RECORDS. (AFFECTS ARE BLANKET IN NATURE)

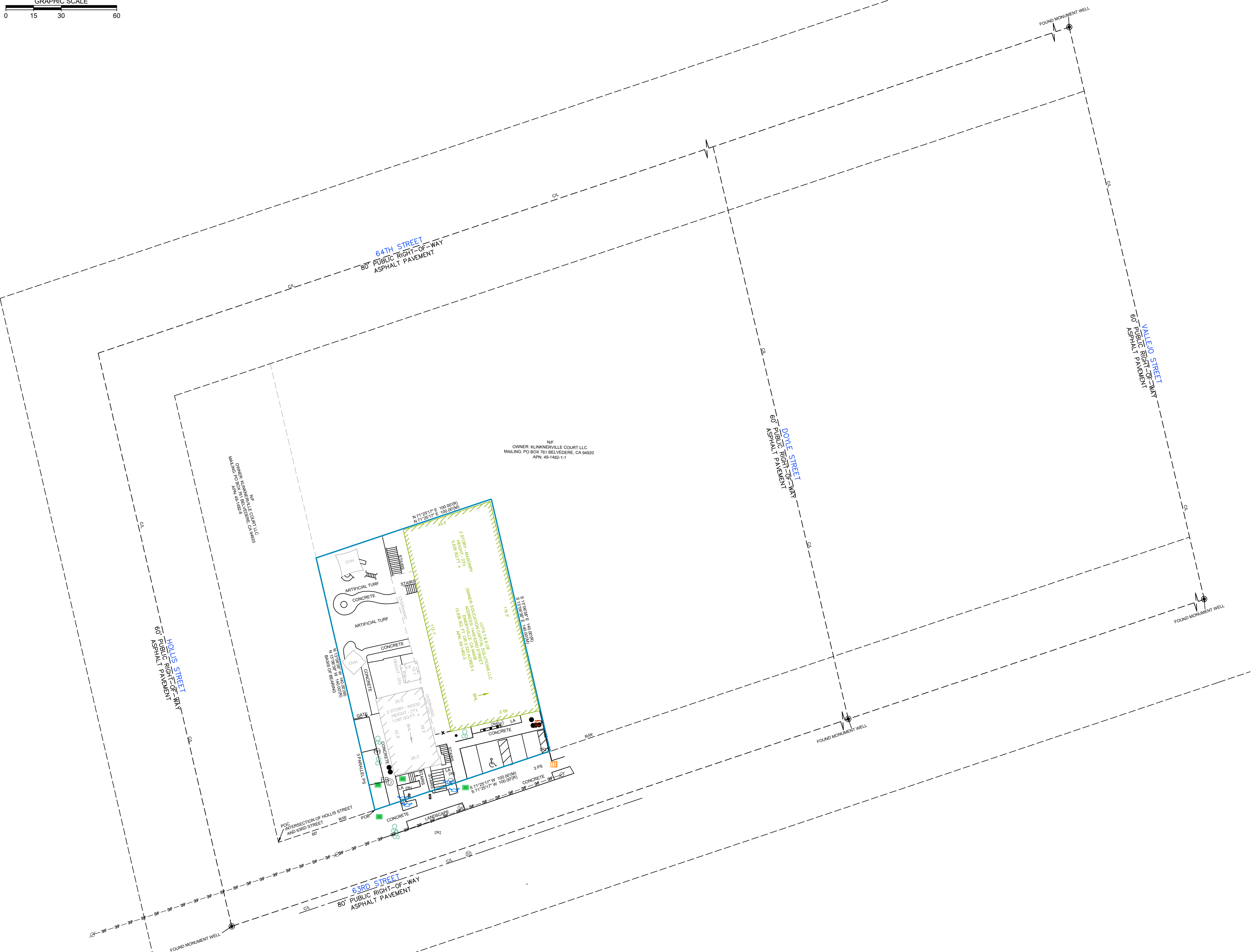
STATEMENT OF ENCROACHMENTS

NONE OBSERVED



LEGEND

● FOUND MONUMENT AS LABELED	▨ NO PARKING AREA
⊠ BUILDING HEIGHT LOCATION	⚡ FIRE DEPARTMENT CONNECTION
⊠ TELEPHONE CABINET	⊠ HANDICAP PARKING SPACE
⊠ ELECTRIC CABINET	⊠ SANITARY SEWER
⊠ STORM MANHOLE	⊠ WATER VALVE
⊠ DRAINAGE INLET	⊠ ELECTRIC BOX
⊠ NOW OR FORMALLY	⊠ WATER METER
⊠ PARKING SPACES	⊠ POWER POLE
⊠ R/W RIGHT OF WAY	⊠ FLOOD ZONE
⊠ CENTER LINE	⊠ CLEAN OUT
⊠ SOFT SQUARE FEET	⊠ LIGHT POLE
⊠ LANDSCAPED AREA	⊠ BOLLARD
⊠ POINT OF BEGINNING	⊠ MANHOLE
⊠ OVERHANG	⊠ OVERHEAD UTILITY LINE
⊠ MEASURED	⊠ FENCE
⊠ (R) RECORDED	⊠ BOUNDARY
	⊠ RIGHT OF WAY LINE



LAND AREA

13,936± SQUARE FEET
0.320± ACRES

PARKING

REGULAR= 06
HANDICAP= 01
TOTAL= 07

FLOOD INFORMATION

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION; THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME. YOU CAN CONTACT YOUR COMMUNITY OR THE FEMA FIRM FOR MORE INFORMATION ABOUT FLOOD RISK AND FLOOD INSURANCE IN YOUR COMMUNITY.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERN PROPERTY LINE WHICH BEARS N 13° 06'38" W PER GPS COORDINATE OBSERVATIONS CA STATE PLANE, NAD83.

LATITUDE - 42° 16'16.74467"
LONGITUDE - 59° 26'14.76553"
CONVERGENCE ANGLE - 11° 01'22.31518"
DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) - 0.998272901474418

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 63RD STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 63RD STREET AND HOLLIS STREET, WHICH IS APPROXIMATELY 112' FROM THE SW CORNER OF THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

#409641
63RD STREET
1450-1452 63RD STREET
ALAMEDA COUNTY EMERYVILLE, CA



COORDINATED BY:

AEI Consultants
AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 8, 9, 13, 14, 16, 17 and 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/09/2019. DATE OF PLAT OR MAP: 08/14/2019.

PRELIMINARY

REGISTERED SURVEYOR: BUCKLEY D. BLEW DATED
PROFESSIONAL LAND SURVEYOR NO.: 9272

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
			19-4292
			SCALE:
			1" = 30'
			DRAWN BY:
			DAS
			APPROVED BY:
			TWP

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWNC.COM