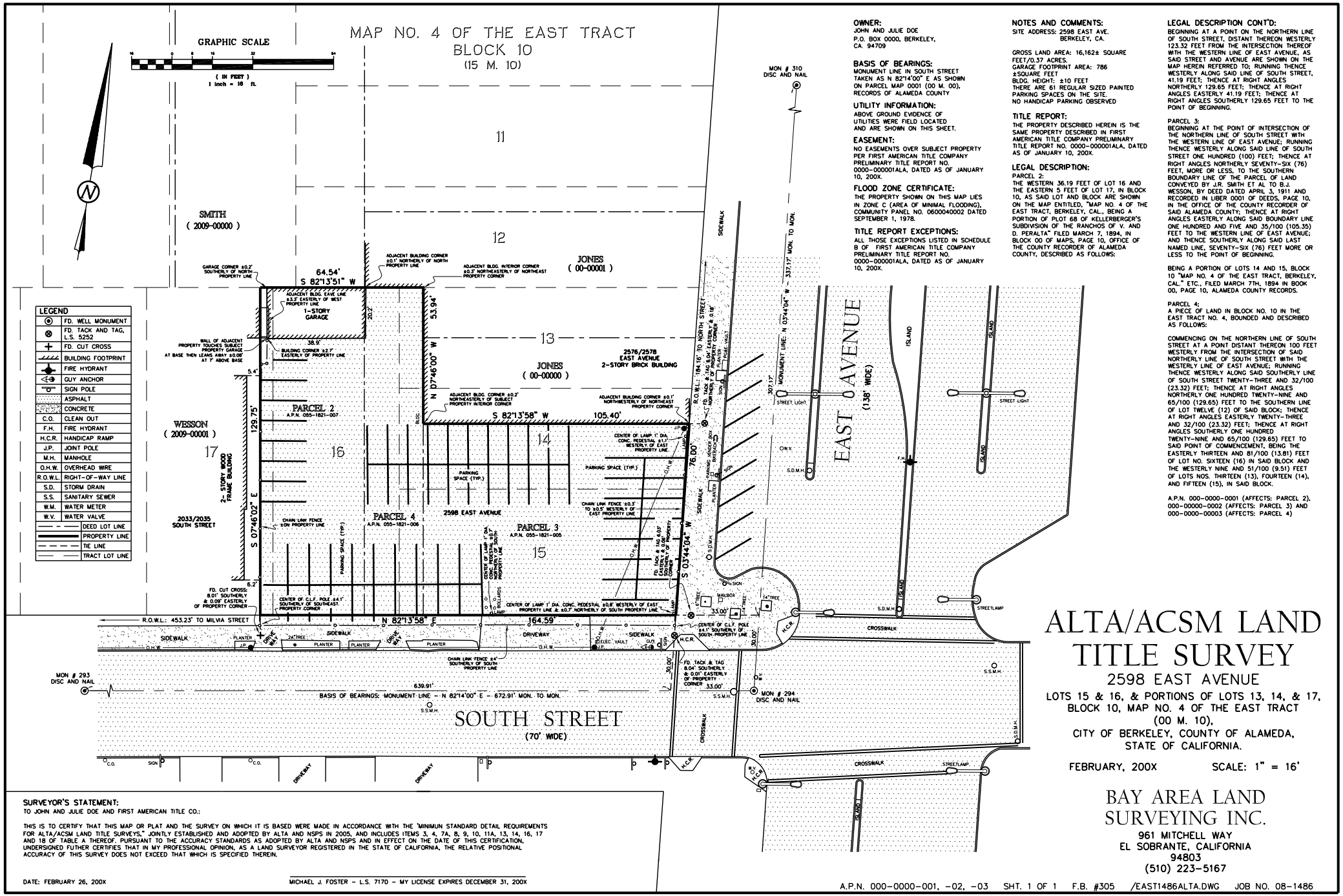

OWNER:
JOHN AND JULIE DOE
P.O. BOX 0000, BERKELEY, CA. 94709

BASIS OF BEARINGS:
MONUMENT LINE IN SOUTH STREET TAKEN AS N 82°14'00" E AS SHOWN ON PARCEL MAP 0001 (00 M. 00), RECORDS OF ALAMEDA COUNTY

UTILITY INFORMATION:
ABOVE GROUND EVIDENCE OF UTILITIES WERE FIELD LOCATED AND ARE SHOWN ON THIS SHEET.

EASEMENT:
NO EASEMENTS OVER SUBJECT PROPERTY PER FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0000-000001ALA, DATED AS OF JANUARY 10, 200X.

FLOOD ZONE CERTIFICATE:
THE PROPERTY SHOWN ON THIS MAP LIES IN ZONE C (AREA OF MINIMAL FLOODING), COMMUNITY PANEL NO. 0600040002 DATED SEPTEMBER 1, 1978.

TITLE REPORT EXCEPTIONS:
ALL THOSE EXCEPTIONS LISTED IN SCHEDULE B OF FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0000-000001ALA, DATED AS OF JANUARY 10, 200X.

NOTES AND COMMENTS:
SITE ADDRESS: 2598 EAST AVE.
BERKELEY, CA.

GROSS LAND AREA: 16,162± SQUARE FEET/0.37 ACRES.
GARAGE FOOTPRINT AREA: 786 ±SQUARE FEET
BLDG. HEIGHT: ±10 FEET
THERE ARE 61 REGULAR SIZED PAINTED PARKING SPACES ON THE SITE.
NO HANDICAP PARKING OBSERVED

TITLE REPORT:
THE PROPERTY DESCRIBED HEREIN IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0000-000001ALA, DATED AS OF JANUARY 10, 200X.

LEGAL DESCRIPTION:
PARCEL 2:
THE WESTERN 36.19 FEET OF LOT 16 AND THE EASTERN 5 FEET OF LOT 17, IN BLOCK 10, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP ENTITLED, "MAP NO. 4 OF THE EAST TRACT, BERKELEY, CAL., BEING A PORTION OF PLOT 68 OF KELLERBERGER'S SUBDIVISION OF THE RANCHOS OF V. AND D. PERALTA" FILED MARCH 7, 1894, IN BLOCK 00 OF MAPS, PAGE 10, OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONT'D:
BEGINNING AT A POINT ON THE NORTHERN LINE OF SOUTH STREET, DISTANT THEREON WESTERLY 123.32 FEET FROM THE INTERSECTION THEREOF WITH THE WESTERN LINE OF EAST AVENUE, AS SAID STREET AND AVENUE ARE SHOWN ON THE MAP HEREIN REFERRED TO; RUNNING THENCE WESTERLY ALONG SAID LINE OF SOUTH STREET, 41.19 FEET; THENCE AT RIGHT ANGLES NORTHERLY 129.65 FEET; THENCE AT RIGHT ANGLES EASTERLY 41.19 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 129.65 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERN LINE OF SOUTH STREET WITH THE WESTERN LINE OF EAST AVENUE; RUNNING THENCE WESTERLY ALONG SAID LINE OF SOUTH STREET ONE HUNDRED (100) FEET; THENCE AT RIGHT ANGLES NORTHERLY SEVENTY-SIX (76) FEET, MORE OR LESS, TO THE SOUTHERN BOUNDARY LINE OF THE PARCEL OF LAND CONVEYED BY J.R. SMITH ET AL TO B.J. WESSON, BY DEED DATED APRIL 3, 1911 AND RECORDED IN LIBER 0001 OF DEEDS, PAGE 10, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ALAMEDA COUNTY; THENCE AT RIGHT ANGLES EASTERLY ALONG SAID BOUNDARY LINE ONE HUNDRED AND FIVE AND 35/100 (105.35) FEET TO THE WESTERN LINE OF EAST AVENUE; AND THENCE SOUTHERLY ALONG SAID LAST NAMED LINE, SEVENTY-SIX (76) FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING A PORTION OF LOTS 14 AND 15, BLOCK 10 "MAP NO. 4 OF THE EAST TRACT, BERKELEY, CAL." ETC., FILED MARCH 7TH, 1894 IN BOOK 00, PAGE 10, ALAMEDA COUNTY RECORDS.

PARCEL 4:
A PIECE OF LAND IN BLOCK NO. 10 IN THE EAST TRACT NO. 4, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHERN LINE OF SOUTH STREET AT A POINT DISTANT THEREON 100 FEET WESTERLY FROM THE INTERSECTION OF SAID NORTHERLY LINE OF SOUTH STREET WITH THE WESTERLY LINE OF EAST AVENUE; RUNNING THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF SOUTH STREET TWENTY-THREE AND 32/100 (23.32) FEET; THENCE AT RIGHT ANGLES NORTHERLY ONE HUNDRED TWENTY-NINE AND 65/100 (129.65) FEET TO THE SOUTHERN LINE OF LOT TWELVE (12) OF SAID BLOCK; THENCE AT RIGHT ANGLES EASTERLY TWENTY-THREE AND 32/100 (23.32) FEET; THENCE AT RIGHT ANGLES SOUTHERLY ONE HUNDRED TWENTY-NINE AND 65/100 (129.65) FEET TO SAID POINT OF COMMENCEMENT, BEING THE EASTERLY THIRTEEN AND 81/100 (13.81) FEET OF LOT NO. SIXTEEN (16) IN SAID BLOCK AND THE WESTERLY NINE AND 51/100 (9.51) FEET OF LOTS NOS. THIRTEEN (13), FOURTEEN (14), AND FIFTEEN (15), IN SAID BLOCK.

A.P.N. 000-0000-0001 (AFFECTS: PARCEL 2), 000-00000-0002 (AFFECTS: PARCEL 3) AND 000-0000-00003 (AFFECTS: PARCEL 4)

ALTA/ACSM LAND TITLE SURVEY

2598 EAST AVENUE

LOTS 15 & 16, & PORTIONS OF LOTS 13, 14, & 17, BLOCK 10, MAP NO. 4 OF THE EAST TRACT (00 M. 10), CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

FEBRUARY, 200X SCALE: 1" = 16'

SURVEYOR'S STATEMENT:
TO JOHN AND JULIE DOE AND FIRST AMERICAN TITLE CO.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUN STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 3, 4, 7A, 8, 9, 10, 11A, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FUTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: FEBRUARY 26, 200X

MICHAEL J. FOSTER - L.S. 7170 - MY LICENSE EXPIRES DECEMBER 31, 200X

BAY AREA LAND SURVEYING INC.
961 MITCHELL WAY
EL SOBRANTE, CALIFORNIA
94803
(510) 223-5167

A.P.N. 000-0000-001, -02, -03 SHT. 1 OF 1 F.B. #305 /EAST1486ALTA.DWG JOB NO. 08-1486