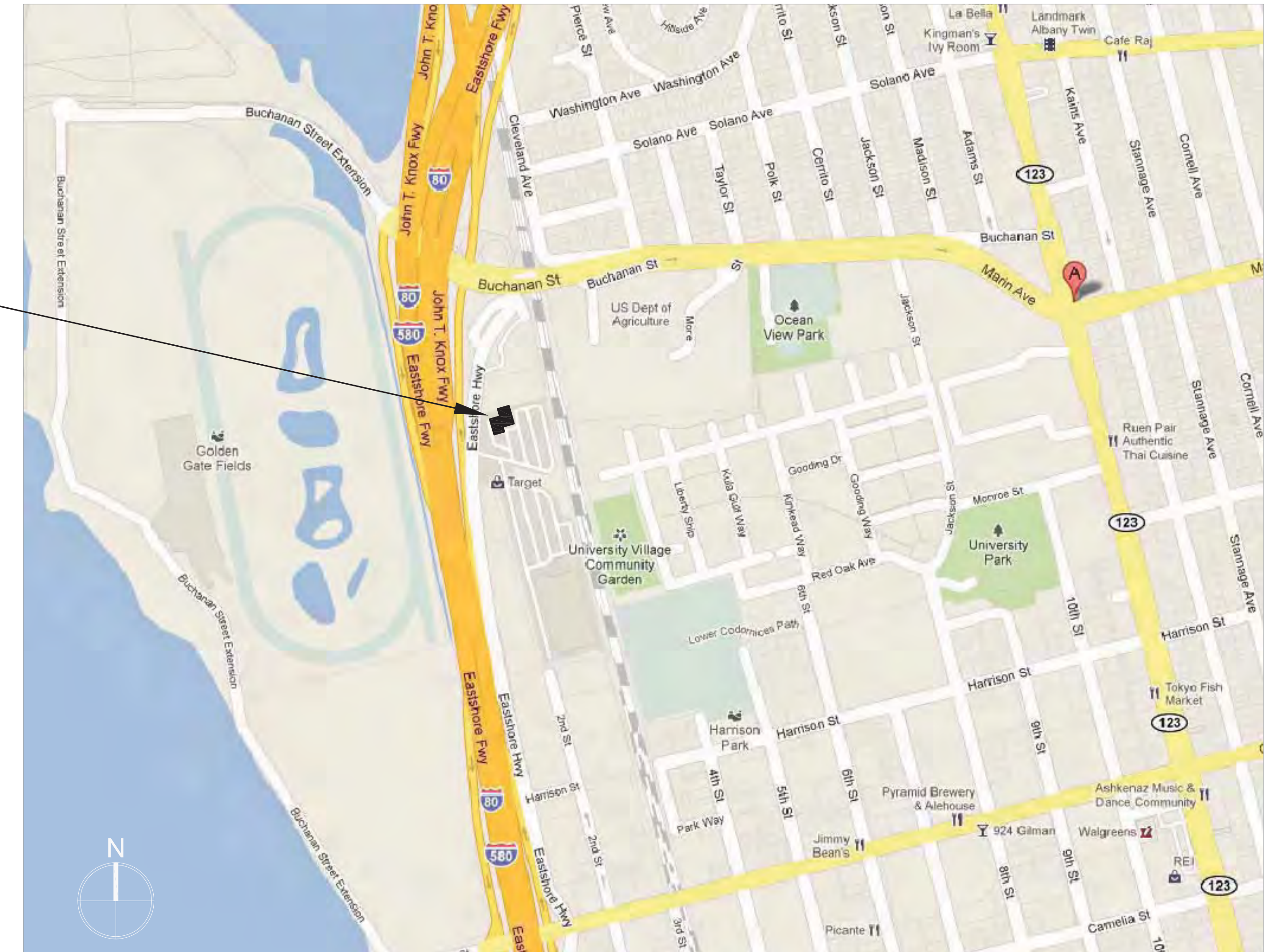


Aerial Map: Albany, CA.

PROJECT SITE

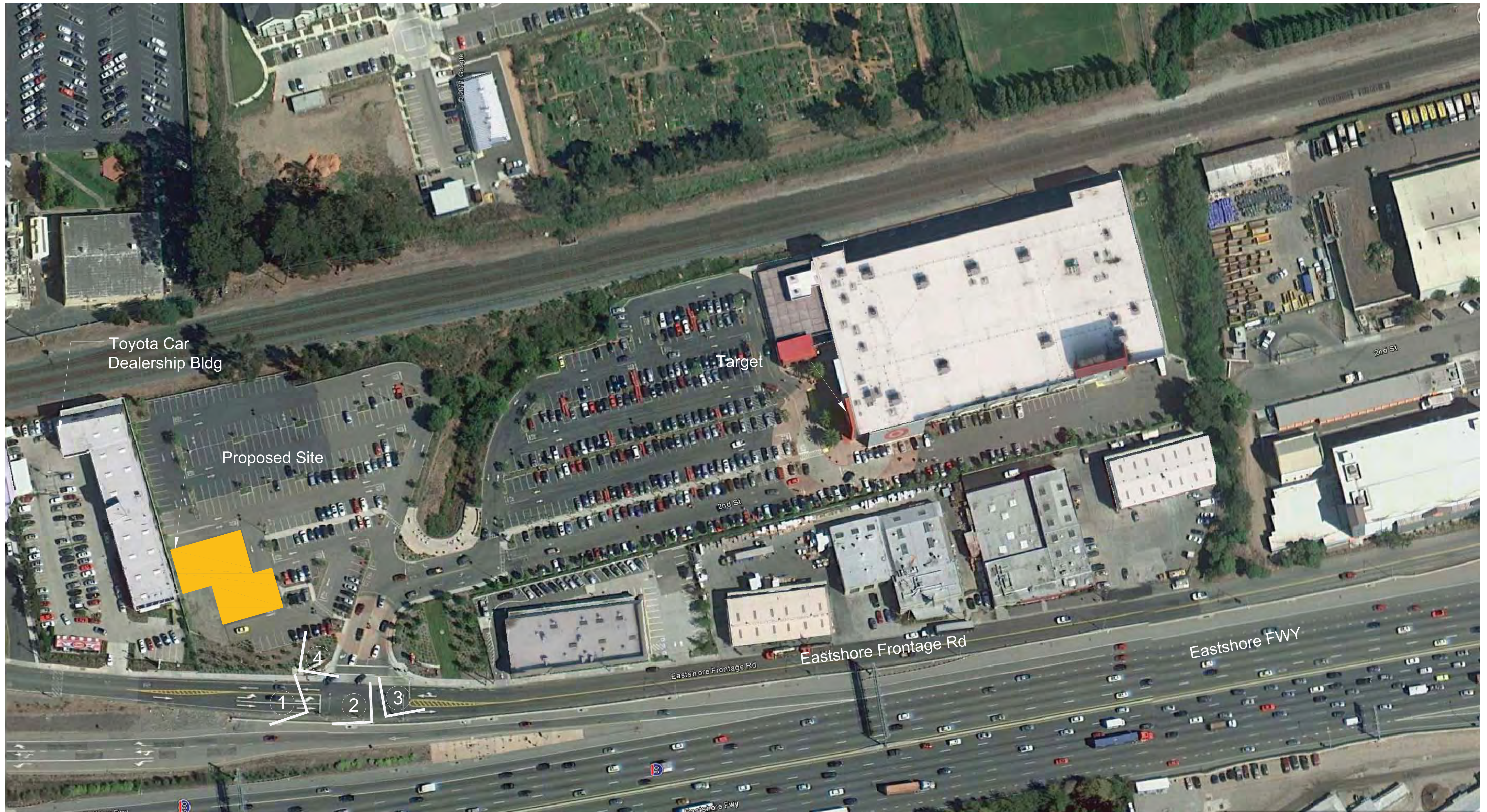


Albany, CA.

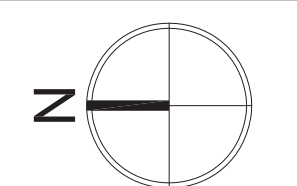
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| 2. VICINITY MAP | 11. ELEVATION |
| 3. SITE PHOTOS | 12. ELEVATION |
| 4. SITE SURVEY | 13. ELEVATION |
| 5. OVERALL SITE PLAN | 14. ELEVATION |
| 6. SITE PLAN | 15. PERSPECTIVE |
| 7. GROUND FLOOR PLAN | 16. PERSPECTIVE |
| 8. MEZZANINE PLAN | 17. PERSPECTIVE |
| 9. ROOF PLAN | 18. PERSPECTIVE |
| | 19. MATERIAL BOARD |

Proposed Target Pad Commercial Bldg @ Albany, CA	
Location	1035 Eastshore Highway Albany, CA 94706
Site Area	1 AC
Zoning	PF: Public Facilities
Bldg. Footprint	7,912 s.f.
Ground Floor Area	7,585 s.f. (2,657 s.f (sales area)+4,928 s.f.(shop area))
Mezzanine Area	719 s.f. (507 s.f (storage)+212 s.f. (utility))
Total Floor Area	8,304 s.f.
Total Parking Spaces	63 spaces
Bldg. Height	23'- 9 1/2"



Vicinity Map: Albany, CA.





SITE PHOTO ①



SITE PHOTO ②



SITE PHOTO ③



SITE PHOTO ④

To: Target Corporation, Chicago Title Company, Timothy Southwick, Sr.;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11a, 14 and 19 of Table A thereof. The field work was completed on November 21, 2011.

The undersigned further certifies that I have surveyed the property and easements described and shown herein, and this map or plat and the survey on which it is based reflect the matters references in the title commitment prepared by Chicago Title Insurance Company, dated September 19, 2011, commitment number 11-59037665-B-MK.

Date: November 22, 2011

Signed: Christopher Dean Bailey
Registration No. L.S. #6745

LEGAL DESCRIPTION:

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

PARCEL ONE, AS SAID PARCEL IS SHOWN ON PARCEL MAP #230, FILED AUGUST 9, 2005 IN BOOK 282 OF PARCEL MAPS AT PAGE 94, ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM:

ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED WHICH ARE FIVE HUNDRED (500) FEET OR MORE BELOW THE SURFACE OF THE PROPERTY, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERE TO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHOD SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE PROPERTY, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED IN THE DEED FROM UNION PACIFIC RAILROAD COMPANY, RECORDED JUNE 21, 2000, SERIES NO. 2000183622, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM:

ALL OIL, GAS AND OTHER HYDROCARBON AND MINERAL SUBSTANCES LYING NOT LESS THAN 100 FEET BELOW THE SURFACE AS RESERVED BY SANTA FE LAND IMPROVEMENT COMPANY IN THE DEED RECORDED DECEMBER 31, 1963 IN BOOK 7217, PAGE 36, OFFICIAL RECORDS.

APN: 066-2686-019

ENCROACHMENT NOTES:

- NOTE 1: Stoplight straddles property line.
- NOTE 2: Temporary For Sale Sign encroaches a maximum of 2.5 feet east of property line.
- NOTE 3: Electrical box encroaches a maximum of 2.5 feet east of property line.
- NOTE 4: Concrete slab encroaches a maximum of 6.6 feet east of property line.
- NOTE 5: Guy wire encroaches a maximum of 2.1 feet east of property line.
- NOTE 6: Wires on the ground on subject property cross the property line at these points.
- NOTE 7: South side of fence is 0.06 north of property line at this point.
- NOTE 8: Concrete slab encroaches a maximum of 0.2 feet south of property line.
- NOTE 9: P.G.&E. box encroaches a maximum of 0.2 feet south of property line.
- NOTE 10: South side of fence encroaches a maximum of 0.2 feet south of property line at this point (end of fence.) Fence end has a security camera mounted on the end post.
- NOTE 11: Rough concrete slab encroaches a maximum of 1.0 feet south of property line.
- NOTE 12: Gas line from building encroach a maximum of 1.6 feet south of property line.
- NOTE 13: Decorative corner of building is 0.75 feet north of property line.
- NOTE 14: 2 story concrete building. Main face is 1.0 feet north of property line.
- NOTE 15: Irregular concrete footing for building encroaches a maximum of 0.65 feet south of property line.
- NOTE 16: Eastern edge of concrete valley gutter is a maximum of 1.1 feet east of property line.
- NOTE 17: Eastern edge of concrete rim around catch basin is a maximum of 1.3 feet east of property line.
- NOTE 18: South face of concrete curb encroaches a maximum of 0.2 feet south of property line.
- NOTE 19: South face of concrete curb encroaches a maximum of 0.2 feet south of property line.
- NOTE 20: Traffic signal box encroaches a maximum of 1.75 feet east of property line.

This property is in Flood Zone X on FEMA FIRM 06001C0018G.

Subject property is zoned CMX (Commercial Mixed Use) per City of Albany records.

No buildings existing on the surveyed property.

Exception #3 in the Title Commitment is not provided.

Found Well Monument with Plate and Punch, Per PM #8230

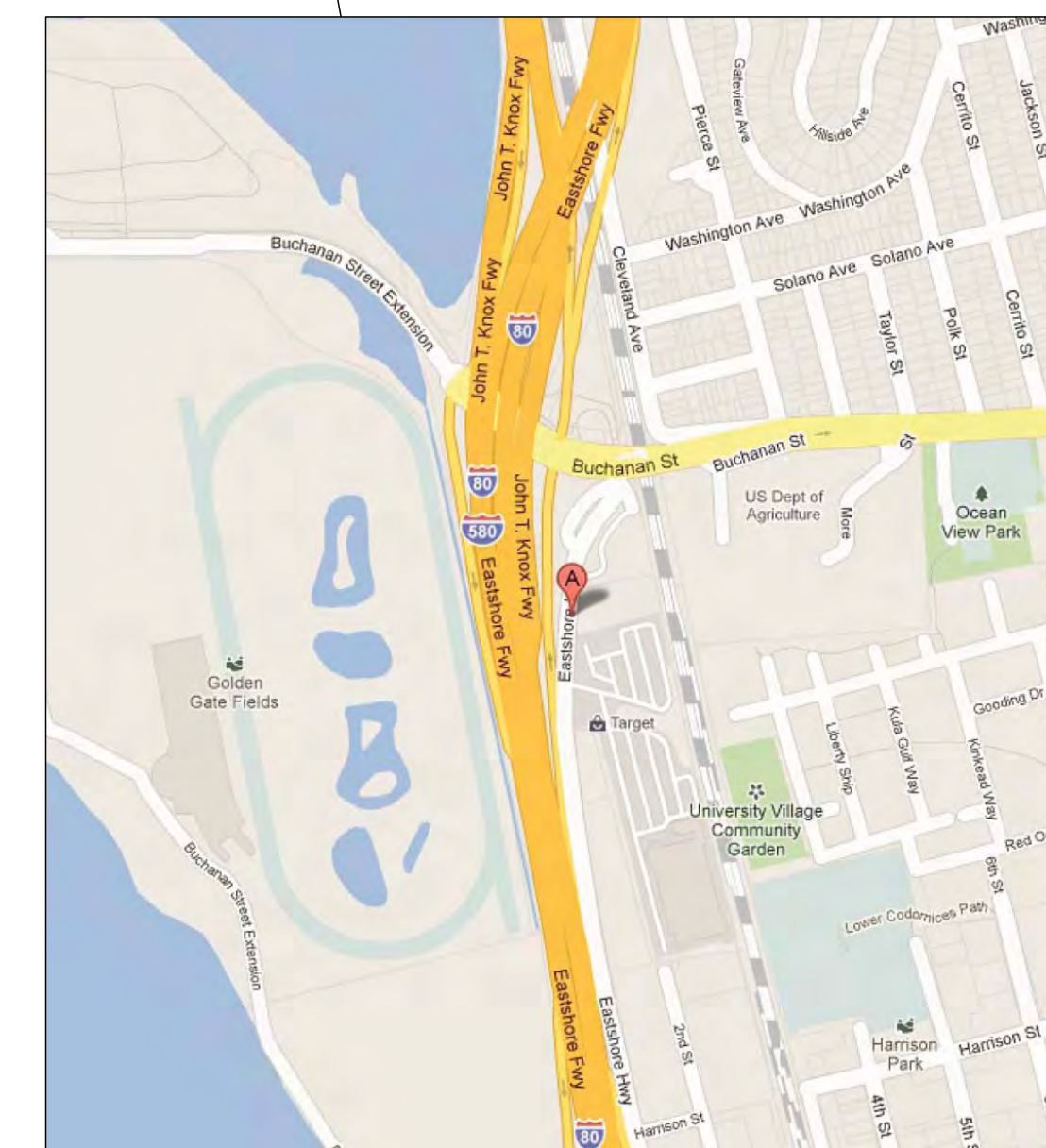
Known as 1025 Eastshore Highway, Albany CA 94710
Assessor's Parcel #: 066-2687-007

Parcel 1 - Parcel Map #8230
Map Book 282, Pages 94-96
Known as 1057 Eastshore Highway, Albany CA 94710
Assessor's Parcel #: 066-2686-019
Area = 45,627± sq. ft. or 1.047± acres

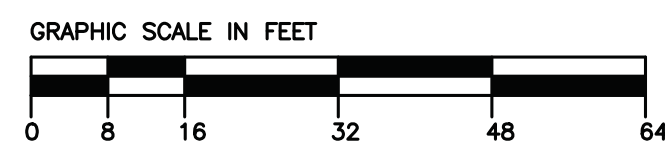
Parcel 2 - Parcel Map #8230
Map Book 282, Pages 94-96
Known as 1057 Eastshore Highway, Albany CA 94710
Assessor's Parcel #: 066-2686-020

LEGEND:

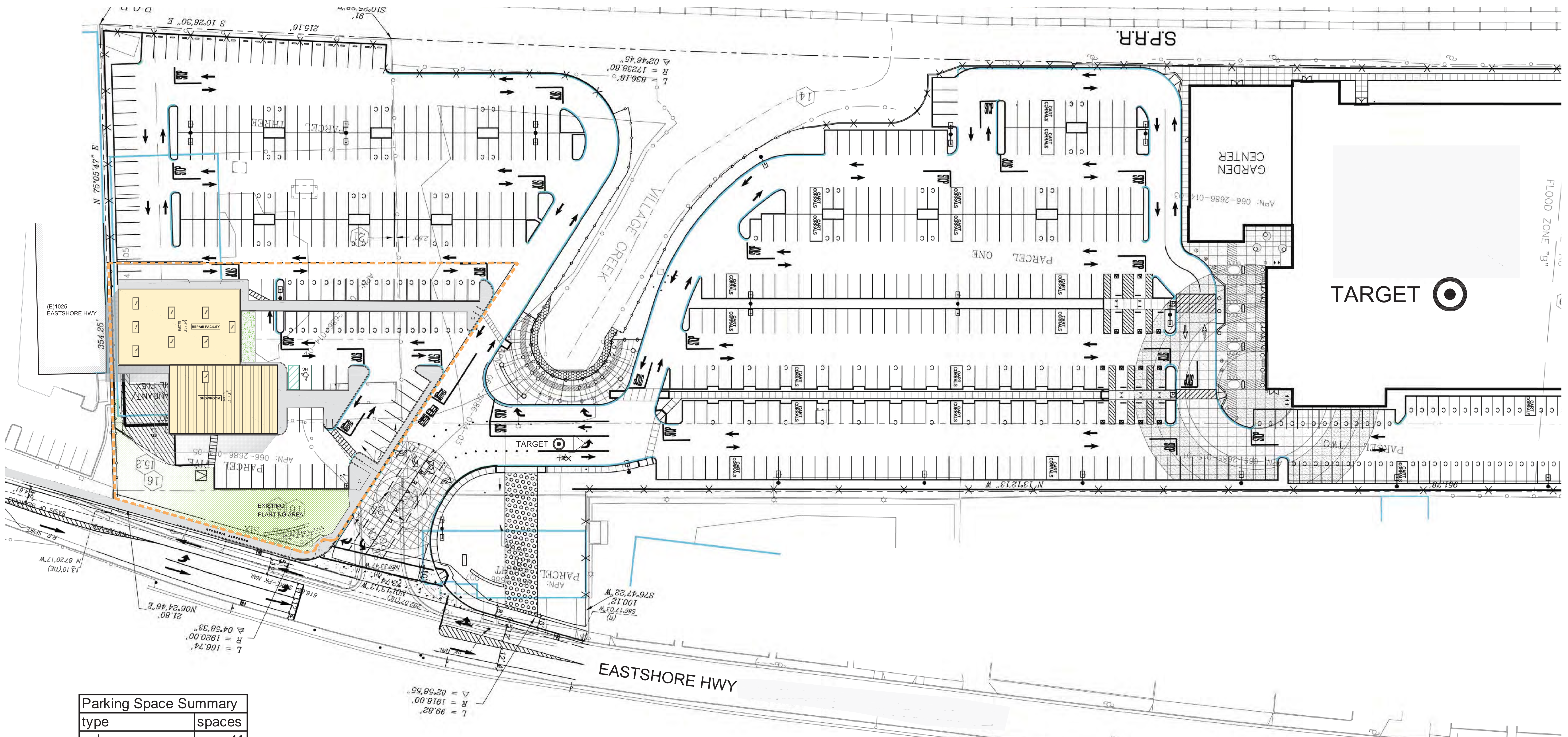
- CB = Catch Basin
- FH = Fire Hydrant
- ICV = Irrigation Control Valve
- PP = Power Pole
- TSB = Traffic Signal Box
- WV = Water Valve



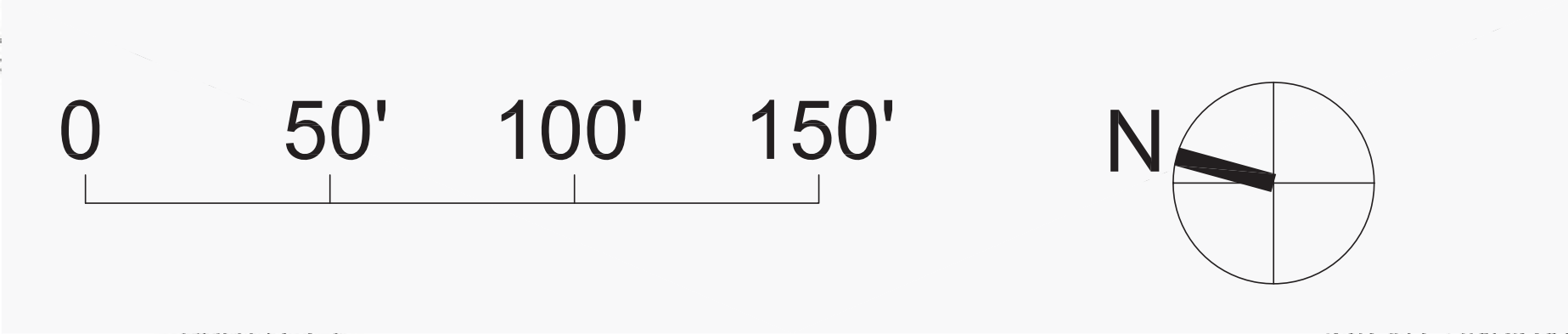
VICINITY - NOT TO SCALE

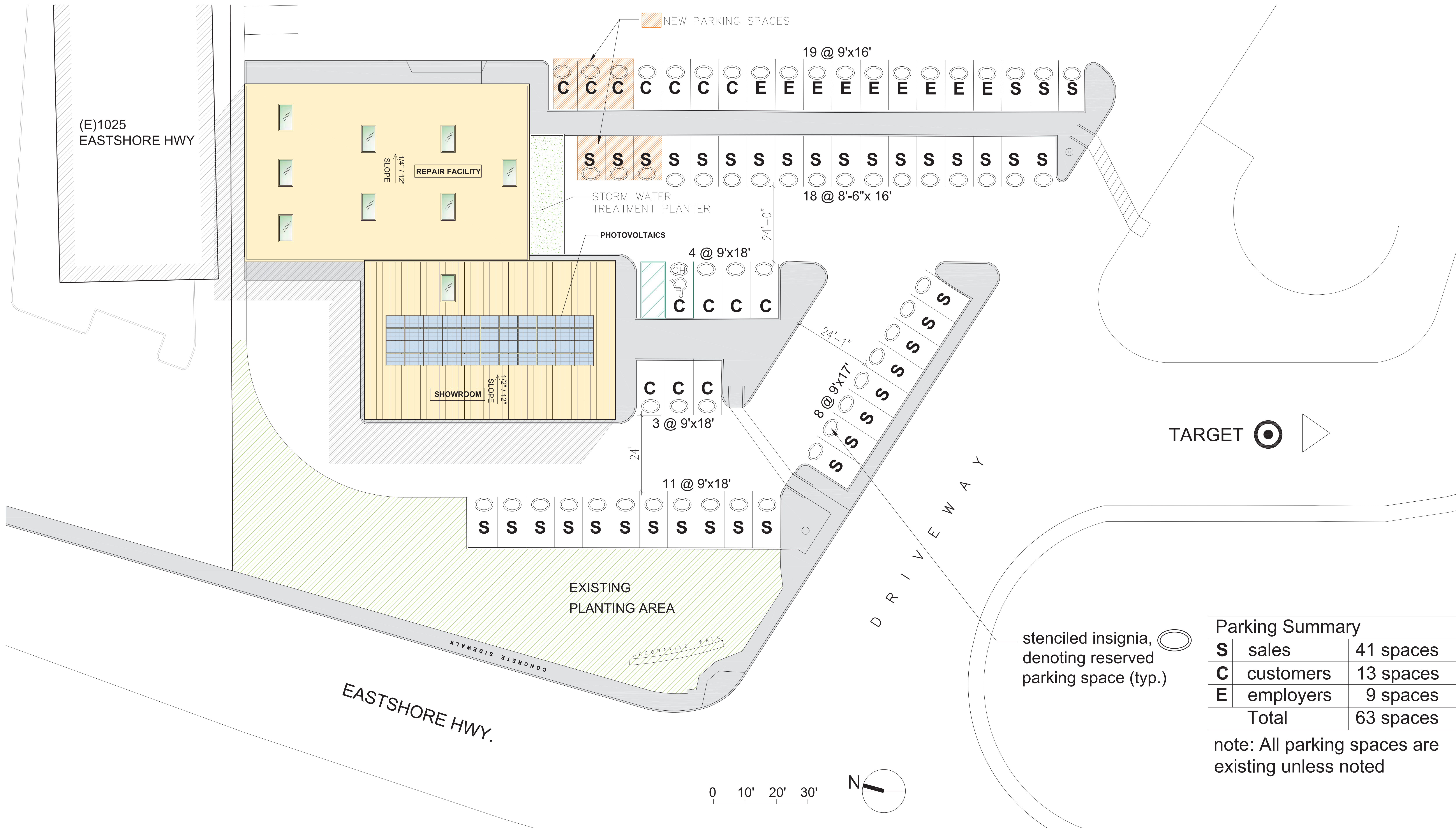


SURVEY OF:		ALTA/ACSM LAND TITLE SURVEY	
FOR:		TIMOTHY SOUTHWICK, SR.	
LAND SURVEYORS:		BATES AND BAILEY	
15 SHATTUCK SQ., BERKELEY, CA 94704		PHONE 510-843-0007	
SCALE:	AS SHOWN	DRAWN BY:	CB
DATE:	11-22-2011	JOB NUMBER:	15838



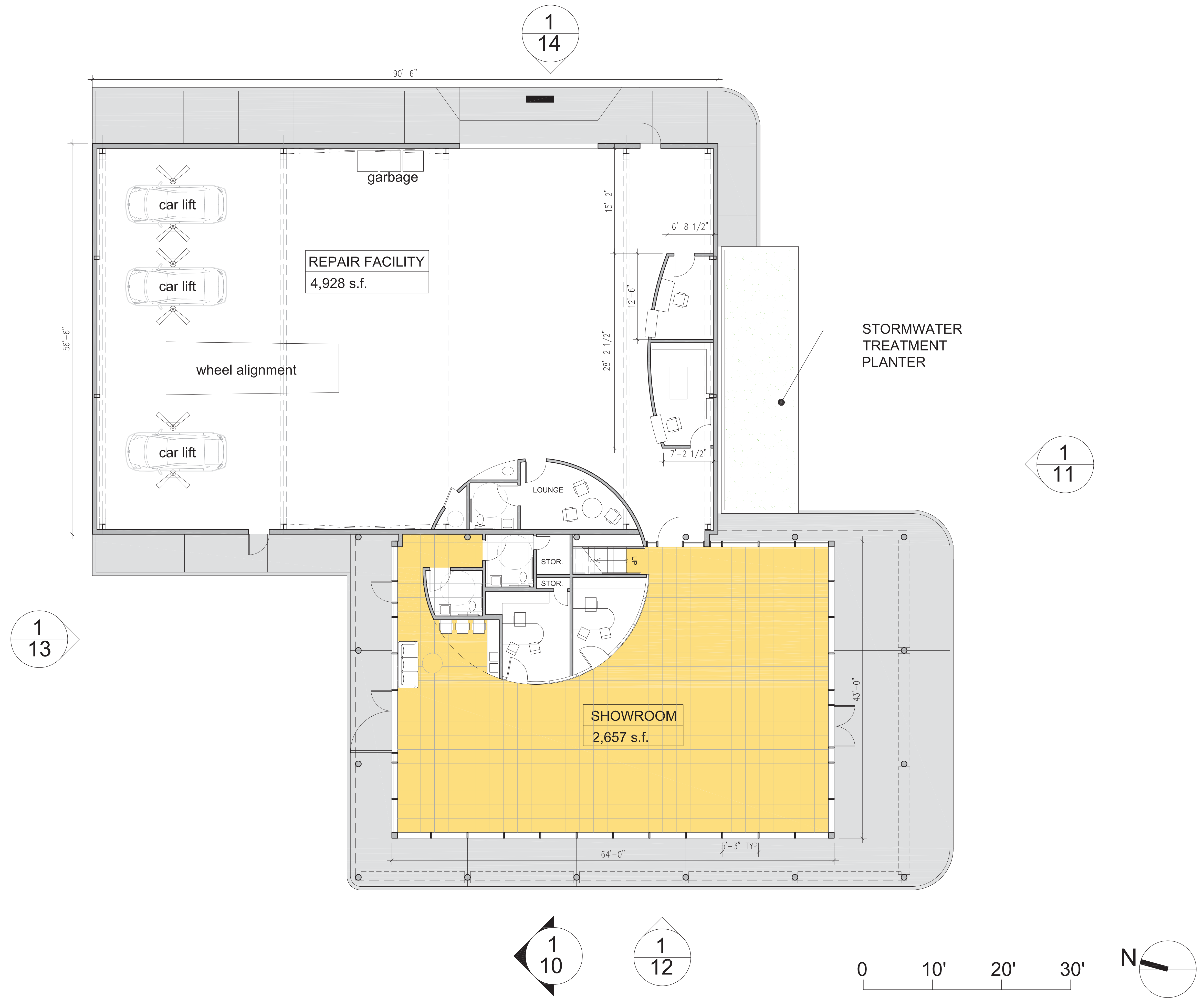
Parking Space Summary	
type	spaces
sales	41
customers	13
employers	9
Total	63

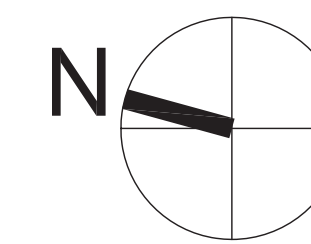
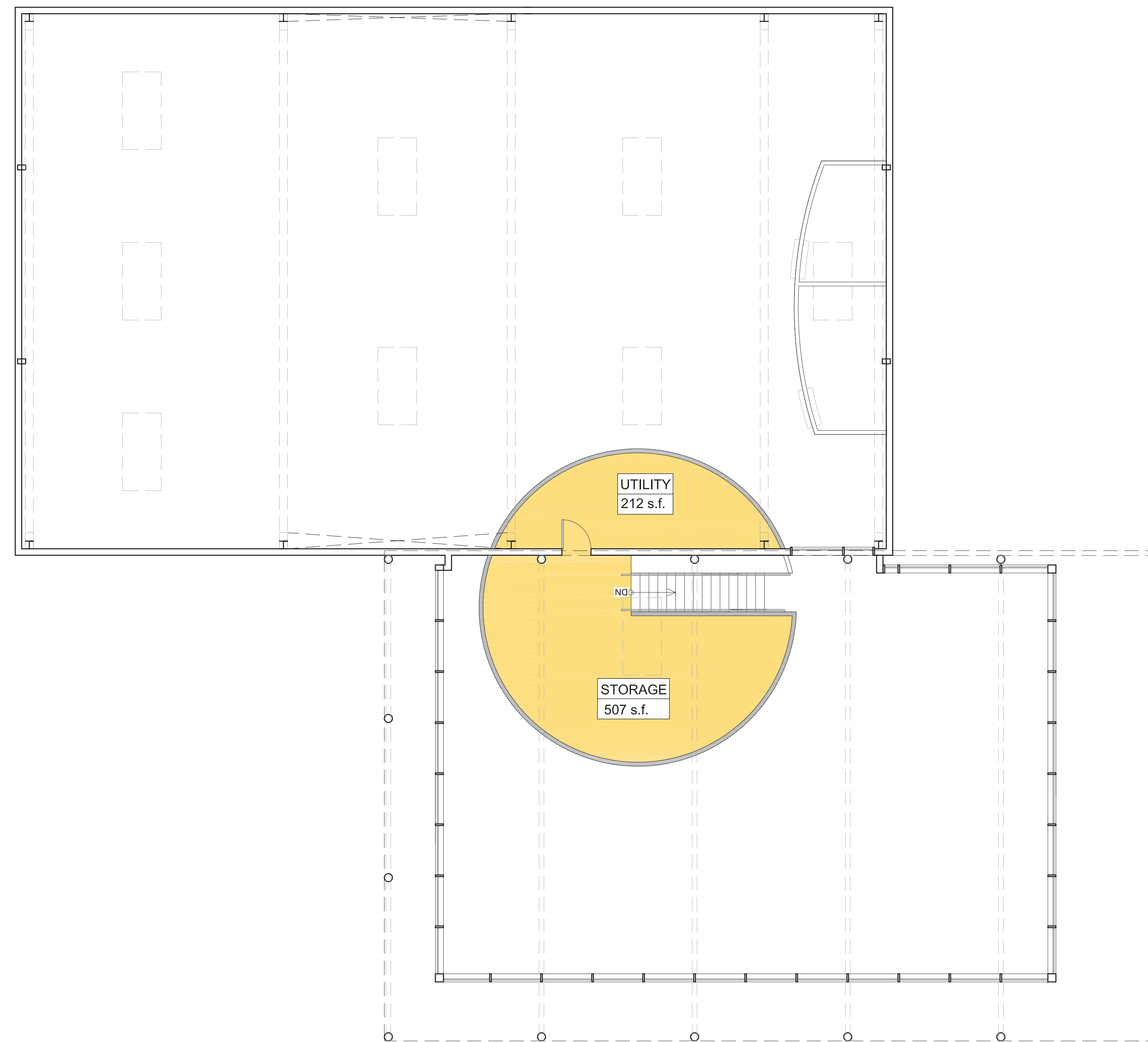


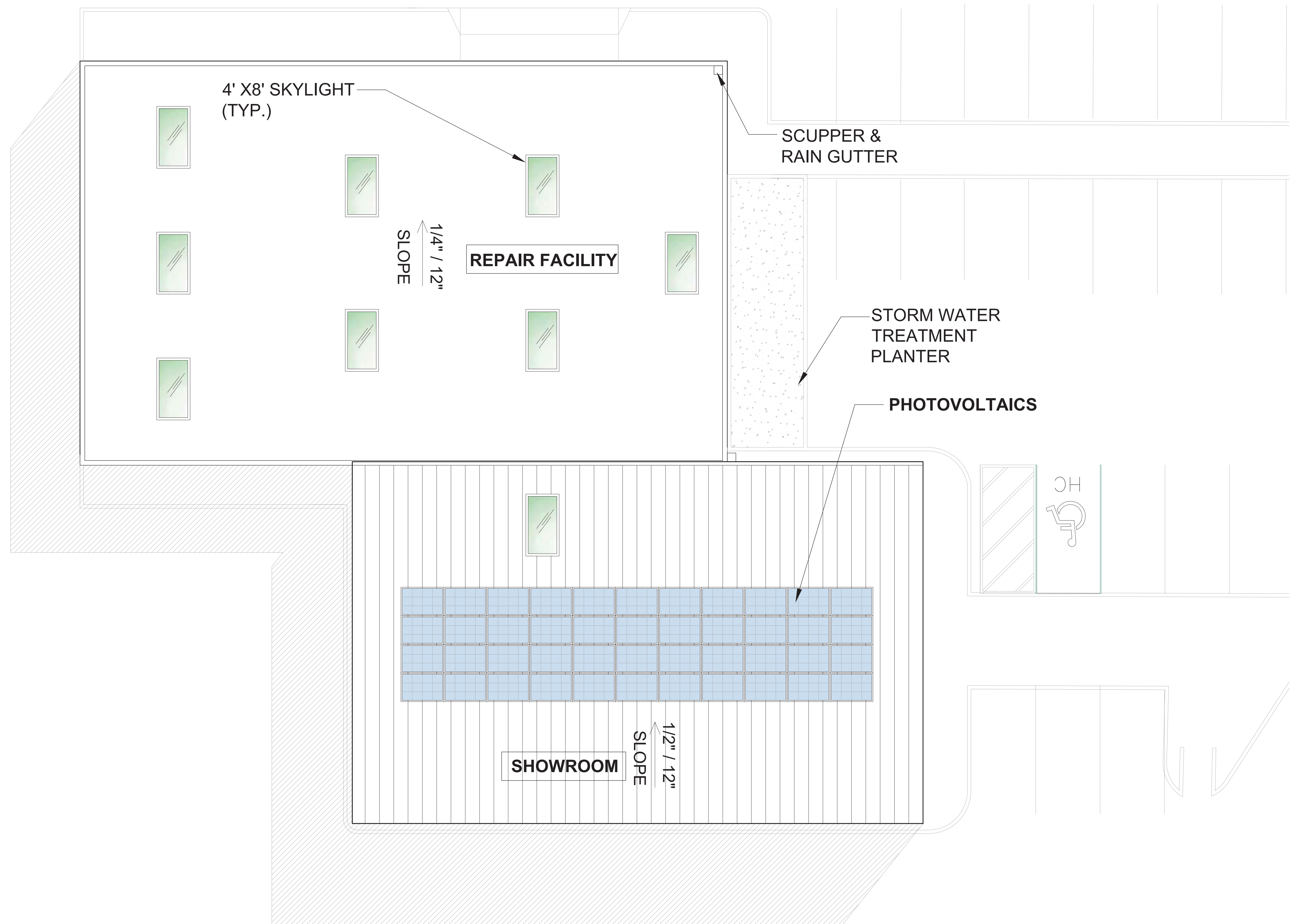


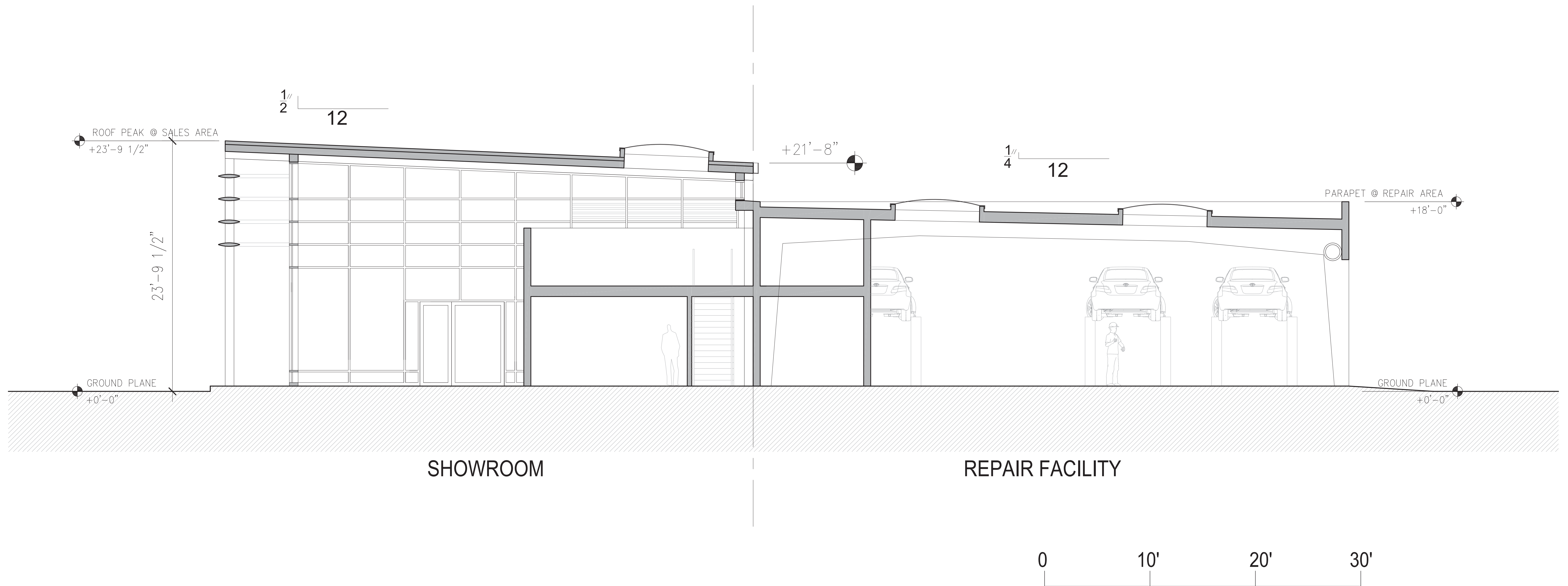
Parking Summary		
S	sales	41 spaces
C	customers	13 spaces
E	employers	9 spaces
Total		63 spaces

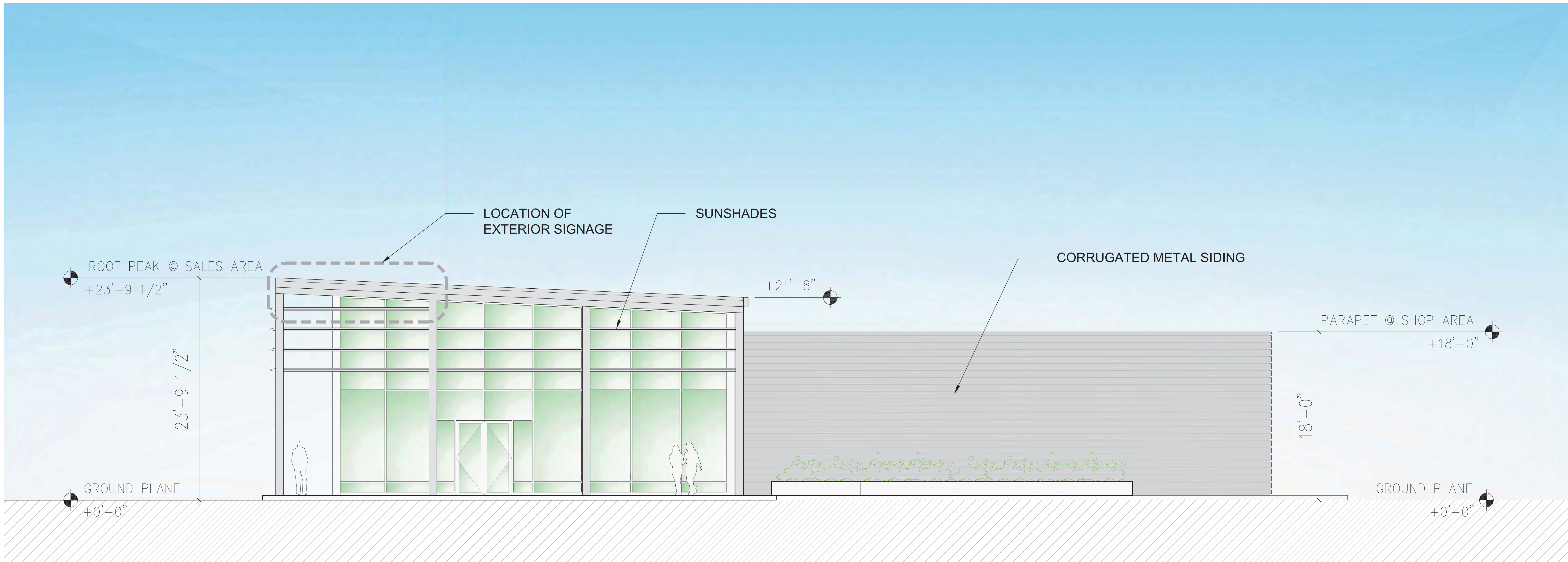
note: All parking spaces are existing unless noted







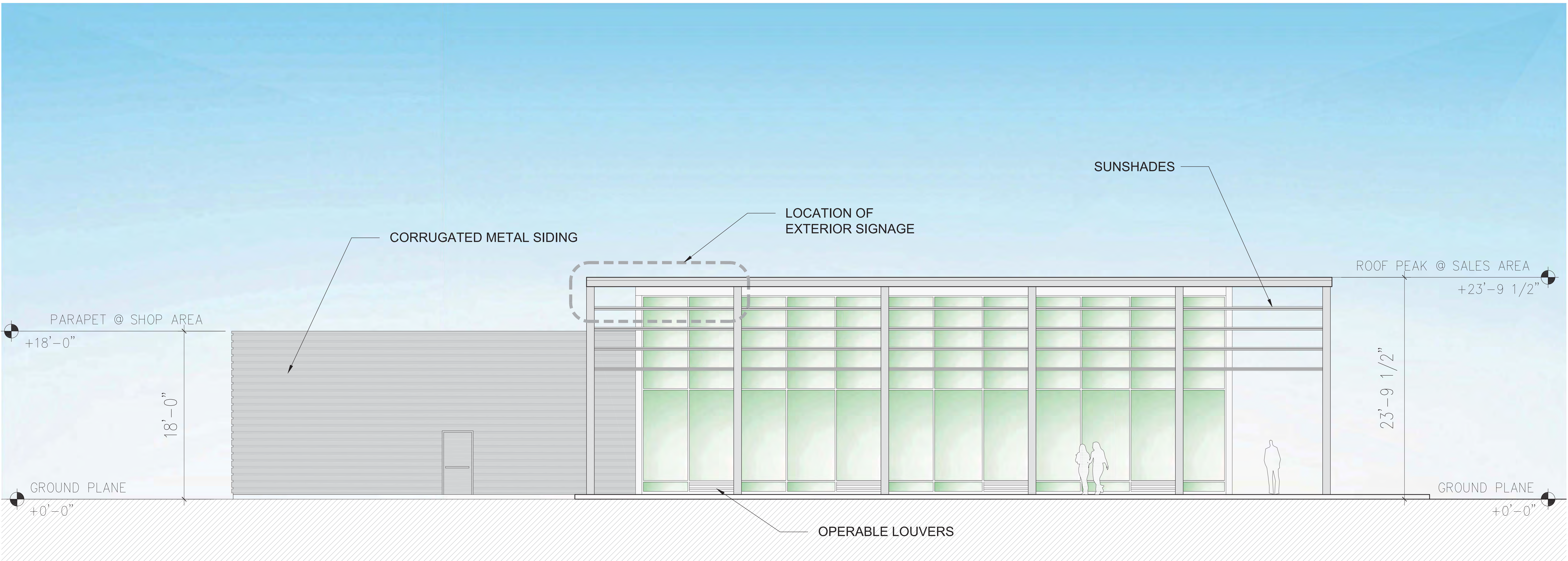




SHOWROOM

REPAIR FACILITY

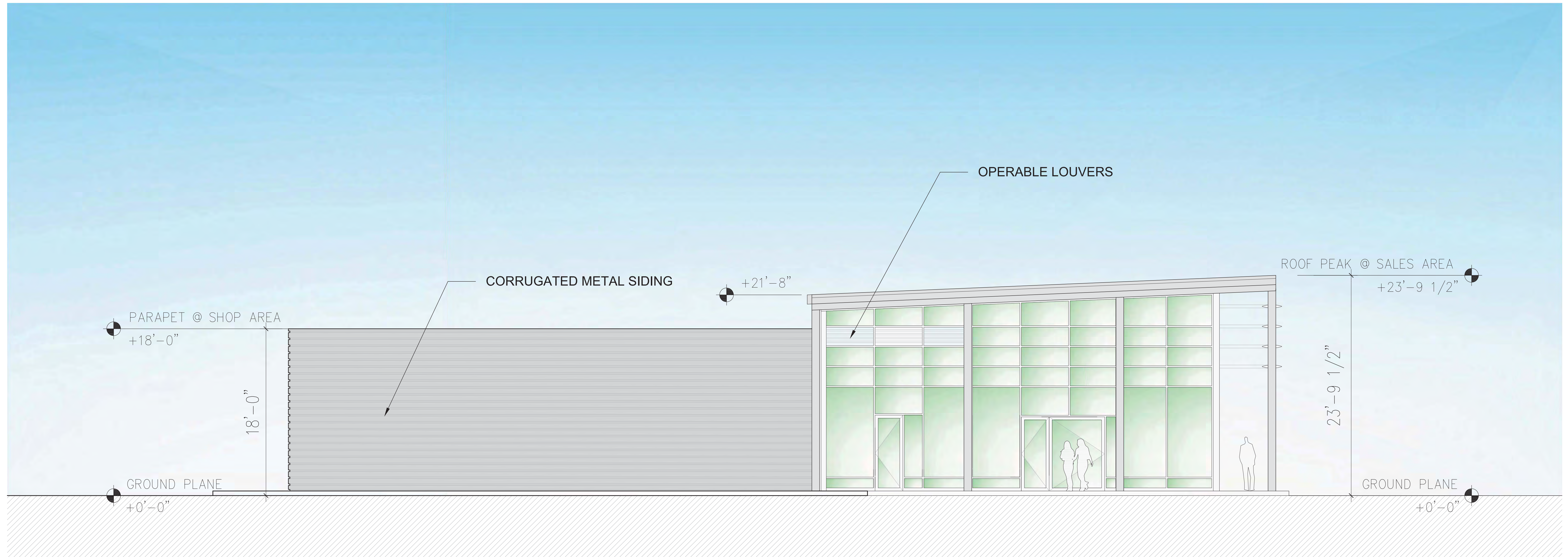




REPAIR FACILITY

SHOWROOM

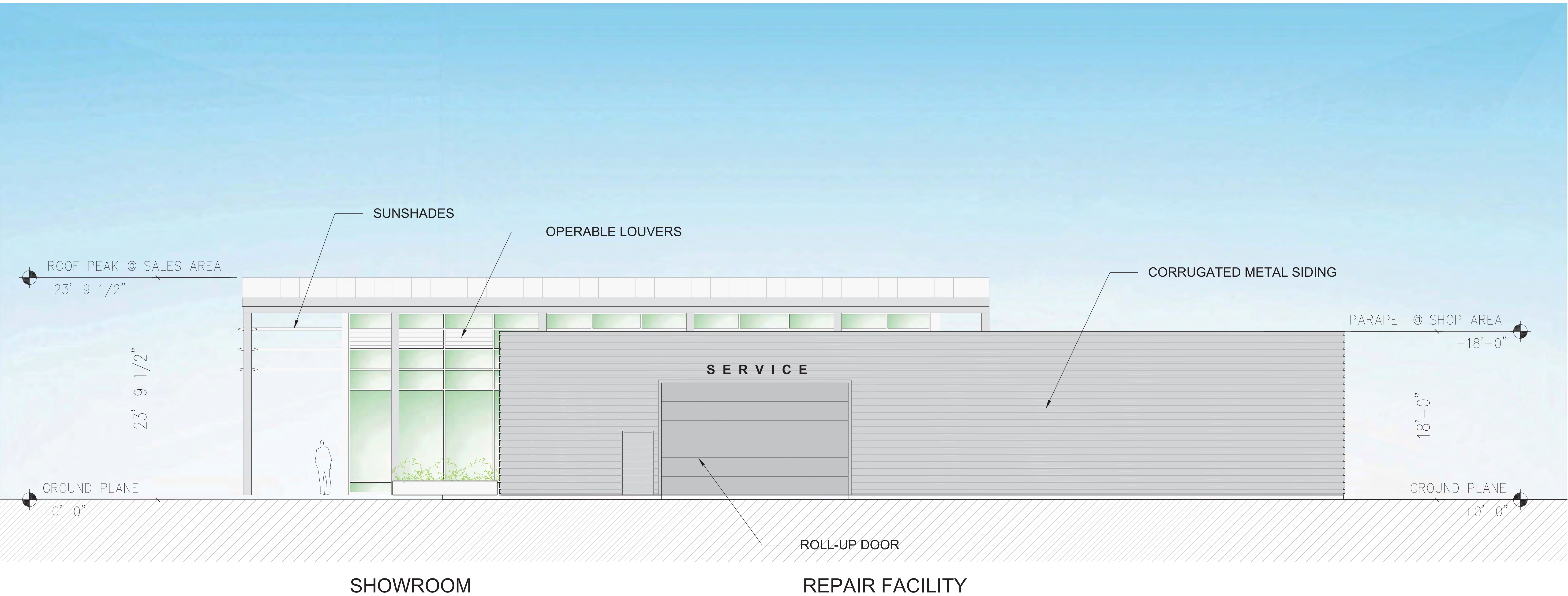




REPAIR FACILITY

SHOWROOM





SHOWROOM

REPAIR FACILITY









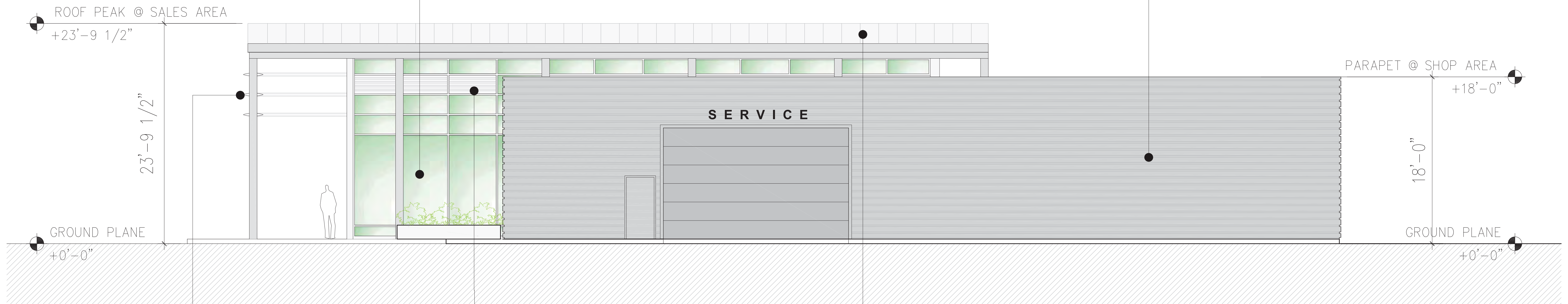




GLASS



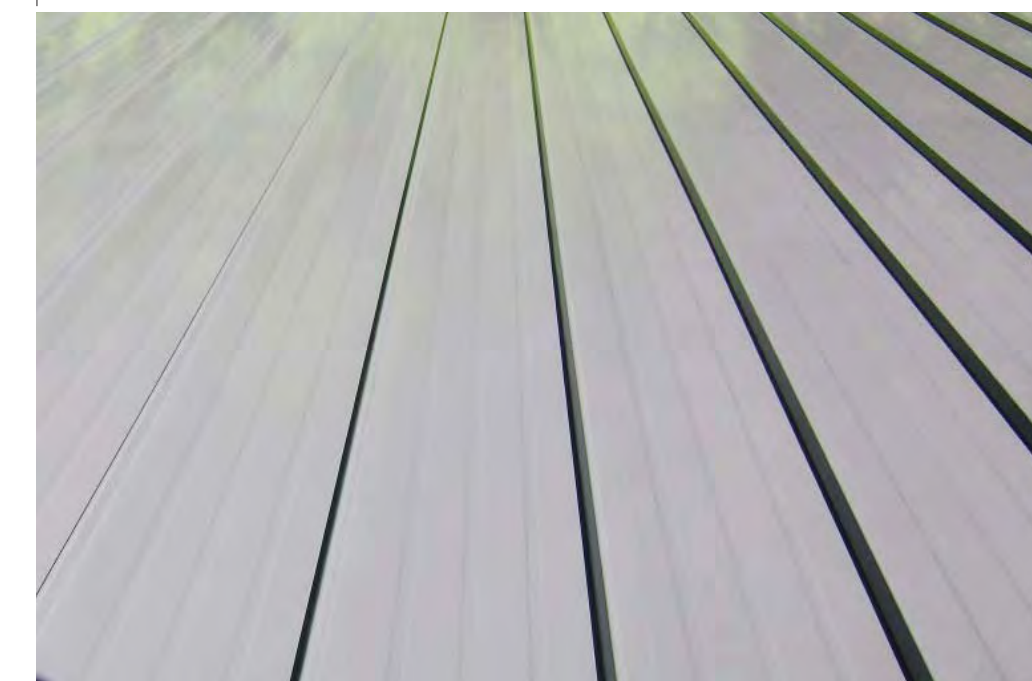
CORRUGATED METAL SIDING



SUNSHADES



OPERABLE LOUVERS



STANDING SEAM METAL ROOF