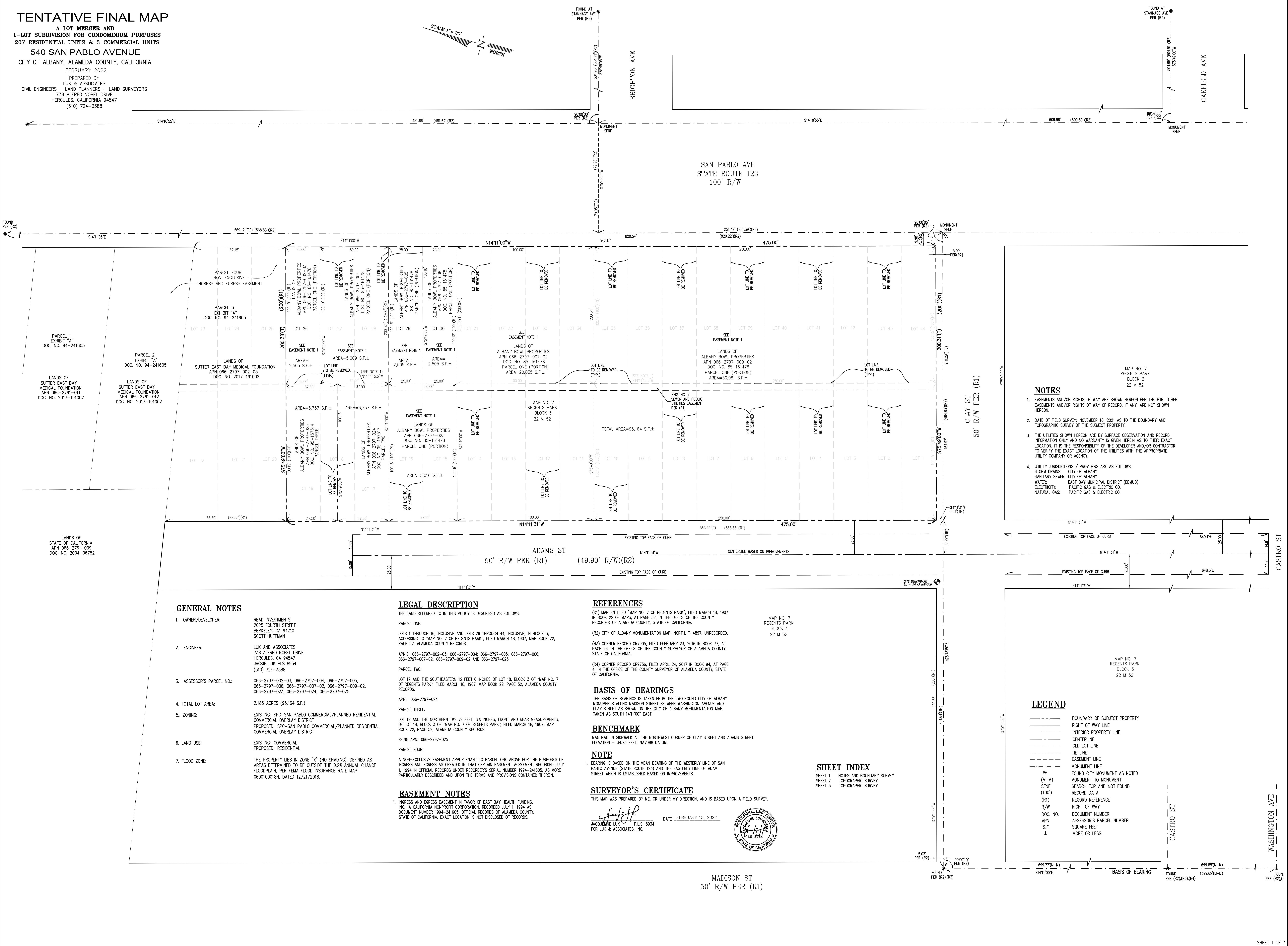
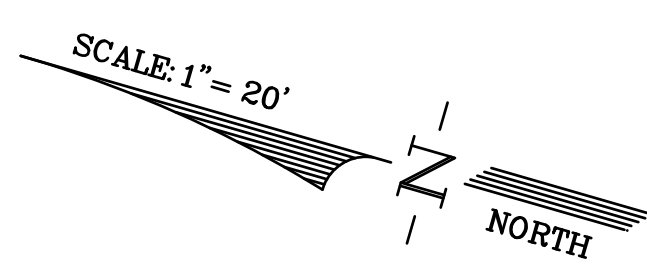


TENTATIVE FINAL MAP

A LOT MERGER AND 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES 207 RESIDENTIAL UNITS & 3 COMMERCIAL UNITS 540 SAN PABLO AVENUE CITY OF ALBANY, ALAMEDA COUNTY, CALIFORNIA

PREPARED BY LUK & ASSOCIATES CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS 738 ALFRED NOBEL DRIVE HERCULES, CALIFORNIA 94547 (510) 724-3388



NOTES

- 1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. DATE OF FIELD SURVEY: NOVEMBER 18, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
3. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
4. UTILITY JURISDICTIONS / PROMENGS ARE AS FOLLOWS: STORM DRAINS: CITY OF ALBANY; SANITARY SEWER: CITY OF ALBANY; WATER: EAST BAY MUNICIPAL DISTRICT (EBMUD); ELECTRICITY: PACIFIC GAS & ELECTRIC CO.; NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

GENERAL NOTES

- 1. OWNER/DEVELOPER: READ INVESTMENTS 2025 FOURTH STREET BERKELEY, CA 94710 SCOTT HUFFMAN
2. ENGINEER: LUK AND ASSOCIATES 738 ALFRED NOBEL DRIVE HERCULES, CA 94547 JACQUELINE LUK P.L.S. 8934 (510) 724-3388
3. ASSESSOR'S PARCEL NO.: 066-2797-002-03, 066-2797-004, 066-2797-005, 066-2797-006, 066-2797-007-02, 066-2797-009-02, 066-2797-023, 066-2797-024, 066-2797-025
4. TOTAL LOT AREA: 2.185 ACRES (95,164 S.F.)
5. ZONING: EXISTING: SPC-SAN PABLO COMMERCIAL/PLANNED RESIDENTIAL COMMERCIAL OVERLAY DISTRICT PROPOSED: SPC-SAN PABLO COMMERCIAL/PLANNED RESIDENTIAL COMMERCIAL OVERLAY DISTRICT
6. LAND USE: EXISTING: COMMERCIAL PROPOSED: RESIDENTIAL
7. FLOOD ZONE: THE PROPERTY LIES IN ZONE "X" (NO SHADING), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FLOOD INSURANCE RATE MAP 06001C0018H, DATED 12/21/2018.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS: PARCEL ONE: LOTS 1 THROUGH 16, INCLUSIVE AND LOTS 26 THROUGH 44, INCLUSIVE, IN BLOCK 3, ACCORDING TO MAP NO. 7 OF REGENTS PARK, FILED MARCH 18, 1907, MAP BOOK 22, PAGE 52, ALAMEDA COUNTY RECORDS.
PARCEL TWO: LOT 17 AND THE SOUTHEASTERN 12 FEET 6 INCHES OF LOT 18, BLOCK 3 OF MAP NO. 7 OF REGENTS PARK, FILED MARCH 18, 1907, MAP BOOK 22, PAGE 52, ALAMEDA COUNTY RECORDS.
PARCEL THREE: LOT 19 AND THE NORTHERN TWELVE FEET, SIX INCHES, FRONT AND REAR MEASUREMENTS, OF LOT 18, BLOCK 3 OF MAP NO. 7 OF REGENTS PARK, FILED MARCH 18, 1907, MAP BOOK 22, PAGE 52, ALAMEDA COUNTY RECORDS.
PARCEL FOUR: A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL ONE ABOVE FOR THE PURPOSES OF INGRESS AND EGRESS AS CREATED IN THAT CERTAIN EASEMENT AGREEMENT RECORDED JULY 1, 1994 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 1994-241605, AS MORE PARTICULARLY DESCRIBED AND UPON THE TERMS AND PROVISIONS CONTAINED THEREIN.

EASEMENT NOTES

1. INGRESS AND EGRESS EASEMENT IN FAVOR OF EAST BAY HEALTH FUNDING, INC., A CALIFORNIA NONPROFIT CORPORATION, RECORDED JULY 1, 1994 AS DOCUMENT NUMBER 1994-241605, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA. EXACT LOCATION IS NOT DISCLOSED OF RECORDS.

REFERENCES

- (R1) MAP ENTITLED "MAP NO. 7 OF REGENTS PARK", FILED MARCH 18, 1907 IN BOOK 22 OF MAPS, AT PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
(R2) CITY OF ALBANY MONUMENTATION MAP, NORTH, T-4897, UNRECORDED.
(R3) CORNER RECORD 087905, FILED FEBRUARY 23, 2016 IN BOOK 77, AT PAGE 23, IN THE OFFICE OF THE COUNTY SURVEYOR OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
(R4) CORNER RECORD C99756, FILED APRIL 24, 2017 IN BOOK 94, AT PAGE 4, IN THE OFFICE OF THE COUNTY SURVEYOR OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM THE TWO FOUND CITY OF ALBANY MONUMENTS ALONG MADISON STREET BETWEEN WASHINGTON AVENUE AND CLAY STREET AS SHOWN ON THE CITY OF ALBANY MONUMENTATION MAP, TAKEN AS SOUTH 141°10'0" EAST.

BENCHMARK

WAG NAIL IN SIDEWALK AT THE NORTHWEST CORNER OF CLAY STREET AND ADAMS STREET. ELEVATION = 34.73 FEET, NAVD88 DATUM.

NOTE

- 1. BEARING IS BASED ON THE MEAN BEARING OF THE WESTERLY LINE OF SAN PABLO AVENUE (STATE ROUTE 123) AND THE EASTERLY LINE OF ADAM STREET WHICH IS ESTABLISHED BASED ON IMPROVEMENTS.

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

JACQUELINE LUK P.L.S. 8934 DATE FEBRUARY 15, 2022 FOR LUK & ASSOCIATES, INC.



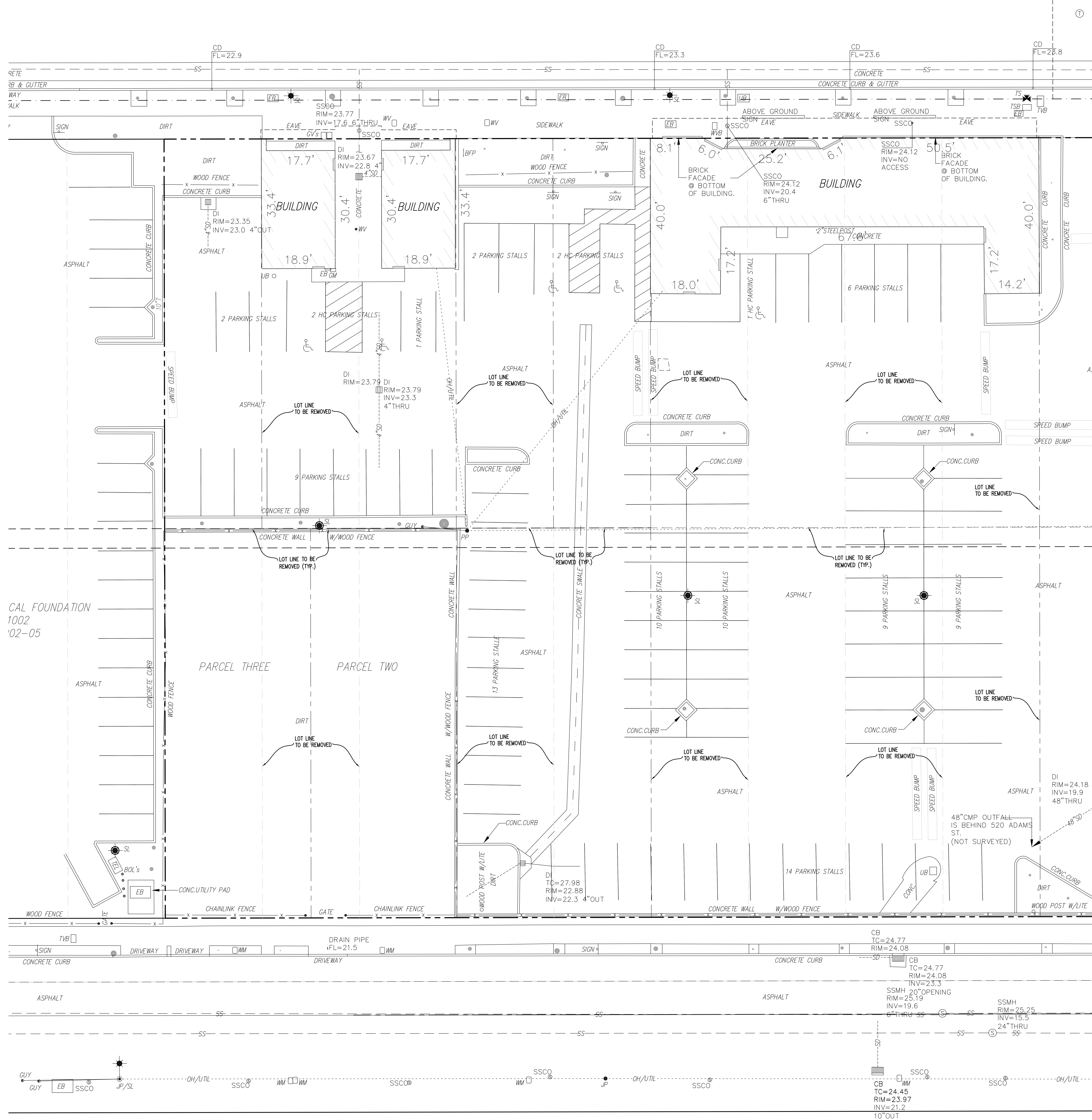
SHEET INDEX

- SHEET 1 NOTES AND BOUNDARY SURVEY
SHEET 2 TOPOGRAPHIC SURVEY
SHEET 3 TOPOGRAPHIC SURVEY

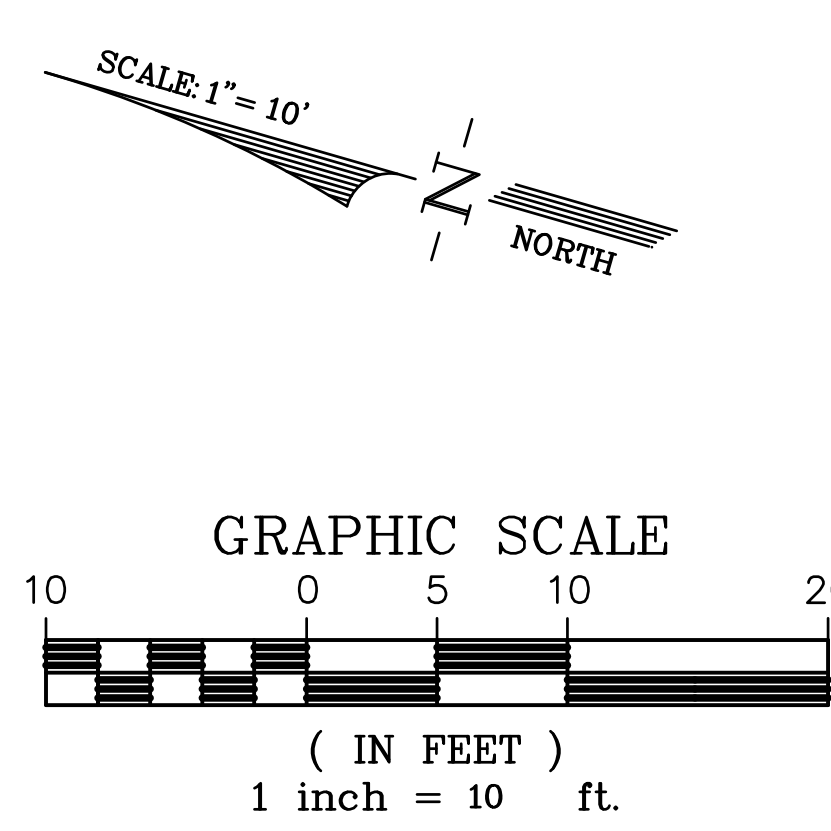
LEGEND

- BOUNDARY OF SUBJECT PROPERTY
RIGHT OF WAY LINE
INTERIOR PROPERTY LINE
CENTERLINE
OLD LOT LINE
TIE LINE
EASEMENT LINE
MONUMENT LINE
FOUND CITY MONUMENT AS NOTED
MONUMENT TO MONUMENT
SEARCH FOR AND NOT FOUND
RECORD DATA
(R1) RECORD REFERENCE
R/W RIGHT OF WAY
DOC. NO. DOCUMENT NUMBER
APN ASSESSOR'S PARCEL NUMBER
S.F. SQUARE FEET
± MORE OR LESS

MADISON ST 50' R/W PER (R1)

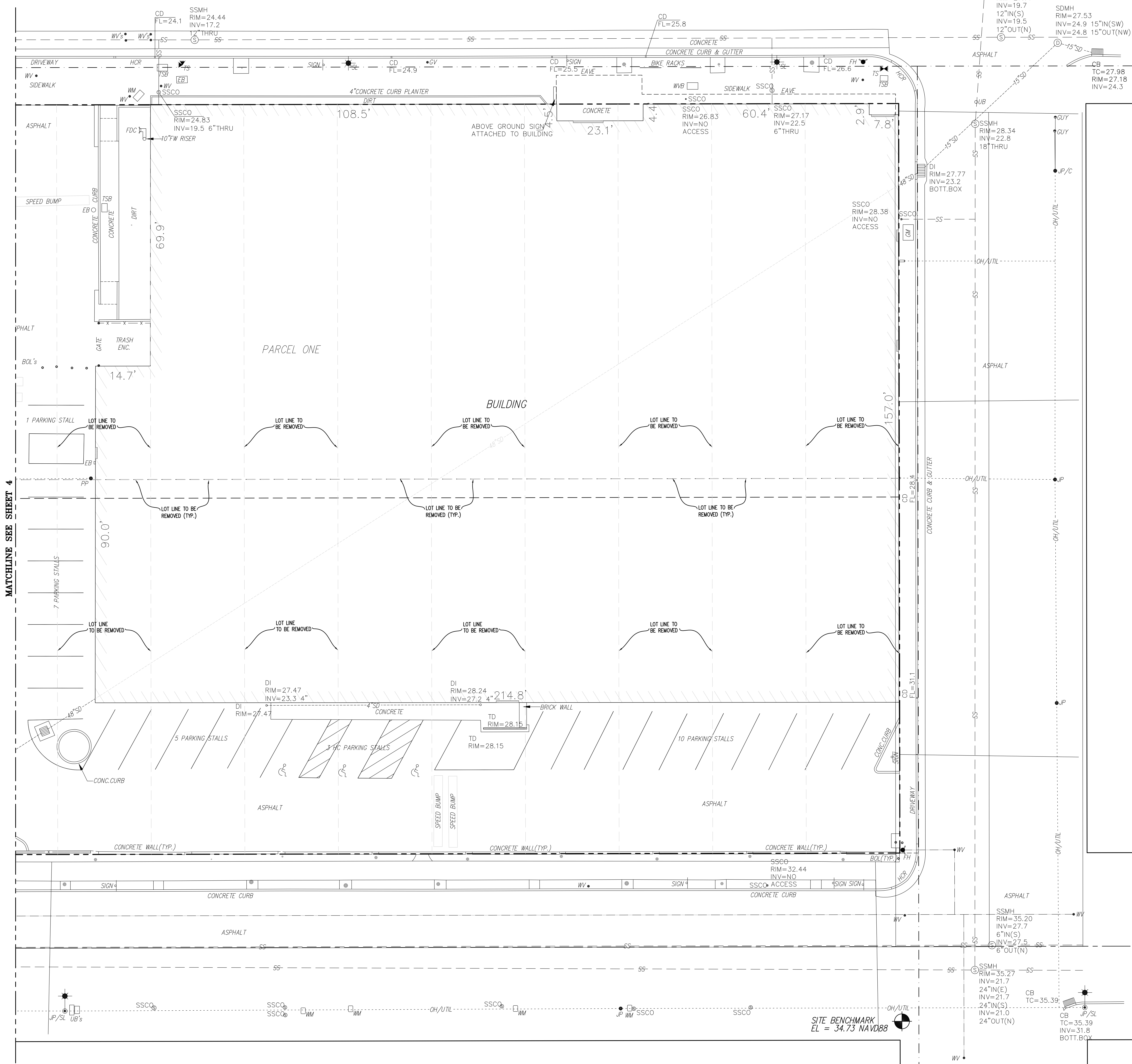


SYMBOLS		LEGEND	
---	BOUNDARY OF SUBJECT PROPERTY	HC	HANDICAP RAMP
---	RIGHT OF WAY LINE	INV	INVERT
---	MONUMENT LINE	JP	JOINT POLE
---	CENTERLINE	MH	MANHOLE
---	EASEMENT LINE	PP	POWER POLE
---	INTERIOR PROPERTY LINE TO BE REMOVED	PBB	PACIFIC BELL BOX
---	OLD LOT LINE	PGE	PACIFIC GAS AND ELECTRIC
---	PLANTER	PLNTR	PLANTER
---	RAMP	RMP	RAMP
---	CONCRETE	CONC	CONCRETE
---	RIGHT OF WAY	R/W	RIGHT OF WAY
---	DAYLIGHT	DL	DAYLIGHT
---	STORM DRAIN MANHOLE	SDMH	STORM DRAIN MANHOLE
---	STREET LIGHT	SL	STREET LIGHT
---	STREET LIGHT BOX	SLB	STREET LIGHT BOX
---	SANITARY SEWER LINE	SS	SANITARY SEWER LINE
---	SANITARY SEWER CLEANOUT	SSMH	SANITARY SEWER CLEANOUT
---	SANITARY SEWER CLEANOUT	SSCO	SANITARY SEWER CLEANOUT
---	STAIRS	STR	STAIRS
---	TOP OF CONCRETE	TOC	TOP OF CONCRETE
---	TOP OF WALL	TW	TOP OF WALL
---	UTILITY BOX	UB	UTILITY BOX
---	VALLEY GUTTER	VG	VALLEY GUTTER
---	GRADE BREAK	GB	GRADE BREAK
---	GUTTER LIP	GL	GUTTER LIP
---	GAS METER	GM	GAS METER
---	GATE POST	GP	GATE POST
---	GROUND ELEVATION	GR	GROUND ELEVATION
---	GUY WIRE	GW	GUY WIRE
---	GAS VALVE	GV	GAS VALVE
---	HOSE BIB	HB	HOSE BIB
---	WATER METER	WM	WATER METER
---	WATER VALVE	WV	WATER VALVE
---	AREA DRAIN	AD	AREA DRAIN
---	BUILDING CORNER	BC	BUILDING CORNER
---	BACKFLOW PREVENTER	BFP	BACKFLOW PREVENTER
---	BOLLARD	BOL	BOLLARD
---	BOTTOM OF WALL	BW	BOTTOM OF WALL
---	TOP OF CURB	TC	TOP OF CURB
---	CATCH BASIN	CB	CATCH BASIN
---	COLUMN	COL	COLUMN
---	CONCRETE	CONC	CONCRETE
---	DRAIN INLET	DI	DRAIN INLET
---	DAYLIGHT	DL	DAYLIGHT
---	DRIVEWAY	DW	DRIVEWAY
---	ELECTRIC BOX	EB	ELECTRIC BOX
---	EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT
---	FIRE DEPARTMENT CONNECTION	FDC	FIRE DEPARTMENT CONNECTION
---	FINISHED FLOOR	FF	FINISHED FLOOR
---	FIRE HYDRANT	FH	FIRE HYDRANT
---	FLOW LINE	FL	FLOW LINE



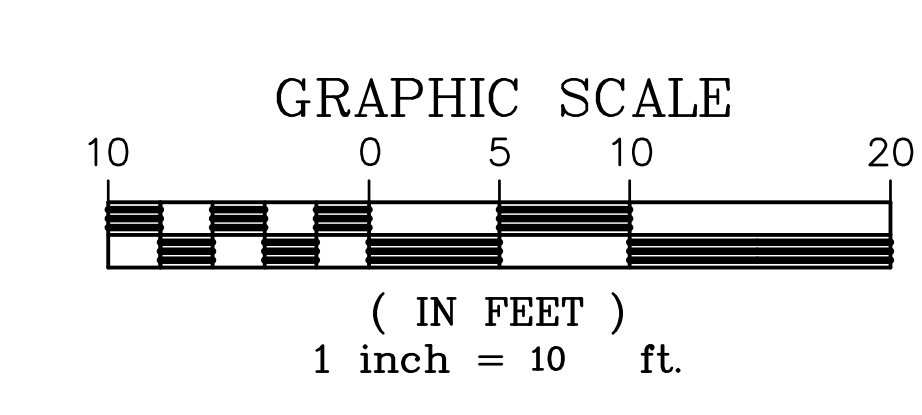
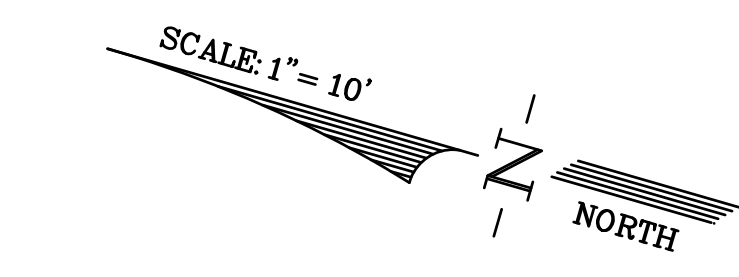
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 FEBRUARY 2022
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 HERCULES, CALIFORNIA 94547
 (510) 724-3388

ASPHALT



MATCHLINE SEE SHEET 4

SYMBOLS	DESCRIPTION	SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY	HCR	HANDICAP RAMP
---	RIGHT OF WAY LINE	INV	INVERT
---	MONUMENT LINE	JP	JOINT POLE
---	CENTERLINE	MH	MANHOLE
---	EASEMENT LINE	PP	POWER POLE
---	INTERIOR PROPERTY LINE TO BE REMOVED	PBB	PACIFIC BELL BOX
---	OLD LOT LINE	PGE	PACIFIC GAS AND ELECTRIC
---	TELE LINE	PLNTR	PLANTER
---	GAS	RMP	RAMP
---	STORM DRAIN LINE	CONC	CONCRETE
---	TELEPHONE LINE	DL	RIGHT OF WAY DAYLIGHT
---	ELECTRIC LINE	SDMH	STORM DRAIN MANHOLE
---	OVERHEAD UTILITY	SL	STREET LIGHT
---	OH/E	SLB	STREET LIGHT BOX
---	SS	SSMH	SANITARY SEWER CLEANOUT
---	STORM DRAIN LINE	SSCO	SANITARY SEWER CLEANOUT
---	WATER LINE	STR	STAIRS
---	WM	TOC	TOP OF CONCRETE
---	WV	TW	TOP OF WALL
---	AD	UB	UTILITY BOX
---	BC	VC	VALLEY GUTTER
---	BFP	VB	GRADE BREAK
---	BOL	GB	GUTTER LIP
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---	CB	GR	GROUND ELEVATION
---	COL	GUY	GUY WIRE
---	CONC	GV	GAS VALVE
---	DI	HB	HOSE BIB
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