

PRELIMINARY TITLE REPORT - 1117015391-JM

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF OAKLAND, STATE OF CALIFORNIA, IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BOUNDED BY FOURTH STREET, FIFTH STREET, FRANKLIN STREET AND BROADWAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF FRANKLIN STREET WITH THE NORTHEASTERLY LINE OF FOURTH STREET AND RUNNING THENCE ALONG SAID NORTHWESTERLY LINE OF FRANKLIN STREET NORTHEASTERLY 200.05 FEET TO AN INTERSECTION THEREOF WITH THE SOUTHWESTERLY LINE OF FIFTH STREET; THENCE ALONG SAID SOUTHWESTERLY LINE OF FIFTH STREET NORTHWESTERLY 300.30 FEET TO AN INTERSECTION THEREOF WITH THE SOUTHEASTERLY LINE OF BROADWAY; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTHWESTERLY 200.05 FEET TO AN INTERSECTION THEREOF WITH THE AFORESAID NORTHEASTERLY LINE OF FOURTH STREET; THENCE ALONG SAID NORTHEASTERLY LINE SOUTHEASTERLY 300.30 FEET TO THE POINT OF COMMENCEMENT.

APN: 001-0139-001

SCHEDULE 'B' - EXCEPTIONS:

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2020 - 2021, A LIEN, BUT NOT YET DUE OR PAYABLE.
2. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, ARE CURRENTLY NOT ASSESSED BECAUSE OF A STATUTORY EXEMPTION. SHOULD STATUTORY EXEMPTION CHANGE, TAXES MAY BE LEVIED AGAINST THE LAND.
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ., OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
4. ANY EASEMENTS OR RIGHTS WHICH MAY EXIST FOR PUBLIC FACILITIES OR OTHER PURPOSES BY REASON OF THE OWNERSHIP OF THE SUBJECT LAND BY A PUBLIC AGENCY.
5. AMENDED REDEVELOPMENT PLAN, AS FOLLOWS:
ENTITLED ORDINANCE NO. 13110 C.M.S. BY THE CITY OF OAKLAND RECORDED MAY 9, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2012149611
6. ANY UNRECORDED AND SUBSISTING LEASES.
7. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
8. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A SUITABLE OWNER'S DECLARATION (FORM ORT 174). THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION.
9. THE REQUIREMENT THAT SATISFACTORY EVIDENCE BE FURNISHED TO THIS COMPANY OF COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES AND CHARTERS GOVERNING THE OWNERSHIP AND DISPOSITION OF THE HEREIN DESCRIBED LAND.

PRELIMINARY TITLE REPORT - 1117015392-JM

LEGAL DESCRIPTION:

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

ALL THOSE CERTAIN REAL PROPERTY IMPROVEMENTS ON AND TO THAT PARCEL OF LAND SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BOUNDED BY FOURTH STREET, FIFTH STREET, WASHINGTON STREET AND BROADWAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF BROADWAY WITH THE NORTHEASTERLY LINE OF FOURTH STREET AND RUNNING THENCE ALONG SAID NORTHWESTERLY LINE OF BROADWAY NORTHEASTERLY 200.00 FEET TO AN INTERSECTION THEREOF WITH THE SOUTHWESTERLY LINE OF FIFTH STREET; THENCE ALONG SAID SOUTHWESTERLY LINE OF FIFTH STREET NORTHWESTERLY 125.50 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 200.00 TO A POINT ON THE NORTHEASTERLY LINE OF FOURTH STREET DISTANT THEREON 125.50 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BROADWAY; THENCE ALONG SAID NORTHEASTERLY LINE OF FOURTH STREET SOUTHEASTERLY 125.50 FEET TO THE POINT OF COMMENCEMENT.

APN: 001-0137-001-01

SCHEDULE 'B' - EXCEPTIONS:

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2020-2021, A LIEN, BUT NOT YET DUE OR PAYABLE.
2. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, ARE CURRENTLY NOT ASSESSED BECAUSE OF A STATUTORY EXEMPTION. SHOULD STATUTORY EXEMPTION CHANGE, TAXES MAY BE LEVIED AGAINST THE LAND.
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ., OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
4. AN ENCROACHMENT OF EXISTING STRUCTURES OR IMPROVEMENTS SITUATED ON SAID LAND ONTO 5TH STREET, AS DISCLOSED BY MINOR ENCROACHMENT PERMIT AND AGREEMENT.
THE AFFIRMATIVE COVERAGE SET FORTH IN THE COVERED RISKS IS NOT PROVIDED BY THE POLICY.
5. ANY UNRECORDED AND SUBSISTING LEASES.
6. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
7. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A SUITABLE OWNER'S DECLARATION (FORM ORT 174). THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION.
8. THE REQUIREMENT THAT SATISFACTORY EVIDENCE BE FURNISHED TO THIS COMPANY OF COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES AND CHARTERS GOVERNING THE OWNERSHIP AND DISPOSITION OF THE HEREIN DESCRIBED LAND.

PRELIMINARY TITLE REPORT - 1117015464-JM

LEGAL DESCRIPTION:

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

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, BOUNDED BY FOURTH STREET, FIFTH STREET, WASHINGTON STREET AND BROADWAY.

EXCEPTING THEREFROM THAT CERTAIN REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF BROADWAY WITH THE NORTHEASTERLY LINE OF FOURTH STREET AND RUNNING THENCE ALONG SAID NORTHWESTERLY LINE OF BROADWAY NORTHEASTERLY 200.00 FEET TO AN INTERSECTION THEREOF WITH THE SOUTHWESTERLY LINE OF FIFTH STREET; THENCE ALONG SAID SOUTHWESTERLY LINE OF FIFTH STREET NORTHWESTERLY 125.50 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 200.00 TO A POINT ON THE NORTHEASTERLY LINE OF FOURTH STREET DISTANT THEREON 125.50 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BROADWAY; THENCE ALONG SAID NORTHEASTERLY LINE OF FOURTH STREET SOUTHEASTERLY 125.50 FEET TO THE POINT OF COMMENCEMENT.

APN: 001-0137-001-02

SCHEDULE 'B' - EXCEPTIONS:

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2020-2021, A LIEN, BUT NOT YET DUE OR PAYABLE.
2. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2017 - 2018, AS FOLLOWS:
ASSESSOR'S PARCEL NO 001-0137-001-02 BILL NO. 010149-00 CODE NO. 17-022 \$0.00 NO TAX DUE NOT MARKED PAID 2ND INSTALLMENT \$0.00 NO TAX DUE NOT MARKED PAID LAND VALUE \$0.00
3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ., OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
4. AN ENCROACHMENT OF EXISTING STRUCTURES OR IMPROVEMENTS SITUATED ON SAID LAND ONTO 5TH STREET, AS DISCLOSED BY MINOR ENCROACHMENT PERMIT AND AGREEMENT.
THE AFFIRMATIVE COVERAGE SET FORTH IN THE COVERED RISKS IS NOT PROVIDED BY THE POLICY.
5. ANY EASEMENTS OR RIGHTS WHICH MAY EXIST FOR PUBLIC FACILITIES OR OTHER PURPOSES BY REASON OF THE OWNERSHIP OF THE SUBJECT LAND BY A PUBLIC AGENCY.
6. AMENDED REDEVELOPMENT PLAN, AS FOLLOWS:
ENTITLED ORDINANCE NO. 13110 C.M.S. BY THE CITY OF OAKLAND RECORDED MAY 9, 2012 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2012149611
7. ANY UNRECORDED AND SUBSISTING LEASES.
8. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
9. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A SUITABLE OWNER'S DECLARATION (FORM ORT 174). THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION.
10. THE REQUIREMENT THAT SATISFACTORY EVIDENCE BE FURNISHED TO THIS COMPANY OF COMPLIANCE WITH APPLICABLE STATUTES, ORDINANCES AND CHARTERS GOVERNING THE OWNERSHIP AND DISPOSITION OF THE HEREIN DESCRIBED LAND.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE OBSERVATION AND RECORD DRAWINGS, THE LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.

SURVEYOR'S NOTES:

- 1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES, AND ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
2. THE COMBINED BOUNDARIES AS SHOWN HEREON CONTAIN A TOTAL AREA OF 2.76± ACRES, MORE OR LESS.
3. THIS ALTA/NSPS LAND TITLE SURVEY REPRESENTS A FIELD SURVEY PERFORMED BY ALIQUOT ASSOCIATES, INC. IN DECEMBER, 2019.
4. THE PROPERTIES AS SHOWN HEREON ARE THE SAME AS THE PROPERTIES DESCRIBED IN THE OLD REPUBLIC TITLE COMPANIES PRELIMINARY TITLE REPORTS ORDER NO.: 1117015391-JM, 3RD UPDATED REPORT DATED: 12/03/2019, ORDER NO.: 1117015392-JM, 3RD UPDATED REPORT DATED: 12/03/2019 AND ORDER NO. 1117015464-JM, 2ND UPDATED REPORT DATED: 12/03/2019.
5. ACCORDING TO PRELIMINARY TITLE REPORT THERE ARE NO RECORDED EASEMENTS ON THE PREMISES.

BENCHMARK:

THE ELEVATION REFERENCE MARK FOR THIS SURVEY IS BASED UPON NATIONAL GEODETIC SURVEY (NGS) SURVEY CONTROL STATION DESIGNATION: (V 1197) PID:(HT0651), DESCRIBED AS A BENCHMARK DISK SET IN TOP OF CURB STAMPED 'V 1197 1969', LOCATED AT THE CROSSING OF MADISON STREET AND THE SOUTHERN PACIFIC COMPANY RAILROAD AND THE JUNCTION OF 1ST STREET, IN THE TOP OF THE NW CONCRETE CURB OF THE STREET.

ELEV= 11.15 FEET (NAVD 88)

BASIS OF BEARINGS:

THE COORDINATES AND BEARINGS AS SHOWN HEREON ARE BASED UPON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, (CCS83), ZONE 3, (2010). ALL DISTANCES SHOWN, UNLESS OTHERWISE NOTED, ARE IN TERMS OF THE U.S. SURVEY FOOT, SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS:

Table with 5 columns: PID, NORTHING, EASTING, HEIGHT, COMBINED FACTOR. Rows include HT0654 and AA3814.

RECORD OF REFERENCES:

- 1. "RECORD OF SURVEY NO. 1833" BOOK 30 OF RECORD OF SURVEYS, AT PAGE 13-25, DATED: NOVEMBER 18, 2005
2. "PARCEL MAP NO. 10352" BOOK 334 OF PARCEL MAPS, AT PAGE 74-75 DATED: FEBRUARY 1, 2017
3. GRANT DEED SERIAL NO. 1984-0254273 DATED: DECEMBER 28, 1984
4. GRANT DEED SERIAL NO.: 1988-0023182 DATED: JANUARY 29, 1988

PARKING COUNT

Table with 2 columns: Description, Count. Includes Regular Parking Stalls (86), Handicap Parking Stalls (2), Compact Parking Stalls (0), Electric Parking Stalls (0), Motorcycle Parking Stalls (0), Total No. of Parking Stalls (88).

CLIENT

JOSEPH TAMBORNINO, MBA CPM GSA-REAL PROPERTY MANAGEMENT 1401 LAKESIDE DRIVE 6th FLOOR OAKLAND, CA 94612 PHONE: (510) 208-(2)9547 EMAIL: JOE.TAMBORNINO@ACGOV.ORG

PROPERTY ADDRESS

400 & 401 BROADWAY 480 4th STREET 499 5th STREET OAKLAND, CA 94612

SURVEYOR

ALIQUOT ASSOCIATES, INC. 1390 SOUTH MAIN ST., SUITE 310 WALNUT CREEK, CA 94596 VINCENT J. D'ALO - LS 4210 PHONE: (925) 476-2300 FAX: (925) 476-2350 EMAIL: VDALO@ALIQUOT.COM

SURVEYOR'S CERTIFICATE

TO: COUNTY OF ALAMEDA BOARD OF SUPERVISORS COUNTY OF ALAMEDA GENERAL SERVICES AGENCY

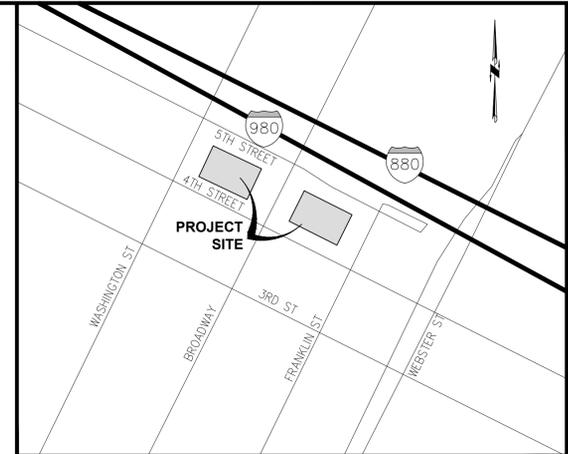
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA/NSPS, AND INCLUDES THE FOLLOWING ITEMS BASED ON THE SIGNED PHASE - 1 ALTA CONTRACT: 2, 3, 4, 5, 6(b), 8, 13, 14, 15, 16, 19, AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 16, 2019.

DATE OF PLAT MAP: JANUARY 27, 2020

VINCENT J. D'ALO CALIFORNIA PROFESSIONAL LAND SURVEYOR NO. 4210



JANUARY 27, 2020 DATE:



VICINITY MAP

NOT TO SCALE

LEGEND:

- (1) RECORD REFERENCES
AC ASPHALT CONCRETE SURFACE
BLDG BUILDING
CONC. CONCRETE
EXIST. EXISTING
FC FACE OF CURB
(M-M) MONUMENT TO MONUMENT
PG&E PACIFIC GAS AND ELECTRIC
(T) TOTAL
UNK UNKNOWN UTILITY
• BOLLARD
⊙ COMMUNICATION UTILITY MANHOLE
⊙ ELECTRIC UTILITY MANHOLE
ELECTRIC VAULT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
FOUND STANDARD ALAMEDA COUNTY STREET MONUMENT PER (1)
P.T.R. PRELIMINARY TITLE REPORT
⊙ GAS MANHOLE
⊙ GAS VALVE
GUY WIRE
JOINT UTILITY POLE
HANDICAP PARKING
STREET PARKING METERS
STANDARD LIGHT
SIGN
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
STORM DRAIN CATCH BASIN
STORM DRAIN MANHOLE
STORM DRAIN INLET
TELEPHONE VAULT
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL
HANDICAP PARKING COUNT
REGULAR PARKING COUNT
PLANTER(TYPICAL)
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY VALVE
WATER METER
WATER VALVE
BOUNDARY LINE
ADJACENT PROPERTY LINES
STREET CENTER LINES
TIE LINE
MONUMENT LINE
RIGHT-OF-WAY LINE
EXISTING CONCRETE
EXISTING CURB
EXISTING COMMUNICATION LINE
EXISTING FENCE(AS NOTED)
EXISTING ELECTRIC LINE
EXISTING OVERHEAD UTILITY LINES
EXISTING WATER LINE
EXISTING STORM DRAIN LINE
EXISTING SANITARY SEWER LINE
EXISTING GAS LINE
EXISTING CHANNEL DRAIN
EXISTING BUILDING
EXISTING TREE & VEGETATION



Aliquot Associates, Inc. 1390 S. Main St. - Ste. 310 Walnut Creek, CA 94596 Telephone: (925) 476-2300 Fax: (925) 476-2350

Civil Engineers Traffic Engineers Surveyors

Table with columns: No., BY, DATE, REVISIONS.

ALTA/NSPS LAND TITLE SURVEY COUNTY OF ALAMEDA 400 & 401 BROADWAY 480 4TH STREET & 499 5TH STREET ALAMEDA COUNTY OAKLAND CALIFORNIA

Table with columns: JOB NO., SCALE, DATE, DESIGN, DRAWN, APPROVED.

ALTA 1 OF 3

