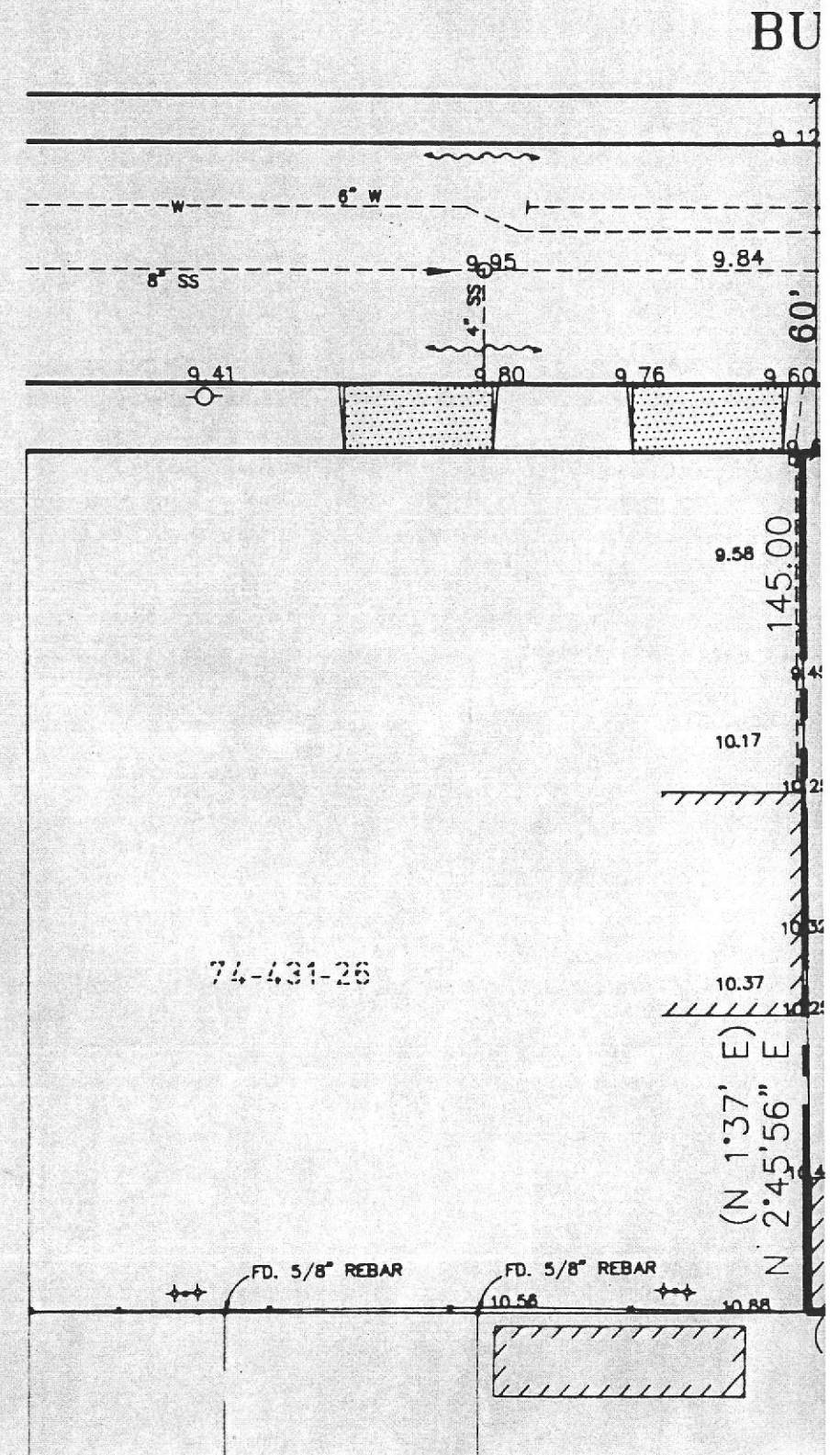
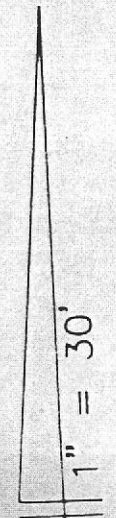


LEGEND

PARCEL BOUNDARY	
PROPERTY OR R/W LINE	
MONUMENT LINE	
EASEMENTS	
FENCE	
TELEPHONE	
UTILITY LAYOUT	
OVERHEAD	
GAS LINE	
STORM DRAINAGE	
SANITARY SEWER	
WATER LINE	
ELECTROLIER	
PRIVATE ELECTROLIER	
POWER POR JOINT POLE	
FIRE HYDRANT	
WATER METER	
VALVE	
BLOW OFF	
MANHOLE	
CATCH BASIN OR BOX	
DIRECTION OF FLOW	
STREET NAME SIGN	
SIGN	
APN NUMBER	74-431-26
FOUND CITY MONUMENT/BENCHMARK	
RECORD OR DEED INFORMATION	(N 1'37' E)

NOTES

(1) THE BOUNDARY EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THIS DRAWING ARE BASED



FOLLOWING DOCUMENTS: PRELIMINARY TITLE REPORT BY PREMIER TITLE CO. OF ALAMEDA COUNTY DATED JULY 5, 1990, ORDER NO. 93857 AND JANUARY 29, 1991, ORDER NO. 25942.

(2) THE TYPES, LOCATION, SIZE AND OR DEPTHS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENTS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES.

(3) BENCHMARK - U.S.C. & G.S. STATION MONUMENT AT THE NORTHWEST CORNER OF BUENA VISTA AVENUE AND WEBSTER STREET, ELEVATION TAKEN AS 7.681 FEET.
 - U.S.C. & G.S. STATION MONUMENT AT NORTHWEST CORNER OF PACIFIC AVENUE AND WEBSTER STREET, ELEVATION TAKEN AS 10.65 FEET.
 ELEVATIONS ARE BASED UPON CITY OF ALAMEDA DATUM.

BASIS OF BEARINGS

LINE BETWEEN USC & GS MONUMNETS AT PACIFIC, SIXTH AND PACIFIC, WEBSTER TAKEN AS S 87°26'43" W

N

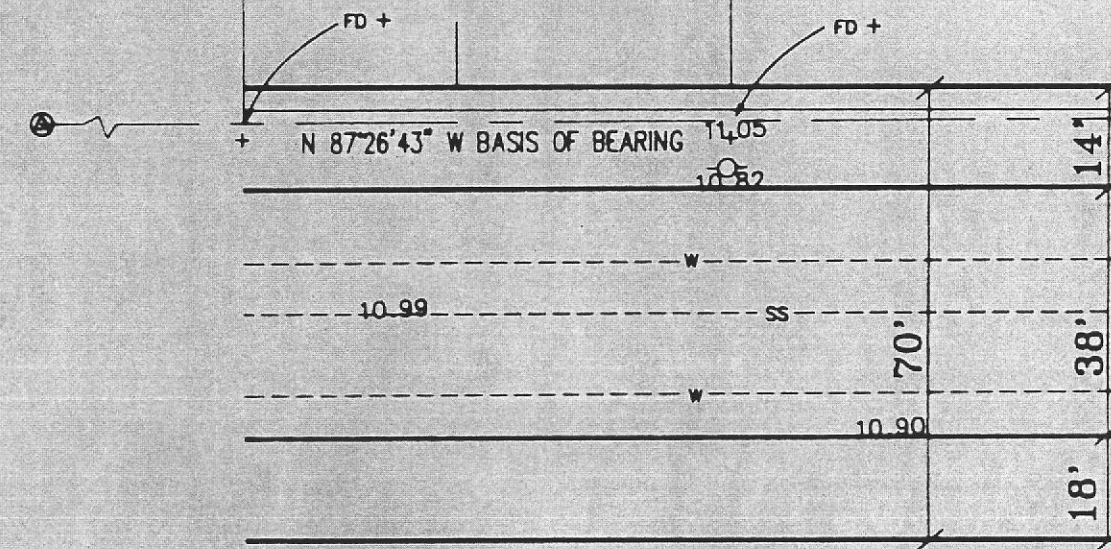
PM 5478

CITY OF AL
 FIRE STA

74-431-29

74-431-30

74-43



GRAPHIC SCALE

TITLE INFORMATION SOURCE

This ALTA SURVEY is based upon preliminary title report nos. 93857 and 25942 dated July 5, 1990 and January 29, 1991 respectively issued by PREMIER TITLE COMPANY of Alameda County.

PROPERTY DESCRIPTION

The land referred to herein is situated in the State of California, County of Alameda, City of Alameda, and is described as follows:

PARCEL ONE:

Beginning at the point of intersection of the Western line of Webster Street with the Northern line of Pacific Avenue, as said line now exists since the widening thereof to 70 feet; running thence Westerly along said line of Pacific Avenue, 157.50 feet; thence at right angles Northerly 140 feet; thence at right angles Easterly 157.50 feet to the Western line of Webster Street; thence Southerly along said last named line 140.00 feet to the point of beginning.

Assessors Parcel No.: 74-431-4
 649 Pacific Avenue
 651 Pacific Avenue
 659 Pacific Avenue
 1701 Webster Street
 1711 Webster Street

PARCEL TWO:

Grant of open space easement, recorded June 13, 1980, Instrument Number 80-101576, as an appurtenance to parcel one above.

Being a portion of Assessors Parcel No.: 74-431-3
 1715 Webster Street

PARCEL THREE:

Lots 13 and 14, Block B, "Map of the Shepardson Property, Mastick Station, Alameda, filed March 18, 1876, Map Book 2, Page 48, Alameda County Records.

Assessors Parcel No.: 74-431-5
 643 Pacific Avenue

PARCEL FOUR:

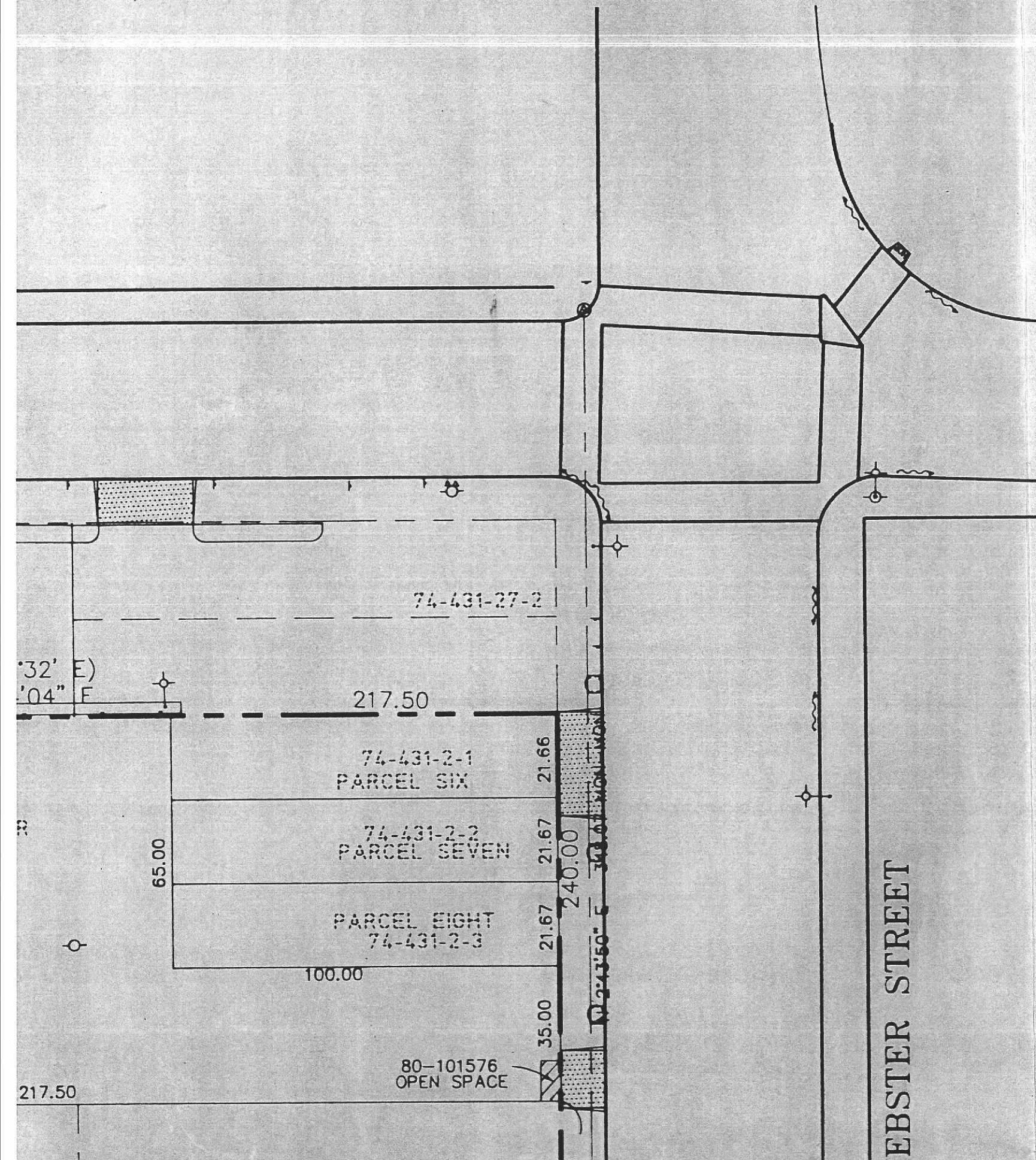
Beginning at a point on the Western line of Webster Street, distance thereon 510.00 feet Northerly from the Northern line of Lincoln Avenue, formerly Railroad Avenue, running thence Northerly along said line of Webster Street 35.00 feet; thence at a right angle Westerly 100.00 feet; thence at a right angle Northerly 65.00 feet; thence at a right angle Westerly 117.00 feet, 6 inches; thence at a right angle Southerly 100.00 feet; thence at a right angle Easterly, 217.00 feet, 6 inches to the point of beginning.

Being a portion of Block "B", as said Block is shown upon that certain Map entitled, "Map of the Shepardson Property, Mastick Station, Alameda", filed March 18th, 1876 in Book 2 of Maps at Page 48, in the office of the County Recorder of Alameda County.

Assessors Parcel No.: 74-431-3
 1715 Webster Street

PARCEL FIVE:

Beginning at a point on the Southern line of Buena Vista Avenue, distance thereon 217.50 feet Westerly from the point of intersection thereof with the Western line of Webster Street; running thence Westerly along said line of Buena Vista Avenue, 65.00 feet; thence at right angles Southerly 145.00 feet; thence at right angles Easterly 65.00 feet; and thence at right angles Northerly 145.00 feet to the point of beginning.



LYNN BOWERS & ASSOCIATES, INC.
 civil & traffic engineering • land planning • surveying
 4466 Black Ave., Suite G, Pleasanton, CA 94566
 (510) 484-5352



N

PM 5478

CITY OF ALAMEDA
FIRE STATION

74-431-29

74-431-30

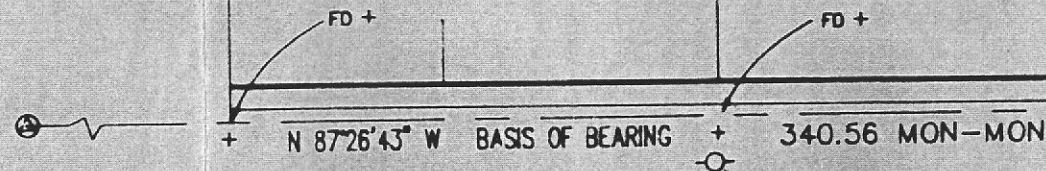
74-431-6

(N 1'37" E)
N 2'45'56" E 145

140.00

74-431-5
PARCEL THREE

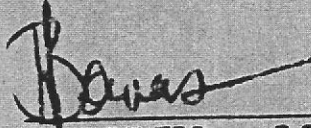
50.00



PACIFIC AVENUE

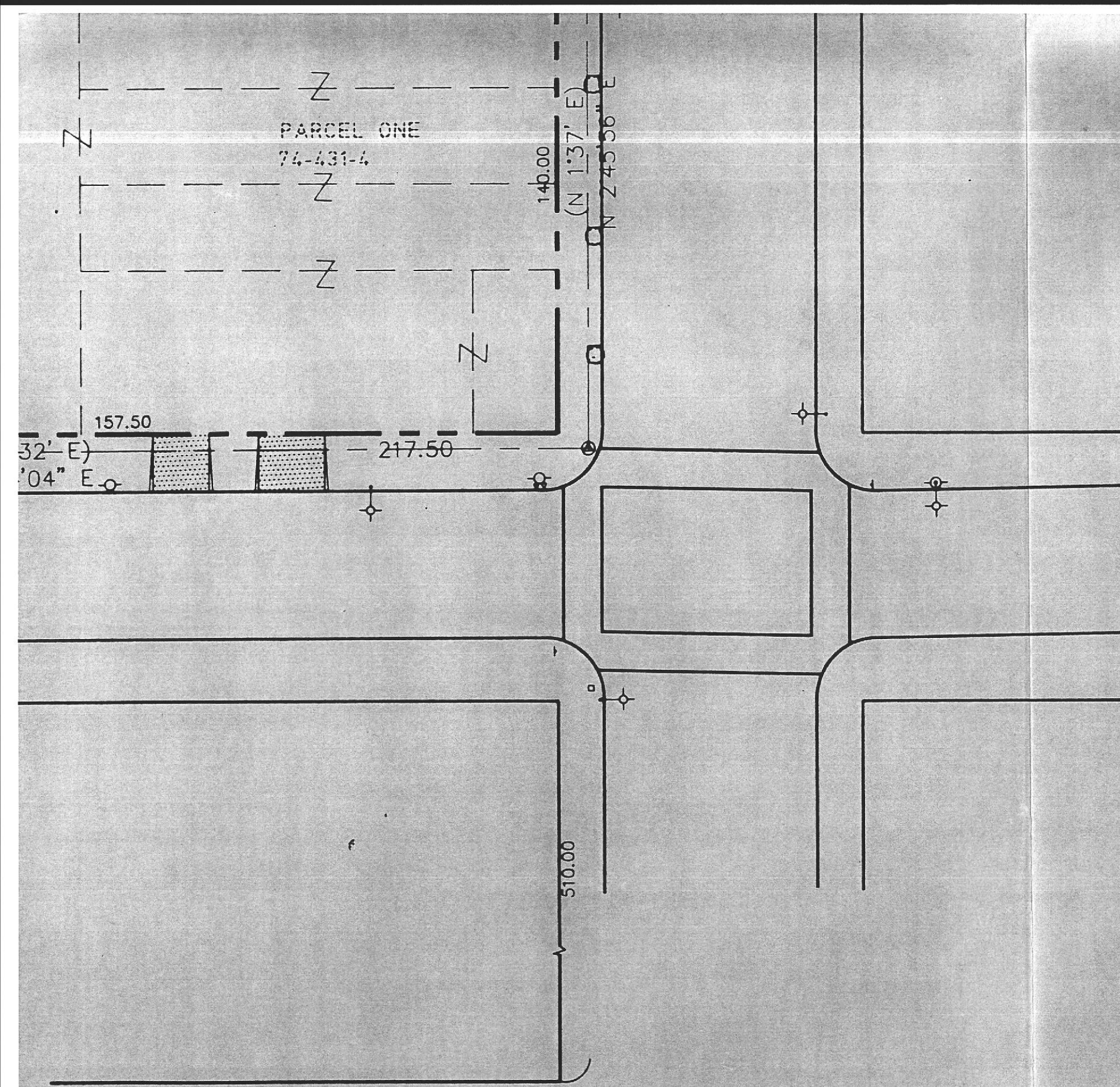
I hereby certify to PEGASUS DEVELOPMENT CO., INC., a California corporation, AND PREMIER TITLE CO. of ALAMEDA COUNTY, a California corporation, that the survey prepared by me entitled "ALTA SURVEY BUENA VISTA COMMERCIAL DEVELOPMENT, Alameda, California" composed of two sheets was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the improvements are as shown and all are within the boundary lines of the property; that there are no easements, encroachments or uses affecting these property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any proposed utilities which will pass through or are located on adjoining private land; that the property is not subject to the jurisdiction of Section 404 of Federal Clean Water Act; and that the parcel described hereon lies outside the 500 year flood zone according to the Flood Insurance Rate Map 0005B, dated July 16, 1991 Community Panel No. 060002 published by the Federal Insurance Administration. This survey is made in accordance with the "Minimum Standard Detail requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

Dated: APRIL 3, 1992


 LYNN BOWERS, R.C.E. 21,001

GRAPHIC SCALE





LINCOLN AVENUE
(FORMERLY RAILROAD AVENUE)

636 Buena Vista Avenue

PARCEL SIX:

Beginning at a point of the Western line of Webster street, distance thereon 588.34 feet Northerly from the Northern line of Lincoln Avenue, formerly Railroad Avenue; running thence Northerly along said line of Webster Street, 21.66 feet; thence at right angles Westerly, 100.00 feet; thence at a right Southerly 21.66 feet; thence at right angles Easterly 100.00 feet to the point of beginning.

Being a portion of Block "B", as said Block is shown upon that certain Map entitled "Map of the Shepardson Property, Mastick Station, Alameda", filed March 18, 1876, in Book 2 at Page 48, in the office of the County Recorders of Alameda County.

Assessors Parcel No.: 74-431-2-1

PARCEL SEVEN;

Beginning at a point of the Western line of Webster Street, distant thereon 566.67 feet Northerly from the Northern line of Lincoln Avenue, formerly Railroad Avenue; running thence Northerly along said line of Webster Street 21.67 feet; thence at right angles Westerly 100.00 feet; thence a right angle Southerly 21.67 feet; thence at a right angle Easterly 100.00 feet to the point of beginning.

Being a portion of Block "B", as said Block is shwon upon that certian Map entitled "Map of the Shepardson Property, Mastick Station, Alameda," filed March 18, 1876 in Book 2 at Page 48, in the office of the County Recorder of Alameda County.

Assessors Parcel No.: 74-431-2-2
1725 Webster Street

PARCEL EIGHT:

Beginning at a point of the Western line of Webster Street, distance thereon 545.00 feet Northerly from the Northern line of Lincoln Avenue, formerly Railroad Avenue, running thence Northerly along said line of Webster Street 21.67 feet; thence at right angles Westerly 100.00 feet; thence at right angles Southerly 21.67 feet; thence a a right angle Easterly 100.00 feet to the point of beginning.

Being a portion of Block "B", as said Block is shwon upon that certian Map entitled "Map of the Shepardson Property, Mastick Station, Alameda," filed March 18, 1876 in Book 2 at Page 48, in the office of the County Recorder of Alameda County.

Assessors Parcel No.: 74-431-2-3
1719 Webster Street

ALTA SURVEY
BUENA VISTA COMMERCIAL DEVELOPMENT

DATE: M

SCALE:

PROJ.:

DWN. BY: