

NOTES CORRESPONDING TO THE EXCEPTIONS

THERE ARE NO EASEMENTS LISTED/STATED IN THE PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 117005622-JM, DATED OCTOBER 2, 2015.

LEGEND

- A. P. N. ASSESSOR'S PARCEL NUMBER
- FS FINISHED SURFACE
- TP TOP OF PAVEMENT
- EP END OF PAVEMENT
- GND GROUND ELEVATION
- LIP LIP OF GUTTER
- TBW TOP BACK OF WALK
- TBC TOP BACK OF CURB
- WS WHEEL STOP
- MH MANHOLE
- CLF CHAIN LINK FENCE
- WR FENCE WROUGHT IRON FENCE
- JP • JOINT POLE
- DRWY DRIVEWAY
- SL* STREET LIGHT
- WMB WATER METER BOX
- PB P. G. E. BOX
- EB ELECTRICAL BOX
- CB CALTRANS BOX
- GB GAS BOX
- UB UTILITY BOX
- WV⊗ WATER VALVE
- GV⊗ GAS VALVE
- FH⊗ FIRE HYDRANT
- DI DROP INLET
- BSS ↓ BUS STOP SIGN
- UV ⊗ UTILITY VALVE
- GUY ← GUY WIRE
- BFD BACK FLOW DEVICE
- WD FENCE WOOD FENCE
- PLL* PARKING LOT LIGHT
- GM GAS METER
- CO SS SANITARY SEWER CLEANOUT
- BR BIKE RACK
- SLWS STREET LIGHT WITH STREET SIGN
- X" T TREE WITH X-INCH TRUNK DIAMETER AT BREAST HEIGHT
- GP ° GUARD POST
- TL TRAFFIC LIGHT WITH STREET LIGHT
- VERT. C&G VERTICAL CURB AND GUTTER
- DV⊗ DETECTOR VALVE
- FOUND NAIL SET IN CONCRETE IN STANDARD MONUMENT WELL
- DIMENSION POINT, NOTHING FOUND OR SET

GENERAL NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS ALTA SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. IT IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES) HOWEVER, WONG & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS SURVEY.
2. FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06001C02566, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 3, 2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY TELEPHONE CALL DATED: 07-27-2015 TO THE NATIONAL FLOOD INSURANCE PROGRAM (800-638-6620) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
3. CURRENT OWNERSHIP (AS OF OCTOBER 2, 2015):
ACTS COMMUNITY DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
4. NO ATTEMPT WAS MADE TO IDENTIFY, IF ANY, ANY TOXIC MATERIALS, WASTE, OR POLLUTED SOIL.
5. AT THE TIME OF THIS SURVEY, NO EVIDENCE OF THIS SITE WAS USED AS A WASTE DUMP, SUMP OR SANITARY LANDFILL.
6. AT THE TIME OF THIS SURVEY, NO WETLAND AREAS WERE OBSERVED.
7. AT THE TIME OF THIS SURVEY, NO EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED.
8. AT THE TIME OF THIS SURVEY, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED.
9. NO CHANGE IN STREET RIGHT OF WAY WILL BE REQUIRED.
10. THE PROPERTY SHOWN ON THIS SURVEY DOES HAVE PUBLIC ACCESS TO 94TH AVENUE & INTERNATIONAL BOULEVARD.
11. AT THE TIME OF THIS SURVEY, NO OBSERVED EVIDENCE OF USE AS A CEMETERY OR BURIAL GROUND.
12. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS SURVEY IS BASED ON OBSERVED EVIDENCE.

BASIS OF BEARINGS

THE BEARINGS ON THIS SURVEY ARE BASED ON THE FOUND MONUMENTS ON THE MONUMENT LINE ON INTERNATIONAL BOULEVARD; THAT BEARING BETWEEN THE FOUND MONUMENTS N31°05'00"W PER THE MAP OF THE "WARNER TRACT" FILED IN BOOK 17 OF MAPS, AT PAGE 1.

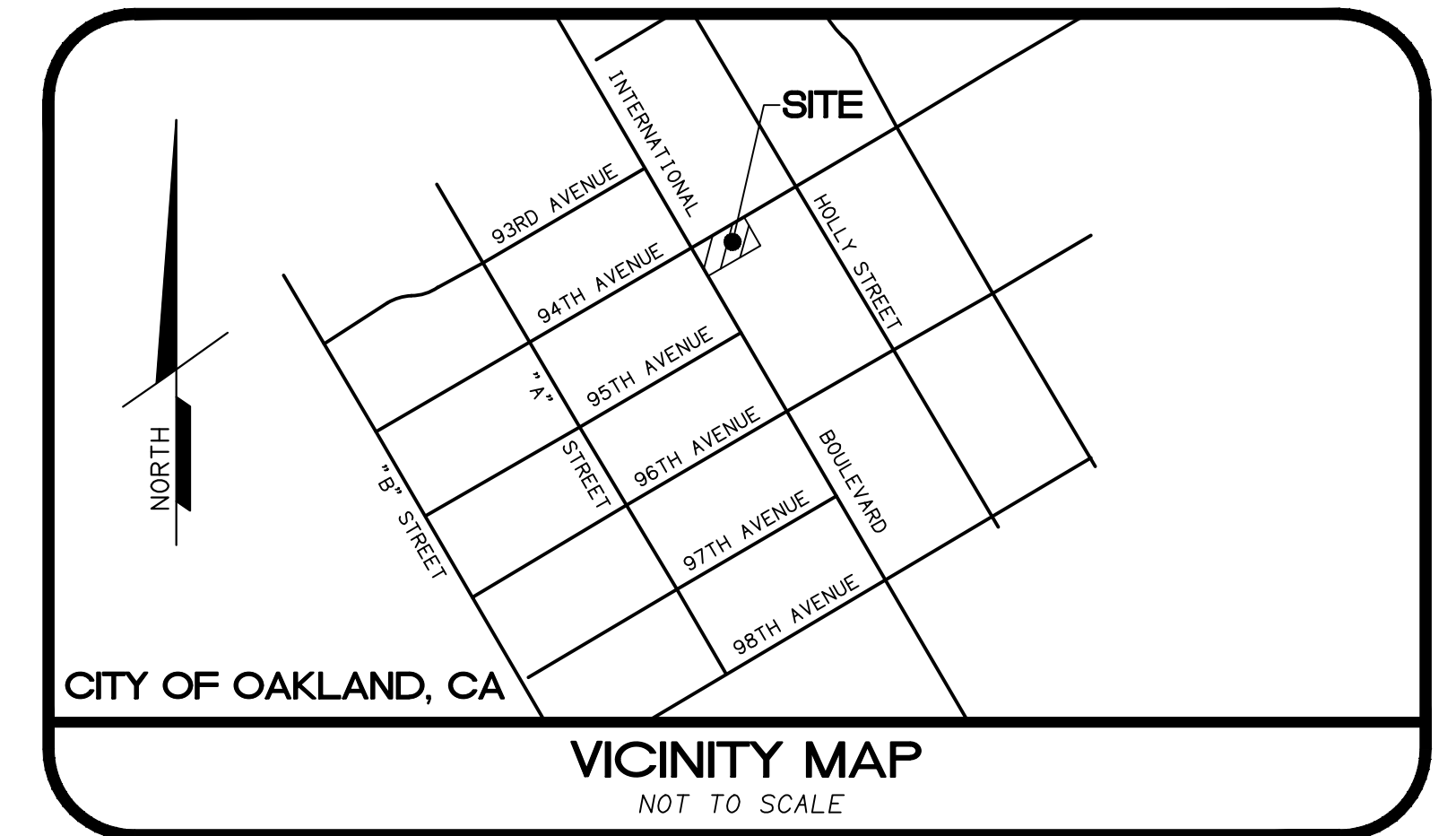
STATEMENT OF ENCROACHMENTS

AT THE TIME THIS SURVEY WAS PERFORMED NO ENCROACHMENTS WERE OBSERVED.

ZONING DATA

1. ZONING CLASSIFICATION:
RM-2 MIX HOUSING TYPE RESIDENTIAL ZONE
CN-3 NEIGHBORHOOD COMMERCIAL
2. BUILDING SETBACKS:
RM-2: FRONT: 20 FEET
SIDE: 5 FEET
REAR: 15 FEET
CN-3: MINIMUM FRONT: 0 FEET
MAXIMUM FRONT: 10 FEET
MINIMUM INTERIOR SIDE: 0 FEET
REAR (RESIDENTIAL FACILITIES): 15 FEET
REAR (NONRESIDENTIAL FACILITIES): 15 FEET
3. HEIGHT LIMIT:
RM-2: WALL PRIMARY BUILDING: 25 FEET
PITCHED ROOF PRIMARY: 30 FEET
CN-3: 60 FEET
4. DENSITY:
RM-2: 1 UNIT PER ON LOTS LESS THAN 4,000 S. F.
CN-3: 1 UNIT PER 375 S. F.
6. PARKING REQUIREMENTS:
RM-2: 1.5 SPACES PER UNIT
CN-3: 1 SPACE PER UNIT
7. BIKE PARKING:
RM-2: 3 SHORT TERM, 15 LONG TERM
CN-3: 2 SHORT TERM, 2 LONG TERM

UTILITY REPRESENTATIVE		
UTILITY	REPRESENTATIVE	PHONE
GAS	PACIFIC GAS & ELECTRIC	(800) 743-5000
ELECTRICITY	PACIFIC GAS & ELECTRIC	(800) 743-5000
TELEPHONE	A.T. & T.	(510) 625-8510
WATER	EAST BAY MUNICIPAL UTILITY DISTRICT	(866) 403-2683
SEWER	CITY OF OAKLAND	(510) 283-3931
DRAINAGE	CITY OF OAKLAND	(510) 283-3931
U.S.A.		(800)-227-2600
FIRE	CITY OF OAKLAND FIRE DEPARTMENT	(510) 569-2568
CABLE	TIME WARNER CABLE	(877) 495-1883



LEGAL DESCRIPTION

ALL THAT LAND SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:
PARCEL 1, AS ON THE PARCEL MAP NO. 10018, FILED IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, ALAMEDA COUNTY RECORDS.
A. P. N. S: 046-5423-002-02; 046-5423-01-01; 046-5423-019; 046-5423-018-02; 046-5423-022; 046-5423-020; 046-5423-021; 046-5423-007

ALTA/ACSM LAND TITLE SURVEY

FOR
**ACTS COMMUNITY DEVELOPMENT CORPORATION
AND ACTS FULL GOSPEL CHURCH**

9400, 9414, 9418, 9420, 9424, 9426, 9428, 9430,
9440, 9442, 9500 & 9502 EAST 14TH STREET
OAKLAND, CALIFORNIA

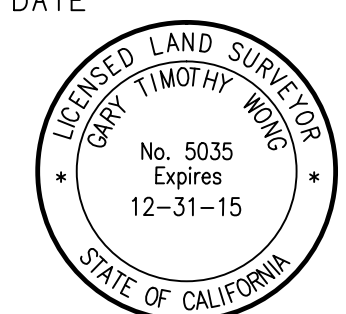
BASED UPON TITLE REPORT/COMMITMENT NO. 117005622.2-JM
OF OLD REPUBLIC TITLE COMPANY
BEARING AN EFFECTIVE DATE OF OCTOBER 2, 2015

SURVEYOR'S CERTIFICATION

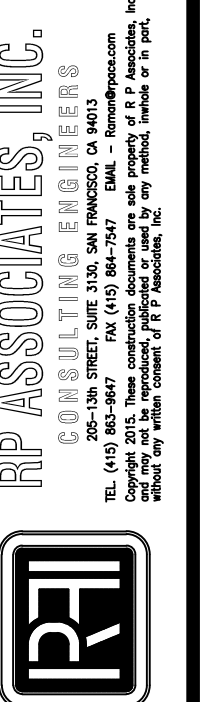
TO:
ACTS COMMUNITY DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION; ACTS FULL GOSPEL CHURCH; OLD REPUBLIC TITLE COMPANY; MFG UNION BANK, N. A. AND ITS SUCCESSORS AND ASSIGNS; HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA; OAKLAND INTERNATIONAL HOUSING PARTNERS, LP; CITY OF OAKLAND;

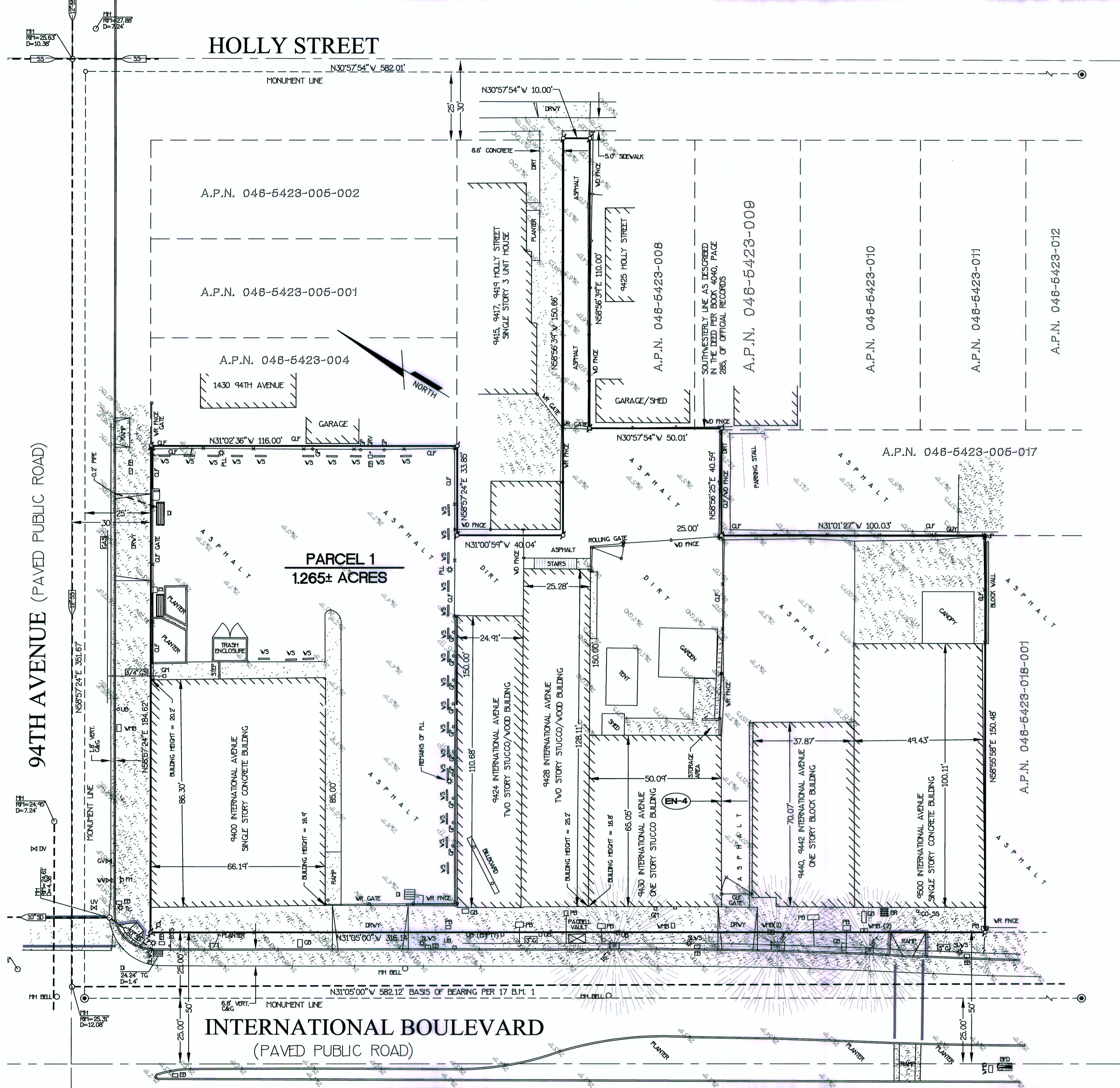
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 10(B), 11(A), 12, 13, 14, 16, 17, 18, 19, 20(A) AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 14, 2015.

GARY TIMOTHY WONG, P. L. S. 5035 DATE



DATE OF LAST REVISION: 11-16-2015
INITIAL DATE: 07-14-2015
JOB NO. 2015-029





SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF: ACTS COMMUNITY DEVELOPMENT CORPORATION ON 7-14-2015.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS DELINEATED UPON THIS PLAT/EXHIBIT ARE BASED UPON CITY OF OAKLAND DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCE HAVE COMPLIED WITH.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS SHOWN ON 1:

THAT CERTAIN MAP TITLED PARCEL MAP NO. 10018 - LOT MERGER OF LOTS 1-6, BLOCK 2, MAP ENTITLED 'WARNER TRACT', FILED IN BOOK 17 OF MAPS, AT PAGE 1, AND LOT 1 AND A PORTIONS OF LOTS 2 AND 8 OF THE MAP ENTITLED 'RESUBDIVISION OF CERTAIN LOTS IN BLOCK 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 20 AS PER MAPS OF WARNER TRACT', FILED IN BOOK 14 OF MAPS, AT PAGE 47, FILED ON NOVEMBER 23, 2015, IN BOOK _____, PAGE _____, ALAMEDA COUNTY RECORDER'S OFFICE, OR.

[Signature]
 GARY TIMOTHY WONG, P. L. S. 5035
 EXPIRES: 12-31-2015
 DATE: 11-23-2015

LEGAL DESCRIPTION

ALL THAT LAND SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL 1, AS ON THE PARCEL MAP NO. 10018, FILED IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, ALAMEDA COUNTY RECORDS.

A. P. N. S: 046-5423-002-02; 046-5423-01-01; 046-5423-019; 046-5423-018-02; 046-5423-022; 046-5423-020; 046-5423-021; 046-5423-007

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE FOUND CITY MONUMENTS ON THE MONUMENT LINE PER THE CITY OF OAKLAND MONUMENT MAP NO. 54 & 66; THAT BEARING BEING N31°05'00"W PER 17 M 1.

LEGEND

A. P. N.	ASSESSOR'S PARCEL NUMBER	WV	WATER VALVE
FS	FINISHED SURFACE	GV	GAS VALVE
TP	TOP OF PAVEMENT	FH	FIRE HYDRANT
EP	END OF PAVEMENT	DI	DROP INLET
GND	GROUND ELEVATION	BSS	BUS STOP SIGN
LIP	LIP OF GUTTER	UV	UTILITY VALVE
TBW	TOP BACK OF WALK	GUY	GUY WIRE
TBC	TOP BACK OF CURB	BFD	BACK FLOW DEVICE
WS	WHEEL STOP	WD FENCE	WOOD FENCE
MH	MANHOLE	PLL	PARKING LOT LIGHT
CLF	CHAIN LINK FENCE	GM	GAS METER
WR FENCE	WROUGHT IRON FENCE	CO SS	SANITARY SEWER CLEANOUT
JP	JOINT POLE	BR	BIKE RACK
DRWY	DRIVEWAY	SLWS	STREET LIGHT WITH STREET SIGN
SL	STREET LIGHT	X" T	TREE WITH X-INCH TRUNK DIAMETER AT BREAST HEIGHT
WMB	WATER METER BOX	GP	GUARD POST
PB	P. G. E. BOX	TL	TRAFFIC LIGHT WITH STREET LIGHT
EB	ELECTRICAL BOX	VERT. C&G	VERTICAL CURB AND GUTTER
CB	CALTRANS BOX	DV	DETECTOR VALVE
GB	GAS BOX	●	FOUND NAIL SET IN CONCRETE IN STANDARD MONUMENT WELL
UB	UTILITY BOX	○	SET 5/8" REBAR W/TAG "L. S. 5035"
			DIMENSION POINT, NOTHING FOUND OR SET

BENCHMARK ELEVATION: 26.06'
 CITY OF OAKLAND BENCHMARK #2891 - TOP OF CURB OF NOSE OF S/E'LY MEDIAN AT 94TH & INTERNATIONAL BOULEVARD

RP ASSOCIATES, INC.
 CONSULTING ENGINEERS
 255-10 STREET, SUITE 2108, SAN FRANCISCO, CA 94103
 TEL: (415) 863-9667 FAX: (415) 864-7907
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DESIGNED: GTW
 DRAWN: GTW
 CHECKED: GTW
 SUBMITTED: GARY TIMOTHY WONG, P.L.S. 5035

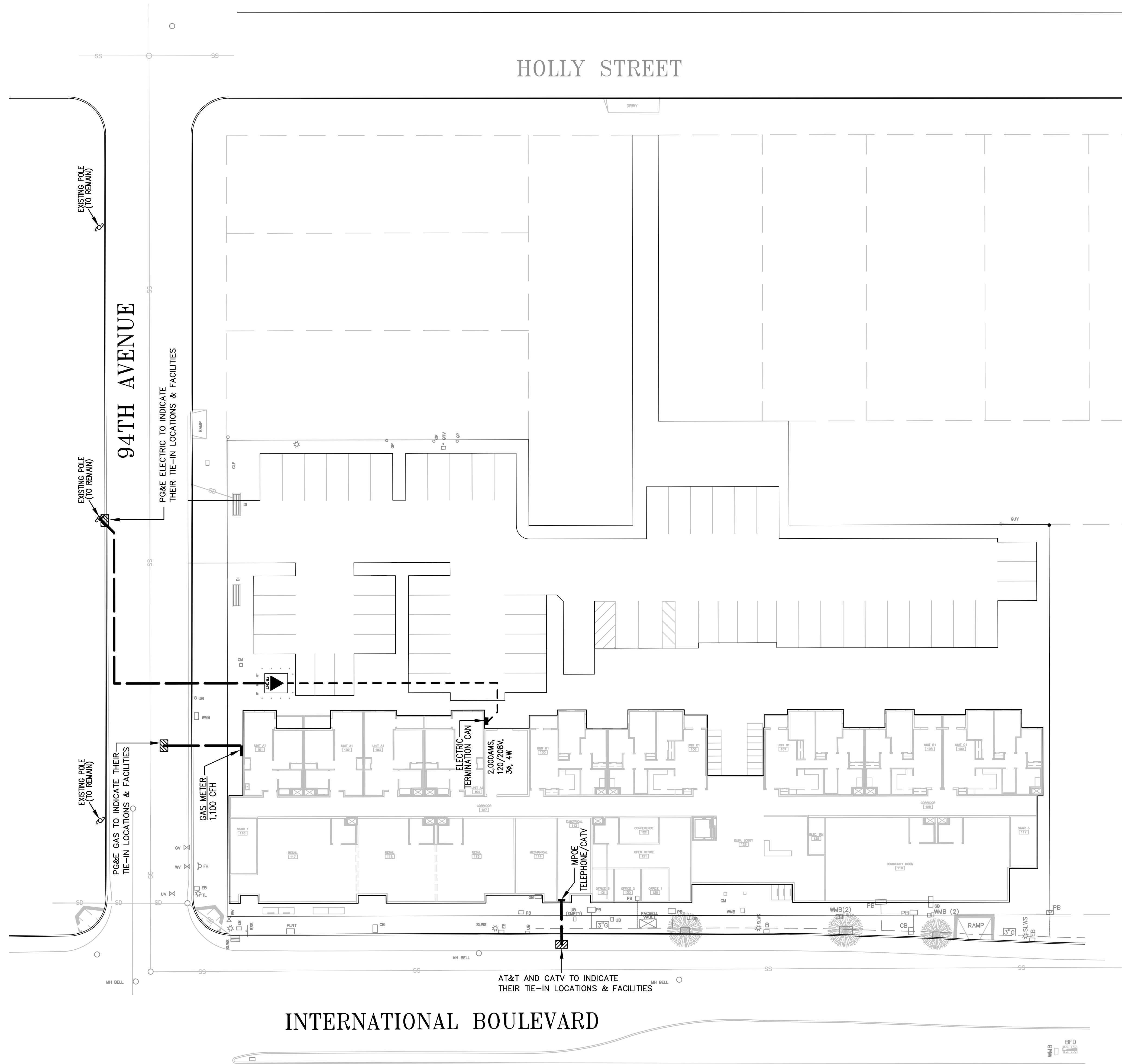
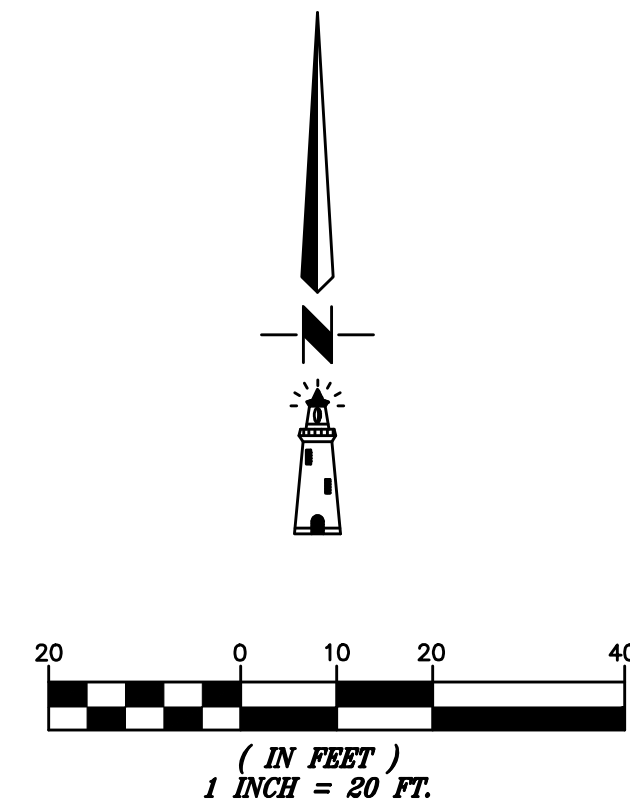
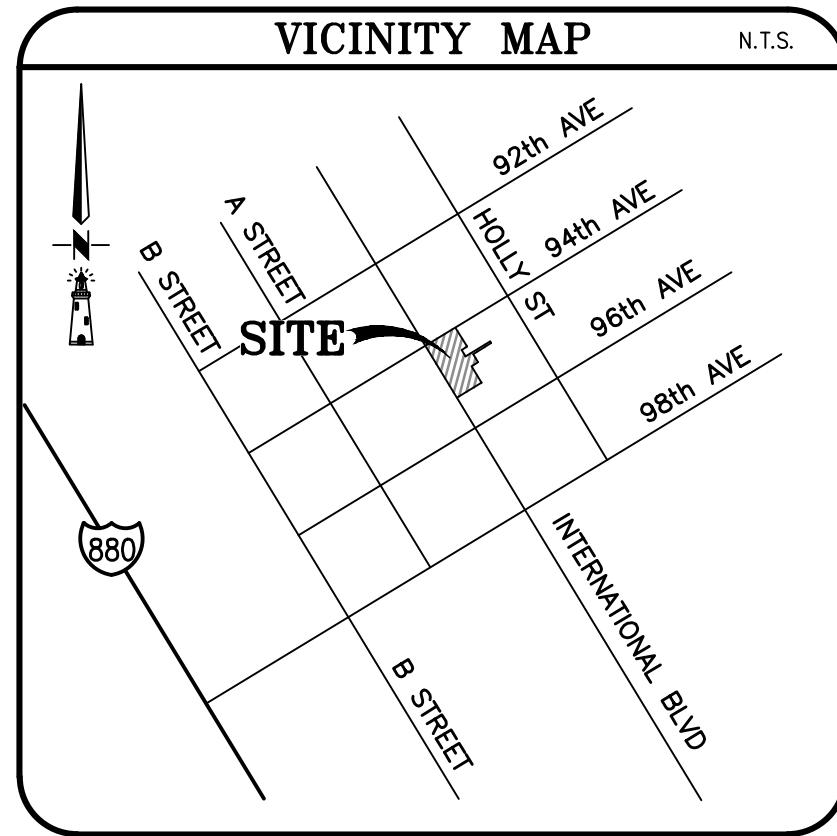
SCALE:
 1" = 20'



NO.	DATE	REVISION	BY

TOPOGRAPHIC/BOUNDARY SURVEY
 OF
9400, 9424, 9428, 9430, 9440, 9442 AND 9500 INTERNATIONAL BOULEVARD
 CITY OF OAKLAND COUNTY OF ALAMEDA STATE OF CALIFORNIA

DATE: 11-23-2015
 SHEET:
 1 / 1
 JOB NO. 2015-029



INTENT NOTE

THE JOINT UTILITY TRENCH SHOWN ON THIS DRAWING IS FOR STUDY ONLY AND IS SUBJECT TO CHANGE DEPENDING ON THE NEEDS OF EACH PARTICIPATING UTILITY COMPANY.

INTENT LEGEND

SYMBOL	DESCRIPTION
	UTILITY COMPANIES TO INDICATE THEIR TIE-IN LOCATIONS & FACILITIES
	PROPOSED JOINT TRENCH MAIN
	PROPOSED JOINT TRENCH SERVICE
	PROPOSED PAD-MOUNT TRANSFORMER (106"x90")

No.	Revisions	By	App.	Date

Lighthouse Design, Inc.
Utility Consulting and Design
1781 Vineyard Drive, Suite 212
Antioch, CA 94509
Ph: (925) 757-4289 * fax: (925) 756-0725

**JOINT TRENCH INTENT
94th AND INTERNATIONAL
FOR: OAKLAND INTERNATIONAL HOUSING PARTNERS
OAKLAND CALIFORNIA**

Design: DJM
Drawn: DJM
Scale: 1"=20'
Date: SEPT. 2015
Job No.: 1527

Sheet
I-1
Of I-1 Sheets