## SITE NOT TO SCALE SITE

MAP

## A N D SURVEY

## LEGAL **DESCRIPTION**

RTIONS OF "PARCEL ONE", "PARCEL EIGHT" AND "PARCEL NINE" AS SAID PARCELS A CEMBER 27, 1985, UNDER SERIES NO. 85-274321, ALAMEDA COUNTY RECORDS, BEING I RE DESCRIBED IN THE CORPORATION GRANT DEED TO WORE PARTICULARLY DESCRIBED AS FOLLOWS:

RIAN AND VEHICULAR INGRESS AND EGRESS TO OR FROM ROADWAYS UPON THE TERMS CONDITI :MENT" BY EDEN TOWNSHIP HOSPITAL DISTRICT RECORDED JULY 21, 1997, SERIES NO. 97-179322, ANDS:

NORDELL

STANTON

HILL ROAD

70.02

72-108943

. 3202 IM. 829

PIMI

IR PARCEL

EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO PARCEL ONE FOR THE PARKING OF VEHICLES CONSISTING OF 47 PARKING SPACES UPON THE TERMS CONDITIONS AND PROVISIONS. INED IN THAT CERTAIN INSTRUMENT ENTITLED "GRANT OF EASEMENT" BY EDEN TOWNSHIP HOSPITAL DISTRICT RECORDED JULY 21, 1997, SERIES NO. 97-179322, OFFICIAL RECORDS, SAID NG SPACES BEING LOCATED ON THE FOLLOWING DESCRIBED LANDS: )ER 3, 1980, IN BOOK 121 OF MAPS, AT PAGES 27 AND 28,

CCEL SEVEN", "PARCEL EIGHT" AND "PARCEL NINE" AS SAID PARCELS ARE DESCRIBED IN THE IBER 27, 1985, UNDER SERIES NO. 85-274321, ALAMEDA COUNTY RECORDS, AND "PARCEL 1" AS EASE BETWEEN EDEN TOWNSHIP HOSPITAL DISTRICT, ETC. AND CHABOT MEDICAL BUILDING UNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ING AT THE INTERSECTION OF THE NORTHERN LINE OF SAID "PARCEL NINE" WITH THE EASTERN LINE OF STANTON AVENUE, AS CONVEYED BY GRANT DEED TO THE COUNTY OF ALAM DEED JUNE 29, 1983, UNDER SERIES NO. 83-114134, ALAMEDA COUNTY RECORDS; THENCE ALONG SAID EASTERN LINE OF STANTON AVENUE SOUTH 12° 13' 21" EAST 155.14 FEET TO THE SEN LINE OF SAID "PARCEL EIGHT"; THENCE ALONG SAID SOUTHERN LINE OF "PARCEL EIGHT" NORTH 77° 46' 39" EAST 215.50 FEET; THENCE PARALLEL WITH SAID EASTERN LINE OF "PARCEL NINE" SOUTH 77° 46' 39" WEST 215.50 OF THE POINT OF BEGINNING.

EL THREE: CLUSIVE PERPETUAL EASEMENT APPURTENANT TO PARCEL ONE FOR THE PARKING OF VEHICLES CONSISTING OF 34 PARKING SPACES UPON THE TERMS CONDITIONS AND PROVISIONS AND INCLUSIVE PERPETUAL EASEMENT APPURTENANT OF EASEMENT" BY EDEN TOWNSHIP HOSPITAL DISTRICT RECORDED JULY 21, 1997, SERIES NO. 97-179322, OFFICIAL RECORDS, SAID ING SPACES BEING LOCATED ON THE FOLLOWING DESCRIBED LANDS:

IONS OF "PARCEL ONE', "PARCEL EIGHT" AND "PARCEL NINE" AS SAID PARCELS ARE DESCRIBED IN THE CORPORATION GRANT DEED TO EDEN TO MBER 27, 1985, UNDER SERIES NO. 85-274321, ALAMEDA COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: )BER 3, 1980, IN BOOK 121 OF MAPS, AT PAGES 27 AND 28, ALAMEDA COUNTY

ING AT A POINT ON THE NORTHERN LINE OF SAID "PARCEL NINE", DISTANT THEREON NORTH 77° 46' 39" EAST 215.50 FEET TO THE EASTERN LINE OF STANTON AVENUE, AS CONVEYED BY ANT DEED TO THE COUNTY OF ALAMEDA, RECORDED JUNE 29, 1983, UNDER SERIES NO. 83-114134, ALAMEDA COUNTY RECORDS; THENCE ON A LINE PARALLEL WITH SAID EASTERN LINE SOUTH 12° 13' 21" EAST 16.00 FEET TO THE ACTUAL POINT OF BEGINNING; THENCE CONTINUING SAID PARALLEL LINE SOUTH 12° 13' 21" EAST 65.00 FEET; THENCE A LINE PARALLEL WITH SAID NORTHERN LINE OF "PARCEL NINE" NORTH 77° 46' 39" EAST 160.75 FEET; THENCE NORTH 12° 13' 21" WEST 20.00 FEET; THENCE NORTH 77° 46' 39" EAST 5.00 FEET; THENCE NORTH 12° 13' 21" WEST 20.00 FEET; THENCE ALONG SAID NORTHERN LINE OF "PARCEL NINE" FROM THE ACTUAL POINT OF BEGINNING; THENCE ALONG SAID ELLINE SOUTH 77° 46' 39" WEST 165.75 FEET TO THE ACTUAL POINT OF BEGINNING.

CEL TWO", "PARCEL THREE", "PARCEL SIX" AND PORTIONS OF "PARCEL ONE", "PARCEL SEVEN", "PARCEL EIGHT" AND "PARCEL NINE" AS SAID PARCELS ARE DESCRIBED IN THE "ORATION GRANT DEED TO EDEN TOWNSHIP HOSPITAL DISTRICT, RECORDED DECEMBER 27, 1985, UNDER SERIES NO. 85-274321, ALAMIEDA COUNTY RECORDS, AND "PARCEL 1" AS IRIBED IN THE EASEMENT AGREEMENT AND MEMORANDUM OF MODIFIED GROUND LEASE
JEEN EDEN TOWNSHIP HOSPITAL DISTRICT, ETC. AND CHABOT MEDICAL BUILDING ASSOCIATES, ETC. RECORDED JULY 27, 1982, UNDER SERIES NO. 82-111647, ALAMEDA COUNTY RIADORE PARTICULARLY DESCRIBED AS FOLLOWS:

EL B AND A PORTION OF THE NON-SURVEYED DESIGNATED RE MEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: POSES NECESSARY OR INCIDENTAL TO THE CONSTRUCTION OF IMPROVEMENTS TO BE CONSTRUCTED NS CONTAINED IN THAT CERTAIN INSTRUMENT ENTITLED "GRANT OF EASEMENT" BY EDEN TOWNSHIP OVER THE FOLLOWING DESCRIBED LANDS:

LOT LINE

LIGHT

POWER POLE

PROPERTY LINE

UILDING LINE

CENTER LINE

**EXCEPTION NOTE** 

S PER: First American Title Compa ORDER NO.: NCS-332304-SD DATED: January 22, 2008

3. An easement for RIGHT OF WAY FOR PUB PAGE 438 of Official Records.
In Favor of: COUNTY OF ALAMEDA Affects: PARCELS TWO, FOUR AND FIVE "SAID EASEMENT DOES NOT AFFECT PARC IS NOT PLOTTED

5. The terms and provisions contained in the document entitled ""RESOLUTION NO. 2111, GRANTING A VARIAN 4115 OF THE CASTRO VALLEY SANITARY DISTRICT CODE TO EDEN TOWNSHIP HOSPITAL DISTRICT"" records 1979 as SERIES NO. 79-249357 of Official Records.
"SAID ITEM CANNOT BE PLOTTED" 4. An easement for PUBLIC HIGHWAY and incidental purposes, recorded JANUAI Records.
In Favor of: COUNTY OF ALAMEDA
Affects: EASTERLY PORTIONS OF PARCELS TWO, FOUR AND FIVE
"SAID EASEMENT DOES NOT AFFECT PARCEL 1, THEREFORE IS NOT PLOTTED"

6. An easement shown or dedicated on the map filed or recorded OCTOBER 3, 198 For: ACCESS AND PUBLIC UTILITY and incidental purposes.
AFFECTS: PORTION OF PARCELS TWO, FOUR AND FIVE
"SAID EASEMENT DOES NOT AFFECT PARCEL 1, THEREFORE IS NOT PLOTTED"

7. An easement for RIGHT OF WAY FOR UTILITIES and incidental purposes, recorded NOVEMBER 17, 1980 as SERIES N 80-202565 of Official Records. In Favor of: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION Affects: A NORTHERLY PORTION OF PARCELS ONE AND THREE AND PORTIONS OF PARCELS TWO, FOUR AND FIVE SAID EASEMENT WAS RELOCATED BY INSTRUMENT RECORDED MAY 25, 1989, SERIES NO. 89-141383, OFFICIAL RECORDS and provisions contained in the above document.

(10) An easement for TRAFFIC SYSTEM CONTROL FACILITIES and incidental purp 86-201720 of Official Records.
In Favor of: COUNTY OF ALAMEDA
Affects: PORTION OF PARCEL TWO, FOUR AND FIVE
"SAID EASEMENT DOES NOT AFFECT PARCEL 1, THEREFORE IS NOT PLOTTED"

(12.)An easement for ACCESS, INGRESS AND EGRESS OF PEDESTRIANS AND VEHICLES AND purposes contained in a document recorded JULY 21, 1997 as SERIES NO. 97-179321 of Official provisions as contained therein.

(13) The terms and provisions contained in the document entitled "AGREEMENT" recorded JULY 21, 1997 as SERIES NO. 97-179322 of Official Records. BY AND BETWEEN EDEN TOWNSHIP HOSPITAL DISTRICT, AND EDEN MEDICAL PLAZA LP, A CALIFORNIA PARTNERSHIP.
"SAID EASEMENT DOES NOT AFFECT PARCEL 1, THEREFORE IS NOT PLOTTED"

in the document entitled "CONDITIONAL SERVICE AGREEMENT" record Records. BY AND BETWEEN EAST BAY MUNICIPAL UTILITY DISTRICT /

(15) The terms and provisions contained in the document entitled "MEMORANDUM OF TENANTS IN COMMON AGREEMENT" recorded AUGUST 6, 1999 as SERIES NO. 99299053 of Official Records. BY AND BETWEEN EDEN MEDICAL PLAZA LP, A CALIFORNIA LIMITED PARTNERSHIP AND KENT B. CASADY.
"SAID ITEM CANNOT BE PLOTTED"

SITE ADDRESS: 20126 STANTON AVE, CASTRO VALLEY, CA
PROPERTY AREA: 0.768 ACRES (33,433 SQUARE FEET)
ZONE: "CVCBD-SP-4" (CASTRO VALLEY CENTRAL BUSINESS DISTRICT- SPECIFIC
TOTAL PARKING: PARCEL 1: 15 SPACES (INCLUDING 2 HANDICAP SPACES)
PARCEL 3: 34 SPACES (INCLUDING 1 HANDICAP SPACES)
PARCEL 2, 4 &5: 47 SPACES (INCLUDING 0 HANDICAP SPACES)
FLOOD ZONE: "C" MAP NO.: 060 0010 090 D, DATED: 2/9/2000

**ZONING NOTES** 

-MINIMUM SIDE YARD SETBACKS: 10 FEET
-MINIMUM FRONT YARD SETBACK: 20 FEET
-MINIMUM REAR YARD SETBACK: NONE
-ALL OTHER REQUIREMENTS PER CITY PLANNING COMMISSION

SURVEYORS CERTIFICATE

iointly established and adopted by the American Land Title Association ("ALTA") and the American Congress on Surveying and Mapping ("ACSM") and National Society for Professional Surveyors, Inc. ("NSPS") in 2005 and includes items 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of California, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

2. The survey was made on the ground January 14, 2006 and revised March 13, 2006 and correctly shows the area of the subject property. The location and type of all building, structures and other improvements situated on the subject property and my other matters situated on the subject property.

3. Except as shown and/or depicted on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

4. Except as shown and/or depicted on the survey, there are no visible easements or rights of way of which the undersigned has been advised.

5. The location of each easement, right of way servitude, and other matter affecting the subject property and listed in the title insurance commitment dated January 22, 2008, issued by First American Title with respect to the subject property, has been shown on the survey to the subject property and listed in the title insurance commitment dated January 22, 2008, issued by First American Title with respect to the subject property, has been shown on the survey content with insurance commitment. The location of all improvements on the survey is the property described in that title commitment. The location of all improvements on the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.

7. Parking area and it striped the striping and the type (e.g. handicapped, motorcycle, regu

9 9 LAND SURVE 

REVISED: MARCH 13, 2008 JOB NO. 32-006-08

**PARCEL** 

"DETAIL

EXCEPTION PE 86-201719

BSL SCO DI SLPB WWW HC

WATER VALE
WATER METER

DRAIN INLET

SEWER CLEAN OUT

UILDING SETBA

STREET LIGHT PULL BOX

OVERHANG

FENCE LINE

MANHOLE FIRE STAND PIPE

NDSCAPE AREA NDICAP PARKING

UND LEAD & DISC "LS 5660" UND CENTERLINE MONUMENT

DASK LAND SURVEYING

0 RANCHEROS DRIVE SUITE J

SAN MARCOS, CA 92069

PHONE: 760-740-1383 FAX: 760-740-1384