

Exhibit A Page 1 or 2

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| SCOPE OF WORK | VICINITY MAP |
| <div><div></div><div>IN AN EXISTING PROFESSIONAL OFFICE BUILDING, PROVIDE A MASSAGE THERAPY ESTABLISHMENT CONSISTING OF A WAITING ROOM, ONE TREATMENT ROOM WITH ONE MASSAGE TABLE AND ONE THERAPIST'S OFFICE WITH ONE MASSAGE TABLE.</div><div></div><div>THE ESTABLISHMENT SHALL COMPLY WITH ALL LOCAL AND STATE OF CALIFORNIA REGULATIONS.</div></div> | |
| SHEET NOTES | PROJECT DATA |
| <div><div></div><div>24' WIDE DRIVE OPENING</div><div></div><div>16' WIDE DRIVE OPENING</div><div></div><div>56" HIGH DECORATIVE MASONRY FENCE</div><div></div><div>RAISED PLANTING STRIP</div><div></div><div>8" HIGH CONCRETE CURB WITH TWO ROWS OF METAL CHAINS HUNG OFF OF METAL POSTS</div><div></div><div>UNAUTHORIZED VEHICLE PARKING SIGN MOUNTED ON A METAL POST</div><div></div><div>INTERNATIONAL SIGN OF ACCESSIBILITY MOUNTED ON A METAL POST</div><div></div><div>PAINTED 3" WIDE TRAFFIC WHITE PARKING SPACE PAVEMENT MARKING-TYPICAL</div><div></div><div>ACCESS AISLE MARKED WITH PAINTED 3" WIDE TRAFFIC BLUE BORDER AROUND THE PERIMETER WITH 3" HATCHED WIDE TRAFFIC WHITE LINES AT 36" O.C.</div><div></div><div>CURB AND SIDEWALK</div><div></div><div>LANDSCAPED AREA</div><div></div><div>STEP UP TO ENTRY PORCH</div><div></div><div>ENTRY PORCH</div><div></div><div>RAMP UP TO ENTRY PORCH</div><div></div><div>CURB RAMP</div><div></div><div>FIRE HYDRANT</div><div></div><div>BUS STOP BENCH</div><div></div><div>USPS MAILBOX</div><div></div><div>UPS DROP-OFF BOX</div><div></div><div>TRASH BIN ON CONCRETE PAD</div><div></div><div>RECYCLING CART ON CONCRETE PAD</div><div></div><div>BUILDING SCRIM</div><div></div><div>6" HIGH X 6" WIDE CONCRETE CURB</div><div></div><div>STREET LIGHT</div><div></div><div>ACCESSIBLE ROUTE</div><div></div><div>* ALL IMPROVEMENTS ARE EXISTING U.N.O.</div></div> | <div><div>APN: 77-460-12</div><div>ZONE: DA-2 MULTI-USE INFILL</div><div>SPECIAL FLOOD HAZARD AREA: NO</div><div>FIRE HAZARD: NOT VERY HIGH</div><div>RISK CATEGORY: II</div><div>SEISMIC DESIGN CATEGORY: D</div><div>CGS SEISMIC HAZARD: LIQUEFACTOR</div><div>OCCUPANCY: GROUP B PROFESSIONAL OFFICES</div><div>CONSTRUCTION: TYPE III-B W/O FIRE SPRINKLERS</div><div>NUMBER OF STORIES: 2</div><div>SUITE DEMISED AREA: 375 SF</div><div>BUILDING AREA GROSS: 11,684 SF</div><div>SECOND FLOOR: 5,834 SF</div><div>FIRST FLOOR: 5,850 SF</div><div>BUILDING AREA NET: 11,512 SF</div><div>(LESS STAIRS AND ELEVATOR AREAS)</div><div>PARKING SPACES REQUIRED: 23</div><div>11,512 SF/500 SF PER SPACE</div><div>PARKING SPACES PROVIDED: 24</div><div>480 SF PER SPACE</div></div> |
| PROJECT TEAM | DRAWING INDEX |
| <div><div>PROJECT TEAM</div><div>ARCHITECT: RICHARD L LARSON 400 ESTUDILLO AVENUE, SUITE 202 SAN LEANDRO, CALIFORNIA 94577 510.635-9005 richardllarson@gmail.com</div><div>APPLICANT: YIHUA MA NINA THERAPY MASSAGE STUDIO 1644 BROCKTON WAY SAN LEANDRO, CALIFORNIA 94578 510.707.1632 311q431qd@gmail.com</div><div>LANDLORD: ROBBIN BEEBE FREE BIRD PROPERTIES LLC 400 ESTUDILLO AVENUE, SUITE 211 SAN LEANDRO, CALIFORNIA 94577 925.997.1302 office@freebirdproperties.com</div></div> | <div><div>A1 SITE/FIRST FLOOR PLAN PROJECT DATA</div><div>A2 SECOND FLOOR PLAN SUITE 207 FLOOR PLAN</div></div> |

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EXP 09/30/23

STATE OF CALIFORNIA

Consultant:

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Revisions:

| No. | Date: | Description: |
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Project Title:

NINA THERAPY
MESSAGE STUDIO

APN: 77-460-12
400 ESTUDILLO AVE., STE 207
SAN LEANDRO, CALIFORNIA

Sheet Title:

SITE PLAN/
FIRST FLOOR
PLAN

Date: 08.25.2023

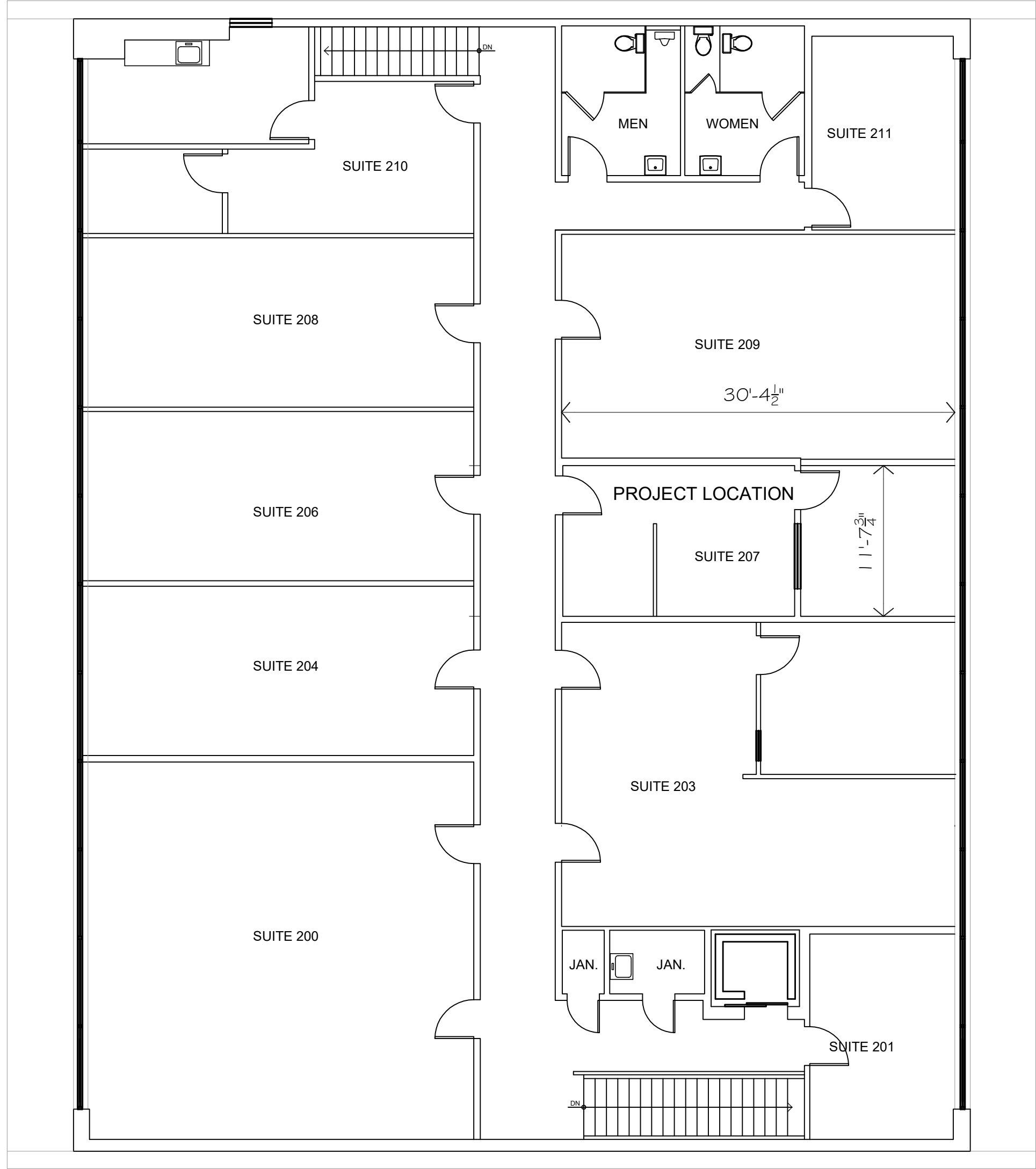
Drafter: KP

Scale: AS NOTED

Job:

Sheet

A1



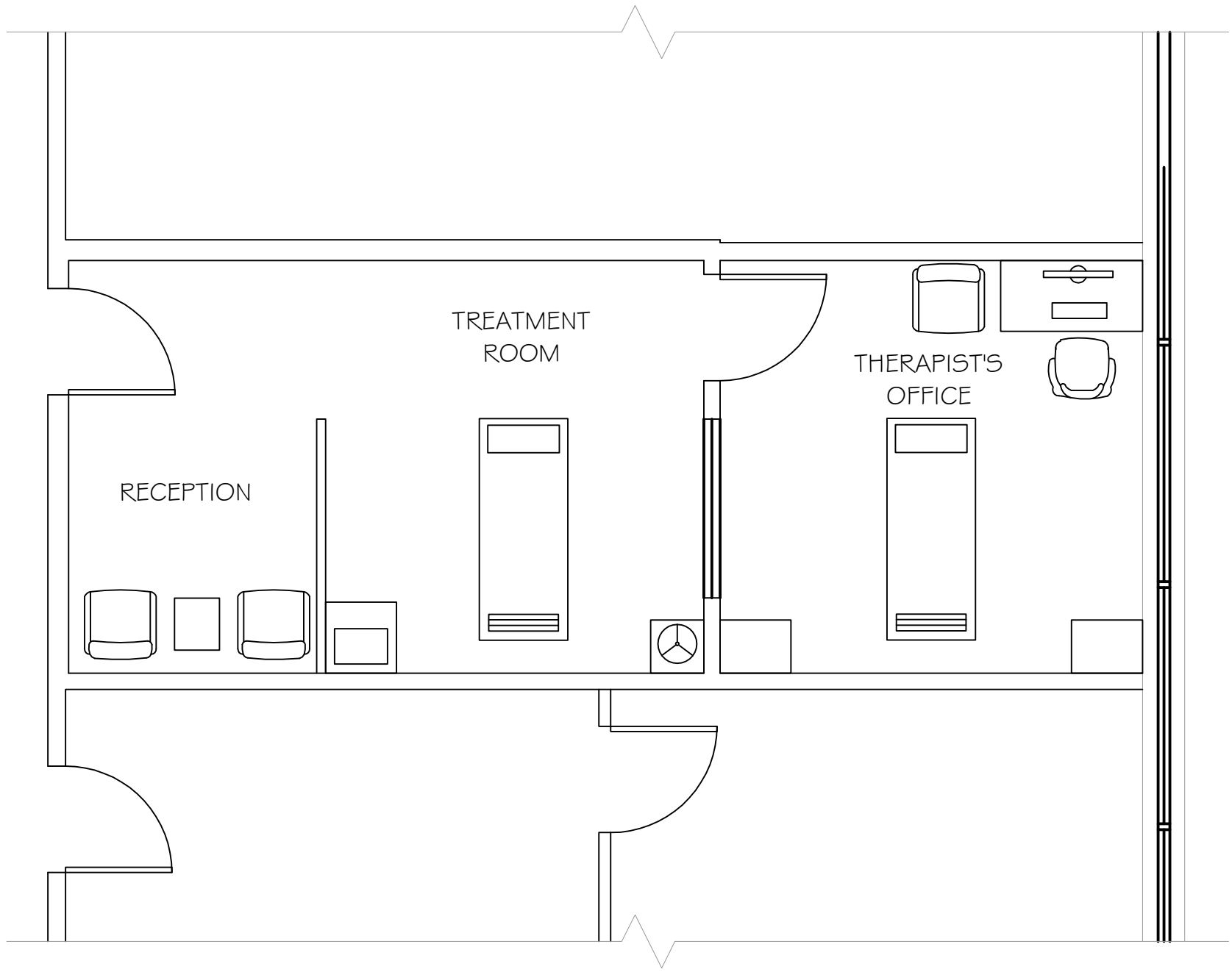
PLAN NORTH

SECOND FLOOR PLAN

1/8" = 1'-0"

0 4 8 12 16 20 24

SEE A1 FOR FIRST FLOOR PLAN



PLAN NORTH

SUITE 207 FLOOR PLAN

1/4" = 1'-0"

0 4 8 12 16



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Sheet Title:

SECOND FLOOR
PLAN AND
SUITE 207 PLAN

Date: 08.25.2023

Drafter: KP

Scale: AS NOTED

Job:

Sheet