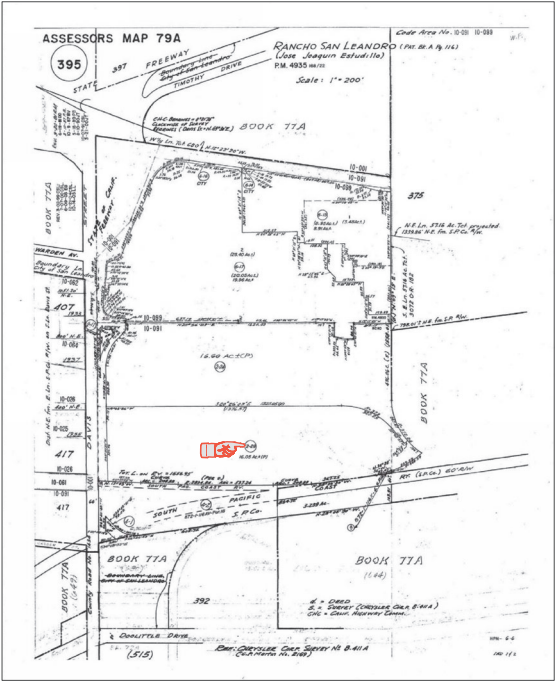
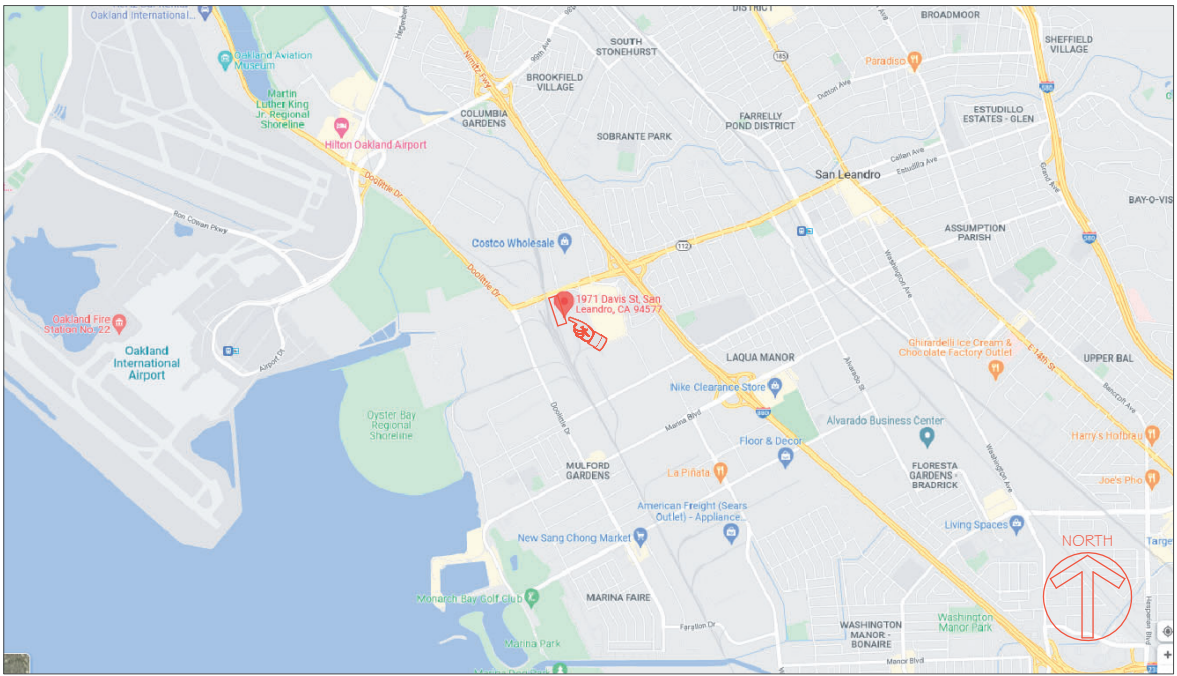


ASSESSOR'S MAP



VICINITY MAP



ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	NTS	NOT TO SCALE
(E)	EXISTING	OLF	OCCUPANCY LOAD FACTOR
FD	FLOOR DRAIN	PLBR.	PLUMBER
FOB	FACE OF BLOCK	RO	ROUGH OPENING
FOC	FACE OF CONCRETE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
FOM	FACE OF MASONRY	S.C.D.	SEE CIVIL DRAWINGS
FOS	FACE OF STUD	S.E.D.	SEE ELECTRICAL DRAWINGS
FOW	FACE OF WALL	S.M.D.	SEE MECHANICAL DRAWINGS
GC.	GENERAL CONTRACTOR	S.P.D.	SEE PLUMBING DRAWINGS
MFR	MANUFACTURER	S.S.D.	SEE STRUCTURAL DRAWINGS
(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
N.A.	NOT APPLICABLE	W/O	WITHOUT

PLUMBING FIXTURE CALCULATIONS

RECYCLING: 12,800 SF/500 OLF = 25
OFFICES: 816 SF/150 OLF = 6
TOTAL = 31

* PER CPC SECTION 422.2 EXCEPTION (3) IN BUSINESS AND
MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD
OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES,
ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE
THAN ONE PERSON AT A TIME, SHALL BE PERMITTED.

NUMBER OF SINGLE PERSON TOILET FACILITIES REQUIRED: 1
NUMBER OF SINGLE PERSON TOILET FACILITIES PROVIDED: 1

PROJECT DATA

APN: 79A-395-2-28
ZONE: IG INDUSTRIAL GENERAL
OCCUPANCY: GROUP RECYCLING FACILITY
GROUP B OFFICES
GROUP U PRIVATE GARAGE
CONSTRUCTION TYPE: TYPE III-B
W/ SPRINKLERS
DEMISED AREA: 12,932 SF
NON-SEPARATED OCCUPANCIES ANALYSIS:

B	F-1	U
HEIGHT 75'	75'	75'
STORIES 4	3 (governs)	3 (governs)
AREA: 76,000 SF	48,000 SF	34,000 SF (governs)

HEIGHT ALLOWED: 75'
ACTUAL HEIGHT: 30'
NUMBER OF STORIES ALLOWED: 3
ACTUAL NUMBER OF STORIES: 1
AREA ALLOWED: 34,000 SF
AREA AREA: 12,932 SF

SITE DIRECTORY



SYMBOLS

N	NORTH ARROW	12	SHEET NOTES
DOOR NUMBER		DETAIL NO.	
		SHEET NO.	
FINISH MATERIAL		ACCESSIBLE ROUTE	
REVISION NO. (WITH DATE)		CENTER LINE	
EXISTING WALL		CONCRETE	
NEW WALL (NON-RATED)		MASONRY WALL	
		WALL ELEVATIONS	

APPLICABLE CODES

BUILDING: 2022 CA BUILDING CODE
MECHANICAL: 2022 CA MECHANICAL CODE
PLUMBING: 2022 CA PLUMBING CODE
ELECTRICAL: 2022 CA ELECTRICAL CODE
FIRE: 2022 CA FIRE CODE
ENERGY: 2022 CA ENERGY CODE
GREEN BUILDING: 2022 CA GREEN BUILDING STANDARDS

DRAWING INDEX

- A0 TITLE SHEET
- A1 PARTIAL SITE PLAN
- A2 FLOOR PLAN
- A5 BUILT SURVEY (FOR REFERENCE ONLY)

Revisions:		
No.	Date:	Description:

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Project Title:
RIDWELL INC.
1971 DAVIS STREET
SAN LEANDRO • CA

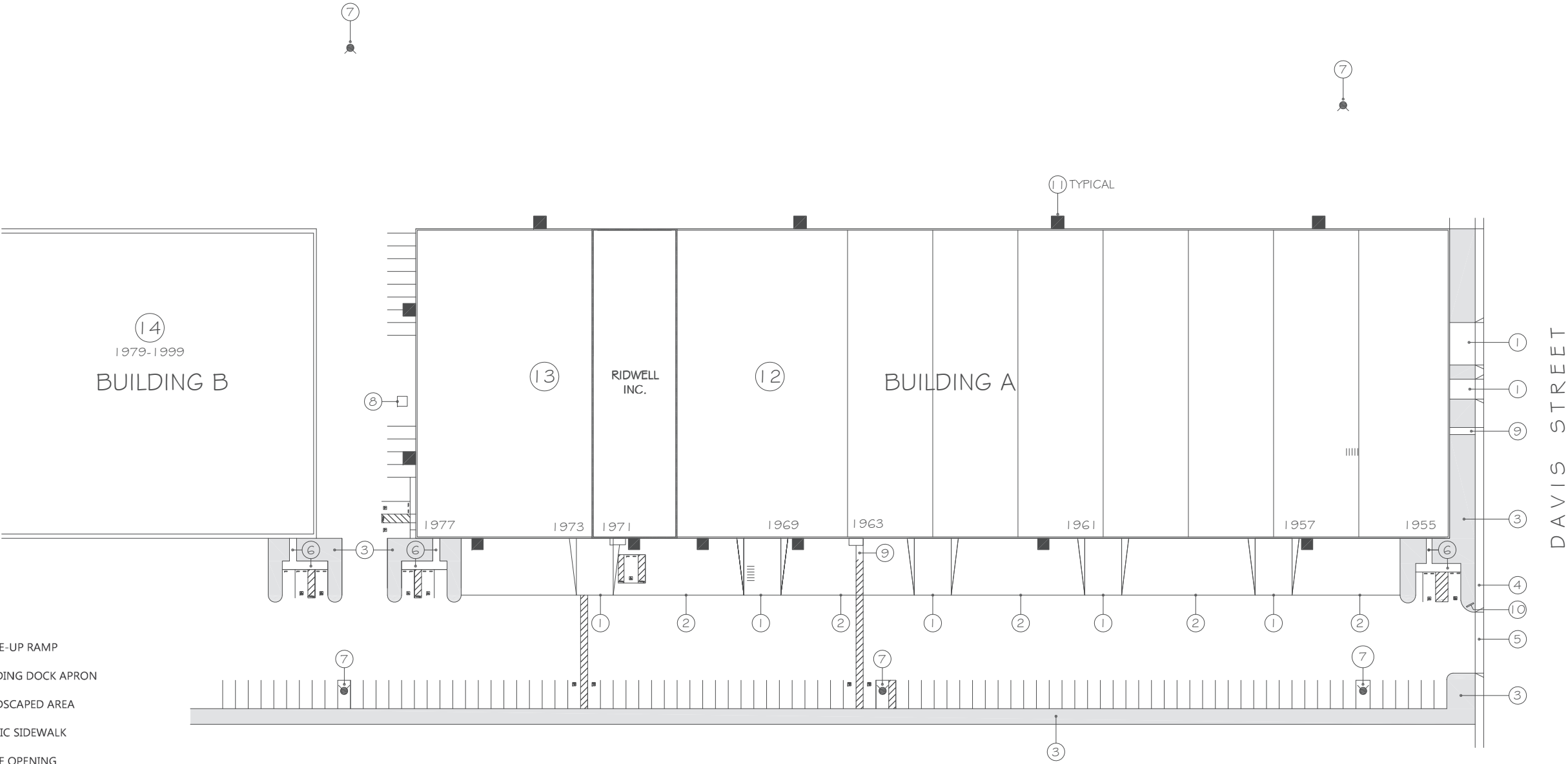
Sheet Title:
TITLE SHEET

Date:
01.25.2023



RICHARD L. LARSON
ARCHITECT
400 ESTUDILLO AVENUE, SUITE 202
SAN LEANDRO, CALIFORNIA 94577
(510) 635-9005/richardllarson@gmail.com

Drawing No.:
AO

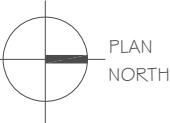


SHEET NOTES

- ① EXISTING DRIVE-UP RAMP
- ② EXISTING LOADING DOCK APRON
- ③ EXISTING LANDSCAPED AREA
- ④ EXISTING PUBLIC SIDEWALK
- ⑤ EXISTING DRIVE OPENING
- ⑥ EXISTING WALKWAY
- ⑦ EXISTING FIRE HYDRANT
- ⑧ EXISTING MECHANICAL EQUIPMENT
- ⑨ EXISTING STAIRS
- ⑩ EXISTING FACILITY DIRECTORY
- ⑪ EXISTING WALL PACK AREA LIGHT FIXTURE
- ⑫ "APTO SOLUTIONS" IT ASSET DISPOSITIONS
- ⑬ "IDN-WILCO, INC." SECURITY SYSTEMS SUPPLIER
- ⑭ EXISTING INDUSTRIAL BUILDING

PARTIAL SITE PLAN

1" = 40'



Revisions:		
No:	Date:	Description:

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Project Title:
RIDWELL INC. 1971 DAVIS STREET SAN LEANDRO • CA

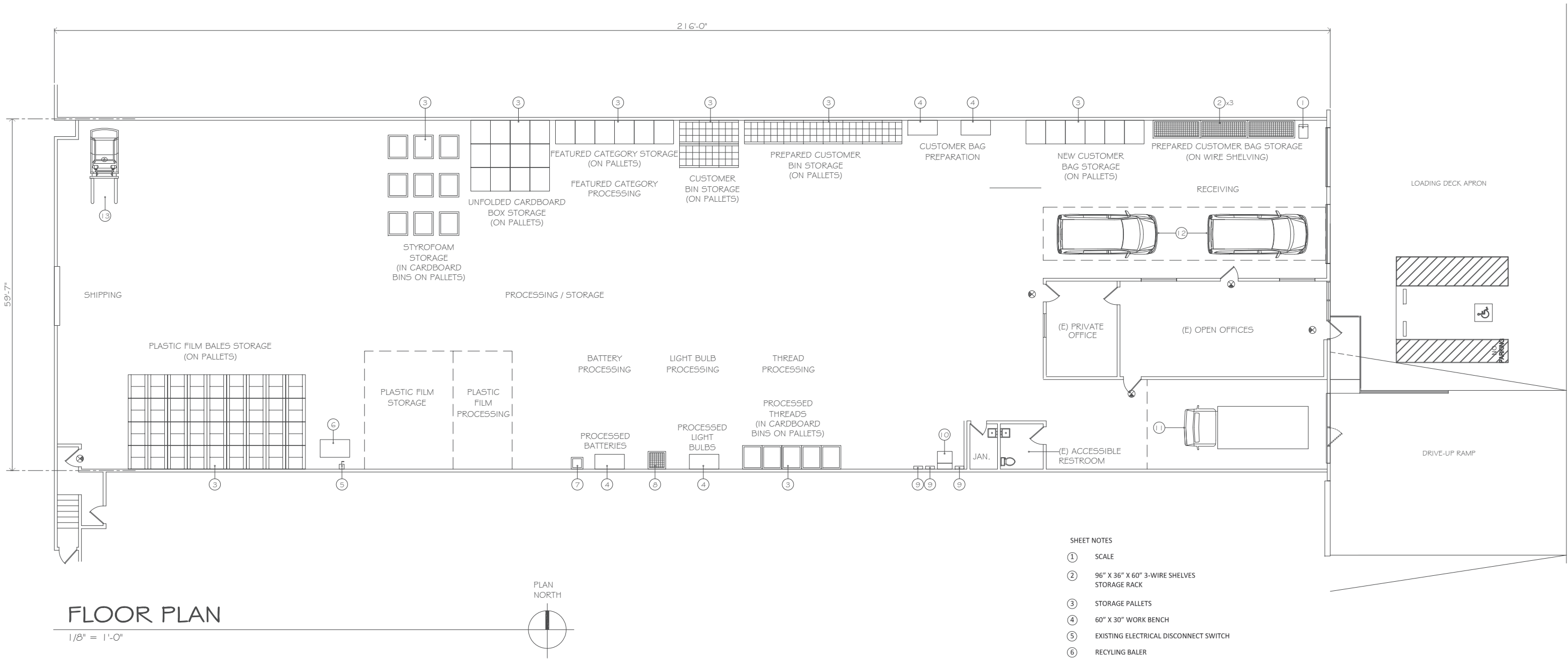
Sheet Title:
PARTIAL SITE PLAN

Date:
01.25.2023



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Drawing No:
A1



- SHEET NOTES
- 1 SCALE
 - 2 96" X 36" X 60" 3-WIRE SHELVES STORAGE RACK
 - 3 STORAGE PALLETS
 - 4 60" X 30" WORK BENCH
 - 5 EXISTING ELECTRICAL DISCONNECT SWITCH
 - 6 RECYLING BALER
 - 7 EYE WASH STATION
 - 8 36" X 36" X 60" 3-WIRE SHELVES STORAGE RACK
 - 9 EXISTING ELECTRICAL PANEL
 - 10 EXISTING FLOOR-MOUNTED TRANSFORMER
 - 11 CARGO VAN OVERNIGHT PARKING AREA (480 SF)
 - 12 DELIVERY VAN OVERNIGHT PARKING AREA (432 SF)
 - 13 FORK LIFT PARKING AREA

Revisions:		
No.:	Date:	Description:

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Project Title:

RIDWELL INC.
1971 DAVIS STREET
SAN LEANDRO • CA

Sheet Title:

DEMISED FLOOR PLAN

Date:

01.25.2023



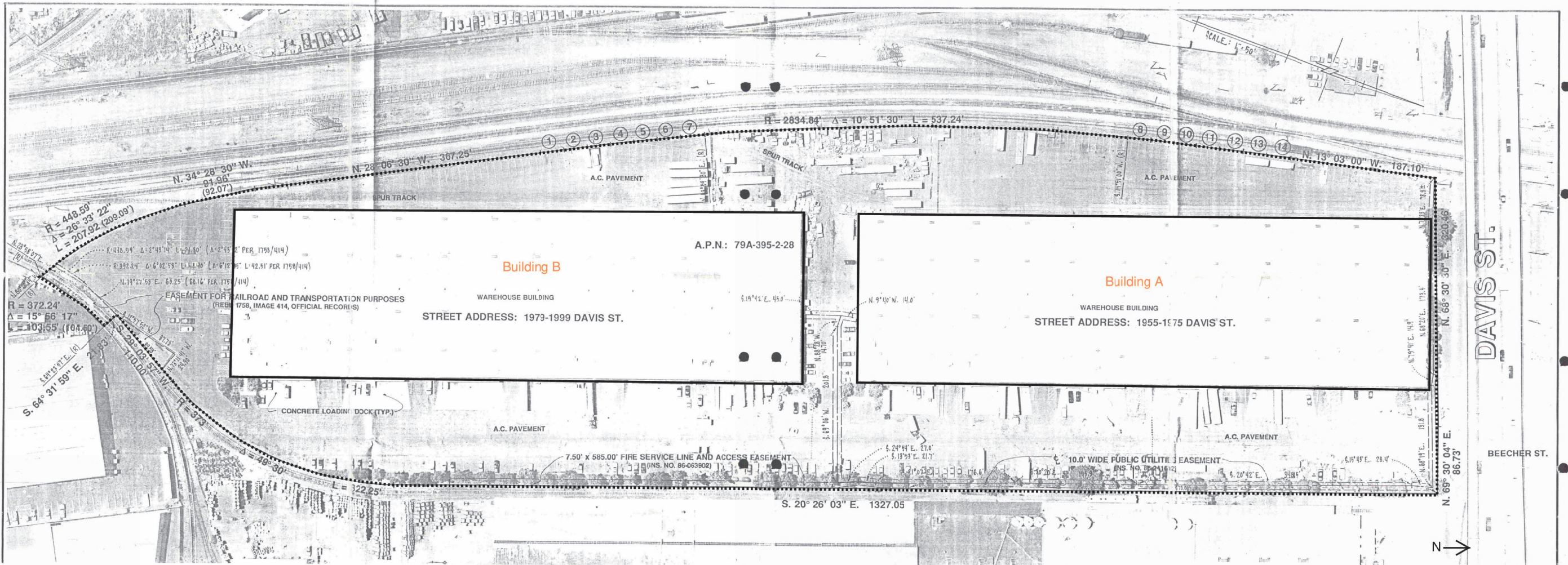
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Drawing No.:

A2



CURVE DATA TABLE

	R	Δ	L
1	22888.32'	0°04'30"	29.96'
2	11429.17'	0°09'00"	29.92'
3	7609.45'	0°13'30"	29.88'
4	5699.61'	0°18'00"	29.84'
5	4563.69'	0°22'27"	29.80'
6	3789.74'	0°27'00"	29.76'
7	3244.08'	0°31'30"	29.72'
8	3244.08'	0°31'30"	29.72'
9	3789.74'	0°27'00"	29.76'
10	4563.69'	0°22'27"	29.80'
11	5699.61'	0°18'00"	29.84'
12	7609.45'	0°13'30"	29.88'
13	11429.17'	0°09'00"	29.92'
14	22888.32'	0°04'30"	29.96'

LEGEND

- () INDICATES RECORD DATA PER INSTRUMENT NO. 85-069936
(2) INDICATES NUMBER OF CURVE REFERRED TO IN CURVE DATA TABLE

NOTE

LOCATION OF PACIFIC BELL EASEMENT (INS. NO. 85-145734) CAN NOT BE PLOTTED FROM RECORD INFORMATION.

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of ALAMEDA, CITY OF SAN LEANDRO, described as follows:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF DAVIS STREET (66 FEET WIDE), OR COUNTY ROAD 1434, WITH THE NORTHEASTERN LINE OF THE RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY, FORMERLY THE SOUTHERN PACIFIC COAST RAILWAY, SAID POINT OF INTERSECTION BEING THE NORTHWEST CORNER OF THE 57.16 ACRE TRACT OF LAND DESCRIBED IN THE DECREE IN PARTITION, CASE NO. 125028, ENTITLED "PETRONELLA DORA ABELLE, ET. AL. VS. CLARA BELLE ALLEN, ET. AL.", DATED JULY 13, 1934, A CERTIFIED COPY OF WHICH WAS RECORDED JULY 13, 1934, BOOK 3072, PAGE 112, ALAMEDA COUNTY RECORDS, (THE BEARING OF DAVIS STREET BEING TAKEN AS NORTH 09° 30' EAST FOR THE PURPOSE OF MAKING THIS DESCRIPTION); RUNNING THENCE ALONG SAID LINE OF DAVIS STREET NORTH 69° 30' EAST 400 FEET; THENCE SOUTH 20° 26' 03" EAST 1,327.05 FEET; THENCE TANGENT WITH THE LAST NAMED COURSE, SOUTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 373 FEET, A DISTANCE OF 322.25 FEET; THENCE SOUTH 29° 03' 57" WEST 110 FEET; THENCE SOUTH 64° 31' 59" EAST 21.43 FEET TO THE SOUTHEASTERN LINE OF THE 0.572 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM SOUTHERN PACIFIC COMPANY TO CHRYSLER CORPORATION, DATED NOVEMBER 8, 1947, RECORDED JANUARY 16, 1948, BOOK 5378, PAGE 199, SERIES NO. AC-004110, ALAMEDA COUNTY RECORDS; THENCE ALONG THE LAST NAMED LINE FROM A TANGENT THAT BEARS SOUTH 25° 36' 03" WEST ON CURVE TO THE LEFT WITH A RADIUS OF 372.24 FEET, A DISTANCE OF 104.50 FEET TO THE PARCEL OF LAND DESIGNATED AS "PARCEL 3" AS SAID PARCEL IS DESCRIBED IN THE DEED BY PACIFIC CAN COMPANY, A CORPORATION TO SOUTHERN PACIFIC COMPANY, A CORPORATION, DATED OCTOBER 23, 1947, RECORDED DECEMBER 5, 1947, BOOK 5159, PAGE 452, SERIES NO. AC-044500, ALAMEDA COUNTY RECORDS; THENCE ALONG THE LAST MENTIONED LINE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 448.59 FEET, A DISTANCE OF 209.09 FEET TO A POINT ON THE NORTHERN LINE OF THE 21.80 ACRE PARCEL OF LAND CONVEYED TO THE PACIFIC CAN COMPANY, RECORDED JULY 9, 1949, BOOK 4717, PAGE 497, ALAMEDA COUNTY RECORDS; THENCE ALONG THE NORTHEASTERN LINE OF THE PARCEL OF LAND DESCRIBED IN THE QUIT CLAIM DEED BY CHRYSLER

CORPORATION, A CORPORATION TO SOUTHERN PACIFIC CO., A CORPORATION, DATED OCTOBER 22, 1948, RECORDED NOVEMBER 18, 1948, BOOK 5658, PAGE 399, SERIES NO. AC-087644, ALAMEDA COUNTY RECORDS, NORTH 34° 28' 30" WEST 92.07 FEET TO SAID NORTHEASTERN LINE OF SAID RIGHT OF WAY OF THE SOUTHERN PACIFIC COMPANY; THENCE ALONG THE LAST MENTIONED LINE NORTH 28° 06' 30" WEST 367.25 FEET; THENCE CONTINUING NORTHERLY ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A TAPERING CURVE TO THE RIGHT, TANGENT TO LAST SAID COURSE WITH A RADIUS OF 22,888.32 FEET, A DISTANCE OF 29.96 FEET; THENCE WITH A RADIUS OF 11,429.17 FEET, A DISTANCE OF 29.92 FEET; THENCE WITH A RADIUS OF 7,609.45 FEET, A DISTANCE OF 29.88 FEET; THENCE WITH A RADIUS OF 5,699.61 FEET, A DISTANCE OF 29.84 FEET; THENCE WITH A RADIUS OF 4,563.69 FEET, A DISTANCE OF 29.80 FEET; THENCE WITH A RADIUS OF 3,789.74 FEET, A DISTANCE OF 29.76 FEET; THENCE WITH A RADIUS OF 3,244.08 FEET, A DISTANCE OF 29.72 FEET TO THE BEGINNING OF THE MAIN CURVE; THENCE CONTINUING NORTHERLY ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE BEING 2,834.84 FEET AND THE CENTER OF WHICH CURVE BEARS NORTH 63° 59' 30" EAST, A DISTANCE ALONG SAID ARC OF 537.24 FEET; THENCE CONTINUING NORTHERLY ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF A TAPERING CURVE TO THE RIGHT WITH A RADIUS OF 3,244.08 FEET, A DISTANCE OF 29.72 FEET; THENCE WITH A RADIUS OF 3,789.74 FEET, A DISTANCE OF 29.76 FEET; THENCE WITH A RADIUS OF 4,563.69 FEET, A DISTANCE OF 29.80 FEET; THENCE WITH A RADIUS OF 5,699.61 FEET, A DISTANCE OF 29.84 FEET; THENCE WITH A RADIUS OF 7,609.45 FEET, A DISTANCE OF 29.88 FEET; THENCE WITH A RADIUS OF 11,429.17 FEET, A DISTANCE OF 29.92 FEET; THENCE WITH A RADIUS OF 22,888.32 FEET, A DISTANCE OF 29.96 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE TANGENT TO LAST SAID CURVE NORTH 13° 03' 00" WEST 187.10 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE STATE OF CALIFORNIA BY DEED DATED JANUARY 10, 1980 AND RECORDED APRIL 10, 1980, SERIES NO. 80-064787, ALAMEDA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM, THAT PORTION GRANTED TO THE CITY OF SAN LEANDRO, A MUNICIPAL CORPORATION, BY DEED RECORDED APRIL 20, 1987, INSTRUMENT NO. 87-106624.

SURVEY STATEMENT

"I hereby state to Lincoln San Leandro VI, a California Limited Partnership, Patrician Associates, Inc., Principal Mutual Life Insurance Company and North American Title Company that this survey was made under my supervision on JULY 8, 1992, for the purpose of an application to borrow money at the request of Lincoln San Leandro VI, a California Limited Partnership and Patrician Associates, Inc., and that said survey correctly shows the relation of buildings and other structures to the property lines of the land indicated herein; and that there are no visible encroachments of adjoining buildings or structures onto said land, except as shown; that the size, location, and types of buildings and improvements are as shown and all are within the boundary lines of the property except as shown herein; the location of all rights-of-ways, easements, and other matters of record are based on a North American Title Company Report, number S-0104508, dated May 28, 1992, and amendments dated as shown thereon."

Dated 7-17-92

George T. Stock
George T. Stock, L.L.S.
License Expires 6-30-96

PRINTED

JUL 17 1992

SMITH, RANDLETT, FOULK & STOCK, INC.



AS BUILT SURVEY OF PROPERTY DESCRIBED IN INSTRUMENT NO. 85-069936, ALAMEDA COUNTY RECORDS, CITY OF SAN LEANDRO, CALIFORNIA

DRAWING NO. 92039-D

SCALE: 1"=50'

SHEET 1 OF 1 SHEETS

SMITH, RANDLETT, FOULK & STOCK, INC.

JOB NO. 92039
DATE OF PHOTOGRAPHY 7-14-92
SCALE 1"=50'

CONTOUR INTERVAL 10 FEET