

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE LANDS DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BOUNDARY LINES UPON THE HEREIN EMBRACED MAP ENTITLED "PARCEL MAP 10659", CONSISTING OF FIVE (5) SHEETS. THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY, AND WE CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER.

AND THAT THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF SAN LEANDRO FOR PUBLIC USE FOR STREET AND PUBLIC RIGHT OF WAY, ON OR OVER THAT CERTAIN STRIP OF LAND DESIGNATED AND DELINEATED AS "PUBLIC STREET DEDICATION" AS SHOWN ON PAGE 4 OF THE HEREIN EMBODIED MAP.

AND THAT THE UNDERSIGNED DOES HEREBY DEDICATE TO THE CITY OF SAN LEANDRO FOR PUBLIC USE EASEMENTS FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "E.V.A.E" (EMERGENCY VEHICLE ACCESS EASEMENT) AS SHOWN ON PAGE 4 OF THE HEREIN EMBODIED MAP.

AND THAT THE UNDERSIGNED HEREBY COVENANT TO THE CITY OF SAN LEANDRO AN EASEMENT FOR NO BUILD ZONE PURPOSES UPON THE RECORDING OF THIS MAP, FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AND SAID PURPOSES AS INDICATED ON THE MAP. SAID EASEMENT IS NOT INTENDED FOR THE USE OF THE GENERAL PUBLIC BUT IS INTENDED FOR THE EXCLUSIVE USE OF THE PARCEL BENEFITED IN ORDER TO COMPLY WITH THE FIRE AND TECHNICAL (BUILDING) CODES AS AMENDED AND ADOPTED BY THE CITY. SAID EASEMENT IS TO BE KEPT OPEN AND FREE OF SURFACE STRUCTURES OF ANY KIND. SAID EASEMENT SHALL NOT BE MODIFIED OR RELEASED WITHOUT THE PRIOR APPROVAL OF THE CITY IN THE MANNER REQUIRED BY APPLICABLE LAW.

100 HALCYON OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: PEPF 100 HALCYON REIT, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: PRINCIPAL ENHANCED PROPERTY FUND, L.P.,
A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER

BY: PRINCIPAL ENHANCED PROPERTY FUND GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: PRINCIPAL REAL ESTATE INVESTORS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: David Graves
NAME: David Graves
TITLE: Sr. Development Manager

BY: John F. O'Brien
NAME: John F. O'Brien
TITLE: Civil Engineer & Surveyor

OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF Iowa }
COUNTY OF Polk } SS

ON November 20, 2017, BEFORE ME, Kelsey Anderson

A NOTARY PUBLIC, PERSONALLY APPEARED David Graves

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

NOTARY'S SIGNATURE: Kelsey Anderson

PRINTED NOTARY'S NAME: Kelsey Anderson

NOTARY'S PRINCIPAL PLACE OF BUSINESS: Principal

NOTARY'S COMMISSION NUMBER: 779860

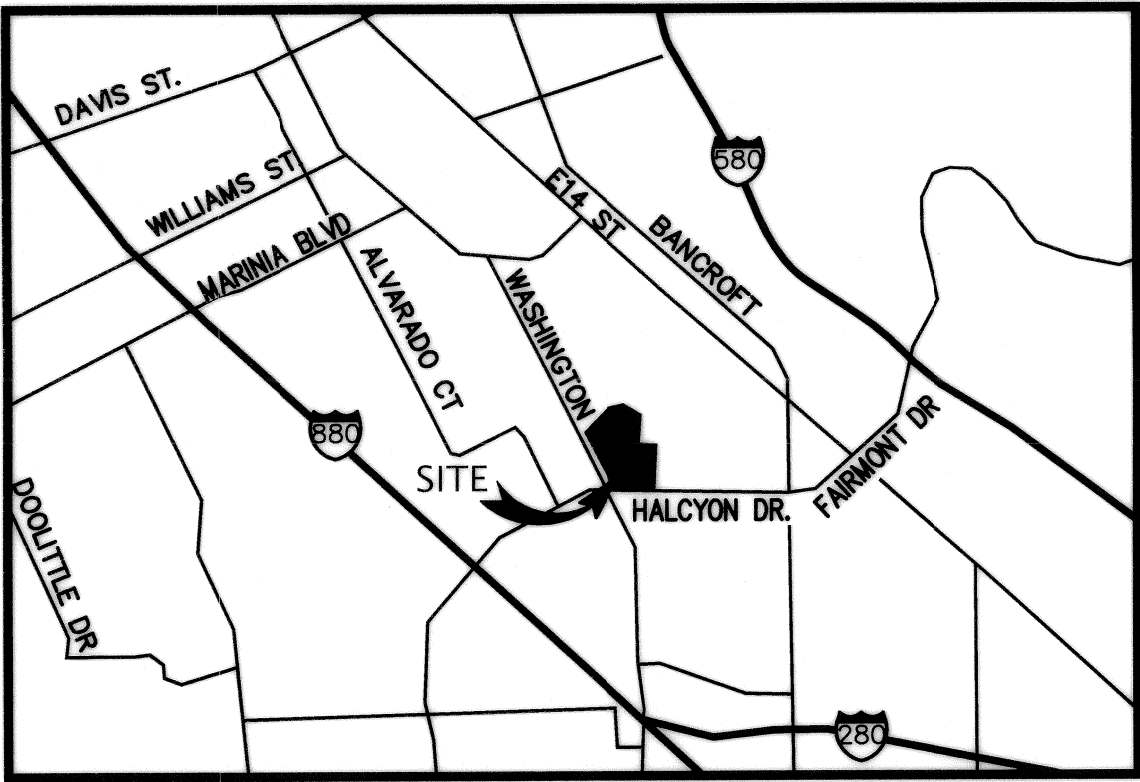
EXPIRATION OF NOTARY'S COMMISSION : 8-15-19

PARCEL MAP 10659

BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED TO 100 HALCYON OWNER, LLC, RECORDED DECEMBER 19, 2016, AS DOCUMENT NUMBER 2016330187, OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF SAN LEANDRO - ALAMEDA COUNTY - CALIFORNIA
NOVEMBER 2017

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796



VICINITY MAP

NOT TO SCALE

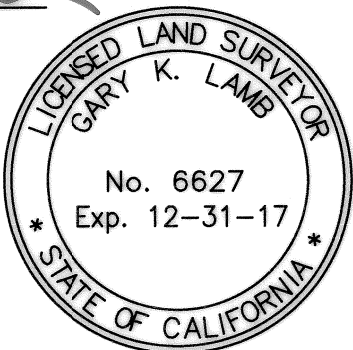
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TRAMMELL CROW COMPANY, ON FEBRUARY 24, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2018; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: NOVEMBER 27, 2017

SIGNED

Gary K. Lamb
GARY K. LAMB, P.L.S. 6627



NOTE: SOILS AND GEOLOGICAL REPORT

A SOILS REPORT AND/OR GEOLOGICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY HALEY AND ALDRICH, INC. DATED APRIL 19, 2017, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF SAN LEANDRO.

SIGNATURES OMITTED:

- 1) AN EASEMENT GRANTED TO ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ON SEPTEMBER 20, 1961, IN BOOK 412, PAGE 365, OFFICIAL RECORDS OF ALAMEDA COUNTY.
- 2) A DRAINAGE EASEMENT AGREEMENT BETWEEN BIMBO BAKERIES USA, INC. AND KRAFT FOODS GLOBAL, INC. DATED JANUARY 8, 2009, AS INSTRUMENT NUMBER 2009004013, OFFICIAL RECORDS OF ALAMEDA COUNTY.
- 3) A BLANKET EASEMENT FOR TELECOMMUNICATION FACILITIES IN FAVOR OF QUEST COMMUNICATIONS, ET AL, RECORDED ON AUGUST 22, 2013, AS INSTRUMENT NO. 2013-286400, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY ENGINEER'S STATEMENT

I, NICK THOM, CITY ENGINEER OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE AS FOLLOWS:

- 1.) THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10659".
- 2.) ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.
- 3.) SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 28TH DAY OF November, 2017.

Nick Thom
NICK THOM, R.C.E. 54659
CITY ENGINEER FOR THE CITY OF SAN LEANDRO,
ALAMEDA COUNTY, CALIFORNIA



CITY SURVEYOR'S STATEMENT

I, ANNE-SOPHIE TRUONG, CITY SURVEYOR OF THE CITY OF SAN LEANDRO, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREON SUBDIVISION MAP AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 11/27/17

SIGNED

Anne-Sophie Truong
ANNE-SOPHIE TRUONG, LS 8998
CITY OF SAN LEANDRO, CALIFORNIA



CITY CLERK'S STATEMENT

I, TAMIKA GREENWOOD, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 10659" CONSISTING OF FIVE (5) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2017, AND THAT SAID COUNCIL OF THE CITY OF SAN LEANDRO DID THEREUPON BY RESOLUTION NUMBER _____ DULY PASSED AND ADOPTED AND PASSED AT SAID MEETING, APPROVE SAID MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC STREET DEDICATION AS OFFERED FOR PUBLIC DEDICATION AND THE DEDICATION OF THE E.V.A.E. AS OFFERED FOR DEDICATION AND THE COVENANT FOR NO BUILD ZONE PURPOSES AS OFFERED IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2017.

TAMIKA GREENWOOD, CITY CLERK AND CLERK OF
CITY COUNCIL OF THE CITY OF SAN LEANDRO,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY, AS CHECKED BELOW, THAT:

[] AN APPROVED BOND HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF THE SAID COUNTY AND STATE IN THE AMOUNT OF \$_____, CONDITIONED FOR THE PAYMENT OF ALL THE TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

[] ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID, AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2017.

Anika Campbell-Belton
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2017, AT _____ M.
IN BOOK _____ OF MAPS AT PAGE(S) _____, AT THE REQUEST FIRST AMERICAN TITLE COMPANY.

SEE \$ _____ SERIES NO. _____

STEVE MANNING
COUNTY RECORDER
COUNTY OF ALAMEDA, CALIFORNIA

BY: _____
DEPUTY / ASSISTANT RECORDER

JOB NO. A16629

SHEET 1 OF 5 SHEETS

OWNER'S ACKNOWLEDGMENT

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STATE OF Iowa)
COUNTY OF Polk) SS
ON November 20, 2017, BEFORE ME, Kelsey Anderson

A NOTARY PUBLIC, PERSONALLY APPEARED Todd R. O'Brien

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND BY HIS/HER/THEIR SIGNATURES ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND

NOTARY'S SIGNATURE: Kelsey Anderson

PRINTED NOTARY'S NAME: Kelsky Anderson

NOTARY'S PRINCIPAL PLACE OF BUSINESS: Principal.

NOTARY'S COMMISSION NUMBER: 779860

EXPIRATION OF NOTARY'S COMMISSION : 8-15-19

PARCEL MAP 10659

BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED TO 100 HALCYON OWNER, LLC, RECORDED DECEMBER 19, 2016, AS DOCUMENT NUMBER 2016330187, OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF SAN LEANDRO – ALAMEDA COUNTY – CALIFORNIA
NOVEMBER 2017

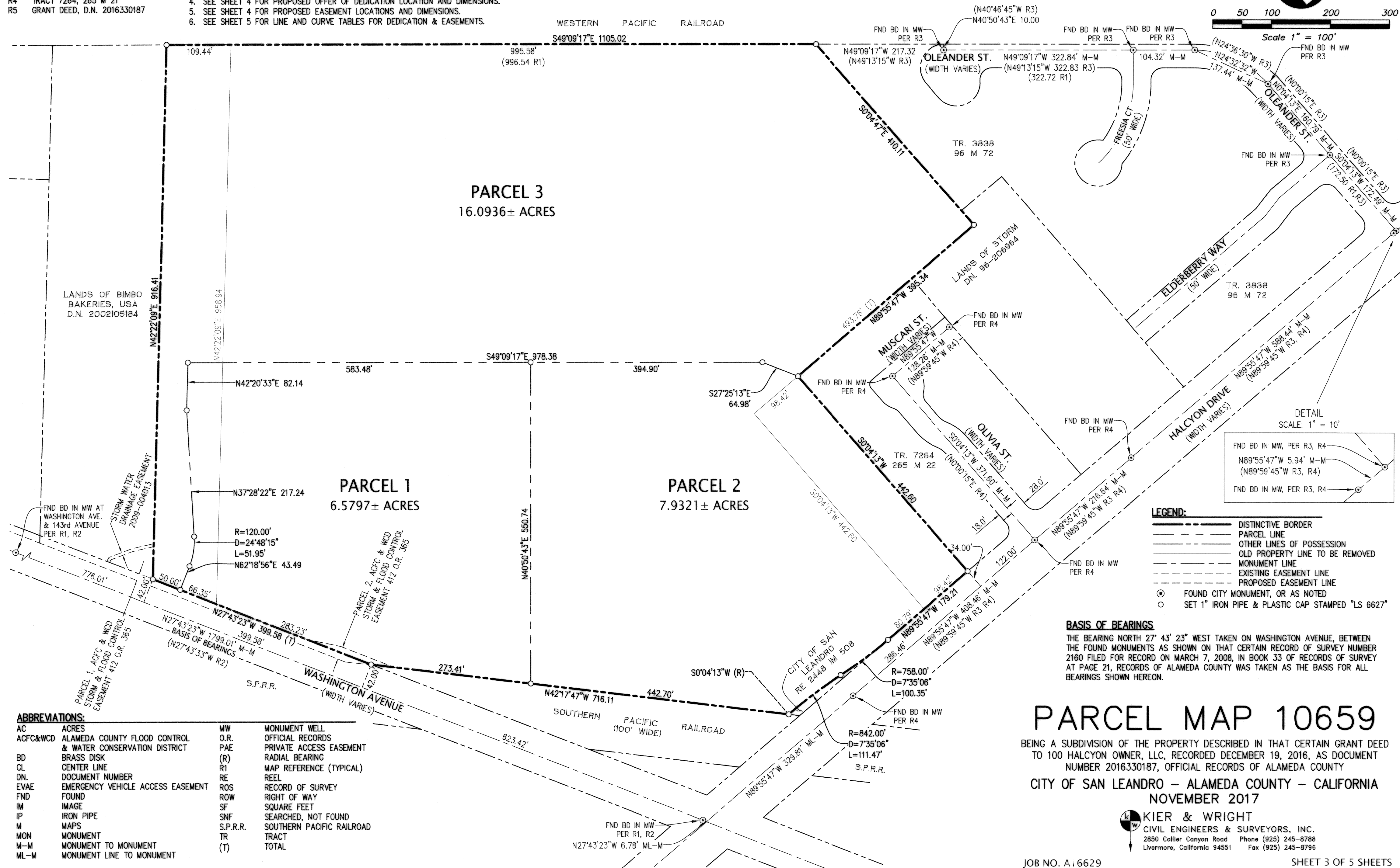
 **KIER & WRIGHT**
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

MAP REFERENCES:

R1 RECORD OF SURVEY 2160, 33 ROS 21
R2 RECORD OF SURVEY 1558, 22 ROS 59
R3 TRACT 3838, 96 M 72
R4 TRACT 7264, 265 M 21
R5 GRANT DEED, D.N. 2016330187

NOTE:

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BORDER IS 30.6053 ACRES, MORE OR LESS.
3. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
4. SEE SHEET 4 FOR PROPOSED OFFER OF DEDICATION LOCATION AND DIMENSIONS.
5. SEE SHEET 4 FOR PROPOSED EASEMENT LOCATIONS AND DIMENSIONS.
6. SEE SHEET 5 FOR LINE AND CURVE TABLES FOR DEDICATION & EASEMENTS.



PARCEL MAP 10659

BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED TO 100 HALCYON OWNER, LLC, RECORDED DECEMBER 19, 2016, AS DOCUMENT NUMBER 2016330187, OFFICIAL RECORDS OF ALAMEDA COUNTY

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JOB NO. A. 6629

SHEET 3 OF 5 SHEETS

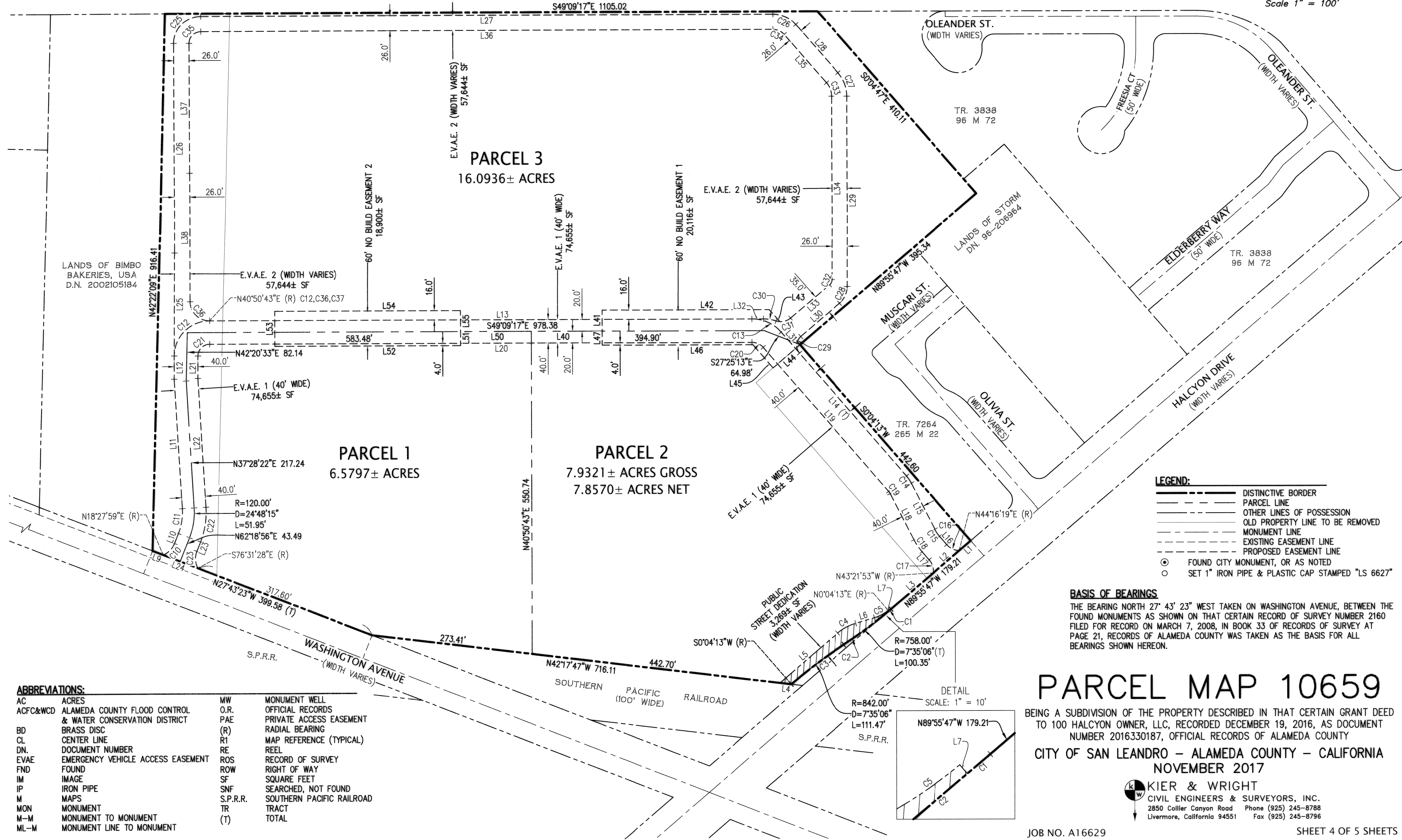
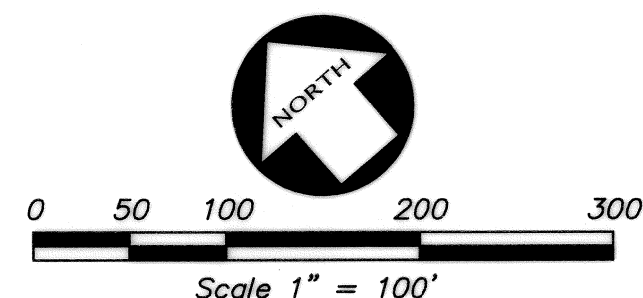
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R5 GRANT DEED, D.N. 2016330187

NOTE:

1. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BORDER IS 30.6053 ACRES, MORE OR LESS.
3. THE DISTINCTIVE BORDER DENOTES THE BOUNDARY OF THE SUBDIVISION.
4. SEE SHEET 3 FOR BOUNDARY RESOLUTION AND MONUMENT TIES.
5. SEE SHEET 3 FOR EXISTING EASEMENT LOCATIONS.
6. SEE SHEET 5 FOR LINE AND CURVE TABLES FOR DEDICATION & EASEMENTS.

WESTERN PACIFIC RAILROAD



ABBREVIATIONS:

AC	ACRES	MW	MONUMENT WELL
ACFC&WCD	ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT	O.R.	OFFICIAL RECORDS
BD	BRASS DISC	PAE	PRIVATE ACCESS EASEMENT
CL	CENTER LINE	(R)	RADIAL BEARING
DN.	DOCUMENT NUMBER	R1	MAP REFERENCE (TYPICAL)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	RE	REEL
FND	FOUND	ROS	RECORD OF SURVEY
IM	IMAGE	ROW	RIGHT OF WAY
IP	IRON PIPE	SF	SQUARE FEET
M	MAPS	SNF	SEARCHED, NOT FOUND
MON	MONUMENT	S.P.R.R.	SOUTHERN PACIFIC RAILROAD
M-M	MONUMENT TO MONUMENT	TR	TRACT
ML-M	MONUMENT LINE TO MONUMENT	(T)	TOTAL

PARCEL MAP 10659

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JOB NO. A16629

SHEET 4 OF 5 SHEETS

OFFER OF DEDICATION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°55'47"W	25.92'
L2	N89°55'47"W	58.46'
L3	N89°55'47"W	94.83'
L4	N42°17'47"W	19.39'
L5	S89°55'50"E	129.18'
L6	S65°50'02"E	32.87'
L7	S0°04'13"W	1.48'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	758.00'	0°23'04"	5.09'
C2	758.00'	7°12'02"	95.26'
C3	842.00'	7°35'06"	111.47'
C4	80.43'	25°08'23"	35.29'
C5	60.43'	25°17'55"	26.68'

E.V.A.E. 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L9	S27°43'23"E	19.26'
L10	N62°16'37"E	18.23'
L11	N37°28'22"E	221.59'
L12	N41°10'08"E	39.29'
L13	S49°09'17"E	919.92'
L14	S0°04'13"W	324.38'
L15	S14°05'02"W	88.62'
L16	S0°00'28"W	18.67'
L17	N0°00'28"E	18.28'
L18	N14°05'02"E	88.62'
L19	N0°04'13"E	324.38'
L20	N49°09'17"W	919.92'
L21	S41°10'08"W	38.00'
L22	S37°28'22"W	220.30'
L23	S62°16'37"W	17.15'
L24	N27°43'23"W	62.72'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C10	35.00'	46°11'22"	28.22'
C11	100.00'	24°48'15"	43.29'
C12	60.00'	89°40'35"	93.91'
C13	65.00'	49°13'30"	55.84'
C14	60.00'	14°00'49"	14.68'
C15	60.00'	14°04'35"	14.74'
C16	30.00'	45°44'09"	23.95'
C17	30.00'	46°37'39"	24.41'
C18	100.00'	14°04'35"	24.57'
C19	20.00'	14°00'49"	4.89'
C20	25.00'	49°13'30"	21.48'
C21	20.00'	89°40'35"	31.30'
C22	140.00'	24°48'15"	60.61'
C23	35.00'	48°48'05"	29.81'

E.V.A.E. 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L25	N41°10'08"E	176.66'
L26	N40°50'43"E	356.00'
L27	S49°09'17"E	969.50'
L28	S0°04'47"E	108.78'
L29	S40°50'43"W	323.90'
L30	N89°59'43"W	87.04'
L31	N0°04'13"E	47.47'
L32	S49°09'17"E	19.52'
L33	S89°59'43"E	87.17'
L34	N40°50'43"E	312.00'
L35	N0°04'47"W	108.78'
L36	N49°09'17"W	969.50'
L37	S40°50'43"W	220.00'
L38	S40°50'43"W	220.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C25	46.00'	90°00'00"	72.26'
C26	51.00'	49°04'30"	43.68'
C27	61.00'	40°55'30"	43.57'
C28	38.00'	49°09'34"	32.60'
C29	20.00'	89°56'04"	31.39'
C30	65.00'	19°01'32"	21.58'
C31	25.00'	59°49'05"	26.10'
C32	12.00'	49°09'34"	10.30'
C33	35.00'	40°55'30"	25.00'
C34	25.00'	49°04'30"	21.41'
C35	20.00'	90°00'00"	31.42'
C36	33.00'	90°00'00"	51.84'

NO BUILD EASE. 1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L40	S49°09'17"E	119.99'
L41	N40°50'43"E	36.00'
L42	S49°09'17"E	283.33'
L43	S0°02'36"W	79.40'
L44	N89°57'24"W	60.00'
L45	N0°02'36"E	51.93'
L46	N49°09'17"W	255.86'
L47	N40°50'43"E	24.00'

NO BUILD EASE. 2

LINE TABLE		
LINE #	DIRECTION	LENGTH
L50	N49°09'17"W	120.01'
L51	S40°50'43"W	24.00'
L52	N49°09'17"W	315.00'
L53	N40°50'43"E	60.00'
L54	S49°09'17"E	315.00'
L55	S40°50'43"W	36.00'

PARCEL MAP 10659

BEING A SUBDIVISION OF THE PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED
TO 100 HALCYON OWNER, LLC, RECORDED DECEMBER 19, 2016, AS DOCUMENT
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