

1. MB-P1 MERCEDES-BENZ IMAGE BLACK PAINT



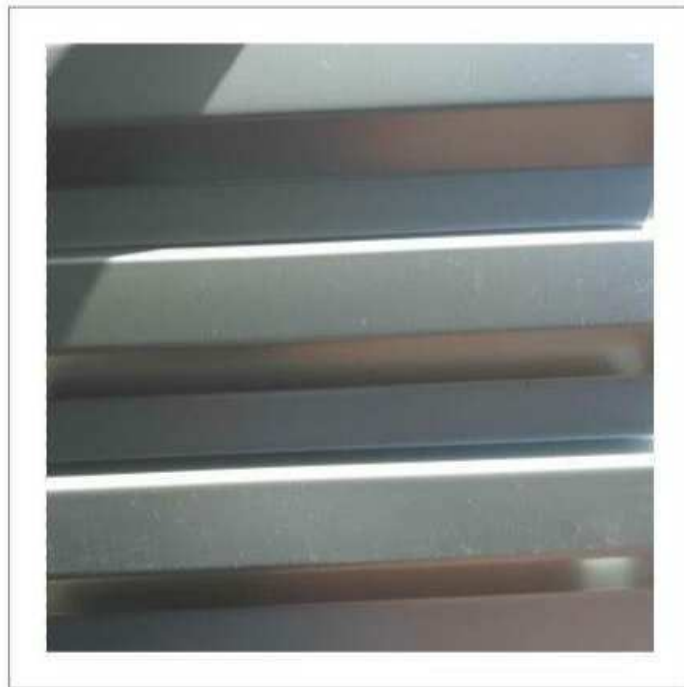
2. ACM-1 MERCEDES-BENZ IMAGE BLACK ACM



3. MB-P2 MERCEDES-BENZ IMAGE METALIC SILVER



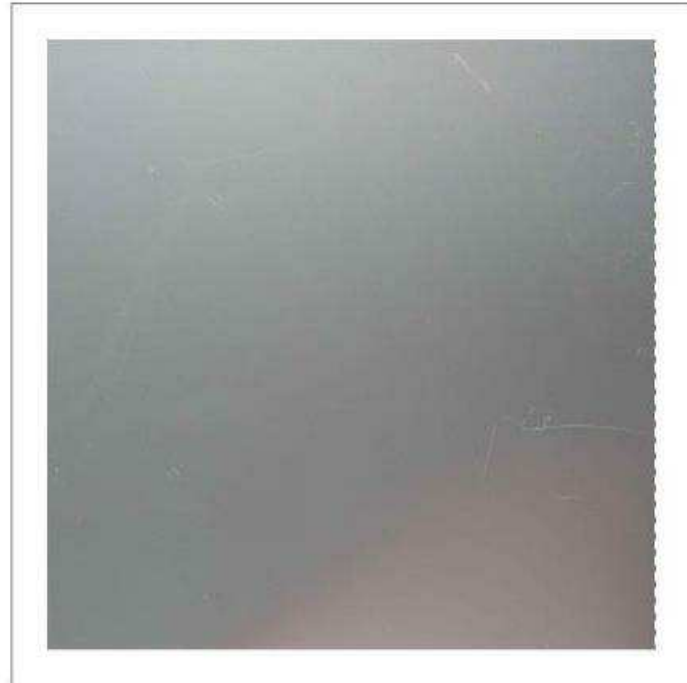
4. ACM-2 ALPOLIC COW WHITE



5. MP-1 RIBBED METAL PANEL



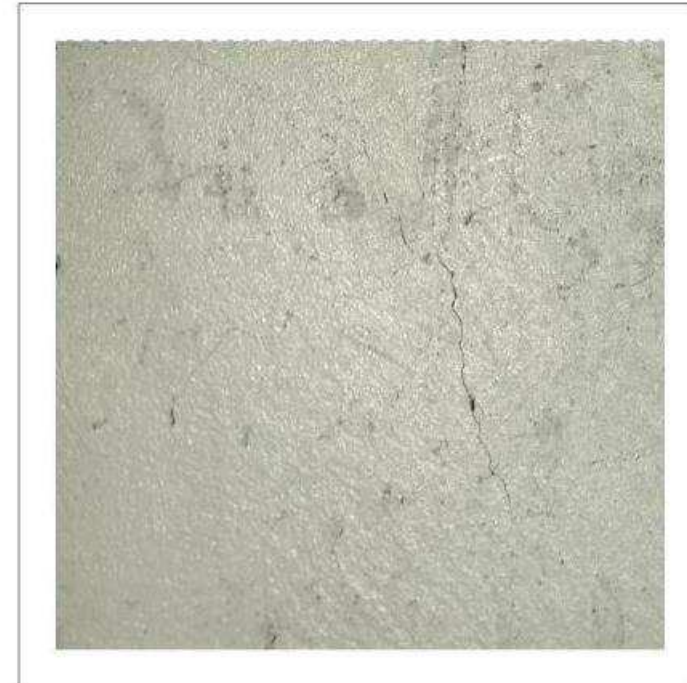
6. GL-1 CLEAR LOW-E BRID SAFE GLAZING



1. ACM-5 AUDI IMAGE SILVER



2. EMP-1 EXISTING AUDI METAL PANEL



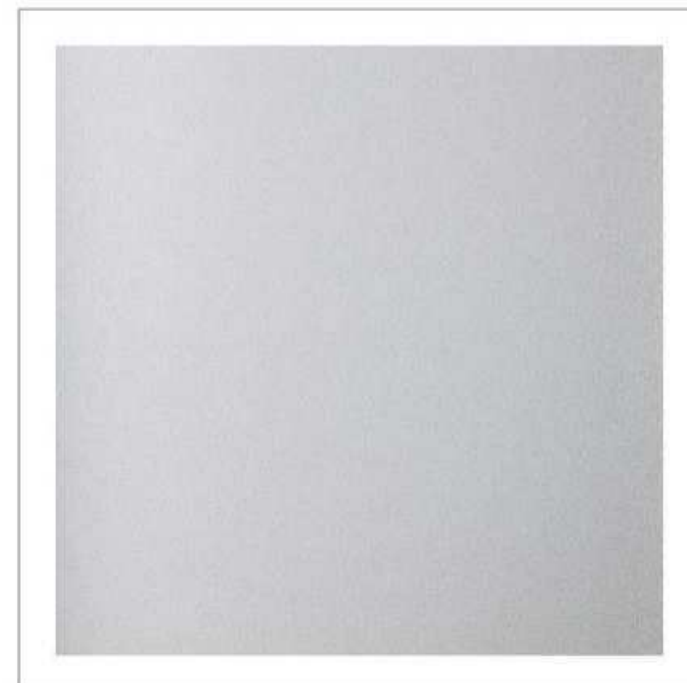
3. STU-2 STUCCO/EIFS DE TRINITY ISLAND



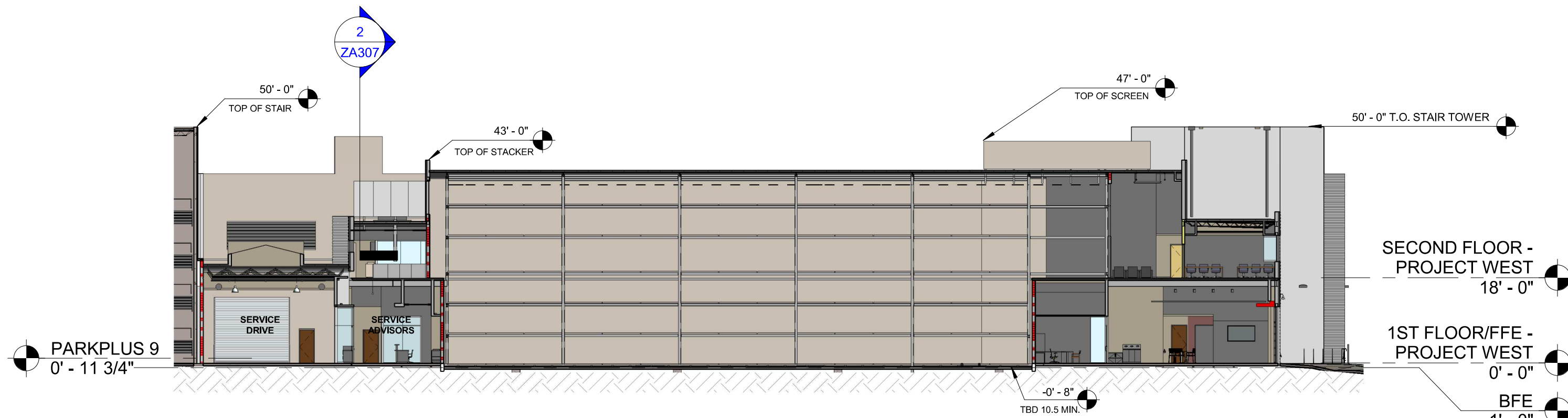
4. STU-1 STUCCO/EIFS DE 6248 SPOOKY



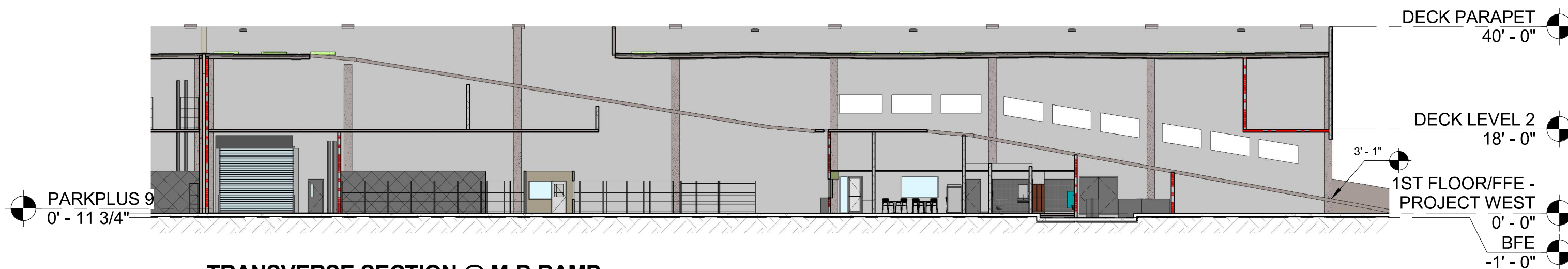
5. CONC-5 SW 7063 NEBULOUS WHITE



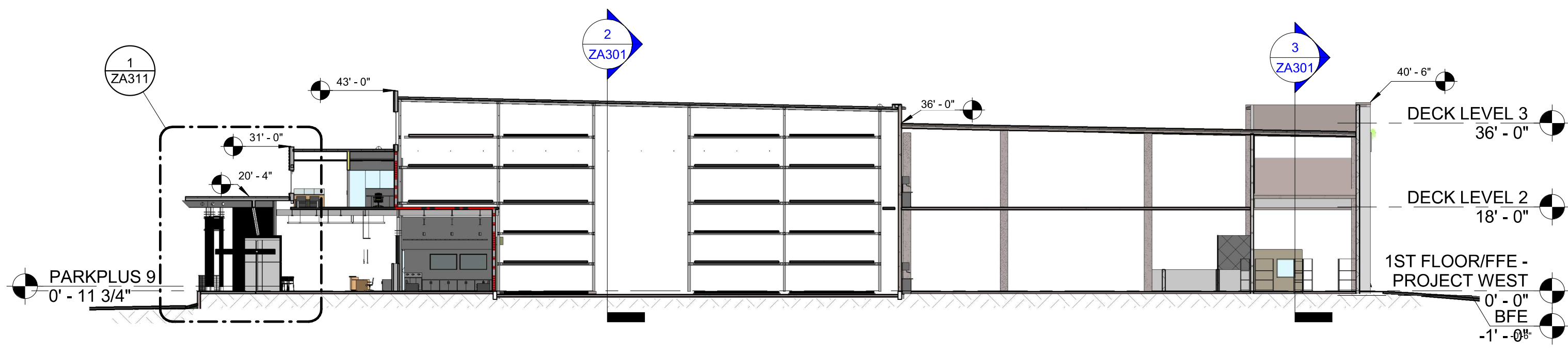
6. GL-3 KALWALL FROSTED GLASS



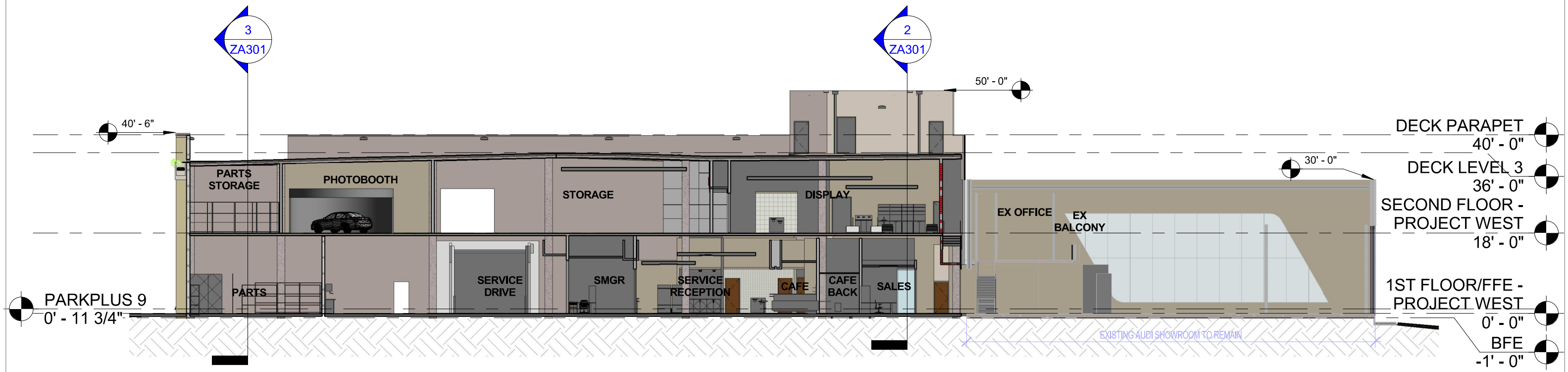
TRANSVERSE SECTION @ M-B
3/64" = 1'-0"



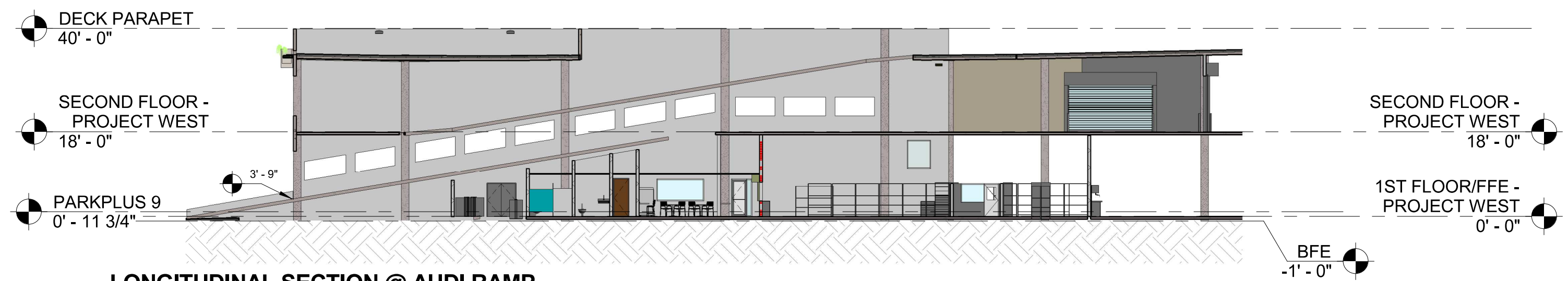
TRANSVERSE SECTION @ M-B RAMP
3/64" = 1'-0"



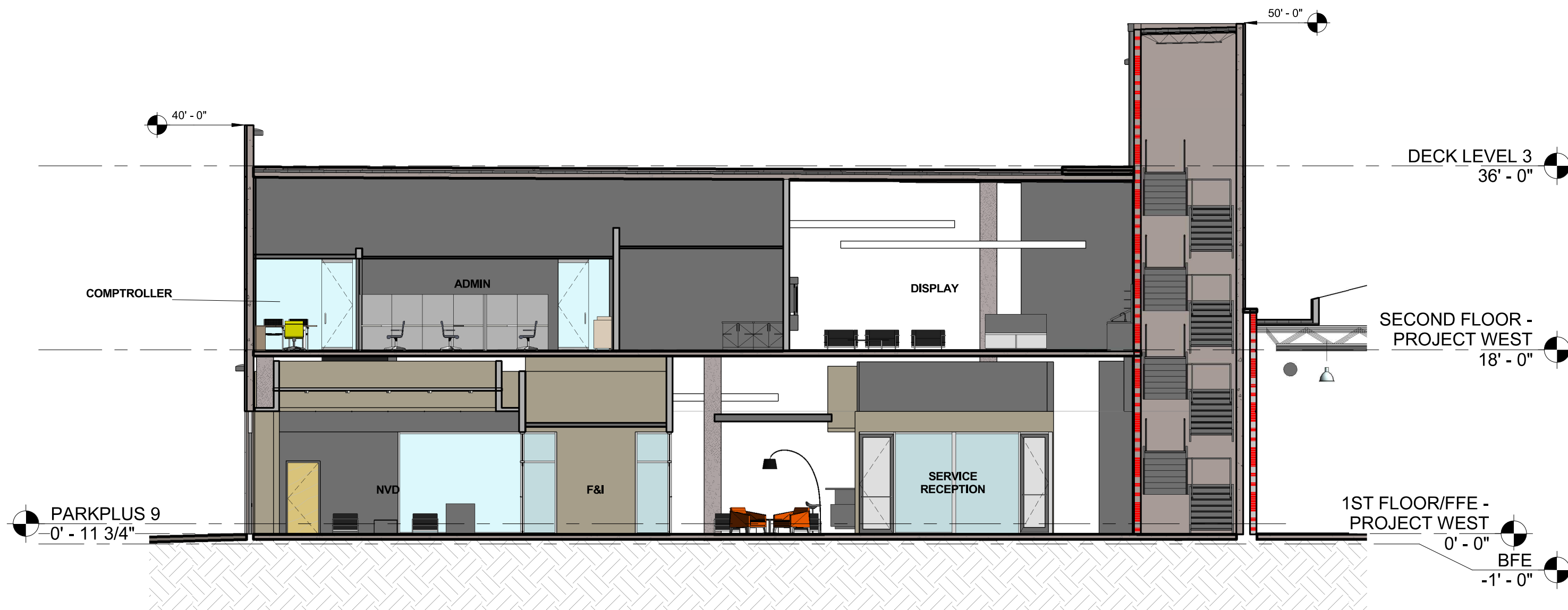
LONGITUDINAL SECTION @ M-B
 3/64" = 1'-0"



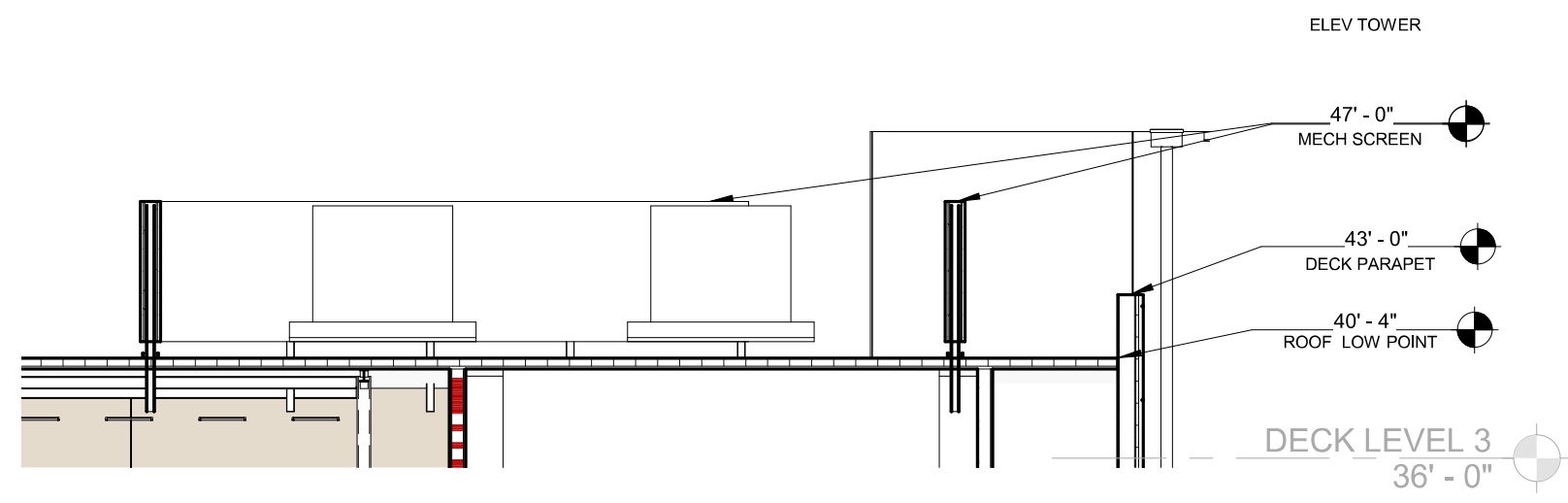
LONGITUDINAL SECTION @ AUDI SHOWROOM
 3/64" = 1'-0"



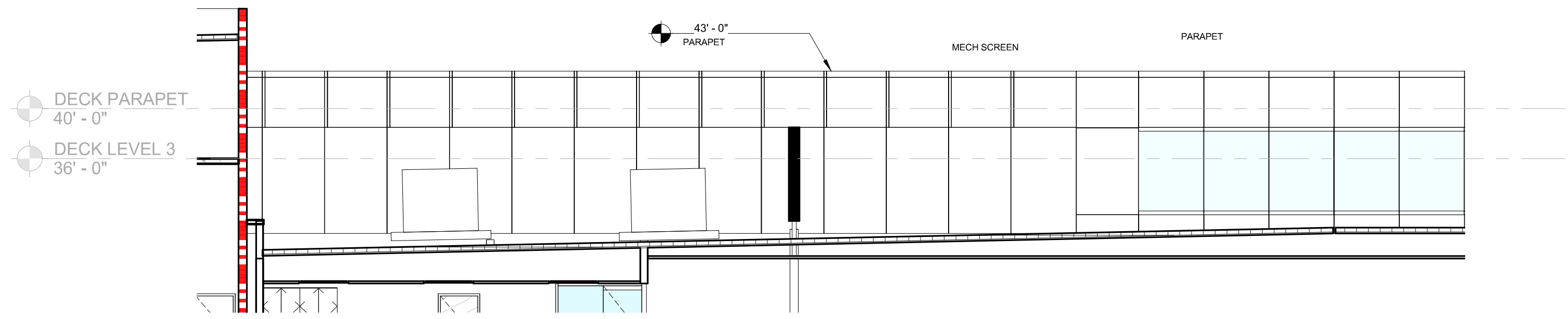
LONGITUDINAL SECTION @ AUDI RAMP
 3/64" = 1'-0"



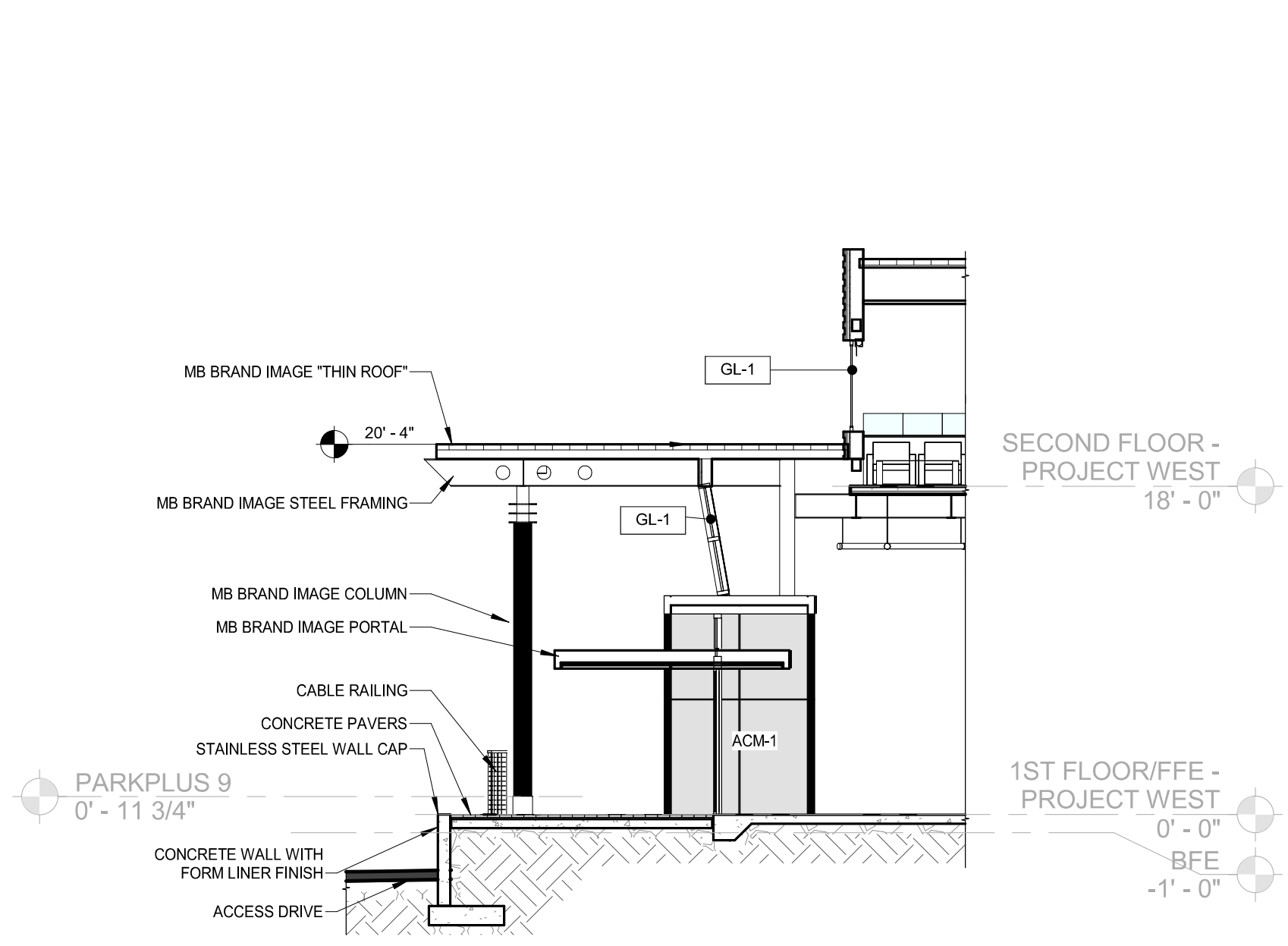
TRANSVERSE SECTION @ AUDO SHOWROOM
1" = 10'-0"



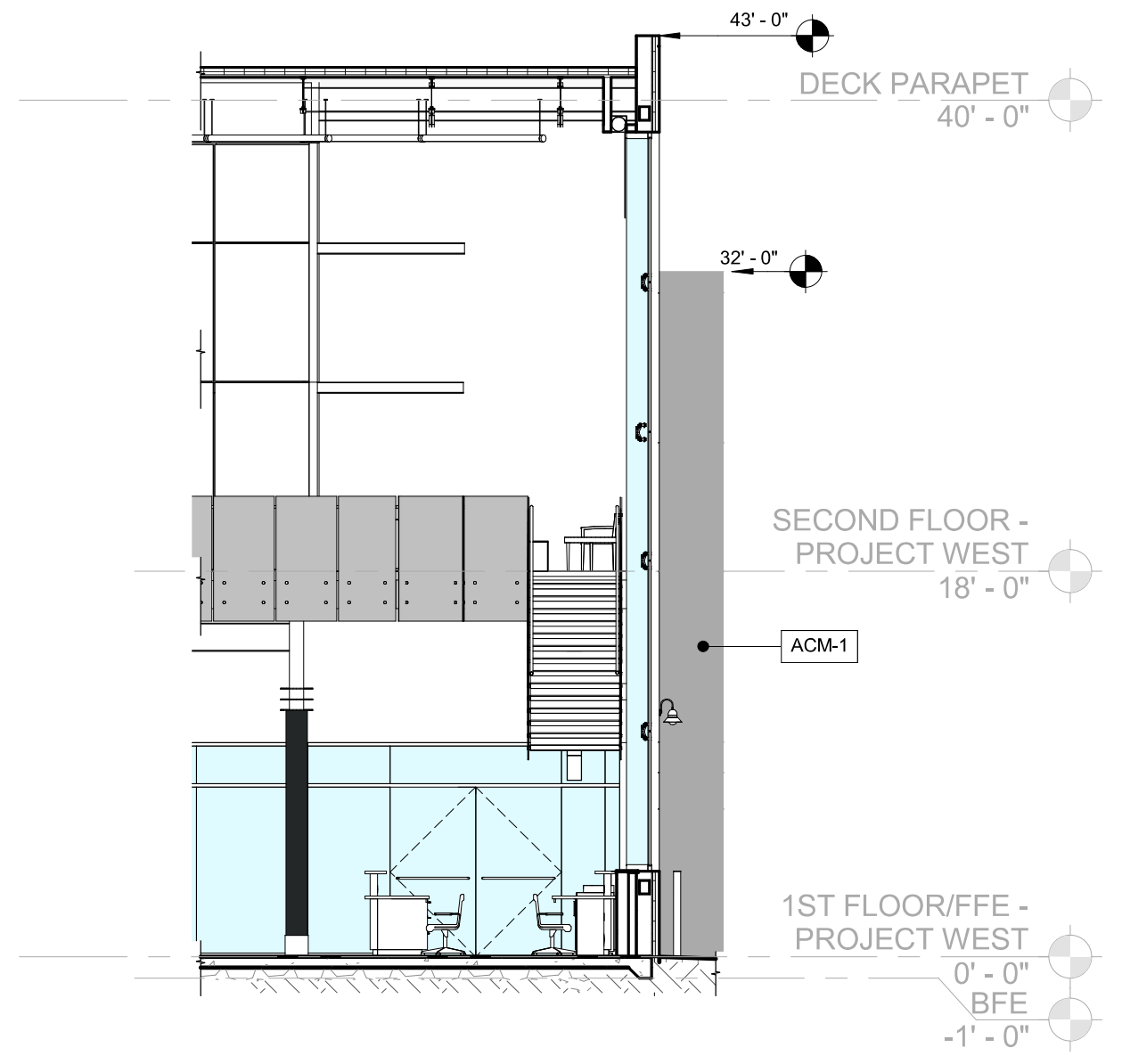
MECH SCREEN SECTION @ MB



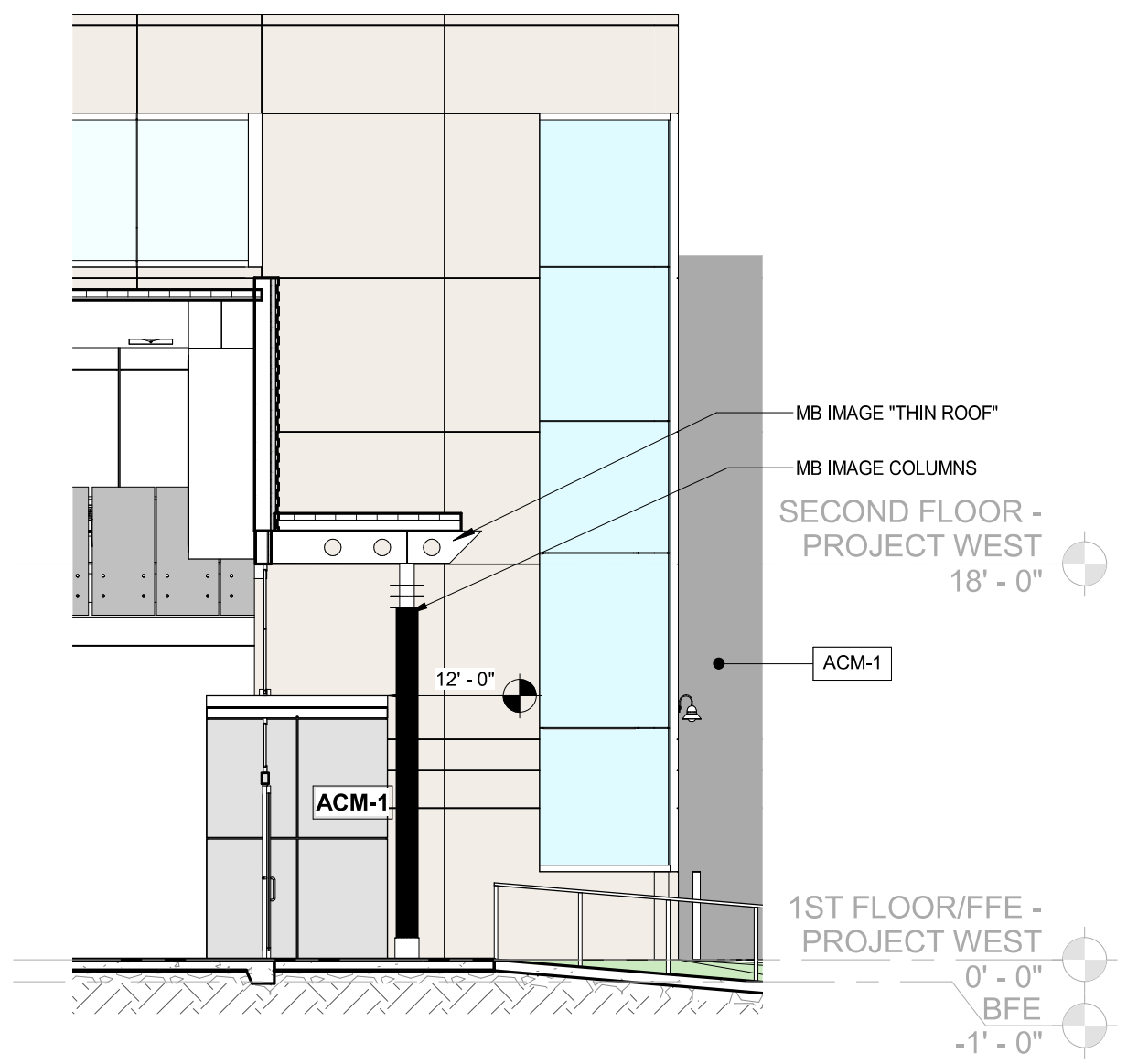
MECH SCREEN SECTION @ SD



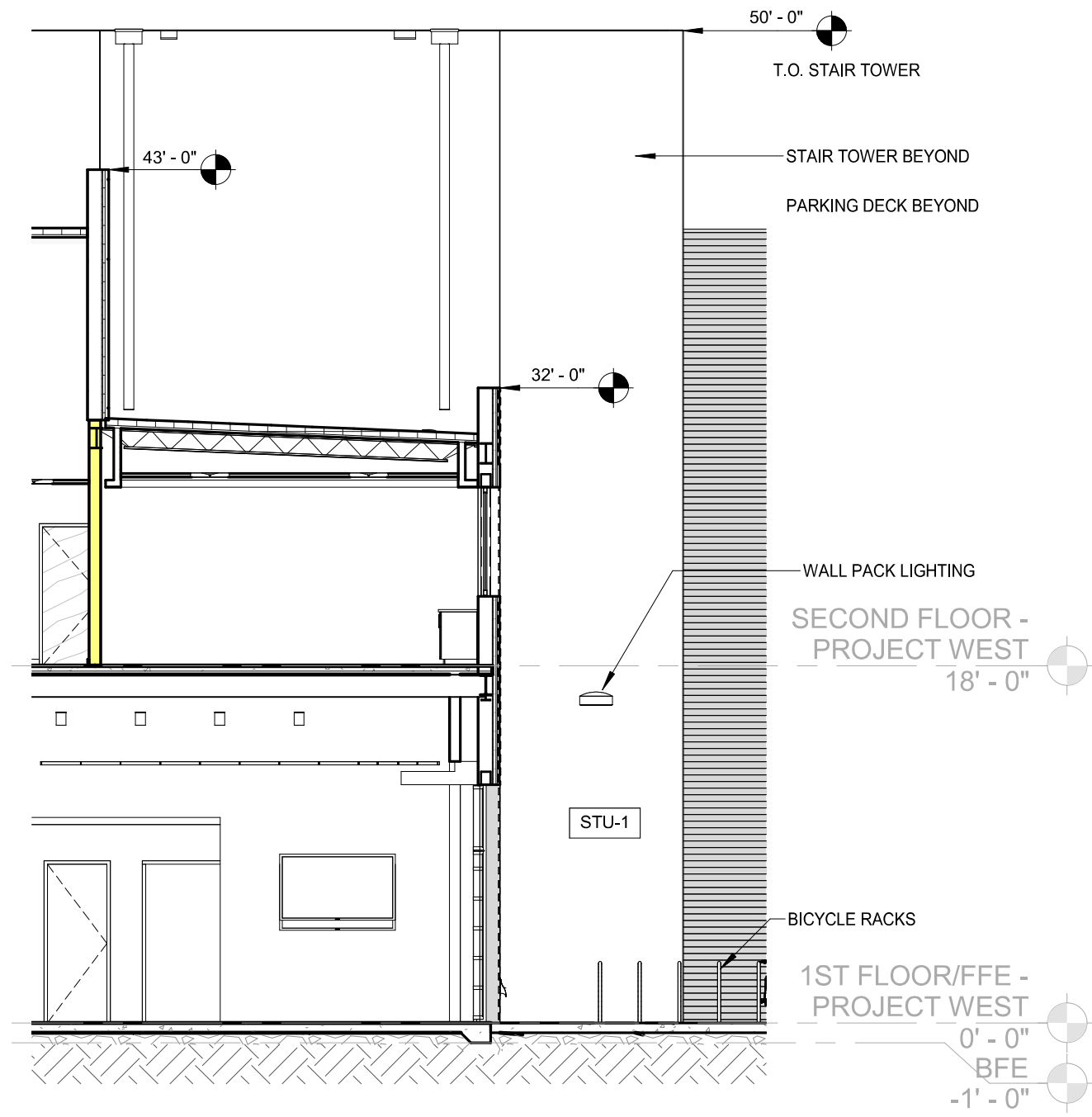
1 MB MAIN ENTRY
 ZA311 1/8" = 1'-0"



2 SECTION @ GREENHOUSE
 ZA311 1/8" = 1'-0"



SECTION @ EAST ENTRY
1/8" = 1'-0"

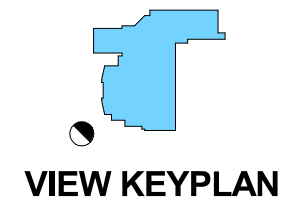


ZONING SECTION @ NVD
1/8" = 1'-0"



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PLANNING REVIEW 05/26/2019

CORNER OF BAYSHORE AND EMBARCADERO
— ZA400 —

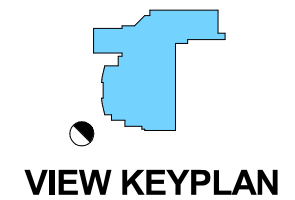


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CORNER OF BAYSHORE AND EMBARCADERO
—ZA400a—



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CORNER OF BAYSHORE AND EMBARCADERO
—ZA400b—

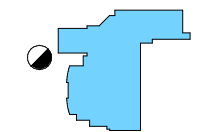


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MB - VIEW FROM SERVICE ENTRANCE
— ZA401 —



VIEW KEYPLAN

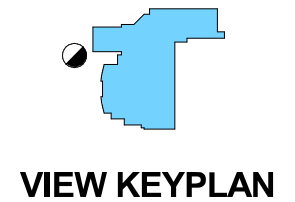
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MB - VIEW FROM SERVICE ENTRANCE
—ZA401a—

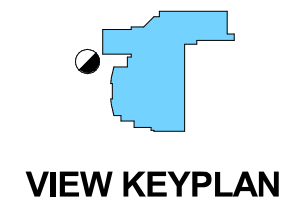


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MB - VIEW FROM SERVICE ENTRANCE
—ZA401b—

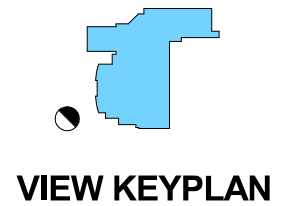


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MB ENTRANCE - VIEW FROM BAYSHORE
— ZA403 —

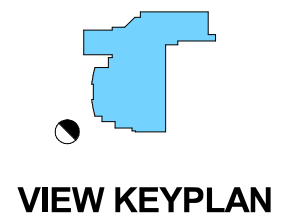


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MB ENTRANCE - VIEW FROM BAYSHORE
—ZA403a—

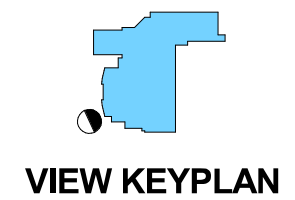


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MB MAIN ENTRANCE
— ZA404 —



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MB MAIN ENTRANCE
— ZA404a —

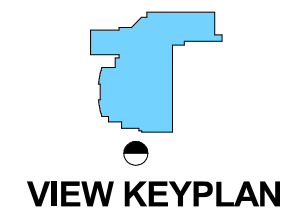
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BAYSHORE ELEVATION
— ZA406 —

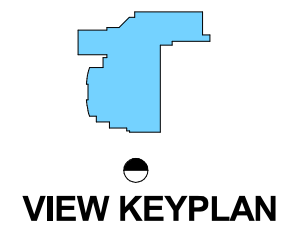


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BAYSHORE ELEVATION
—ZA406a—

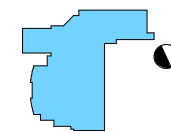


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MERCEDES REAR VIEW
— ZA407 —



VIEW KEYPLAN

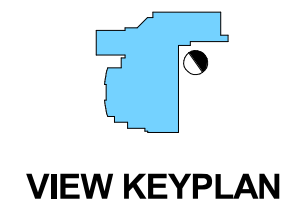


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REAR VIEW FACING CARWASH
— ZA408 —

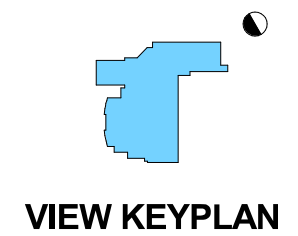


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AUDI REAR CORNER VIEW
— ZA409 —

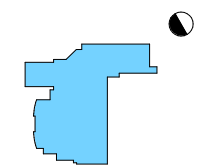


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AUDI REAR CORNER VIEW
—ZA409a—



VIEW KEYPLAN

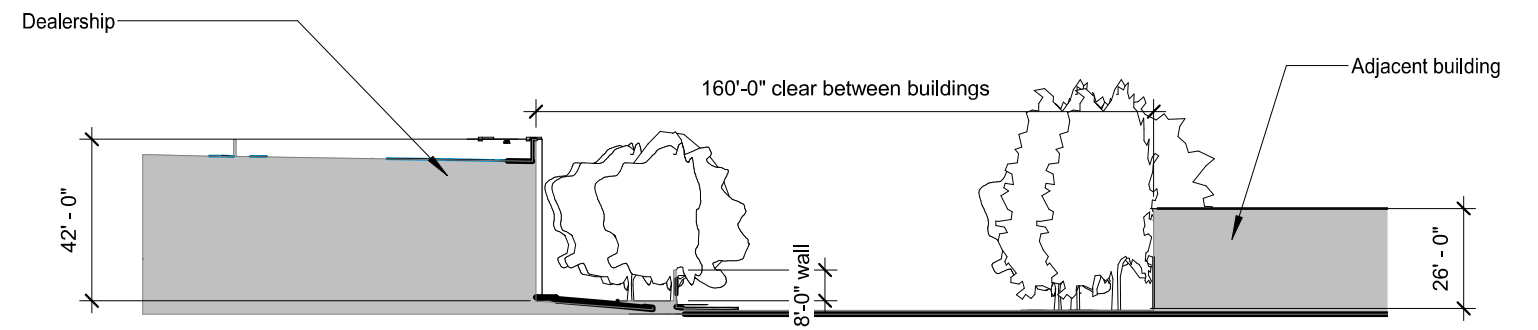
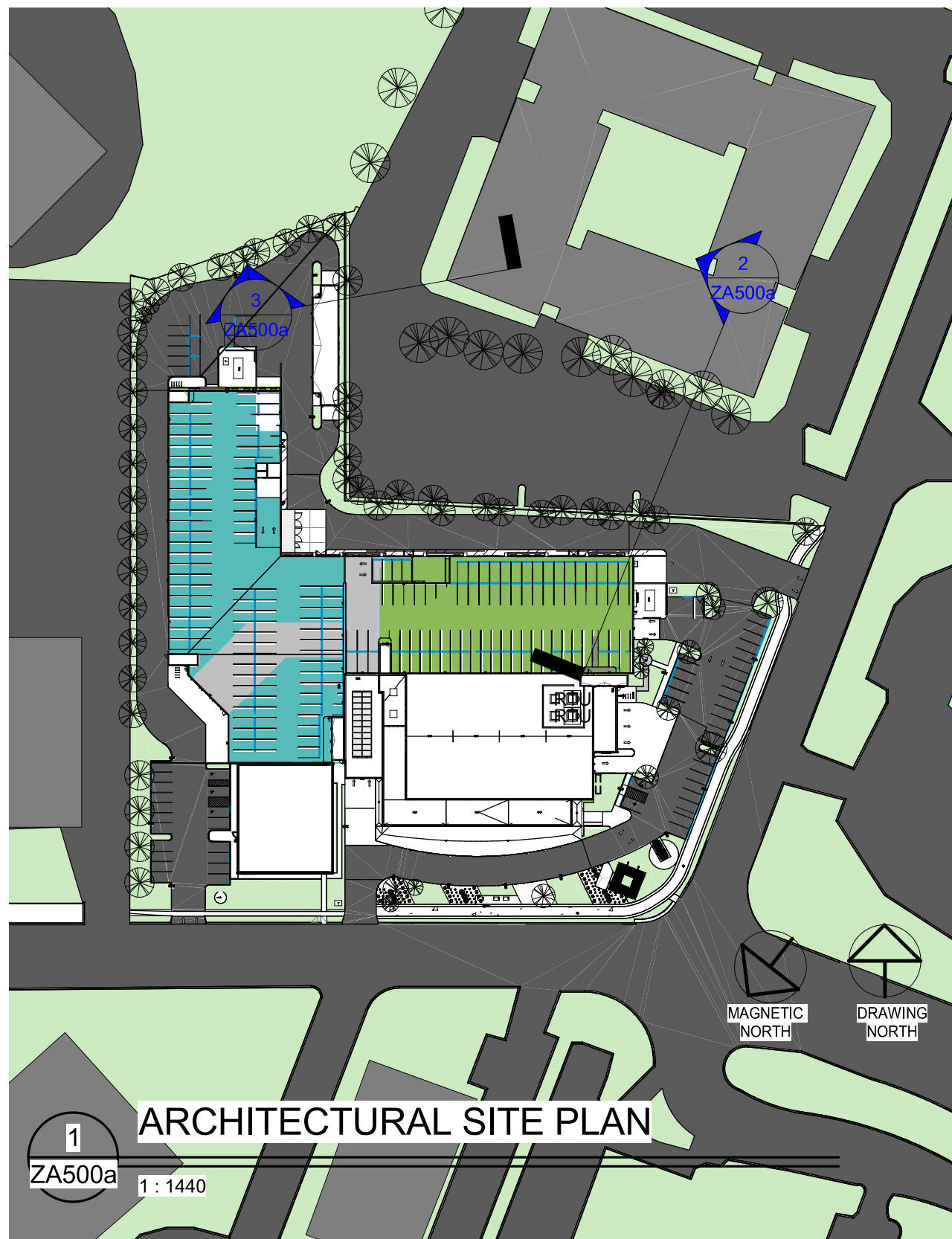
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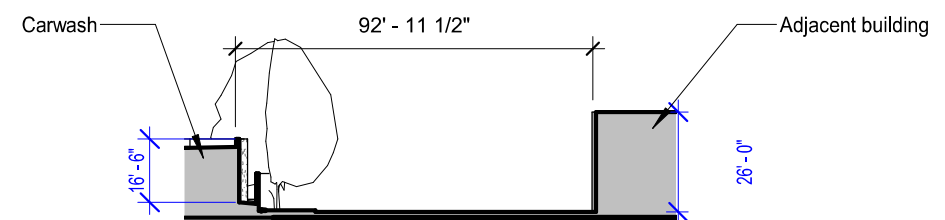








2 Section 116
 ZA500a 1" = 50'-0"



3 Section 117
 ZA500a 1" = 50'-0"

Section	Code Section	Reference	Plan Sheet, Spec or Attachment	Compliance Path Verification							
				Rough IIR Inspection (RIR # 112)		Final Inspection (RIR # 974)		Compliance Path			
				Compl	INTAL	Compl	INTAL	Compl	INTAL		
5.1 Planning and Design	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Local storm water pollution prevention									
	Mandatory	Best management practices									
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
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	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								
	Mandatory	Storm water pollution prevention	PAMC 16 14 290 / 5.106.1.1								

Section	Code Section	Reference	Plan Sheet, Spec or Attachment	Compliance Path Verification							
				Rough IIR Inspection (RIR # 112)		Final Inspection (RIR # 974)		Compliance Path			
				Compl	INTAL	Compl	INTAL	Compl	INTAL		
5.4 Material Conservation and Resource Efficiency, continued	Mandatory	Recycled content: Use materials with a total recycled content of 15%	AS 405.4.1								
	Mandatory	Weather protection	5.407.1								
	Mandatory	Weather protection	5.407.1								
	Mandatory	Weather protection	5.407.2.1								
	Mandatory	Weather protection	5.407.2.2								
	Mandatory	Weather protection	5.407.2.3								
	Mandatory	Weather protection	5.407.2.4								
	Mandatory	Weather protection	5.407.2.5								
	Mandatory	Weather protection	5.407.2.6								
	Mandatory	Weather protection	5.407.2.7								
	Mandatory	Weather protection	5.407.2.8								
	Mandatory	Weather protection	5.407.2.9								
	Mandatory	Weather protection	5.407.2.10								
	Mandatory	Weather protection	5.407.2.11								
	Mandatory	Weather protection	5.407.2.12								
	Mandatory	Weather protection	5.407.2.13								
	Mandatory	Weather protection	5.407.2.14								
	Mandatory	Weather protection	5.407.2.15								
	Mandatory	Weather protection	5.407.2.16								
	Mandatory	Weather protection	5.407.2.17								
	Mandatory	Weather protection	5.407.2.18								
	Mandatory	Weather protection	5.407.2.19								
	Mandatory	Weather protection	5.407.2.20								
	Mandatory	Weather protection	5.407.2.21								
	Mandatory	Weather protection	5.407.2.22								

Acknowledgement

This project is required to comply with the State California Green Building Code (Title 24, Part 11) and the City of Palo Alto's local Ordinance (PAMC 16 14) 1, the **property owner / legal representative**, acknowledge and understand the requirements and penalties for non-compliance (\$50 per ton of waste not diverted from the landfill with a minimum of \$1000, and \$500 a day for the remaining green building measure non-compliance). I am responsible for all activities performed by design team members, contractors and subcontractors in meeting the requirements. I understand that the project may be subject to an energy or water performance review to assess compliance with the program after construction and during operation.

Note: In lieu of a signature, an attachment letter is acceptable if the owner is not local and cannot sign this GB-1 sheet.

Signature: _____ Date: _____

Print Full Name: _____

Phone or Email: _____

SCHEDULE A GREEN BUILDING INCREMENTAL VERIFICATION (RIR#112) DURING ROUGH INSPECTION

Schedule a Green Building Incremental Verification (RIR#112) if any of the following CALGreen provisions or PAMC Sections are marked with an "X" under the "Y" column of this sheet.

- CALGreen 5.303.1.1 Separate Meters
- CALGreen 5.303.1.2 Separate Meters
- PAMC 16 14 150 Recycled Water Infiltration Infrastructure
- PAMC 16 14 230 Recycled Water for Irrigation
- CALGreen 5.504.1.3 Temporary Ventilation
- CALGreen 5.504.1.4 Dust & HVAC Protection
- CALGreen AS 504.1.1 WQ During Construction

SECTION TO BE COMPLETED AFTER CONSTRUCTION

In order to schedule a final building inspection with the Building Department, follow the procedures below:

Schedule a **pre-paid** Final Green Building Inspection with the City Green Building Department in accordance with the Palo Alto Non-Residential Green Building Inspection Guide.

All Part 1 of the Final Green Building Inspection prepare all submittals and supporting documentation for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guide.

All Part 2 of the Final Green Building Inspection prepare for a field inspection for the items identified with an "X" under the "Y" column of this sheet in accordance with the Green Building Inspection Guide.

I certify that:

There have been no alterations that have impacted the energy report for the project, unless the new report is provided.

All mandatory CALGreen measures and required electives noted in the checklist have been implemented, unless a new checklist is provided along with support for alternative electives claimed.

Within six months (6) from the date of final inspection I will provide the City with the project's Commissioning Report (only required for new projects over 10,000 SF) and execute compliance with landscaping measures, unless completed at the time of final inspection.

Signature (Owner) _____ Signature (Contractor) _____
Sign only after construction is completed.

Print Name _____ Print Name _____

Date _____ Date _____

Project Address: 2016 CALIFORNIA GREEN BUILDING CODE - TIER 2 PATH CHECKLIST



MERCEDES BENZ / AUDI of PALO ALTO
 PLANNING REVIEW 11/08/2018

2016 NONRESIDENTIAL GREEN BUILDING APPLICATION CALGREEN + TIER 2
 Version 01/17

GB-1 NONRESIDENTIAL CALGREEN + TIER 2 APPLICATION
 ZA600

Application: This plan sheet is for use by nonresidential new construction or additions of 1,000 SF or greater.

GB-1 TIER 2

Version 01/17

LEGEND		
	AC	ASPHALT PAVEMENT
	BFD	BACK FLOW DEVICE
	FH	FIRE HYDRANT
	FS	FIRE SIGNAL
	GI	GRATE INLET
	GM	GAS METER
	GP	GUARD POST
	GV	GAS VALVE
	L	LOT LINE
	UH	URINAL
	PH	PULL BOX
	PI	POST INDICATOR VALVE
	PL	PROPERTY LINE
	RA	RADIAL
	R/W	RIGHT OF WAY

BASIS OF BEARINGS

THE BASIS OF BEARINGS USED ON THIS SURVEY IS THE CENTERLINE OF EMBARCADERO ROAD BEARING NORTH 32°42'10" EAST AS SHOWN ON PARCEL MAP BOOK 403 PAGE 40 RECORDS OF SAID COUNTY.

LIST OF ENCROACHMENTS

NONE TO STATE

ZONING INFORMATION

NONE PROVIDED

BENCHMARK

BENCHMARK NO. 2407
DESCRIPTION: BD "L13" S.E. COR
ELEVATION: 0.73

EASEMENT NOTES

THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. NOS-782260-9-PHL DATED MARCH 8, 2016 BY FIRST AMERICAN TITLE INSURANCE COMPANY

- AN EASEMENT FOR STORM WATER DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 07, 1983 AS BOOK 6138, PAGE 331 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF PALO ALTO, A MUNICIPAL CORPORATION, EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND IMPROVEMENTS AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1993 AS BOOK M90L PAGE 0048 OF OFFICIAL RECORDS, IN FAVOR OF CITY OF PALO ALTO, A MUNICIPAL CORPORATION, EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.
- AN EASEMENT FOR PRIVATE INGRESS/EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 13, 1988 AS INSTRUMENT NO. 14063189 OF OFFICIAL RECORDS, IN FAVOR OF FABER PLACE, LLC, A LIMITED LIABILITY COMPANY, AND ANDERSON DEALERSHIP REALTY CORP., A DELAWARE CORPORATION, EASEMENT AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON.

FLOOD ZONE INFORMATION

ZONE: AE (SL 1)
BASE FLOOD ELEVATIONS DETERMINED
PANEL NO. 080850 00304
DATED: MAY 18, 2009
NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL DESCRIPTION

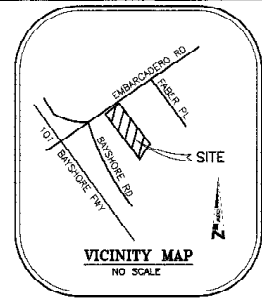
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE Q117 OF PALO ALTO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL ONE:

PARCEL 4, AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED JULY 1, 1998 IN BOOK 255, PAGE 54 OF MAPS, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

PARCEL TWO:
AN EXCLUSIVE EASEMENT: 20.00 FEET IN WIDTH FOR THE PURPOSE OF INGRESS AND EGRESS, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED FEBRUARY 13, 1988 AND RECORDED FEBRUARY 13, 1988, INSTRUMENT NO. 14063189, UPON THE TERMS AND PROVISIONS CONTAINED THEREIN, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF PARCEL 1 OF THAT CERTAIN PARCEL MAP FILED APRIL 20, 1981 IN BOOK 483 OF MAPS, AT PAGE 40, OFFICIAL RECORDS OF SANTA CLARA COUNTY, FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE MOST EASTERLY CORNER OF THE AFORESAID PARCEL 1 (483 M SAID MOST EASTERLY CORNER BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FABER PLACE 50 FEET IN WIDTH AS SAID RIGHT OF WAY SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED OCTOBER 23, 1987 IN BOOK 228 OF MAPS AT PAGE 24, OFFICIAL RECORDS OF SANTA CLARA COUNTY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE ALONG THE ARC OF A 303.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 52 DEG. 38' 11" EAST THROUGH A CENTRAL ANGLE OF 3 DEG. 31' 03" AN ARC DISTANCE OF 186.02 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 58 DEG. 06' 34" WEST, 4.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36 DEG. 21' 56" AN ARC DISTANCE OF 12.34 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32 DEG. 01' 07" AN ARC DISTANCE OF 11.18 FEET; THENCE SOUTH 52 DEG. 46' 36" WEST, 82.28 FEET; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90 DEG. 13' 34", AN ARC DISTANCE OF 31.49 FEET; THENCE SOUTH 37 DEG. 26' 58" EAST, 0.74 FEET; THENCE SOUTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90 DEG. 09' 21", AN ARC DISTANCE OF 31.47 FEET; THENCE SOUTH 52 DEG. 42' 23" WEST, 181.99 FEET; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87 DEG. 04' 48" AN ARC DISTANCE OF 23.42 FEET TO THE WESTERLY LINE OF SAID PARCEL 1 (483 MAPS 40) AND THE SOUTHWESTERLY TERMINUS OF THIS DESCRIPTION, THE SIDELINES OF SAID STRIP ARE TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE EASTERLY AND WESTERLY BOUNDARY LINE OF SAID PARCEL 1 (483 MAPS 40).

PARCEL THREE:
AN EASEMENT FOR THE PURPOSES OF PRIVATE INGRESS AND EGRESS, AS CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED FEBRUARY 13, 1988 AND RECORDED FEBRUARY 13, 1988, INSTRUMENT NO. 14063189, UPON THE TERMS AND PROVISIONS CONTAINED THEREIN, UPON AND ACROSS A STRIP OF LAND DESCRIBED AS FOLLOWS:
BEING A PORTION OF PARCEL 1 OF THAT CERTAIN PARCEL MAP FILED APRIL 20, 1981, IN BOOK 483 OF MAPS, AT PAGE 40, OFFICIAL RECORDS OF SAID SANTA CLARA COUNTY, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST WESTERLY CORNER OF THE AFORESAID PARCEL 1 (483 M 40) SAID MOST WESTERLY CORNER BEING A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF EMBARCADERO ROAD, 68 FEET IN WIDTH AS SAID RIGHT OF WAY IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED OCTOBER 23, 1987 IN BOOK 228 OF MAPS AT PAGE 24, OFFICIAL RECORDS, OF SANTA CLARA COUNTY; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 52 DEG. 42' 10" EAST, 40.33 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE SOUTH 38 DEG. 41' 01" EAST, 64.35 FEET; THENCE SOUTH 37 DEG. 48' 47" EAST, 80.67 FEET; THENCE SOUTH 52 DEG. 10' 51" WEST, 22.86 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF A 40.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 74 DEG. 09' 48", AN ARC DISTANCE OF 5.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 89 DEG. 25' 22" WEST, THROUGH A CENTRAL ANGLE OF 41 DEG. 29' 07", AN ARC DISTANCE OF 38.19 FEET TO THE WESTERLY LINE OF SAID PARCEL 1 (483 M 40); THENCE ALONG SAID WESTERLY LINE NORTH 37 DEG. 17' 50" WEST 159.85 FEET TO THE POINT OF BEGINNING.

APN: 008-03-046
ARE: 008-03-046

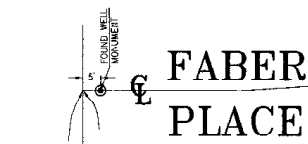


LAND AREA

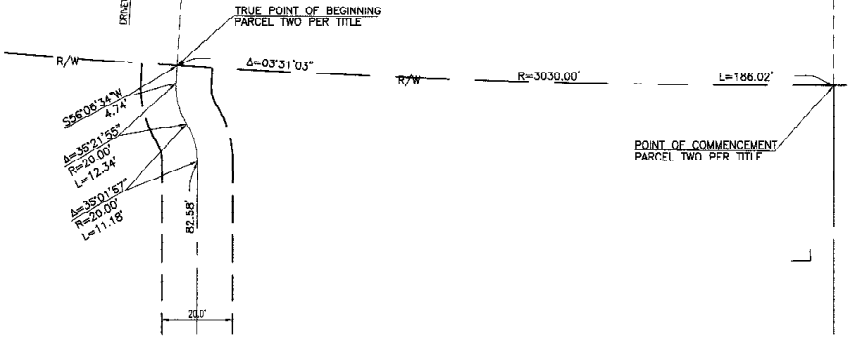
9,9350 SQUARE FEET
2.280 ACRES

PARKING COUNT

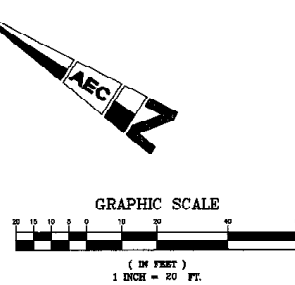
REGULAR STALLS - 17
ADA STALLS - 5
TOTAL STALLS - 22



SEE SHEET 2 FOR CONTINUATION



SEE SHEET 2 FOR CONTINUATION



GENERAL NOTES

- SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE CURRENT TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NOS-782260-9-PHL DATED MARCH 8, 2016 TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
- BUILDING SETBACK LINES SHOWN HEREON REFLECT THE INFORMATION AS EXPLAINED BY THE CITY REPRESENTATIVE INDICATED HEREON.
- THE PHRASE "FLOOD HAZARD" WITHIN THE CERTIFICATION HEREON REFERS TO "SPECIAL FLOOD HAZARD AREA" AS DEFINED BY FEMA AND THE NFIP AND ONLY REFERS TO THOSE AREAS ON FLOOD INSURANCE RATE MAPS AS BEING WITHIN ZONES A OR V OF SAID MAPS.
- BY OBSERVATION NO CEMETERIES ARE KNOWN OR FOUND ON SUBJECT PROPERTY.
- NO MONUMENTATION WAS FOUND OR SET AT THE PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- ASSESSORS PARCEL NUMBER FOR THIS PROPERTY IS 008-03-046.
- BEARINGS AND DISTANCES ARE RECORDED AND MEASURED PER PARCEL MAP BOOK 483 PAGE 40 RECORDS OF SAID COUNTY, UNLESS NOTED OTHERWISE.
- SURVEYOR TAKES NO RESPONSIBILITY OF ITEMS OMITTED DUE TO A RESULT OF VISUAL OBSTRUCTIONS, SUCH AS AUTOMOBILES, EQUIPMENT & THICK SHRUBBERY.
- THE BUILDING SQUARE FOOTAGE INDICATED ON THIS PLAN IS BASED ON EXTERIOR DIMENSIONS AT GROUND LEVEL ONLY.
- THIS PLAN AND/OR DATA FILES INCLUDING ALL CONTENTS HEREIN ARE FOR THE SOLE USES AND PARTIES INDICATED HEREON INCLUDING THEIR SUCCESSORS AND ASSIGNS. ANY DEVIATION OR MISUSE OF THIS PLAN AND/OR DATA FILES WITHOUT PRIOR WRITTEN AGREEMENTS BY ANACAL ENGINEERING IS PROHIBITED AND IS THE RESPONSIBILITY OF THE PARTIES USING SAID DRAWING AND/OR DATA FILES. UPON THE RELIANCE OF THIS PLAN AND/OR DATA FILES ANACAL ENGINEERING RELINQUISHES ALL RESPONSIBILITIES OF THE ACCURACY AND GENERAL CONTENT OF SAID PLAN AND/OR DATA FILES CONTAINED HEREIN.
- NO WETLANDS REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY AND NO WETLANDS WERE INDICATED BY VISUAL INSPECTION.
- THERE IS NO EVIDENCE OF FARTH MOVING WORK, EXTERIOR BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED THAT HAVE BEEN DONE WITHIN RECENT MONTHS.
- THERE IS NO EVIDENCE OF SOLID WASTE DUMP, SLUMP OR SANITARY LAND FILL USE.
- RESEARCH DONE AT THE CITY'S &/OR COUNTY'S PUBLIC WORKS DEPARTMENTS INDICATE THAT THERE ARE NO CHANGES IN THE STREET RIGHT OF WAY LINES AS SHOWN HEREON. FURTHERMORE THERE IS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. HOWEVER IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSION TO VERIFY THIS INFORMATION PRIOR TO ANY FUTURE DESIGN WORK.
- THIS PLAN DOES NOT CONTAIN SUFFICIENT DATA FOR DESIGN PURPOSES AND IS NOT FOR CONSTRUCTION PURPOSES.
- BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.
- IF UNDERGROUND UTILITIES OR OTHER STRUCTURES, ZONES, SETBACK AND/OR STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCY'S PUBLIC COUNTER AND/OR OTHER SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION DUE TO CHANGED CONDITIONS NOT REFLECTED IN THE STANDARD RESEARCH PERFORMED FOR THIS PROJECT. ANY USER OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY COMPANY OR LOCAL AGENCY DIRECTLY.
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE NOTED.
- SITE HAS DIRECT ACCESS FROM EMBARCADERO ROAD AND FABER PLACE THROUGH AN EASEMENT PARCEL, BOTH PUBLIC RIGHT OF WAYS.
- SURVEYOR DOES NOT ASCERTAIN OWNERSHIP OF FENCES AND PERIMETER WALLS.
- ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENT, SERVITUDES AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- ALL RECIPROCAL EASEMENT (IF ANY) THAT THE SURVEYOR HAS BEEN MADE AWARE OF HAVE BEEN DENOTED ON THIS SURVEY. THE LIMITS OF ANY OFFSITE EASEMENTS THAT THE SURVEYOR HAS BEEN MADE AWARE OF ARE ALSO SHOWN (IF ANY).
- THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- THE DIFFERENCES BETWEEN CALLS OF RECORD AND THOSE THAT WERE FOUND DO NOT CREATE ANY GAPS OR OTHER TITLE PROBLEMS.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF CALIFORNIA.
- THE PROPERTY HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. NOS-782260-9-PHL DATED MARCH 8, 2016 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS (REAS) HAVE BEEN DENOTED THE SURVEY, THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED, THAT THE SURVEYOR HAS BEEN MADE AWARE OF, INCLUDING THE LOCATIONS OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS ON THOSE LANDS.
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED.
- THE ZONING CLASSIFICATION IF SHOWN ON THE SURVEY, INCLUDING A) THE ZONING CLASSIFICATION AND THE NAME OF THAT DISTRICT, IF ANY; B) THE PERMITTED USES WITHIN THE CLASSIFICATION; C) IF THE EXISTING USE IS NON-CONFORMING, BUT PERMITTED WITHIN THE USE IS "GRAND FATHERED" OR PERMITTED BY ANY SPECIAL APPROVAL, THE DATE OF THAT APPROVAL, AND BY WHOM; AND D) THE SOURCE OF INFORMATION (AUTHORITY, NAME AND TITLE), AS PROVIDED TO THE SURVEYOR PER ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS DATED 2008 TABLE A ITEM 8 (A) & (B) AS PROVIDED BY INSURER
- SITE IS CURRENTLY UNDER CONSTRUCTION TEMPORARY CONSTRUCTION FENCE IS NOT SHOWN AREAS OF RIGHT OF WAY AND SITE ARE IN CONSTANT CHANGES DUE TO CONSTRUCTION.

SURVEYORS CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF CALIFORNIA CERTIFIES TO (1) FIELDER GROUP (2) HOLMAN AUTOMOTIVE INC. (3) FIRST AMERICAN TITLE INSURANCE COMPANY, AS FOLLOWS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (LOCATION OF UTILITIES PER VISIBLE, ABOVEGROUND, ON-SITE OBSERVATION) 13, 14, 16, 17, 18, 19, AND 21 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THAT THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON APRIL 1, 2016.
THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.



C. J. QUEYREL, LS 2988
DATE: 4/20/16

NOTE: SECTION 8770.8 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, RECORDS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

PROJECT ENGINEER
ANACAL ENGINEERING COMPANY
CIVIL ENGINEERING & LAND SURVEYING
1900 EAST LA PALMA AVENUE, SUITE 202 ANAHEIM, CALIFORNIA 92805
PHONE: (714) 774-1783 FAX: (714) 774-4690
E-MAIL: ADDRESS: anacal@anacalengineering.com WEBSITE: arcdengineering.com

DATE: 4/19/16
SCALE: 1" = 20'
TOWN: M. L.
CHECKED: C. J. C.

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
1730 EMBARCADERO ROAD
PALO ALTO, CALIFORNIA

SHEET NO. 1 OF 2