

ABBREVIATION LEGEND:

AB - AGGREGATE BASE
AC - ASPHALT CONCRETE
BFP - BACKFLOW PREVENTOR
BM - BENCH MARK
BOV - BLOWOFF VALVE
BW - BACK OF WALK
CBF - BARBED-WIRE FENCE
CA - CABLE
CB - CATCH BASIN
CL - CENTERLINE
CI - CURB INLET
CLF - CHAIN-LINKED FENCE
CO - CLEANOUT
CONC - CONCRETE
CR - CURB RAMP
DI - DROP INLET
DS - DOWN SPOUT
DWY - DRIVEWAY
E - ELECTRIC LINE
EB - ELECTRIC BOX
EM - ELECTRIC METER
ESMT - EASEMENT
EV - ELECTRIC VAULT
FC - FACE OF CURB
FDC - FIRE DEPT. CONNECTION
FH - FIRE HYDRANT
FS - FIRE SERVICE
F.F. - FINISHED FLOOR
FG - FINISHED GRADE
FL - FLOWLINE
G - GAS LINE
QM - GAS METER
GP - GUARD POST
GR - GRATE
GV - GAS VALVE
HCR - HANDICAP RAMP
HCS - HANDICAP SIGN
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IP - IRON PIPE
JP - JOINT POLE
JT - JOINT TRENCH
LF - LINEAR FEET
LS - LANDSCAPE
LSE - LANDSCAPE EASEMENT
MW - MONITORING WELL
NPS - NO PARKING SIGN
OH - OVERHEAD UTILITY
P.E. - PEDESTRIAN EASEMENT
PIV - POST INDICATOR VALVE
PG&E - PACIFIC GAS & ELECTRIC
PL - PROPERTY LINE
PLNTR - PLANTER
PP - POWER POLE
PSE - PUBLIC SERVICE EASEMENT
PR - PEDESTRIAN RAMP
PUE - PUBLIC UTILITY EASEMENT
RD - ROOF DRAIN
RBPBP - REDUCED PRESSURE BFP
RR - RAILROAD
RW - RETAINING WALL
R/W - RIGHT-OF-WAY
SD - STORM DRAIN LINE
SDCO - STORM DRAIN CLEANOUT
SDMH - STORM DRAIN MANHOLE
SL - STREET LIGHT
SLB - STREET LIGHT BOX
SMT - SURFACE MOUNTED TRANSFORMER
SS - SANITARY SEWER LINE
SSCO - SANITARY SEWER CLEANOUT
SSMH - SANITARY SEWER MANHOLE
SW - SIDEWALK
T - TELEPHONE LINE
TB - TELEPHONE BOX
TBM - TEMPORARY BENCH MARK
TC - TOP OF CURB
TEL - TELEPHONE VAULT
TMH - TELEPHONE MANHOLE
TP - TELEPHONE POLE
TS - TRAFFIC SIGNAL
TSB - TRAFFIC SIGNAL BOX
TSCP - TRAFFIC SIGNAL CONTROL PANEL
TW - TOP OF WALL
UG - UNDERGROUND UTILITY
VG - VALLEY GUTTER
W - WATER MAIN
WF - WROUGHT IRON FENCE
WM - WATER METER
WV - WATER VALVE
WVL - WATER VAULT
YL - YARD LIGHT

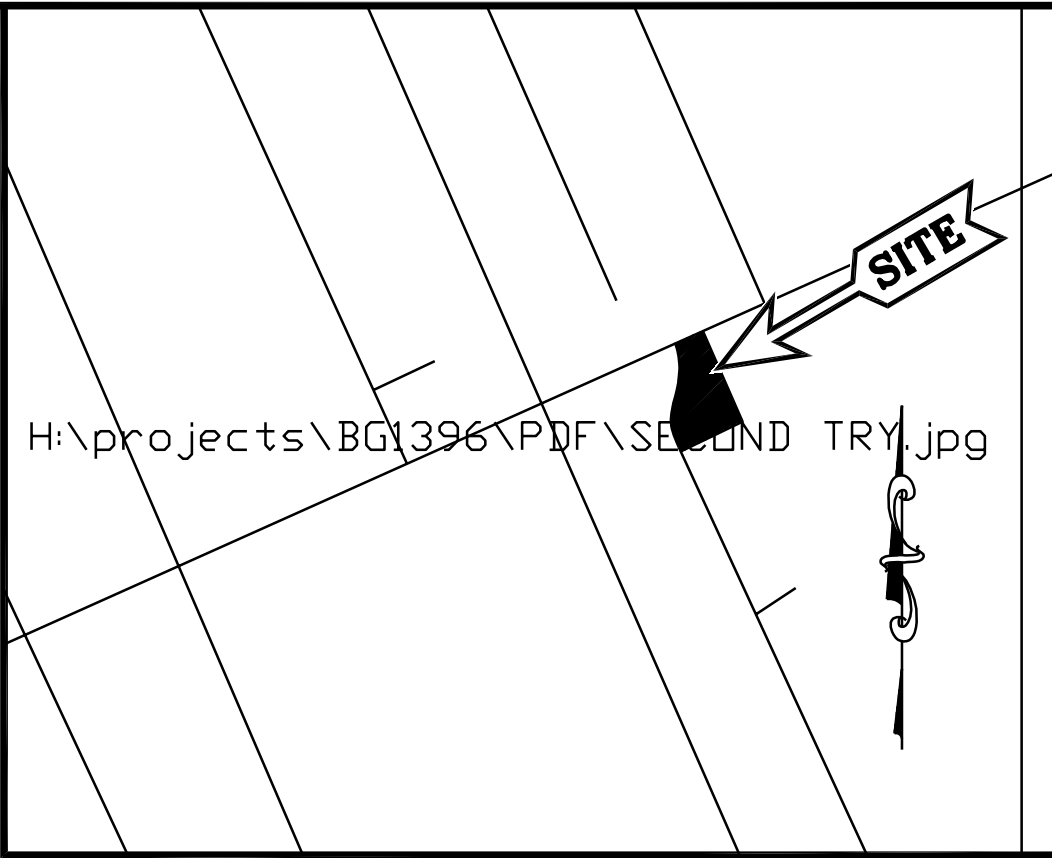
SYMBOLS:

● - MONUMENT (AS NOTED)
○ - DIMENSION POINT (NOTHING FOUND)
() - REFERENCE RECORD DATA
---o--- - CHAIN-LINKED FENCE
-x-x- - WOOD FENCE
-o-o- - RAIL
[] - CATCH BASIN
[] - BACK FLOW PREVENTOR
[] - STORM DRAIN MANHOLE
[] - MANHOLE
[] - SANITARY SEWER MANHOLE
[] - TELEPHONE MANHOLE
[] - FIRE HYDRANT
[] - WATER VALVE
[] - YARD LIGHT
[] - UTILITY POLE
[] - GUY ANCHOR
[] - CENTERLINE
[] - STREET LIGHT
+ xxx.xx - EXISTING ELEVATION
[X'SD] - STORM DRAIN LINE
[X'SS] - SANITARY SEWER LINE
[X'W] - WATER LINE
[] - STREET SIGN

NOTES:

- FEMA FLOOD ZONE DESIGNATION IS 'D' (AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS). COMMUNITY PANEL NUMBER 0603370630E, DATED 8-17-98. FLOOD ELEVATIONS ARE SHOWN AS 280 AT SAN MARTIN AVE. AND 278 JUST SOUTH OF THE BRIDGE AT SAN MARTIN AVE.
- SITE IS CURRENTLY ZONED A-1 SR (AGRICULTURE, GENERAL USE, SCENIC ROUTE).
- BUILDING AND SETBACK STANDARDS PER ZONING CODE:

FRONT: 30'
SIDE: 30'
REAR: 30'
HEIGHT: 35' - 2 STORIES
- PARKING REQUIREMENTS ARE PER PLAN REVIEW.
- THE CLOSEST NATURAL GAS LINE IS APPROXIMATELY 550' EAST AT THE INTERSECTION OF SAN MARTIN AND MAMMINI COURT.
- SEWER SERVICE IS NOT AVAILABLE AND SEPTIC WILL BE NECESSARY FOR DEVELOPMENT.



VICINITY MAP N.T.S.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PORTION OF PARCEL TWO, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED CONVEYED TO MARY T. ZANGER, AS TRUSTEE OF THE MARY T. ZANGER TRUST, FILED FOR RECORD IN BOOK N987 OF OFFICIAL RECORDS AT PAGE 1693, SANTA CLARA COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF SAID PARCEL TWO; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL TWO, SOUTH 66° 51' 40" WEST, 382.06 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, WITH A RADIAL BEARING NORTH 67° 25' 56" EAST, A RADIUS OF 770.00 FEET, THROUGH A CENTRAL ANGLE OF 28° 36' 37", AND AN ARC LENGTH OF 384.49 FEET; THENCE NORTH 06° 02' 33" EAST, 150.52 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 17° 09' 23", AND AN ARC LENGTH OF 98.81 FEET; THENCE ALONG A REVERSE CURVE TO THE RIGHT, WITH A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 77° 58' 30", AND AN ARC LENGTH OF 40.83 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAN MARTIN AVENUE, AS SAID AVENUE IS DESCRIBED IN THAT CERTAIN GRANT DEED; THENCE NORTH 23° 08' 20" WEST, 45.00 FEET TO A POINT LYING ON THE CENTERLINE OF SAID SAN MARTIN AVENUE; THENCE ALONG SAID CENTERLINE NORTH 66° 51' 40" EAST, 147.00 FEET TO THE NORTHERNMOST CORNER OF SAID PARCEL TWO; THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL TWO, SOUTH 23° 08' 20" EAST, 40.00 FEET TO A POINT LYING ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAN MARTIN AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 66° 51' 40" WEST, 110.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 23° 08' 20" EAST, 137.26 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1075.00 FEET, THROUGH A CENTRAL ANGLE OF 21° 37' 02", AND AN ARC LENGTH OF 405.59 FEET; THENCE SOUTH 44° 45' 22" EAST, 93.34 FEET TO THE POINT OF BEGINNING.

PURSUANT TO THAT CERTAIN LOT LINE ADJUSTMENT RECORDED MAY 15, 2000 AS DOCUMENT NO. 15247288 OF OFFICIAL RECORDS.

PARCEL TWO:

AN EASEMENT 15 FEET WIDE FOR INGRESS AND EGRESS AS RESERVED IN THE DEED TO SANTA CLARA COUNTY FLOOD CONTROL AND WATER DISTRICT RECORDED SEPTEMBER 2, 1969 IN BOOK 8657 OF OFFICIAL RECORDS, PAGE 616.

BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS THE CENTERLINE OF SYCAMORE AVENUE AS SHOWN ON THAT PARCEL MAP 370 PM 51 THE BEARING OF WHICH IS S23°08'20"E.

BENCH MARK:

FEMA BENCH MARK = TOP OF WALKWAY AT NORTHEAST END OF BRIDGE AT SAN MARTIN AVENUE AND US HIGHWAY 101. ESTABLISHED BY GEORGE S. NOLTE AND ASSOCIATES.

EL=305.46

FEMA NUMBER=RM575

REFERENCES:

- FIRST AMERICAN TITLE ORDER NO. 0131-615879ALA DATED JULY 2, 2007
- CAL TRANS MONUMENT MAP S-169.19
- CAL TRANS RECORD MAP R-113.19
- 370 PM 51
- 561 RS 11
- 343 PM 50
- 482 RS 44
- CERTIFICATE OF COMPLIANCE DOC.#15247288
- 8657 OR 616

EXCEPTIONS PER REFERENCE 1:

- TAXES
- RIGHTS OF SUPPLEMENTAL TAXES.
- RIGHTS OF PUBLIC IN LAND LYING WITHIN E. SAN MARTIN AVE.
- CERTIFICATE OF COMPLIANCE (INST. NO. 15247288)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS BY A CORRECT ALTA/ASCM SURVEY.
- RIGHTS OF PARTIES IN POSSESSION.

SURVEYOR'S CERTIFICATE

TO: BP WEST COAST PRODUCTS, LLC
FIRST AMERICAN TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, MADE ON THE GROUND ON NOVEMBER 26, 2007 IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ASCM AND NSPS IN 2005, AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ASCM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

DATE: DECEMBER 7, 2007

SIGNED: STEVEN R. OURADA, LS# 6389



BCE# 11083

A.L.T.A. SURVEY		JOB NO.
SEC SYCAMORE AVE. & SAN MARTIN AVE.		BG-1396
APN: 825-38-006		
COUNTY OF SANTA CLARA	STATE OF CALIFORNIA	SHEET 1 OF 1
Prepared for BARGHAUSEN CONSULTING ENGINEERS		DRAWN BY: DEF
OURADA ENGINEERING		DATE: 12/7/07
3111 SUNSET BLVD., SUITE L		DRAWING: BG1396.DWG
ROCKLIN, CALIFORNIA 95677		
PHONE: (916) 624-1221		FAX: (916) 624-1232

UTILITY NOTE

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY AND ALL PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.