

REFERENCED PRELIMINARY REPORT FOR TITLE INSURANCE:

TITLE COMPANY: First American Title Company
1737 North First Street, Suite 500
San Jose, CA 95112
ORDER NO: NCS-688732-5C
DATE OF REPORT: August 21, 2014
NATURE OF TITLE: Fee Simple as to Parcel ONE,
on easement as to Parcel TWO
TITLE VESTED IN: PRB Management, LLC,
a California limited liability company
APN: 513-340-059-7
PROPERTY ADDRESS: 11965 San Pablo Avenue
El Cerrito, CA 94530
ZONING: CC (Community Commercial)
Per City of El Cerrito Zoning Map prepared Feb. 2008.

LEGAL DESCRIPTION: Real property in the City of EL CERRITO, County of Contra Costa, State of California, described as follows:

PARCEL ONE: PORTIONS OF LOTS 2 AND 3, IN BLOCK 4 AS SHOWN ON THE "AMENDED MAP OF ALTA PUNTA TRACT", FILED APRIL 22, 1905, IN BOOK D OF MAPS, PAGE 90 IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, THENCE ALONG THE NORTHEAST LINES OF SAID LOTS 2 AND 3, SOUTH 28° 20' 02" EAST, 216.75 FEET TO A POINT ON THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED NOVEMBER 15, 1966 IN BOOK 5244 AT PAGE 328, CONTRA COSTA COUNTY RECORDS; SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,213.16 FEET, THE CENTER OF WHICH BEARS SOUTH 28° 27' 03" WEST, THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 6° 32' 04", AN ARC DISTANCE OF 252.42 FEET TO A POINT ON A LINE DRAWN PARALLEL TO AND 150.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID NORTHEAST LINES OF LOTS 2 AND 3, THENCE ALONG SAID PARALLEL LINE, NORTH 28° 20' 02" WEST, 97.34 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, THENCE ALONG SAID NORTH LINE OF LOT 2, SOUTH 89° 15' 04" EAST, 171.64 FEET TO THE POINT OF BEGINNING.

PARCEL TWO: A NON-EXCLUSIVE EASEMENT FOR STORM DRAINAGE PURPOSES CREATED AS AN APPURTENANCE TO PARCEL ONE ABOVE, THE GRANT OF DRAINAGE EASEMENT IN FAVOR OF PHIL SENGH BASRA, ET AL RECORDED NOVEMBER 25, 1988, SERIES NO. 98-296249, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED "FIRST" IN DEED DATED NOVEMBER 23, 1904, TO OAKLAND AND EAST SIDE RAILROAD COMPANY (PREDECESSOR IN INTEREST TO THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY), RECORDED MARCH 9, 1905, IN VOLUME 110 OF DEEDS AT PAGE 160, RECORDS OF SAID COUNTY, LYING IN LOT 68, AS SAID LOT IS SHOWN ON MAP ENTITLED "MAP OF THE SAN PABLO RANCHO ACCOMPANYING AND FORMING A PART OF THE FINAL REPORT OF THE REFEREE IN PARTITION" FILED MARCH 1, 1894, RECORDS OF SAID COUNTY; AND A PORTION OF LOT 2 IN BLOCK 4 AS SHOWN ON THE "AMENDED MAP OF ALTA PUNTA TRACT", FILED APRIL 22, 1905, IN BOOK D OF MAPS, PAGE 90, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEAST LINE OF LOT 3 IN BLOCK 4 AS SHOWN ON SAID MAP (MAP 90) WITH THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED NOVEMBER 15, 1966 IN BOOK 5244 AT PAGE 328, CONTRA COSTA COUNTY RECORDS; SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,213.16 FEET, THE CENTER OF WHICH BEARS SOUTH 28° 27' 03" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 6° 32' 04", AN ARC DISTANCE OF 252.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED.

THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID CURVE, THROUGH AN ANGLE OF 5° 18' 00", AN ARC DISTANCE OF 216.52 FEET TO A POINT ON THE EASTERLY LINE OF THE PARCEL DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 6, 1952, IN BOOK 1888 AT PAGE 68, CONTRA COSTA COUNTY RECORDS; THENCE ALONG SAID EASTERLY LINE, NORTH 41° 06' EAST, 16.92 FEET TO A POINT ON THE SOUTH LINE OF SAID OAKLAND AND EAST SIDE RAILROAD COMPANY PARCEL, (110 D 160), THENCE ALONG SAID SOUTH LINE, NORTH 89° 15' 04" WEST, 32.00 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED AS "PARCEL NO. 4" IN THE QUIT CLAIM DEED TO SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, RECORDED MAY 17, 1973, IN BOOK 6947 AT PAGE 23, CONTRA COSTA COUNTY RECORDS; THENCE ALONG SAID EAST LINE, NORTH 0° 44' 56" EAST, 10.00 FEET; THENCE SOUTH 89° 15' 04" EAST, 22.72 FEET; THENCE SOUTH 44° 41' 06" WEST, 18.48 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2,233.16 FEET, THE CENTER OF WHICH BEARS SOUTH 16° 31' 15" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 5° 00' 11", AN ARC DISTANCE OF 197.36 FEET; THENCE SOUTH 28° 20' 02" EAST, 15.59 FEET TO THE POINT OF BEGINNING.

APN: 513-340-059-7
PLOTTED

EXCEPTIONS TO COVERAGE:

5. The Terms, Provisions and Easement(s) contained in the document entitled Grant of Drainage Easement recorded November 25, 1988 as Instrument No. 98-296249 of Official Records.

6. An easement for TEMPORARY CONSTRUCTION EASEMENT and incidental purposes, recorded DECEMBER 08, 2009 as INSTRUMENT NO. 2009-029845-01 of Official Records.

In Favor of: SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT, A RAPID TRANSIT DISTRICT
Affects: PARCEL ONE
PLOTTED

BASIS OF BEARINGS:

The bearing of "N087°14'" between two found monuments on San Pablo Avenue, as shown on SFBART Right-of-Way Map "R0R46", dated March 24, 1965, was taken as the basis of bearings for this map.

UTILITY NOTE:

The utilities shown on this plan are derived from surface observations and are approximate only. No warranty is implied as to the actual location, size or presence of any additional utilities not shown on this plan.

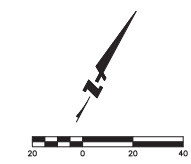
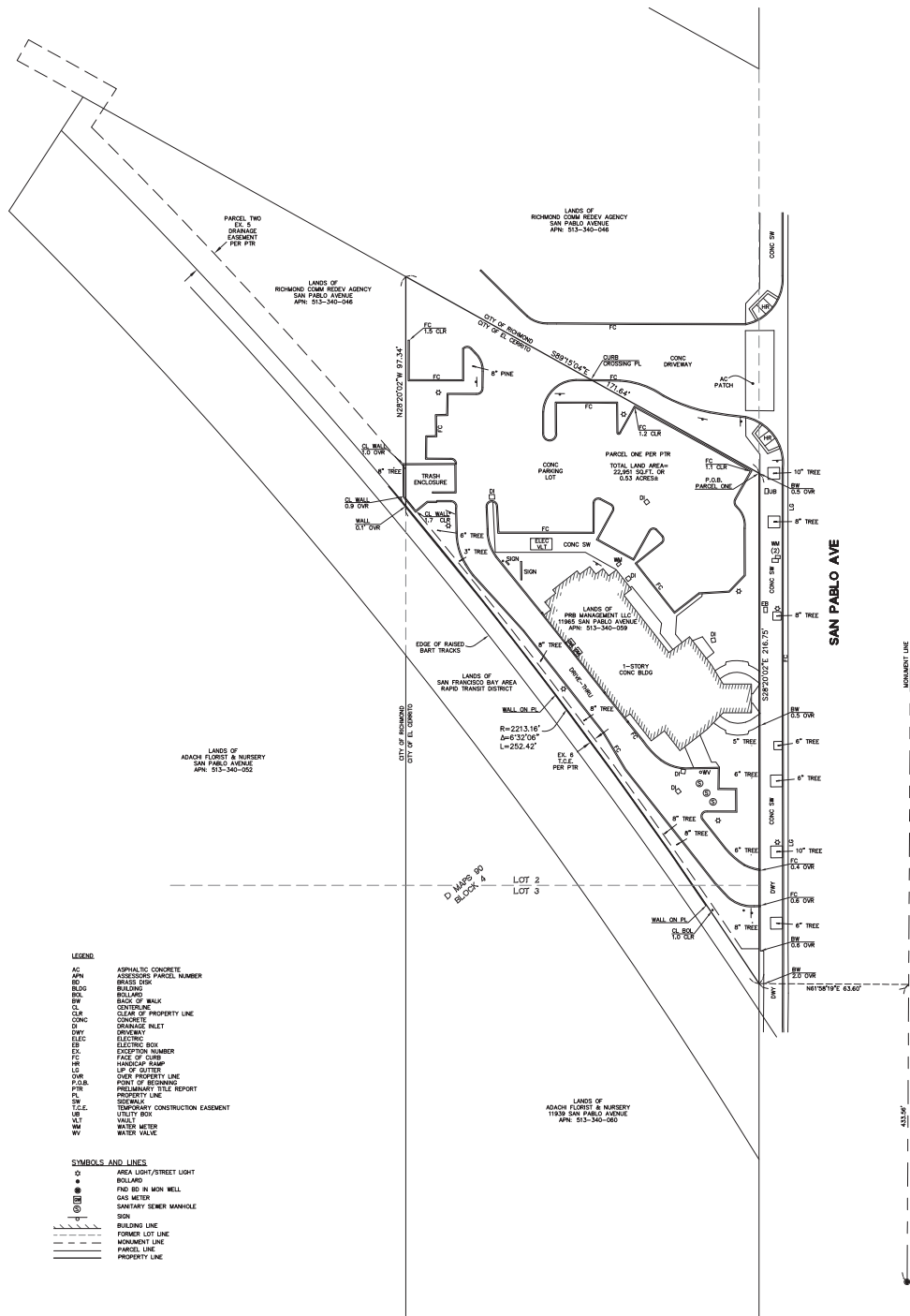
ALTA SURVEY NOTES:

- 1. The BOLD TYPE comments are added by the professional land surveyor.
2. All distances and dimensions are in feet, and decimal fractions thereof.
3. Dimensional lines to improvements are 90° to the property lines unless noted.
4. In or out as shown on this survey indicate the distance inside or outside of the subject property or easement.
5. The field survey was completed on September 16, 2014.
6. This survey does not constitute an ALTA performance on each individual Parcel.
7. The total area of lands shown by the defective property line = 22,061 SQ.FT. or 0.53 ACRES.

SURVEYOR'S STATEMENT:

To: BCCI Development, LLC and First American Title Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes optional items 2, 4, 6(a), 8, 11(c), 13 and 14 of Table A thereof. The field work was completed on September 16, 2014.

Alex M. Calder, LLS 8883
09/26/2014
058



- LEGEND: AC ASPHALTIC CONCRETE, APN ADDRESS PARCEL NUMBER, BR BRASS END, BLD BUILDING, BOL BACK OF BULK, BOV BACK OF VALVE, CL CENTERLINE, CLC CLEAR OF PROPERTY LINE, CON CONCRETE, COV CURB OVER, D DRAINAGE INLET, DWY DRAINWAY, ELEC ELECTRIC, EB ELECTRIC BOX, EXC EXCEPTION NUMBER, FAL FACE OF CURB, G GAS METER, LIP LIP OF CURB, LDP OVER PROPERTY LINE, P.O.B. POINT OF BEGINNING, PREL PRELIMINARY TITLE REPORT, PRB PROPERTY LINE, SDN SIDEWALK, T.C.L. TEMPORARY CONSTRUCTION EASEMENT, UB UTILITY BOX, W WATER, WW WATER METER, WY WALKWAY

- SYMBOLS AND LINES: AREA LIGHT/STREET LIGHT, BOLLARD, FND FND #1 MON WELL, GAS METER, SANITARY SEWER MANHOLE, SIGN, BUILDING LINE, FORMER LOT LINE, MONUMENT LINE, PARCEL LINE, PROPERTY LINE



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY OF THE LANDS OF PRB MANAGEMENT, LLC COUNTY OF CONTRA COSTA

CITY OF EL CERRITO

Table with columns for No., Date, Design, Drawn, Checked, and Job No. Includes drawing number ALTA 1 of 1.

VERTICAL TEXT: DRAWING NAME: A:\Sur\14\140227-11965\_San\_Pablo\Maping\ALTA\2014-08-16\_ALTA\_20140227.dwg PLOT DATE: 09-26-14 PLOT BY: Bory