

**TITLE REPORT**

CHICAGO TITLE COMPANY  
ORDER NO. 36200026-362-LE4-DP  
DATED: JUNE 30, 2021

**LEGAL DESCRIPTION:**

ALL THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ALAMEDA, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**  
COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF EAGLE AVENUE, DISTANT THEREON SOUTHEASTERLY 140 FEET, 3 INCHES FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHEASTERLY LINE OF BROADWAY, SAID POINT BEING THE INTERSECTION OF SAID LINE OF EAGLE AVENUE, WITH THE NORTHWESTERLY LINE OF LAND CONVEYED BY CHARLES D. BATES TO MARY TREGLOAN, WIFE OF JOHN TREGLOAN, BY DEED DATED AUGUST 2ND, 1880, AND RECORDED AUGUST 10TH, 1880 IN LIBER 206 OF DEEDS, AT PAGE 65, ALAMEDA COUNTY RECORDS, RUNNING THENCE SOUTHEASTERLY ALONG SAID LINE OF EAGLE AVENUE, 126.57 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF LAND CONVEYED BY JULIA FROTHINGHAM TO ELISA KELLY, BY DEED DATED DECEMBER 28TH, 1906, AND RECORDED JULY 27TH, 1908, IN LIBER 1476 OF DEEDS, AT PAGE 411, ALAMEDA COUNTY RECORDS; THENCE NORTHEASTERLY ALONG SAID LAST NAMED LINE 294 FEET MORE OR LESS, TO THE SOUTHERLY LINE OF LAND CONVEYED BY JOHN R. TREGLOAN TO SOUTHERN PACIFIC COMPANY, A CORPORATION, BY DEED DATED OCTOBER 1ST, 1909 AND RECORDED OCTOBER 2ND 1909, IN LIBER 1616 OF DEEDS, AT PAGE 459, ALAMEDA COUNTY RECORDS; THENCE WESTERLY ALONG SAID LAST NAMED LINE, 164 FEET, 2 IN MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF LAND CONVEYED BY CHARLES D. BATES TO MARY TREGLOAN AS AFORESAID, DISTANT 192.35 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLE FROM THE NORTHEASTERLY LINE OF EAGLE AVENUE, THROUGH THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LAND CONVEYED TO MARY TREGLOAN, 192.35 FEET, TO THE POINT OF COMMENCEMENT. PARCEL 1 DOES NOT MATHEMATICALLY CLOSE.

**PARCEL 2:**  
COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF EAGLE AVENUE, WITH THE SOUTHEASTERLY LINE OF THE PANCOAST TRACT AS SAID LINE AND AVENUE ARE SHOWN ON "PLAT OF THE PANCOAST TRACT, ALAMEDA", RECORDED MAY 13, 1876 AT PAGE 2, IN MAP BOOK 4 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, SAID INTERSECTION BEING ALSO THE MOST SOUTHERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN DEED FROM LOVNAH B. JONES AND GEORGE C. JONES, HER HUSBAND, TO THE SOUTHERN PACIFIC COMPANY, RECORDED FEBRUARY 23, 1907 AT PAGE 17, IN BOOK 1340 OF DEEDS, ALAMEDA COUNTY RECORDS;

THENCE ALONG THE SOUTHEASTERLY OF LAST SAID PARCEL OF LAND NORTH 34° 23' 02" EAST 192.50 FEET TO A POINT ON THE SOUTH LINE OF TILDEN WAY, 70 FEET IN WIDTH, AS SAID WAY IS SHOWN ON DRAWING 3939, CASE 51, SHEET 4, ALAMEDA CITY ENGINEER'S FILES, SAID POINT HAVING COORDINATES OF Y=1466,107.33 FEET AND X=1,499,005.93 FEET BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE II, AS ARE ALL BEARINGS, DISTANCES AND COORDINATES IN THIS DESCRIPTION, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID SOUTH LINE OF TILDEN WAY NORTH 76° 29' 26" EAST 144.57 FEET TO THE DIRECT EXTENSION NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DEED FROM THE SOUTHERN PACIFIC COMPANY TO SIDNEY TRAVER, RECORDED AUGUST 27, 1941 AT PAGE 150, IN BOOK 4115, OF OFFICIAL RECORDS OF ALAMEDA COUNTY;

THENCE ALONG SAID DIRECT EXTENSION AND SAID SOUTHWESTERLY LINE SOUTH 55° 38' 17" EAST 29.63 FEET;

THENCE SOUTH 34° 23' 02" WEST 6.02 FEET TO THE SOUTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN DEED FROM JOHN TREGLOAN TO THE SOUTHERN PACIFIC COMPANY, RECORDED OCTOBER 1, 1909, AT PAGE 459 IN BOOK 1616 OF DEEDS, ALAMEDA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF LAST SAID PARCEL OF LAND SOUTH 85° 41' 08" WEST 162.17 FEET TO SAID SOUTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN DEED FROM LOVNAH B. JONES, ET VIR, TO THE SOUTHERN PACIFIC COMPANY;

THENCE ALONG LAST SAID SOUTHEASTERLY LINE NORTH 34° 23' 02" EAST 0.15 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM CENTRAL PACIFIC RAILWAY COMPANY, ET AL, RECORDED JULY 11, 1957, IN BOOK 8412, PAGE 501, OF OFFICIAL RECORDS.

**PARCEL 3:**  
BEGINNING AT A POINT ON THE EXTERIOR LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL 5 IN THE DEED FROM CENTRAL PACIFIC RAILWAY COMPANY, ET AL., TO CITY OF ALAMEDA, DATED JANUARY 3, 1957, RECORDED JULY 11, 1957 IN BOOK 8412 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 501, (AM-68327), SAID POINT BEING THE MOST EASTERN CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM SOUTHERN PACIFIC COMPANY TO DANIEL G. BECKNELL ET UX, DATED OCTOBER 3, 1940, RECORDED OCTOBER 30, 1940 IN BOOK 3965, OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 378 (MM-59014), RUNNING THENCE ALONG THE EXTERIOR BOUNDARY LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL 5 IN SAID FIRST MENTIONED DEED THE TWO FOLLOWING COURSES AND DISTANCES: NORTH 55° 38' 17" WEST 115.27 FEET AND NORTH 76° 29' 26" EAST 171.92 FEET TO A LINE DRAWN NORTH 34° 23' 02" EAST FROM THE POINT OF BEGINNING; AND THENCE ALONG SAID LINE SO DRAWN SOUTH 34° 23' 02" WEST 127.50 FEET TO THE POINT OF BEGINNING.

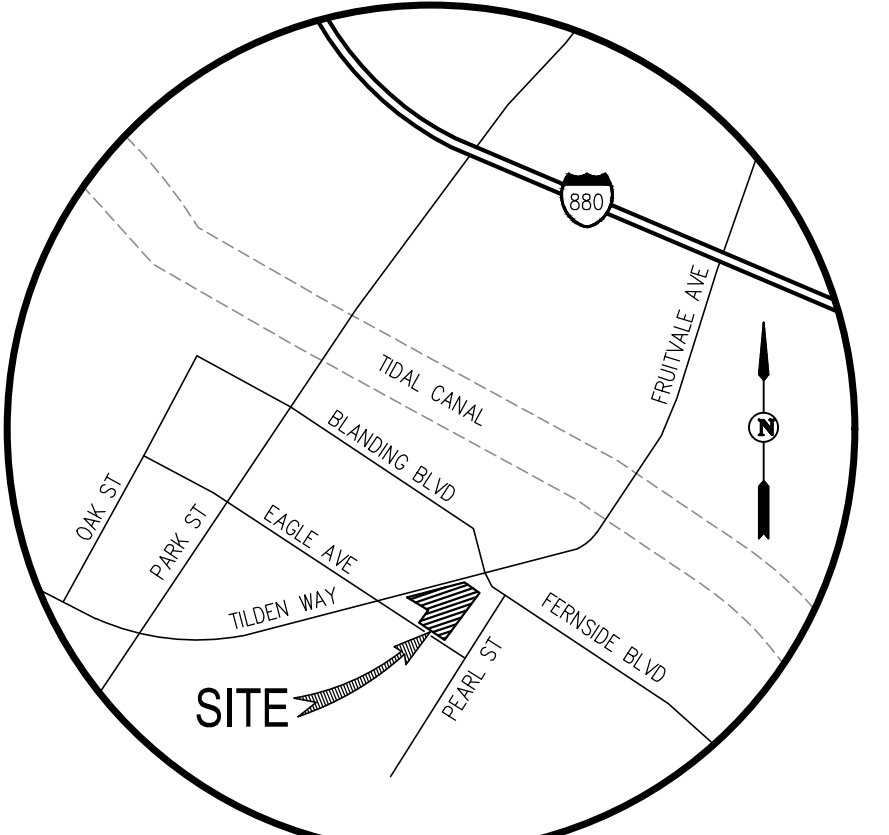
EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM CENTRAL PACIFIC RAILWAY COMPANY ET AL, RECORDED JULY 11, 1957, IN BOOK 8412, PAGE 501, OF OFFICIAL RECORDS.

**LEGEND**

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	ADJACENT LINE
---	OVERHEAD WIRES
---	FENCE LINE
---	BUILDING FOOTPRINT AT GROUND LEVEL
●	FOUND MONUMENT AS NOTED
NE	NORTHEAST
NW	NORTHWEST
SE	SOUTHEAST
SW	SOUTHWEST
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CONC	CONCRETE
COR	CORNER
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
FNC	FENCE
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
VLT	VAULT
WV	WATER VAULT

**EXCEPTIONS AND EXCLUSIONS:**

- INDICATES TITLE REPORT ITEM NUMBER
- ① THROUGH ⑤ REFER TO PROPERTY TAXES, INCLUDING ANY NOTIONAL PROPERTY TAXES AND ANY ASSESSMENTS. THESE ITEMS CANNOT BE PLOTTED.
  - ⑥ THE LAND LIES WITHIN THE BOUNDARIES OF THE MELLO-ROOS COMMUNITY FACILITIES AS FOLLOWS:  
CFD NO.: 2014-1  
FOR: COUNTY OF ALAMEDA CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT (CLEAN ENERGY)  
DISCLOSED BY: MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN MAP BOOK 18, PAGE 65  
FILING DATE: AUGUST 24, 2015  
RECORDING NO.: 201523594, OF OFFICIAL RECORDS  
THIS ITEM CANNOT BE PLOTTED. SEE SAID DOCUMENT FOR FULL PARTICULARS.
  - ⑦ THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS:  
CFD NO.: COMMUNITY FACILITIES DISTRICT NO. A/C-3  
FOR: EAST BAY REGIONAL PARK DISTRICT  
DISCLOSED BY: NOTICE OF SPECIAL TAX LIEN  
RECORDING DATE: JANUARY 31, 2019  
RECORDING NO.: 2019-15583, OFFICIAL RECORDS  
THIS PROPERTY, ALONG WITH ALL OTHER PARCELS IN THE CFD, IS LIABLE FOR AN ANNUAL SPECIAL TAX. THIS SPECIAL TAX IS INCLUDED WITH AND PAYABLE WITH THE GENERAL PROPERTY TAXES OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA. THE TAX MAY NOT BE PREPAID. THIS ITEM CANNOT BE PLOTTED.
  - ⑧ WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THIS ITEM CANNOT BE PLOTTED.
  - ⑨ ANY RIGHT OF THE UNITED STATES OR THE STATE OF CALIFORNIA TO RECOVER AGAINST THE OWNER OR AGAINST THE TRANSFEREE OF SAID LAND OR ANY PORTION THEREOF BY REASON OF ADVANCES OF FEDERAL OR STATE FUNDS MADE UNDER ANY LAW APPLICABLE TO FINANCING OF SCHOOL PROPERTY. THIS ITEM CANNOT BE PLOTTED.
  - ⑩ ENCROACHMENT OF A FENCE SITUATED ON SAID LAND ONTO TILDEN WAY, AS DISCLOSED BY RECORD OF SURVEY NO. RS 3376 FILED MAY 11, 2021, BOOK 47 OF RECORD OF SURVEY, PAGES 56, 57, AND 58 ALAMEDA COUNTY RECORDS AND RECORDED MAY 11, 2021, INSTRUMENT NO. 2021181081, OFFICIAL RECORDS.  
SAID FENCE DOES NOT COINCIDE WITH THE PROPERTY LINE. THIS ITEM IS PLOTTED HEREON. SEE SAID DOCUMENT FOR FULL PARTICULARS.
  - ⑪ ANY CLAIMS FOR CONSTRUCTION LIENS THAT MAY BE RECORDED BY REASON OF A RECENT WORK OF IMPROVEMENT UNDER CONSTRUCTION AND/OR COMPLETED AT THE DATE HEREOF. THIS ITEM CANNOT BE PLOTTED.
  - ⑫ ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THIS ITEM CANNOT BE PLOTTED.
  - ⑬ DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. THIS ITEM CANNOT BE PLOTTED.



**AREA:**

PARCEL 1: 0.71 AC±	REGULAR SPACES: 31 SPACES
PARCEL 2: 0.05 AC±	MOTORCYCLE SPACES: 0 SPACES
PARCEL 3: 0.17 AC±	HANDICAP SPACES: 0 SPACES
TOTAL: 0.93 AC±	TOTAL SPACES: 31 SPACES

**REFERENCES:**

- ① RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER THE TITLE REPORT LISTED HEREON. THE PREPARER HAS NOT PERFORMED, NOR HAS ACCEPTED RESPONSIBILITY TO PERFORM, ADDITIONAL RECORD RESEARCH.
- ② THE PROPERTY HAS DIRECT ACCESS TO EAGLE AVENUE.
- ③ AERIAL PHOTOGRAPHY IS DATED MAY 25, 2021 AND IS FOR VISUAL PURPOSES AND NOT SURVEY RECTIFIED, AND IT IS INTENDED TO DISPLAY IMPROVEMENTS SUCH AS FENCES, CURBS, UTILITY BOXES AND POLES, AND OTHER PLANNING FEATURES AND THEIR RELATIONSHIP TO THE SUBJECT PROPERTY AS WELL AS TO EVALUATE THE SITE FOR EVIDENCE OF USE BY OTHER THAN THE OCCUPANTS OF THE PROPERTY.
- ④ THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE PROPERTY.
- ⑤ THIS SURVEY DOES NOT IDENTIFY SPRINGS, WATERS OF THE STATE, WATERS OF THE UNITED STATES OR JURISDICTIONAL WETLANDS.
- ⑥ IT IS THE PREPARER'S OPINION THAT ALTA/NSPS PRECISION AND ACCURACY STANDARDS ARE INTENDED TO BE APPLIED SOLELY TO BOUNDARY PORTIONS OF THE SURVEY, OTHER MEASUREMENTS SHOWN ARE TO A PRECISION AND ACCURACY STANDARD JUDGED APPROPRIATE BY THE PREPARER.
- ⑦ DISTANCES SHOWN ARE IN FEET AND ARE "GROUND" DISTANCES.
- ⑧ IMPROVEMENTS WITHIN FIVE FEET MORE OR LESS OF THE PROPERTY BOUNDARY WERE LOCATED BY FIELD SURVEY AND SHOWN HEREON.
- ⑨ NO CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK AT THE PROPERTY.
- ⑩ UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- ⑪ ZONING INFORMATION WAS PROVIDED BY THE CLIENT OR THE INSURER VIA AN EMAIL SENT BY THE CITY OF ALAMEDA PLANNING DEPARTMENT, DATED SEPTEMBER 24, 2021. THIS SURVEY DOES NOT CERTIFY THE ZONING INFORMATION SHOWN HEREON.
- ⑫ THIS SURVEY DOES NOT DETERMINE OR REPRESENT THE LEGAL STATUS OF PARCELS, PARCELS ARE SHOWN PER TITLE REPORT.
- ⑬ THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE PROPERTIES PER THE LEGAL DESCRIPTION LISTED IN THE TITLE REPORT SHOWN HEREON.
- ⑭ NO PARTY WALLS WERE OBSERVED AT THE TIME OF THIS SURVEY.
- ⑮ THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY.

**NOTES:**

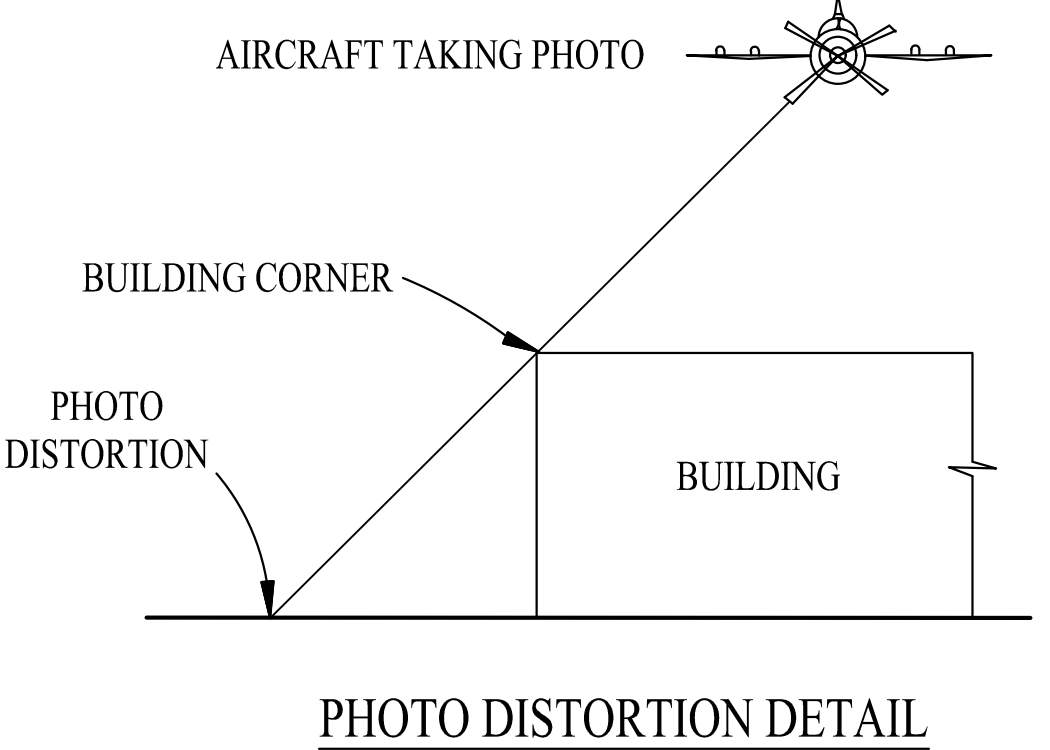
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**ZONING:**

R-4: NEIGHBORHOOD RESIDENTIAL

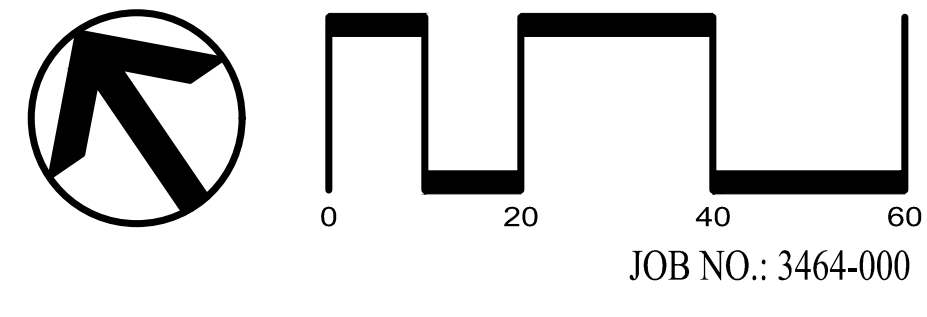
PER CITY OF ALAMEDA ZONING MAP ONLINE AT: [https://www.alamedaca.gov/files/assets/public/departments/alameda/comm-services/formsandhandouts/planning/zoning\\_map\\_edited\\_6\\_2016\\_resize\\_100dpi.pdf](https://www.alamedaca.gov/files/assets/public/departments/alameda/comm-services/formsandhandouts/planning/zoning_map_edited_6_2016_resize_100dpi.pdf)

ZONING SETBACKS, HEIGHT REQUIREMENTS FLOOR AREA RESTRICTIONS AND PARKING REQUIREMENTS WERE NOT INCLUDED IN THE INFORMATION PROVIDED TO THE PREPARER.



**A.L.T.A. / N.S.P.S. LAND TITLE SURVEY**  
**2615 EAGLE AVENUE**

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: OCTOBER 14, 2021



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SHEET NO.  
**1**  
OF 1 SHEETS

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