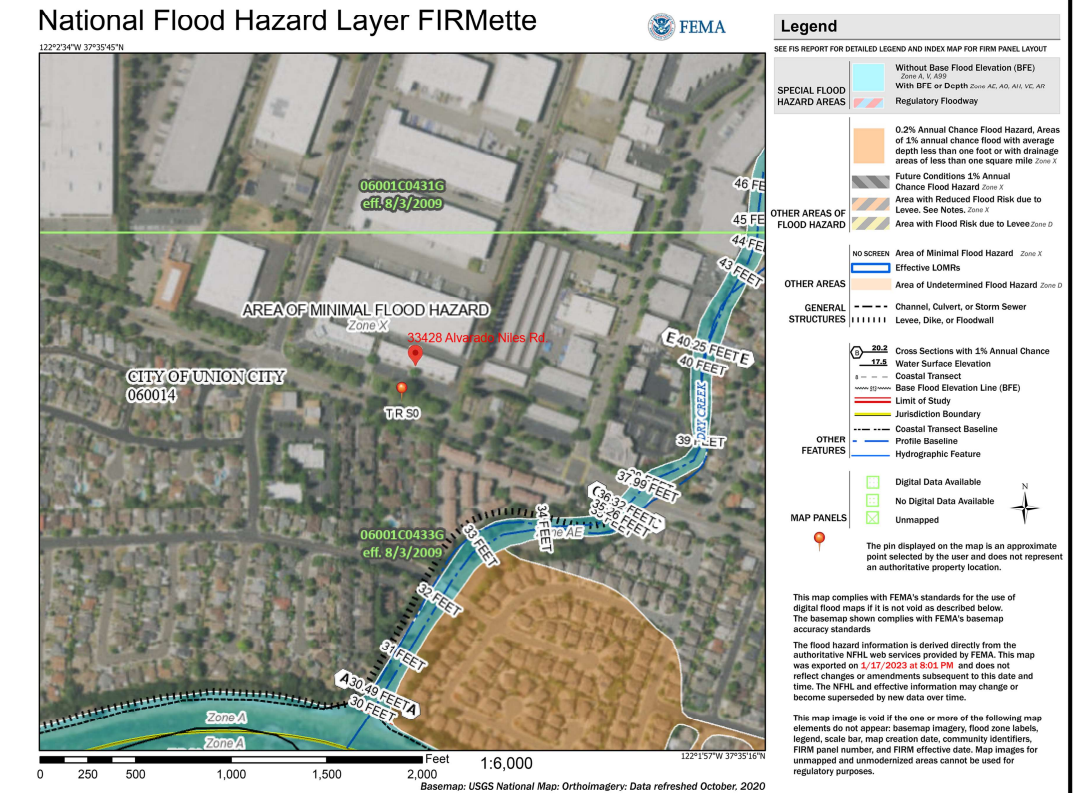


VICINITY MAP



FLOODPLAIN INFORMATION



LOCATION MAP 33428 Alvarado Niles Rd. SCALE: 1" = 500'

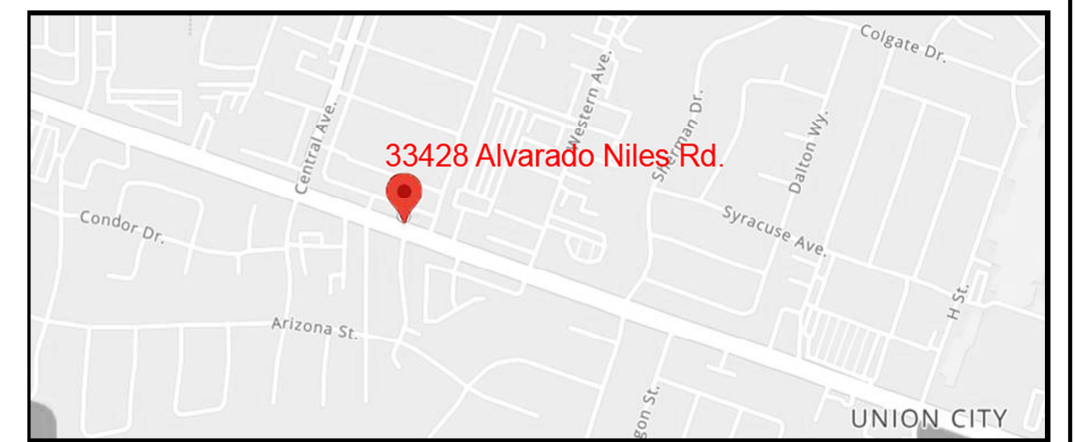
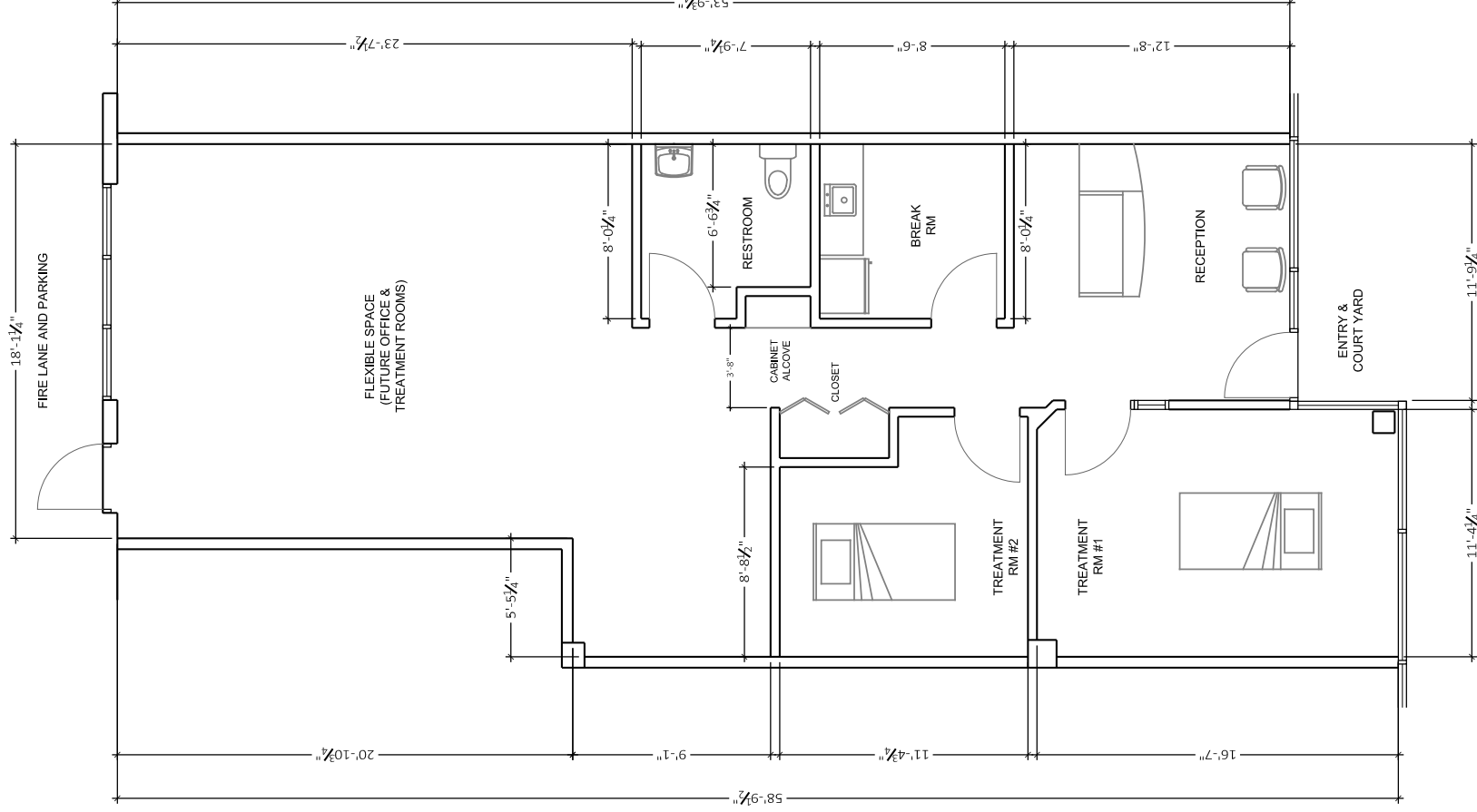


EXHIBIT A

Scope of Work	No proposed modifications
Address	33428 Alvarado-Niles Rd., Union City CA 94587
Assessor's Parcel Number	475-100-036
Year Built	1989
Owner	Terreno Realty Corporation

Table of Contents	
Sheet Number	Contents
1	Title Sheet
2	Floor Plan
3	Site Plan/Title Survey



1 EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

ALPINE CONSTRUCTION
&
ENGINEERING
2952 FLORIDA STREET
OAKLAND, CA 94602
PHONE: (510) 715-7260

DEREK CHAU

Prepared By:

2022.11.21

Date:

HEALING SPRINGS
ACUPUNCTURE & WELLNESS

33428 ALVARADO NILES ROAD
UNION CITY, CA 94587

LEGEND	
AC	ASPHALT
APN	ASSESSOR PARCEL NUMBER
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BLDG	BUILDING
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
CP	CONCRETE PAD
DCV	DOUBLE CHECK VALVE
DWY	DRIVEWAY
EB	ELECTRICAL BOX
EC	ELECTRICAL CABINET
EM	ELECTRICAL METER
EMH	ELECTRICAL MANHOLE
EV	ELECTRICAL VAULT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GMH	GAS MANHOLE
GM	GAS METER
GV	GAS VALVE
MH	MANHOLE
MW	MONITORING WELL
PIV	POST INDICATOR VALVE
PLTR	PLANTER
PM	PARKING METER
PP	POWER POLE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SQ. FT.	SQUARE FEET
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TE	TRASH ENCLOSURE
TEL	TELEPHONE
TMH	TELEPHONE MANHOLE
TYT	TELEPHONE VAULT
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
UB	UTILITY BOX
VT	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT
⊕	⊕ DENOTES ENCROACHMENTS CORRESPONDS TO SCHEDULE

STATEMENT OF ENCROACHMENTS

* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

PARCEL SUMMARY

435,599 SQ. FT.
10.00 ACRES

PARKING SUMMARY

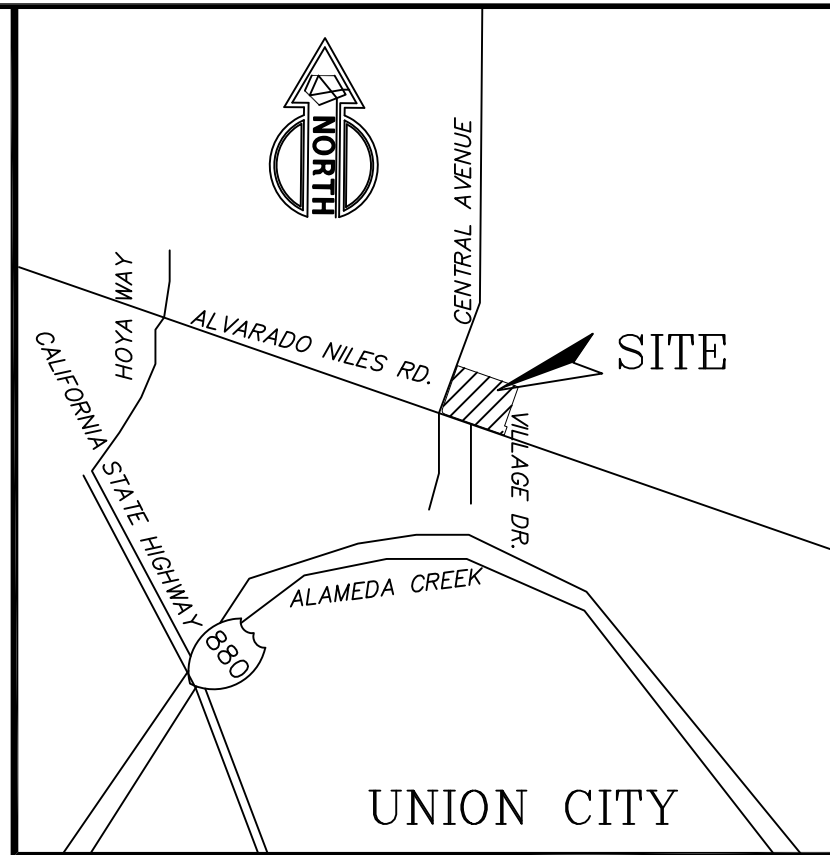
251 STALLS
7 HANDICAP STALLS
265 TOTAL STALLS

BASIS OF BEARINGS

THE CENTERLINE OF CENTRAL AVENUE, NORTH 19°04'58" EAST, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD IN BOOK 116 OF MAPS, PAGE 88, RECORDS OF ALAMEDA COUNTY WAS USED AS THE BASIS OF BEARINGS.

NOTES CORRESPONDING TO SCHEDULE B

- TITLE ITEMS PER SCHEDULE "B" OF THE PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY, TITLE NO. 14-59054460-JM DATED 10-7-2014, AT 07:30 A.M.
- 4) PUBLIC UTILITIES EASEMENT PER BOOK 2159, PAGE 448. (PLOTTED, AFFECTS SUBJECT PARCEL)
- 5) PUBLIC UTILITIES EASEMENT PER INSTRUMENT NO. 80-024447. (PLOTTED, AFFECTS SUBJECT PARCEL)
- 6) RAILROAD EASEMENT PER INSTRUMENT NO. 80-194435. (PLOTTED, AFFECTS SUBJECT PARCEL)
- 7) SIGN AND ENTRANCE PORTAL EASEMENT PER INSTRUMENT NO. 80-194435. (PLOTTED, AFFECTS SUBJECT PARCEL)
- 8) STORM DRAIN EASEMENT PER 116 PM 88 (PLOTTED APPROX. LOCATION; EXACT LOCATION NOT DISCLOSED BY RECORD, AFFECTS SUBJECT PARCEL)
- 12) RECIPROCAL EASEMENT AGREEMENT PER DOCUMENT NO. 2014134755 (PLOTTED AFFECT SUBJECT PROPERTY)



VICINITY MAP
NOT TO SCALE

BUILDING INFORMATION

BUILDING	AREA	HEIGHT
BUILDING 1	132,673 SQ. FT.	29.00 FT.
BUILDING 2	15,975 SQ. FT.	29.00 FT.
BUILDING 3	20,520 SQ. FT.	19.90 FT.
TOTAL	169,168 SQ. FT.	--

ZONING INFORMATION

THE ZONING INFORMATION WAS PROVIDED BY THE CITY OF UNION CITY PLANNING DIVISION 34009 ALVARADO-NILES ROAD UNION CITY, CA 94587 TEL: (510) 675-5327 WWW.UNIONCITY.CA.US

ZONE MS, SPECIAL INDUSTRIAL SETBACKS

FRONT 65' FROM MAJOR ARTERIAL, MAY BE REDUCED ONE FOOT FOR EVERY ONE FOOT OF LANDSCAPING BETWEEN A PARKING LOT ADJACENT TO THE STREET PROPERTY LINE AND A BUILDING, UP TO 10' MAXIMUM.
25' FOR OTHER STREETS OR 50' IF SIDE OR REAR ADJOINS ANY ZONE OTHER THAN INDUSTRIAL
SIDE AND REAR 10', OR 50' IF SIDE OR REAR ADJOINS ANY ZONE OTHER THAN INDUSTRIAL

HEIGHT

40'
LOT COVERAGE 60%
PARKING DEPENDS ON USE

ZONE ML, LIGHT INDUSTRIAL SETBACKS

FRONT 25' 50' IF ACROSS FROM RESIDENTIAL DISTRICTS
SIDE & REAR 25' 50' IF IT ABUTS ANY OTHER ZONING BUT INDUSTRIAL

PARKING AND TRUCK STAGING

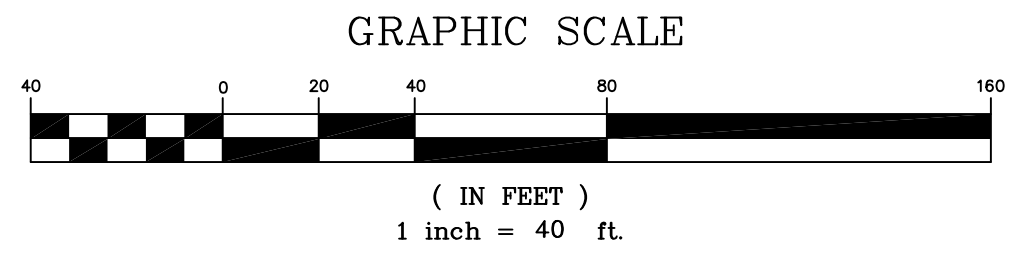
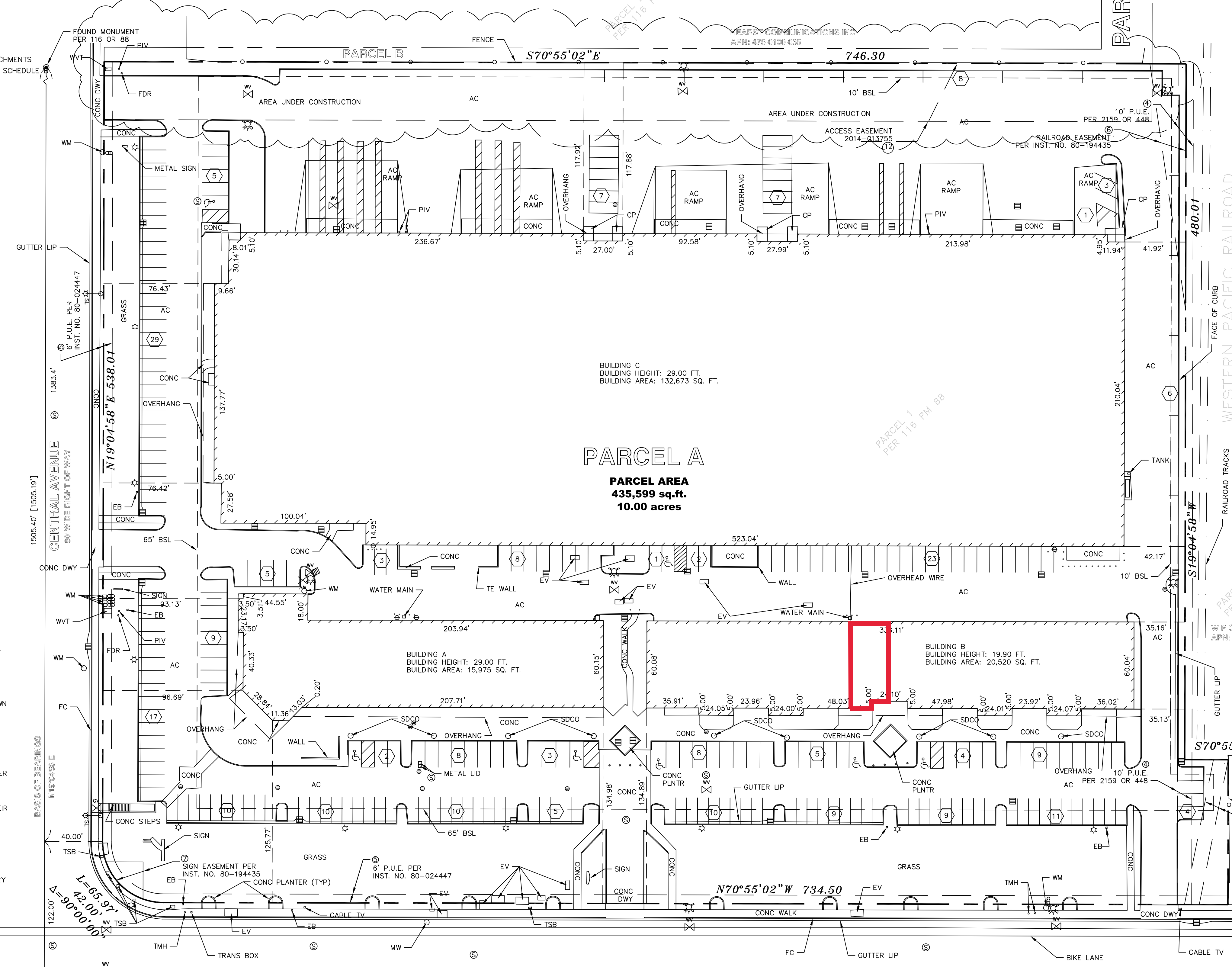
10' FROM FRONT PROPERTY LINE AND 50' IF IT ABUTS ANY OTHER ZONING BUT INDUSTRIAL
HEIGHT 50'
LOT COVERAGE 60%
PARKING DEPENDS ON USE

*ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE ABOVE NAMED DEPARTMENT. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

GENERAL NOTES

- OBSERVED/DISCERNIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS
- OBSERVED NO DISCERNIBLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- OBSERVED NO DISCERNIBLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUNDS.
- THE EXISTENCE AND LOCATION OF ALL UTILITIES, PIPES, POLES, AND/OR STRUCTURES SHOWN ON THIS SURVEY WERE OBTAINED BY OBSERVED EVIDENCE ONLY. THE POINT OF ENTRY ON SAID UTILITIES CANNOT BE DETERMINED
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES (OTHER THAN TO ASSIGNEES OR TRANSFERREES WITH RESPECT TO ANY TRANSFER OF THE RELATED NOTE AS TO SUCCESSORS OR ASSIGNS THEREOF WHETHER BY PURCHASE OR OPERATION OF LAW) OR REAL ESTATE TRANSACTIONS.
- THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THEIR SUCCESSORS AND/OR ASSIGNS; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH (I) THE ORIGINAL TRANSACTION, (II) DISCLOSURES REQUIRED TO SECURITIZE ANY RELATED LOAN, (III) WITH RESPECT TO ANY SUBSEQUENT SALE OR TRANSFER OF THE LOAN, OR (IV) IN CONJUNCTION WITH ANY FUTURE EXERCISE OF REMEDIES BY OR ON BEHALF OF THE THEN OWNER OF THE NOTE INCLUDING ANY NOTE SALE OR REO SALE DUE DILIGENCE PACKAGE.
- THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR AND/OR ENGINEER RESPONSIBLE FOR ITS PREPARATION, THIS IS NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) 000000-000000 of the Flood Insurance Rate Map, Community Panel No. 000000-000000, which bears an effective date of XX/XX/XXXX and is not in a Special Flood Hazard Area. By telephone call dated XX/XX/XXXX to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



ALVARADO-NILES ROAD
110' WIDE RIGHT OF WAY

SURVEYOR'S CERTIFICATION

TO: XX;
XX;
XX;
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 ITEMS 2, 3, 4, 6, 7A, 7B1, 7C, 8, 9, 10, 11A, 13, 14, 16, 17, 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11-7-2014
DIRK C SLOOTEN DATE REGISTERED LAND SURVEYOR NO. LS5342 IN THE STATE OF CALIFORNIA DATE OF PLAT OR MAP: 11/11/2014

LEGAL DESCRIPTION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, ORDER NO. 14-59054460-JM, DATED 10/7-2014 AT 7:30 A.M.

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

PARCEL A PARCEL MAP 3063, FILED APRIL 30, 1980, BOOK 116, PAGE 88 OF MAPS, ALAMEDA COUNTY RECORDS.
EXCEPTING THEREFROM, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCE BELOW A DEPTH OF 500 FEET OF SAID REAL PROPERTY, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM STANDARD REALTY AND DEVELOPMENTAL COMPANY, A DELAWARE CORPORATION, RECORDED NOVEMBER 4, 1980, SERIES NO. 80-194435, OFFICIAL RECORDS.

PARCEL B A NON EXCLUSIVE EASEMENT APPURTENANT TO PARCEL A ABOVE FOR INGRESS EGRESS AND DRIVEWAY PURPOSES FOR VEHICULAR AND PEDESTRIAN ACCESS, PURSUANT TO THAT CERTAIN " RECIPROCAL EASEMENT AGREEMENT - COVENANTS RUNNING WITH THE LAND " RECORDED JUNE 4, 2014, INSTRUMENT NO 2014-4134755, OFFICIAL RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS :
BEING A PORTION OF PARCEL 2 AS SAID PARCEL IS SHOWN ON PARCEL MAP NO. 3063, FILED FOR RECORD ON APRIL 30, 1980, IN BOOK 116 OF MAPS AT PAGE 88, OFFICIAL RECORDS OF ALAMEDA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 2, THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, NORTH 19°04'58" EAST A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL TO AND 10 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID PARCEL, THENCE ALONG SAID PARALLEL LINE, SOUTH 70°55'02" EAST A DISTANCE OF 688.00 FEET TO A POINT ON A LINE PARALLEL TO AND 58.51 FEET WESTERLY OF THE EASTERLY LINE OF SAID PARCEL, THENCE ALONG SAID PARALLEL LINE, NORTH 19°04'58" EAST A DISTANCE OF 923.41 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 313.50 FEET THROUGH A CENTRAL ANGLE OF 19°01'25" FOR AN ARC LENGTH OF 104.09 FEET; THENCE NORTH 0°03'33" EAST A DISTANCE OF 19.70 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°56'27" EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 0°03'33" WEST A DISTANCE OF 19.70 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 348.50 FEET, THROUGH A CENTRAL ANGLE OF 19°01'25" FOR AN ARC LENGTH OF 115.71 FEET TO A POINT ON A LINE THAT IS PARALLEL TO AN 23.51 FEET WESTERLY OF THE EASTERLY LINE OF SAID PARCEL; THENCE ALONG SAID PARALLEL LINE SOUTH 19°04'58" WEST A DISTANCE OF 933.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL; THENCE ALONG SAID SOUTHERLY LINE, NORTH 70°55'02" WEST A DISTANCE OF 723.00 FEET TO THE POINT OF BEGINNING.

APN: 475-0100-036
W P CO 843-1-30-38
APN: 475-0100-004

FLORES MARGARET M
APN: 475-0100-005

DATE:	11/11/2014
SCALE:	1"=40'
DESIGNED:	XX;
DRAWN:	XX;
CHECKED:	XX;
PROJ. ENGR.:	7760-03
FILE:	7760-03
NO.:	
BY:	
DATE:	
REVISION:	

SLOOTEN CONSULTING INC.
SURVEYING & ENGINEERING
4740 NORTHGATE BLVD., SUITE 115
SACRAMENTO, CA 95834
(916)641-7570
(FAX)641-7572

ALTA/ACSM LAND TITLE SURVEY
WESTCOTE PROPERTIES AC, LLC
33500 ALVARADO-NILES ROAD
ALAMEDA
CALIFORNIA
UNION CITY

SHEET 1
OF 1 SHEETS
JOB NO. 7760-03