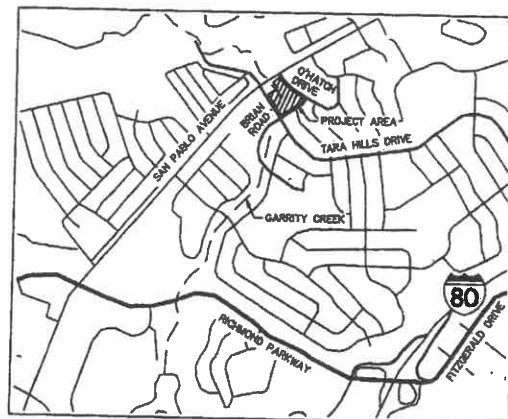




LOCATION MAP  
(N.T.S.)

ASSESSOR'S PARCEL NUMBER  
403-202-011

PROJECT TEAM

OWNER/DEVELOPER  
JASON BERNSTEIN  
CITY VENTURES  
444 SPEAR STREET, SUITE 200  
SAN FRANCISCO, CA 94105  
415.208.3325  
JASON@CITYVENTURES.COM

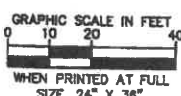
ARCHITECT  
DAN HALE  
HURT HALE JONES ARCHITECTS  
444 SPEAR STREET, SUITE 105  
SAN FRANCISCO, CA 94105  
415.508.3833  
DHALE@HJJA.COM

CIVIL  
MARK FALGOUT  
KIMLEY-HORN AND ASSOCIATES, INC.  
4637 CHABOT DRIVE SUITE 300  
PLEASANTON, CA 94588  
925.965.7701  
MARK.FALGOUT@KIMLEY-HORN.COM

LANDSCAPE  
MELISSA WILLMANN, RLA  
VAN DORN ARDEN, LANDSCAPE  
ARCHITECTS, INC.  
81 14TH STREET  
SAN FRANCISCO, CA 94103  
415.664.1921  
MELISSA@VALANC.COM

GENERAL NOTES

1. NET OWNERSHIP ACREAGE: 2.78 ACRES  
PARCEL A 2.02 ACRES  
PARCEL B 0.76 ACRES
2. TOTAL UNITS: 33 FOR SALE CONDOMINIUMS
3. ZONING: MONTALVIN MANOR MIXED USE (M-9)
4. EXISTING USE: VACANT
5. UTILITIES  
SEWER: WEST COUNTY WASTEWATER DISTRICT  
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
STORM DRAIN: HOME OWNER ASSOCIATION  
ELECTRIC: PACIFIC GAS & ELECTRIC COMPANY  
TELEPHONE: AT&T  
FIRE: CONTRA COSTA COUNTY FIRE DISTRICT  
SCHOOL DISTRICT: WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
6. THIS WILL BE A SINGLE PHASE SUBDIVISION.
7. FINAL MAP WILL DEDICATE UTILITY, EASEMENT, AND ACCESS EASEMENTS TO INTERNAL LOTS.
8. ALL SHARED DRIVEWAYS, EASEMENTS, SEWER, AND WATER FACILITIES WILL BE DEDICATED TO THE PUBLIC AGENCY HAVE JURISDICTION OVER THEM.
9. FLOOD ZONE X, ZONE AE, AND ZONE AO PER FEMA MAP 06013C0227F. ALL BUILDING IMPROVEMENTS ARE IN FLOOD ZONE X.
10. ELEVATIONS ARE BASED ON CONTRA COSTA BENCHMARK "F-1198," A BRASS DISK ON THE NORTH SIDE OF STATE HIGHWAY NO. 40 ALONG THE NORTH EDGE OF THE SOUTHWEST END OF A CONCRETE BRIDGE OVER GARRITY CREEK, DIRECTLY OVER A WING WALL. NGVD ELEVATION = 23.00'
11. FEMA FLOOD MAPS USE THE NAVD 88 DATUM. TO CONVERT FROM NAVD 88 TO NGVD 29, SUBTRACT 2.65 FEET FROM THE NAVD 88 ELEVATIONS.
12. PARCEL A IS FOR DEVELOPMENT. PARCEL B IS FOR A PRIVATE PARK AND OPEN SPACE.



TARA CREEK  
VESTING TENTATIVE MAP  
NO. 9491  
FOR CONDOMINIUM PURPOSES  
CONTRA COSTA COUNTY,  
STATE OF CALIFORNIA

Kimley»Horn

4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588  
PHONE: 925-365-4840 FAX: 925-365-4849  
WWW.KIMLEY-HORN.COM

TARA CREEK  
PREPARED FOR  
CITY VENTURES

VESTING  
TENTATIVE MAP

SHEET NUMBER  
VTM-1

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |
|     |           |      |    |

CONTRA COSTA COUNTY

DATE