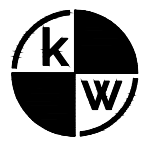


TENTATIVE MAP FOR CONDOMINIUM PURPOSES MS24-0023

A ONE LOT SUBDIVISION FOR 5 COMMERCIAL CONDOMINIUM UNITS
CITY OF CONCORD – CONTRA COSTA COUNTY – CALIFORNIA
FEBRUARY, 2025

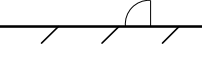


2850 Collier Canyon Road
Livermore, CA 94551

Phone: (925) 245-8788
www.kierwright.com

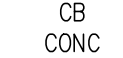
LEGEND

EXISTING



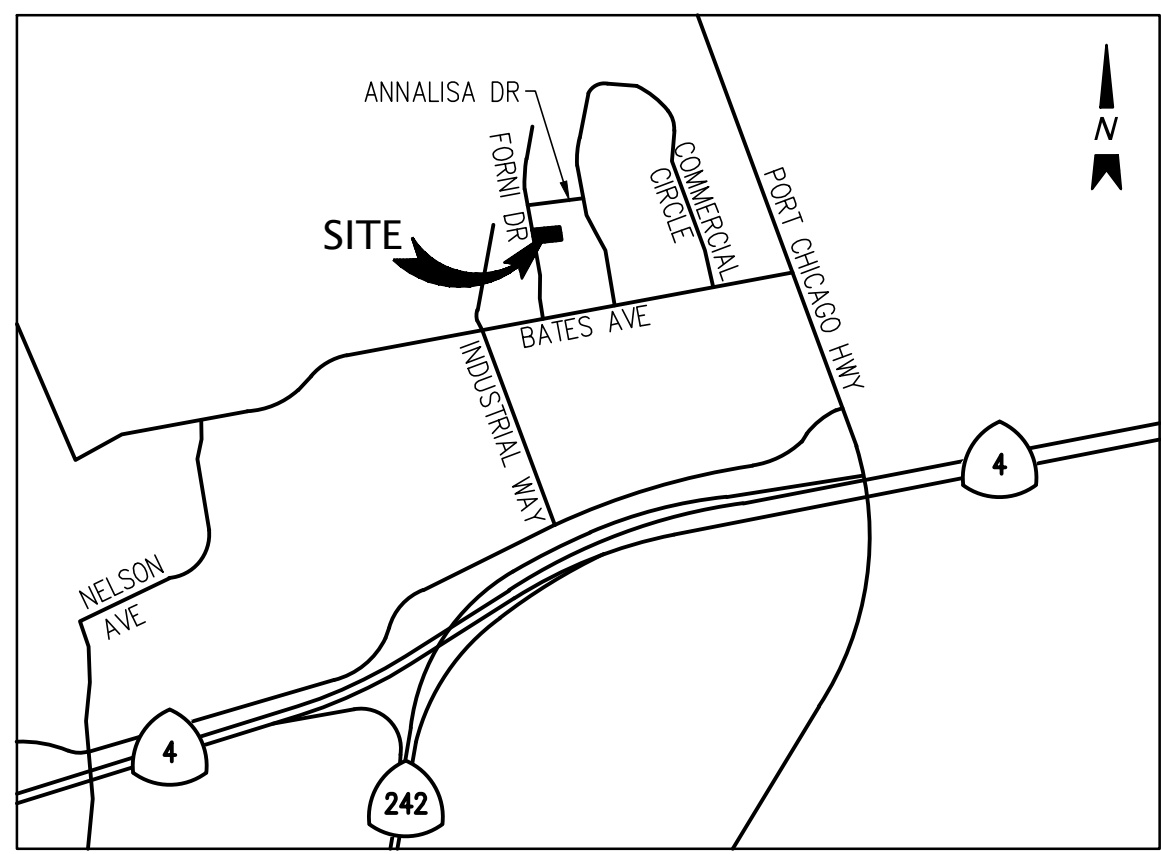
BUILDING LINE
CENTER LINE
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE
DRIVEWAY
ELECTRIC LINE
FENCE LINE
LOT LINE
MONUMENT/MONUMENT LINE
OVERHEAD POWER LINE
PROPERTY LINE
SANITARY SEWER-MANHOLE & CLEANOUT
SIDEWALK
SPOT ELEVATION
STORM DRAIN-MANHOLE & CATCH BASIN
THRU CURB DRAIN
WATER LINE & VALVE
BACKFLOW PREVENTION DEVICE
ELECTROLIER
FIRE HYDRANT
POST INDICATOR VALVE
POWER POLE/Joint POLE
TRANSFORMER
TREE
UTILITY BOX
BACK FLOW PREVENTER
BUILDING LINE
CONCRETE
CABLE TELEVISION BOX

EXISTING



CB CONC
DR DWY
EB EV
EW FC
FH FL
FND FW
GV IB
IE LS
MB MON
P PAV
PVC PP
RE RVL
SDMH SL
SSCO T
SMH TC
TW WB
WM

CATCH BASIN
CONCRETE
DOOR
DRIVEWAY
ELECTRICAL BOX
ELECTRICAL VAULT
EDGE OF WALK
FACE OF CURB
FIRE HYDRANT
FLOWLINE
FOUNDATION
FACE OF WALL
GAS VALVE
IRRIGATION BOX
INVERT ELEVATION
LANDSCAPING
MAIL BOX
MONUMENT
PAVEMENT
POST INDICATOR VALVE
POINT OF CONNECTION
POWER POLE
RIM ELEVATION
RAIN WATER LEADER
STORM DRAIN MANHOLE
STREET LIGHT
SANITARY SEWER CLEANOUT
TRANSFORMER
TOP OF CURB
TOP OF WALL
WATER BOX
WATER METER



VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION

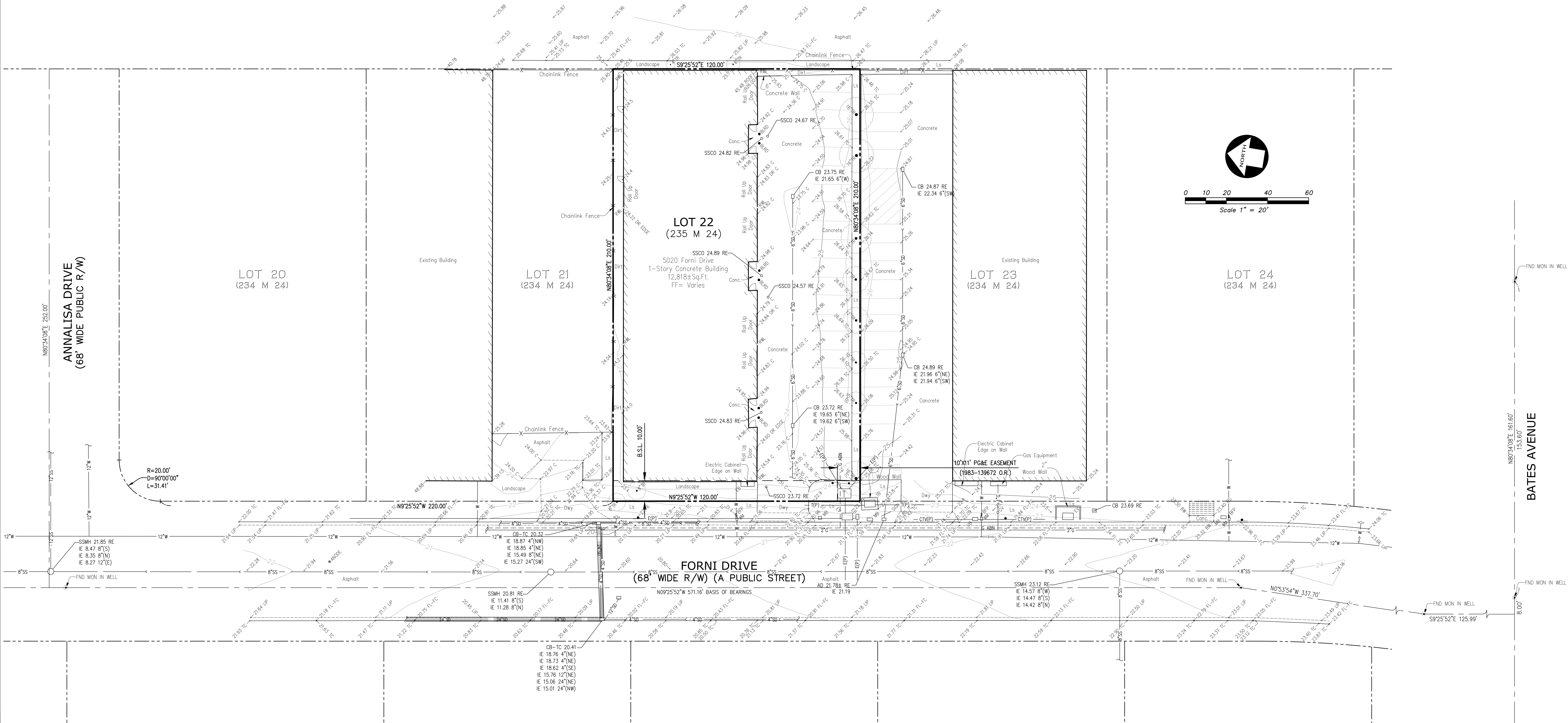
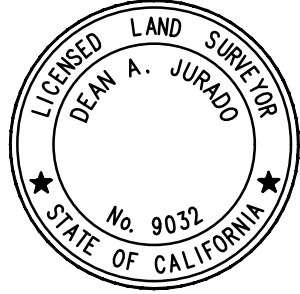
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CONTRA COATA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 22, AS SAID LOT IS SHOWN ON THE MAP OF SUBDIVISION 5624, CONCORD INDUSTRIAL PARK UNIT 1, WHICH MAP WAS FILED ON FEBRUARY 26, 1980 IN BOOK 235 OF MAPS, AT PAGE 24, CONTRA COSTA COUNTY RECORDS.

DRAFT

9-27-2024

PREPARED BY OR UNDER THE SUPERVISION OF
DEAN A. JURADO, L.S. 3632
DAJURADO@KIERWRIGHT.COM



TENTATIVE MAP FOR CONDOMINIUM PURPOSES

OF

5020 FORNI DRIVE

FOR

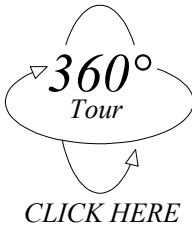
ELWOOD INVESTMENTS, INC.

CALIFORNIA

CONCORD,

DATE	FEBRUARY, 2025
SCALE	AS SHOWN
SURVEYOR	DAJ
DRAWN BY	JF
JOB NO.	A24295
SHEET	1
OF	1 SHEETS

PREPARED FOR:
Stone Valley Investments
34 Alamo Square, Suite 200
Alamo, CA 94507
Tel (925) 788-1708

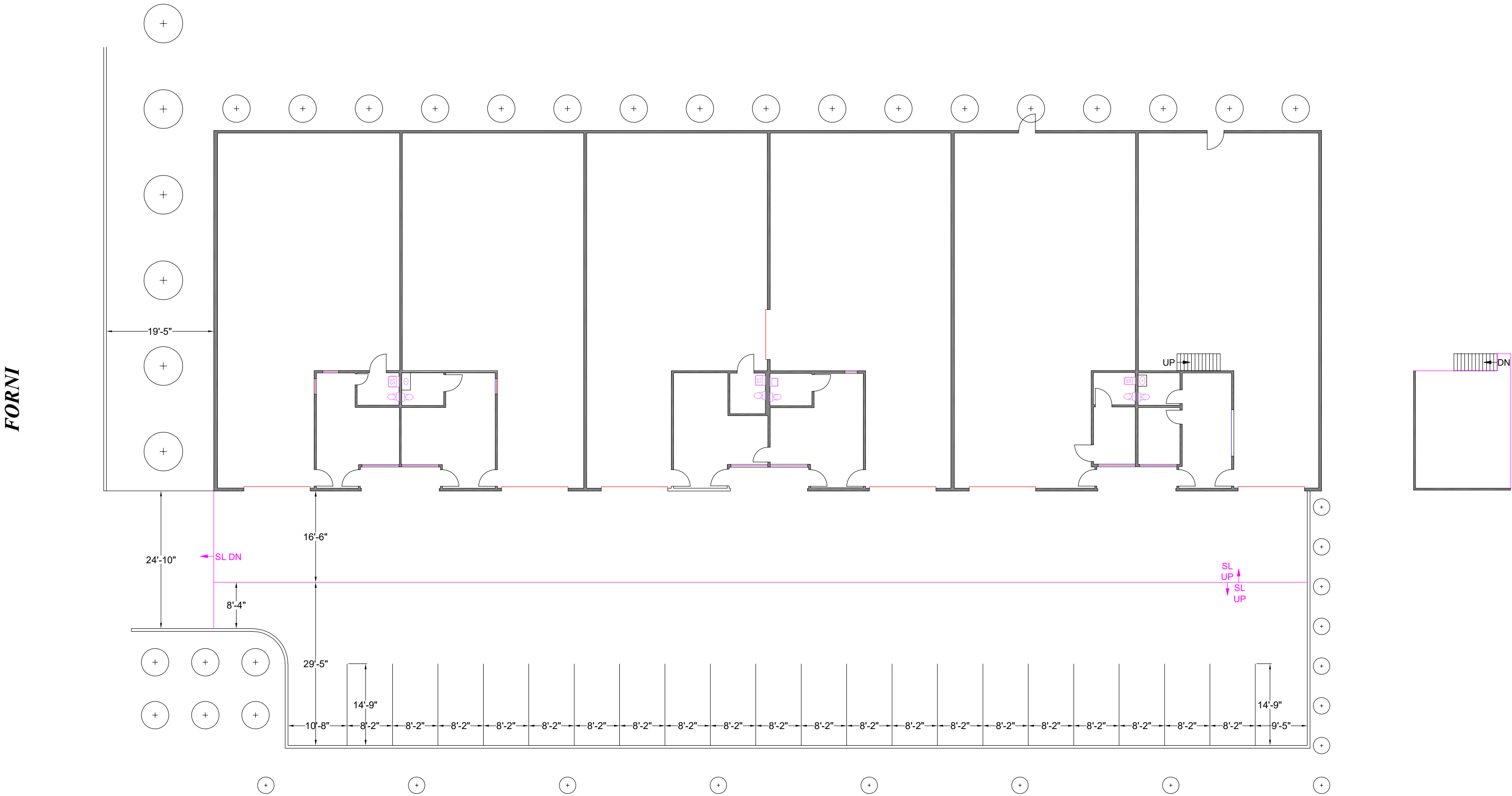


5020 FORNI DRIVE
CONCORD, CA

(As Measured: June 2024)



SITE PLAN



SCALE: 1/16" = 1' - 0"

Survey Accuracy: +/- 0.00 %

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Tel (925) 788-1708

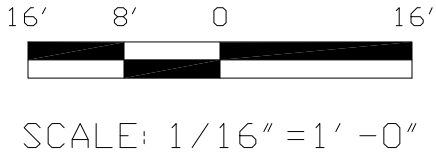
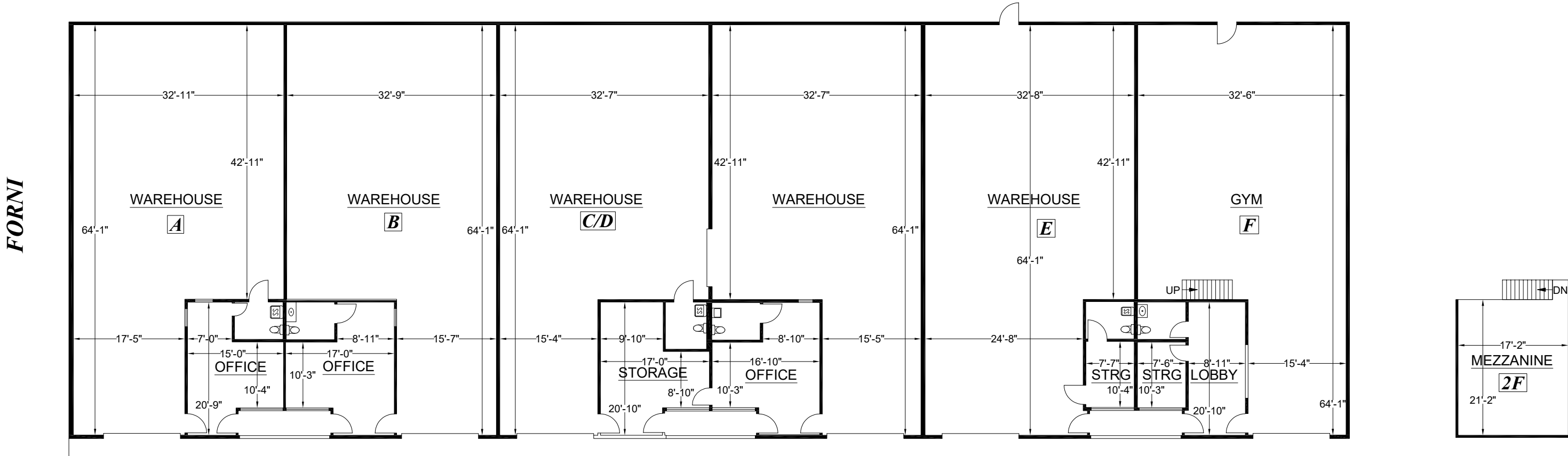
5020 FORNI DRIVE
CONCORD, CA
(As Measured: June 2024)



Floor Billing Summary 1	SQ.FT.	%
*Measured Built-out Area:	2,423	18%
*Measured Warehouse Area:	10,980	82%



FLOOR PLAN



Building Billing Summary	SQ.FT.	%
*Measured Built-out Area:	2,423	18%
*Measured Warehouse Area:	10,980	82%

Survey Accuracy: +/- 0.00 %

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

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*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.



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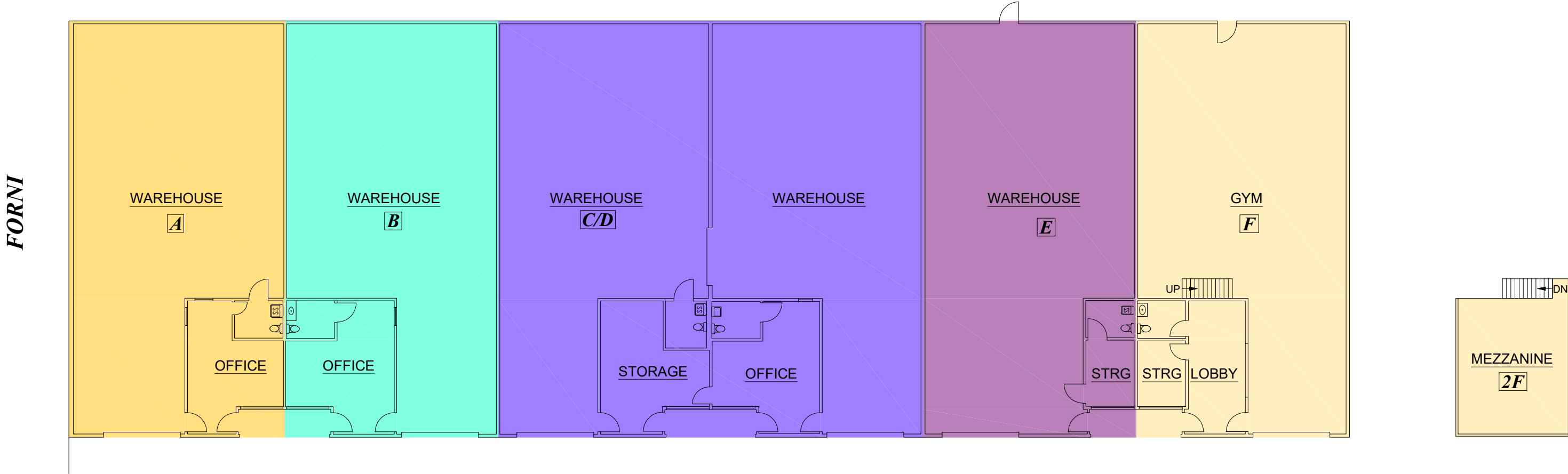
PREPARED FOR:
Stone Valley Investments
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Alamo, CA 94507
Tel (925) 788-1708

5020 FORNI DRIVE
CONCORD, CA

(As Measured: June 2024)



LEASE PLAN



BUILDING SUMMARY	SQ.FT.
Total Rentable	13,403
Total Usable	13,403
Total Occupant	13,403
Floor Service	0
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Exclusions 1	0
Total Exclusions 2	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
A	2,197.4	2,197.4	2,197.4	1.0000	16.4
B	2,166.1	2,166.1	2,166.1	1.0000	16.2
C/D	4,318.9	4,318.9	4,318.9	1.0000	32.2
E	2,164.6	2,164.6	2,164.6	1.0000	16.2
F	2,170.7	2,170.7	2,170.7	1.0000	16.2
2F	385.2	385.2	385.2	1.0000	2.9



SCALE: 1/16" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.2) 2019 INDUSTRIAL STANDARD.
Note: Overhang areas are EXCLUDED from Rentable

Survey Accuracy: +/- 0.00 %

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