TENTATIVE MAP FOR CONDOMINIUM PURPOSES MS24-0023

	PROJEC		ГА		
 <u>OWNER/DEVELOPER:</u> ELWOOD INVESTMENTS, INC. ATTN: BROOKS STRATNORE 34 ALAMO SQUARE DRIVE, SUITE 200 ALAMO, CA. 94507 <u>OWIL ENGINEER:</u> KIER & WRIGHT COWL ENGINEERS & SURVEYORS, INC. ATTN: DEAN A. JURADO 250 CHERY LANE, SUITE 208 MANTECA, CA. 95337 (209)328–1123 APN: 159–362–003 EXISTING ZONING: LI, "LIGHT INDUSTRIAL" PROPOSED ZONING: LI, "LIGHT INDUSTRIAL" TENTATIVE MAP FOR A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES ON A 0.5785–GROSS ACRE SITE. EXISTING NUMBER OF LOTS: 1 NO NEW STREET NAMES PROPOSED. THIS TENTATIVE MAP BOR A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES ON A 0.5785–GROSS ACRE SITE. EXISTING NUMBER OF LOTS: 1 NO NEW STREET NAMES PROPOSED. THIS TENTATIVE MAP WAS WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED MAY 10, 2024, ORDER NUMBER OG1823–918–442–DNO, NO LIABULTY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE ULNES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY. FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR CONTRA COSTA COUNTY, CALIFORNIA, MAP NUMBERS 06013C0033H FOR COMMUNITY NUMBER 055022 (CITY OF CONCORD), WITH AN EFFECTIVE DATE OF MARCH 21, 2017, AS BEING LOCATED IN FLOOD ZONE "AE". ACCORDING TO FEMA THE DEFINITION OF ZONE "AE" IS: BASE FLOOD LEVATIONS DETERMINED. INFORMATION WAS OBTAINED FROM THE FEMA GOVERNMENT WEBSITE ON SEPTEMBER 23, 2024. BENCHMARK: CONTRA COSTA COUNTY BENCHMARK 3726, BRASS TAG & FASTENER SET ON TOP OF CONCRETE HEADWAL AT SOUTHWEST CONNER OF PORT CHICAGO HIGHWAY #4 PORT CHICAGO HIGHWAY. ELEVATION = 28.379 FEET (NGV) 1928 DATUM) 		 12. BASIS OF BEARINGS: THE BEARING OF NORTH 09' 25' 52" WEST TAKEN ON THE MONUMENT LINE OF FORNI DRW AS SHOWN ON THAT CERTAIN SUBDIVISION MAP, NUMBER 5624 (DEFICIAL RECORD ON FEBRUARY 26, 1980 IN BOOK 235 OF PARCEL MAPS AT PAGE 24, OFFICIAL RECORDS OF CONTRA COSTA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON. 13. ADDITIONAL EASEMENTS MAY BE NECESSARY, ANY ADDITIONAL EASEMENT REQUIREMENTS W BE DETERMINED AS THE PROJECT EVOLVES. 14. EASEMENTS TO BE DEDICATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT. 15. UTILITES: STORM DRAIN: CITY OF CONCORD SANITARY SEWER: CITY OF CONCORD SANITARY SEWER: CITY OF CONCORD SANITARY SEWER: CITY OF CONCORD WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT GAS: PACIFIC GAS & ELECTRIC COMPANY ELECTRIC: PACIFIC DID NOT FIND EVIDENCE OF ANY WELLS DURING THE COURSE OF THIS SURVE 3. ZONING NOTE: THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING COC AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATION THE SUBJECT PROPERTY IS CURRENTLY ZONED: LI, "LIGHT INDUSTRIAL" SETBACKS: FRONT: 10 FEET SIDE: 10 FEET SIDE: 10 FEET SIDE: 0 FEET THE BUILDING SETBACK LINES HAVE BEEN PLOTTED HEREON. MAXIMUM BUILEDING HEIGHT: NO BUILDING OR STRUCTURE OR PART			
·	, ,		FILED.		
				, ₁₀ , 18	~25.53 ~ 25.68 A
s - s -	<i>μ</i> =21.01			Existing Building	Chainlink Fence Chainlink Fence (234 M 24)
SSMH 21.85 RE IE 8.47 8"(S) IF 9 35 9"(A)	$-\frac{D=90'00'00"}{L=31.41'}$ $-12"W -\frac{200}{12} \sqrt{200} \sqrt{200} \sqrt{100} 1$	2. ⁶⁰ 	"₩ <u></u> %	³³ CN9*25'52"W 220.00' C C C C C C C C C C C C C C C C C C	Landscape 22 22 23 23 23 23 23 23
IE 8.35 8"(N) IE 8.27 12"(E)	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			<	IE 15.49 8"(NE) IE 15.27 24"(SW) 8"SS SSMH 20.81 RE

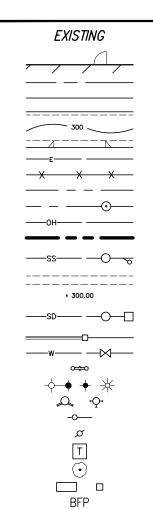
A ONE LOT SUBDIVISION FOR 5 COMMERCIAL CONDOMINIUM UNITS CITY OF CONCORD - CONTRA COSTA COUNTY - CALIFORNIA FEBRUARY, 2025



Livermore, CA 94551

KIER+WRIGHT

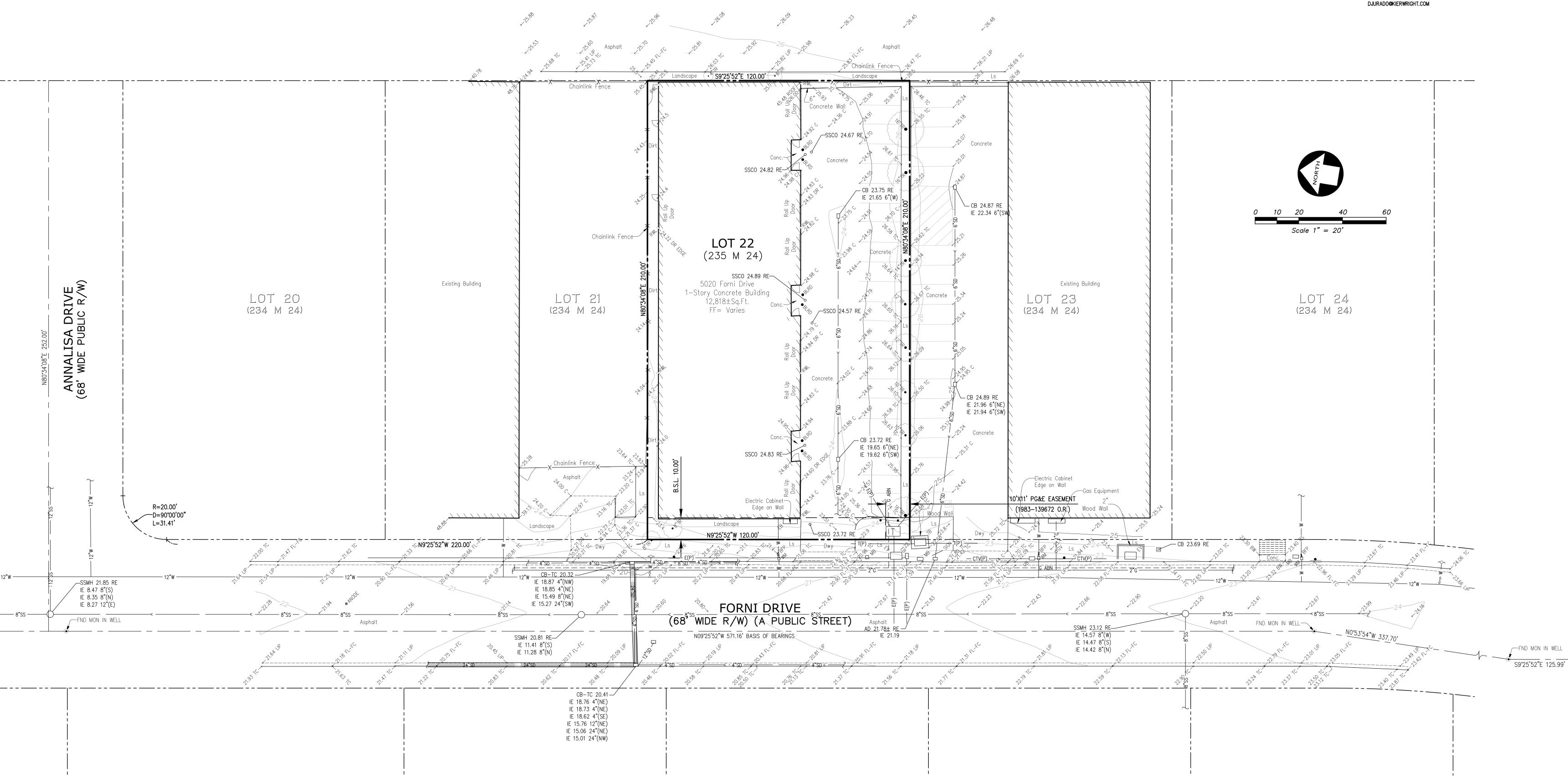




BI

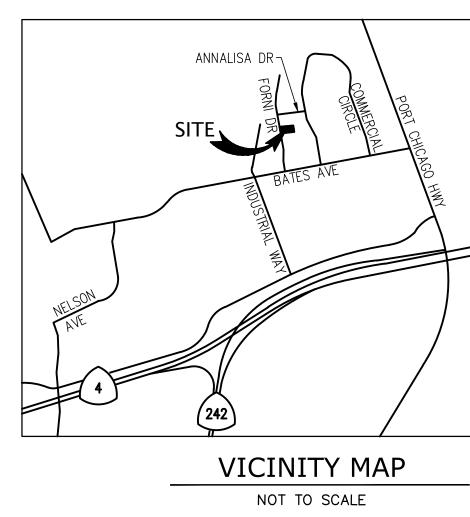
CATVB

N THE MONUMENT LINE OF FORNI DRIVE MBER 5624 FILED FOR RECORD ON AT PAGE 24, OFFICIAL RECORDS OF FOR ALL BEARINGS SHOWN HEREON.



LEGEND

	EXISTING	
BUILDING LINE	СВ	CATCH BASIN
	CONC	CONCRETE
CENTER LINE	DR	DOOR
CONCRETE CURB	DWY	DRIVEWAY
CONCRETE CURB & GUTTER	EB	ELECTRICAL BOX
CONTOUR LINE	EV	ELECTRICAL VAULT
DRIVEWAY	EW	EDGE OF WALK
ELECTRIC LINE	FC	FACE OF CURB
FENCE LINE	FH	FIRE HYDRANT
LOT LINE	FL	FLOWLINE
MONUMENT/MONUMENT LINE	FND	FOUNDATION
OVERHEAD POWER LINE	FW	FACE OF WALL
PROPERTY LINE	GV	GAS VALVE
SANITARY SEWER-MANHOLE &	IB	IRRIGATION BOX
CLEANOUT	IE	INVERT ELEVATION
SIDEWALK	Ls	LANDSCAPING
SPOT ELEVATION	MB	MAIL BOX
STORM DRAIN-MANHOLE & CATCH	MON	MONUMENT
BASIN THRU CURB DRAIN	P	PAVEMENT
WATER LINE & VALVE	PIV	POST INDICATOR VALVE
BACKFLOW PREVENTION DEVICE	POC	POINT OF CONNECTION
	PP	POWER POLE
ELECTROLIER	RE	RIM ELEVATION
FIRE HYDRANT	RWL	RAIN WATER LEADER
POST INDICATOR VALVE	SDMH	STORM DRAIN MANHOLE
POWER POLE/JOINT POLE	SL	STREET LIGHT
TRANSFORMER	SSCO	SANITARY SEWER CLEANOUT
TREE	SSMH	SANITARY SEWER MANHOLE
UTILITY BOX	T	TRANSFORMER
BACK FLOW PREVENTER	TC	TOP OF CURB
BUILDING LINE	TW	TOP OF WALL
CONCRETE	WB	WATER BOX
CABLE TELEVISION BOX	WM	WATER METER
	A M I MI	



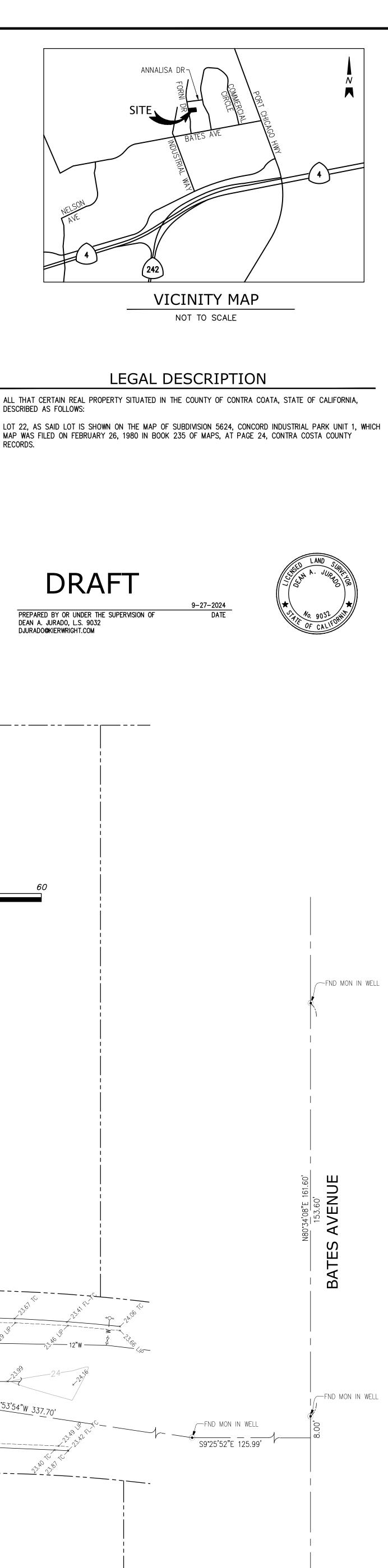
LEGAL DESCRIPTION

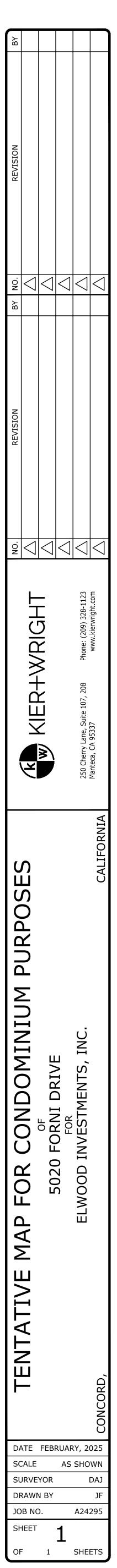
9-27-2024

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 PREPARED BY OR UNDER THE SUPERVISION OF DEAN A. JURADO, L.S. 9032



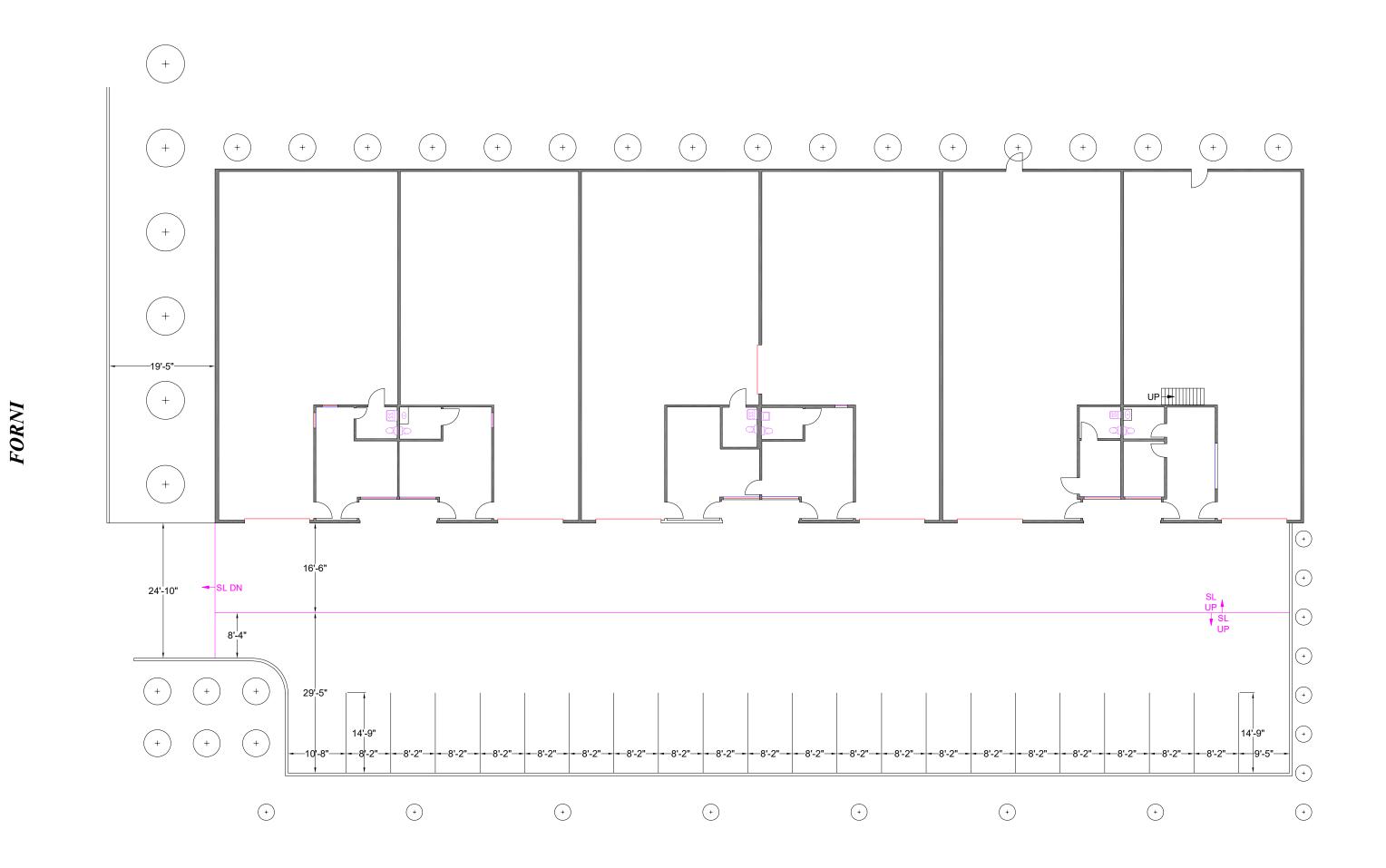




PREPARED FOR:

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

₹360° CLICK HERE



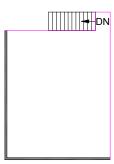
16′	8′	0	16′
SCA	ALE:	1/16″ =	1'-0"

SITE PLAN

5020 FORNI DRIVE CONCORD, CA

(As Measured: June 2024)







https://LT-FP.com TEL: (888) 393-6655 FILE: 24-211

PREPARED FOR:

Floor Billing Summary 1

*Measured Built-out Area:

*Measured Warehouse Area:

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

SQ.FT.

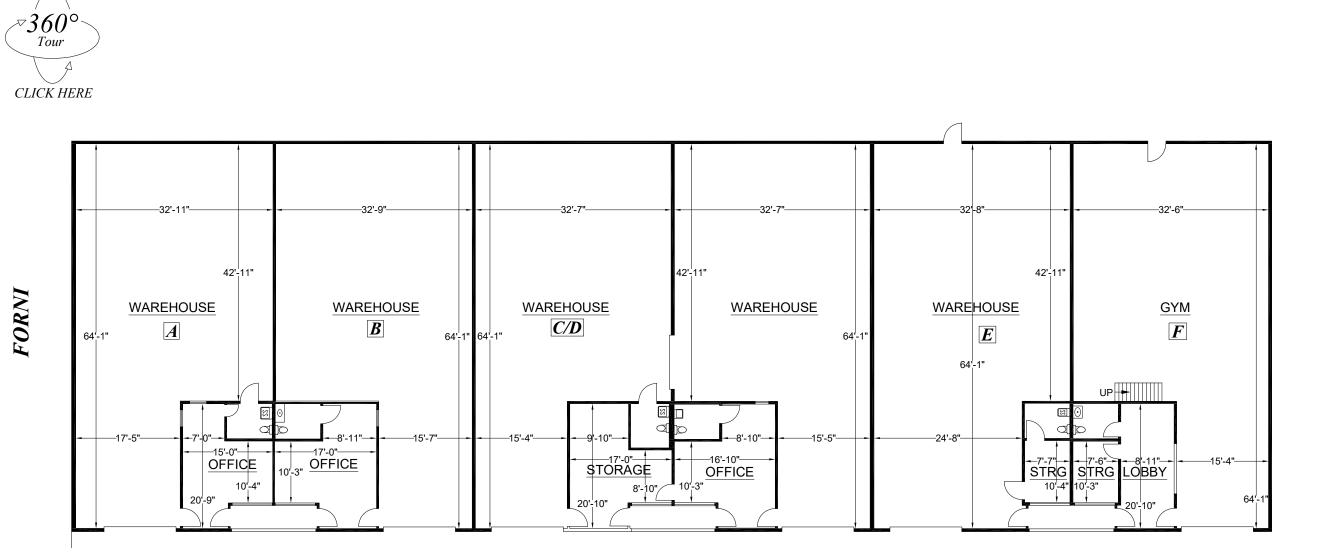
2,423

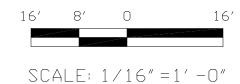
10,980

%

18%

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 %

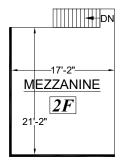
Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd. Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved *Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

5020 FORNI DRIVE CONCORD, CA

(As Measured: June 2024)







https://LT-FP.com TEL: (888) 393-6655 FILE: 24-211

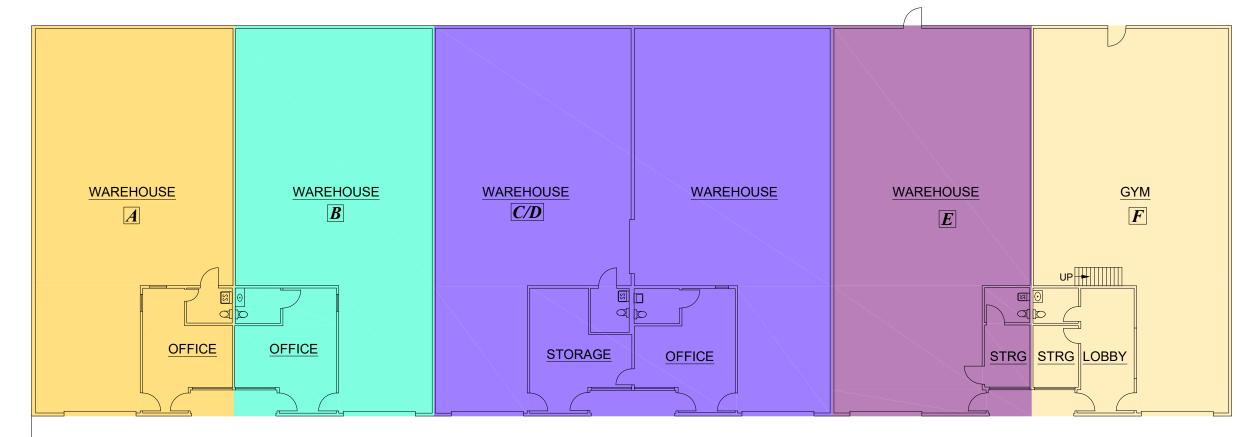
PREPARED FOR:

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

360° Tour CLICK HERE

FORNI

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.
\searrow	А	2,197.4	2,197.4	2,197.4	1.0000	16.4
	В	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
	Е	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

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



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

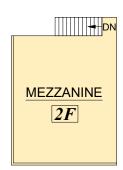
Survey Accuracy: +/- 0.00 %

LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd. Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved

5020 FORNI DRIVE CONCORD, CA

(As Measured: June 2024)







https://LT-FP.com TEL: (888) 393-6655 FILE: 24-211