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OFFICE OF THE CITY CLERK
OAKLAND

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2004 MAY 13 PM 4:08 OAKLAND CITY COUNCIL

RESOLUTION No. 78577 C.M.S.

INTRODUCED BY COUNCILMEMBER _____

A RESOLUTION GRANTING 2201 BROADWAY INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY, A CONDITIONAL REVOCABLE PERMIT FOR THE ENCROACHMENTS OF EXISTING BUILDING FOUNDATION AND SIDEWALK BASEMENT OF AN EXISTING BUILDING LOCATED AT 2201 BROADWAY INTO THE PUBLIC RIGHT-OF-WAY AREA OF BROADWAY, 22ND STREET, AND VALLEY STREET.

WHEREAS, 2201 BROADWAY INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY ("Permittee"), owner of that certain property described in the Grant Deed, recorded December 15, 1999, Series No. 1999444941, at the Office of the County Recorder, Alameda County, California, commonly known as 2201 Broadway and more particularly described in Exhibit "A" attached hereto and made a part hereof, has made application for a conditional revocable permit to the Council of the City of Oakland for the encroachments of existing building foundation and sidewalk basement of an existing building into the public right-of-way area of Broadway, 22nd Street, and Valley Street, and

WHEREAS, the location of said encroachments to be granted by this resolution are delineated in Exhibits "B", "C", "D", "E", and "F" attached hereto and made a part hereof; and

WHEREAS, said encroachments will not interfere with the use of Broadway, 22nd Street, and Valley Street by the public, and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) of 1970, the Guidelines as prescribed by the Secretary of Resources, and the provisions of the Statement of Objectives, Criteria and Procedures for Implementation of the California Environmental Quality Act: City of Oakland, have been satisfied, and that in accordance with Section 15332 (Class 32:Infill Projects) and Section 15301 (Minor alteration to existing structure) of the California Code of Regulations this project is categorically exempt from the provisions of the California Environmental Quality Act;

BE IT RESOLVED: That this resolution complies with the California Environmental Quality Act, and be it

FURTHER RESOLVED: That the Permittee is hereby granted a conditional revocable permit for the encroachments of existing building foundation and sidewalk basement of an existing building into the public right-of-way area of Broadway, 22nd Street, and Valley Street, and be it

FURTHER RESOLVED: That the Council of the City of Oakland, in granting this permission prescribes as special conditions thereof, the following:

1. That the Permittee is responsible for the relocation of all existing public utilities including but not limited to fire alarm cable, master signal cable, street lighting and intersection signal cable, as required.
2. That, after notice to Permittee, this permit shall be revocable at the reasonable discretion of the Council of the City of Oakland, expressed by resolution of said Council.
3. That the Permittee, by the acceptance, either expressed or implied, of this conditional revocable permit hereby disclaims any right, title, or interest in or to any portion of the public right-of-way area, underlying the said encroachments or the air space above and agrees that said temporary use of said area does not constitute an abandonment on the part of the City of Oakland of any of its rights for street purposes and otherwise.
4. That the Permittee shall maintain in force and effect at all times that said encroachments occupy said public sidewalk area, good and sufficient public liability insurance in the amount of \$300,000 for each occurrence, and property damage insurance in the amount of \$50,000 for each occurrence both including contractual liability insuring the City of Oakland, its officers and employees, against any and all claims arising out of the existence of said encroachments in said right-of-way area, and that a certificate of such insurance and subsequent notices of the renewal thereof, shall be filed with the Director of Building Services of Community and Economic Development Agency of the City of Oakland and that such certificate shall state that said insurance coverage shall not be canceled or be permitted to lapse without thirty (30) days' written notice to said Director of Building Services. The Permittee also agrees that the City may review the type and amount of insurance required every five (5) years and may require the Permittee to increase the amount of and/or change the type of insurance coverage required, if such is reasonably necessary as determined by the City.
5. That the Permittee, by the acceptance, either expressed or implied of this conditional revocable permit agrees and promises to defend and hold harmless and indemnify the City of Oakland, its agents, officers, and employees, from any and all claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the existence, installation or maintenance of said encroachments to said right-of-way area and street area and regardless of responsibility for negligence. The liability insurance referred to in the preceding paragraph shall cover this contractual liability, provided that nothing herein shall be interpreted as limiting the Permittee's defense, hold harmless and indemnification obligations to the amount set forth in the preceding paragraph.
6. That the Permittee shall make no changes to the encroachments hereby allowed either structurally; with regard to dimension, or with respect to use, without the written consent of the Director of Building Services and understands that the City may impose reasonable fees and considerations for processing permits required for such proposed changes. Permittee also understands that the City is not obligated to grant any changes proposed by said Permittee.

7. That the Permittee, by the acceptance, either expressed or implied, of this conditional revocable permit shall be solely and fully responsible for the repair or replacement of any portion or all of said improvements in the event that said improvements shall have failed or have been damaged to the extent of creating a menace or of becoming a hazard to the safety of the general public; and that the Permittee shall be liable for the expenses connected therewith.
8. That upon the termination of the permission herein granted, Permittee shall immediately remove said encroachments from the right-of-way area, and shall repair any damage resulting therefrom to the satisfaction of the Director of Building Services.
9. That the Permittee shall file with the City of Oakland for recordation, a disclaimer and agreement that Permittee accepts and shall comply with and shall be bound by each and all of the terms, conditions and provisions of this resolution. Said disclaimer and agreement shall be subject to the approval of the City Attorney and the Director of Building Services.
10. That the plans and exact location of said encroachments hereby granted are subject to the review and approval of the Director of Building Services and that the Permittee shall obtain all necessary permits prior to commencing said work. Generally, said encroachments shall be located as set forth in Exhibits "B", "C", "D", "E", and "F".
11. That the Permittee acknowledges that the City makes no representations or warranties as to the conditions beneath said encroachments. By accepting this conditional revocable permit, Permittee agrees that he or she will use the encroachment area at his or her own risk, is responsible for the proper coordination of its activities with all other permittees, underground utilities, contractors, or workmen operating within the encroachment area and for the safety of himself or herself and any of his or her personnel in connection with its entry under this conditional revocable permit.
12. That the Permittee acknowledges that the City is unaware of the existence of any hazardous substances beneath the encroachment area, and hereby waives and fully releases and forever discharges the City and its officers, directors, employees, agents, servants, representatives, assigns and successors from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or in any way connected with the physical condition, or required remediation of the excavation area or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 *et seq.*), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 *et seq.*), the Clean Water Act (33 U.S.C. Section 466 *et seq.*), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 *et seq.*), the Toxic Substance Control Act (15 U.S.C. Sections 2601-2629), the California Hazardous

Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Section 25300 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.). Notwithstanding the above provisions of this Paragraph 12, Permittee shall not be liable to the City for any hazardous substances on, in or beneath the encroachment area that were not caused by the Permittee, his or her agents, employees, tenants or service providers.

13. That the Permittee further acknowledges that he or she understands and agrees that he or she hereby expressly waives all rights and benefits which he or she now has or in the future may have, under and by virtue of the terms of California Civil Code Section 1542, which reads as follows: "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."
14. That the Permittee recognizes that by waiving the provisions of Section 1542 mentioned in the preceding paragraph, he or she will not be able to make any claims for damages that may exist, and to which, if known, would materially affect his or her decision to execute this encroachment agreement, regardless of whether Permittee's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause.
15. That the Permittee, by the acceptance of this revocable permit, agrees and promises to indemnify, defend, and hold harmless the City of Oakland, its officers, agents, and employees, to the maximum extent permitted by law, from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or be in any way connected with the Permittees' use, installation or maintenance of the encroachment, or required remediation of the excavation area or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.), the Clean Water Act (33 U.S.C. Section 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Toxic Substance Control Act (15 U.S.C. Sections 2601-2629), the California Hazardous Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Section 25300 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.).

16. That the hereinabove conditions shall be binding upon the Permittee and the successive owners and assigns thereof; and be it

FURTHER RESOLVED: That this resolution shall take effect when all the conditions hereinabove set forth shall have been complied with to the satisfaction of the City Attorney and the Director of Building Services of the City of Oakland and shall become null and void upon the failure of the Permittee to comply with the conditions hereinabove set forth after notice and failure to cure such conditions in a reasonable manner.

FURTHER RESOLVED: The City Clerk is hereby directed to have a certified copy of this resolution recorded at the Office of the Alameda County Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, JUN 1 2004, 2004.

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, NADEL, QUAN, REID, WAN, AND
PRESIDENT DE LA FUENTE - 8

NOES- 0

ABSENT- 0

ABSTENTION- 0

ATTEST: Ceda Floyd

CEDA FLOYD
City Clerk and Clerk of the Council
Of the City of Oakland, California

LEGAL DESCRIPTION OF PROPERTY

THE PROPERTY IS LOCATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 1 AND 2 AND THE SOUTHERN 100 FEET OF LOTS 3 AND 4, MAP OF REDIVISION OF BLOCK 9, PACIFIC HOMESTEAD, FILED MAY 23, 1873, MAP BOOK 3, PAGE 30, ALAMEDA COUNTY RECORDS.

ASSESSOR'S PARCEL NO. 008-0657-012

PARCEL TWO:

PORTION OF LOTS 8 AND 9, BLOCK 10, OF THE PACIFIC HOMESTEAD, RECORDED JULY 23, 1863, IN BOOK "W" OF DEEDS, AT PAGE 2, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERN LINE OF VALLEY STREET, AS SHOWN ON SAID MAP, WITH THE SOUTHERN LINE OF 22ND STREET, AS SAID LAST NAMED LINE IS DEFINED IN THE FINAL DECREE OF CONDEMNATION IN ACTION ENTITLED, "CITY OF OAKLAND VS. ALBERT E. KERN, ET AL., DATED MARCH 28, 1932, A CERTIFIED COPY OF WHICH WAS RECORDED MARCH 28, 1932, IN BOOK 2793 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, AT PAGE 175; RUNNING THENCE ALONG SAID LINE OF 22ND STREET, NORTH 77° 18' 22" WEST, 150.01 FEET TO A LINE DRAWN PARALLEL WITH SAID LINE OF VALLEY STREET, AND DISTANT AT RIGHT ANGLES 150 FEET WESTERLY THEREFROM; THENCE ALONG SAID PARALLEL LINE, SOUTH 11° 55' WEST, 147.52 FEET TO THE NORTHERN LINE OF 21ST, FORMERLY 22ND, OR WALNUT STREET, AS SHOWN ON SAID MAP; THENCE ALONG THE LAST NAMED LINE, SOUTH 78° 05' EAST, 150 FEET TO SAID LINE OF VALLEY STREET; THENCE ALONG THE LAST NAMED LINE, NORTH 11° 55' EAST, 145.48 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 008-0658-010

SCHEDULE "1" TO GRANT DEED

Page 4 of 5

VALLEY STREET-(50')

Property Line

7'10"

2201 BROADWAY

22ND (21ST) STREET-(50')

Property Line

7'9"

Face of curb

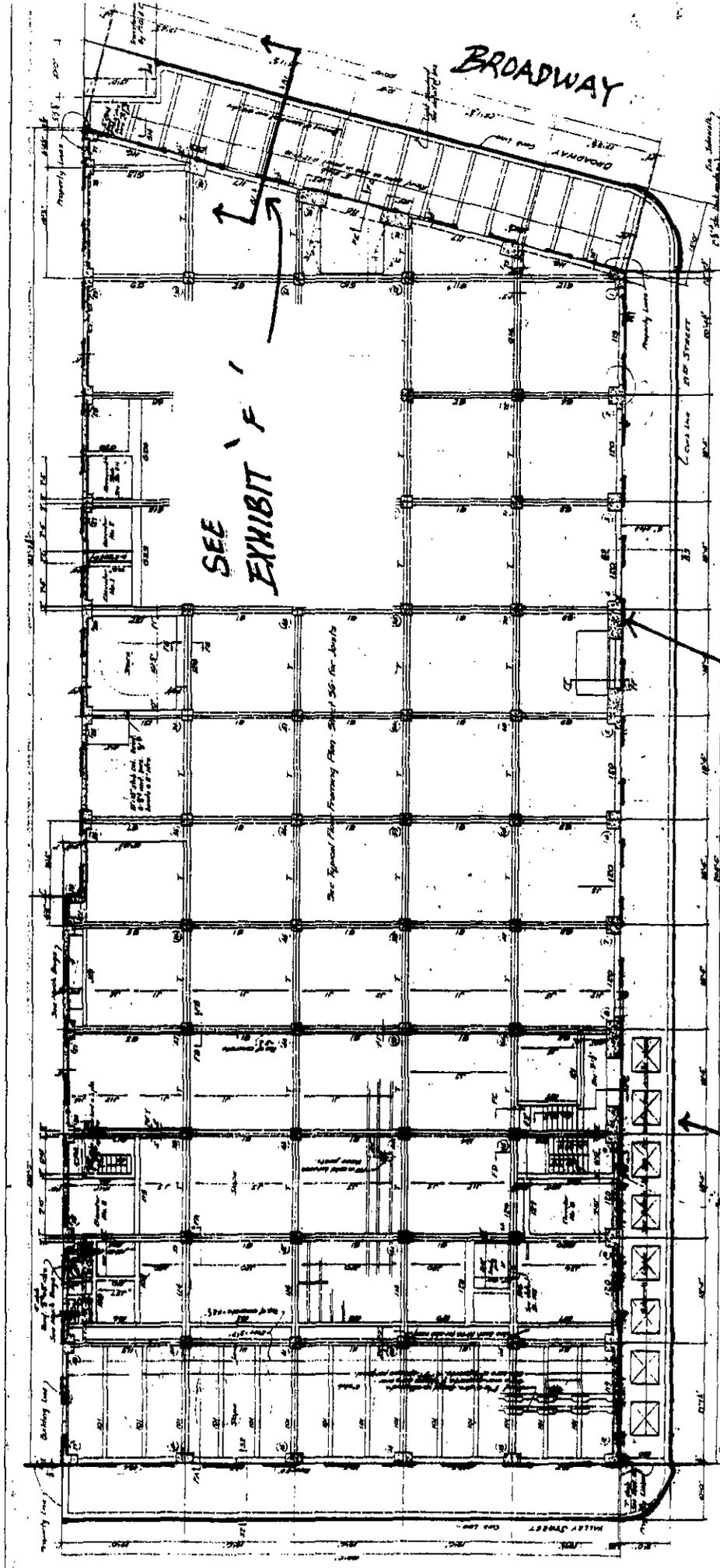
4'5"

BROADWAY-(100')



EXHIBIT 'B'

EXHIBIT 'C'



SEE EXHIBIT 'F'

BROADWAY

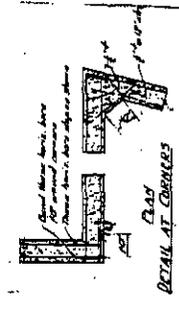
CURT. FLOOR FINISHING PLAN

22nd STREET

PROPERTY LINE

FACE OF CURB

VALLEY STREET

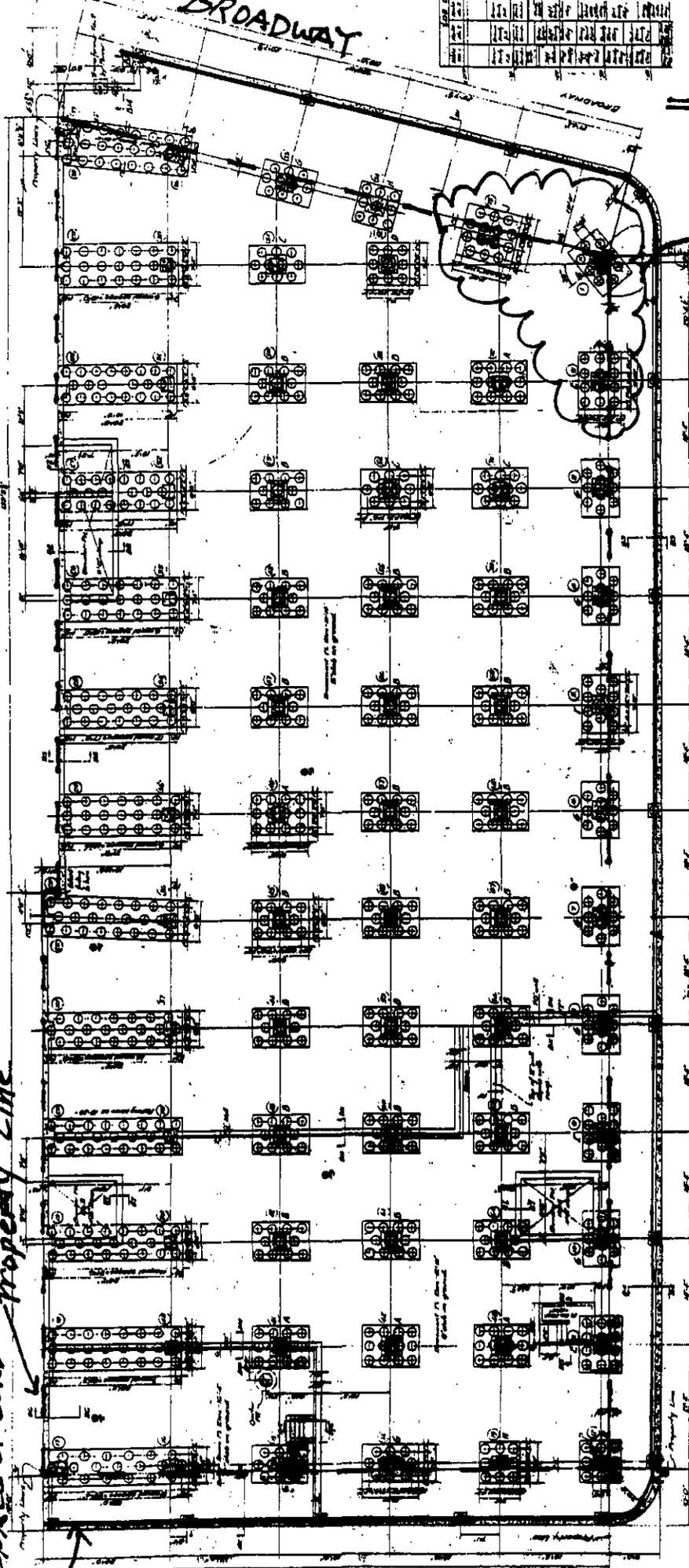


BROADWAY

EXHIBIT 'D'

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

FACE OF CURB
Property Line



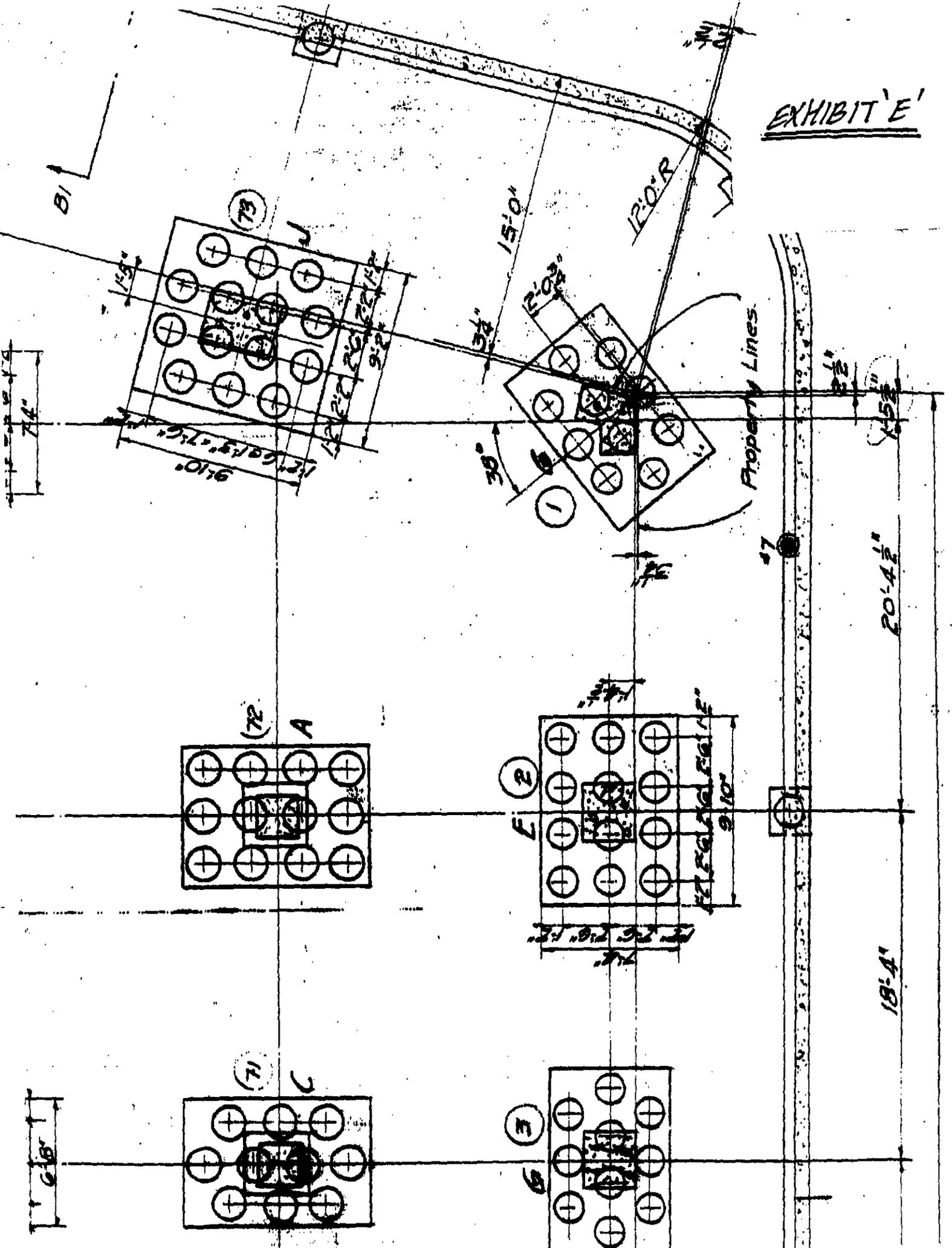
22ND STREET

SEE EXHIBIT 'E'

RECTANGULAR FOOTING SCHEDULE

NO.	SECTION	LENGTH	WIDTH	DEPTH	REMARKS
1	1-2	10.00	4.00	3.00	
2	2-3	10.00	4.00	3.00	
3	3-4	10.00	4.00	3.00	
4	4-5	10.00	4.00	3.00	
5	5-6	10.00	4.00	3.00	
6	6-7	10.00	4.00	3.00	
7	7-8	10.00	4.00	3.00	
8	8-9	10.00	4.00	3.00	
9	9-10	10.00	4.00	3.00	
10	10-11	10.00	4.00	3.00	
11	11-12	10.00	4.00	3.00	
12	12-13	10.00	4.00	3.00	
13	13-14	10.00	4.00	3.00	
14	14-15	10.00	4.00	3.00	
15	15-16	10.00	4.00	3.00	
16	16-17	10.00	4.00	3.00	
17	17-18	10.00	4.00	3.00	
18	18-19	10.00	4.00	3.00	
19	19-20	10.00	4.00	3.00	
20	20-21	10.00	4.00	3.00	
21	21-22	10.00	4.00	3.00	
22	22-23	10.00	4.00	3.00	
23	23-24	10.00	4.00	3.00	
24	24-25	10.00	4.00	3.00	
25	25-26	10.00	4.00	3.00	
26	26-27	10.00	4.00	3.00	
27	27-28	10.00	4.00	3.00	
28	28-29	10.00	4.00	3.00	
29	29-30	10.00	4.00	3.00	
30	30-31	10.00	4.00	3.00	
31	31-32	10.00	4.00	3.00	
32	32-33	10.00	4.00	3.00	
33	33-34	10.00	4.00	3.00	
34	34-35	10.00	4.00	3.00	
35	35-36	10.00	4.00	3.00	
36	36-37	10.00	4.00	3.00	
37	37-38	10.00	4.00	3.00	
38	38-39	10.00	4.00	3.00	
39	39-40	10.00	4.00	3.00	
40	40-41	10.00	4.00	3.00	
41	41-42	10.00	4.00	3.00	
42	42-43	10.00	4.00	3.00	
43	43-44	10.00	4.00	3.00	
44	44-45	10.00	4.00	3.00	
45	45-46	10.00	4.00	3.00	
46	46-47	10.00	4.00	3.00	
47	47-48	10.00	4.00	3.00	
48	48-49	10.00	4.00	3.00	
49	49-50	10.00	4.00	3.00	
50	50-51	10.00	4.00	3.00	
51	51-52	10.00	4.00	3.00	
52	52-53	10.00	4.00	3.00	
53	53-54	10.00	4.00	3.00	
54	54-55	10.00	4.00	3.00	
55	55-56	10.00	4.00	3.00	
56	56-57	10.00	4.00	3.00	
57	57-58	10.00	4.00	3.00	
58	58-59	10.00	4.00	3.00	
59	59-60	10.00	4.00	3.00	
60	60-61	10.00	4.00	3.00	
61	61-62	10.00	4.00	3.00	
62	62-63	10.00	4.00	3.00	
63	63-64	10.00	4.00	3.00	
64	64-65	10.00	4.00	3.00	
65	65-66	10.00	4.00	3.00	
66	66-67	10.00	4.00	3.00	
67	67-68	10.00	4.00	3.00	
68	68-69	10.00	4.00	3.00	
69	69-70	10.00	4.00	3.00	
70	70-71	10.00	4.00	3.00	
71	71-72	10.00	4.00	3.00	
72	72-73	10.00	4.00	3.00	
73	73-74	10.00	4.00	3.00	
74	74-75	10.00	4.00	3.00	
75	75-76	10.00	4.00	3.00	
76	76-77	10.00	4.00	3.00	
77	77-78	10.00	4.00	3.00	
78	78-79	10.00	4.00	3.00	
79	79-80	10.00	4.00	3.00	
80	80-81	10.00	4.00	3.00	
81	81-82	10.00	4.00	3.00	
82	82-83	10.00	4.00	3.00	
83	83-84	10.00	4.00	3.00	
84	84-85	10.00	4.00	3.00	
85	85-86	10.00	4.00	3.00	
86	86-87	10.00	4.00	3.00	
87	87-88	10.00	4.00	3.00	
88	88-89	10.00	4.00	3.00	
89	89-90	10.00	4.00	3.00	
90	90-91	10.00	4.00	3.00	
91	91-92	10.00	4.00	3.00	
92	92-93	10.00	4.00	3.00	
93	93-94	10.00	4.00	3.00	
94	94-95	10.00	4.00	3.00	
95	95-96	10.00	4.00	3.00	
96	96-97	10.00	4.00	3.00	
97	97-98	10.00	4.00	3.00	
98	98-99	10.00	4.00	3.00	
99	99-100	10.00	4.00	3.00	
100	100-101	10.00	4.00	3.00	
101	101-102	10.00	4.00	3.00	
102	102-103	10.00	4.00	3.00	
103	103-104	10.00	4.00	3.00	
104	104-105	10.00	4.00	3.00	
105	105-106	10.00	4.00	3.00	
106	106-107	10.00	4.00	3.00	
107	107-108	10.00	4.00	3.00	
108	108-109	10.00	4.00	3.00	
109	109-110	10.00	4.00	3.00	
110	110-111	10.00	4.00	3.00	
111	111-112	10.00	4.00	3.00	
112	112-113	10.00	4.00	3.00	
113	113-114	10.00	4.00	3.00	
114	114-115	10.00	4.00	3.00	
115	115-116	10.00	4.00	3.00	
116	116-117	10.00	4.00	3.00	
117	117-118	10.00	4.00	3.00	
118	118-119	10.00	4.00	3.00	
119	119-120	10.00	4.00	3.00	
120	120-121	10.00	4.00	3.00	
121	121-122	10.00	4.00	3.00	
122	122-123	10.00	4.00	3.00	
123	123-124	10.00	4.00	3.00	
124	124-125	10.00	4.00	3.00	
125	125-126	10.00	4.00	3.00	
126	126-127	10.00	4.00	3.00	
127	127-128	10.00	4.00	3.00	
128	128-129	10.00	4.00	3.00	
129	129-130	10.00	4.00	3.00	
130	130-131	10.00	4.00	3.00	
131	131-132	10.00	4.00	3.00	
132	132-133	10.00	4.00	3.00	
133	133-134	10.00	4.00	3.00	
134	134-135	10.00	4.00	3.00	
135	135-136	10.00	4.00	3.00	
136	136-137	10.00	4.00	3.00	
137	137-138	10.00	4.00	3.00	
138	138-139	10.00	4.00	3.00	
139	139-140	10.00	4.00	3.00	
140	140-141	10.00	4.00	3.00	
141	141-142	10.00	4.00	3.00	
142	142-143	10.00	4.00	3.00	
143	143-144	10.00	4.00	3.00	
144	144-145	10.00	4.00	3.00	
145	145-146	10.00	4.00	3.00	
146	146-147	10.00	4.00	3.00	
147	147-148	10.00	4.00	3.00	
148	148-149	10.00	4.00	3.00	
149	149-150	10.00	4.00	3.00	
150	150-151	10.00	4.00	3.00	
151	151-152	10.00	4.00	3.00	
152	152-153	10.00	4.00	3.00	
153	153-154	10.00	4.00	3.00	
154	154-155	10.00	4.00	3.00	
155	155-156	10.00	4.00	3.00	
156	156-157	10.00	4.00	3.00	
157	157-158	10.00	4.00	3.00	
158	158-159	10.00	4.00	3.00	
159	159-160	10.00	4.00	3.00	
160	160-161	10.00	4.00	3.00	
161	161-162	10.00	4.00	3.00	
162	162-163	10.00	4.00	3.00	
163	163-164	10.00	4.00	3.00	
164	164-165	10.00	4.00	3.00	
165	165-166	10.00	4.00	3.00	
166	166-167	10.00	4.00	3.00	
167	167-168	10.00	4.00	3.00	
168	168-169	10.00	4.00	3.00	
169	169-170	10.00	4.00	3.00	
170	170-171	10.00	4.00	3.00	
171	171-172	10.00	4.00	3.00	
172	172-173	10.00	4.00	3.00	
173	173-174	10.00	4.00	3.00	
174	174-175	10.00	4.00	3.00	
175	175-176	10.00	4.00	3.00	
176	176-177	10.00	4.00	3.00	
177	177-178	10.00	4.00	3.00	
178	178-179	10.00	4.00	3.00	
179	179-180	10.00	4.00	3.00	
180	180-181	10.00	4.00	3.00	
181	181-182	10.00	4.00	3.00	
182	182-183	10.00	4.00	3.00	
183	183-184	10.00	4.00	3.00	
184	184-185	10.00	4.00	3.00	
185	185-186	10.00	4.00	3.00	
186	186-187	10.00	4.00	3.00	
187	187-188	10.00	4.00	3.00	
188	188-189	10.00	4.00	3.00	
189	189-190	10.00	4.00	3.00	
190	190-191	10.00	4.00	3.00	
191	191-192	10.00	4.00	3.00	
192	192-193	10.00	4.00	3.00	
193	193-194	10.00	4.00	3.00	
194	194-195	10.00	4.00	3.00	
195	195-196	10.00	4.00	3.00	
196	196-197	10.00	4.00	3.00	
197	197-198	10.00	4.00	3.00	
198	198-199	10.00	4.00	3.00	
199	199-200	10.00	4.00	3.00	
200	200-201	10.00	4.00	3.00	
201	201-202	10.00	4.00	3.00	
202	202-203	10.00	4.00	3.00	
203	203-204	10.00	4.00	3.00	
204	204-205	10.00	4.00	3.00	
205	205-206	10.00	4.00	3.00	
206	206-207	10.00	4.00	3.00	
207	207-208	10.00	4.00	3.00	
208	208-209	10.00	4.00	3.00	
209	209-210	10.00	4.00	3.00	

EXHIBIT 'E'



DROADWAY

Fin. 1st Floor ± 0'-0"
(+16'-9" City Datum)

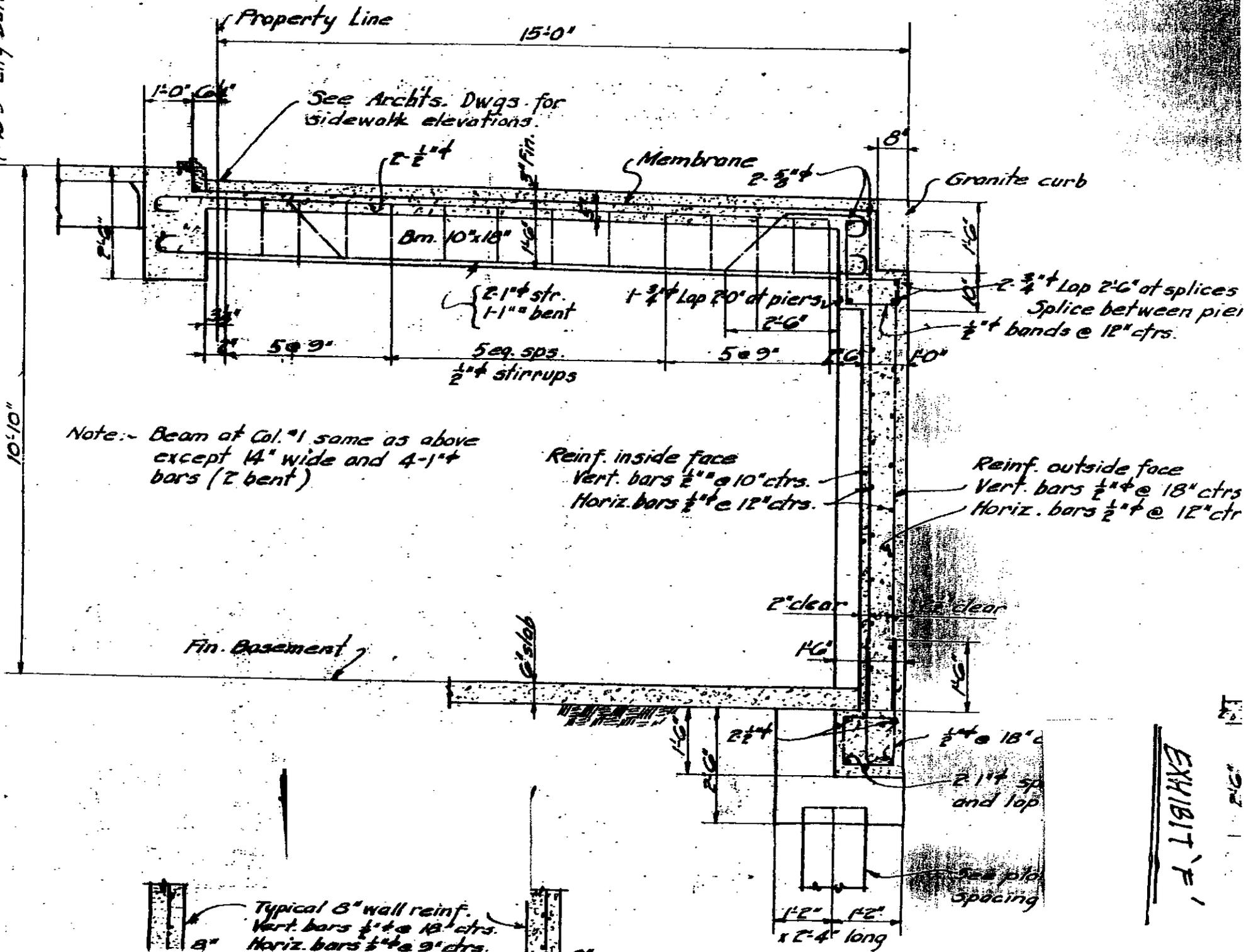


EXHIBIT 'E'