TREE
ASSOCIATES

1654 Colusa Avenue
Davis, CA 95616
treeassociates.net

January 26, 2017

Steve Greenfield, Vice President
Cunningham Engineering Corporation
Davis, California

RE: Tree Evaluation, Appraisal, Development Impact Assessment and
Preservation Guidelines
Trackside Center, Davis, CA

Dear Steve,

Attached is the report you requested. I appreciate the opportunity to work with you. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,

John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Board Certified Master Arborist #863
ISA Qualified Tree Risk Assessor

TREE
ASSOCIATES

TREE EVALUATION, APPRAISAL, DEVELOPMENT IMPACT ASSESSMENT AND PRESERVATION GUIDELINES TRACKSIDE CENTER, DAVIS

Prepared for
CUNNINGHAM ENGINEERING CORPORATION
Davis, California

Prepared by
TREE ASSOCIATES
John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
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January 26, 2017

Executive Summary

Assignment

Mr. Steve Greenfield with Cunningham Engineering, Davis contacted me requesting an arborist report for the Trackside Center development project off Third Street in Davis, California.

The report was to include an evaluation, appraisal, development impact assessment and preservation guidelines for all on site trees of significance (those greater than 5" diameter) as defined by the City of Davis Municipal Code Chapter 37. In addition, I my report was to include a large elm that is not located on the subject property. The elm is situated across the public alley from the Trackside Center property, on the western edge of the adjacent property, 921 3rd Street.

Number of Trees, Species Makeup, Size

I identified, tagged in the field and evaluated the trees on January 16, 2017. The site contains 10 trees of significance (see attached tree location map). I labeled the elm mentioned above tree "A."

Five species were present on site. All trees were planted with the exception of tree #79, which appeared to be a volunteer. The largest tree on site was a cork oak (#79), which had a trunk diameter of 27 inches. Three Canary Island pines were planted in a group on a turf covered mound to the west of an existing building. Three street trees and three parking lot planter trees made up the balance of the on site trees.

Tree Condition

Tree condition varied. Two of the street trees had poor-fair health, which was likely due to drought stress. One of the Chinese pistache had fair health while the remaining trees had no significant health concerns. The elm had poor structure while the remaining trees had fair or better structure. The structure of most of the trees could be improved through pruning. A table detailing the species, size, protection zone, condition ratings and maintenance and/or removal recommendations is attached (entitled "Tree Evaluation Trackside Center").

Development Impact Assessment

I recommended three trees be removed due to their poor condition, hardscape damage or both. Three of the trees (30% of the total) were to be removed solely due to site layout conflicts. Guidelines for modifying the current site plan to preserve the remaining four trees (the cork oak and three Canary Island pines on the west side of the project) are provided in the attached "Development Impact Assessment" table. The alley roadway should be constructed in such a way that any roots greater than 2 inches in diameter are preserved.

Tree Appraisal

The value of each tree was appraised following Arborist-standard methods of tree appraisal. The total appraised value of the three trees to be removed due to site layout conflicts was $5,880.00. Results of the appraisal are attached in a table entitled "Tree Appraisal Calculations."

-End of Executive Summary

Limits/Assumptions of the Assignment

- This evaluation reports on the condition of the subject trees at the time of my site visit. Tree conditions change over time and, as they change, the trees values may change and this report may need to be revised.
- This appraisal utilized Arborist-standard methods based on guidelines found in the Guide for Plant Appraisal, 9th Edition, authored by the Council of Tree and Landscape Appraisers (CTLA).

Arborist Disclosure Statement

The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Tree Evaluation

For each of the trees meeting the City of Davis's criteria (trunks >5"diameter), the following data were provided (see tree location map below).

- Tree Number – corresponds to a round aluminum tag affixed to each tree.
- Species – common and Latin name of tree.
- Trunk Diameter – the diameter of the tree (in inches) at 4.5' above grade, unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree.
- Dripline – the approximate maximum estimated distance from the trunk to the edge of the branches, in feet.
- Tree Protection Zone (TPZ) – the radius in feet of a circular tree protection zone recommended by the author.
- Health Rating – rating of the health of the tree. A rating of fair-good indicates no significant health concerns.
- Structural Rating – rating of the structure of the tree. A rating of fair-good indicates no significant structural concerns.
- Condition Rating – rating of the condition of the tree on a scale of 0-100% as described in the Guide for Plant Appraisal, p. 34-35.
- Comments – comments regarding tree and landscape features that influenced condition and location ratings.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further evaluation, where necessary. Note: recommendations are indicated in red where removal was recommended.

A table, entitled "Tree Evaluation" is attached, which summarizes the results of the tree evaluation. The approximate locations of trees are shown on the attached site plan.

Figure 1. Looking southwestward at cork oak #79.

Figure 2. Looking southward at trees 80-82 (front to back) with Third Street beyond.

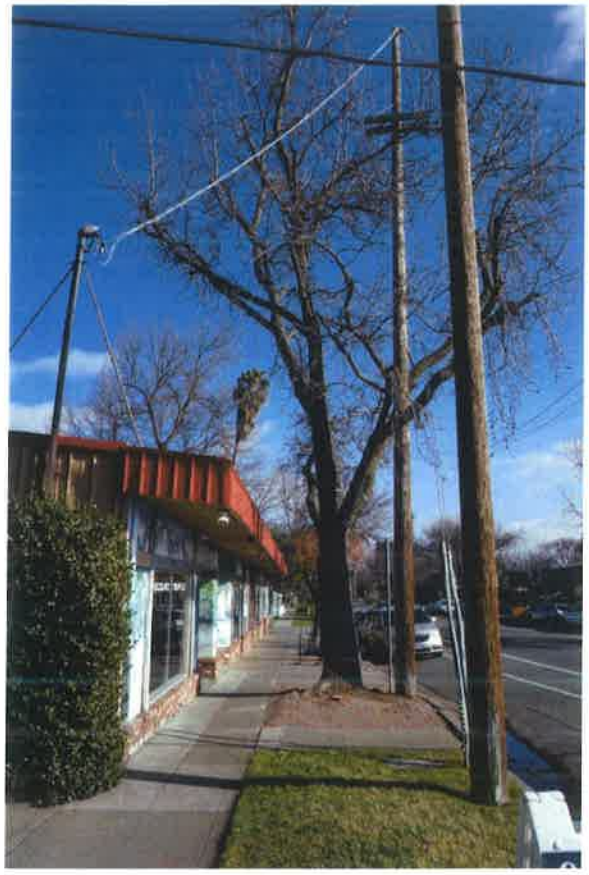


Figure 3. Looking eastward at trees 83-85 (front to back) with Third Street on the right. Note severe displacement of hardscape adjacent to tree #83.

Figure 4. Looking westward at trees 86-88 (front to back). Trees 79-82 are in the background (right to left).

Figure 4. Looking northward at tree A, with alley to the left.

Development Impact Assessment

I reviewed September 1, 2016 layout, grading, utility and planting plans as well as site plans dated November 4, 2016 prepared by Cunningham Engineering. Considering these plans, I rated the potential development impact to the trees, assuming all preservation guidelines recommended herein are followed. Where the impacts were significant, I made recommendations for possible design modifications. The final column in the table provides a impact rating should the noted design modifications be followed.

The shade cast by the proposed buildings will not affect the health of the trees on neighboring properties. The results of this assessment are presented in the attached table, entitled "Trackside Center Development Impact Assessment."

Appraisal Methods

Trees were appraised following guidelines found in the Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 9th Edition. The guide suggests utilizing the Trunk Formula Method to estimate the value of trees larger than those that can be replaced with commonly available trees (regionally accepted as 24-inch boxed trees).

Appraised values derived with the Trunk Formula Method add the installed cost of the largest commonly available transplantable tree (assumed to be a 24-inch boxed tree) to the increase in value of the tree due to its larger than 24" box size (calculated as a regionally determined unit price per square inch of trunk multiplied by the difference between the area of the subject tree and the area of a 24-inch boxed tree). This "basic" value is then adjusted by regionally accepted species and arborist determined condition and location ratings (CTLA, p. 70).

Calculations of values of all on site trees are found in the attached table, entitled "Appraisal Calculations." The total appraised value of the three trees to be removed due to site layout conflicts was $5,880.00.

Tree Preservation Guidelines

The guidelines presented below should be followed for all trees to be preserved to ensure the least impact considering the proposed site plan.

- Indicate surveyed trunk locations and tree protection zones (TPZ's) as described in the attached tables on all construction plans for trees to be preserved. Note, where infrastructure is located within protection zones, indicate protection zone as close to infrastructure as possible (minimize overbuild).
- Engage the Consulting Arborist to revise the development impact assessment for trees to be preserved as construction plans are revised.
- Tree preservation measures should be indicated on all pertinent construction plans.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste or washout or any other disturbance within tree protection zones (TPZ's).
- Conduct a meeting to discuss tree preservation guidelines with the Consulting Arborist and all contractors, subcontractors and project managers prior to the initiation of demolition and construction.
- Prior to any demolition activity on site, identify (tagged) trees to be preserved and install tree protection fencing in a circle centered at the tree trunk with a radius equal to the defined tree protection zone (see table) unless otherwise indicated on construction plans. Tree protection fences should be made of chain link with posts sunk into the ground. These fences should not be removed or moved until construction is complete. Avoid soil or above ground disturbances within the fenced area.
- Any pruning required for construction or recommended in this report should be performed by an ISA Certified Arborist or Tree Worker. Pruning for necessary clearance should be the minimum required to build the project and performed prior to demolition by an ISA Certified Arborist.
- Any work that is to occur within the protection zones of the trees should be monitored by the Consulting Arborist.
- If roots larger than 2 inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact Consulting Arborist as soon as possible to inspect and recommend appropriate remedial treatments.
- All trees to be preserved should be irrigated once every week during non-Winter months to uniformly wet the soil to a depth of at least 18 inches under and beyond their canopies.

Glossary[1]

Bow – the gradual curve of a branch or stem.

Callus – growth resulting from and found at the margin of wounds.

Canker – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

Crown Clean – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

Decay – process of degradation of woody tissues by fungi and bacteria.

Dieback – death of shoots and branches, generally from tip to base.

Dropcrotch – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

End Weight – the concentration of foliage at the distal ends of branches.

Epicormic – shoots which result from adventitious or latent buds; often indicates poor vigor.

Included bark – pattern of development at branch junctions where bark is turned inward rather than pushed out.

Primary limb – limb attached directly to the trunk.

Reduction cut – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

Root crown – area at the base of a tree where the roots and stem merge.

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

Suppressed – trees which have been overtopped and whose crown development is restricted from above.

Target – people or property potentially affected by tree failure.

Topped – Pruned to reduce height by cutting large branches back to stubs.

Train – to prune a young tree to establish a strong structure.

Vigor – overall health.

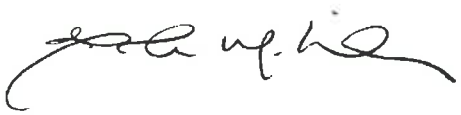
Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

1 Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2nd Edition c 1994, ISA.

Certification of Performance

I, John M. Lichter, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the Terms and Conditions;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report.



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ASSUMPTIONS AND LIMITING CONDITIONS: John M. Lichter dba TREE ASSOCIATES

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser -- particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.

7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose or coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.

9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

10. Loss or alteration of any part of this report invalidates the entire report.

Tree Evaluation
Trackside Center

To Accompany
Tree Associates Report
Dated: January 26, 2017

Tree #	Species	Dia. (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural rating	Condition Rating	Recommendations
79	cork oak	27	29	27	trunk has grown over chain link fence; codominant trunks with included bark; primary limbs with excessive end weight; asphalt to trunk; likely a volunteer	good	fair	75%	supress south trunk using reduction cuts over several prunings.
80	Canary Island pine	18	21	18	primary limbs with excessive end weight	fair-good	fair	84%	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia.
81	Canary Island pine	15	19	15		fair-good	good	91%	
82	Canary Island pine	24	22	24	unbalanced crown; primary limbs with excessive end weight	fair-good	fair	84%	use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia.
83	sweet gum	22	27	22	girdling roots; lifting walk and curb significantly; walk ground down; primary limbs with excessive end weight; headed limbs; codominant trunks	fair-good	fair	72%	remove tree due to severe hardscape displacement and impact to tree of repair of walk.
84	sweet gum	9	14	9	low vigor; limbs headed	poor-fair	fair	66%	remove due to poor health and poor species suitability for street tree planting.
85	callery pear	14 @3'	22	14	low vigor; sidewalk damage; walk ground down; primary limbs with excessive end weight; limbs headed	poor-fair	fair	56%	remove due to poor health and hardscape displacement.

Tree Evaluation
Trackside Center

To Accompany
Tree Associates Report
Dated: January 26, 2017

Tree #	Species	Dia. (in.)	Max Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural rating	Condition Rating	Recommendations
A	elm	48 est	40	48	codominant trunks; trunk decay; primary limbs with excessive end weight; limb breaks; limbs with decay	fair-good	poor	n/a	aerial inspection. map decay. crown reduction. crown clean. use reduction cuts to remove 25% foliage of primary limbs with > 1/3 trunk dia.
86	Chinese pistache	9	21	9	codominant trunks with included bark; multiple trunks	fair-good	fair	63%	select leader, drop crotch competing trunks or primary limbs.
87	Chinese pistache	7	16	7	multiple trunks; low vigor	fair	fair	66%	select leader, drop crotch competing trunks or primary limbs.
88	Chinese pistache	11	20	11	codominant trunks; multiple trunks	fair-good	fair	69%	select leader, drop crotch competing trunks or primary limbs.

Trackside Center
Development Impact Assessment

To Accompany
Tree Associates Report
Dated January 26, 2017

Tree #	Species	Max Dripline (ft.)	TPZ (ft.)	Infrastructure within TPZ	Development Impact Rating	Possible Design Modifications/Construction Methods	Impact Rating Following Modification
79	cork oak	29	27	Concrete plaza 10' northeast, east and southeast of trunk; stormwater planter swale under tree; retaining wall 10' north and south of trunk; seat wall 23' east and 25' south of trunk; storm drain 25' north and northeast of trunk.	Severe	Avoid all grading and soil disturbance (and retaining walls and plaza) within 16' east and 20 feet north/south of trunk. Pre-cut roots at grading limits. Remove stormwater planter from within TPZ. Install irrigation within TPZ where possible. Plant drought tolerant plants andinstall wood chip mulch within TPZ.	Low/ Moderate
80	Canary Island pine	21	18	Retaining wall immediately west of trunk; stormwater planter swale under tree; seatwall north of trunk; fence north of trunk	Severe	Avoid all grading and soil disturbance (including retaining wall west and south of trunk, stormwater planter and storm drain)within 13' east and 15' north of trunk. Redesign site grading to place retaining wall to the east of tree. Pre-cut roots at grading limits. Install irrigation within TPZ where possible. Plant drought tolerant plants and install wood chip mulch within TPZ. Install fence with piers avoiding roots >2" diameter.	Low/ Moderate

Trackside Center
Development Impact Assessment

To Accompany
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Dated January 26, 2017

Tree #	Species	Max Dripline (ft.)	TPZ (ft.)	Infrastructure within TPZ	Development Impact Rating	Possible Design Modifications/Construction Methods	Impact Rating Following Modification
81	Canary Island pine	19	15	Retaining wall immediately west of trunk; stormwater planter swale under tree	Severe	Avoid all grading and soil disturbance (including retaining wall west and south of trunk, stormwater planter and storm drain) within 11 feet east of trunk (retaining wall could be installed at this location) . Pre-cut roots at grading limits. Install irrigation within TPZ where possible. Plant drought tolerant plants and install wood chip mulch within TPZ.	Low/ Moderate
82	Canary Island pine	22	24	Retaining wall immediately west and several feet south of trunk; stormwater planter swale under tree;	Severe	Avoid all grading and soil disturbance (including retaining wall west and south of trunk, stormwater planter and storm drain) within 16 feet east of trunk (retaining wall could be installed at this location). Pre-cut roots at grading limits. Install irrigation within TPZ where possible. Plant drought tolerant plants and install wood chip mulch within TPZ.	Low/ Moderate
83	sweet gum	27	22	Remove due to severe hardscape damage	Removed		
84	sweet gum	14	9	Remove due to poor health and poor species suitability for street tree planting	Removed		
85	callery pear	22	14	Remove due to poor health and hardscape displacement	Removed		

Trackside Center
Development Impact Assessment

To Accompany
Tree Associates Report
Dated January 26, 2017

Tree #	Species	Max Dripline (ft.)	TPZ (ft.)	Infrastructure within TPZ	Development Impact Rating	Possible Design Modifications/Construction Methods	Impact Rating Following Modification
86	Chinese pistache	21	9	To be removed to accommodate development	Removed		
87	Chinese pistache	16	7	To be removed to accommodate development	Removed		
88	Chinese pistache	20	11	To be removed to accommodate development	Removed		
A	elm	40	48	Alley re-built just west of trunk.	TBD	Demolish existing road under arborist supervision preserving any roots >2" which are found. Abandon utilities in place if roots found in vicinity. Construct road avoiding damage to these roots using a modified road section if necessary.	Low

Tree Appraisal
Trackside Center

To Accompany
Tree Associates Report
Dated January 26, 2017

Tree #	Species	Dia. (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (Cost per sq. in of trunk)	Trunk or Adjusted Trunk Area (sq. in.)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
79	cork oak	27	90%	75%	60%	$ 345.46	$ 77.04	572	2.24	569.8	$ 44,239.77	$ 17,917.11	$ 17,900.00
80	Canary Island pine	18	90%	84%	73%	$ 345.46	$ 45.46	254	3.8	250.2	$ 11,719.55	$ 6,496.66	$ 6,500.00
81	Canary Island pine	15	90%	91%	73%	$ 345.46	$ 45.46	177	3.8	173.2	$ 8,219.13	$ 4,893.72	$ 4,890.00
82	Canary Island pine	24	90%	84%	73%	$ 345.46	$ 45.46	452	3.8	448.2	$ 20,720.63	$ 11,486.35	$ 11,500.00
83	sweet gum	22	50%	72%	53%	$ 345.46	$ 77.04	380	2.24	377.8	$ 29,448.09	$ 5,608.94	$ 5,600.00
84	sweet gum	9	50%	66%	60%	$ 345.46	$ 77.04	64	2.24	61.8	$ 5,103.45	$ 1,004.74	$ 1,000.00
85	callery pear	14 @3'	50%	56%	63%	$ 345.46	$ 77.04	154	2.24	151.8	$ 12,037.05	$ 2,132.81	$ 2,130.00
86	Chinese pistache	9	90%	63%	63%	$ 345.46	$ 77.04	64	2.24	61.8	$ 5,103.45	$ 1,808.54	$ 1,810.00
87	Chinese pistache	7	90%	66%	63%	$ 345.46	$ 77.04	38	2.24	35.8	$ 3,100.41	$ 1,153.64	$ 1,150.00
88	Chinese pistache	11	90%	69%	63%	$ 345.46	$ 77.04	95	2.24	92.8	$ 7,491.69	$ 2,920.35	$ 2,920.00

Tree Location Map

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CH BEARING	CH DISTANCE
C1	664.85'	04°25'34"	51.34'	25.69'	S 25°02'04" E	51.33'
C2	664.85'	00°11'55"	2.30'	1.15'	S 22°43'19" E	2.30'

LEGEND

- DIMENSION POINT
- SET 5/8" REBAR LS5435
- SET 1" COPPER DISK LS5435
- DRAIN INLET
- DRAIN INLET
- SIGN
- GAS VALVE
- IRRIGATION CONTROL VALVE
- SEWER CLEANOUT
- WATER VALVE
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- ELECTRIC BOX
- WATER METER
- FIRE HYDRANT
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- OVERHEAD RR SIGNAL LINE
- GAS LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- ELEVATION CONTOUR
- RAILROAD SIGNAL
- TREE

AC	ASPHALTIC CONCRETE
ELEC	ELECTRIC
FL	FLOWLINE
GR	GRATE
INV	INVERT ELEVATION
RIM	RIM ELEVATION

- AC PAVING
- CONCRETE BRICK PAVERS
- CONCRETE PAVING

NOTES

1. BENCH MARK: ELEVATION 49.29 FEET (NAVD88) TOP OF CAPPED REBAR AT NORTHWEST CORNER OF LOT 13. RUN FROM DAVIS 1 RESET (PID JS4820) ELEVATION 50.98 FEET.
2. LEASE AND BEAUTIFICATION AREAS SHOWN AS PER UNRECORDED LEASE AGREEMENT BETWEEN UNION PACIFIC RAILROAD AND JLM DAVIS LLC DATED MAY 1, 2009.

PREPARED FOR:
TRACKSIDE CENTER, LLC
C/O CROSSMARK ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CA 95618

DATE: OCTOBER, 2014 SCALE: 1"= 20' FIELD BOOK 28
SHEET 1 OF 1

TOPOGRAPHIC SURVEY
LOTS 13-16, BLOCK 35, 3 M 71
CITY OF DAVIS, YOLO COUNTY, CALIFORNIA

FRAME SURVEYING & MAPPING
609 A STREET
DAVIS, CA 95616
530.757.1161 (v&f)
jhframe@dcn.org

7855-001