




City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Public Hearing

Dear Campbell Resident,

January 13, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday January 24, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 515 E. Hamilton Avenue
Zoning | Area Plan: C-2 | N/A
Neighborhood Association(s): Hamann Park Neighborhood Assoc.
Council District: 3
File No.: PLN-2022-25
APN: 279-31-007
Applicant: AO Architects
Property Owner: Marc W Buzolich
Project Planner: Daniel Fama, Senior Planner
Email Contact: daniel@campbellca.gov
Phone Contact: (408) 866-2193

Project Description:
Establishment of an approximately 40,000 square-foot Health/fitness Center (City Sports Club) with "late night activities," and incidental non-licensed child day care activity (Kids Klub) within an existing commercial building formally occupied by Bed, Bath, and Beyond. The application under consideration includes a Conditional Use Permit. Staff is recommending that this item be deemed Categorical Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

****Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**





DRAWING INDEX

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Address: 515 E. Hamilton Ave.
Campbell, CA 95008

APN: 279-31-006
279-31-007
Note: One Overall Parcel (2) APNs

Zoning District: C-2 GENERAL COMMERCIAL

Net Lot Size: ±356,115.96 SF (±8.18 AC)

Building 1st Floor "City Sports Club" Area: 15,029 SF

Building 2nd Floor "City Sports Club" Area: 25,297 SF

Total of "City Sports Club" Area: 40,326 SF

Adjacent Retail 1st Floor: 10,267 SF

Total Building Area: 50,595 SF

Lot Coverage:

Existing Kohl's bldg area: ±98,554 SF

Future City Sport bldg area: 25,297 SF

Total Lot Coverage: ±123,851 SF

Landscape Coverage: 16%

F.A.R.: 34.8

Existing Full Size Parking Provided: 634 STALLS

Building Construction type: IIIB

Building Sprinklers: YES

Building Fire Alarms: YES

FITNESS INTERNATIONAL, LLC

CITY|SPORTS CLUB

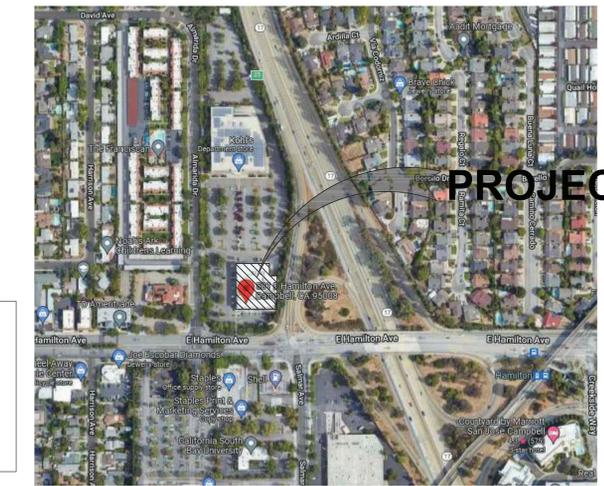
(TENANT IMPROVEMENT)

ALMARIDA PLACE

515 E. HAMILTON AVE. CAMPBELL, CALIFORNIA 95008

Project Description:

PROJECT IS A PROPOSED 40,326 SF (2) STORY FITNESS CENTER TENANT IMPROVEMENT. FITNESS CENTER WILL CONSIST OF AREAS FOR WEIGHT TRAINING, CARDIO & CIRCUIT TRAINING, CS4 (HIGH INTENSITY TRAINING), RIDE (CYCLING), SWEAT (HOT YOGA), BOX (BOXING), REFORM (PILATES) AND RECOVERY AREA, LAP POOL, RESTROOMS, LOCKER ROOMS, KID'S KLUB & PERSONAL TRAINING AREA.



PROJECT SITE

Approval Stamps:



City date:

VICINITY MAP NTS



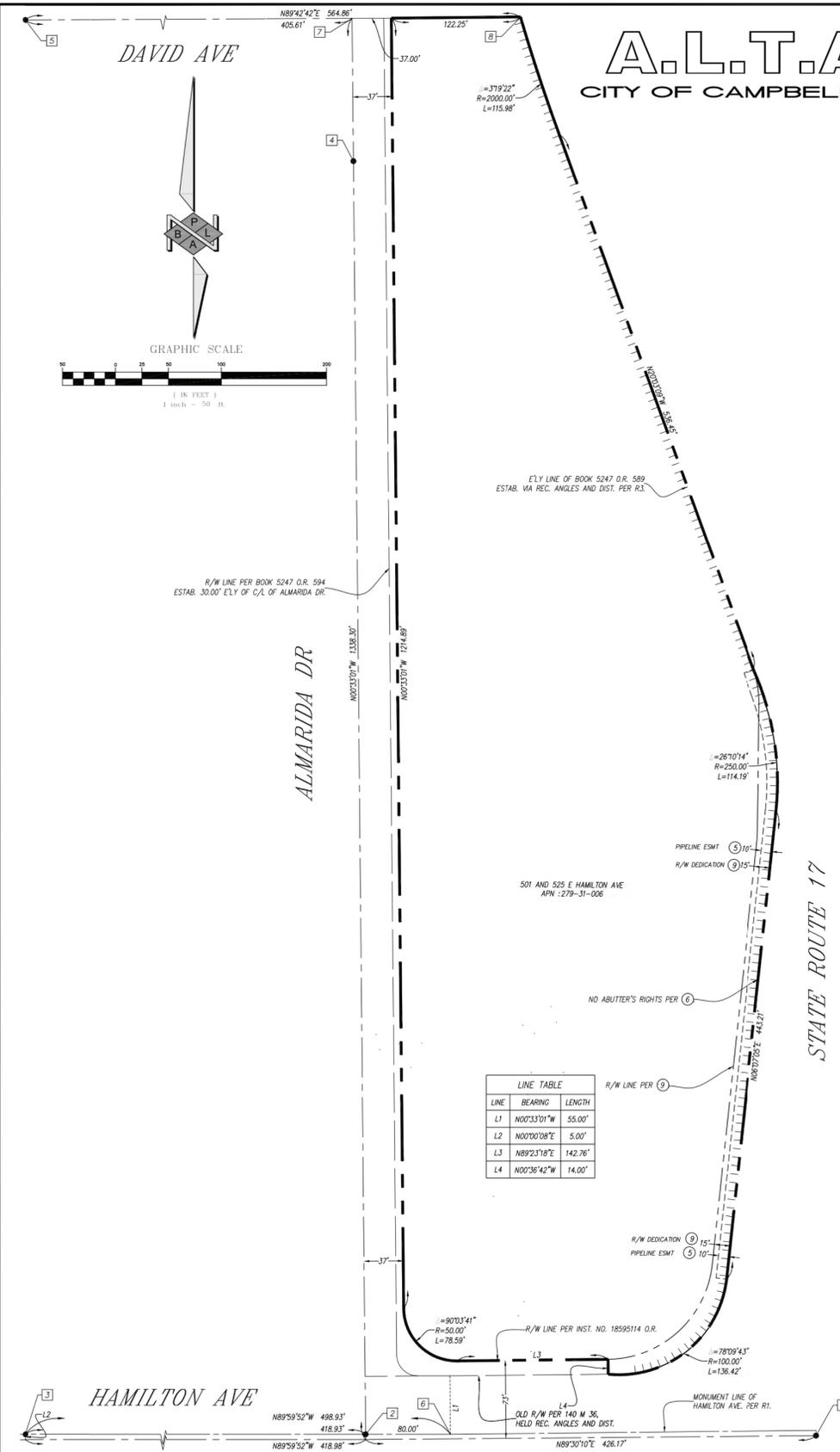
LAF - CITY|SPORTS CLUB
515 E. Hamilton Ave. Campbell, CA 95008

LAND USE CHANGE SUBMITTAL
Title Sheet



A.L.T.A./N.S.P.S. SURVEY

CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



PROPERTY DESCRIPTION

REAL PROPERTY IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF TRACT NO. 772, WALNUT DELL, A MAP OF WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JULY 24, 1950 IN BOOK 30 OF MAPS, AT PAGE 1, WITH THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM JOHN BREUNER COMPANY, A CALIFORNIA CORPORATION, TO THE CITY OF CAMPBELL, A MUNICIPAL CORPORATION, DATED JULY 19, 1961, RECORDED JULY 31, 1961 IN BOOK 5247 OFFICIAL RECORDS, PAGE 594, SANTA CLARA COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING SOUTH 00 DEG. 32' 48" EAST ALONG THE EASTERLY LINE OF LAND SO DESCRIBED IN THE DEED TO SAID CITY OF CAMPBELL FOR A DISTANCE OF 1258.36 FEET; THENCE EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 200.00 FEET, FOR AN ARC DISTANCE OF 31.22 FEET TO A POINT IN THE NORTHERLY LINE OF HAMILTON AVENUE (90.00 FEET IN WIDTH); THENCE NORTH 89 DEG. 23' 18" EAST ALONG SAID NORTHERLY LINE OF HAMILTON AVENUE FOR A DISTANCE OF 197.96 FEET TO AN IRON PIPE; THENCE EASTERLY AND NORTHERLY ALONG THE GENERAL EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM JOHN BREUNER COMPANY, A CALIFORNIA CORPORATION, TO JOHN BREUNER COMPANY, A CALIFORNIA CORPORATION, DATED JULY 28, 1961, RECORDED JULY 31, 1961 IN BOOK 5247 OFFICIAL RECORDS, PAGE 589, SANTA CLARA COUNTY RECORDS, FOR THE FOLLOWING COURSES AND DISTANCES: NORTH 84 DEG. 16' 48" EAST 4.44 FEET TO AN IRON PIPE; THENCE NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 78 DEG. 09' 43", FOR AN ARC DISTANCE OF 136.42 FEET TO AN IRON PIPE; THENCE NORTH 6 DEG. 07' 05" EAST 443.21 FEET TO AN IRON PIPE; THENCE NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 26 DEG. 02' 38" WEST 558.74 FEET TO AN IRON PIPE; THENCE NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 2000.00 FEET, THROUGH A CENTRAL ANGLE OF 3 DEG. 18' 43", FOR AN ARC DISTANCE OF 115.67 FEET TO AN IRON PIPE; SET AT THE NORTHEASTLY CORNER OF LAND SO DESCRIBED IN THE DEED TO SAID JOHN BREUNER COMPANY, THENCE SOUTH 89 DEG. 43' 22" WEST ALONG THE NORTHERLY LINE OF LAND SO DESCRIBED IN THE DEED TO SAID JOHN BREUNER COMPANY AND ALONG THE WESTERLY PROLONGATION THEREOF FOR A DISTANCE OF 129.30 FEET TO THE FRONT OF BEGINNING, AND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.B. & M.

EXCEPTING THEREFROM THE INTEREST CONVEYED BY THAT CERTAIN DEED TO THE CITY OF CAMPBELL, RECORDED SEPTEMBER 26, 2005 AS INSTRUMENT NO. 18595114, IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY, AS FOLLOWS:

LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.B. & M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF TRACT NO. 772, WALNUT DELL, FILED IN BOOK 30 OF MAPS, PAGE 1, SANTA CLARA COUNTY RECORDS, WITH THE EASTERLY LINE OF THE LAND AND DESCRIBED IN THE DEED FROM JOHN BREUNER COMPANY, CALIFORNIA CORPORATION, TO THE CITY OF CAMPBELL, A MUNICIPAL CORPORATION, DATED JULY 19, 1961, RECORDED JULY 31, 1961 IN BOOK 5247 OFFICIAL RECORDS, PAGE 594, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY LINE NORTH 89 DEG. 43' 22" EAST 7.00 FEET TO A LINE PARALLEL WITH AND 7.00 FEET EASTERLY OF SAID EASTERLY LINE; THENCE LEAVING SAID SOUTHERLY LINE ALONG SAID PARALLEL LINE SOUTH 00 DEG. 32' 48" EAST 1214.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTHEASTERLY 78.60 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEG. 03' 54" TO A LINE PARALLEL WITH AND 14.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN THE DEED FROM THE CITY OF CAMPBELL, A MUNICIPAL CORPORATION, TO JOHN BREUNER COMPANY, A CALIFORNIA CORPORATION, DATED JULY 28, 1961, RECORDED JULY 31, 1961 IN BOOK 5247 OFFICIAL RECORDS, PAGE 589, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID PARALLEL LINE NORTH 89 DEG. 23' 18" EAST 142.78 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE LEAVING SAID PARALLEL LINE NORTHEASTERLY 18.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEG. 19' 52"; THENCE SOUTH 00 DEG. 36' 42" EAST 15.62 FEET TO SAID SOUTHERLY LINE OF SAID LAND AS DESCRIBED IN SAID DEED TO JOHN BREUNER COMPANY, A CALIFORNIA CORPORATION; THENCE ALONG SAID SOUTHERLY LINE AND ITS WESTERLY PROLONGATION SOUTH 89 DEG. 23' 18" WEST 197.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTHEASTERLY 31.22 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEG. 26' 19" TO SAID EASTERLY LINE; THENCE ALONG SAID EASTERLY LINE NORTH 00 DEG. 32' 48" WEST, 1258.79 FEET (1258.36 FEET PER SAID DEED) TO THE POINT OF BEGINNING.

APN: 279-31-006 AND 279-31-007

BASIS OF BEARINGS

THE BEARING OF NORTH 89°59'52" WEST, BEING THE CENTERLINE OF HAMILTON AVENUE, AS SHOWN ON A MAP FILED RECORDED IN BOOK 36 OF MAPS, PAGE 17, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK

CITY OF CAMPBELL BENCHMARK NUMBER "23"
ELEVATION: 174.812 FEET [DATUM: CITY DATUM, RESET 7/16/1983]
DESCRIPTION: 2-1/4" BRASS DISK IN TOP OF CURB
LOCATION: DAVID AVE. & N. CENTRAL AVE., S.E. CORNER AT SOUTH END OF CR.

RECORD REFERENCES

- R1 PER PARCEL MAP 450M46
- R2 PER RECORD OF SURVEY 243M2
- R3 PER RECORD OF SURVEY 140M36

MONUMENT AND BOUNDARY ESTABLISHMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED.
- 1. 1" IRON PIPE W/ "CITY OF CAMPBELL" PLASTIC PLUG, DWN. 0.3" IN MONUMENT WELL ± 5.00' NLY O/S FROM C/L OF HAMILTON AVE. NO REFERENCE.
- 2. 1" IRON PIPE W/ TAG, ILLIGIBLE, DWN 0.8" IN MONUMENT WELL, ACCEPTED AS POINT ON C/L OF ALMARIDA DR. ± 5.00' NLY O/S FROM C/L OF HAMILTON AVE. PER R1.
- 3. 2-1/2" BRASS DISK, "RCE 15290", DWN 0.9" IN MONUMENT WELL, ACCEPTED AS POINT ON C/L PROLONGATION OF HARRISON AVE. ± 5.00' NLY O/S FROM C/L OF HAMILTON AVE. PER R1.
- 4. 1" IRON PIPE W/ TAG, ILLIGIBLE, DWN 0.9", ACCEPTED AS POINT ON C/L OF ALMARIDA DR. PER R2.
- 5. 1" OPEN IRON PIPE, DWN 0.8" IN WELL, ACCEPTED AS C/L INT. OF DAVID AVE. & HARRISON AVE. PER R2.
- 6. NOTHING FD., ESTAB. VIA 80.00' E'LY PROLONGATION OF MONUMENT LINE FROM [2] PER R1.
- 7. NOTHING FD., ESTAB. VIA 80.00' E'LY PROLONGATION OF MONUMENT LINE FROM [2] PER R2.
- 8. NOTHING FD., ESTAB. VIA INT. PER R3.

TITLE REPORT EXCEPTIONS

- EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = (2) SCHEDULE B EXCEPTION NUMBER.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022. FIRST INSTALLMENT: \$216,424.56, PAID \$0.00. SECOND INSTALLMENT: \$216,424.56, OPEN \$0.00. TAX RATE AREA: 010-025. A. P. NO.: 279-31-006 (PORTION OF COMMUNITY FACILITIES DISTRICT INCLUDED). AFFECTS A PORTION OF SAID LAND.
 - GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022. FIRST INSTALLMENT: \$150,513.20, PAID \$0.00. SECOND INSTALLMENT: \$150,513.20, OPEN \$0.00. TAX RATE AREA: 010-025. A. P. NO.: 279-31-007 (PORTION OF COMMUNITY FACILITIES DISTRICT INCLUDED). AFFECTS A PORTION OF SAID LAND.
 - THE LIEN OF SPECIAL TAX ASSESSED PURSUANT TO CHAPTER 2.5 COMMENCING WITH SECTION 53311 OF THE CALIFORNIA GOVERNMENT CODE FOR COMMUNITY FACILITIES DISTRICT NO. 2013-1, AS DISCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED JANUARY 22, 2014 AS INSTRUMENT NO. 2250553 OF OFFICIAL RECORDS.
 - THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
 - AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1961 AS BOOK 5247, PAGE 584 OF OFFICIAL RECORDS. IN FAVOR OF: STATE OF CALIFORNIA AS DESCRIBED THEREIN.
 - ADJUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STREET, HIGHWAY, OR FREEWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 31, 1961 AS BOOK 5247, PAGE 584 OF OFFICIAL RECORDS. [NO ACCESS RIGHTS ALONG THE E'LY LINE OF THE SUBJECT PROPERTY]
 - A NOTICE OF CONDITION OF APPROVAL OF SITE EXPANSION EXECUTED BY THE CITY OF CAMPBELL, RECORDED SEPTEMBER 5, 1995 IN BOOK N987, PAGE 1349, OFFICIAL RECORDS, SANTA CLARA COUNTY.
 - THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "OPERATION AND EASEMENT AGREEMENT" RECORDED APRIL 25, 2005 AS INSTRUMENT NO. 18337454 OF OFFICIAL RECORDS.
 - AN OFFER OF DEDICATION FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 2005 AS INSTRUMENT NO. 1855115 OF OFFICIAL RECORDS, CITY OF CAMPBELL, A MUNICIPAL CORPORATION.
 - TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED APRIL 21, 2005, BY AND BETWEEN ALMARIDA PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS LESSOR AND BED BATH & BEYOND INC., A NEW YORK CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED DECEMBER 20, 2005 AS INSTRUMENT NO. 18733064 OF OFFICIAL RECORDS. DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FEE OWNER RECONSTRUCTION AGREEMENT" RECORDED FEBRUARY 22, 2006 AS INSTRUMENT NO. 18816519 OF OFFICIAL RECORDS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANTS FOR OPERATION AND MAINTENANCE OF STORMWATER RUNOFF FACILITIES" RECORDED APRIL 07, 2008 AS INSTRUMENT NO. 18978115 OF OFFICIAL RECORDS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING PRIME LEASE" RECORDED JULY 20, 2006 AS INSTRUMENT NO. 19027062 OF OFFICIAL RECORDS.
 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO EXTEND PRIME LEASE" RECORDED JULY 20, 2006 AS DOCUMENT NO. 19027064 OF OFFICIAL RECORDS.
 - A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$24,000,000.00 RECORDED JULY 20, 2006 AS DOCUMENT NO. 19027063 OF OFFICIAL RECORDS. DATED: JULY 19, 2006. TRUSTOR: ALMARIDA PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. TRUSTEE: CHICAGO TITLE COMPANY, A CALIFORNIA CORPORATION. BENEFCIARY: GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, A DELAWARE CORPORATION.

A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS AND LEASES" RECORDED JULY 20, 2006 AS DOCUMENT NO. 19027065 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

THE INTEREST OF WATERFALL FINANCE 10, LLC UNDER SAID ASSIGNMENT OF ASSIGNMENT OF RENTS AND LEASES WAS PURPORTEDLY ASSIGNED TO WATERFALL FINANCE 10 GRANTOR TRUST, SERIES 1 BY DOCUMENT RECORDED JUNE 29, 2017 AS DOCUMENT NO. 23686711 OF OFFICIAL RECORDS.

THE BENEFCIARY INTEREST IN THE DEED OF TRUST WAS ASSIGNED TO WATERFALL FINANCE 10 GRANTOR TRUST, SERIES 1 BY MISC INSTRUMENTS OF RECORD, THE LAST OF WHICH RECORDED JUNE 29, 2017 AS DOCUMENT NO. 23686712 OF OFFICIAL RECORDS.

A DOCUMENT RECORDED OCTOBER 10, 2018 AS DOCUMENT NO. 2440180 OF OFFICIAL RECORDS, PROVIDES THAT THE OBLIGATION SECURED BY THE DEED OF TRUST WAS ASSUMED BY PAPP ALMARIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENTS: ALMARIDA PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; OMNIPONT COMMUNICATIONS, INC., A DELAWARE CORPORATION. GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, A DELAWARE CORPORATION. JULY 20, 2006. 19027066.
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENTS: ALMARIDA PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; BED BATH & BEYOND INC., A NEW YORK CORPORATION. GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, A DELAWARE CORPORATION. JULY 20, 2006. 19027067.
- SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENTS: ALMARIDA PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; PANGENERA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY. GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, A DELAWARE CORPORATION. JULY 20, 2006. 19027068.

TITLE REPORT EXCEPTIONS

- EASEMENTS ARE PLOTTED HEREON WITH REFERENCE TO SCHEDULE B EXCEPTION NUMBER. EXAMPLE = (2) SCHEDULE B EXCEPTION NUMBER.
- A FINANCING STATEMENT RECORDED JULY 20, 2006 AS DOCUMENT NO. 19027069 OF OFFICIAL RECORDS. DEBTOR: ALMARIDA PLACE, LLC. SECURED PARTY: GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION.
 - SURVEY PREPARED BY E/N ENGINEERING, DATED SEPTEMBER 13, 2006, UNDER JOB NO. 03045, SHOWS THE FOLLOWING:
 - THE FACT THAT A WALL OF UNKNOWN OWNERSHIP LIES SOUTH OF THE NORTHERLY BOUNDARY LINE;
 - THE FACT THAT A CHAIN LINK FENCE LIES EAST OF THE WESTERLY BOUNDARY LINE;
 - THE FACT THAT A WROUGHT IRON FENCE LIES EAST OF THE WESTERLY BOUNDARY LINE; AND
 - THE FACT THAT FIRE HYDRANTS, WATER VALVES, A METER AND STORM DRAIN EXIST OUTSIDE OF EASEMENT AREAS.
 - SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENTS: BETWEEN ALMARIDA PLACE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; OMNIPONT COMMUNICATIONS, INC., A DELAWARE CORPORATION. GE COMMERCIAL FINANCE BUSINESS PROPERTY CORPORATION, A DELAWARE CORPORATION. JUNE 08, 2007. 19462810.
 - A FINANCING STATEMENT RECORDED OCTOBER 10, 2018 AS DOCUMENT NO. 2440181 OF OFFICIAL RECORDS. DEBTOR: PAPP ALMARIDA, LLC. SECURED PARTY: WATERFALL FINANCE 10 GRANTOR TRUST, SERIES 1.
 - ANY FAILURE TO COMPLY WITH THE TERMS, PROVISIONS AND CONDITIONS OF THE LEASE REFERRED TO HEREIN.
 - THE COMPANY MUST BE PROVIDED AN ACCEPTABLE, EXECUTED AND ACKNOWLEDGED ESTOPPEL CERTIFICATE FROM THE LESSOR IN THE LEASE SET FORTH IN SCHEDULE A CERTIFYING THAT SAID LEASE IS IN FULL FORCE AND EFFECT, THE TENANT IS NOT IN DEFAULT OF ANY MATERIAL TERMS OR PROVISIONS THEREOF AND THE TRANSACTION CONTEMPLATED HEREIN IS NOT A VIOLATION OF ANY OF THE PROVISIONS CONTAINED THEREIN. ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON A REVIEW OF THE FULL UNRECORDED LEASE AND ALL AMENDMENTS THERETO.
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
 - RIGHTS OF PARTIES IN POSSESSION.

POLICY OF PREPARER

AS A MATTER OF POLICY, ONLY OFFICIALLY RELEASED COPIES OF THIS SURVEY HAVE A "NET" SIGNATURE ALONG WITH THE RELEASE/REVISION DATE(S) SHOWN. ANY MODIFICATIONS, UPDATES, OR REVISIONS WITH THEIR EFFECTIVE RELEASE DATES WILL BE SHOWN THEREON. ANY PARTIES REQUIRING INFORMATION WHICH MAY BE DERIVED FROM THIS SURVEY AFTER THE INITIAL RELEASE DATE ARE ADVISED TO CONTACT THE OFFICE OF THE PREPARER TO INQUIRE ON THE PRESENT STATUS OF THE SURVEY AND IF LATER VERSIONS HAVE BEEN RELEASED. COPIES OF THIS SURVEY LACKING THE HEREIN ABOVE MENTIONED SIGNATURE ARE TO BE CONSIDERED NON OFFICIALLY RELEASED VERSIONS OF THIS SURVEY.

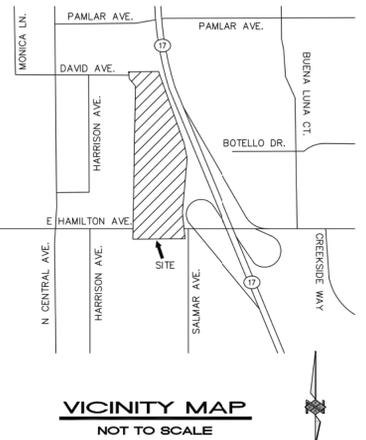
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO PAPP ALMARIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 2, 3, 4, 8, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 25, 2022.

Mar 08 2022

PETER E. WEILBACHER, PLS 8403 DATE: EXPIRES 06-30-22



PREPARED BY:	DATE	BY	REVISION	APPD
PBLA SURVEYING, INC. Planning • Engineering • Surveying 1481 FORD ST., STE 201 REDLANDS, CALIF. 92373 (888) 714-9642 • (714)389-9191 FAX	03/08/22	SC	1ST SUBMITTAL	PW

PRELIMINARY TITLE REPORT
FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. NCS-105420-8F

JOB NO. 5001-553
Sht. 1 of 2



LAF - CITY SPORTS CLUB
Almarida Place
515 E. Hamilton Ave. Campbell, CA 95008

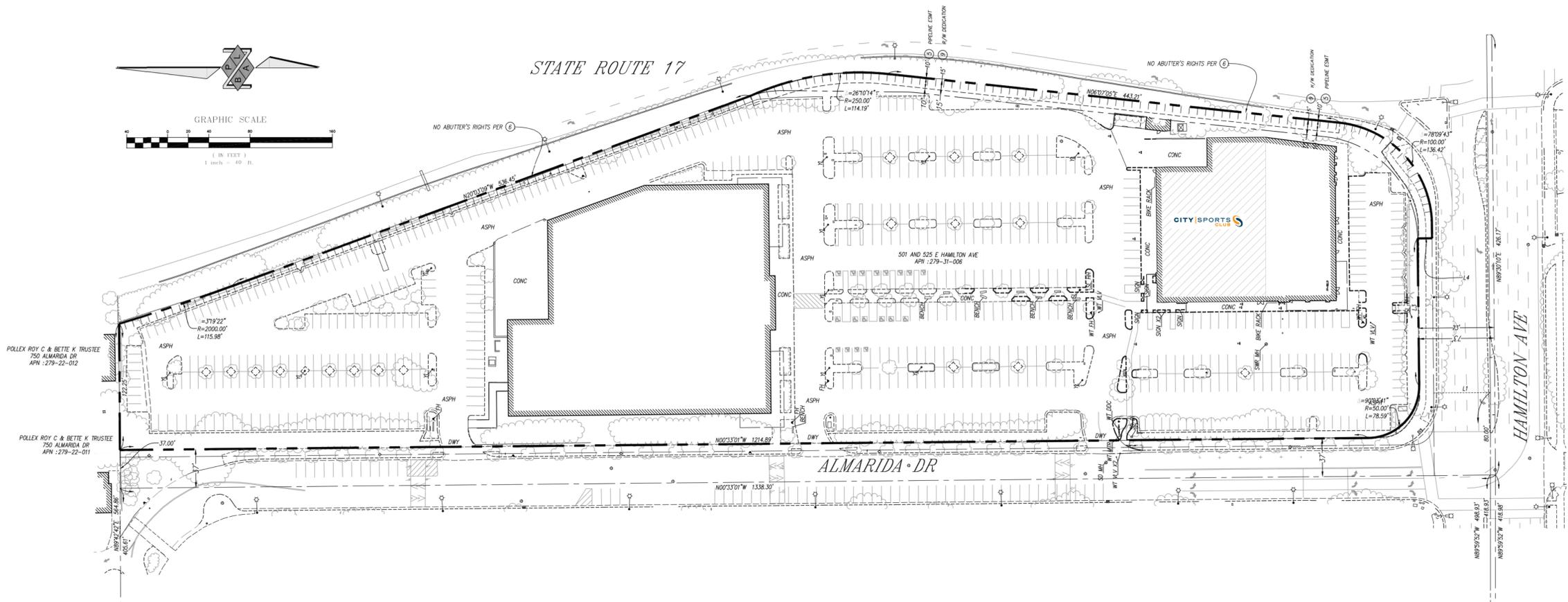
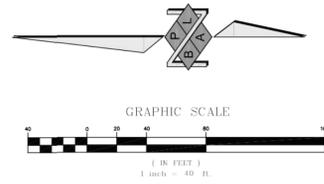
LAND USE CHANGE SUBMITTAL
Alta Survey Title Report - Sheet 1



01

A.L.T.A./N.S.P.S. SURVEY

CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA



LEGEND

---	RIGHT-OF-WAY LINE	□	WATER METER
---	STREET CENTERLINE	□	WATER VALVE
---	BOUNDARY LINE	▼	WATER FIRE HYDRANT
---	EASEMENT SIDELINE	⊕	WATER DDC (DOUBLE CHECK DETECTOR)
---	ORIGINAL LOT/PARCEL LINE	⊕	WATER PIV (POST INDICATOR VALVE)
---	C/A TIE LINE	⊕	WATER ICV HH
---	CONCRETE	⊕	STORM DRAIN MANHOLE
---	CURB	⊕	STORM DRAIN DROP INLET
---	BUILDING OVERHANG LINE	⊕	SEWER SCO (SEWER CLEAN OUT)
---	LANE STRIPING	⊕	SEWER MANHOLE
---	IRON FENCE	⊕	YARD LIGHT
---	EXISTING BUILDING	⊕	SIGN
---	TRUNCATED DOME PAD	⊕	TREE
S	- SOUTH	⊕	DOOR
N	- NORTH		
W	- WEST		
E	- EAST		
SLY	- SOUTHERLY		
NLY	- NORTHERLY		
WLY	- WESTERLY		
Ely	- EASTERLY		
C/A	- CENTERLINE		
PL	- PROPERTY LINE		
R/W	- RIGHT-OF-WAY LINE		
(TYP)	- TYPICAL		
APN	- ASSESSOR'S PARCEL NUMBER		
PTR	- TITLE REPORT		
INT	- INTERSECTION		
ESMT	- EASEMENT		
INST	- INSTRUMENT		
O.R.	- OFFICIAL RECORDS		
R/W	- RIGHT-OF-WAY		
DWN	- DOWN		
PUE	- PUBLIC UTILITY EASEMENT		
ESTAB	- ESTABLISHED		
REC	- RECORD		
MAR	- MEASURED AND RECORDED		
(M)	- MEASURED DISTANCE		
(R)	- RECORD DISTANCE		
FD	- FOUND		
CONC	- CONCRETE		
SMLK	- SIDEWALK		
CD	- CLEANDIT		
FH	- FIRE HYDRANT		
HH	- HANDHOLE		
ICV	- IRRIGATION CONTROL VALVE		
MH	- MANHOLE		
MTR	- METER		
PIV	- POST INDICATOR VALVE		
SL	- STREET LIGHT		
VLV	- VALVE		
SD	- STORM DRAIN		
SWP	- SEWER		
WT	- WATER		

GENERAL NOTES

- AREA - BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN ON HEREON, SAID LAND CONTAINS 355,101 SQ. FT., 8.15 ACRES (GROSS); 344,243 SQ. FT., 7.90 ACRES (NET)
- TITLE SEARCH - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY PBLA SURVEYING, INC. OR THE SURVEYOR TO DETERMINE OWNERSHIP OF THIS PROPERTY OR TO VERIFY THE DESCRIPTIONS PROVIDED. THE COMPATIBILITY OF THESE DESCRIPTIONS WITH THAT OF ADJACENT PROPERTIES, HOOR EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, PBLA SURVEYING, INC. RELIED UPON A PRELIMINARY TITLE REPORT, WITH AN ORDER NO. NCS-1105420-SF, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 16, 2021.
- OCCUPATION LINES, ENCROACHMENTS AND RECOVERED SURVEY MONUMENTS ARE SHOWN AS FOUND DURING A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION DURING FEBRUARY, 2022.
- PARCEL AREA SHOWN IS DETERMINED BASED UPON FIELD MEASUREMENTS MADE DURING A FIELD SURVEY PERFORMED IN FEBRUARY, 2022.
- THE PROPERTY IS COINCIDENT WITH, AND HAS ACCESS TO HAMILTON AVE. AND ALMARIDA DR., BEING A PUBLICLY DEDICATED STREET.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING DEMOLITION, OR BUILDING REMOVAL WITHIN RECENT MONTHS, OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE PROPERTY IS LOCATED AT 501 AND 525 EAST HAMILTON AVENUE, CAMPBELL, CALIFORNIA.

FLOOD ZONE

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06085C0237H, BEARING AN EFFECTIVE DATE OF MAY 18, 2009.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PREPARED BY:	DATE	BY	REVISION	APP'D
PBLA SURVEYING, INC. Planning • Engineering • Surveying 1481 FORD ST., STE 201 REDLANDS, CALIF. 92373 (888) 714-9642 • (714) 389-9191 FAX	03/08/22	SC	1ST SUBMITTAL	PW

JOB NO.
5001-553
Sht. 2 of 2

PRELIMINARY TITLE REPORT
FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO: NCS-1105420-SF



LAF - CITY SPORTS CLUB
Almarida Place
515 E. Hamilton Ave. Campbell, CA 95008

LAND USE CHANGE SUBMITTAL
Alta Survey Title Report - Sheet 2



02
NOT TO SCALE
Job No. 2021-554
Date 2022-03-11



- LEGEND**
- ACCESSIBLE PATH OF TRAVEL
 - PROPERTY LINE
 - PARKING LOT LIGHT - STANDARD
 - FIRE HYDRANT
 - CENTER SIGNAGE
 - BIKE RACK
 - TRASH ENCLOSURE
 - TRANSFORMER

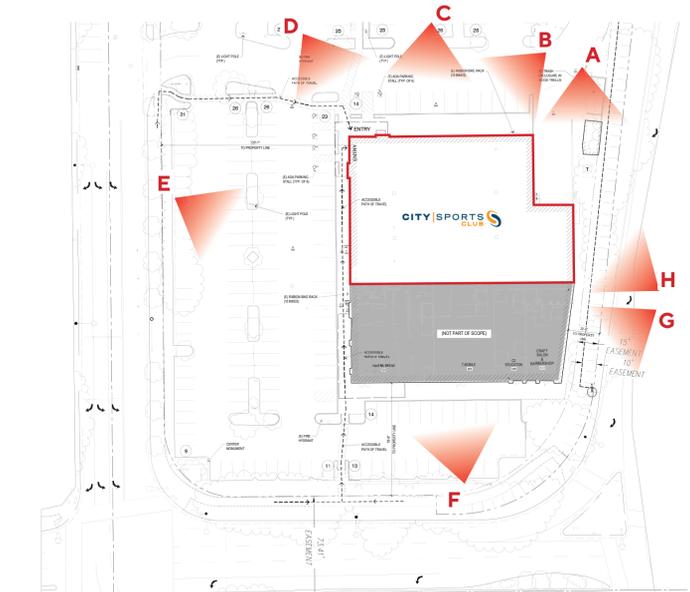


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 Almarida Place
 515 E. Hamilton Ave. Campbell, CA 95008

LAND USE CHANGE SUBMITTAL
 Existing Site Plan



03
 Scale: 1" = 20'-0"
 Job No.: 2021-564
 Date: 2022-03-11

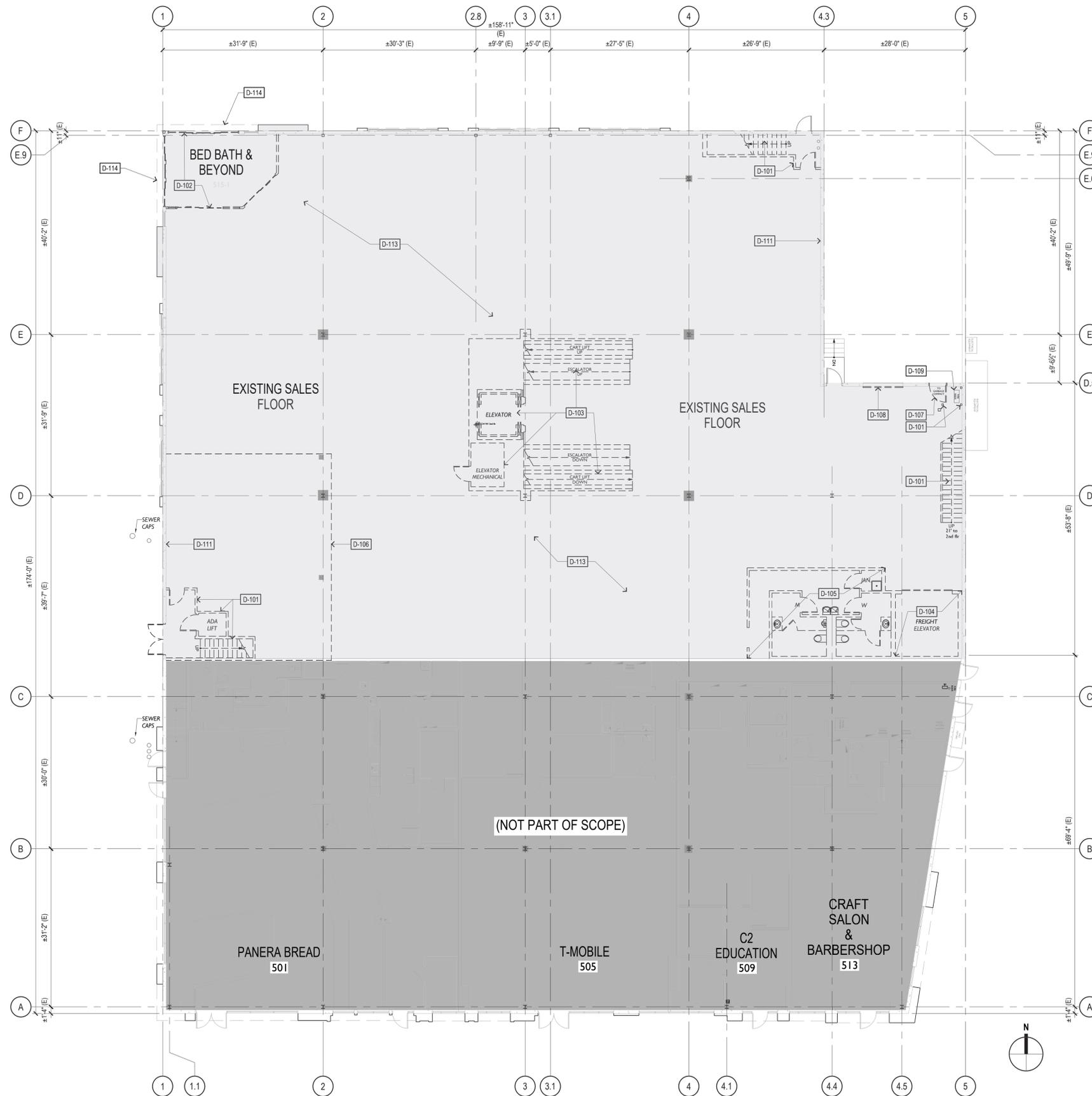


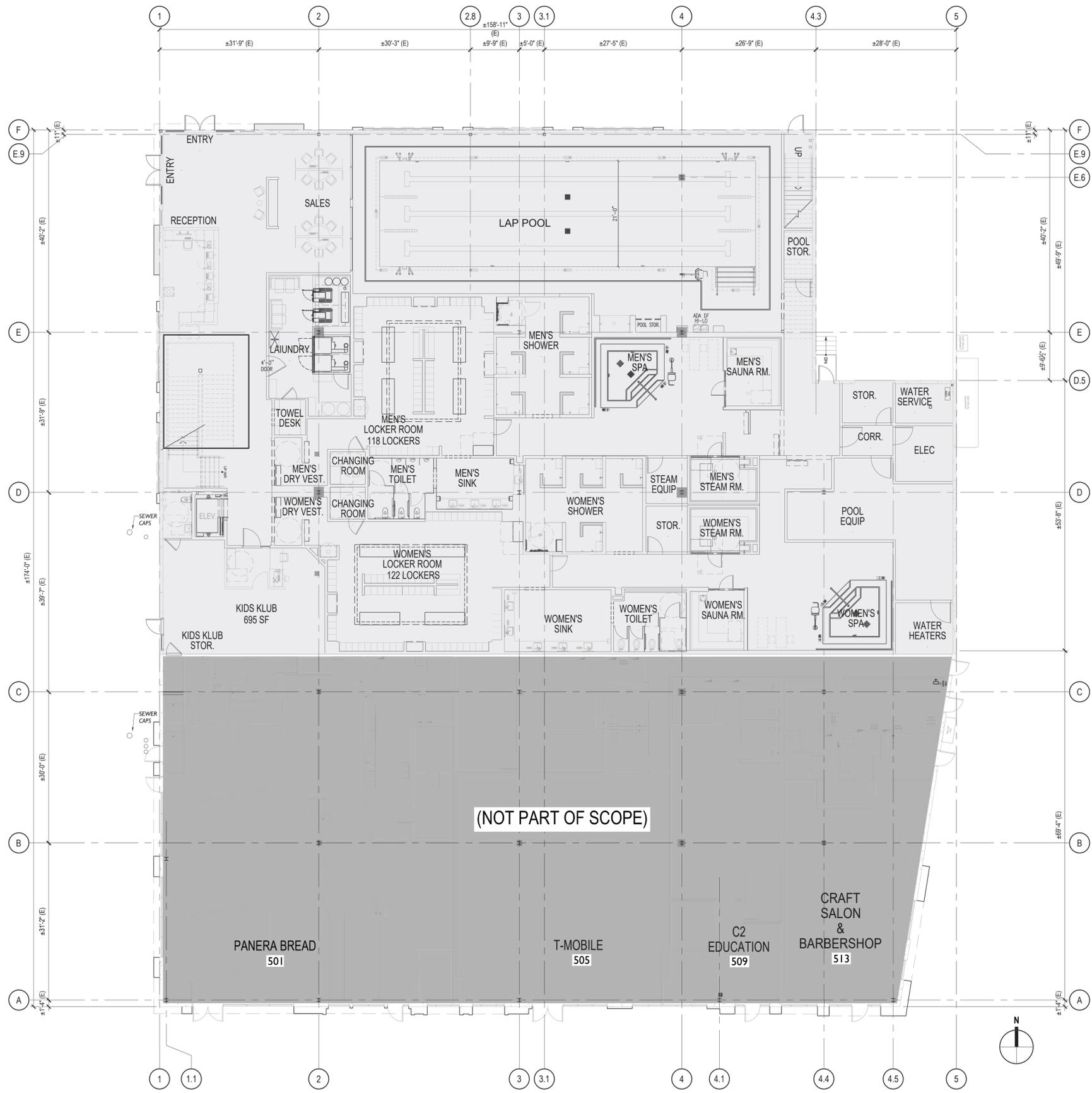
DEMO KEY NOTES

- D-101** DEMO & REMOVE EXISTING WALL, STAIR, RAILING, DOOR, ADA LIFT & STAIR STRUCTURE RELATED
- D-102** DEMO & REMOVE EXISTING STOREFRONT AND STOREFRONT VESTIBULE
- D-103** DEMO & REMOVE EXISTING ELEVATOR, ESCALATOR, SHOPPING CART LIFT, EQUIPMENT MACHINE ROOM & ELECTRICAL, LIGHTING, ETC. INFILL ANY CONC. HOLE & ELEVATOR PIT PRIOR TO NEW WORK
- D-104** DEMO & REMOVE EXISTING FREIGHT ELEVATOR & ELECTRICAL, LIGHTING, ETC. INFILL PIT PRIOR TO NEW WORK
- D-105** DEMO & REMOVE ALL EXISTING RESTROOM, JANITOR CLOSET & SINK & PLUMBING FIXTURES. CAPPED ALL EXISTING PLUMBING LINES & ELECTRICAL, LIGHTING, ETC.
- D-106** DEMO & REMOVE EXISTING MEZZANINE WALL & STRUCTURAL RELATED, ELECTRICAL, LIGHTING, ETC.
- D-107** DEMO & REMOVE EXISTING TRASH COMPACTOR & CHUTE. INFILL WALL PRIOR TO NEW WORK
- D-108** DEMO & REMOVE EXISTING DOCK DOOR, DOCK LEVELER & ALL RELATED ITEMS. INFILL WALL TO MATCH EXISTING PRIOR TO NEW WORK
- D-109** (E) FIRE SPRINKLER RISER, PROTECT IN PLACE.
- D-110** DEMO & REMOVE EXISTING ELECTRICAL PANEL
- D-111** DEMO & REMOVE EXISTING FURRED WALL
- D-112** EXISTING SHELL BUILDING STAIR TO REMAIN
- D-113** DEMO & REMOVE ALL FLOOR FINISHES PRIOR TO NEW WORK
- D-114** DEMO & REMOVE ALL EXISTING BATH & BEYOND SIGNAGES.

FLOOR PLAN LEGEND

-  DEMO WALL
-  EXISTING EXTERIOR CONCRETE WALL
-  EXISTING GRIDLINES FOR EXISTING COLUMNS





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LAND USE CHANGE SUBMITTAL
 1st Floor Plan - Proposed



DEMO KEY NOTES

- D-101** DEMO & REMOVE EXISTING WALL, STAIR, RAILING, DOOR, ADA LIFT & STAIR STRUCTURE RELATED
- D-102** DEMO & REMOVE EXISTING STOREFRONT AND STOREFRONT VESTIBULE
- D-103** DEMO & REMOVE EXISTING ELEVATOR, ESCALATOR, SHOPPING CART LIFT, EQUIPMENT MACHINE ROOM & ELECTRICAL, LIGHTING, ETC. . INFILL ANY CONC. HOLE & ELEVATOR PIT PRIOR TO NEW WORK
- D-104** DEMO & REMOVE EXISTING FREIGHT ELEVATOR & ELECTRICAL, LIGHTING, ETC. INFILL PIT PRIOR TO NEW WORK
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- D-108** DEMO & REMOVE EXISTING DOCK DOOR, DOCK LEVELER & ALL RELATED ITEMS. INFILL WALL TO MATCH EXISTING PRIOR TO NEW WORK
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FLOOR PLAN LEGEND

-  DEMO WALL
-  EXISTING EXTERIOR CONCRETE WALL
-  EXISTING GRIDLINES FOR EXISTING COLUMNS

