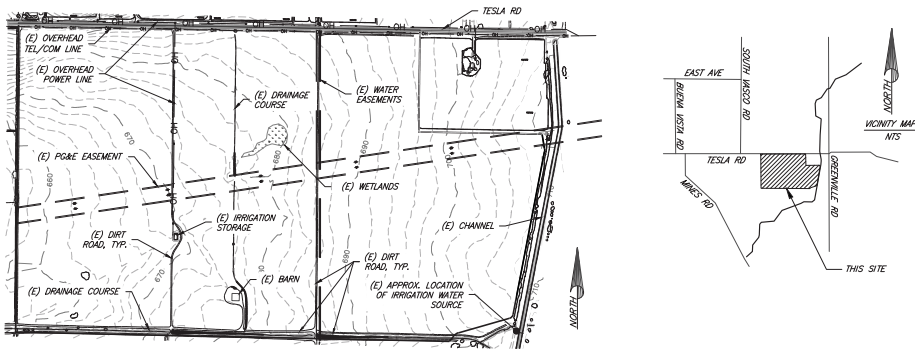


NOTE: THIS EXHIBIT DOES NOT REPRESENT A (COMPLETE) TOPOGRAPHIC SURVEY OR BOUNDARY DETERMINATION. BOUNDARY SHOWN IS PER ASSESSOR RECORDS ONLY AND HAS NOT BEEN SURVEYED OR CONFIRMED.



BEYER RANCH SUBDIVISION TENTATIVE TRACT MAP # 8156

6741 TESLA RD, LIVERMORE CA
APN: 099A-1610-001-09

PROPERTY OWNER:
WENTE BROS.
5965 TESLA ROAD
LIVERMORE, CA 94550

GENERAL NOTES

A PORTION OF THE N.W. QUARTER AND THE N.E. QUARTER OF SECTION 24, T. 5. S., R. 2. E., M.D.M. COUNTY OF ALAMEDA

TOTAL AREA:
243.95 +/- ACRES

ZONING:
AGRICULTURAL, A DISTRICT (ROW CROPS, ORCHARD, VINEYARD)

GENERAL PLAN CLASSIFICATION:
PER "DEED OF PERPETUAL AGRICULTURAL CONSERVATION EASEMENT" (RECORDED SERIES: 20011-58014) BY AND BETWEEN WENTE BROS. AND THE SOUTH LIVERMORE VALLEY AREA AGRICULTURAL LAND TRUST, PROPOSED USE PER EXHIBIT D: "PERMITTED ACTIVITIES AND USES"

FOR DOMESTIC AND WINERY PROCESS WASTE DISPOSAL INFORMATION SEE "PRELIMINARY DOWS BASIS OF DESIGN REPORT"

FIRE PROTECTION:
ALAMEDA COUNTY FIRE DISTRICT

DOMESTIC WATER SOURCE:
CRANE RIDGE MUTUAL WATER COMPANY

POWER COMPANY:
PACIFIC GAS & ELECTRIC

GAS SOURCE:
PACIFIC GAS & ELECTRIC

TELEPHONE COMPANY:
PACIFIC BELL ATT&T

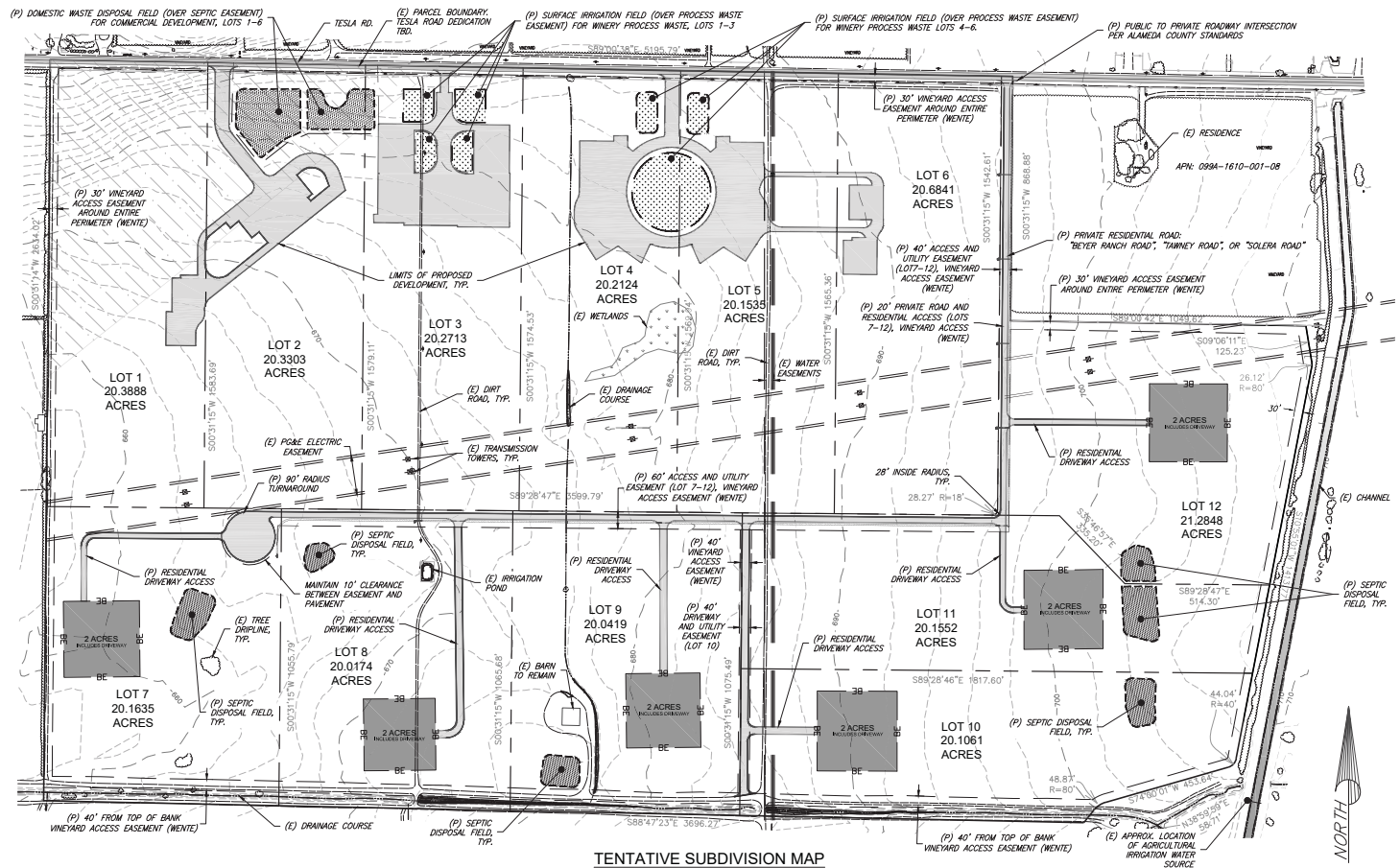
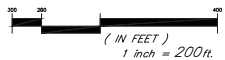
LEGEND

- LIMITS OF PROPOSED COMMERCIAL DEVELOPMENT
- PROPOSED RESIDENTIAL BUILDING ENVELOPE
- PROPOSED DOMESTIC WASTE DISPOSAL AREA
- PROCESSED WASTE DISPOSAL AREA
- STORMWATER PROTECTION: VEGETATED BUFFER
- STORMWATER PROTECTION: VEGETATED SWALE
- EARTHQUAKE SPECIAL STUDY ZONE
- MAJOR CONTOUR
- MINOR CONTOUR
- RECORD BOUNDARY LINE
- PROPOSED PARCEL BOUNDARY LINE
- EASEMENT BOUNDARY
- EXISTING STRUCTURE
- EXISTING DIRT/GRAVEL ROADWAY
- WATERWAY CENTERLINE
- EXISTING DRAINAGE BOUNDARY
- DESIGNATED WETLANDS PER FCS - EXHIBIT 1

NOTE:

ENCROACHMENT PERMIT FROM THE ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN THE DISTRICT RIGHT-OF-WAY AND FOR THE CONSTRUCTION, MODIFICATION, OR CONNECTION TO DISTRICT-MAINTAINED FACILITIES. ALL WORKMANSHIP, EQUIPMENT, AND MATERIALS SHALL CONFORM TO DISTRICT STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE



NOTE: VINEYARD/AGRICULTURAL USE NOT SHOWN FOR CLARITY. 200 +/- ACRES OF THE TOTAL 244 ACRES TO BE VINEYARD OR AGRICULTURAL USE PER AGRICULTURAL REQUIREMENTS.