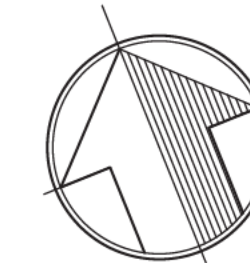


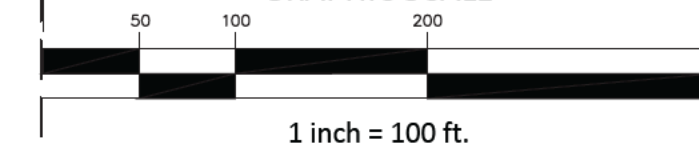
See Sheets 2.1, 3.1 & 4.1

See Sheets 2.2, 3.2 & 4.2

See Sheets 2.3, 3.3 & 4.3



GRAPHIC SCALE



LEGEND

	Building
	Concrete
	Curb & Gutter
	Fenceline
	Wall
<i>arv</i>	Air Release Valve
	Cable T.V. Box
	Catch Basin
<i>cp</i>	Communications Pedestal
<i>cv</i>	Communications Vault
	Drain Inlet
<i>d</i>	Detector
<i>dcv</i>	Detector Check Valve
<i>eo</i>	Electrical Outlet
	Electrical Utility Box
<i>ev</i>	Electrical Vault
	Electrolier/Street Light
<i>fdc</i>	Fire Department Connection
	Fire Hydrant
<i>gm</i>	Gas Meter
<i>ir</i>	Irrigation
<i>mb</i>	Mail Box
<i>rl</i>	Rain Water Leader
	Sanitary Sewer Cleanout
	Sanitary Sewer Manhole
	Sign
<i>x 57.4</i>	Spot Elevation
	Storm Drain Utility Manhole
	Street Light Box
	Traffic Signal Pole (No Arm)
	Traffic Signal Pole w/Electrolier
	Traffic Signal Box
<i>xfmr</i>	Transformer
<i>u</i>	Utility Box - Type Unknown
<i>uc</i>	Utility Conduit - Type Unknown
<i>up</i>	Utility Pedestal - Type Unknown
	Utility Pole
<i>uvt</i>	Utility Vault - Type Unknown
	Water Meter
	Water Valve
<i>wvt</i>	Water Vault

PROJECT DATA and SHEET INDEX

Sheet Title	REV.	DATE	DESCRIPTION	BY
	1			

VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A, per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California



PROJECT DATA

OWNER/SUBDIVIDER:

Avalon Bay Communities
 305 Olin Avenue, Suite 2100
 San Jose, CA 95128
 Contact: Joe Kircher
 Tel. 415.517.8490

SURVEYOR/MAP PREPARER:

Mountain Pacific Surveys
 1735 Enterprise Drive, #109
 Fairfield, CA 94533
 Contact: Charles Weakley
 Tel. 707.425.6234

ENGINEERING/GRADING/UTILITY DESIGN:

Langan
 1 Almaden Boulevard, Suite 590
 San Jose, CA 95113
 Contact: Dustin Shitanishi
 Tel. 408.283.3642

ASSESSOR'S PARCEL NUMBER: 158-49-001

ZONING DESIGNATION: P - Planned Community

TOTAL SITE AREA: 14.52± Acres

EXISTING USE: Multi-Family Residential/Apartments

PROPOSED USE: 1) Mix of existing and new/proposed Multi-Family Residential Apartments on a single parcel plus new/proposed medium density (up to 111 total units) Condominium Units constructed on a separate lot.

2) 1.34± acre parcel to be dedicated in fee to City of Mountain View for public park purposes. See General Note 1.

PROJECT DATA (cont.)

EXISTING AND PROPOSED UTILITIES:

Water/Sewer/Storm Drain: City of Mountain View
 Trash & Recycling: City of Mountain View/Recology Mountain View
 Gas & Electric: Pacific Gas & Electric Co.
 Cable/Phone/Internet: AT&T and Comcast

FLOOD ZONE DESIGNATION:

Zone X (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 sq. mile; and areas protected by levees from 1% annual chance flood.

GENERAL NOTES

1) This Vesting Tentative Map is for new condominium purposes with regard to proposed Lot 1 for up to 111 condominium units. Lot 2 is intended to remain as a conventional fee ownership parcel and maintain all of the existing 402 rental apartment units, the construction of 212 new rental apartment units, plus undergo substantial improvement in the form of a new parking structure, community building, and tenant amenities available to all project residents. Lot 3 is proposed for dedication in fee to the City of Mountain View for public park purposes.

2) This Vesting Tentative Map is being processed concurrently with a Development Application for the Avalon Middlefield project. Refer to the concurrent application materials for additional information and specifics regarding proposed improvements associated with this subdivision.

3) All existing apartment buildings/dwelling units are to remain. Demolition consists only of surface improvements such as parking, hardscape, landscape, and utilities sufficient for the construction of the new multi-family dwelling units proposed.

GENERAL NOTES (cont.)

4) An Arborist Report depicting the disposition of all trees (both heritage and non-heritage) within the subject property was prepared and is included as a separate attachment to this Vesting Tentative Map.

5) Pursuant to Government Code Title 7, Division 2, Chapter 3, Article 4, Section 66456.1 of the Subdivision Map Act, the Owner/Subdivider reserves the right to file multiple phased Final Maps in substantial conformance with this Vesting Tentative Map and the Conditions of Approval issued by the City for the project.

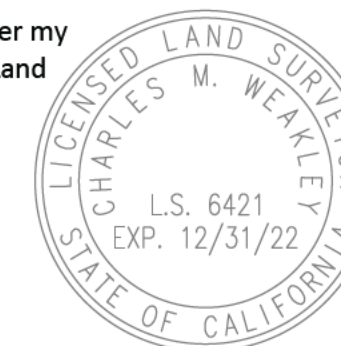
PROJECT DATUMS

Horizontal Datum is based upon the monumented centerline of Moffett Boulevard per Book 237 of Maps, Page 30, SCCR. Vertical Datum is based upon City of Mountain View Benchmark III-59, a disc set in the southeast curb return of Moffett Boulevard and Cypress Point Drive. Elevation taken as 58.32, NAVD 88.

SURVEYOR'S STATEMENT

This Preliminary Parcel Map was prepared by me or under my direction in conformance with the requirements of the Land Surveyor's Act and the Subdivision Map Act.

Charles M. Weakley, LS Exp. 12/31/22



SHEET INDEX

1.0	Project Data & Sheet Index
1.1	Project Overview
2.1-2.3	Existing Conditions & Demolition
3.1-3.3	Proposed Lot Configuration
4.1-4.3	Conceptual Grading & Utility Plans

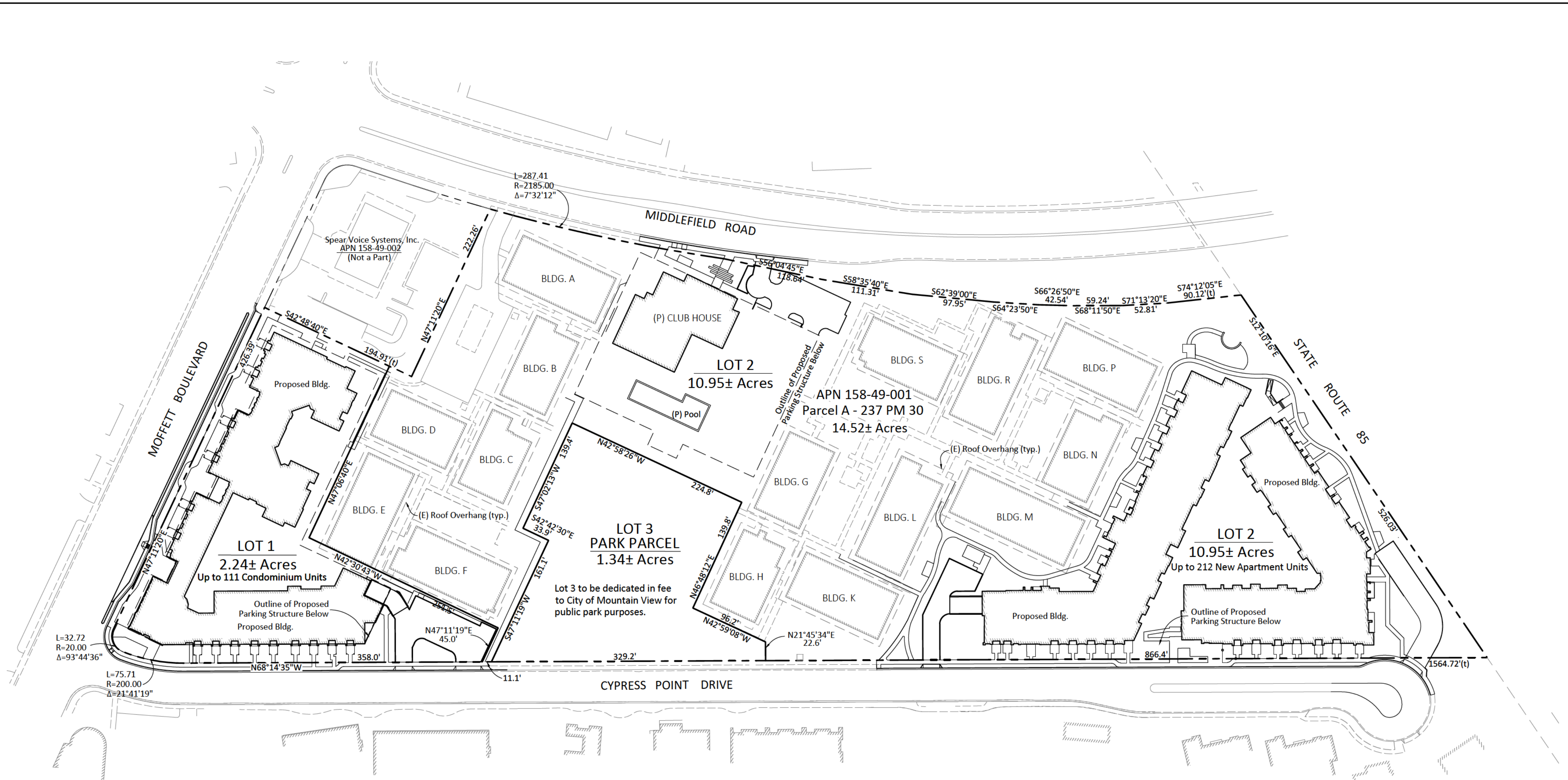
DATE Oct. 27, 2021

SCALE 1" = 100'

JOB NO. 515073.21

SHEET NO. **1.0**

of 11 Sheets

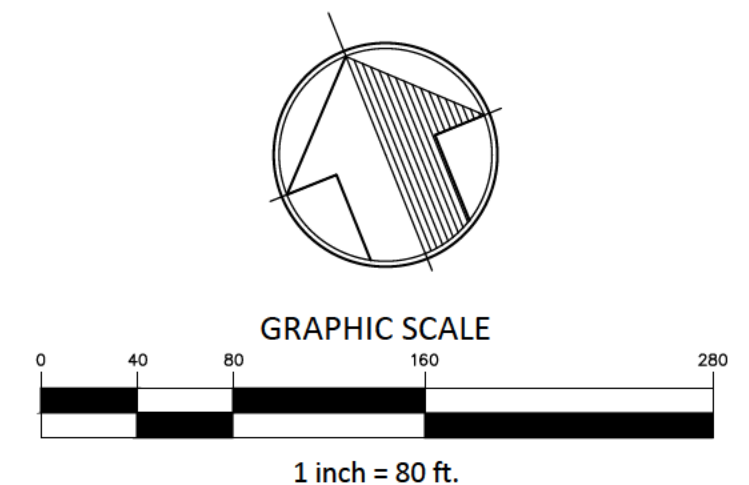


GENERAL NOTES

- 1) See Sheets 2.1 through 2.3 for Existing Conditions and Demolition information.
- 2) See Sheets 3.1 through 3.3 for Proposed Lot and Easement Configuration.
- 3) See Sheets 4.1 through 4.3 for conceptual Grading and Utility information.
- 4) Buildings A through H, K-N, P, R, and S are existing rental apartment units within Lot 2 that will remain.
- 5) All buildings and parking structures on Lot 1, together with the Club House, parking structures and residential building near east end of Lot 2 are proposed.

LEGEND

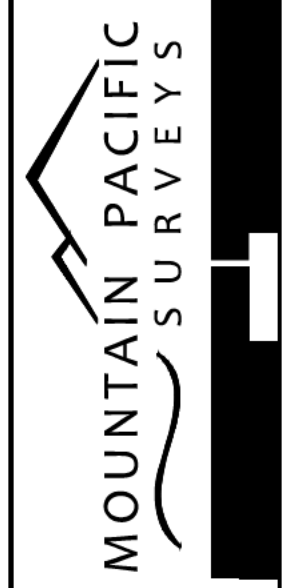
- PROPERTY LINE - Existing
- PROPERTY LINE - Proposed
- Building
- (E) Existing
- (P) Proposed



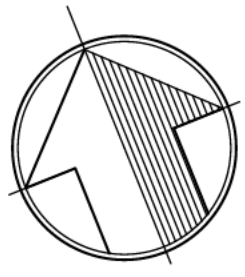
PROJECT OVERVIEW

Sheet Title	REV.	DATE	DESCRIPTION	BY
	1			
	2			
	3			

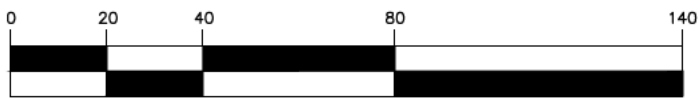
VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California



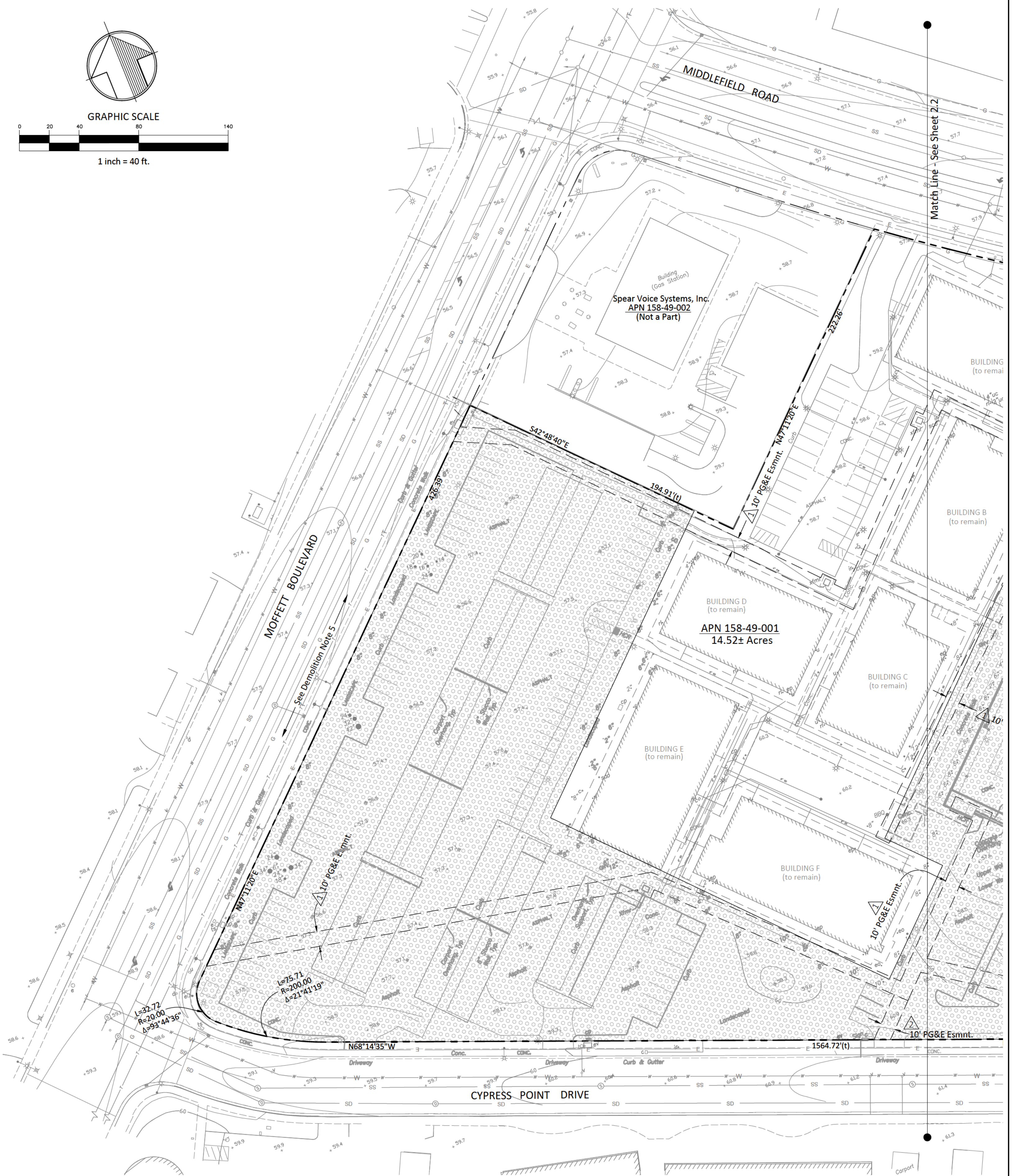
DATE	Oct. 27, 2021
SCALE	1" = 100'
JOB NO.	515073.21
SHEET NO.	1.1
of 11 Sheets	



GRAPHIC SCALE



1 inch = 40 ft.



Demolition Notes



Denotes area subject to substantial demolition of structures, surface improvements, and utilities.

Easement Notes

Easements shown hereon are based upon the Preliminary Title Report prepared by First American Title Company as order no. 761570CA1 dated August 12, 2021.

- 1) 10 foot wide (and varies) easement in favor of PG&E for various underground and surface facilities as described in Book 8553 of Official Records at Page 547. Location of easement shown hereon. This easement will be modified as required by PG&E and the City of Mountain View to facilitate the new building construction.
- 2) 10 foot wide easement in favor of PG&E for various underground and surface facilities as described in Book 9182 of Official Records at Page 284. Location of easement shown hereon.

- 1) All existing apartment/dwelling units are to remain.
- 2) Demolition consists of removal of parking areas and carports, surface improvements such as hardscape and landscape areas, and select utilities. Additionally, demolition of the existing club house/leasing facility, parking structure, and all improvements on the future City park parcel will be demolished.
- 3) Existing utilities required for the continued operation of the existing apartment buildings will remain in place or be reconstructed as project requirements dictate.
- 4) Appropriate easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.
- 5) Existing overhead utilities (electric, phone, catv) to be undergrounded along Moffett Blvd. frontage.

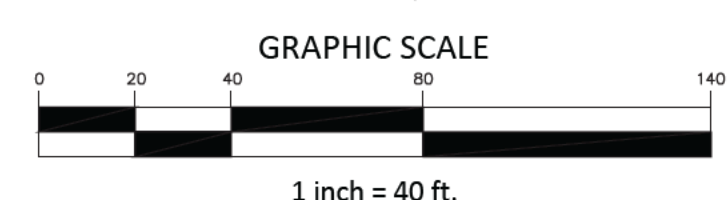
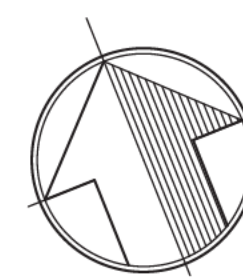
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 SCALE: 1" = 40'
 JOB NO.: 515073.21
 SHEET NO.: 2.1
 of 11 Sheets



VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD

Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

Sheet Title			
EXISTING CONDITIONS AND DEMOLITION			
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REV.	DATE	DESCRIPTION	BY

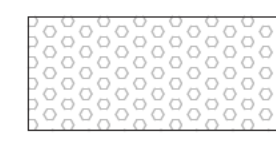


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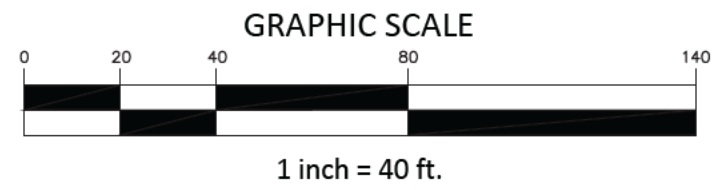
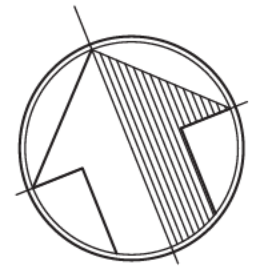
of 11 Sheets

MOUNTAIN PACIFIC SURVEYS

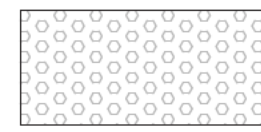
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 SHEET NO.: **2.2**

VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

Sheet Title		EXISTING CONDITIONS AND DEMOLITION		
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REV.	DATE	DESCRIPTION	BY	

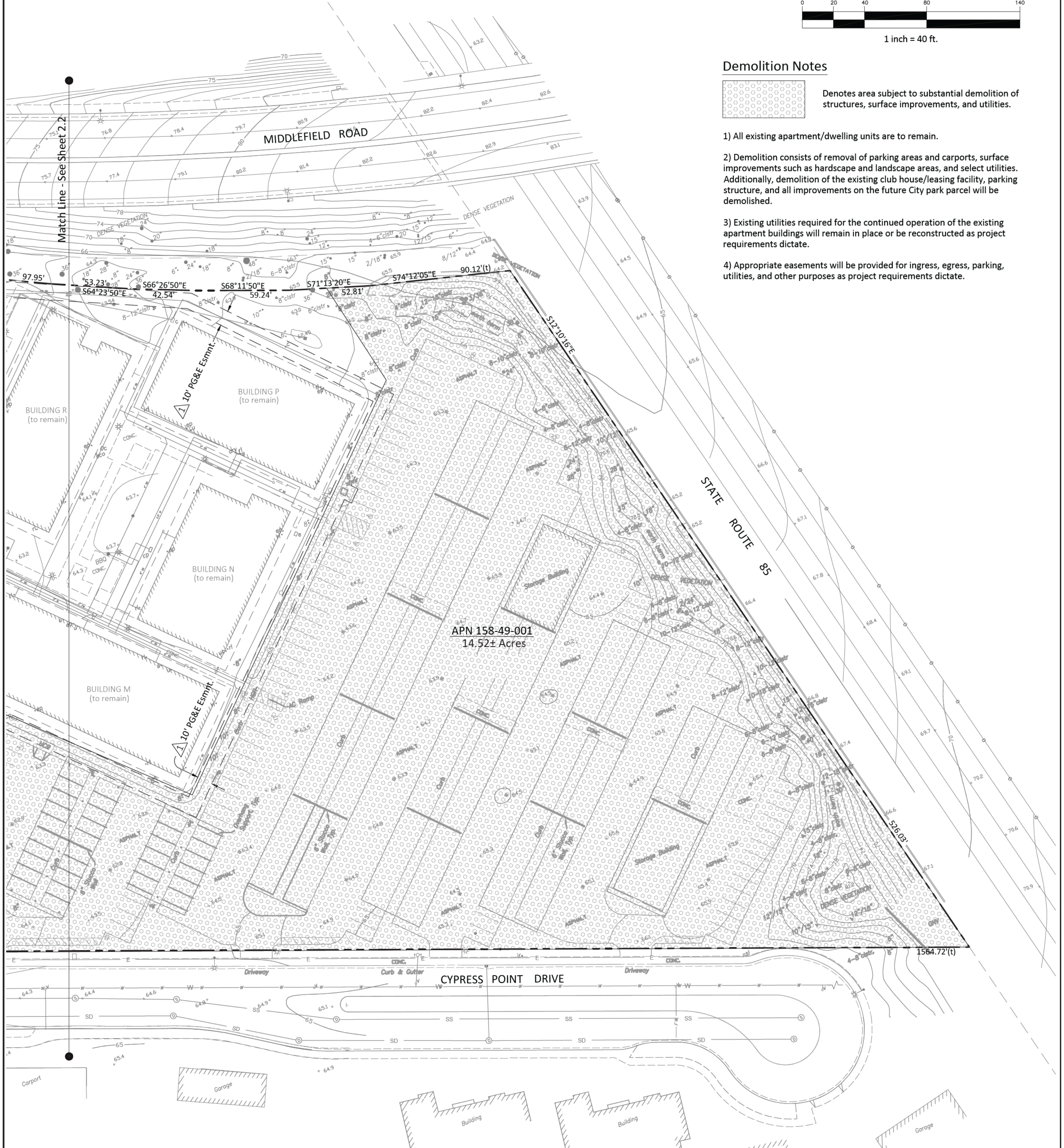


Demolition Notes



Denotes area subject to substantial demolition of structures, surface improvements, and utilities.

- 1) All existing apartment/dwelling units are to remain.
- 2) Demolition consists of removal of parking areas and carports, surface improvements such as hardscape and landscape areas, and select utilities. Additionally, demolition of the existing club house/leasing facility, parking structure, and all improvements on the future City park parcel will be demolished.
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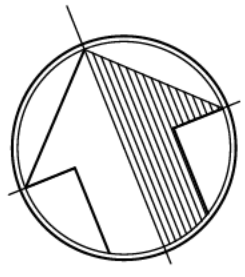
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of 11 Sheets
 SHEET NO. 2.3
 JOB NO. 515073.21
 SCALE 1" = 40'
 DATE Oct. 27, 2021

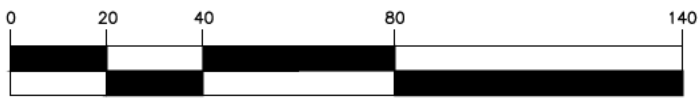


VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

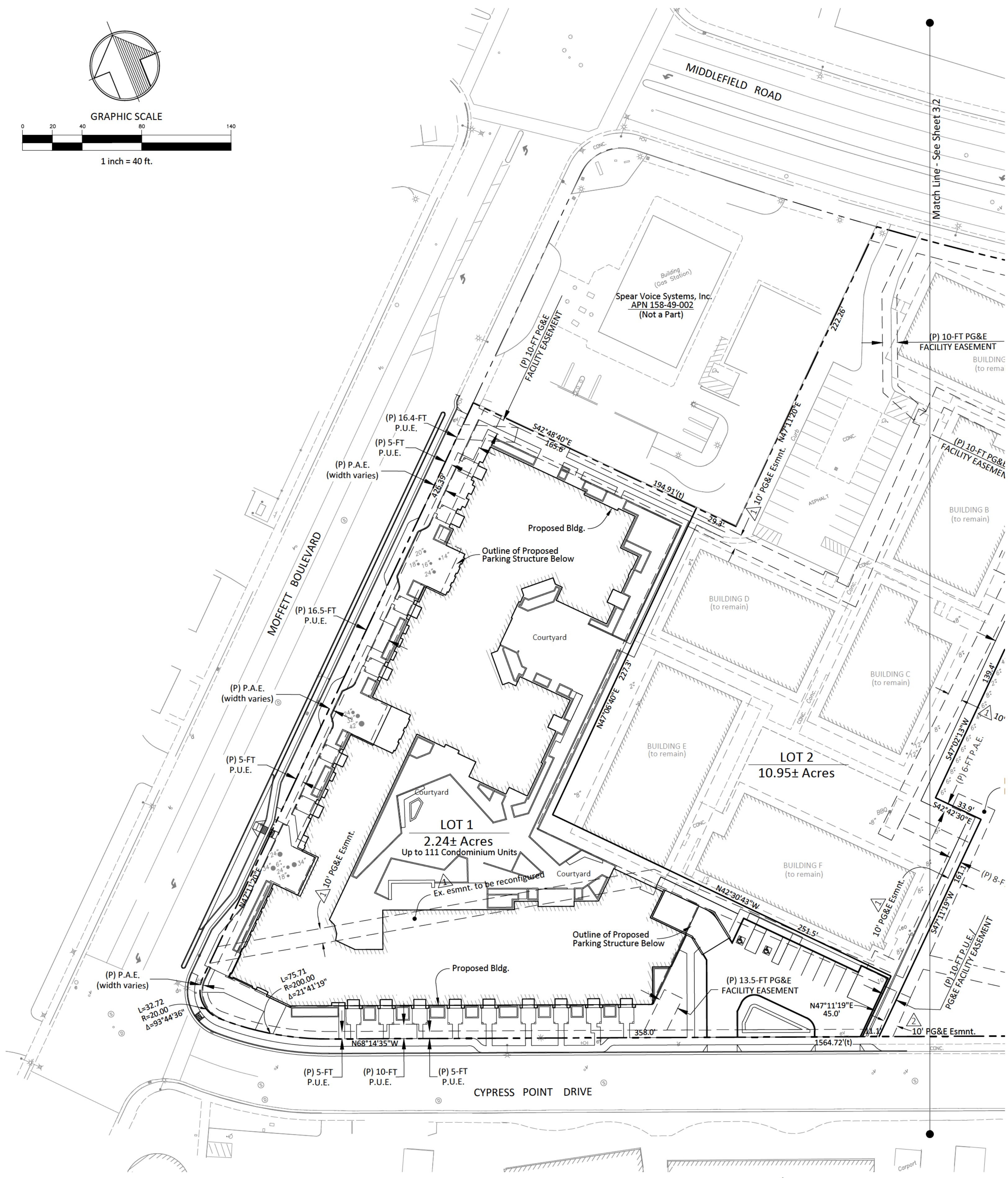
Sheet Title		EXISTING CONDITIONS AND DEMOLITION		
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REV.	DATE	DESCRIPTION	BY	



GRAPHIC SCALE



1 inch = 40 ft.



NOTES:

1) This Vesting Tentative Map is for condominium purposes with regard to proposed Lot 1 for up to 111 condominium units. Lot 2 is intended to remain as a conventional fee ownership parcel and maintain all of the existing 402 rental apartment units, and include the construction of up to 212 new rental apartment units. Lot 3 is proposed for dedication in fee to the City of Mountain View for public park purposes.

2) This Vesting Tentative Map is being processed concurrently with a Development Application for the Avalon Middlefield project. Refer to the concurrent application materials for additional information and specifics regarding proposed improvements associated with this subdivision.

3) Appropriate additional easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.

LEGEND

- PROPERTY LINE - Existing
- PROPERTY LINE - Proposed
- EASEMENT LINE

Easement Legend

- 10 foot wide (and varies) PG&E Easment per 8553 O.R. 547.
- 10 foot wide PG&E Easment per 9182 O.R. 284.
- (P) Proposed Easement, type and width as noted.
- P.A.E. Pedestrian Access Easement (for public sidewalk where needed)
- P.U.E. Public Utility Easement

Easement Note:

In addition to the specific existing and proposed utility easements depicted hereon, private blanket or specific easements over common areas within Lots 1 and 2 will be provided to facilitate vehicular and pedestrian access, and private utilities as required.

DATE: Oct. 27, 2021
 SCALE: 1" = 40'
 JOB NO.: 515073.21
 SHEET NO.: 3.1
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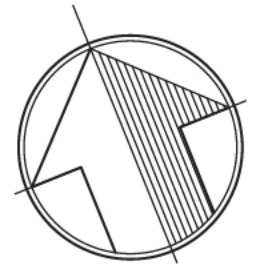


VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD

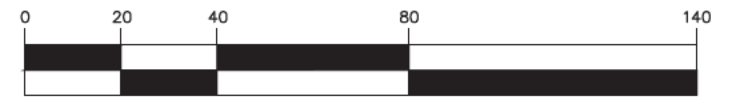
Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

Sheet Title: **PROPOSED LOT CONFIGURATION**

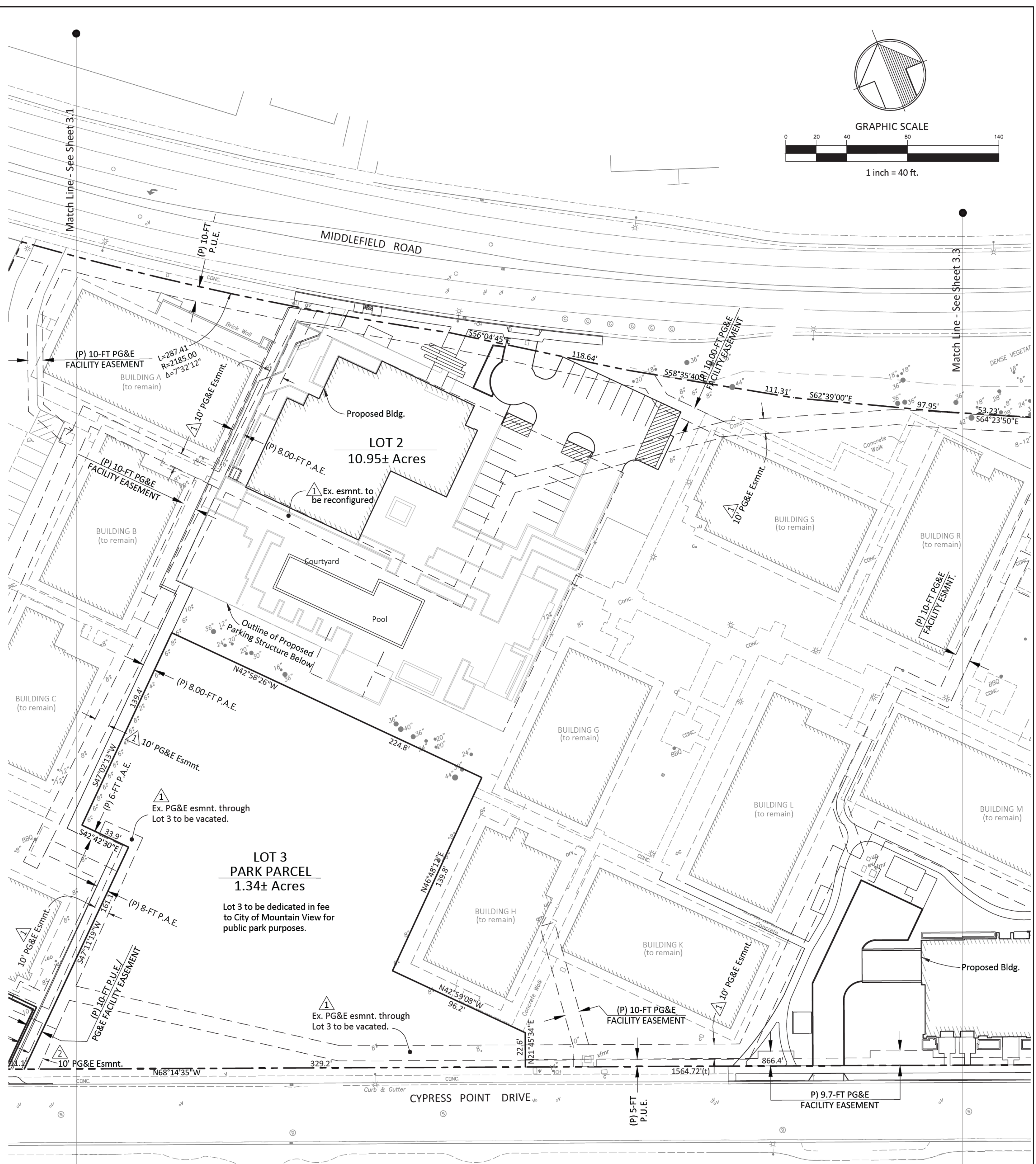
REV.	DATE	DESCRIPTION	BY



GRAPHIC SCALE



1 inch = 40 ft.



**LOT 3
PARK PARCEL
1.34± Acres**
Lot 3 to be dedicated in fee to City of Mountain View for public park purposes.

NOTES:
1) This Vesting Tentative Map is for condominium purposes with regard to proposed Lot 1 for up to 111 condominium units. Lot 2 is intended to remain as a conventional fee ownership parcel and maintain all of the existing 402 rental apartment units, and include the construction of up to 212 new rental apartment units. Lot 3 is proposed for dedication in fee to the City of Mountain View for public park purposes.
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LEGEND
- - - - - PROPERTY LINE - Existing
- - - - - PROPERTY LINE - Proposed
- - - - - EASEMENT LINE

Easement Legend
① 10 foot wide (and varies) PG&E Easment per 8553 O.R. 547.
② 10 foot wide PG&E Easment per 9182 O.R. 284.
(P) Proposed Easment, type and width as noted.
P.A.E. Pedestrian Access Easement (for public sidewalk where needed)
P.U.E. Public Utility Easement

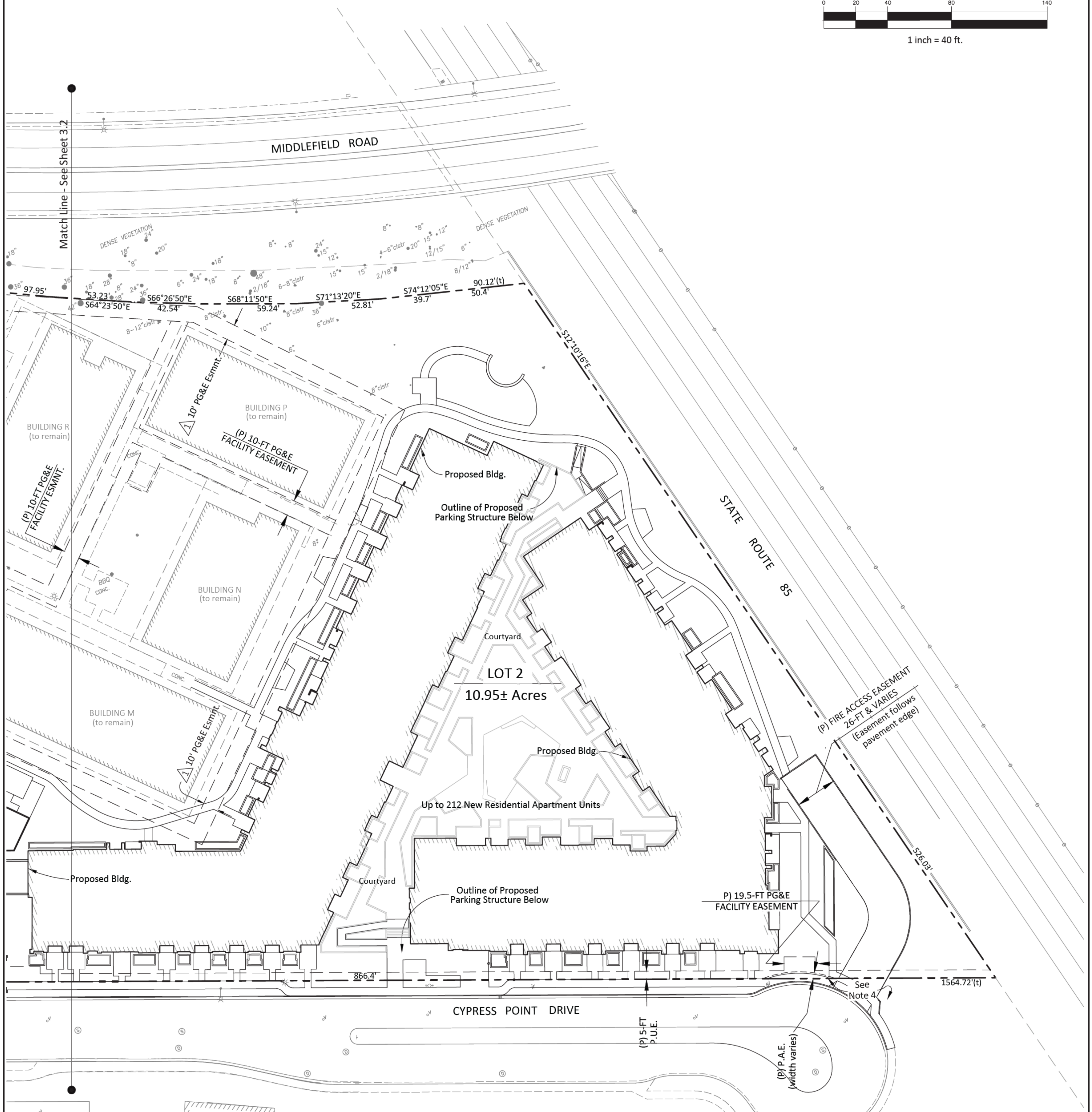
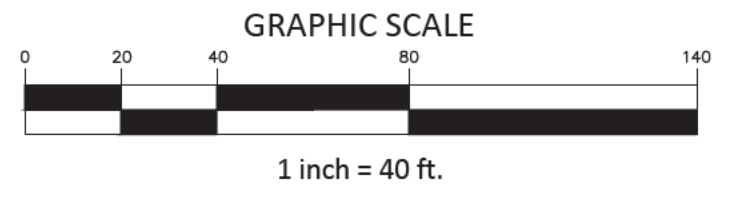
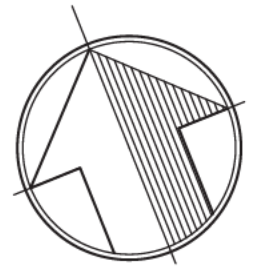
Easement Note:
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of 11 Sheets
SHEET NO. 3.2
JOB NO. S15073.21
SCALE 1" = 40'
DATE Oct 27, 2021



VESTING TENTATIVE MAP
For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
Being a division of Parcel A per Book 237 of Maps, Page 30
Assessor's Parcel No. 158-49-001
555 West Middlefield City of Mountain View California

Sheet Title			
PROPOSED LOT CONFIGURATION			
REV.	DATE	DESCRIPTION	BY



NOTES:

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- 3) Appropriate additional easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.
- 4) This area may be subject to an Encroachment Permit or similar instrument for future maintenance at City's discretion.

LEGEND

- PROPERTY LINE - Existing
- PROPERTY LINE - Proposed
- EASEMENT LINE

Easement Legend

- 10 foot wide (and varies) PG&E Easment per 8553 O.R. 547.
- 10 foot wide PG&E Easement per 9182 O.R. 284.
- (P) Proposed Easement, type and width as noted.
- P.A.E. Pedestrian Access Easement (for public sidewalks)
- P.U.E. Public Utility Easement

Easement Note:

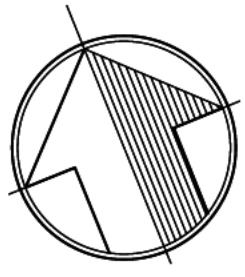
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DATE: Oct. 27, 2021
 SCALE: 1" = 40'
 JOB NO.: S15073.21
 SHEET NO.: 3.3
 of 11 Sheets

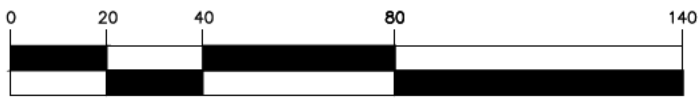


VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
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 555 West Middlefield City of Mountain View California

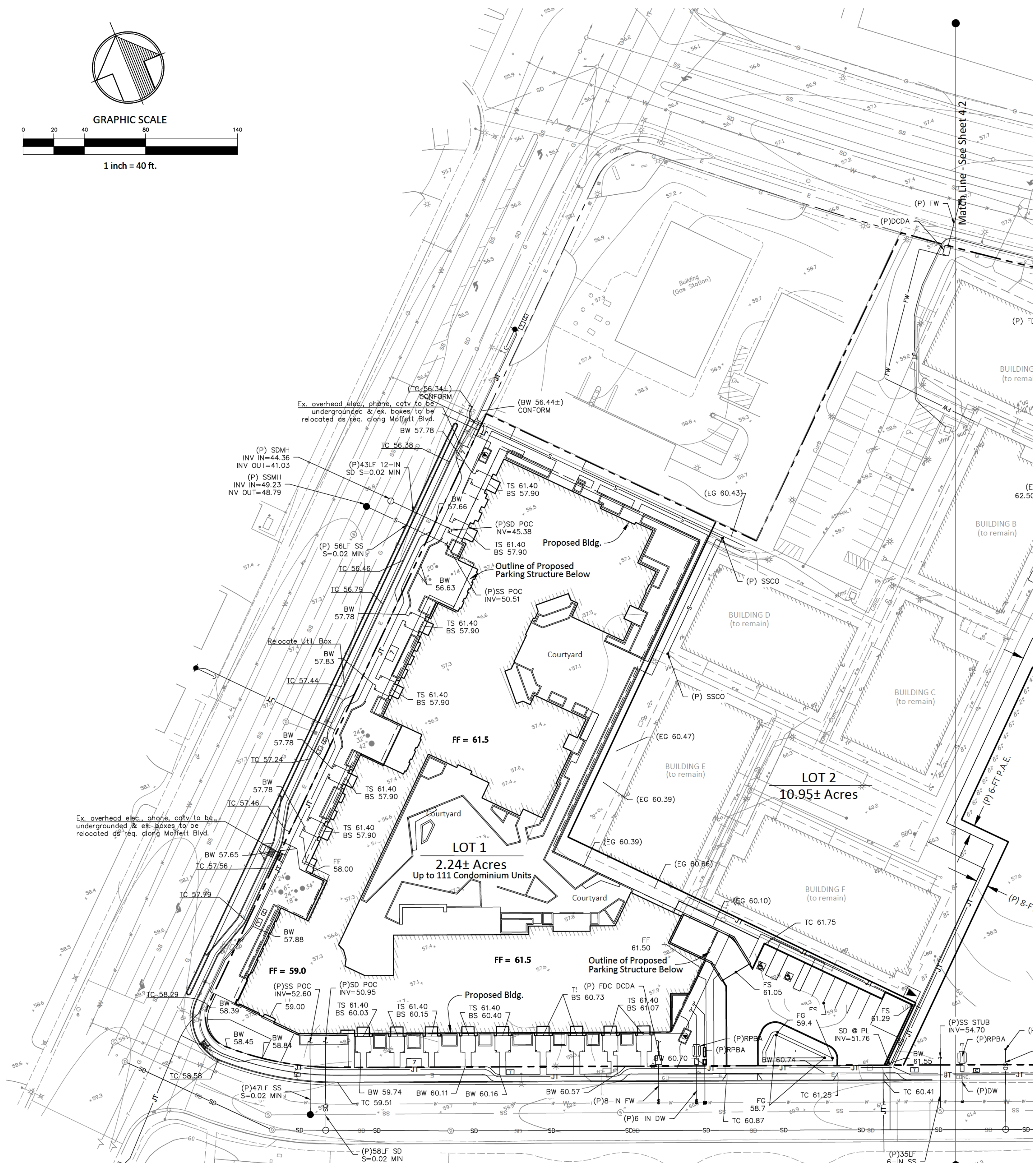
Sheet Title			
PROPOSED LOT CONFIGURATION			
REV.	DATE	DESCRIPTION	BY



GRAPHIC SCALE



1 inch = 40 ft.



ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BACK OF WALK
BS	BOTTOM OF STEPS
CO	CLEANOUT
DI	DROP INLET
DCDA	DBL. CHECK DETECTOR ASSY.
DW	DOMESTIC WATER
E	ELECTRICAL
EG	EXISTING GRADE
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FW	FIRE WATER
IRRG	IRRIGATION
G	GAS
JT	JOINT TRENCH
MH	MANHOLE
MIN	MINIMUM
RPBA	REDUCED PRESSURE BACKFLOW ASSY.
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
TC	TOP OF CURB
TS	TOP OF STEPS
WV	WATER VALVE

LEGEND

---	PROPERTY LINE (Existing)
---	PROPERTY LINE (Proposed)
---	(E) SEWER LINE
---	(E) STORM DRAIN LINE
---	(E) WATER LINE
---	(E) FIRE WATER LINE
---	(E) GAS LINE
---	(E) ELECTRICAL LINE
---	(E) SITE LIGHTING LINE
---	(E) TELEPHONE LINE
---	(E) CABLE TV LINE
●	(P) SEWER MANHOLE
○	(P) STORM MANHOLE
■	(P) TRANSFORMER

NOTES:

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 SCALE: 1" = 40'
 JOB NO.: 515073.21
 SHEET NO.: 4.1
 of 11 Sheets

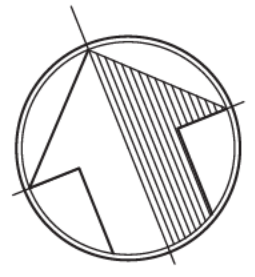


VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD

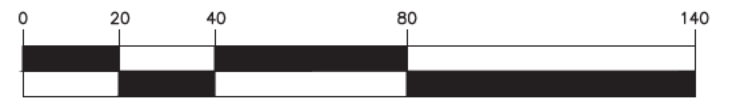
Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

Sheet Title: **CONCEPTUAL GRADING AND UTILITY PLAN**

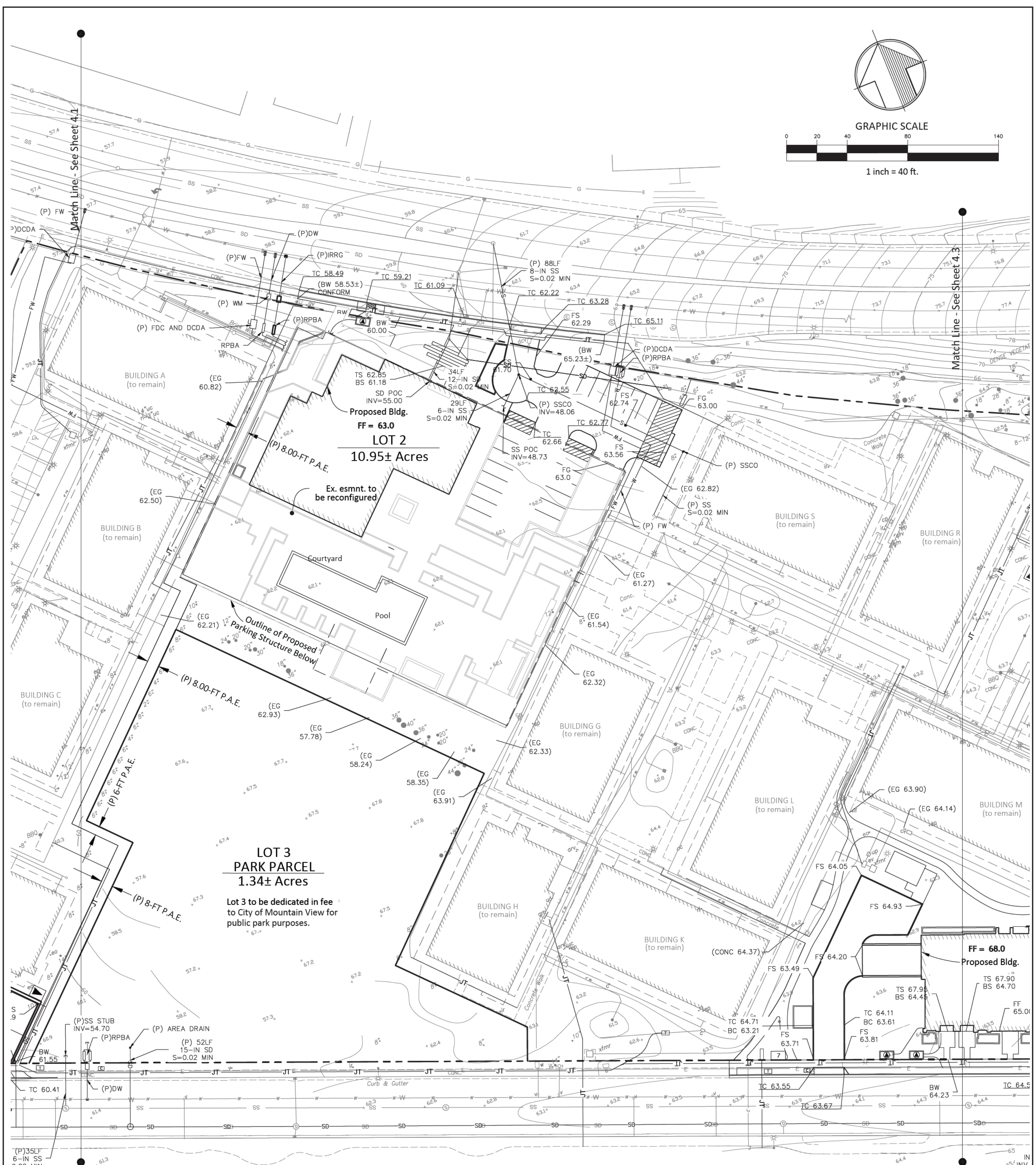
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REV.	DATE	DESCRIPTION	BY



GRAPHIC SCALE



1 inch = 40 ft.



Proposed Bldg.
FF = 63.0
LOT 2
10.95± Acres
(P) 8.00-FT P.A.E.
Ex. esmnt. to be reconfigured

LOT 3
PARK PARCEL
1.34± Acres
Lot 3 to be dedicated in fee to City of Mountain View for public park purposes.

Proposed Bldg.
FF = 68.0
TS 67.90
BS 64.40
TC 64.11
BC 63.61
FS 63.81
FF 65.01

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BACK OF WALK
BS	BOTTOM OF STEPS
CO	CLEANOUT
DI	DROP INLET
DCDA	DBL. CHECK DETECTOR ASSY.
DW	DOMESTIC WATER
E	ELECTRICAL
EG	EXISTING GRADE
FDC	FIRE DEPT. CONNECTION
FF	FINISHED FLOOR
FS	FINISHED SURFACE
FW	FIRE WATER
IRRG	IRRIGATION
G	GAS
JT	JOINT TRENCH
MH	MANHOLE
MIN	MINIMUM
RPBA	REDUCED PRESSURE BACKFLOW ASSY.
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
TC	TOP OF CURB
TS	TOP OF STEPS
WV	WATER VALVE

LEGEND

---	PROPERTY LINE (Existing)
---	PROPERTY LINE (Proposed)
---	(E) SEWER LINE
---	(E) STORM DRAIN LINE
---	(E) WATER LINE
---	(E) FIRE WATER LINE
---	(E) GAS LINE
---	(E) ELECTRICAL LINE
---	(E) SITE LIGHTING LINE
---	(E) TELEPHONE LINE
---	(E) CABLE TV LINE
●	(P) SEWER MANHOLE
○	(P) STORM MANHOLE
▲	(P) TRANSFORMER

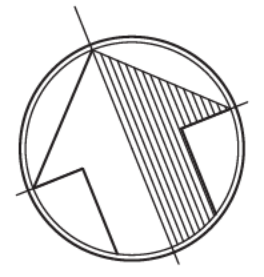
NOTES:

- 1) This Vesting Tentative Map is for condominium purposes with regard to proposed Lot 1 for up to 111 condominium units. Lot 2 is intended to remain as a conventional fee ownership parcel and maintain all of the existing 402 rental apartment units, and include the construction of up to 212 new rental apartment units. Lot 3 is proposed for dedication in fee to the City of Mountain View for public park purposes.
- 2) This Vesting Tentative Map is being processed concurrently with a Development Application for the Avalon Middlefield project. Refer to the concurrent application materials for additional information and specifics regarding proposed improvements associated with this subdivision.
- 3) Appropriate additional easements will be provided for ingress, egress, parking, utilities, and other purposes as project requirements dictate.

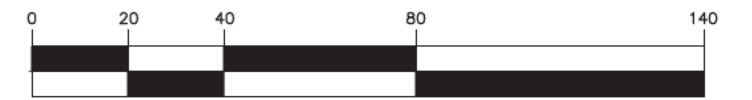
DATE: Oct. 27, 2021
SCALE: 1" = 40'
JOB NO.: 515073.21
SHEET NO.: 4.2
of 11 Sheets

VESTING TENTATIVE MAP
For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
Being a division of Parcel A per Book 237 of Maps, Page 30
Assessor's Parcel No. 158-49-001
555 West Middlefield City of Mountain View California

Sheet Title	CONCEPTUAL GRADING AND UTILITY PLAN		
REV.	DATE	DESCRIPTION	BY



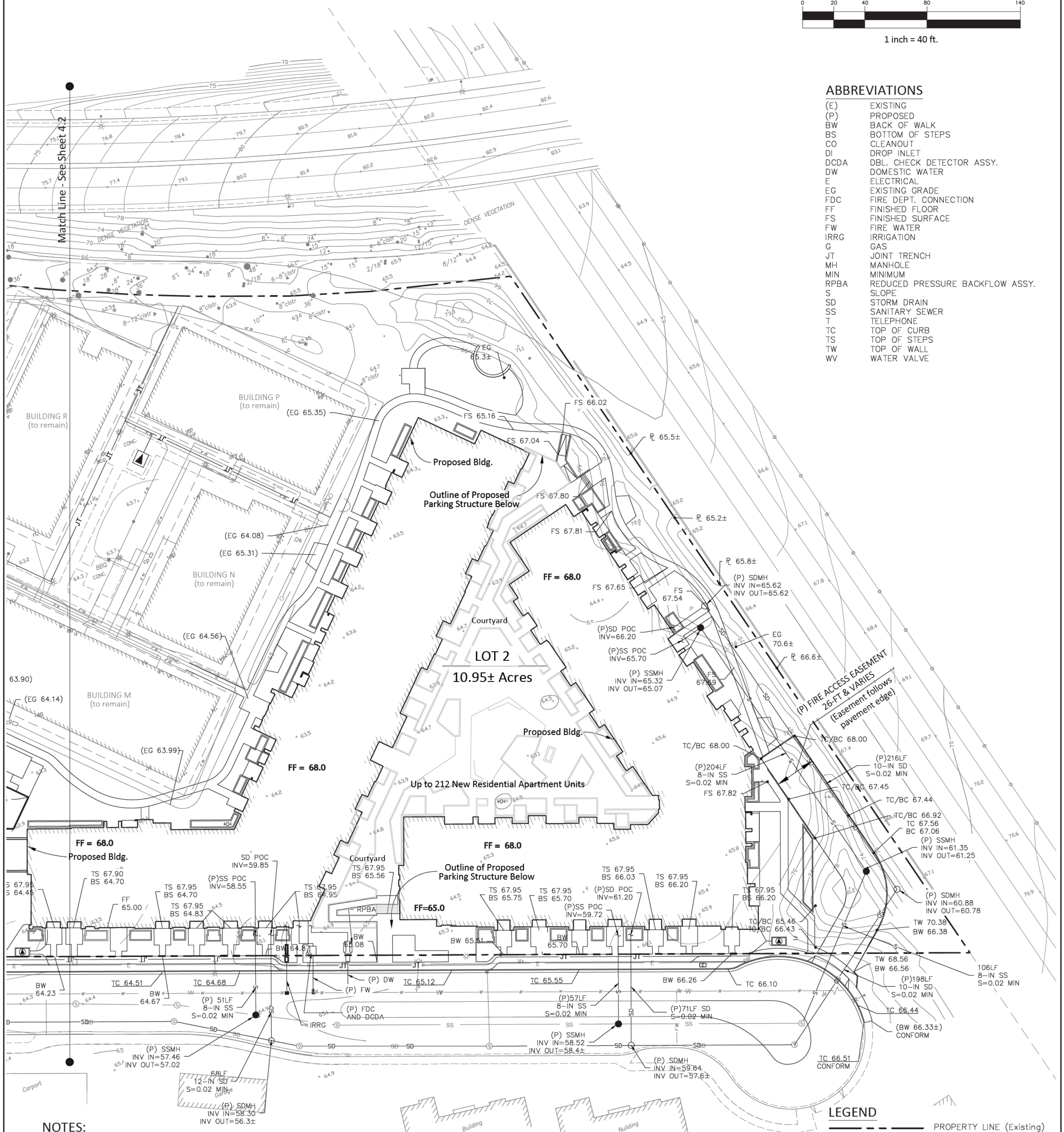
GRAPHIC SCALE



1 inch = 40 ft.

ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
BW	BACK OF WALK
BS	BOTTOM OF STEPS
CO	CLEANOUT
DI	DROP INLET
DCDA	DBL. CHECK DETECTOR ASSY.
DW	DOMESTIC WATER
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FDC	FIRE DEPT. CONNECTION
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FW	FIRE WATER
IRRG	IRRIGATION
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RPBA	REDUCED PRESSURE BACKFLOW ASSY.
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
TC	TOP OF CURB
TS	TOP OF STEPS
TW	TOP OF WALL
WV	WATER VALVE



NOTES:

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LEGEND

	PROPERTY LINE (Existing)
	PROPERTY LINE (Proposed)
	(E) SEWER LINE
	(E) STORM DRAIN LINE
	(E) WATER LINE
	(E) FIRE WATER LINE
	(E) GAS LINE
	(E) ELECTRICAL LINE
	(E) SITE LIGHTING LINE
	(E) TELEPHONE LINE
	(E) CABLE TV LINE
	(P) SEWER MANHOLE
	(P) STORM MANHOLE
	(P) TRANSFORMER

DATE: Oct. 27, 2021
 SCALE: 1" = 40'
 JOB NO.: 515073.21
 SHEET NO.: 4.3
 of 11 Sheets

VESTING TENTATIVE MAP
 For Condominium Purposes (up to 111 Units)
AVALON MIDDLEFIELD
 Being a division of Parcel A per Book 237 of Maps, Page 30
 Assessor's Parcel No. 158-49-001
 555 West Middlefield City of Mountain View California

REV.	DATE	DESCRIPTION	BY