

Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS (ENTIRE PROJECT)			
Physical Description			
Gross Site Area	0.08 Acres	3,297 Sq. Ft.	
Net Site Area	0.08 Acres	3,297 Sq. Ft.	
Primary Road Frontage	Geary St	27 Feet	
Secondary Road Frontage	Cedar St	27 Feet	
Excess Land Area	None	n/a	
Surplus Land Area	None	n/a	
Shape	Rectangular		
Topography	Generally Level		
Parcel Number(s)	0693-011		
Zoning District	NCT		
Flood Map Panel No. & Date	0602980230A	23-Mar-21	
Flood Zone	X		
Adjacent Land Uses	Commercial and residential uses		
Earthquake Zone	See Comments		
Comparative Analysis		<u>Rating</u>	
Visibility	Average		
Functional Utility	Average		
Traffic Volume	Medium to High		
Adequacy of Utilities	Assumed Adequate		
Landscaping	None		
Drainage	Assumed Adequate		
Utilities		<u>Provider</u>	<u>Availability</u>
Water	City of San Francisco		Yes
Sewer	City of San Francisco		Yes
Natural Gas	PG&E		Yes
Electricity	PG&E		Yes
Telephone	AT&T		Yes
Mass Transit	Muni		Yes
Other		<u>Yes</u>	<u>No</u> <u>Unknown</u>
Detrimental Easements			X
Encroachments			X
Deed Restrictions			X
Reciprocal Parking Rights			X
Source: Various sources compiled by CBRE			

SUBJECT'S PARCEL

The subject's APN is 0693-011.