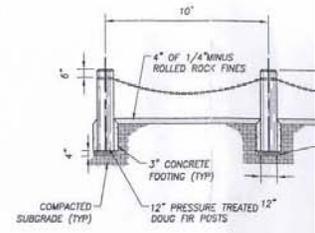


EXHIBIT 4

PRELIMINARY IMPROVEMENT PLANS FIRST STREET PENINSULA CITY OF BENICIA SOLANO COUNTY CALIFORNIA AUGUST 2003



A
C2 POST AND CHAIN BARRIER

- LEGEND**
- EX. ASPHALT
 - A.C. ASPHALT
 - RADIUS OF CURVE AT FACE OF CURB
 - POROUS ASPHALT
 - DIRECTION OF SURFACE DRAINAGE
 - STREET LIGHT

NOTES:
 1. PROPOSED STALLS ARE A COMBINATION OF STANDARD, COMPACT AND
 2. STALLS. THE TYPES AND NUMBER OF STALLS ARE AS FOLLOWS:
 CAR (8' X 18'): 3 STALLS
 CAR (9' X 16'): 32 STALLS
 CAR (9' X 16'): 11 STALLS
 CAR (8' X 15'): 8 STALLS
 CAR (8' X 16'): 11 STALLS
 STREET LIGHT SPACING IS BASED ON MEASUREMENTS TAKEN FROM
 EXISTING STREET LIGHTS ON THE FIRST STREET PROMENADE. THE
 PROPOSED LIGHTING IS OF THE SAME TYPE AND DESIGN AS THE
 EXISTING FIRST STREET LIGHTING. THE MEASURED DISTANCE BETWEEN
 EXISTING LIGHTING ON FIRST STREET VARIED FROM 35 FEET TO 40
 FEET. IT WAS ASSUMED BY THIS ENGINEER, FOR LAYOUT PURPOSES,
 THAT THE LIGHTS HAVE A 20' RADIUS OF INFLUENCE. THE 20' RADIUS
 IS SHOWN ON THIS PLAN.
 ATTACHED PLANS BY SPRING CITY ELECTRICAL MFG. CO.
 NO. 2-5-93 FOR COMPLETE DETAILS AND SPECIFICATIONS FOR
 STREET LIGHTS.
 NUMBER OF PROPOSED STREET LIGHTS: 29
 THE PROPOSED RESTROOM IS A 20' BY 20' FACILITY. THE
 ARCHITECTURAL TREATMENT WILL COMPLY WITH GUIDELINES DETERMINED
 BY THE WATERFRONT HISTORICAL DISTRICT AND THE SECRETARY OF
 STATE OF CALIFORNIA.
 THIS IS A CONCEPTUAL LAYOUT AND DESIGN ONLY. PARKING AND
 PATHWAY LAYOUT IS SUBJECT TO CHANGE.
 USE OF POROUS ASPHALT AND EDGE DRAIN SYSTEMS WERE
 INCORPORATED INTO THE DESIGN AT THE RECOMMENDATION OF THE CITY OF
 BENICIA, PUBLIC WORKS.

