

CITY OF OAKLAND
Agenda Report

2006 OCT -5 PM 3: 36

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: October 17, 2006

**RE: A Report And Resolution Approving A Final Map For Tract 7664 To Convert
Twenty-Two Rental Housing Units To Condominiums At 5400 Broadway Terrace**

SUMMARY

A resolution has been prepared approving a Final Map for Tract No. 7664 to convert an apartment building to residential condominium ownership. The property owner, Claremont Terrace, LLC, a California limited liability company (no. 200529310034), has obtained conversion rights from other recently constructed rental housing units and is completing the retrofitting of units for required interior sound insulation.

The Planning Commission approved the environmental determination (categorically exempted) and the tentative map for the condominium conversion on October 19, 2005. The City Engineer has determined that the Final Map is in substantial compliance with the approved tentative map. Approval of the Final Map will be a ministerial action by the City Council.

FISCAL IMPACT

Staff costs for processing the Final Map are covered by fees set by the Master Fee Schedule and paid by the property owner. The revenue is deposited the Development Service Fund (2415), Engineering Services organization (88432), Tract Map account (45119), Engineering and Architectural Program (PS30).

PROJECT DESCRIPTION

The apartment building (constructed in 1962) is located on a corner lot at the intersection of Broadway Terrace and Carlton Street near the Claremont Country Club. The parcel (APN 048A-7032-020-01) is located within the secondary condominium conversion impact area and the R-60 Medium-High Density Residential Zone. All twenty-two (22) rental housing units will be converted to residential condominium ownership.

KEY ISSUES AND IMPACTS

Renovations And Renewal Certificate Of Occupancy

Because the Oakland Building Code does not consider a condominium conversion as a change of occupancy, existing building systems are not required to be upgraded (structural, electrical, mechanical, plumbing, energy efficiency, etc.). Oakland Municipal Code (OMC) Section

16.36.090, however, requires that residential units meet Oakland Housing Code maintenance requirements for habitability (renewal Certificate of Occupancy). OMC Section 16.36.130 also requires that residential units be upgraded before the first condominium is offered for sale to meet Oakland Building Code requirements for interior sound insulation (demising walls, floors, corridors). The property owner performed an interior sound study for all of the units and is completing the sound insulation retrofit for units that required sound transmission upgrades (permit B0600170). No public infrastructure improvements are required.

Tenant Displacement And Purchase Assistance

OMC Sections 16.36.050 and 16.36.080 require that tenants be offered both relocation and purchase assistance. Nineteen (19) units in the building are currently vacant. Three (3) units are occupied by tenants who qualify for a lifetime lease option as required by OMC Section 16.36.050.

Replacement Rental Units

OMC Section 16.36.070 requires owners to obtain “conversion rights” for condominium conversions of more than four units (new construction, existing expansion, major rehabilitation, non-residential conversion, conversion restriction). The property owner has obtained rights to eighteen (18) units from 90 Athol Avenue (apartments constructed in 2002) and five (5) units from 15 Whitmore Place (apartments constructed in 2001). Both “generating” parcels are located in the conversion impact area, and the conversion restrictions have been recorded.

Final Map

As set forth in California Government Code section 664474.1 (Subdivision Map Act), approval of the Final Map is an administrative, ministerial, and mandatory action by the City Council once the City Engineer has determined that the Final Map conforms substantially with the approved Tentative Map and is technically correct (correct map size and medium, correct metes and bounds, required signatures, required statements, required licensures, etc.). The controlling discretionary action to be taken by the City relating to a subdivision map is at the Tentative Map stage. The purpose of submitting the Final Map to the City Council is to ensure that the Council and the public remain informed about development in the City.

SUSTAINABLE OPPORTUNITIES

Economic

The condominium conversion will provide opportunities for home ownership for the Oakland community.

Environmental

Land use approvals and permits for construction of new and renovation of existing buildings require that the permittee comply with City ordinances and regional Best Management Practices

for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

Social Equity

The condominium conversion will support the economic vitality of the area and the infusion of businesses and events.

DISABILITY AND SENIOR CITIZEN ACCESS

Interior renovations are required to conform with Oakland Building Code requirements for handicapped accessibility.

RECOMMENDATIONS

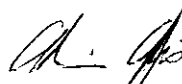
Adoption of the resolution approving the Final Map is a ministerial action of the City Council, which does not require an action by a Committee of the Council.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Council accept this report for the Broadway Terrace residential condominium conversion, and adopt the proposed resolution, as a ministerial action:

- conditionally approving the Final Map for Tract 7664, and
- authorizing the City Engineer and City Clerk to execute the Final Map, and
- directing the City Clerk to file the executed Final Map with Alameda County for recordation.

Respectfully submitted,



CLAUDIA CAPPIO
Development Director
Community and Economic Development Agency

Prepared by:

Raymond M. Derania
Interim City Engineer
Building Services Division

APPROVED FOR FORWARDING
TO THE CITY COUNCIL



OFFICE OF THE CITY ADMINISTRATOR

Introduced by

OFFICE OF THE CITY CLERK

Approved for Form and Legality

2006 OCT -5 PM 3:37

Councilmember

F. Faiz
City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION CONDITIONALLY APPROVING THE FINAL MAP FOR TRACT 7664 TO CONVERT TWENTY-TWO RENTAL HOUSING UNITS TO RESIDENTIAL CONDOMINIUMS AT 5400 BROADWAY TERRACE

WHEREAS, the property owner of a multiple-family building, Claremont Terrace LLC, a California limited liability company (no. 200529310034), is the Subdivider of a single parcel identified by the Alameda County Assessor as APN 048A-7032-020-01, by the Alameda County Recorder as Tract 7664, and by the City of Oakland as 5400 Broadway Terrace; and

WHEREAS, the Subdivider has acquired the fee simple interest in the real property comprising Tract 7664; and

WHEREAS, the Subdivider has previously applied to the City of Oakland to subdivide the platted land into residential condominiums comprising Tract 7664; and

WHEREAS, the Planning Commission of the City of Oakland approved the environmental determination (categorically exempted) and the Tentative Map for Tract 7664 on October 19, 2005, which proposed the subdivision of the single parcel into twenty-two (22) condominiums; and

WHEREAS, the Secretary of the Planning Commission has certified to the Council of the City of Oakland that the Planning Commission approved the Tentative Map for Tract 7664, upon which the Final Map for Tract 7664 is based; and

WHEREAS, the City must make specific findings before approving a final subdivision to convert residential real property to condominiums; and

WHEREAS, the Subdivider has certified that each tenant was given written notice of intent to convert at least 60 days before filing the Tentative Map for Tract 7664; as evidence by the affidavit signed by the applicant dated, October 11, 2005.

WHEREAS, the Subdivider has certified each tenant received all applicable notices and rights acquired under Chapter 2 or 3 of the Map Act (Government Code Sections 66425-66472.1), dealing with requirements and procedures.

WHEREAS, the Subdivider is not required to construct any surface or subsurface public infrastructure improvements within the existing public right-of-way of Broadway Terrace or within existing or proposed public easements on-site; and

WHEREAS, the provisions of Government Code section 66462 and Oakland Municipal Code Section 16.20.100 governing construction of required public infrastructure improvements before the recording of a Final Map are not applicable to Tract 7664; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.130, the Subdivider was issued building permit number B0600170 (2002 edition of the California Building Code) and completed the retrofit installation of methods and mechanisms to limit the transmission of interior sound for ten (10) residential dwelling units; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.050 and 16.36.060, the Planning Commission has found that the Subdivider complied with the requirements of part one and part two of the Preliminary Tenant Assistance Program (PTAP) to minimize tenant displacement and provide tenant relocation assistance; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.080, the Director of City Planning has determined that the Subdivider has complied with the requirements for a Final Tenant Assistance Program (FTAP) to minimize tenant displacement and provide tenant relocation assistance; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.080, no appeal of the FTAP to the City Council from any of the tenants residing at 5400 Broadway Terrace was received by the Clerk of the City of Oakland within fifteen (15) days following approval of the Tentative Map for Tract 7664 by the Planning Commission of the City of Oakland; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.090 and 16.36.120, the Director of City Planning of the City of Oakland has determined that the Subdivider provided copies of a structural pest report and a property report prepared by contractors or engineers licensed by the State of California and a building systems report describing utility meters and valves, storage space, and laundry facilities; and

WHEREAS, the Planning Commission has found that the Subdivider complied with Oakland Municipal Code Sections 16.36.050 and 16.36.060 by obtaining “conversion rights” for eighteen rental housing units at 90 Athol Avenue (APN 021-0224-019-01) and five (5) rental housing units at 15 Whitmore Place (APN 013-1108-002-01) that prohibit the conversion to residential condominiums for the next seven (7) years of twenty-two units constructed within the previous seven (7) years; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.110, the Director of City Planning has determined that the Subdivider provided written notification to the City of Oakland and all tenants in the building with five (5) days of receipt from the State of California indicating

that the final subdivision public report described in California Business and Professions Code Section 11018 was issued by the Real Estate Commissioner; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.110, the Director of City Planning has determined that the Subdivider provided additional written notification to the City of Oakland and all tenants in the building of the restrictions on the remodeling of occupied units and the rights of the tenants to occupy and purchase units; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.090 and 15.08.150 (Oakland Housing Code), the Subdivider obtained a renewal Certificate of Occupancy issued by the Building Official of the City of Oakland; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) have been satisfied and the project was determined to be categorically exempt under Section 15332 of the CEQA Guidelines; now, therefore, be it

RESOLVED: That the Final Map for Tract 7664 is hereby conditionally approved; and be it

FURTHER RESOLVED: Pursuant to Oakland Municipal Code Section 16.36.120, that the approval of the Final Map for Tract 7664 is hereby conditioned upon the performance by the Subdivider of its obligations to provide written notices to all prospective buyers of converted units advising the following:

- the existence of a seventy-two (72) hour period following an agreement to purchase, during which period a prospective buyer may withdraw from the agreement to purchase without penalty or cost, and
- the availability of the property report, structural pest report, and building systems report, and
- the availability of a statement signed by person experienced in the field of acoustical testing and engineering certifying that the converted unit conforms to the noise insulation standards of the 2002 edition of the California Building Code; and be it

FURTHER RESOLVED: Pursuant to Oakland Municipal Code Section 16.36.140, that the approval of the Final Map for Tract 7664 is hereby conditioned upon submittal by the Subdivider and receipt by the Director of City Planning within thirty (30) days following the issuance of the final subdivision public report and annually thereafter an informational report pertaining to tenants displaced since the filing of the Tentative Map for Tract 7664 and to buyers of the units being converted; and be it

FURTHER RESOLVED: That the City Engineer hereby authorized to endorse the Final Map for Tract 7664; and be it

FURTHER RESOLVED: That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract 7664, upon its execution by the City Engineer, and directed to file the fully endorsed Final Map with the Alameda County Recorder for simultaneous recordation; and be it

FURTHER RESOLVED: That this Resolution shall become effective upon the recordation of the Final Map for Tract 7664 by the Alameda County Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2006

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and
PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LATONDA SIMMONS

City Clerk and Clerk of the Council
of the City of Oakland, California

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT CLAREMONT TERRACE, LLC IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "TRACT 7664, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED DECEMBER 21, 2005 UNDER SERIES NO. 2005-540943, RECORDS OF ALAMEDA COUNTY, CALIFORNIA, THAT CLAREMONT TERRACE, LLC CONSENTS TO THE PREPARATION OF AND FILING OF THIS MAP.

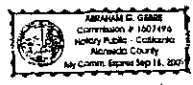
SAID OWNER ALSO STATES: (A) THAT THE DIRECTOR OF CITY PLANNING AND EACH TENANT IN THE BUILDING TO BE CONVERTED HAS RECEIVED OR WILL RECEIVE NOTICE OF THE FOLLOWING MATTERS: (I) OF THE OWNER'S INTENT TO FILE AN APPLICATION WITH THE CITY OF OAKLAND (CITY) TO CONVERT THE PROPERTY TO CONDOMINIUMS, AND WITH THE DEPARTMENT OF REAL ESTATE (DRE) FOR A PUBLIC REPORT, FINAL MAP APPROVAL; (II) OF THE CITY'S APPROVAL OF THE TENTATIVE AND FINAL MAPS FOR THE PROJECT, AND THE DRE'S ISSUANCE OF A FINAL PUBLIC REPORT FOR THE PROJECT; (III) OF EACH TENANT'S RIGHT TO CONTRACT TO PURCHASE THEIR UNIT; AND (IV), OF ALL SUCH OTHER MATTERS FOR WHICH NOTICE IS REQUIRED UNDER OAKLAND MUNICIPAL CODE (OMC) SECTION 16.36.100 AND CALIFORNIA GOVERNMENT CODE SECTION 66427.1; (B) THAT NO UNIT IN THE CONVERSION WILL BE OFFERED FOR SALE UNTIL THE UNIT CONFORMS TO THE NOISE INSULATION STANDARDS PROMULGATED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1092, OR ITS SUCCESSOR; (C) THAT INFORMATIONAL REPORTS WILL BE SUBMITTED TO THE CITY PLANNING DIRECTOR AS REQUIRED BY AND SET FORTH IN OMC SECTION 16.36.140; (D) THAT IN CONFORMITY WITH OMC SECTION 16.36.070, (1) NO UNIT IN THE CONVERSION WILL BE OFFERED FOR SALE UNTIL A CERTIFICATE OF OCCUPANCY WILL HAVE BEEN ISSUED ON THOSE PROJECT(S) GENERATING CONVERSION RIGHTS, AND (II) THAT THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS BEEN OR WILL BE REQUESTED NOT TO ISSUE THE FINAL SUBDIVISION PUBLIC REPORT UNTIL SO NOTIFIED IN WRITING BY THE OWNER AND APPROVED BY THE DIRECTOR OF CITY PLANNING; AND (E) THAT NO UNIT IN THE CONVERSION WILL BE OFFERED FOR SALE UNTIL THE UNIT CONFORMS TO THE NOISE INSULATION STANDARDS PROMULGATED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1092, OR ITS SUCCESSOR.

CLAREMONT TERRACE, LLC
[Signature]
DOUGLAS M. HIMAN, MANAGER

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS
COUNTY OF ALAMEDA)
ON 03-16-2006 BEFORE ME, ABRAHAM G. GEBRE
A NOTARY PUBLIC IN AND FOR SAID COUNTY STATE, PERSONALLY APPEARED DOUGLAS M. HIMAN, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

PRINTED NAME OF NOTARY: ABRAHAM G. GEBRE
PRINCIPAL PLACE OF BUSINESS: FREMONT, CA 94538
MY COMMISSION EXPIRES: Sept. 18, 2009
COMMISSION # OF NOTARY: 1507496



WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DOUG HIMAN IN MAY OF 2005. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]
ROBERT J. BRUNEL, LS 4961
EXPIRATION DATE: DECEMBER 31, 2007



CITY ENGINEER'S STATEMENT

I, RAYMOND M. DERANIA, INTERIM CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREON EMBODIED PARCEL MAP ENTITLED "TRACT MAP 7664, OAKLAND, ALAMEDA COUNTY, CALIFORNIA", THAT THE SUBDIVISION AS SHOWN UPON SAID TRACT MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE MAP (IF ANY) AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID TRACT MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THE TRACT MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2006.
RAYMOND M. DERANIA, INTERIM CITY ENGINEER R.C.E.# 27815,
CITY OF OAKLAND, ALAMEDA COUNTY, STATE OF CALIFORNIA
EXPIRATION DATE: MARCH 31, 2006

PLANNING DIRECTOR'S STATEMENT

THIS MAP HAS BEEN APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR, CITY OF OAKLAND ON _____, 2006, AND WHEN RECORDED BECOMES THE OFFICIAL MAP OF THIS LAND DIVISION.

GARY V. PATTON
SECRETARY OF THE PLANNING COMMISSION
OF THE CITY OF OAKLAND, CALIFORNIA

TRUSTEE'S STATEMENT:

PLM LENDER SERVICES, INC. AS PRESENT TRUSTEE UNDER THOSE CERTAIN DEEDS OF TRUST, RECORDED DECEMBER 21, 2005 UNDER SERIES NO. 2005-00540944 AND 2005-00540945, OFFICIAL RECORDS OF ALAMEDA COUNTY, DOES HEREBY JOIN IN, EXECUTE AND CONSENT TO ALL OFFERS OF DEDICATION, IF ANY, MADE IN THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP.

PLM LENDER SERVICES, INC. BY:
[Signature]
Elizabeth M. Knight, President

TRUSTEE'S ACKNOWLEDGMENT:

STATE OF CALIFORNIA) SS
COUNTY OF ALAMEDA)
ON March BEFORE ME, Melanie A. Irwin
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
[Signature]
Elizabeth M. Knight

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

PRINTED NAME OF NOTARY: Melanie A. Irwin
PRINCIPAL PLACE OF BUSINESS: Campbell, CA
COMMISSION EXPIRES: 2/17/09
COMMISSION # OF NOTARY: 1553147

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC

CITY CLERK'S STATEMENT

I, LATONDA SIMMONS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 7664, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA", WAS PRESENTED TO THE COUNCIL OF THE CITY OF OAKLAND, AT A MEETING THEREOF, HELD ON _____ AND THAT SAID COUNCIL DID AT SAID MEETING BY RESOLUTION NUMBER _____ APPROVE SAID MAP.

IN WITNESS I HAVE SET MY HAND THIS _____ DAY OF _____, 2006.
LATONDA SIMMONS
CITY CLERK AND CLERK OF THE COUNCIL
OF THE CITY OF OAKLAND

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, CRYSTAL HISHIDA GRAFF, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 68492 AND 68493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: _____
CRYSTAL HISHIDA GRAFF
CLERK OF THE BOARD OF SUPERVISORS,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2006, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF _____
PATRICK O'CONNELL
COUNTY RECORDER
BY: _____
DEPUTY COUNTY RECORDER

TRACT MAP 7664 A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES OAKLAND ALAMEDA COUNTY CALIFORNIA

LOTS 52, 53, 54 AND A PORTION OF LOTS 49, 50 AND 51,
BLOCK A, BROADWAY TERRACE (9 M 63)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
MARCH 2006
MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930
FAX NO. 1054 CARLTON BROADWAY TERRACE TMDWG JOB NO. 05-8346

EXHIBIT A

