

2006 JUN -7 PM 2:58
Councilmember

F. Faiz

City Attorney

OAKLAND CITY COUNCIL

Resolution No. 79963 C.M.S.

**RESOLUTION APPROVING THE FINAL MAP FOR TRACT 7605 FOR
A RESIDENTIAL CONDOMINIUM PROJECT AT 3829 WEBSTER STREET
FOR WEBSTER STREET PROPERTIES LLC**

WHEREAS, the developer of a residential condominium project, Webster Properties LLC, a California limited liability company (no. 200430310041), is the Subdivider of a partially developed one-quarter acre parcel identified by the Alameda County Assessor as APN 012-0973-014-00, by the Alameda County Recorder as Tract 7605, and by the City of Oakland as 3829 Webster Street; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract 7605; and

WHEREAS, the Subdivider has previously applied to the City of Oakland to subdivide the partially developed parcel into eight (8) residential condominiums for individual ownership ("one lot" subdivision) comprising Tract 7605, of which four (4) will be converted from existing rental housing units on the site and four (4) will be newly created in separate buildings to be constructed in the future on the site; and

WHEREAS, the site is located in the R-70 land use zone (High Density Residential) and the S-18 land use zone (Mediated Design Review); and

WHEREAS, the Zoning Division of the City of Oakland approved the design review of the proposed new buildings on December 6, 2004 (DV04461),

WHEREAS, the Planning Commission of the City of Oakland approved the environmental determination (categorically exempted) and Tentative Map for Tract 7605 on December 7, 2005, which proposed a subdivision of the partially developed parcel into eight (8) residential condominium units for individual ownership; and

WHEREAS, the Secretary of the Planning Commission of the City of Oakland has certified to the Council of the City of Oakland that the Planning Commission approved the Tentative Map for Tract 7605, upon which the Final Map for Tract 7605 is based; and

WHEREAS, pursuant to Oakland Municipal Code chapter 16.36, conversion to condominiums of the four (4) existing rental housing units is below the minimum number of five (5) condominiums which would require that the Subdivider provide replacement rental housing either by constructing new residential rental housing units, by increasing the number of

residential rental housing units in an existing building, by converting a nonresidential building to residential rental housing, by major rehabilitation of a residential rental housing building, or by acquiring conversion rights from existing residential rental housing units; and

WHEREAS, pursuant to Oakland Municipal Code chapter 16.36, the Subdivider has affirmed under penalty of perjury to the Planning Commission that the existing rental housing units on the site have remained vacant for more one year and more than sixty (60) days before the Subdivider submitted an application for the Tentative Map on June 9, 2005; and

WHEREAS, the Subdivider has further affirmed under penalty of perjury to the Planning Commission that he nor anyone acting on his behalf did not cause the existing rental housing units on the site to be vacated for the purpose of avoiding providing tenant notifications, payments, or any assistance or benefits to tenants, or as otherwise mandate by the Chapter 16.36 of the Oakland Municipal Code and Section 66410 et seq. of the California Government Code (Subdivision Map Act); and

WHEREAS, pursuant to the continuing vacancy of the existing rental housing units, the proposed subdivision is not subject to tenant notification, relocation, or purchase assistance requirements of the Oakland Municipal Code and the California Government Code; and

WHEREAS, the City Engineer of the City of Oakland has determined that

- the Final Map for Tract 7605, attached hereto as Exhibit A, is substantially the same as the Tentative Map approved by the Planning Commission, and
- the Final Map complies in all manners with the provisions of the California Government Code (Section 66400, et seq. - Subdivision Map Act), and the City of Oakland's local ordinance (Municipal Code Title 16 - Subdivisions); and

WHEREAS, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the metes and bounds of the partially developed parcel, the limits of which have been established by field survey and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract 7605; and

WHEREAS, the City Engineer has determined that the development does not require the construction of the public infrastructure improvements; and

WHEREAS, the requirements of the California Environmental Quality Act (CEQA) have been complied with and the project was determined to be categorically exempt under Section 15332 of the CEQA Guidelines, and approval of a final map is ministerial and exempt from CEQA; now, therefore, be it

RESOLVED, that the Final Map for Tract 7605 is hereby approved; and be it

FURTHER RESOLVED, that the City Engineer of the City of Oakland is hereby authorized to endorse the Final Map for Tract 7605; and be it

FURTHER RESOLVED, that the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract 7605, upon its execution by the City Engineer, and directed to file the fully endorsed Final Map; and be it

FURTHER RESOLVED, that this Resolution shall become effective upon the recordation of the Final Map for Tract 7605; and be it

IN COUNCIL, OAKLAND, CALIFORNIA, JUN 20 2006, 2006

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and
PRESIDENT DE LA FUENTE - 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:



LATONDA SIMMONS

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

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT WEBSTER PROPERTIES LLC IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBROOKED MAP ENTITLED "TRACT 7605, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED DECEMBER 8, 2004 UNDER SERIES NO. 2004-544355, RECORDS OF ALAMEDA COUNTY, CALIFORNIA, THAT WEBSTER PROPERTIES LLC CONSENTS TO THE PREPARATION OF AND FILING OF THIS MAP.

THE UNDERSIGNED ALSO HEREBY CERTIFIES THAT:

- A) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM HAS RECEIVED, PURSUANT TO SECTION 88452.9 OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE, WRITTEN NOTIFICATION OF INTENTION TO CONVERT AT LEAST 60 DAYS PRIOR TO THE FILING OF A TENTATIVE MAP PURSUANT TO SECTION 88452 OF SAID SUBDIVISION MAP ACT. EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM, AND EACH PERSON APPLYING FOR THE RENTAL OF A UNIT IN SUCH RESIDENTIAL REAL PROPERTY, HAS, OR WILL HAVE, RECEIVED ALL APPLICABLE NOTICES AND RIGHTS NOW OR HEREAFTER REQUIRED BY CHAPTER 2 OR CHAPTER 3 OF SAID SUBDIVISION MAP ACT.
- B) THE DIRECTOR OF PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM, HAS, OR WILL HAVE, RECEIVED ALL APPLICABLE NOTICES NOW OR HEREAFTER REQUIRED BY SECTION 16.36.040 OF THE OAKLAND MUNICIPAL CODE. EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM HAS, OR WILL HAVE, RECEIVED WRITTEN NOTIFICATION WITHIN 10 DAYS OF APPROVAL OF THIS FINAL MAP.
- C) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM HAS BEEN, OR WILL BE, GIVEN 180 DAYS WRITTEN NOTICE OF INTENTION TO CONVERT PRIOR TO TERMINATION OF TENANCY DUE TO THE CONVERSION OR PROPOSED CONVERSION. THE PROVISIONS OF THIS SUBDIVISION SHALL NOT ALTER OR ABROGATE THE RIGHTS OR OBLIGATIONS OF THE PARTIES IN PERFORMANCE OF THEIR COVENANTS, INCLUDING, BUT NOT LIMITED TO, THE PROVISIONS OF SERVICES, PAYMENTS OF RENT OR THE OBLIGATIONS IMPOSED BY SECTION 1941, 1941.1, AND 1941.2 OF THE CIVIL CODE.
- D) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM HAS BEEN, OR WILL BE, GIVEN NOTICE OF AN EXCLUSIVE RIGHT TO CONTRACT FOR THE PURCHASE OF HIS OR HER RESPECTIVE UNIT UPON THE SAME TERMS AND CONDITIONS THAT SUCH UNIT WILL BE INITIALLY OFFERED TO THE GENERAL PUBLIC OR TERMS MORE FAVORABLE TO THE TENANT. THE RIGHT SHALL RUN FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM THE DATE OF THE ISSUANCE OF THE SUBDIVISION PUBLIC REPORT PURSUANT TO SECTION 11018.2 OF THE BUSINESS AND PROFESSION CODE, UNLESS THE TENANT GIVES PRIOR WRITTEN NOTICE OF HIS OR HER INTENTION NOT TO EXERCISE THE RIGHT.
- E) THE DIRECTOR OF PLANNING DEPARTMENT OF THE CITY OF OAKLAND HAS, OR WILL HAVE, RECEIVED COPIES OF THE PROPERTY REPORT, STRUCTURAL PEST REPORT, AND UTILITIES/STORAGE SPACE/LAUNDRY FACILITIES REPORT, ALL MORE FULLY DESCRIBED IN SECTION 16.36.120 OF THE OAKLAND MUNICIPAL CODE, ALONG WITH OWNER'S REQUEST FOR A CERTIFICATE OF OCCUPANCY INSPECTION. EACH OF THE PROSPECTIVE BUYERS OF THE CONVERTED UNITS HAS, OR WILL HAVE, RECEIVED SAID REPORTS PLUS A COPY OF A WRITTEN NOTICE, MORE FULLY DESCRIBED IN SECTION 16.36.120 OF THE OAKLAND MUNICIPAL CODE. THE UNDERSIGNED FURTHER CERTIFIES THAT SAID REPORTS AND SAID WRITTEN NOTICE HAVE BEEN, OR WILL BE, FILED WITH THE CALIFORNIA DEPARTMENT OF REAL ESTATE IN THE OWNER'S APPLICATION FOR A PUBLIC REPORT, AND THE OWNER HAS REQUESTED OR SHALL REQUEST THAT SAID NOTICES TO PROSPECTIVE BUYERS BE INCLUDED IN THE SUBDIVISION PUBLIC REPORT.
- F) THE DIRECTOR OF PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM, HAS, OR WILL HAVE, RECEIVED ALL APPLICABLE NOTICES NOW OR HEREAFTER REQUIRED BY SECTION 16.36.040 OF THE OAKLAND MUNICIPAL CODE. EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM HAS, OR WILL HAVE, RECEIVED WRITTEN NOTIFICATION WITHIN 10 DAYS OF APPROVAL OF THIS FINAL MAP.

OWNER'S STATEMENT (CONT'D.)

- G) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH TENANT OF THE PROPOSED CONDOMINIUM OR CONDOMINIUM APARTMENT HOUSE PROJECT WILL RECEIVE THE NOTICE OF THE SUBDIVISION PUBLIC REPORT, MORE FULLY DESCRIBED IN SECTION 16.36.110 OF THE OAKLAND MUNICIPAL CODE.
- H) WITHIN 30 DAYS OF THE DATE OF ISSUANCE OF THE FINAL SUBDIVISION PUBLIC REPORT, THE OWNER(S) WILL BEGIN SUBMITTING ANNUAL REPORTS TO THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND, ON FORMS PROVIDED BY THE PLANNING DEPARTMENT, CONTAINING INFORMATION ON TENANTS BEING DISPLACED AND ON BUYERS OF THE CONDOMINIUM UNITS. THE AFORESAID ANNUAL REPORTS WILL BE SUBMITTED UNTIL ALL CONVERTED CONDOMINIUM UNITS HAVE BEEN SOLD.
- I) NO UNIT IN CONVERSION WILL BE OFFERED FOR SALE UNTIL THE UNIT CONFORMS TO MOIST INSULATION STANDARDS PROMULGATED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1082, OR ITS SUCCESSOR.

WEBSTER PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Michael Collins
MICHAEL COLLINS (PROJECT MANAGER)

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS
COUNTY OF ALAMEDA)

ON May 2, 2006 BEFORE ME, RUTH E. LEVIN
A NOTARY PUBLIC IN AND FOR SAID COUNTY STATE, PERSONALLY APPEARED MICHAEL COLLINS, 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: RUTH E. LEVIN
PRINCIPAL PLACE OF BUSINESS: ALAMEDA COUNTY
MY COMMISSION EXPIRES: JANUARY 27, 2009
COMMISSION # OF NOTARY: 516000

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 MICHAEL COLLINS IN MAY OF 2006. 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 OF THE CHARACTER AND OCCUPY THE POSITION INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

James S. Moran
JAMES S. MORAN, LS 7881
EXPIRATION DATE: DECEMBER 31, 2008



TRUSTEE'S STATEMENT:

FIDELITY NATIONAL TITLE COMPANY AS PRESENT TRUSTEE UNDER THAT CERTAIN DEED OF TRUST, RECORDED APRIL 25, 2006 UNDER SERIES NO. 2006-181601, OFFICIAL RECORDS OF ALAMEDA COUNTY, DOES HEREBY JOIN IN, EXECUTE AND COMMENT TO ALL OFFERS OF DEDICATION, IF ANY, MADE IN THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND FILING OF THIS MAP.

FIDELITY NATIONAL TITLE COMPANY, BY:
[Signature]
RUTH LIN VICE PRESIDENT

TRUSTEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA) SS
COUNTY OF ALAMEDA) San Francisco
ON 5/2/06 BEFORE ME, Michael H. K. Chan, Notary Public
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
Elin Lin

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: Michael H. K. Chan
PRINCIPAL PLACE OF BUSINESS: San Francisco
COMMISSION EXPIRES: 2/15/07
COMMISSION # OF NOTARY: 190401



WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC

TRACT MAP 7605
OAKLAND ALAMEDA COUNTY CALIFORNIA

A ONE LOT SUBDIVISION FOR 8 CONDOMINIUM UNITS

(LOTS 13, 14 AND 15, BLOCK C)
MAP OF BROADWAY AND TELEGRAPH AVENUE PARK TRACT (9 M 71)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
JANUARY 2006

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1830 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

EXHIBIT A

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 TRACT MAP ENTITLED "TRACT MAP 7605, 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 HERELIETO 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, 2008

PLANNING COMMISSION SECRETARY'S STATEMENT

I, GARY V. PATTON, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A TENTATIVE MAP OF TRACT 7605, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA, WAS PRESENTED TO THE CITY PLANNING COMMISSION AS PROVIDED BY THE "SUBDIVISION MAP ACT" OF THE GOVERNMENT CODE; THAT AT A MEETING OF SAID CITY PLANNING COMMISSION, HELD ON DECEMBER 7, 2005, THE SAID COMMISSION APPROVED SAID TENTATIVE MAP UPON WHICH THIS MAP IS BASED.

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

CITY CLERK'S STATEMENT

I, LA TONDA 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 7605, 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.

LA TONDA 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 86482 AND 86463 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 MAPS, AT PAGE _____ AT THE REQUEST OF _____

PATRICK O'CONNELL
COUNTY RECORDER, COUNTY OF ALAMEDA

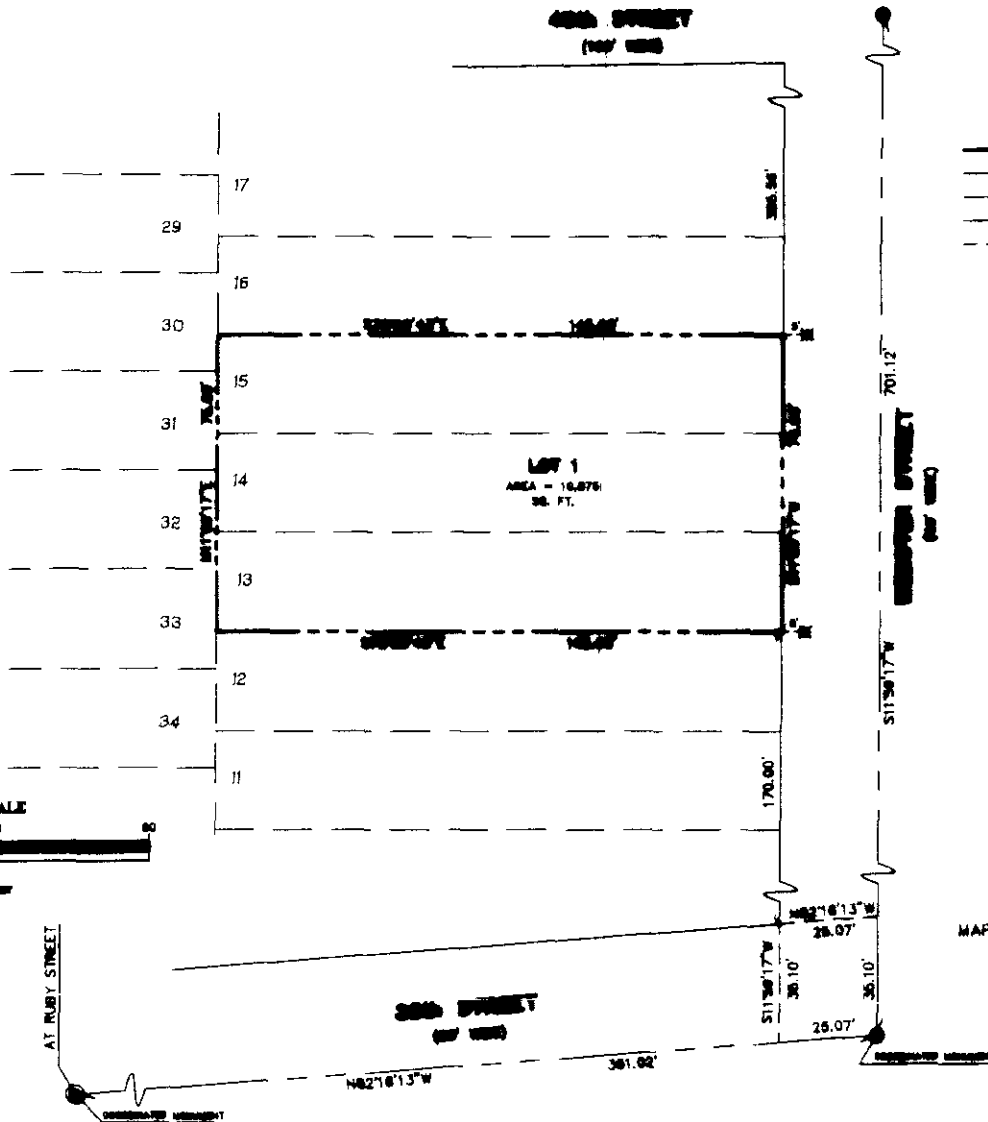
BY: _____
DEPUTY COUNTY RECORDER

TRACT MAP 7605 OAKLAND ALAMEDA COUNTY CALIFORNIA A ONE LOT SUBDIVISION FOR 6 CONDOMINIUM UNITS

LOTS 13, 14 AND 15, BLOCK C
MAP OF BROADWAY AND TELEGRAPH AVENUE PARK TRACT (9 M 71)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
JANUARY 2006

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1830 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 846-1830



- LEGEND**
- FOUND CITY MONUMENT
 - TRACT MAP BOUNDARY
 - RIGHT OF WAY/EXISTING LOT LINES
 - ORIGINAL LOT LINES
 - MONUMENT LINES
 - MONUMENT TIE LINES
 - ⊞ SET BRASS TAG LS 7001

BASIS OF BEARINGS:
 THE MONUMENT LINE OF 36TH STREET TAKEN AS
 N 82° 18' 13" W AS SHOWN ON PARCEL MAP
 7075 (270 M 70).

TRACT MAP 7605
OAKLAND ALAMEDA COUNTY CALIFORNIA

**A ONE LOT SUBDIVISION FOR
 3 CRESCENT LOTS**

LOTS 13, 14 AND 15, BLOCK C
 MAP OF BROADWAY AND TELEGRAPH AVENUE PARK TRACT (9 M 71)
 CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
 JANUARY 2008 SCALE: 1" = 20'

MORAN ENGINEERING, INC.

CIVIL ENGINEERS / LAND SURVEYORS
 1830 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (910) 848-1830

F.B. NO. 1064 WEDDER-BURNING JOB NO. 04-0006