

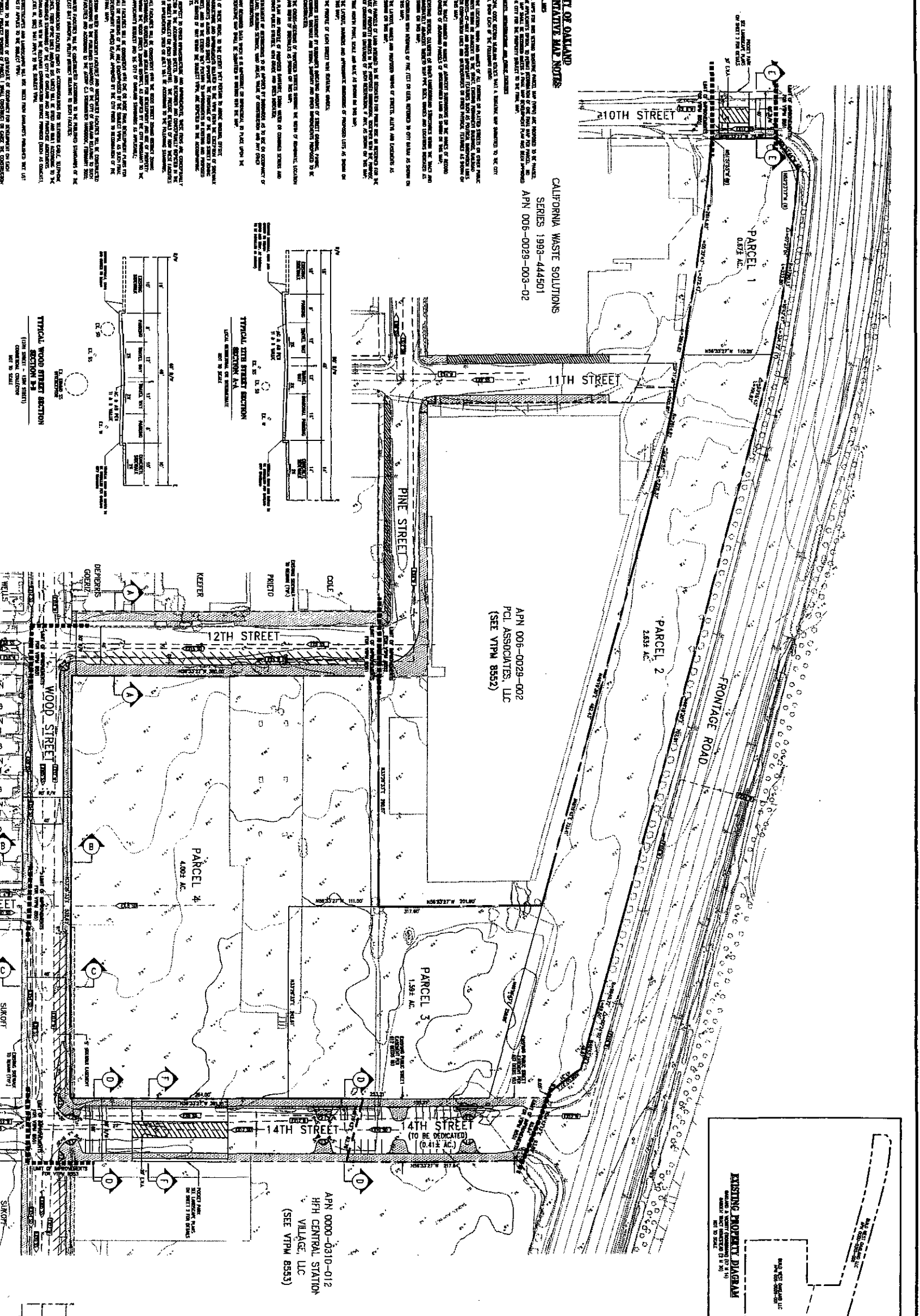
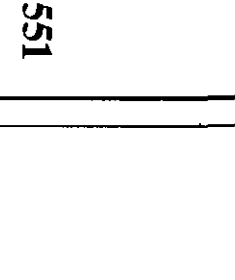
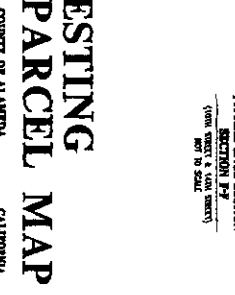
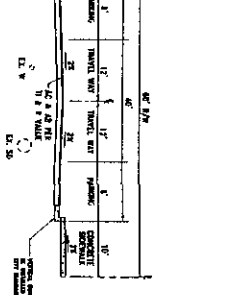
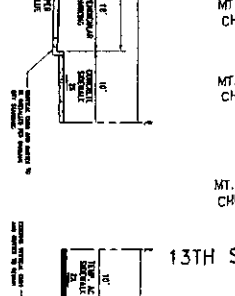
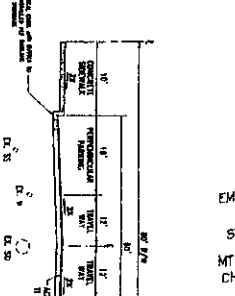
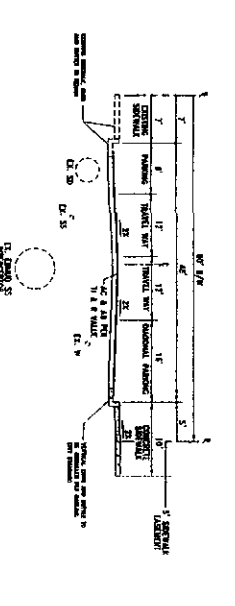
- CITY OF OAKLAND
INITIATIVE MAP NOTES**
1. THE CITY OF OAKLAND HAS REVIEWED THE INITIATIVE MAP SUBMITTED BY THE APPLICANT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY CHARTER AND ORDINANCES, SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
 2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
 3. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
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 9. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
 10. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.

CITY OF OAKLAND
SERIES 1988-444501
APN 006-0029-003-02

CALIFORNIA WASTE SOLUTIONS
PCI ASSOCIATES, LLC
(SEE YTPM 8552)

APN 006-0029-002
PCI ASSOCIATES, LLC
(SEE YTPM 8552)

APN 000-0310-012
H-FH CENTRAL STATION
(SEE YTPM 8553)

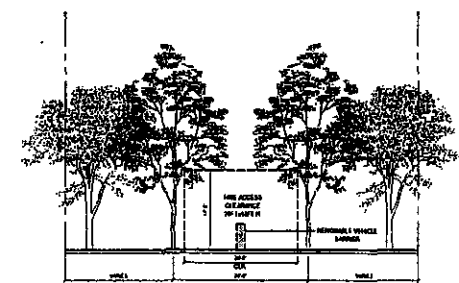


GENERAL NOTES

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
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15. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
16. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
17. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.
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20. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION.

LEGEND

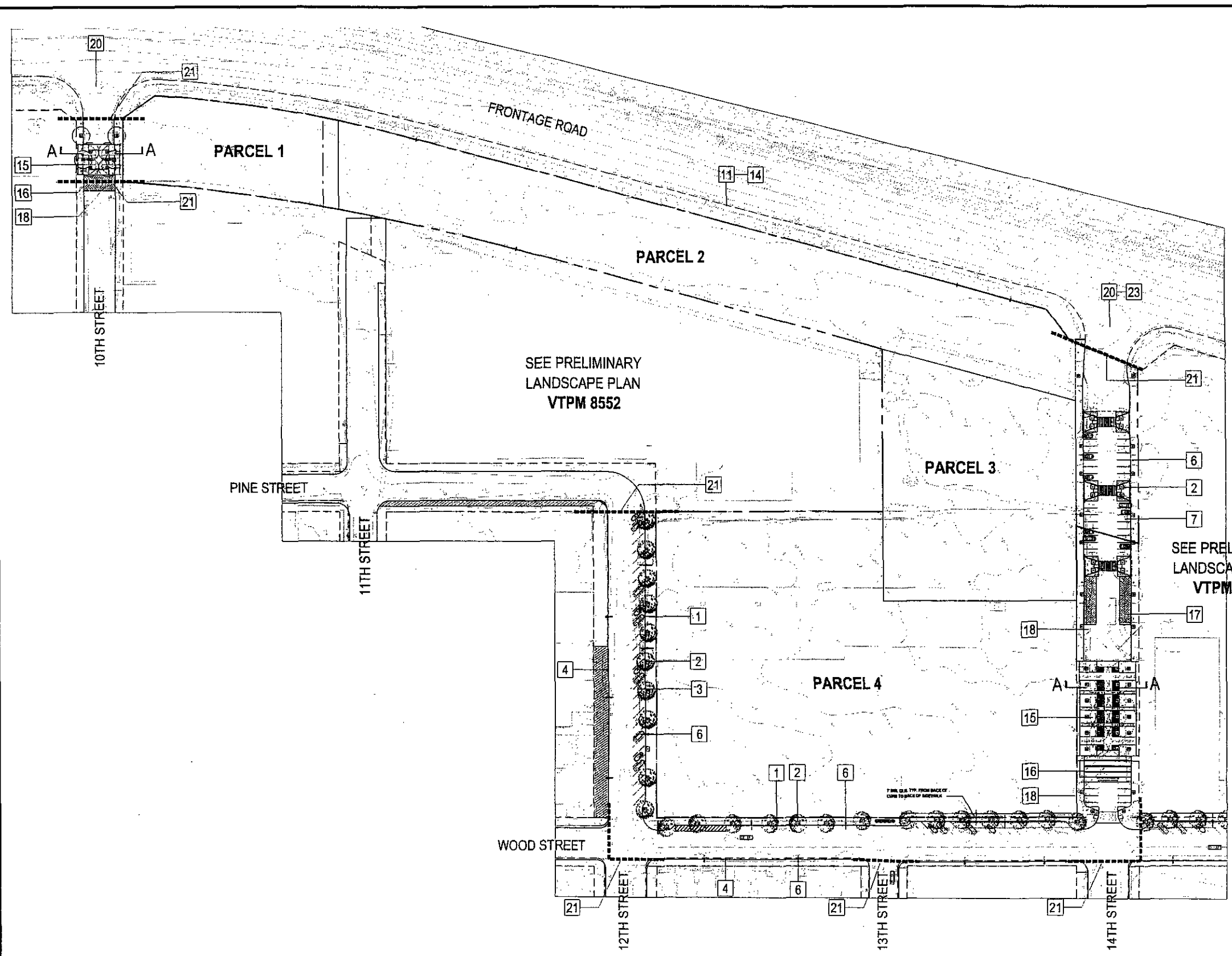
INITIATIVE MAP (DOTTED LINE)
INITIATIVE MAP (SOLID LINE)
INITIATIVE MAP (DASHED LINE)
INITIATIVE MAP (THICK SOLID LINE)
INITIATIVE MAP (THICK DOTTED LINE)
INITIATIVE MAP (THICK DASHED LINE)
INITIATIVE MAP (THICK THICK SOLID LINE)
INITIATIVE MAP (THICK THICK DOTTED LINE)
INITIATIVE MAP (THICK THICK DASHED LINE)



SECTION A-A
Scale: 1"=10'-0"

KEY NOTES

1. NEW CURB LINE
2. NEW STREET TREES
3. NEW ON-STREET DIAGONAL PARKING
4. EXISTING CURB LINE
6. NEW STREET LIGHTS
7. PERPENDICULAR PARKING
11. EXISTING SIDEWALK TO REMAIN
14. EXISTING STREET LIGHTS TO REMAIN AT FRONTAGE ROAD
15. EVA - POCKET PARK, EMERGENCY VEHICLE, PEDESTRIAN AND BICYCLE ACCESS ONLY, NO THROUGH TRAFFIC
16. REMOVABLE VEHICLE BARRIER, EMERGENCY ACCESS ONLY
17. LOADING ZONE
18. TURN-A-ROUND, NO PARKING ZONE
20. ACCESS FROM FRONTAGE ROAD
21. LIMIT OF IMPROVEMENT LINE
22. EXISTING CURB-CUT



SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8552

SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8553

PRELIMINARY LANDSCAPE PLAN
VESTING
TENTATIVE PARCEL MAP 8551

CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA

SCALE: 1"=40'
DATE: MARCH 9, 2005
JOB NO. 1220-00

Pyatok Architects Inc.
ARCHITECTS PLANNERS ENGINEERS

SHEET NUMBER
2
OF 2 SHEETS

**CITY OF OAKLAND
TENTATIVE MAP NOTES:**

FINAL MAPS

FINAL MAPS FOR THIS TENTATIVE PARCEL MAP (VPM) ARE PROPOSED TO BE PREPARED, AT THE APPLICANT'S OPTION, TO PERMIT RECORDED OF ONE FINAL MAP PER PARCEL. NO FINAL MAP SHALL BE RECORDED UNLESS A FINAL MAP DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY FOR THE PROPERTY SUBJECT TO THE FINAL MAP.

EASEMENTS, INFRASTRUCTURE AND PUBLIC FACILITIES

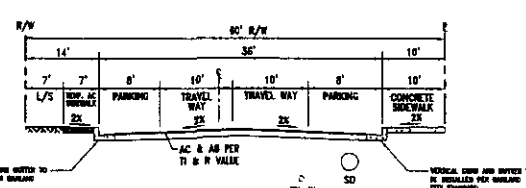
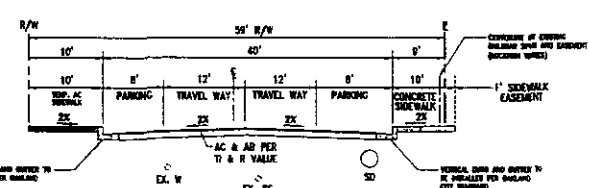
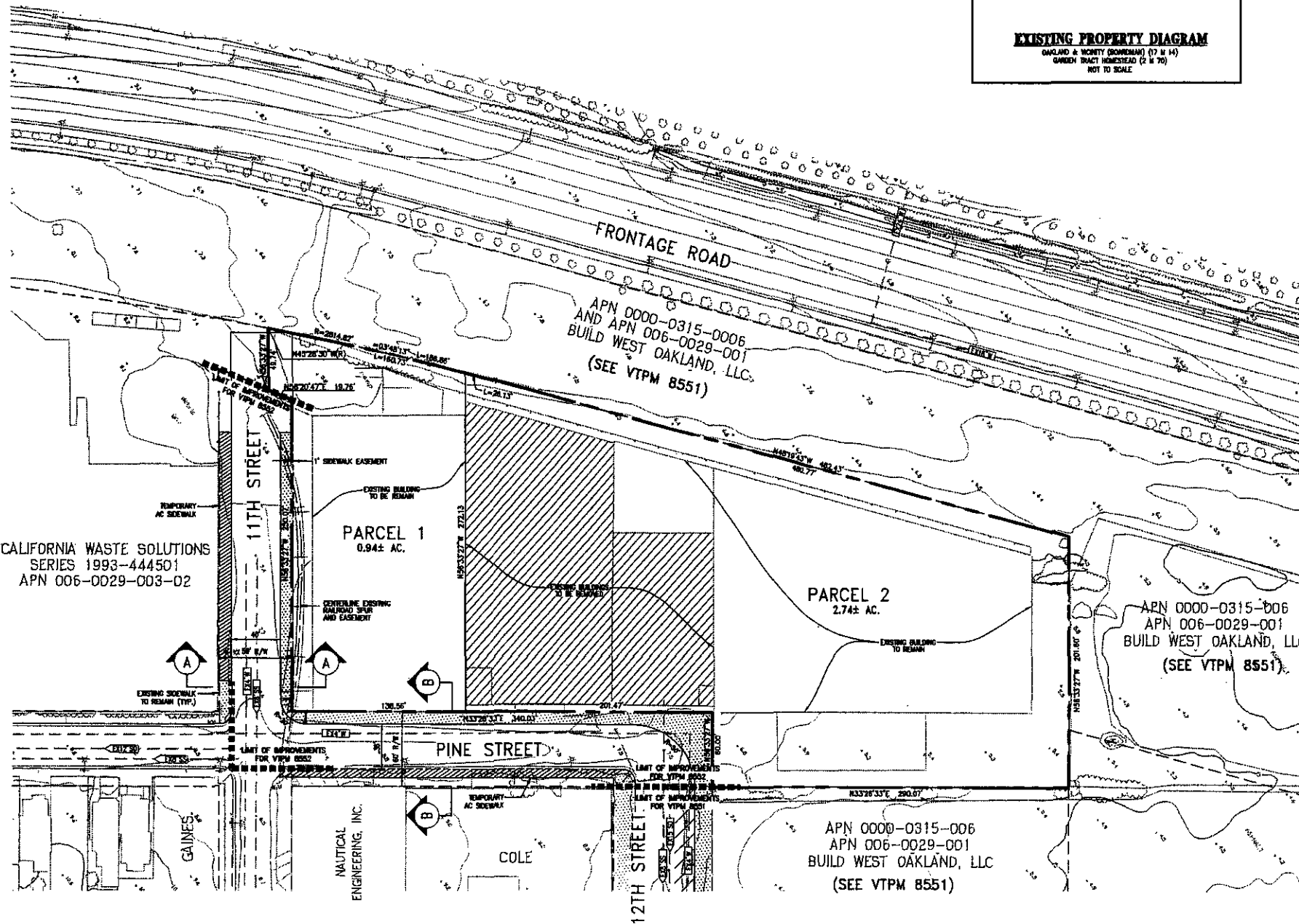
MUNICIPAL CODE SECTION 14.0000 STATES THAT A TENTATIVE MAP SUBMITTED TO THE CITY SHALL SHOW EACH OF THE FOLLOWING ITEMS:

1. THE LOCATION, WIDTH AND NAMES OF ALL EXISTING OR PLANNED STREETS OR OTHER PUBLIC WAYS WITHIN OR ADJACENT TO THE TRACT, EXISTING PERMANENT BUILDINGS, RAILROAD RIGHTS-OF-WAY AND OTHER IMPORTANT FEATURES SUCH AS POLITICAL SUBDIVISION LINES OR CORPORATION LINES AND WATERCOURSES OR OTHER PHYSICAL FEATURES AS SHOWN ON THIS MAP;
2. THE TRACT NUMBER OR NAMES OF ADJACENT SUBDIVISIONS OR THE NAMES OF RECORD OWNERS OF ADJACENT PARCELS OF UNDIVIDED LAND AS SHOWN ON THIS MAP;
3. EXISTING SEWER, CULVERTS OR OTHER UNDERGROUND STRUCTURES WITHIN THE TRACT AND ADJACENTLY ADJACENT WITHIN PMP SIZES, SIZES, GRADES AND LOCATIONS INDICATED AS SHOWN ON THIS MAP;
4. CONTOURS WITH INTERVALS OF FIVE FEET OR LESS, REFERRED TO CITY DATA AS SHOWN ON THIS MAP;
5. THE LAYOUT, NAMES AND PROPOSED WIDTHS OF STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THIS MAP;
6. ALL PARCELS OF LAND INTENDED TO BE DEDICATED FOR PUBLIC USE OR RESERVED FOR THE USE OF PROPERTY OWNERS IN THE PROPOSED SUBDIVISION, TOGETHER WITH THE PURPOSE OF CONVEYING OR LIMITATIONS OF SUCH RESERVATION, IF ANY, AS SHOWN ON THIS MAP;
7. TRUE NORTH POINT, SCALE AND DATE AS SHOWN ON THIS MAP;
8. THE LAYOUT, NUMBERS AND APPROXIMATE DIMENSIONS OF PROPOSED LOTS AS SHOWN ON THIS MAP;
9. THE PROFILE OF EACH STREET WITH TENTATIVE GRADES;
10. BOUNDARY STATEMENT BY SUBDIVIDER INDICATING AMOUNT OF STREET CURBING, PAVING, CURBS, SIDEWALKS AND SEWER, SANITARY AND OTHER IMPROVEMENTS PROPOSED TO BE CONSTRUCTED;
11. THE CROSS-SECTIONS OF PROPOSED STREETS SHOWING THE WIDTH OF ROADWAYS, LOCATION AND WIDTH OF SIDEWALKS AS SHOWN ON THIS MAP;
12. A PLAN AND PROFILE OF PROPOSED SANITARY, STORM WATER OR OTHER SEWERS AND OTHER PUBLIC UTILITIES WITH GRADES AND SIZES INDICATED;
13. STATEMENT OF RESTRICTIONS TO BE IMPOSED BY SUBDIVIDER AS TO USE OR OCCUPANCY OF LAND, BUILDING SETBACK, YARD AREAS, VALUE OF CONSTRUCTION AND ANY OTHER RESTRICTIONS;
14. ANY REQUIRED DATA WHICH IT IS IMPOSSIBLE OR IMPRACTICAL TO PLACE UPON THE TENTATIVE MAP SHALL BE SUBMITTED BY WRITING WITH THE MAP.

EACH OF THESE ITEMS, TO THE EXTENT THEY PERTAIN TO ABOVE GROUND, OFFICE INFRASTRUCTURE AND IMPROVEMENTS RELATED TO THE VPM (WITH THE EXCEPTION OF SIDEWALK IMPROVEMENTS ALONG WOOD STREET OPPOSITE THE FRONTAGE OF THE WOOD STREET ZONING DISTRICT), AND TO THE EXTENT THEY PERTAIN TO IMPROVEMENTS IN EXISTING AND PROPOSED PUBLIC RIGHTS OF WAY WITHIN THE SUBJECT VPM, ARE DEPENDENT ON THE ACCOMPANYING SHEETS.

WITH RESPECT TO OTHER INFRASTRUCTURE AND IMPROVEMENTS, THESE ITEMS ARE CONCEPTUALLY DEPICTED ON THE ACCOMPANYING SHEETS, AND DESCRIBED AND CONCEPTUALLY DEPICTED IN THE WOOD STREET PROJECT DR (SUCH ZONING DISTRICT). THE PRECISE DETAILS OF HOW THESE FACILITIES WILL BE IMPLEMENTED, SIZED OR BUILT WILL BE ACCORDING TO THE FOLLOWING STANDARDS:

- A. ALL FACILITIES WILL BE CONSIDERED WITHIN THE WOOD STREET ZONING DISTRICT ZONING STANDARDS, REGULATIONS AND REGULATIONS FOR DEVELOPMENT AND USE OF PROPERTY WITHIN THE WOOD STREET ZONING DISTRICT, AS ADOPTED BY THE CITY PURSUANT TO THE APPLICANT'S REQUEST AND THE CITY OF OAKLAND STANDARDS AS APPLICABLE;
- B. ALL FACILITIES WILL BE CONSIDERED WITHIN ONE OR MORE FINAL DEVELOPMENT PLANS FOR ALL OR PORTIONS OF THE AREA ENCOMPASSED BY THE SUBJECT VPM, AS SUCH FINAL DEVELOPMENT PLANS/DR ARE APPROVED BY THE CITY PRIOR TO RECORDED OF THE FINAL MAP;
- C. STORM WATER MANAGEMENT FACILITIES AND WASTEWATER FACILITIES WILL BE CONSIDERED ACCORDING TO THE STANDARDS OF THE CITY OF OAKLAND RELATING TO SUCH FACILITIES AND ACCORDING TO THE ADOPTED OJ STORMWATER HANDBOOK, FEBRUARY 2002;
- D. WATER FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT RELATING TO SUCH FACILITIES;
- E. COMMUNICATION FACILITIES (SUCH AS ACCOMMODATIONS FOR TELEVISION CABLE, TELEPHONE LINES, FIBER OPTIC LINES AND/OR CABLE TV LINES) WILL BE SITED AND BUILT ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND AND ANY PREVIOUS AGREEMENTS OAKLAND HAS WITH THE RELEVANT COMMUNICATION SERVICE PROVIDER (SUCH AS COMCAST, LEVEL 3, SBC) THAT APPLY TO THE SUBJECT VPM;
- F. SCHEDULES AND LANDSCAPING WILL USE TREES FROM OAKLAND'S PUBLISHED TREE LIST AS IT APPLIES TO THE SUBJECT VPM;
- G. PRIOR TO THE RESUMPTION OF OCCUPANCY FOR DEVELOPMENT ON EACH PARCEL, PROJECT SPONSOR OF PARCEL 1 SHALL CONSTRUCT OR CAUSE THE CONSTRUCTION OF IMPROVEMENTS TO 11TH STREET WITHIN THE "ICE HOUSE" PARCEL TO BE DEVELOPED. PROJECT SPONSOR OF PARCEL 2 SHALL CONSTRUCT OR CAUSE THE CONSTRUCTION OF IMPROVEMENTS TO PINE STREET BETWEEN 11TH STREET AND 12TH STREET. EXCEPT AS OTHERWISE PROVIDED IN THIS CONDITION, THE STREET IMPROVEMENTS REFERRED TO IN THIS CONDITION INCLUDE COMPLETE STREET WIDENING, CURB, CUTTER, SIDEWALK, AND INSTALLATION OF UTILITIES IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF OAKLAND TO THE LIMITS SHOWN ON THIS MAP. SIDEWALKS ON THE OPPOSITE SIDE OF WOOD STREET ZONING DISTRICT PORTION OF STREETS (I.E. OUTSIDE THE DISTRICT) WILL SET MINOR RETAINS ONLY;
- H. EASEMENTS OR FACILITIES MAY BE REQUIRED TO BE CONSTRUCTED, SITED OR BUILT TO SERVE OTHER MAPS WITHIN THE WOOD STREET ZONING DISTRICT OTHER THAN THE SUBJECT VPM. REIMBURSEMENT AMONG THE OWNERS OF SUCH PROPERTY SHALL BE AS THEY AGREE;
- I. OFFICE EASEMENTS OR FACILITIES TO SERVE THE SUBJECT VPM SHALL BE AS SPECIFIED IN THE FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLANS FOR THE SUBJECT VPM, BUT MAY BE RELOCATED OR OTHERWISE CHANGED UPON DEVELOPMENT OF THE OFFSITE PARCEL. NO EASEMENTS OR FACILITIES WILL BE REQUIRED QUOTE TO SERVE OFFSITE DEVELOPMENT FOR WHICH A FINAL DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE CITY OF APPROVAL OF THE FINAL MAP FOR THE SUBJECT VPM;
- J. CROSS ACCESS EASEMENTS BETWEEN VPM 8551 PARCEL 2 AND PARCEL 1 AND/OR 2 WILL BE GRANTED AS NECESSARY ACCORDING TO THE PRELIMINARY (FINAL) DEVELOPMENT PLAN TO ACCESS FRONTAGE ROAD AND 12TH STREET;
- K. UTILITY EASEMENTS WILL BE GRANTED AS NECESSARY BASED ON THE PRELIMINARY (FINAL) DEVELOPMENT PLAN.



GENERAL NOTES:

1. OWNER/APPLICANT/ SWEEPER: PCL ASSOCIATES, LLC 1500 PARK AVENUE, SUITE 200 EMERYVILLE, CA 94608
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC. 8111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 ARCHITECTURE & DESIGN REGISTRATION # 09138
3. SOILS ENGINEER: LAND MARKING CONSULTANTS 3300 LAS VEGAS ROAD LAFAYETTE, CA 94548
4. TOPOGRAPHIC SOURCE: AERIAL TOPOGRAPHY COMPILED BY: GEODESIC SURVEYS 805 CLAREMONT STREET SAN MATEO, CA 94402
5. BENCHMARK: CITY OF OAKLAND BENCHMARK BEING A STANDARD STREET MONUMENT AT 10TH STREET AND WOOD STREET, LOCATED 5 FEET SOUTH OF THE CENTERLINE OF 10TH STREET AND 12.25 FEET EASTERN OF THE WEST PROPERTY LINE OF WOOD STREET. ELEVATION = 2.90 FEET (CITY OF OAKLAND DATA).
6. BASIS OF BEARINGS: THE BEARING NORTH 33°28'31" EAST ALONG WOOD STREET BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF 10TH STREET AND 12TH STREET AS SHOWN ON PARCEL MAP 8551. FILED IN BOOK 209 OF PARCELS, MAPS, PAGES 50 THROUGH 62, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
7. A.P.N.: 006-0029-002
8. EXISTING LAND USE: BUSINESS MIX
9. EXISTING ZONING: M-30 (GENERAL INDUSTRIAL) 5-10 (INDUSTRIAL RESIDENTIAL TRANSITION) (PORTION)
10. PROPOSED LAND USE: URBAN RESIDENTIAL
11. PROPOSED ZONING: WOOD STREET ZONING DISTRICT
12. SITE AREA: TOTAL AREA: 3.68± AC NUMBER OF PARCELS: 2
13. EXISTING SITE IMPROVEMENTS: EXISTING ON-SITE STRUCTURES TO BE UTILIZED FOR DEVELOPMENT.
14. EXISTING FRONTAGE IMPROVEMENTS: ALL EXISTING FRONTAGE STREET IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN.
15. RECIPROCAL ACCESS EASEMENT: RECIPROCAL ACCESS EASEMENTS SHALL BE DEDICATED TO THE OWNERS OF ADJACENT LOTS OR OTHER DEVELOPERS FOR PURPOSES OF BUSINESS AND EGRESS.
16. VEHICULAR ACCESS: ALL DEVELOPMENT PARCELS TO BE PROVIDED WITH VEHICULAR ACCESS DIRECTLY FROM PUBLIC RIGHT-OF-WAY AND/OR BY RECIPROCAL ACCESS EASEMENT FROM ADJACENT LOTS (SEE NOTE 15). ACTUAL LOCATION OF VEHICULAR ACCESS TO BE DETERMINED.

UTILITY NOTES:

1. STORM DRAIN: STORM DRAINAGE TO BE INSTALLED TO COLLECT LOCAL RAINFALL WITHIN SITE AND CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM.
2. WATER: SERVICE TO BE PROVIDED BY EAST BAY MUNICIPAL UTILITY DISTRICT (EDMUD).
3. SANITARY SEWER: SANITARY SEWER TO BE INSTALLED TO DISPOSE SEWAGE DISCHARGE WITHIN SITE AND CONNECT TO EXISTING PUBLIC SEWER SYSTEM. NO NEW CONNECTION TO EXISTING EDMUD INTERCEPTOR WILL BE MADE.
4. GAS & ELECTRIC: SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E). EXISTING OVERHEAD UTILITIES TO BE PLACED UNDERGROUND AS REQUIRED BY PG&E.
5. TELEPHONE: SERVICE TO BE PROVIDED BY SBC GLOBAL.

LEGEND:

- PROPERTY LINE (EXISTING)
- PARCEL LINE (NEW)
- EXISTING PARCEL LINES
- EASEMENT LINE

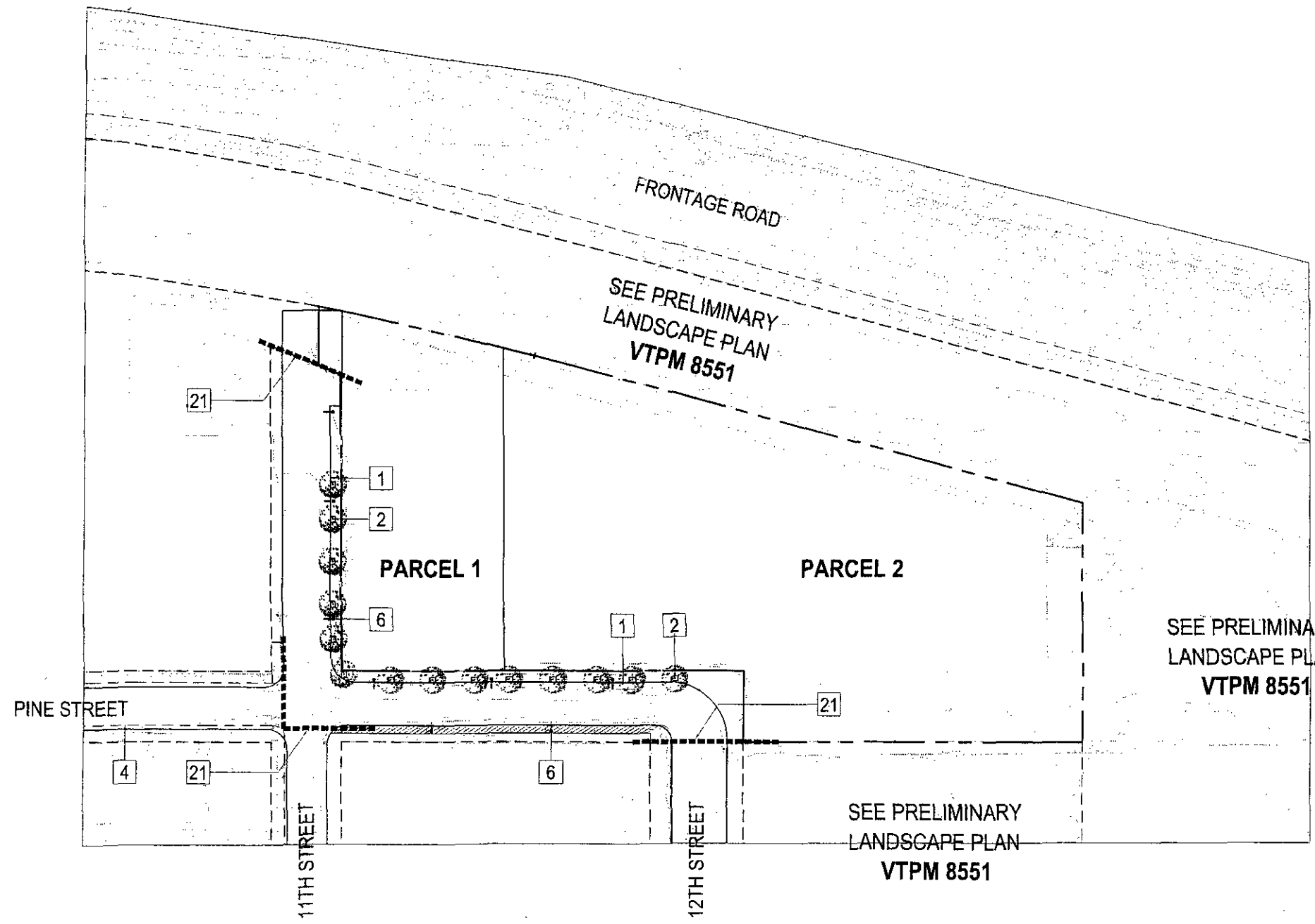
**VESTING
TENTATIVE PARCEL MAP 8552**

CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA

SCALE: 1" = 40'
DATE: MARCH 9, 2005
JOB NO. 1220-00

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS & ARCHITECTS - PLANNERS

SHEET NUMBER
1
OF 2 SHEETS



- KEY NOTES**
- 1. NEW CURB LINE
 - 2. NEW STREET TREES
 - 4. EXISTING CURB LINE
 - 6. NEW STREET LIGHTS
 - 21. LIMIT OF IMPROVEMENT LINE

**PRELIMINARY LANDSCAPE PLAN
VESTING
TENTATIVE PARCEL MAP 8552**

CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA

SCALE: 1" = 40'
DATE: MARCH 9, 2005
JOB NO. 1220-06

Pyatok Architects Inc.
architecture-planning-research

SHEET NUMBER
2
OF 2

**CITY OF OAKLAND
TENTATIVE MAP NOTES:**

FINAL MAPS
FINAL MAPS FOR THIS TENTATIVE PARCEL MAP (VPM) ARE PROPOSED TO BE PHASED, AT THE APPLICANT'S OPTION, TO PERMIT RECORDED OF ONE FINAL MAP PER PARCEL. NO FINAL MAP SHALL BE RECORDED UNLESS A FINAL MAP DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY FOR THE PROPERTY SUBJECT TO THE FINAL MAP.

FUNDAMENTAL INFRASTRUCTURE AND PUBLIC FACILITIES
MUNICIPAL CODE SECTION 16.0000 STATES THAT A TENTATIVE MAP SUBMITTED TO THE CITY SHALL SHOW EACH OF THE FOLLOWING ITEMS:

1. THE LOCATION, WIDTH AND NAMES OF ALL EXISTING OR PLANNED STREETS OR OTHER PUBLIC RIGHTS OF WAY OR ADJACENT TO THE TRACT, EXISTING PERMANENT BUILDINGS, BARREN ROADS, BRIDGES AND OTHER IMPORTANT FEATURES SUCH AS FOLLING, SUBURBAN LINES OR CORPORATION LINES AND WATERCOURSES OR OTHER PHYSICAL FEATURES AS SHOWN ON THIS MAP;
2. THE TRACT NUMBER OR NAMES OF ADJACENT SUBDIVISIONS OR THE NAMES OF RECORD OWNERS OF ADJACENT PARCELS OF UNDIVIDED LAND AS SHOWN ON THIS MAP;
3. EXISTING EASEMENTS OR OTHER UNDERGROUND STRUCTURES WITHIN THE TRACT AND ADJACENTLY ADJACENT THERETO WITH PIPE SIZES, GRADES AND LOCATIONS INDICATED AS SHOWN ON THIS MAP;
4. CONTIGUES WITH INTERVALS OF ONE FOOT OR LESS, REFERRED TO CITY DATUM AS SHOWN ON THIS MAP;
5. THE LAYOUT, NAMES AND PROPOSED WORKS OF STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THIS MAP;
6. ALL PARCELS OF LAND INTENDED TO BE DEDICATED FOR PUBLIC USE OR RESERVED FOR THE USE OF PROPERTY OWNERS IN SUCH RESERVATION, TOGETHER WITH THE PURPOSE OF CONDITIONS OR LIMITATIONS OF SUCH RESERVATION, IF ANY, AS SHOWN ON THIS MAP;
7. TRUE NORTH POINT, SCALE AND DATE AS SHOWN ON THIS MAP;
8. THE LAYOUT, NAMES AND APPROXIMATE DIMENSIONS OF PROPOSED LOTS AS SHOWN ON THIS MAP;
9. THE PROFILE OF EACH STREET WITH TENTATIVE GRADES;
10. SIGNED STATEMENT BY SURVEYOR INDICATING AMOUNT OF STREET GRADING, PAVING, CURBING, SIDEWALK AND STORM, SANITARY AND OTHER IMPROVEMENTS PROPOSED TO BE CONSTRUCTED;
11. THE CROSS-SECTIONS OF PROPOSED STREETS SHOWING THE WIDTH OF ROADWAYS, LOCATION AND WIDTH OF SIDEWALKS AS SHOWN ON THIS MAP;
12. A PLAN AND PROFILE OF PROPOSED SANITARY, STORM WATER OR COMBINED SEWERS AND OTHER PUBLIC UTILITIES, WITH GRADE AND DEPTH INDICATED;
13. STATEMENT OF RESTRICTIONS TO BE IMPOSED BY SUBDIVISION AS TO USE OR OCCUPANCY OF LAND, BUILDING SETBACK, VIEW AREAS, VALUE OF CONSTRUCTION AND ANY OTHER RESTRICTIONS;
14. ANY REQUIRED DATA WHICH IT IS IMPOSSIBLE OR IMPRACTICAL TO PLACE UPON THE TENTATIVE MAP SHALL BE SUBMITTED BY WRITING WITHIN THE MAP.

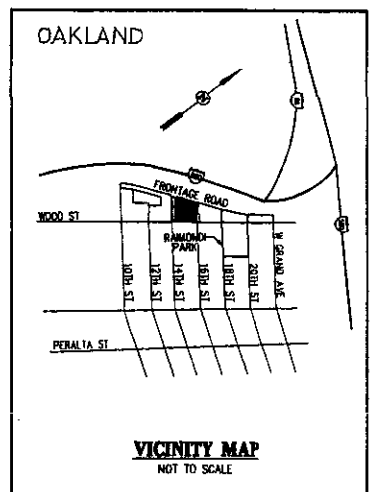
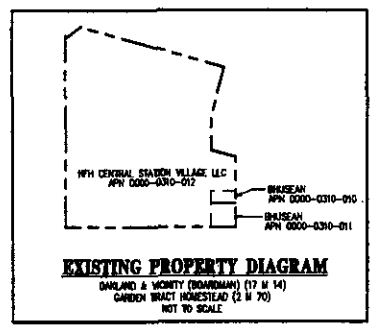
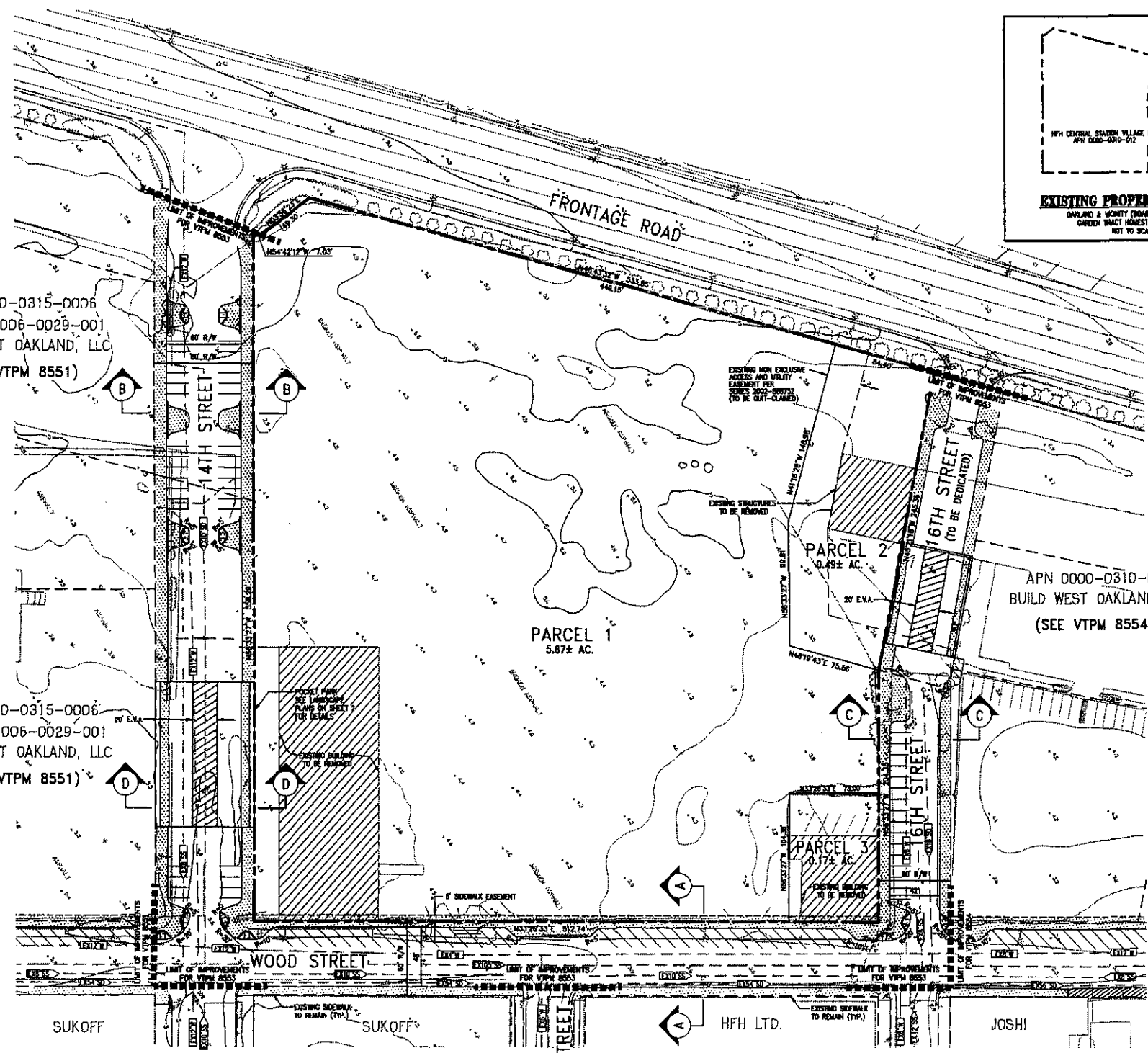
EACH OF THESE ITEMS, TO THE EXTENT THEY PERTAIN TO ABOVE GROUND, OFFSITE INFRASTRUCTURE AND IMPROVEMENTS RELATED TO THE VPM WITH THE EXCEPTION OF SIDEWALK IMPROVEMENTS ALONG WOOD STREET OPPOSITE THE FRONTAGE OF THE WOOD STREET ZONING DISTRICT, AND TO THE EXTENT THEY PERTAIN TO IMPROVEMENTS IN EXISTING AND PROPOSED PUBLIC RIGHTS OF WAY WITHIN THE SUBJECT VPM, ARE DEPICTED ON THE ACCOMPANYING SHEETS.

WITH RESPECT TO OTHER INFRASTRUCTURE AND IMPROVEMENTS, THESE ITEMS ARE CONCEPTUALLY DEPICTED IN THE ACCOMPANYING SHEETS, AND DESCRIBED AND CONCEPTUALLY DEPICTED IN THE WOOD STREET PROJECT EIR (SEE 200402310). THE PRECISE DETAILS OF HOW THESE FACILITIES WILL BE IMPLEMENTED, SITED OR BUILT WILL BE ACCORDING TO THE FOLLOWING STANDARDS:

- A. ALL FACILITIES WILL BE CONSISTENT WITH THE WOOD STREET ZONING DISTRICT ZONING STANDARDS, REGULATIONS AND REGULATIONS FOR DEVELOPMENT AND USE OF PROPERTY WITHIN THE WOOD STREET ZONING DISTRICT, AS ADOPTED BY THE CITY PURSUANT TO THE APPLICANT'S REQUEST AND THE CITY OF OAKLAND ORDINANCES AS APPLICABLE;
- B. ALL FACILITIES WILL BE CONSISTENT WITH ONE OR MORE FINAL DEVELOPMENT PLANS FOR ALL OR PORTIONS OF THE AREA INCORPORATED BY THE SUBJECT VPM, AS SUCH FINAL DEVELOPMENT PLANS IS/ARE APPROVED BY THE CITY PRIOR TO RECORDED OF THE FINAL MAP;
- C. STORM WATER MANAGEMENT FACILITIES AND SEWERAGE FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND RELATING TO SUCH FACILITIES AND ACCORDING TO THE ADEQ C.S. STORMWATER HANDBOOK, FEBRUARY 2000;
- D. WATER FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT RELATIVE TO SUCH FACILITIES;
- E. COMMUNICATION FACILITIES (SUCH AS ACCOMMODATIONS FOR TELEPHONE CABLE, TELEPHONE LINES, FIBER OPTIC LINES AND/OR DSL LINES) WILL BE SITED AND BUILT ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND AND ANY FUTURE AGREEMENTS OAKLAND MAY HAVE WITH THE RELEVANT COMMUNICATION SERVICE PROVIDER (SUCH AS COMCAST, LEVEL II, 1903) THAT APPLY TO THE SUBJECT VPM;
- F. STREETLIGHTS AND LANDSCAPING WILL USE TREES FROM OAKLAND'S PUBLISHED TREE LIST AS IT APPLIES TO THE SUBJECT VPM;
- G. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF EACH PARCEL, THE PROJECT SPONSOR OF THE FIRST DEVELOPMENT PROJECT WITHIN VPM 8553 SHALL CONSIDER ALL PUBLIC IMPROVEMENTS TO 14TH STREET, 15TH STREET, AND WOOD STREET BETWEEN 15TH STREET AND 16TH STREET, UNLESS DEVELOPMENT HAS OCCURRED ON AN ADJACENT PARCEL, AND THE PUBLIC IMPROVEMENTS ARE ALREADY INSTALLED, EXCEPT AS OTHERWISE PROVIDED IN THIS STANDARD, THE STREET IMPROVEMENTS REFERRED TO IN THIS STANDARD INCLUDE COMPLETE STREET WITH CURB, SIDEWALK, SIDEWALK AND INSTALLATION OF UTILITIES IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF OAKLAND TO THE LIMITS SHOWN ON THIS MAP. SIDEWALKS ON THE OPPOSITE SIDE OF WOOD STREET ZONING DISTRICT PERMITS STREETS (I.E. OUTSIDE THE DISTRICT) WILL GET WHICH REPAIRS ONLY;
- H. EASEMENTS OR FACILITIES MAY BE REQUIRED TO BE CONFIGURED, SITED OR BUILT TO SERVE OTHER MAPS WITHIN THE WOOD STREET ZONING DISTRICT OTHER THAN THE SUBJECT VPM. RECONSTRUCTION UNDER THE CHARGES OF SUCH PROPERTY SHALL BE AS THEY AGREE;
- I. OFFSITE EASEMENTS OR FACILITIES TO SERVE THE SUBJECT VPM SHALL BE AS DEPICTED IN THE FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLANS FOR THE SUBJECT VPM, BUT MAY BE RELOCATED OR OTHERWISE CHANGED UPON DEVELOPMENT OF THE OFFSITE PARCEL. NO EASEMENTS OR FACILITIES WILL BE REQUIRED OTHER THAN THOSE SHOWN ON THIS MAP. APPROVAL OF A FINAL MAP DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE CITY OF OAKLAND FOR THE SUBJECT VPM.
- J. UTILITY EASEMENTS WILL BE GRANTED AS NECESSARY BASED ON THE PRELIMINARY (VPM) DEVELOPMENT PLAN.

APN 0000-0315-0006
AND APN 006-0029-001
BUILD WEST OAKLAND, LLC
(SEE VPM 8551)

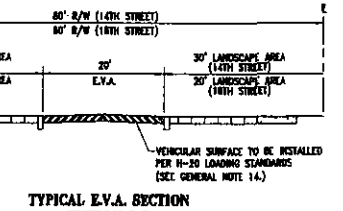
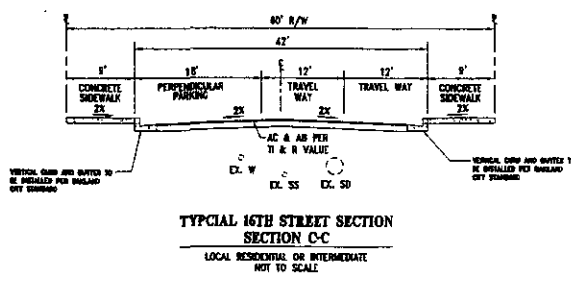
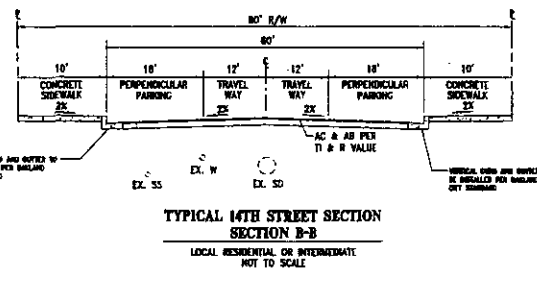
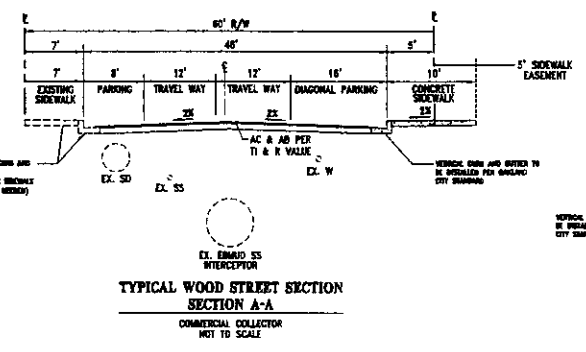
APN 0000-0315-0006
AND APN 006-0029-001
BUILD WEST OAKLAND, LLC
(SEE VPM 8551)



- GENERAL NOTES:**
1. OWNER/APPLICANT/ENGINEER: HFH CENTRAL STATION VILLAGE, LLC 6400 HILLS STREET EMERYVILLE, CA 94608
 2. ENGINEER: CARLSON, BARBEE & GIBSON, INC. 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 JASON A. HORN REGISTERED PROFESSIONAL ENGINEER # 61636
 3. SOILS ENGINEER: GEOTECH CONSULTANTS 210 WESTER STREET, 13TH FLOOR OAKLAND, CA 94612
 4. TOPOGRAPHIC SOURCE: AERIAL PHOTOGRAPHY COMPILED BY: AERONAUTIC SURVEYS 615 CLAREMONT STREET SAN MATEO, CA 94402
 5. BENCHMARK: CITY OF OAKLAND BENCHMARK BEING A STANDARD STREET MONUMENT AT 15TH STREET AND WOOD STREET, LOCATED 5 FEET NORTH OF THE CENTERLINE OF 15TH STREET AND 12.25 FEET EASTERN OF THE WEST PROPERTY LINE OF WOOD STREET. ELEVATION = 2.95 FEET (CITY OF OAKLAND DATUM).
 6. BASIS OF BEARINGS: THE BEARING NORTH 137°57'51" EAST ALONG WOOD STREET BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF 10TH STREET AND 12TH STREET AS SHOWN ON PARCEL MAP 8000, FILED IN BOOK 208 OF PARCEL MAPS, PAGES 80 THROUGH 82, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
 7. A.P.A.L.: 0000-0300-010 0000-0300-011 0000-0300-012
 8. EXISTING LAND USE: BUSINESS MG
 9. EXISTING ZONING: M-20 (LIGHT INDUSTRIAL) (PORTION) M-30 (GENERAL INDUSTRIAL) (PORTION) S-10 (SINGLE-FAMILY RESIDENTIAL, TRANSITION)
 10. PROPOSED LAND USE: URBAN RESIDENTIAL
 11. PROPOSED ZONING: WOOD STREET ZONING DISTRICT
 12. SITE AREA: TOTAL AREA: 6.53± AC NUMBER OF PARCELS: 3
 13. EXISTING SITE IMPROVEMENTS: ALL EXISTING ON-SITE SURFACE IMPROVEMENTS TO BE REMOVED.
 14. EXISTING FRONTAGE IMPROVEMENTS: ALL EXISTING FRONTAGE STREET IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN.
 15. EMERGENCY VEHICLE ACCESS: EMERGENCY VEHICLE ACCESS SHALL BE CONSTRUCTED TO MEET M-20 LOADINGS AND SHALL BE CONNECTED TO THE SATURATION OF THE CITY OF OAKLAND AND PUBLIC WORKS DEPARTMENT AND FIRE DEPARTMENT.
 16. RECIPROCAL ACCESS: RECIPROCAL ACCESS EASEMENTS SHALL BE DEDICATED TO THE OWNERS OF ADJACENT LOTS OR THEIR DESIGNEES FOR PURPOSES OF SERVICES AND SERVICES.
 17. VEHICULAR ACCESS: ALL DEVELOPMENT PARCELS TO BE PROVIDED WITH VEHICULAR ACCESS DIRECTLY FROM PUBLIC RIGHTS-OF-WAY AND/OR BY RECIPROCAL ACCESS EASEMENT FROM ADJACENT LOTS (SEE NOTE 16). ACTUAL LOCATION OF VEHICULAR ACCESS TO BE DETERMINED.

- UTILITY NOTES:**
1. STORM DRAINAGE: STORM DRAINAGE TO BE INSTALLED TO COLLECT LOCAL RUNOFF WITHIN SITE AND CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM.
 2. WATER: SERVICE TO BE PROVIDED BY EAST BAY MUNICIPAL UTILITY DISTRICT (EMUD).
 3. SANITARY SEWER: SANITARY SEWER TO BE INSTALLED TO DISPOSE SEWAGE RESIDUOUS WITHIN SITE AND CONNECT TO EXISTING PUBLIC SEWER SYSTEM. NO NEW CONNECTION TO EXISTING EMUD INTERCEPTOR WILL BE MADE.
 4. GAS & ELECTRIC: SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E). EXISTING OVERHEAD UTILITIES TO BE PLACED UNDERGROUND AS REQUIRED BY PG&E.
 5. TELEPHONE: SERVICE TO BE PROVIDED BY BIC LOCAL.

- LEGEND:**
- PROPERTY LINE (EXISTING)
 - PARCEL LINE (NEW)
 - EXISTING PARCEL LINES
 - EASEMENT LINE



**VESTING
TENTATIVE PARCEL MAP 8553**

CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'
DATE: MARCH 9, 2005
JOB NO. 1220-00

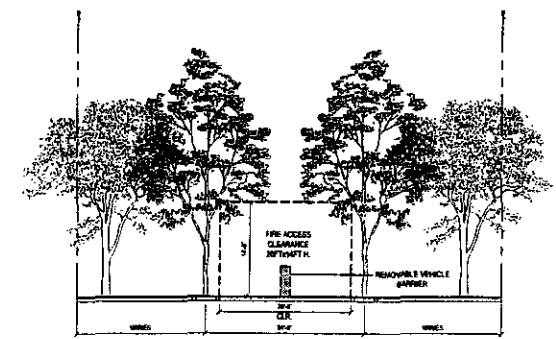
Carlson, Barbee & Gibson, Inc.
6111 Bollinger Canyon Road, Suite 150, San Ramon, CA 94583
TEL: (925) 392-8800 FAX: (925) 392-8801

SHEET NUMBER
1
OF 2 SHEETS

SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8551

SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8551

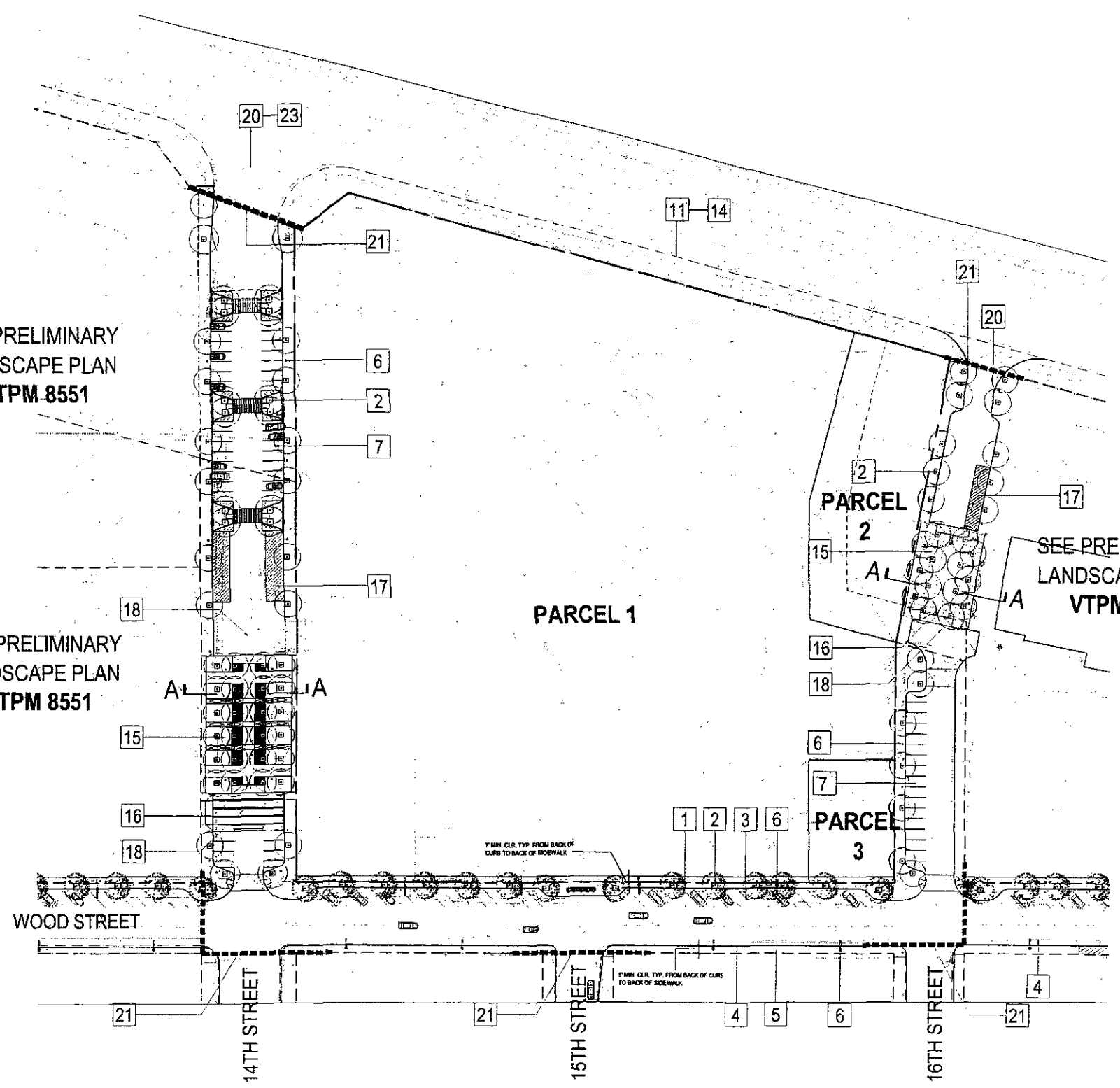
SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8554



SECTION A-A
Scale: 1" = 10'-0"

KEY NOTES

1. NEW CURB LINE
2. NEW STREET TREES
3. NEW ON-STREET DIAGONAL PARKING
4. EXISTING CURB LINE
5. NEW STREET LIGHTS
6. PERPENDICULAR PARKING
7. EXISTING SIDEWALK TO REMAIN
11. EXISTING STREET LIGHTS TO REMAIN AT FRONTAGE ROAD
15. EVA - POCKET PARK, EMERGENCY VEHICLE, PEDESTRIAN AND BICYCLE ACCESS ONLY, NO THROUGH TRAFFIC
16. REMOVABLE VEHICLE BARRIER, EMERGENCY ACCESS ONLY
17. LOADING ZONE
18. TURN-A-ROUND, NO PARKING ZONE
20. ACCESS FROM FRONTAGE ROAD
21. LIMIT OF IMPROVEMENT LINE
23. EXISTING CURB CUT



PRELIMINARY LANDSCAPE PLAN
VESTING
TENTATIVE PARCEL MAP 8553

CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA

SCALE: 1" = 40'
DATE: MARCH 9, 2005
JOB NO. 1220-00

Pyatok Architects Inc.
architecture.planning.research

SHEET NUMBER
2
OF 2 SHEETS

APN 0000-0310-012
HFH CENTRAL STATION
VILLAGE, LLC
(SEE VTPM 8553)

**CITY OF OAKLAND
TENTATIVE MAP NOTES:**

FINAL MAPS
FINAL MAPS FOR THIS TENTATIVE PARCEL MAP (VTPM) ARE PROPOSED TO BE PHASED. AT THE APPLICANT'S OPTION, TO PERMIT RECONSTRUCTION OF THE FINAL MAP FOR PARCELS 1, 2 AND 3. THE FINAL MAP SHALL BE RECORDED UNLESS A FINAL MAP DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY FOR THE PROPERTY SUBJECT TO THE FINAL MAP.

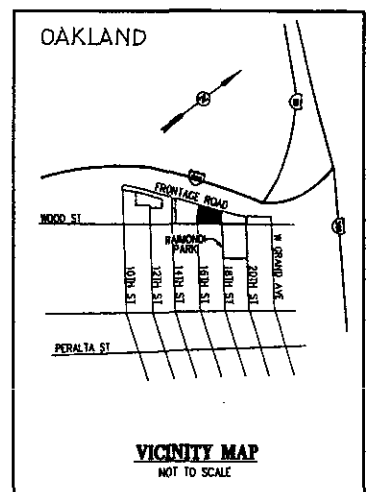
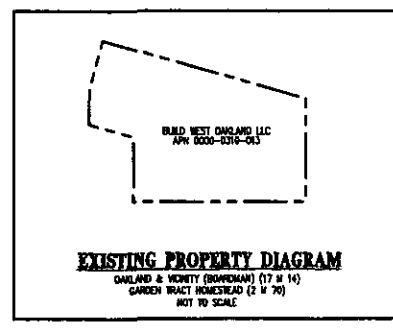
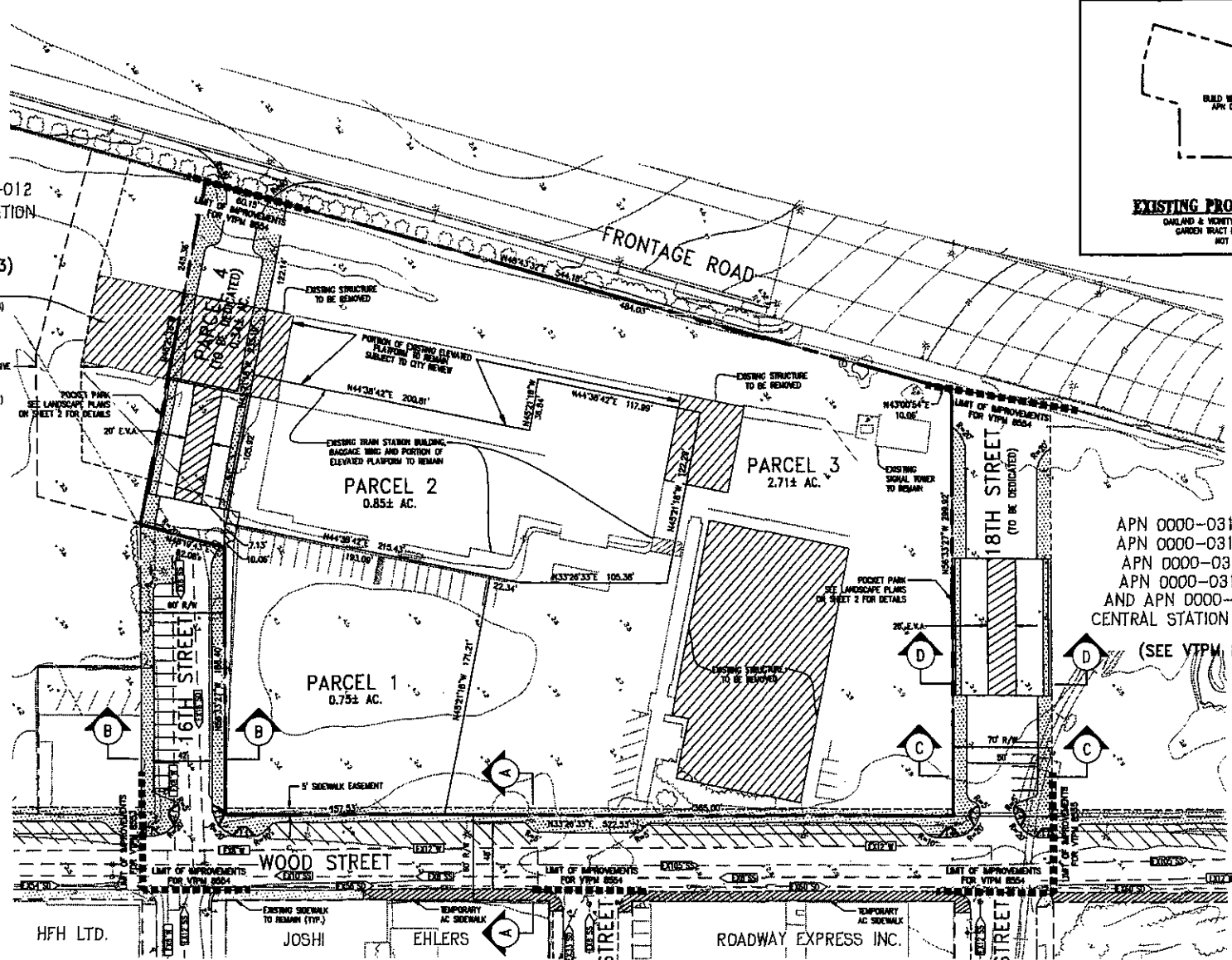
EASEMENTS, INFRASTRUCTURE AND PUBLIC FACILITIES
MUNICIPAL CODE SECTION 16.0000 STATES THAT A TENTATIVE MAP SUBMITTED TO THE CITY SHALL SHOW EACH OF THE FOLLOWING ITEMS:

1. THE LOCATION, WIDTH AND NAMES OF ALL EXISTING OR PLANNED STREETS OR OTHER PUBLIC RIGHTS-OF-WAY ADJACENT TO THE TRACT, EXISTING PERMANENT BUILDINGS, RAILROAD RIGHTS-OF-WAY AND OTHER IMPORTANT FEATURES SUCH AS PHYSICAL SUBSTATION LINES OR COMPOSITION LINES AND WATERCOURSES OR OTHER PHYSICAL FEATURES AS SHOWN ON THIS MAP;
2. THE TRACT NUMBER OR NAMES OF ADJACENT SUBDIVISIONS OR THE NAMES OF RECORD OWNERS OF ADJACENT PARCELS OF UNRECORDED LAND AS SHOWN ON THIS MAP;
3. EXISTING SEWERS, GUTTERS OR OTHER UNDERGROUND STRUCTURES WITHIN THE TRACT AND IMMEDIATELY ADJACENT THERETO WITH PIPE SIZES, GRADES AND LOCATIONS INDICATED AS SHOWN ON THIS MAP;
4. CONTIGUOUS WITH INTERVALS OF FIVE FEET OR LESS, REFERRED TO CITY DATA AS SHOWN ON THIS MAP;
5. THE LAYOUT, NAMES AND PROPOSED WIDTHS OF STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THIS MAP;
6. ALL PARCELS OF LAND INTENDED TO BE DEDICATED FOR PUBLIC USE OR RESERVED FOR THE USE OF PROPERTY OWNERS BY THE PROPOSED SUBDIVISION, TOGETHER WITH THE PURPOSES OF CONDITIONS OR LIMITATIONS OF SUCH RESERVATION, IF ANY, AS SHOWN ON THIS MAP;
7. TRUE NORTH POINT, SCALE AND DATE AS SHOWN ON THIS MAP;
8. THE LAYOUT, DIMENSIONS AND APPROXIMATE DIMENSIONS OF PROPOSED LOTS AS SHOWN ON THIS MAP;
9. THE PROFILE OF EACH STREET WITH TENTATIVE GRADES;
10. SIGNED STATEMENT BY SUBDIVIDER INDICATING AMOUNT OF STREET DRAINAGE, PAVING, CURBS, SIDEWALK AND STORM, SANITARY AND OTHER IMPROVEMENTS PROPOSED TO BE CONSTRUCTED;
11. THE CROSS-SECTIONS OF PROPOSED STREETS SHOWING THE WIDTH OF ROADWAYS, LOCATION AND WIDTH OF SIDEWALKS AS SHOWN ON THIS MAP;
12. A PLAN AND PROFILE OF PROPOSED SANITARY, STORM WATER OR COMBINED SEWERS AND OTHER PUBLIC UTILITIES, WITH GRADE AND SIZES INDICATED;
13. STATEMENT OF RESTRICTIONS TO BE IMPOSED BY SUBDIVIDER AS TO USE OR OCCUPANCY OF LAND, BUILDING SETBACK, YARD AREAS, VALUE OF CONSTRUCTION AND ANY OTHER RESTRICTIONS;
14. ANY REQUIRED DATA WHICH IT IS POSSIBLE OR IMPRACTICAL TO PLACE UPON THE TENTATIVE MAP SHALL BE SUBMITTED IN WRITING WITH THE MAP.

EACH OF THESE ITEMS, TO THE EXTENT THEY PERTAIN TO ABOVE-GROUND, OFF-SITE INFRASTRUCTURE AND IMPROVEMENTS RELATED TO THE VTPM (WITH THE EXCEPTION OF SIDEWALK IMPROVEMENTS ALONG WOOD STREET OPPOSITE THE FRONTAGE OF THE WOOD STREET ZONING DISTRICT), AND TO THE EXTENT THEY RELATE TO IMPROVEMENTS IN EXISTING AND PROPOSED PUBLIC RIGHTS OF WAY WITHIN THE SUBJECT VTPM, ARE DEPICTED ON THE ACCOMPANYING SHEETS.

WITH RESPECT TO OTHER INFRASTRUCTURE AND IMPROVEMENTS, THESE ITEMS ARE CONCEPTUALLY DEPICTED BY THE ACCOMPANYING SHEETS, AND DESCRIBED AND CONCEPTUALLY DEPICTED IN THE WOOD STREET PROJECT OR (SUCH SUBDIVISIONS). THE PRECISE DETAILS OF HOW THESE FACILITIES WILL BE IMPLEMENTED, SIZED OR BUILT WILL BE ACCORDING TO THE FOLLOWING STANDARDS:

- A. ALL FACILITIES WILL BE CONSISTENT WITH THE WOOD STREET ZONING DISTRICT ZONING STANDARDS, ORDINANCES AND REGULATIONS FOR DEVELOPMENT AND USE OF PROPERTY WITHIN THE WOOD STREET ZONING DISTRICT, AS ADOPTED BY THE CITY PURSUANT TO THE APPLICANT'S REQUEST AND THE CITY OF OAKLAND STANDARDS AS APPLICABLE;
- B. ALL FACILITIES WILL BE CONSISTENT WITH ONE OR MORE FINAL DEVELOPMENT PLANS FOR ALL OR PORTIONS OF THE AREA EMPHASIZED BY THE SUBJECT VTPM, AS SUCH FINAL DEVELOPMENT PLANS (AS ARE APPROVED BY THE CITY PURSUANT TO RECONSTRUCTION OF THE FINAL MAP);
- C. STORM WATER MANAGEMENT FACILITIES AND WASTEWATER FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND RELATING TO SUCH FACILITIES AND ACCORDING TO THE ACCP C-3 STORMWATER HANDBOOK, FEBRUARY 2002;
- D. WATER FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT RELATING TO SUCH FACILITIES;
- E. COMMUNICATION FACILITIES (SUCH AS ACCOMMODATIONS FOR TELEPHONE CABLE, TELEPHONE LINES, FIBER OPTIC LINES AND/OR DSL LINES) WILL BE SITED AND BUILT ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND AND ANY FRANCHISE AGREEMENTS. OAKLAND HAS WITH THE RELEVANT COMMUNICATION SERVICE PROVIDER (SUCH AS COMCAST, LEVEL 3, SBC) THAT APPLY TO THE SUBJECT VTPM.
- F. SITESCAPIES AND LANDSCAPING WILL USE TREES FROM OAKLAND'S PUBLISHED TREE LIST AS IT APPLIES TO THE SUBJECT VTPM.
- G. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE FIRST DEVELOPMENT ON EACH PARCEL, THE PROJECT SPONSOR OF THE FIRST TO BE DEVELOPED PARCEL (1, 2 OR 3) SHALL CONSTRUCT OR CAUSE THE CONSTRUCTION OF IMPROVEMENTS TO 16TH STREET. THE PROJECT SPONSOR OF PARCEL 1 SHALL CONSTRUCT OR CAUSE THE CONSTRUCTION OF IMPROVEMENTS TO THE 16TH STREET NEAR STATION PUBLIC PLAZA ON PARCEL 1. THE PROJECT SPONSOR OF PARCEL 2 SHALL CONSTRUCT OR CAUSE THE CONSTRUCTION OF IMPROVEMENTS TO 16TH STREET. IMPROVEMENTS TO WOOD STREET, BETWEEN 16TH AND 17TH STREETS WILL BE CONSTRUCTED WHEN PARCEL 1 (PLAZA) IS CONSTRUCTED. WOOD STREET BETWEEN 17TH AND 18TH STREETS WILL BE CONSTRUCTED WHEN PARCEL 2 IS DEVELOPED. EXCEPT AS OTHERWISE PROVIDED IN THIS MAP, SIDEWALKS ON THE OPPOSITE SIDE OF WOOD STREET ZONING DISTRICT PERMETER STREETS (I.E. OUTSIDE THE DISTRICT) WILL GET MINOR REPAIRS ONLY.
- H. EASEMENTS OR FACILITIES MAY BE REQUIRED TO BE CONTINUED, SIZED OR BUILT TO SERVE OTHER MAPS WITHIN THE WOOD STREET ZONING DISTRICT OTHER THAN THE SUBJECT VTPM. RECONSTRUCTION AMONG THE OWNERS OF SUCH PROPERTY SHALL BE AS THEY AGREE.
- I. OFF-SITE EASEMENTS OR FACILITIES TO SERVE THE SUBJECT VTPM SHALL BE AS DEPICTED IN THE FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLANS FOR THE SUBJECT VTPM, BUT MAY BE RELAXED OR OTHERWISE CHANGED UPON DEVELOPMENT OF THE OFF-SITE PARCEL. NO EASEMENTS OR FACILITIES WILL BE REQUIRED ON-SITE TO SERVE OFF-SITE DEVELOPMENT FOR WHICH A FINAL DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE TIME OF APPROVAL OF THE FINAL MAP FOR THE SUBJECT VTPM.
- J. A CROSS ACCESS EASEMENT WILL BE GRANTED TO VTPM 8555 PARCEL 1 BASED ON THE PRELIMINARY (FINAL) DEVELOPMENT PLAN.
- K. UTILITY EASEMENTS WILL BE DRAWN AS NECESSARY BASED ON THE PRELIMINARY (FINAL) DEVELOPMENT PLAN.



APN 0000-0310-014,
APN 0000-0310-08,
APN 0000-0310-09,
APN 0000-0310-10
AND APN 0000-0310-11
CENTRAL STATION LAND, LLC
(SEE VTPM 8555)

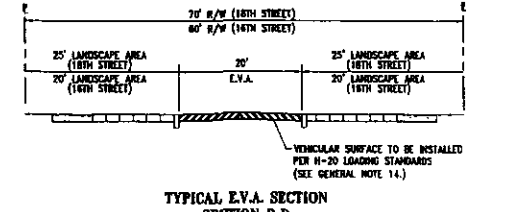
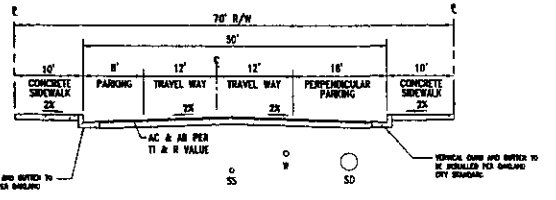
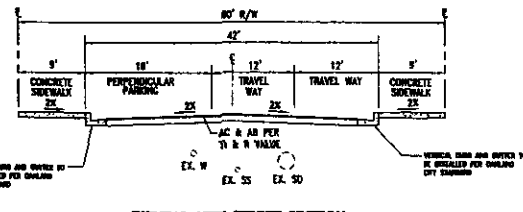
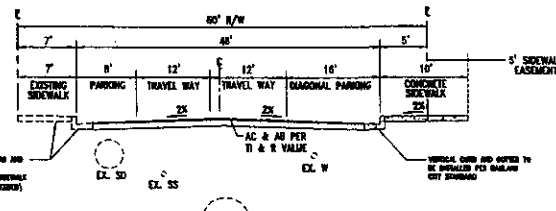
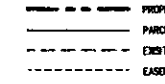
GENERAL NOTES:

1. OWNER/APPLICANT/ENGINEER: BUILD WEST OAKLAND LLC, 145 SPUR STREET, SUITE 700, SAN FRANCISCO, CA 94105
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC., 4111 BOLLINGER CANYON ROAD, SUITE 150, SAN RAMON, CA 94583
3. SOILS ENGINEER: GEOTECH CONSULTANTS, 2101 WILSON STREET, 12TH FLOOR, OAKLAND, CA 94612
4. TOPOGRAPHIC SOURCE: AERIAL PHOTOGRAPHY COMPILED BY: AERIAL PHOTO SURVEYS, 815 CLAREMONT STREET, SAN MATEO, CA 94402
5. BENCHMARK: CITY OF OAKLAND BENCHMARK BEING A STANDARD STREET MONUMENT AT 16TH STREET AND WOOD STREET, LOCATED 5 FEET NORTH OF THE CENTERLINE OF 16TH STREET AND 12.25 FEET EASTERN OF THE WEST PROPERTY LINE OF WOOD STREET. ELEVATION = 2.80 FEET (CITY OF OAKLAND DATA).
6. BASIS OF BEARINGS: THE BEARING NORTH 175°25'12" EAST ALONG WOOD STREET BETWEEN FOUND MONUMENTS AT THE INTERSECTION OF 16TH STREET AND 17TH STREET AS SHOWN ON PARCEL MAP BONA, FILED IN BOOK 288 OF PARCELS MAPS, PAGES 50 THROUGH 62, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
7. A.P.A.L.: 0000-0310-013
8. EXISTING LAND USE: BUSINESS USE
9. EXISTING ZONING: M-20 (GENERAL INDUSTRIAL)
10. PROPOSED LAND USE: URBAN RESIDENTIAL
11. PROPOSED ZONING: WOOD STREET ZONING DISTRICT
12. SITE AREA: TOTAL AREA: 4.34 AC, NUMBER OF PARCELS: 4
13. EXISTING SITE IMPROVEMENTS: EXISTING ON-SITE STRUCTURES TO BE UTILIZED FOR DEVELOPMENT.
14. EXISTING FRONTAGE IMPROVEMENTS: ALL EXISTING FRONTAGE STREET IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN.
15. EMERGENCY VEHICLE ACCESS: EMERGENCY VEHICLE ACCESS SHALL BE CONSTRUCTED TO MEET 10-20 LOADING AND SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE CITY OF OAKLAND AND PUBLIC WORKS DEPARTMENT AND FIRE DEPARTMENT.
16. RECIPROCAL ACCESS: RECIPROCAL ACCESS EASEMENTS SHALL BE DEDICATED TO THE OWNERS OF ADJACENT LOTS ON THEIR DEEDS FOR PURPOSES OF ACCESS AND EGRESS.
17. VEHICULAR ACCESS: ALL DEVELOPMENT PARCELS TO BE PROVIDED WITH VEHICULAR ACCESS DIRECTLY FROM PUBLIC RIGHT-OF-WAY AND/OR BY RECIPROCAL ACCESS EASEMENT FROM ADJACENT LOTS (SEE NOTE 18). ACTUAL LOCATION OF VEHICULAR ACCESS TO BE DETERMINED.

UTILITY NOTES:

1. STORM DRAIN: STORM DRAINAGE TO BE INSTALLED TO COLLECT LOCAL RUNOFF WITHIN SITE AND CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM.
2. WATER: SERVICE TO BE PROVIDED BY EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
3. SANITARY SEWER: SANITARY SEWER TO BE INSTALLED TO DISPOSE SEWAGE (DISCHARGE WITHIN SITE AND CONNECT TO EXISTING PUBLIC SEWER SYSTEM. NO NEW CONNECTION TO EXISTING EBMD INTERCEPTOR WILL BE MADE.
4. GAS & ELECTRIC: SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E). EXISTING OVERHEAD UTILITIES TO BE PLACED UNDERGROUND AS REQUIRED BY PG&E.
5. TELEPHONE: SERVICE TO BE PROVIDED BY SPC GLOBAL.

LEGEND:



**REVISED VESTING
TENTATIVE PARCEL MAP 8554**

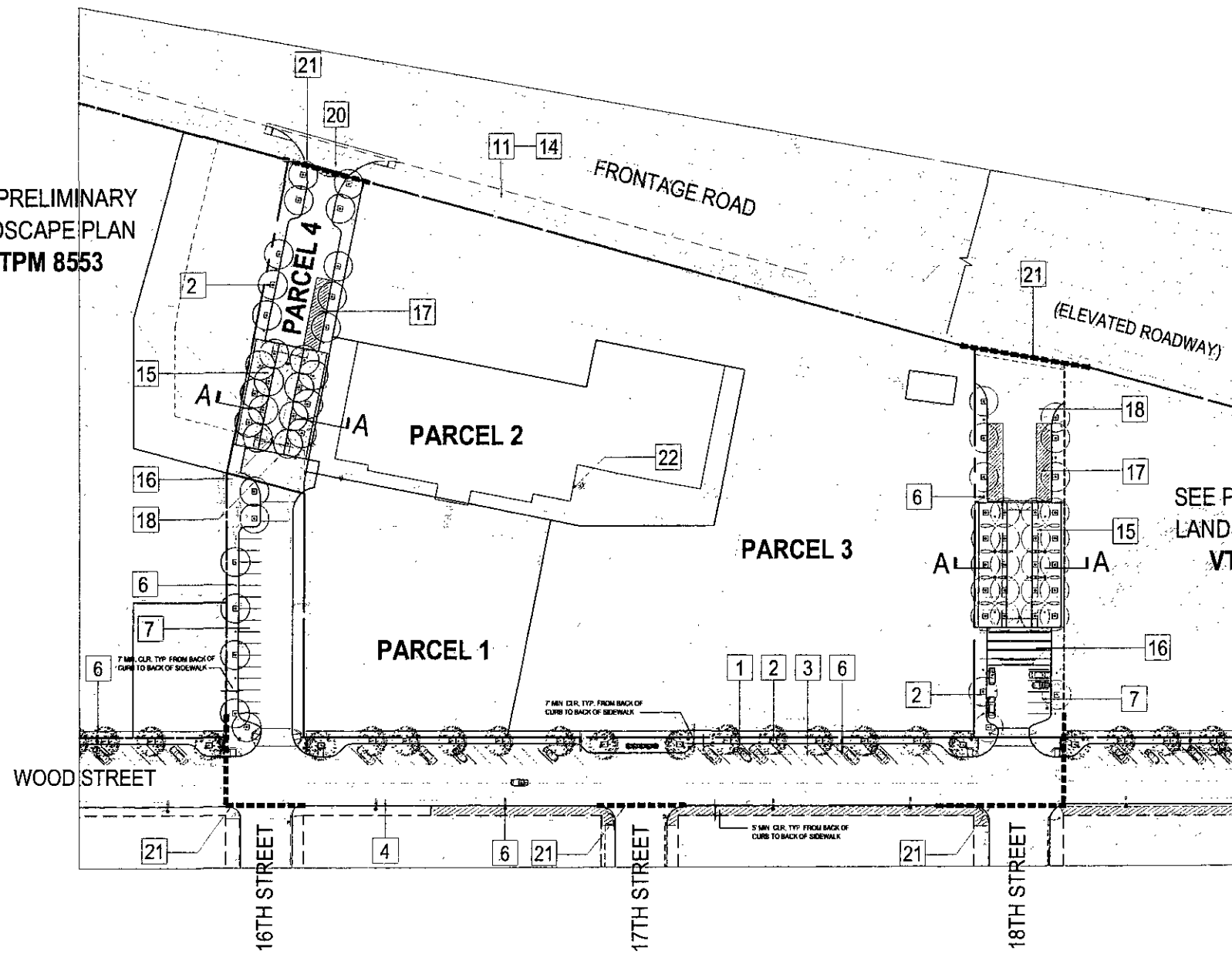
CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA

SCALE: 1" = 40'
DATE: MARCH 9, 2005 REV: MAY 5, 2005
JOB NO. 1220-00

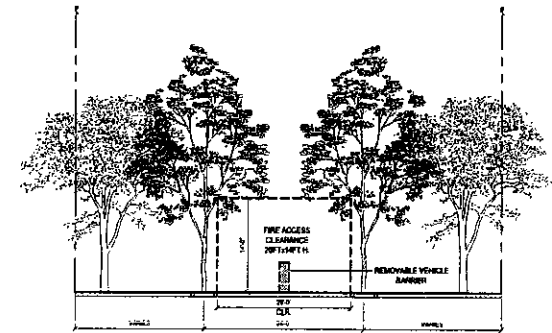
Carlson, Barbee & Gibson, Inc.
1111 Redwood Canyon Road, Suite 150, San Ramon, CA 94583
925-398-8822 • Fax 925-398-8871
www.carlson.com

SHEET NUMBER
1
OF 2 SHEETS

SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8553



SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8555



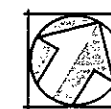
SECTION A-A
Scale: 1"= 10'-0"
0 25' 50'

KEY NOTES

1. NEW CURB LINE
2. NEW STREET TREES
3. NEW ON-STREET DIAGONAL PARKING
4. EXISTING CURB LINE
6. NEW STREET LIGHTS
7. PERPENDICULAR PARKING
9. NEW CROSSWALK
10. NEW SIDEWALK
11. EXISTING SIDEWALK TO REMAIN
14. EXISTING STREET LIGHTS TO REMAIN AT FRONTAGE ROAD
15. EVA - POCKET PARK, EMERGENCY VEHICLE, PEDESTRIAN AND BICYCLE ACCESS ONLY, NO THROUGH TRAFFIC
16. REMOVABLE VEHICLE BARRIER, EMERGENCY ACCESS ONLY
17. LOADING ZONE
18. TURN-A-ROUND, NO PARKING ZONE
20. ACCESS FROM FRONTAGE ROAD
21. LIMIT OF IMPROVEMENT LINE
22. LINE OF EXISTING BUILDING

PRELIMINARY LANDSCAPE PLAN

REVISED VESTING
TENTATIVE PARCEL MAP 8554



CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA
SCALE: 1"= 40'
DATE: MARCH 9, 2005 REV: MAY 5, 2005
JOB NO. 1220-00

Pyatok Architects Inc.
architecture-planning-landscape

SHEET NUMBER
2
OF 2 SHEETS

**CITY OF OAKLAND
TENTATIVE MAP NOTES:**

FINAL MAPS
FINAL MAPS FOR THIS TENTATIVE PARCEL MAP (VPM) ARE PROPOSED TO BE PREPARED AT THE APPLICANT'S OPTION, TO PERMIT REVISIONS OF THE FINAL MAP PER PARCEL. NO FINAL MAP SHALL BE RECORDED UNLESS A FINAL MAP DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY FOR THE PROPERTY SUBJECT TO THE FINAL MAP.

LANDMARKS, INFRASTRUCTURE AND PUBLIC UTILITIES

MUNICIPAL CODE SECTION 14B.030 STATES THAT A TENTATIVE MAP SUBMITTED TO THE CITY SHALL SHOW EACH OF THE FOLLOWING ITEMS:

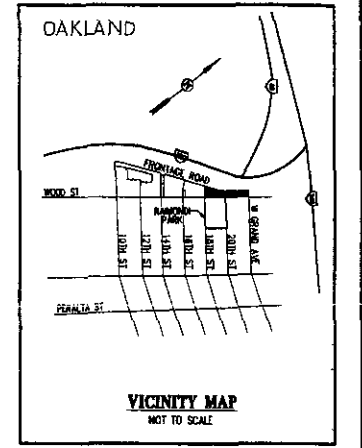
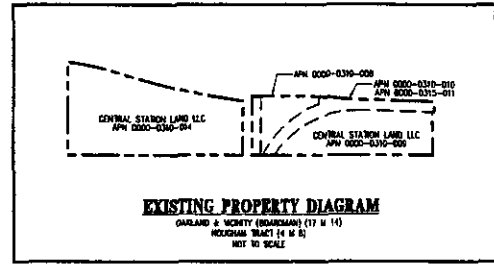
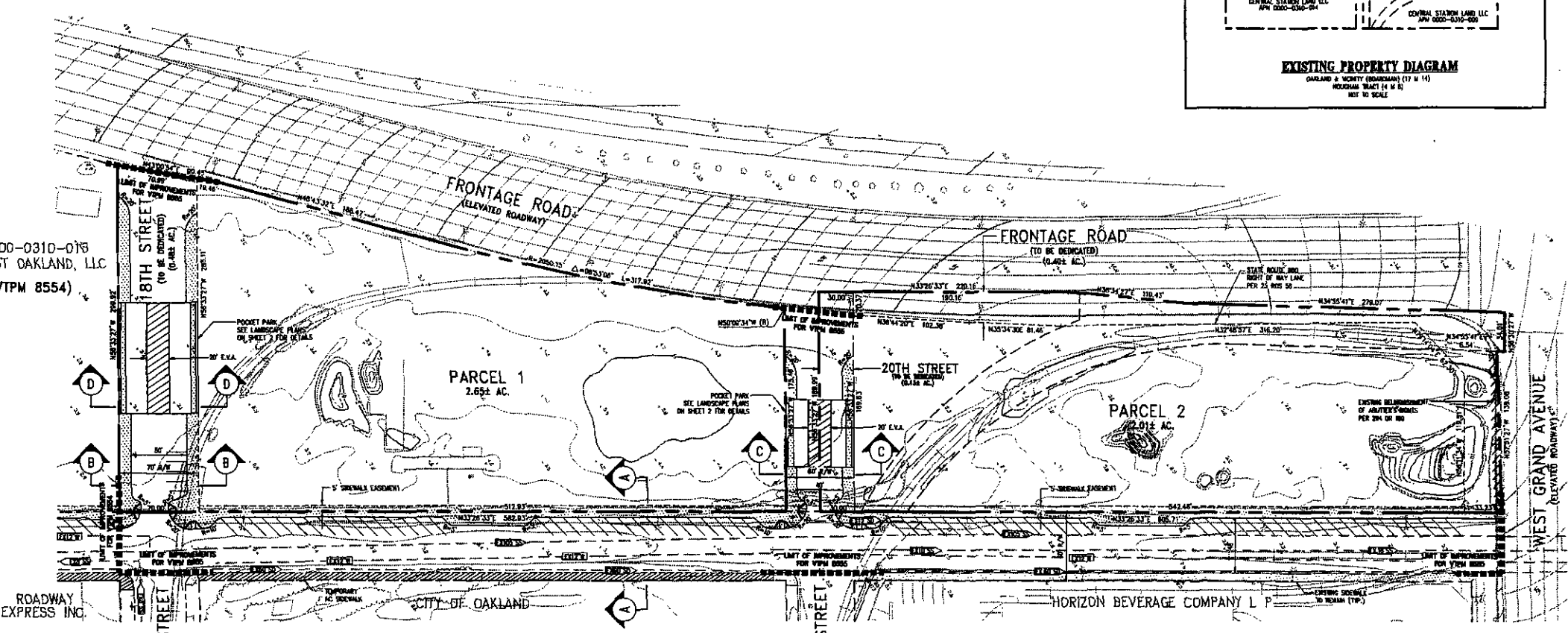
- THE LOCATION, WIDTH AND NAMES OF ALL EXISTING OR PLANNED STREETS OR OTHER PUBLIC WAYS WITHIN OR ADJACENT TO THE TRACT, EXISTING PERMANENT EASEMENTS, RIGHTS-OF-WAY AND OTHER IMPORTANT FEATURES SUCH AS TRENCHES, UNDERGROUNDS, UTILITIES, LINES AND WATERCOURSES OR OTHER PHYSICAL FEATURES AS SHOWN ON THIS MAP.
- THE TRACT NUMBER OR NAMES OF ADJACENT SUBDIVISIONS OR THE NAMES OF RECORD SERIES OF ADJACENT PARCELS OF UNDIVIDED LAND AS SHOWN ON THIS MAP.
- EXISTING SEWERS, CEMENTS OR OTHER UNDERGROUND STRUCTURES WITHIN THE TRACT AND IMMEDIATELY ADJACENT TRENCHES WITH PIPE SIZES, GRADES AND LOCATIONS INDICATED AS SHOWN ON THIS MAP.
- CONTAINS WITH INTERVALS OF THE FEET OR LESS, REFERRED TO CITY DATUM AS SHOWN ON THIS MAP.
- THE LAYOUT, NAMES AND PROPOSED WIDTHS OF STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THIS MAP.
- ALL PARCELS OF LAND INTENDED TO BE RECORDED FOR PUBLIC USE OR RESERVATION FOR THE USE OF PROPERTY SUBJECT TO THE VPM WITHIN THE SUBDIVISION, TOGETHER WITH THE PURPOSE OF CONSIDERATION OR INTENTION OF SUCH RESERVATION, IF ANY, AS SHOWN ON THIS MAP.
- THE NORTH POINT, SCALE AND DATE AS SHOWN ON THIS MAP.
- THE LAYOUT, NAMES AND APPROPRIATE DIMENSIONS OF PROPOSED LOTS AS SHOWN ON THIS MAP.
- THE NUMBER OF EACH STREET WITH TENTATIVE GRADES.
- SHOWN STATEMENT BY SUBDIVIDER INDICATING ADJUSTMENT OF STREET CURVES, PAVING, CURBS, SIDEWALKS AND STORM, SANITARY AND OTHER IMPROVEMENTS PROPOSED TO BE CONSTRUCTED.
- THE CROSS-SECTIONS OF PROPOSED STREETS SHOWING THE WIDTH OF HIGHWAY, LOCATION AND WIDTH OF SIDEWALKS AS SHOWN ON THIS MAP.
- A PLAN AND PROFILE OF PROPOSED SANITARY, STORM WATER OR OTHER PUBLIC UTILITIES AND OTHER PUBLIC UTILITIES, WITH GRADE AND SIZE INDICATED.
- STATEMENT OF RESTRICTIONS TO BE IMPOSED BY SUBDIVIDER AS TO USE OR OCCUPANCY OF LAND, BUILDING SETBACK, YARD AREAS, VALUE OF CONSTRUCTION AND ANY OTHER RESTRICTIONS.
- ANY REQUIRED DATA WHICH IT IS IMPOSSIBLE OR IMPRACTICAL TO PLACE UPON THE TENTATIVE MAP SHALL BE SUBMITTED IN WRITING WITH THE MAP.

EACH OF THESE ITEMS, TO THE EXTENT THEY PERTAIN TO ABOVE GROUND, OFFICE IMPROVEMENTS AND IMPROVEMENTS RELATED TO THE VPM WITHIN THE EXCEPTION OF IMPROVEMENTS ALONG WOOD STREET, OPPOSITE THE FRONTAGE OF THE WOOD STREET ZONING DISTRICT, AND TO THE EXTENT THEY PERTAIN TO IMPROVEMENTS IN EXISTING AND PROPOSED PUBLIC UTILITIES WITHIN THE SUBJECT VPM, ARE SPECIFIED ON THE ACCOMPANYING SHEETS.

WITH RESPECT TO OTHER IMPROVEMENTS AND IMPROVEMENTS, THESE ITEMS ARE CONSIDERED DEFERRED TO THE ACCOMPANYING SHEETS. ANY DEFERRED AND CONCEPTUALLY DEFERRED IN THE WOOD STREET ZONING DISTRICT, THE PRECISE DETAILS OF HOW THESE FACILITIES WILL BE IMPROVED, SIZED OR BUILT WILL BE ACCORDING TO THE FOLLOWING STANDARDS:

- ALL FACILITIES WILL BE CONSISTENT WITH THE WOOD STREET ZONING DISTRICT ZONING STANDARDS, DEVELOPMENTS AND REGULATIONS FOR DEVELOPMENT AND USE OF PROPERTY WITHIN THE WOOD STREET ZONING DISTRICT, AS ADOPTED BY THE CITY PURSUANT TO THE APPLICANT'S REQUEST AND THE CITY OF OAKLAND STANDARDS AS APPLICABLE.
- ALL FACILITIES WILL BE CONSISTENT WITH ONE OR MORE FINAL DEVELOPMENT PLANS FOR ALL OR PORTIONS OF THE AREA ENCOMPASSED BY THE SUBJECT VPM, AS SUCH FINAL DEVELOPMENT PLANS HAVE BEEN APPROVED BY THE CITY PRIOR TO REVISION OF THE FINAL MAP.
- STORM WATER MANAGEMENT FACILITIES AND UNDERDRAIN FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND RELATIVE TO SUCH FACILITIES AND ACCORDING TO THE ADOPTED STANDARD MUNICIPAL UTILITY DISTRICT ZONING.
- WATER FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT RELATIVE TO SUCH FACILITIES.
- COMMUNICATION FACILITIES (SUCH AS ACCOMMODATIONS FOR TELEVISION CABLE, TELEPHONE LINES, FIBER OPTIC LINES AND/OR CABLE) SHALL BE SIZED AND BUILT ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND AND ANY APPLICABLE STANDARDS OAKLAND HAS WITH THE RELEVANT COMMUNICATION SERVICE PROVIDER (SUCH AS COMCAST, LEVEL 3, SBC) THAT APPLY TO THE SUBJECT VPM.
- STREETSCAPES AND LANDSCAPING WILL USE TREES FROM OAKLAND'S PUBLISHED TREE LIST AS IT APPLIES TO THE SUBJECT VPM.
- PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT OF EACH PARCEL, THE PROJECT SPONSOR OF PARCEL 1 SHALL, CONSIDERATION OF CAUSE, THE CONSTRUCTION OF IMPROVEMENTS TO WOOD STREET, FROM 18TH STREET TO 20TH STREET, WITH STREET EASEMENTS PROVIDED BY PARCEL 1, OF 60' WIDE, AND WITH STREET IF NEEDED FOR ACCESS. THE PROJECT SPONSOR OF PARCEL 1 SHALL CONSTRUCT OR CAUSE TO BE CONSTRUCTED PUBLIC IMPROVEMENTS TO WOOD STREET, FROM 20TH STREET TO WEST CHANDR AVENUE, AND 20TH STREET, IF NOT ALREADY INSTALLED BY PROJECT SPONSOR OF PARCEL 1, EXCEPT AS OTHERWISE PROVIDED IN THIS CONVEYANCE. THE STREET IMPROVEMENTS REFERRED TO IN THIS CONVEYANCE INCLUDE COMPLETE STREET WITH CURB, CUTTER, SIDEWALK AND INSTALLATION OF UTILITIES IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF OAKLAND TO THE LIMITS SHOWN ON THIS MAP. SIDEWALKS ON THE OPPOSITE SIDE OF WOOD STREET ZONING DISTRICT PRINCIPAL STREETS (I.E. OUTSIDE THE DISTRICT) WILL SET MINOR REPAIRS ONLY.
- EASEMENTS OR FACILITIES MAY BE RELATED TO BE CONFORMED, SIZED OR BUILT TO SERVE OTHER MAPS WITHIN THE WOOD STREET ZONING DISTRICT OTHER THAN THE SUBJECT VPM. RECONSTRUCTION AND/OR THE OWNERS OF SUCH PROPERTY SHALL BE AS THEY AGREE.
- OFFICE EASEMENTS OR FACILITIES TO SERVE THE SUBJECT VPM SHALL BE AS SPECIFIED IN THE FINAL DEVELOPMENT PLAN FOR THE SUBJECT VPM, BUT MAY BE RELATED TO OFFICE DEVELOPMENT OF THE OFFICE PARCEL. NO EASEMENTS OR FACILITIES WILL BE REQUIRED EXCEPT TO SERVE OFFICE DEVELOPMENT FOR WHICH A FINAL DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE TIME OF APPROVAL OF THE FINAL MAP FOR THE SUBJECT VPM.
- A CROSS ACCESS EASEMENT WILL BE GRANTED BY PARCEL 1 TO PARCEL 2 TO ACCESS 18TH STREET BASED ON THE PRELIMINARY (FINAL) DEVELOPMENT PLAN.
- UTILITY EASEMENTS WILL BE GRANTED AS NECESSARY BASED ON THE PRELIMINARY (FINAL) DEVELOPMENT PLAN.

APN 0000-0310-019
BUILD WEST OAKLAND, LLC
(SEE VPM 8554)

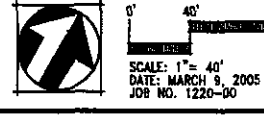
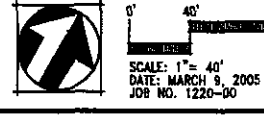
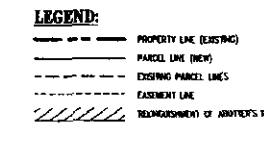
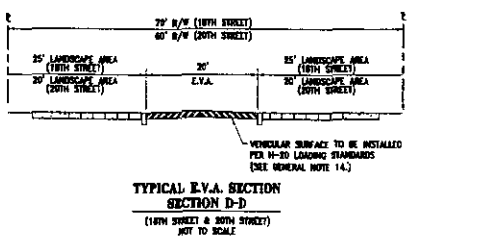
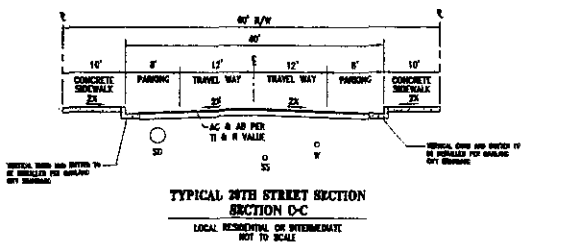
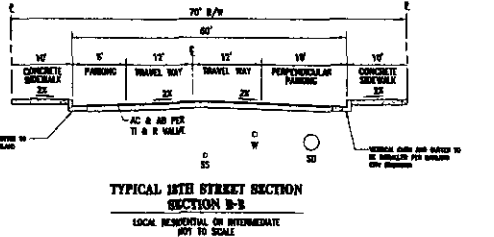
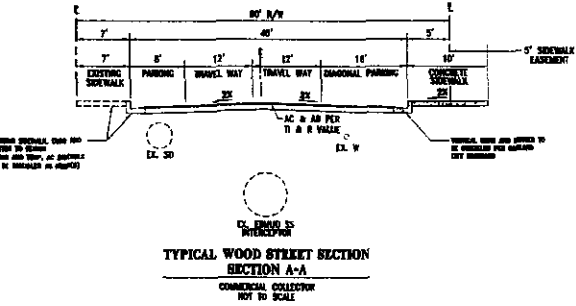


GENERAL NOTES:

- OWNER/APPLICANT:** BUILD WEST OAKLAND, LLC, 300 PARK AVENUE, SUITE 300, EMERYVILLE, CA 94608.
- ENGINEER:** CARLSON, BARBER & GIBSON, INC., 8711 DELGADO CANYON ROAD, SUITE 150, SAN RAFAEL, CA 94903. JASON A. HAY, REGISTERED PROFESSIONAL ENGINEER # 58135.
- SOILS ENGINEER:** GEORGE W. COLLIER, 2100 WESSER STREET, 12TH FLOOR, OAKLAND, CA 94612.
- TOPOGRAPHIC SURVEY:** ACTUAL TOPOGRAPHY OBTAINED BY: GEORGE W. COLLIER, 955 CLAYBURN STREET, SAN RAFAEL, CA 94901.
- BOUNDARIES:** CITY OF OAKLAND BENCHMARK BEING A STANDARD STREET BENCHMARK AT 18TH STREET AND WOOD STREET, LOCATED 5.1 FEET NORTH OF THE CENTERLINE OF 18TH STREET AND 12.25 FEET EASTERN OF THE WEST PROPERTY LINE OF WOOD STREET. (ELEVATION = 5.80 FEET CITY OF OAKLAND DATUM).
- BASES OF BENCHMARKS:** THE BENCHMARK NORTH 18TH STREET EAST ALONG WOOD STREET BETWEEN FRONTAGE ROAD AND WEST GRAND AVENUE IS A BENCHMARK BEING A BENCHMARK AS SHOWN ON PARCEL MAP 8554. FIELD NOTES AND PARCEL MAP 8554, PAGES 20 THROUGH 22, ALABAMA COUNTY RECORDS, WAS USED AS THE BASIS OF BENCHMARK FOR THIS MAP.
- A.P.N.:** 0000-0310-019, 0000-0310-020, 0000-0310-010, 0000-0310-010, 0000-0310-10 AND 0000-0310-11.
- EXISTING LAND USE:** BUSINESS USE.
- EXISTING ZONING:** M-16 (MEDIUM DENSITY RESIDENTIAL).
- PROPOSED LAND USE:** MEDIUM RESIDENTIAL.
- PROPOSED ZONING:** WOOD STREET ZONING DISTRICT.
- TOTAL AREA:** TOTAL AREA: 5.67± AC.
- EXISTING SITE IMPROVEMENTS:** ALL EXISTING ON-SITE SURFACE IMPROVEMENTS TO BE REMOVED.
- EXISTING FRONTAGE IMPROVEMENTS:** ALL EXISTING FRONTAGE STREET IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN.
- EMERGENCY VEHICLE ACCESS:** EMERGENCY VEHICLE ACCESS SHALL BE CONSTRUCTED TO MEET 14-20' CLEARING AND SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE CITY OF OAKLAND PUBLIC WORKS DEPARTMENT AND FIRE DEPARTMENT.
- RESPECTFUL ACCESS EASEMENTS:** RESPECTFUL ACCESS EASEMENTS SHALL BE RECORDED TO THE CENTER OF ADJACENT LOTS OR NEAR BOUNDARIES FOR PURPOSES OF VISIBILITY AND ACCESS.
- VEHICULAR ACCESS:** ALL DEVELOPMENT PARCELS TO BE PROVIDED WITH VEHICULAR ACCESS EXCEPT FROM PUBLIC HIGHWAYS OR FROM VEHICULAR ACCESS EASEMENTS FROM ADJACENT LOTS (SEE NOTE #6). ACTUAL LOCATION OF VEHICULAR ACCESS TO BE DETERMINED.

UTILITY NOTES:

- STORM SEWER:** STORM SEWER TO BE INSTALLED TO COLLECT LOCAL RUNOFF FROM SITE AND CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM.
- WATER:** SERVICE TO BE PROVIDED BY EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
- SANITARY SEWER:** SANITARY SEWER TO BE INSTALLED TO EXISTING SEWER SERVICE WITHIN SITE AND CONNECT TO EXISTING PUBLIC SEWER SYSTEM. NO NEW CONNECTION TO EXISTING SEWER INTERCEPTOR WILL BE MADE.
- GAS & ELECTRIC:** SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E). EXISTING OVERHEAD UTILITIES TO BE PLACED UNDERGROUND AS REQUIRED BY PG&E.
- TELEPHONE:** SERVICE TO BE PROVIDED BY SBC GLOBAL.

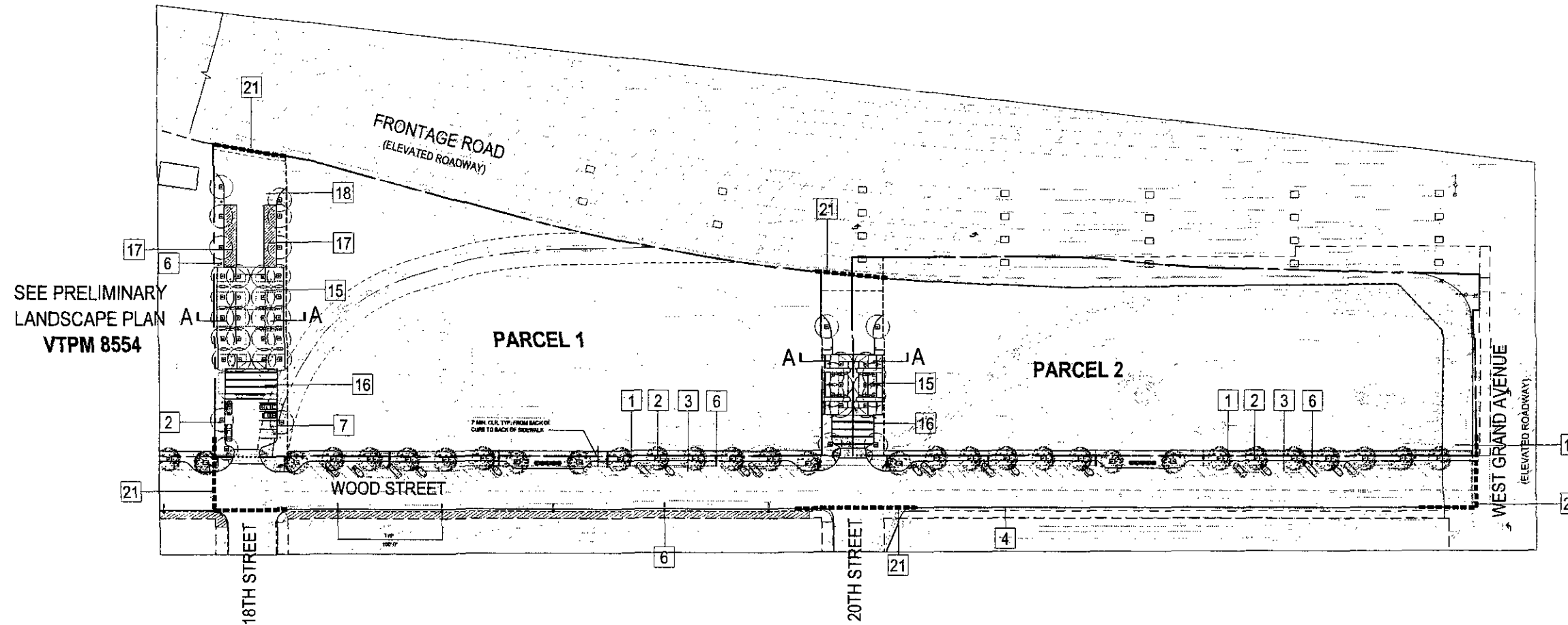


**VESTING
TENTATIVE PARCEL MAP 8555**

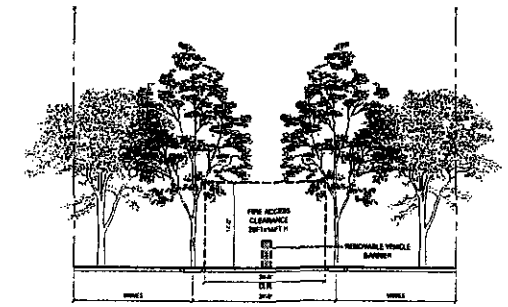
CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA

Carlson, Barber & Gibson, Inc.
1715 Solano Street, Suite 100, San Rafael, CA 94903
415.472.2121 x 100

SHEET NUMBER
1
OF 2 SHEETS



SEE PRELIMINARY
LANDSCAPE PLAN
VTPM 8554




SECTION A-A
Scale: 1"=10'-0"

KEY NOTES


1. NEW CURB LINE
2. NEW STREET TREES
3. NEW ON-STREET DIAGONAL PARKING
4. EXISTING CURB LINE
5. FUTURE STREET TREES BY OTHERS
6. NEW STREET LIGHTS
7. PERPENDICULAR PARKING
8. PARALLEL PARKING
9. NEW CROSSWALK
10. NEW SIDEWALK
11. EXISTING SIDEWALK TO REMAIN
12. FUTURE SIDEWALK BY OTHERS
13. (NOT USED)
14. EXISTING STREET LIGHTS TO REMAIN AT FRONTAGE ROAD
15. EVA - POCKET PARK, EMERGENCY VEHICLE, PEDESTRIAN AND BICYCLE ACCESS ONLY. NO THROUGH TRAFFIC
16. REMOVABLE VEHICLE BARRIER, EMERGENCY ACCESS ONLY
17. LOADING ZONE
18. TURN-A-ROUND, NO PARKING ZONE
21. LIMIT OF IMPROVEMENT LINE
22. LINE OF EXISTING BUILDING
23. EXISTING CURB-OUT

PRELIMINARY LANDSCAPE PLAN
VESTING
TENTATIVE PARCEL MAP 8555

CITY OF OAKLAND COUNTY OF ALAMEDA CALIFORNIA



SCALE: 1"=40'
DATE: MARCH 9, 2005
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Pyatok Architects Inc.
architecture-planning-research

SHEET NUMBER
2