

**CITY OF OAKLAND**  
*Agenda Report*

2006 JUN -7 PM 2: 58

TO: Office of the City Administrator  
ATTN: Deborah Edgerly  
FROM: Community and Economic Development Agency  
DATE: June 20, 2006

**RE: A Report And Resolution Approving A Final Map For Tract 7605 At 3829 Webster Street For Webster Properties LLC**

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**SUMMARY**

A resolution has been prepared approving a Final Map for Tract No. 7605 for a “one-lot” residential subdivision of a partially developed parcel into eight (8) condominium units, of which:

- four (4) will be created in proposed buildings that will be constructed in the future, and
- four (4) will be converted from vacant rental housing units in an existing building.

The one-quarter acre site is an “infill” lot that is owned by Webster Properties LLC, a California limited liability company (no. 200430310041). There are no required public infrastructure improvements for the project. The Planning Commission approved the Tentative Map on December 7, 2005, and the City Engineer has determined that the Final Map is in substantial compliance with the 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 and Subdivision Improvement Agreement will be covered by fees set by the Master Fee Schedule and paid by the developer and deposited in the General Purpose Fund (1010), Engineering Services Organization (88432), Tract Map Account (45119), Engineering and Architectural Program (PS30). The standard conditions of the Subdivision Improvement Agreement require that the property owner maintain liability and property damage insurance and to include the City as a named insured on the policy.

**KEY ISSUES AND IMPACTS**

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. Upon discretionary approval of an SIA with the subdivider, the City Council has no discretionary authority to withhold approval of a Final Map.

Item No. \_\_\_\_\_  
City Council  
June 20, 2006

## **PROJECT DESCRIPTION**

### **Site**

The one-quarter acre site is a partially developed parcel (APN 012-0973-014-00) located at 3829 Webster Street. The proposed "one-lot" subdivision will:

- convert four (4) vacant rental apartments in an existing two-story building located at the front of the lot into residential condominiums (individual ownership), and will
- construct four (4) additional residential condominiums (individual ownership) in three (3) proposed buildings located at the rear of the lot.

The lot is located in the R-70 zone (High Density Residential) and the S-18 zone (Mediated Residential Design Review).

### **Approvals**

The Planning Commission approved the development's environmental determination (categorically exempted) and the Tentative Map on December 7, 2005. The Planning and Zoning Division approved the design review of the proposed new buildings on December 6, 2004 (DV04461).

### **Final Map**

Final Map 7605 will subdivide the partially developed parcel into eight (8) residential condominium units which can be purchased as individual ownership. No conversion rights are required because the site is not located within the condominium conversion impact area and because only four (4) of the proposed eight (8) condominium units are being created through the conversion process. Construction of the four (4) new condominiums similarly does not require replacement rental housing. Because the existing rental units have been vacant for more than one year and for more than sixty (60) days before the Tentative Map application was filed on June 9, 2005, the project is not subject to tenant notification, relocation, or purchase assistance requirements.

## **SUSTAINABLE OPPORTUNITIES**

### **Economic**

The project will provide opportunities for professional services and construction related jobs for the Oakland community. The development will add 5,275 square feet of habitable floor space to the Oakland residential market

### **Environmental**

Land use approvals and construction permits for public infrastructure improvements and new 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. The infrastructure work will not require pile driving.

### **Social Equity**

The project will provide housing ownership opportunities and will encourage the infusion and recurrence of diverse multi-cultural activities, businesses, and events.

### **DISABILITY AND SENIOR CITIZEN ACCESS**

Future construction of the proposed dwelling units will conform to California Building Code requirements for handicapped accessibility.

### **RECOMMENDATIONS**

Adopt the resolutions approving the Final Map as a ministerial action.

### **ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the Council accept this report for the project, and adopt the proposed resolution, as a ministerial action,

- approving the Final Map for Tract 7605, 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 the Alameda County Recorder for recordation, and

Respectfully submitted,



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**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



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OFFICE OF THE CITY ADMINISTRATOR

2006 JUN -7 PM 2:58  
Councilmember

*F. Faiz*

City Attorney

## OAKLAND CITY COUNCIL

Resolution No. \_\_\_\_\_ C.M.S.

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### 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,** \_\_\_\_\_, 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 WEBSTER PROPERTIES LLC IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREBIN EMBODIED 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 66452.9 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 66452 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 ABRODGE 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 PROFESSIONS 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 PEEL 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 NOISE INSULATION STANDARDS PROMULGATED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1002, 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 11/15/06 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: 1/15/2008  
COMMISSION # OF NOTARY: 1546888

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 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 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, 2006



**TRUSTEE'S STATEMENT:**

FIDELITY NATIONAL TITLE COMPANY AS PRESENT TRUSTEE UNDER THAT CERTAIN DEED OF TRUST, RECORDED APRIL 25, 2006 UNDER SERIES NO. 2006-181801, 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]  
RITA LIND VICK, Assistant

**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CALIFORNIA ) SS  
COUNTY OF Alameda ) San Francisco

ON 11/15/06 BEFORE ME, William H. K. Chan, Notary Public  
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED John 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: William H. K. Chan  
PRINCIPAL PLACE OF BUSINESS: San Francisco  
COMMISSION EXPIRES: 2/17/07  
COMMISSION # OF NOTARY: 140361



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 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, 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 TONGA 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 TONGA SIMMONS  
CITY CLERK AND CLERK OF THE COUNCIL  
OF THE CITY OF OAKLAND

### CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, CRYSTAL HISHIDA ORAFF, 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 66402 AND 66403 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: \_\_\_\_\_

CRYSTAL HISHIDA ORAFF  
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

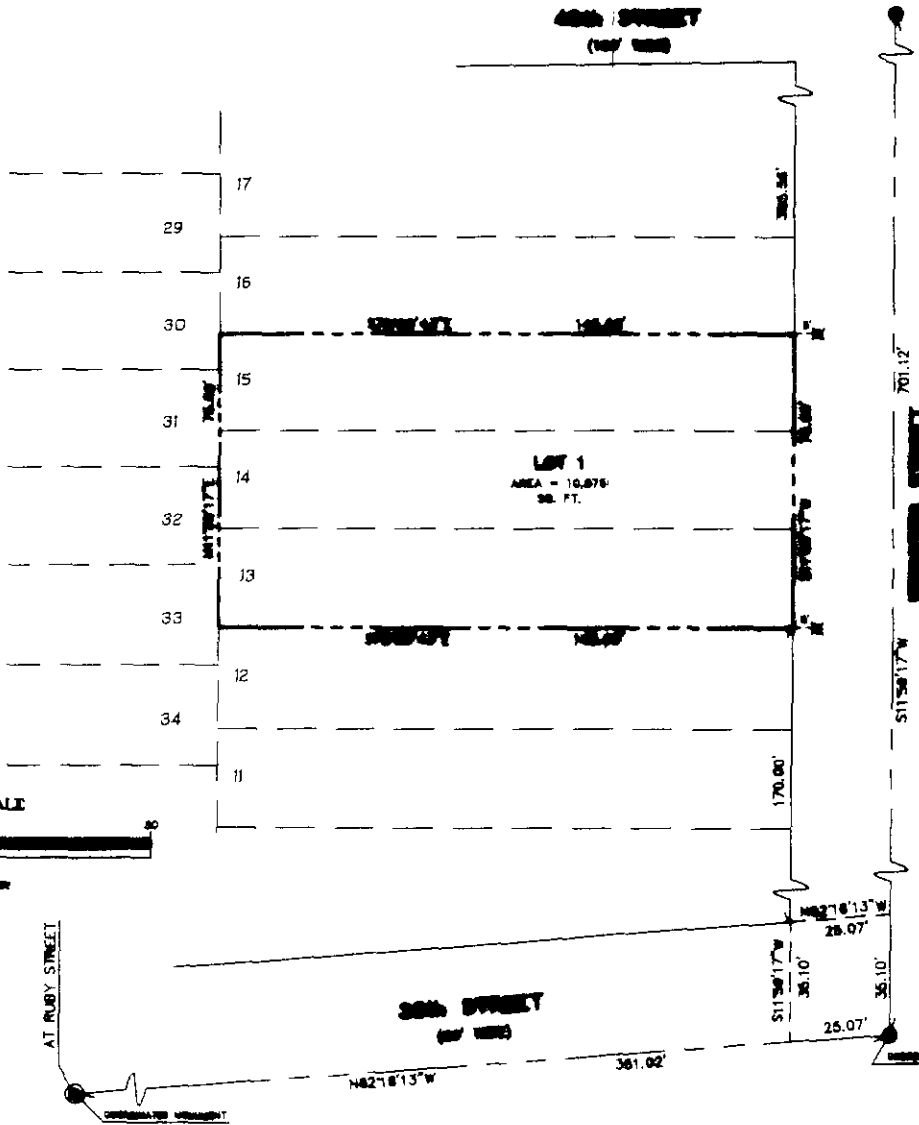
## TRACT MAP 7605 OAKLAND ALAMEDA COUNTY CALIFORNIA A ONE LOT SUBDIVISION FOR 8 CONDOMINIUM UNITS

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) 848-1830





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

**BASIS OF BEARINGS:**  
 THE MONUMENT LINE OF 30TH 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**  
**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 SCALE: 1" = 20'

**MORAN ENGINEERING, INC.**

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

F.B. NO. 1064 REGISTER-TALING JOB NO. 04-1008