

CITY OF OAKLAND  
*Agenda Report*

2012 FEB -21 PM 1:39

TO: Office of the City Administrator  
ATTN: Deanna J. Santana  
FROM: Community and Economic Development Agency  
DATE: February 14, 2012

RE: A Report And A Resolution Summarily Vacating (Abandoning) Sections Of G Street, F Street, And Ellington Way Previously Dedicated On The Subdivision Map For Tract 7640 To Allow Gated Access And Reserving Utility And Emergency Access Easements In The Arcadia Park Residential Development Located At 921 98th Avenue

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**SUMMARY**

The proposed resolution will vacate (abandon) short sections of three (3) recently dedicated public streets in the Arcadia Park development which connect Hawkins Drive to 92nd Avenue. Emergency access easements will be reserved in place of the public rights-of-way to allow gated access for the Fire Department, pedestrians, and residents of the development. The street vacations, which have been approved by the Planning Commission, were requested by the homeowners to control illegal dumping. The developer, Pulte Homes Corporation, has submitted drawings for approval and will purchase and install the gates. The homeowners association will be responsible for maintaining the easements, including gates and street lighting.

**FISCAL IMPACT**

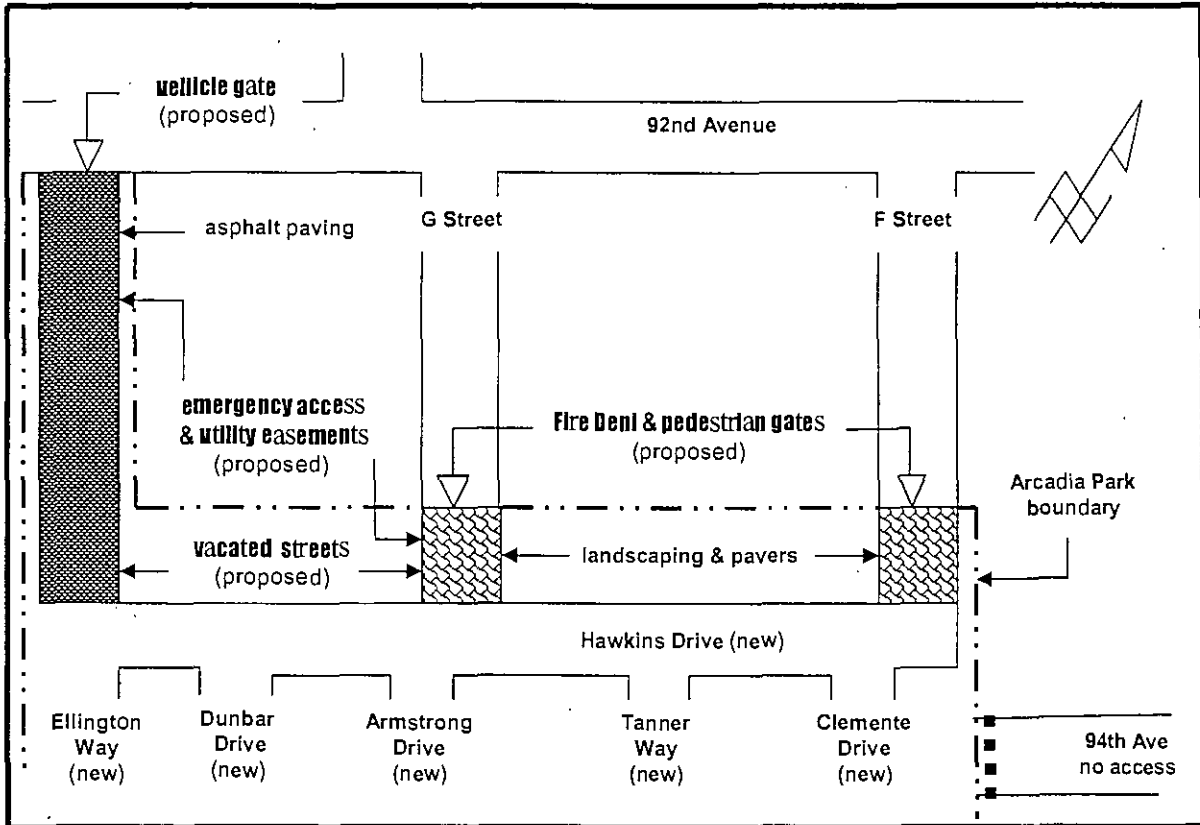
Staff costs for processing the proposed vacation are covered by fees set by the Master Fee Schedule. The fees will be paid by the developer and deposited in the special revenue Development Service Fund (2415), Engineering Services organization (88432), Encroachment Permits account (42314), Engineering and Architectural Plan Approval (PS30).

**KEY ISSUES AND IMPACTS**

The Arcadia Park subdivision, which began construction in 2007, is located near the intersection of San Leandro Street with 92nd Avenue and 98th Avenue. Primary access to the internal public street network is from 98th Avenue, and secondary access is from 92nd Avenue. At the request of the Arcadia Park Owners Association (APOA), the Planning Commission granted a revision (REV 100016) in March 2011 to the original project approvals that would allow gates to be installed across three (3) internal streets which connect to 92nd Avenue (see schematic below). APOA requested the gates to deter illegal dumping and other nuisance activities within the project. Because of state statutory prohibitions for gating public streets (see Gated Access

Item No. \_\_\_\_\_  
Public Works Committee  
February 14, 2012

section below), the gated portions of the three (3) streets will have to be changed to easements, which will be maintained by APOA. The residents of Arcadia Park and the property owners abutting Ellington Way will have access to the vehicle gate at 92nd Avenue (similar to parking garage gates). The Fire Department will have keys to the G Street and F Street gates. The Planning Commission required that pedestrians have free access to the project. The developer, Pulte Home Corporation, will construct the improvements as part of the street build-out.



▪ **Summary Vacation**

California Streets and Highways Code section 8330 et seq. allows the City to vacate public right-of-way without a required public hearing when the land has been impassible to the public and unmaintained by the City for more than five (5) years. Because the construction of these three (3) sections of new street has not yet been accepted by the City Engineer, the rights-of-way can be summarily vacated (public hearing not required).

▪ **Emergency Access and Utility Easements**

California Streets and Highways Code section 8330 et seq. allows the City to reserve (retain)

easements when right-of-way is vacated. The Fire Marshall has requested that emergency access easements be reserved, and the City Engineer has determined that utility easements must be reserved for existing City, East Bay Municipal Utility District, Pacific Gas and Electric, and telecom utilities.

▪ **Gated Access**

California Vehicle Code sections 21101.4 and 21101.6 prohibit the gating of public streets and limit street closures to a maximum of 13.5 years if a finding can be made that serious and continual criminal activity will be reduced by restricting vehicle and pedestrian traffic.

Consequently, the City Engineer has determined that changing the three (3) new streets from right-of-way to easements is the sole statutory mechanism to allow the residents of Arcadia Park to control vehicle access to their subdivision.

**SUSTAINABLE OPPORTUNITIES**

**Economic**

The proposed vacation of sections of G Street, F Street, and Ellington Way will reduce the cost of street maintenance and will not reduce the tax base for the City.

**Environmental**

Construction permits for public easement improvements require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

**Social Equity**

The proposed vacation of sections of G Street, F Street, and Ellington Way will not have an adverse impact on the economic revitalization of the surrounding district.

**DISABILITY AND SENIOR CITIZEN ACCESS**

Construction permits for public easement improvements will conform with State and City requirements for handicapped accessibility.

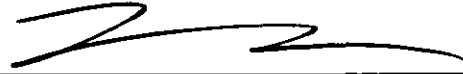
**RECOMMENDATIONS**

Staff recommends that the Committee forward the proposed Resolution to the City Council for adoption.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council adopt the proposed Resolution vacating sections of G Street, F Street, and Ellington Way and reserving public easements.

Respectfully submitted,



Fred Blackwell, Assistant City Administrator  
Community and Economic Development Agency

Prepared by:

David Harlan  
Engineering Manager  
Building Services Division

Approved And Forwarded To The  
Public Works Committee

  
Office Of The City Administrator

Introduced by

EILED  
OFFICE OF THE CITY CLERK  
OAKLAND

Approved for Form and Legality

DRAFT

City Attorney

\_\_\_\_\_  
Councilmember

2012 FEB -2 PM 1:39  
OAKLAND CITY COUNCIL

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

**RESOLUTION SUMMARILY VACATING SECTIONS OF G STREET, F STREET,  
AND ELLINGTON WAY PREVIOUSLY DEDICATED ON THE FINAL MAP FOR  
TRACT 7640 AND RESERVING EMERGENCY ACCESS AND UTILITY EASEMENTS  
IN THE ARCADIA PARK SUBDIVISION LOCATED AT 921 98th AVENUE**

WHEREAS, pursuant to California Streets and Highways Code Section 8330 et seq., the owner, Arcadia Park Owners Association, of several lots reserved for community use, as identified by the Alameda County Assessor in the attached *Exhibit A* with parcel numbers which include the following:

- ingress and egress

044-5079-001-00 (lot A), 044-5079-003-00 (lot B), 044-5079-010-00 (lot F), 044-5079-013-00 (lot R)

- parks

044-5079-012-00 (lot H), 044-5079-114-00 (lot D), 044-5079-115-00 (lot E), 044-5079-116-00 (lot G)

has made an application to the City Engineer of the City of Oakland for the vacation of sections of dedicated public rights-of-way and a public access easement identified as G Street, F Street, and Ellington Way on the Final Map for Tract 7640, recorded July 25, 2007, series no. 2007-277989, book 299 of maps, pages 89 through 97, by the Alameda County Clerk-Recorder, as shown in the attached *Exhibit B*; and

WHEREAS, said vacations have been requested by the residents of the Arcadia Park subdivision to restrict vehicle access by the public for the purpose of deterring illegal dumping of trash and debris on the streets, sidewalks, and common use areas and other nuisance activities; and

WHEREAS, pursuant to California Streets and Highways code section 8320, the metes and bounds establishing the extent and locations of the sections of G Street, F Street, and Ellington Way proposed for vacation are delineated in the attached *Exhibit C*; and

WHEREAS, pursuant to Alameda County Clerk-Recorder series no. 2007420913, recorded December 13, 2007, Mother Fish LLC dedicated a twenty (20) feet wide portion of real property between 92nd Street and Hawkins Way to the City of Oakland as public right-of-way for construction of a section of Ellington Way; and

**WHEREAS**, the City Clerk of the City of Oakland conditionally accepted dedications of right-of-way and easements, as shown on said Final Map, in Resolution No. 80601 C.M.S. adopted by the Council of the City of Oakland on June 4, 2007, conditioned upon construction of roadway improvements within the Arcadia Park subdivision; and

**WHEREAS**, the City Engineer has not issued a Certificate of Completion for the construction of said roadway improvements in the Arcadia Park subdivision; and

**WHEREAS**, the developer of the Arcadia Park subdivision, Pulte Home Corporation, has filed a revision with the City Engineer of the previously approved infrastructure drawings (permit no. PX 0600089) to modify the construction of said sections of G Street and F Street and to install vehicle and pedestrian gates along the limits of the Arcadia Park subdivision at 92nd Avenue, G Street, and F Street, as shown in the attached *Exhibit D*; and

**WHEREAS**, pursuant to California Streets and Highways Code section 8313 and California Government Code Section 65402, the Planning Commission of the City of Oakland determined at its meeting on March 16, 2011, that the location, purpose, and extent of the proposed vacations conform with the City's adopted General Plan (PUD 05335, REV 100016); and

**WHEREAS**, the Planning Commission further determined at said meeting on March 16, 2011, that the proposed vacation conforms with the conditions and requirements of the Tentative Map for Tract 7640, as originally approved on September 30, 2005; and

**WHEREAS**, pursuant to California Streets and Highways Code section 8348, the City Engineer has informed public utilities serving the Arcadia Park subdivision of the City's intention to vacate said sections of G Street, F Street, and Ellington Way and to reserve public utility easements to maintain, operate, replace, remove, or renew existing and future facilities for public convenience and necessity; and

**WHEREAS**, pursuant to said sections of the California Streets and Highways Code, the City Engineer has determined the following:

- the owner of said common use areas, Arcadia Park Owners Association, owns the underlying fee simple interest in the public rights-of-way and easements proposed for vacation; and
- pursuant to California Streets and Highways code section 892, the proposed vacations will not limit public use or impede public access for non-motorized transportation; and
- the proposed vacations will not increase traffic and pedestrian inconvenience nor decrease traffic and pedestrian safety; and
- the proposed vacations require reservations of public utility easements across their full widths and lengths for existing and future facilities; and that
- the proposed vacations also require reservations emergency access easements across their full widths and lengths for vehicles and personnel; and that

- construction of said sections of G Street, F Street, and Ellington Way have not been accepted by the City Engineer since said Final Map was recorded, and no public money has been expended for maintenance on said street sections during this period of time; and
- said sections of G Street, F Street, and Ellington Way may be summarily vacated by Resolution of the Council of the City of Oakland, at the option of its elected members; and
- said vacations will add real property to the equalized roll of the general levy of property taxes and forever relieve the City of Oakland of the responsibility and potential liability for its infrastructure maintenance; and
- said vacations will benefit the public and the citizens of Oakland fiscally by decreasing the cost of police and public works services for nuisance and criminal activities; and

**WHEREAS**, pursuant to California Vehicle Code section 21101.6, the City Engineer has further determined that restricting public access across the proposed emergency vehicle easements in the Arcadia Park subdivision by installing privately maintained gates or other selective devices is consistent with the statutory provisions of state law; and

**WHEREAS**, pursuant to California Streets and Highways Code section 8324, the City Council may apply conditions for the vacation of public right-of-way and public service easements and may instruct the City Clerk not to record a vacation until said conditions have been satisfied; and

**WHEREAS**, the City Council approved an Environmental Impact Report (ER 050003) on March 15, 2005, for the division of real property, dedications of public right-of-way and easements, and construction of publicly and privately maintained infrastructure comprising the Final Map for Tract 7640; and

**WHEREAS**, the City of Oakland has reviewed and considered documentation relevant to the proposed vacations and the EIR and hereby finds and determines that there are no changes to the project considered in the EIR, or circumstances under which it will be undertaken, or new information of substantial importance that requires preparation of a subsequent or supplemental EIR, as specified in CEQA and the State EIR Guidelines, including without limitation, Public Resources Code Section 2116 and State EIR Guidelines Section 15162 and 15163; and the requirements of the California Environmental Quality Act (CEQA), the Guidelines as prescribed by the Secretary of Resources, and the provisions of the Statement of Objectives, Criteria and Procedures for Implementation of the California Environmental Quality Act have been satisfied, in that this project is exempt from the California Environmental Quality Act in accordance with, but not limited to, each of following California Code of Regulations: Section 15332 (Class 32: Infill Projects), Section 15301 (minor alteration to existing structures), and Section 15304 (minor alterations to land); now, therefore, be it

**RESOLVED**: That the action of the Council of the City of Oakland approving the summary vacations of sections of G Street, F Street, and Ellington Way, as conditioned herein, complies with the California Environmental Quality Act (CEQA); and be it

**FURTHER RESOLVED:** That the summary vacations, without valuable consideration to the Arcadia Park Owners Association, of sections of G Street, F Street, and Ellington Way, as delineated in the attached *Exhibit C* is hereby ordered; and be it

**FURTHER RESOLVED:** That emergency vehicle access easements shall be reserved in perpetuity across the full width and length of the vacated sections of G Street, F Street, and Ellington Way; and be it

**FURTHER RESOLVED:** That public utility easements shall be reserved in perpetuity across the full width and length of the vacated sections of G Street, F Street, and Ellington Way for the benefit of companies regulated by the California Public Utilities Commission and the City of Oakland and the East Bay Municipal Utility District to access, maintain, operate, replace, remove, or renew subsurface utilities and necessary appurtenances, which include, but are not limited to, potable and reclaimed water piping, natural gas piping, and electrical and communications cabling; and be it

**FURTHER RESOLVED:** That access to the vacated sections of G Street, F Street, and Ellington Way by the general public may be controlled by the Arcadia Park Owners Association, subject to the approval of the Building Official, City Engineer, Fire Marshall, and Police Chief of the City of Oakland and their successors in title and to the issuance and final inspection approvals of required permits; and be it

**FURTHER RESOLVED:** That access to the vacated section of Ellington Way by the owners of abutting property identified by the Alameda County Assessor as 888 92nd Avenue, parcel no. 044-4988-006-01, and 850 92nd avenue, parcel no. 044-4989-009-02, shall be equivalent to the means, methods, and opportunities afforded to the residents of the Arcadia Park subdivision; and be it

**FURTHER RESOLVED:** That said emergency vehicle access and public utility easements shall be maintained free of privately installed encroachments unless authorized beforehand as set forth in the Oakland Municipal Code; and be it

**FURTHER RESOLVED:** That said vacation is hereby further conditioned by the following special requirements:

1. by the acceptance of this vacation the Owner, Arcadia Park Owners Association, promises to defend, hold harmless, and indemnify the City of Oakland and its officials, officers, employees, agents, representatives, and volunteers from any and all claim, demand, lawsuit and judgment for damages of any kind and nature whatsoever arising out of or caused by the said vacation of the public right-of-way and public access easement of G Street, F Street, and Ellington Way and that the hereinabove condition shall be binding upon said owners and their beneficiaries, heirs, assigns, and successors in interest and also on the successive owners of said vacated right-of-way; and
2. the Owner acknowledges that the City of Oakland makes no representations or warranties as to the conditions beneath the public right-of-way area; and that by accepting this vacation, the Owner agrees that it will use the area in the future at its own risk; and



3. the Owner acknowledges that the City of Oakland is unaware of the existence of any hazardous substances beneath the public right-of-way area and hereby waives and fully releases and forever discharges the City of Oakland and its officers, directors, employees, agents, and volunteers from any and all claims, demands, liabilities, damages, actions, causes of action, penalties, fines, liens, judgments, costs, or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise out of or in any way connected with the physical condition, or required remediation of the public right-of-way area or any law or regulation applicable thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Sections 9601 et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901 et seq.), the Clean Water Act (33 U.S.C. Section 466 et seq.), the Safe Drinking Water Act (14 U.S.C. Sections 1401-1450), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.), the Toxic Substance Control Act (15 U.S.C. Sections 2601-2629), the California Hazardous Waste Control Law (California Health and Safety Code Sections 25100 et seq.), the Porter-Cologne Water Quality Control Act (California Health and Safety Code Section 13000 et seq.), the Hazardous Substance Account Act (California Health and Safety Code Section 25300 et seq.), and the Safe Drinking Water and Toxic Enforcement Act (California Health and Safety Code Section 25249.5 et seq.); and
4. the Owner further acknowledges that it understands and agrees that it hereby expressly waives all rights and benefits which it now has or in the future may have, under and by virtue of the terms of California Civil Code Section 1542, which reads as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR; and
5. the Owner recognizes that by waiving the provisions of Civil Code Section 1542, it will not be able to make any claims for damages that may exist, and to which, if known, would materially affect its decision to accept this vacation, regardless of whether Owner's lack of knowledge is the result of ignorance, oversight, error, negligence, or any other cause; and be it
6. the Owner shall be responsible in perpetuity for the maintenance, repair, replacement, and removal of all infrastructure improvements located within said vacated sections of G Street, F Street, and Ellington Way, including, but not limited to, street pavement, sidewalks, curbs, gutters, storm water catchments and grating, emergency vehicle roadway, trees and landscaping, irrigation, street lighting and serving electrical cabling and metering, vehicle and pedestrian gates and other selective devices, and sanitary sewer laterals, but excepting from said responsibility public utility improvements regulated by the California Public Utilities Commission or maintained by the East Bay Municipal Utility District or sanitary sewer and storm water mains maintained by the City of Oakland; and be it

**FURTHER RESOLVED:** That the conditions of this Resolution shall equally bind the representatives of the Owner and its heirs, successors, assigns, beneficiaries, and successors in interest; and be it

**FURTHER RESOLVED:** That pursuant to California Streets and Highways Code Section 8336, said vacation shall not be complete unless and until this Resolution has been filed with and recorded by the Alameda County Clerk-Recorder; and be it

**FURTHER RESOLVED:** That said vacations shall expire by limitation and become void should construction of the public infrastructure improvements (permit no. PX 0600089) originally approved with the Final Map for Tract 7640 and the amended design of the vacated sections of G Street and F Street not be issued a Certificate of Completion by the City Engineer within two (2) years following adoption of this Resolution by the Council of the City of Oakland.

**IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2012**

**PASSED BY THE FOLLOWING VOTE:**

**AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL,  
SCHAAF, AND PRESIDENT REID**

**NOES -**

**ABSENT -**

**ABSTENTION -**

**ATTEST:** \_\_\_\_\_

**LATONDA SIMMONS**  
City Clerk and Clerk of the Council  
of the City of Oakland, California

ASSESSOR'S MAP 44

5079

SCALE 1"=60'

4214288

EXHIBIT A

(A) TR. 7640 29006-0  
(B) P.M. 8017 3129-16

4958 Pt. 2

82ND

(KINSELL)

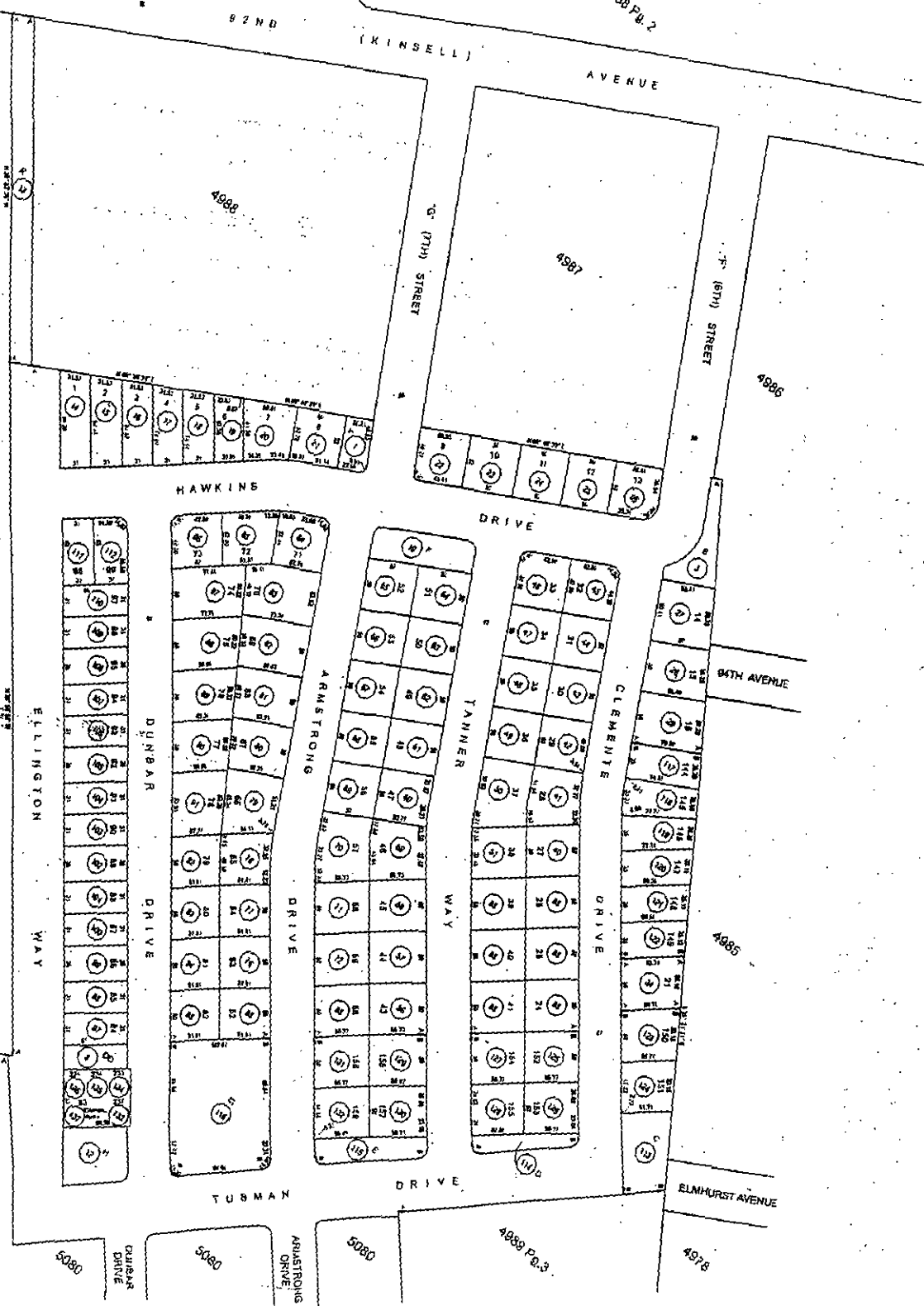
AVENUE



REVISED: 04-04-10 LL  
06-28-10 LL

DRAWN: 07-07-08 LL

4958 Pt. 2



5080

5080

5080

5080

4958 Pt. 3

4978

FORMERLY: FOR BUC REFERENCE

REF: 42A

# EXHIBIT A

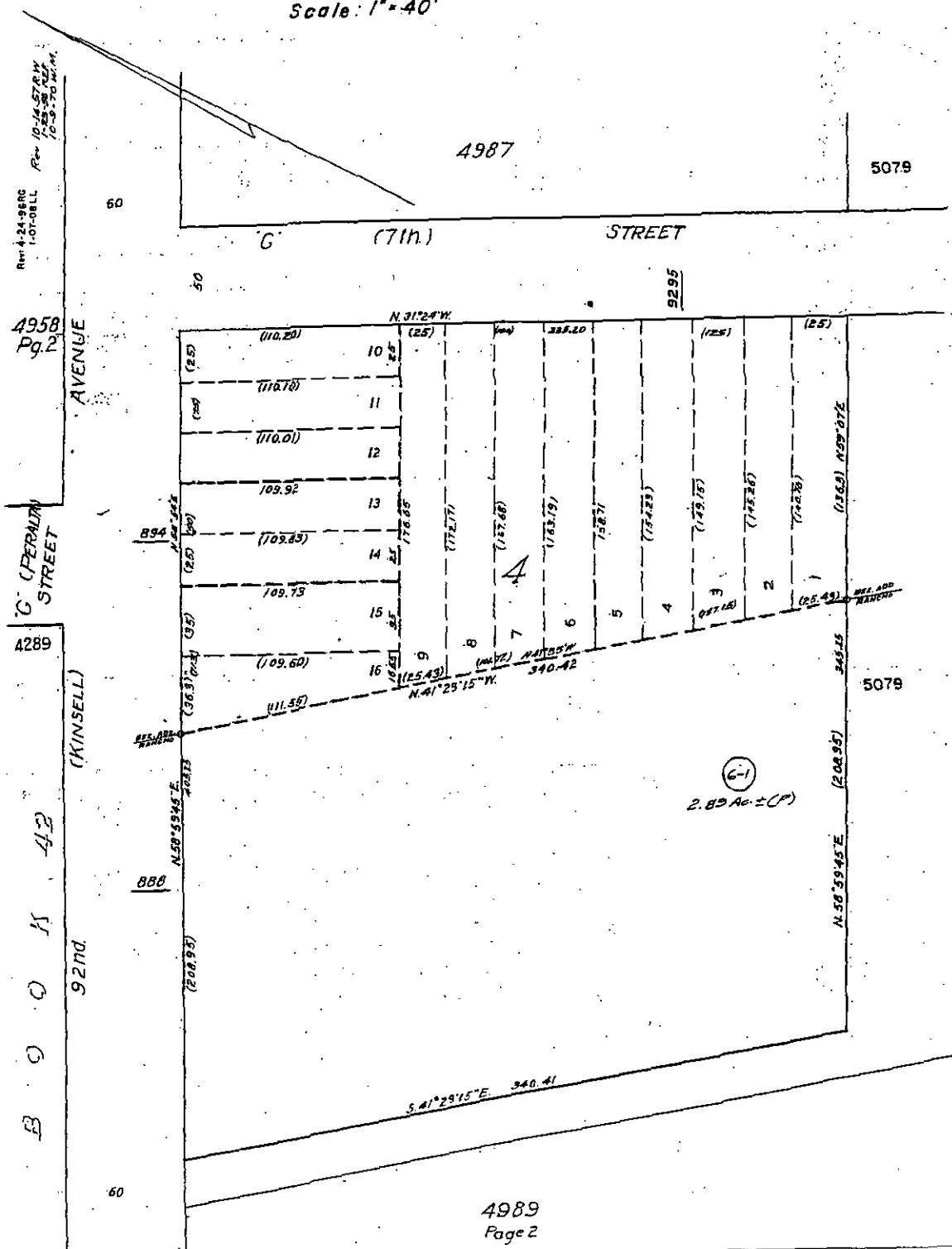
ASSESSOR'S MAP 44

Code Area No. 17-032

4988

RANCHO de SAN ANTONIO (Ygnacio Peralta) (Bk. 1<sup>st</sup> Pgs. 60)  
Berthier's Addition to the Jones Tract (Bk. 13 Pg. 37)

Scale: 1" = 40'



# EXHIBIT A

ASSESSOR'S MAP 44

Code Area No. 17-032

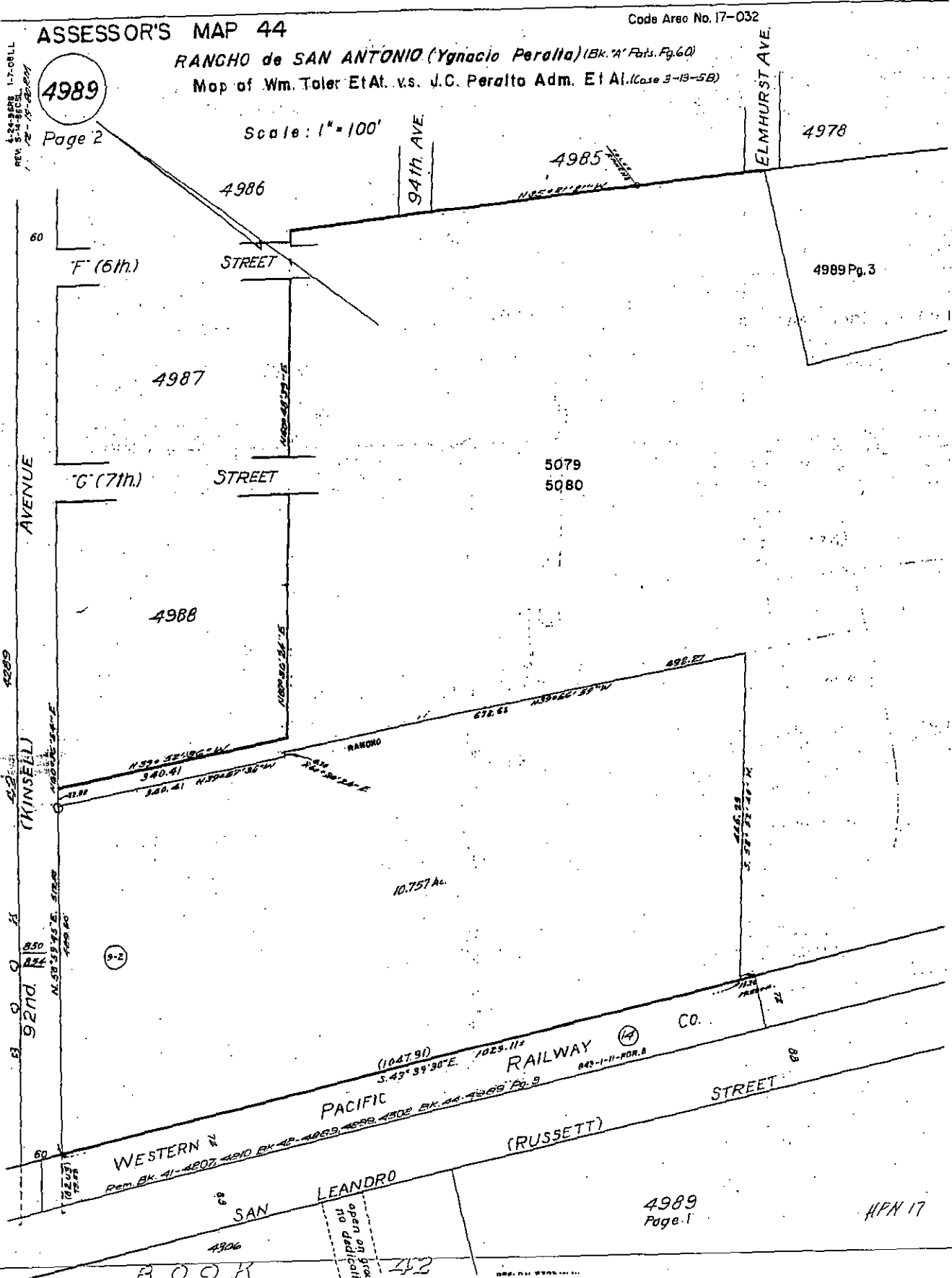
RANCHO de SAN ANTONIO (Ygnacio Peralta) (Bk. "A" Pats. Pg. 60)  
Map of Wm. Toler Et Al. vs. J.C. Peralta Adm. Et Al. (Case 3-13-5B)

4989

Page 2

Scale: 1" = 100'

REV. 5-14-86 CS. L. 1-7-08 LL  
12-15-2007



4989  
Page 1

APN 17

BOOK 442

TRACT NO. 7640

CONSISTING OF NINE (9) SHEETS BEING LOTS 1 AND 2, IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THE MAP OF BIRTHS ADDITION TO THE JONES TRACT...

Civil Engineers Planners - Surveyors 2800 North 1st Street - San Jose, CA 95131

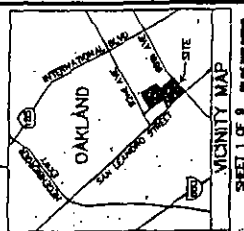
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PLATE HOME CORPORATION ON JUNE 2006...



I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF OAKLAND APPROVED TENTATIVE MAP OF SUBDIVISION 7640 (TM-7640) UPON WHICH THIS FINAL MAP IS BASED AND APPROVED ON SEPTEMBER 21, 2005 THE FINAL DEVELOPMENT PLAN FOR TM...

CITY PLANNING COMMISSIONS STATEMENT I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF OAKLAND APPROVED TENTATIVE MAP OF SUBDIVISION 7640 (TM-7640) UPON WHICH THIS FINAL MAP IS BASED...

CITY CLERK'S STATEMENT I, THE UNDERSIGNED, LATONIA SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE...



OWNER/DEVELOPER 6210 Shoreline Mall Road, 5th Fl. Fremont, California 94536

NOTARY ACKNOWLEDGMENT STATE OF CALIFORNIA COUNTY OF ALAMEDA I, NOTARY PUBLIC, CLARA...



NOTARY'S SIGNATURE [Signature] NOTARY'S NAME [Name] NOTARY'S PRINCIPAL COUNTY OF BUSINESS Santa Clara

EXPLANATION OF NOTARY'S COMMISSION I, [Name], am on the 25th day of [Month], 2007, at [Address], of the County of Alameda, State of California...



CITY CLERK'S STATEMENT I, CRYSTAL K. HERBOLD, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, HEREBY CERTIFY, AS DIRECTED BELOW THAT...

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 13th DAY OF JULY, 2007.

CITY CLERK'S STATEMENT I, RAYMOND W. DEBANA, INTERIM CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA...

AS OWNERS POLITE HOME CORPORATION, A MICHIGAN CORPORATION BY: [Signature]

DATE July 17, 2007

REGISTRATION EXPIRES: 03-31-08

OWNER'S CERTIFICATE WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON CLEAR TITLE...

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS 'E.A.E.' (EMERGENCY ACCESS EASEMENT)...

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR SIDEWALK PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS 'S.E.' (SIDEWALK EASEMENT)...

WE ALSO HEREBY DEDICATE TO PUBLIC USE ACCESS EASEMENTS FOR ALL PARK FACILITIES AND THE ABOVE MENTIONED EASEMENT AS 'P.E.' (PUBLIC FACILITIES AND ACCESS EASEMENT)...

WE ALSO HEREBY RESERVE FOR THE OWNERS OF LOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND AA THROUGH CO, THEIR LICENSEES, VISITORS AND TENANTS RESPECTFUL RIGHTS OF INGRESS AND EGRESS...

WE ALSO HEREBY HEREBY OFFER FOR DEDICATION TO THE CITY OF OAKLAND FOREVER PUBLIC ACCESS EASEMENT WITH THE PUBLIC RIGHT OF INGRESS AND EGRESS UPON AND OVER LOT R AND A PORTION OF LOT C DESIGNATED AND DELINEATED AS 'P.A.E.' (PUBLIC ACCESS EASEMENT)...

THE PRIVATE STREETS CONTAINED WITHIN THIS TRACT ARE NOT OFFERED NOR ACCEPTED FOR DEDICATION FOR PUBLIC STREET PURPOSES.

AS OWNERS POLITE HOME CORPORATION, A MICHIGAN CORPORATION BY: [Signature]

DATE: [Date] ATTORNEY IN FACT [Name]









Tract Map 2640

EXHIBIT B

Map BK 299

Pg 93

**TRACT NO. 7640**

CONSISTING OF NINE (9) SHEETS

BEING LOTS 1 AND 2 IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THE MAP OF PERTHMORE ADDITION TO THE COUNTY RECORDS IN DIVISION OF LOTS 2 AND 15 OF THE PERTHMORE TRACT, BROOKLYN, ALAMEDA COUNTY, CALIFORNIA, FILED OCTOBER 23, 1955, IN BOOK 13 OF SAID COUNTY, CALIFORNIA, FILED IN THE COUNTY RECORDS OF ALAMEDA COUNTY, CALIFORNIA, LIVING WITHIN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

DATE: JUNE 2007  
**Civil Engineering Associates**  
 Civil Engineers - Planners - Surveyors  
 280 Leigh Road, Suite 200 - San Jose, CA 95133



SCALE: 1" = 40'

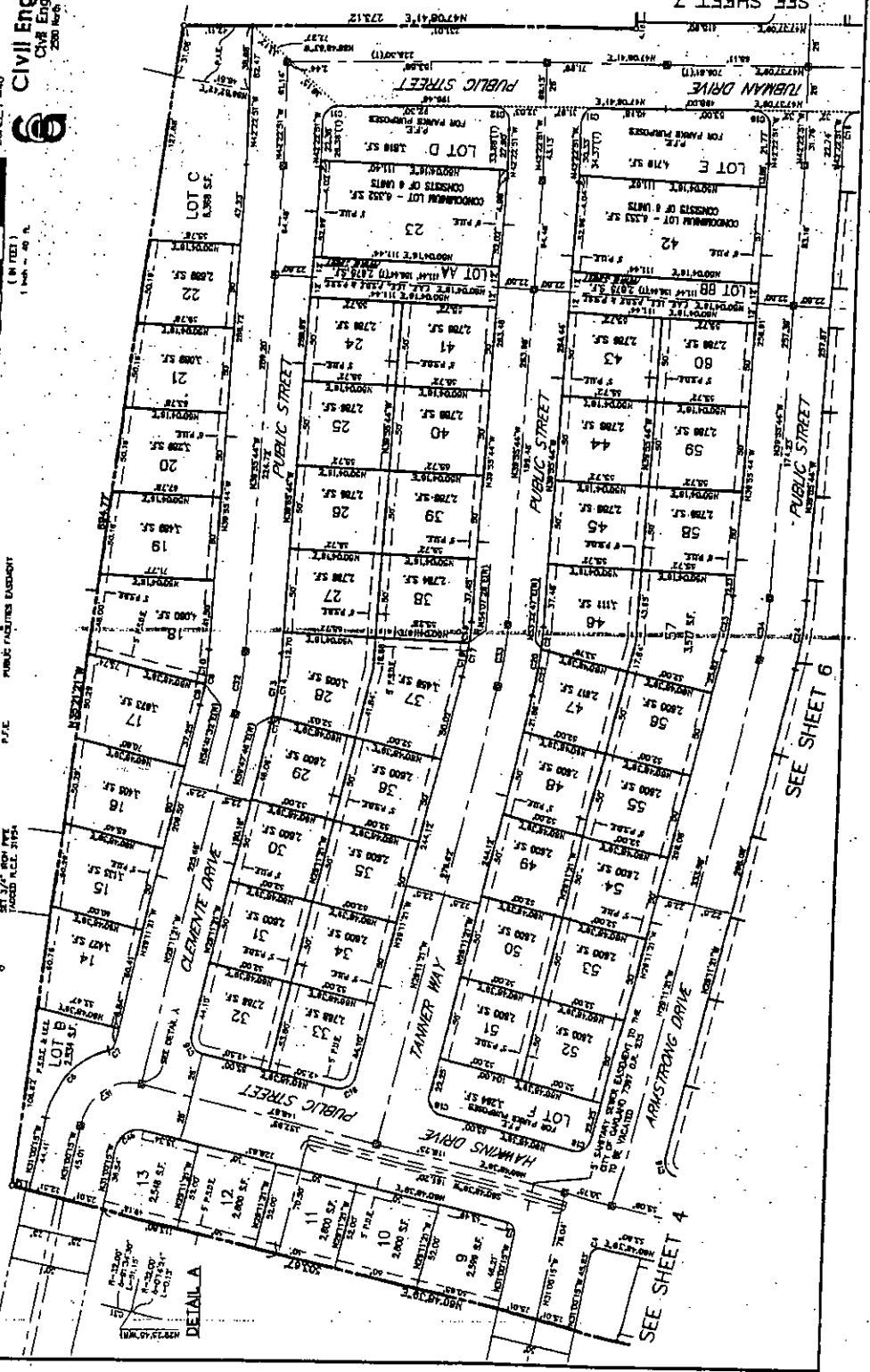
GRAPHIC SCALE  
 0 10 20 30 40  
 (IN FEET)  
 1" = 40'

- |        |                              |
|--------|------------------------------|
| (D-10) | MONUMENT OR MONUMENT         |
| (D-11) | RECORD DATA                  |
| (7)    | TOTAL                        |
| (7)    | ADJACENT ACCESS EASEMENT     |
| EALE   | WIDEN AND EXPAND EASEMENT    |
| LEE    | PUBLIC ACCESS EASEMENT       |
| PAL    | PUBLIC UTILITY EASEMENT      |
| PLSE   | PRIVATE STREET DRUM EASEMENT |
| PLSE   | PRIVATE SEWER EASEMENT       |
| SE     | SEWER EASEMENT               |
| PFE    | PUBLIC FACILITIES EASEMENT   |

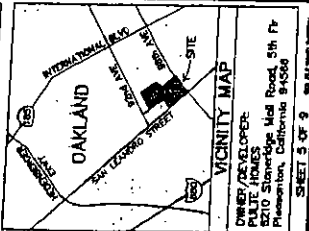
- |        |                                      |
|--------|--------------------------------------|
| (D-10) | DESTRUCTIVE BOUNDARY                 |
| (D-11) | RIGHT OF WAY                         |
| (7)    | COUNTERLINE                          |
| (7)    | BOUNDARY LINE                        |
| (7)    | EASEMENT LINE                        |
| (7)    | BOUNDARY TO                          |
| (7)    | PUBLIC UTILITY                       |
| (7)    | SEWER                                |
| (7)    | STANDARD PUBLIC STREET MONUMENT      |
| (7)    | 3/4" HIGH IRON PIPE FOUND (AS NOTED) |
| (7)    | 3/4" HIGH IRON PIPE PLACED IN PLACE  |

**LEGEND**

- NOTES**
- ALL BOUNDARIES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
  - THE AREA WITHIN THE DASHED BOUNDARY - 27.28 ACRES.
  - ALL DIMENSIONS SHOWN AND FIELD MEASUREMENTS ON THIS MAP ARE CALCULATED UNLESS OTHERWISE NOTED BY RECORD INSTRUMENT.
  - UNLESS SHOWN OTHERWISE, MONUMENTS SHOWN ON THIS MAP ARE TO BE CONSIDERED PERMANENT.
- BASIS OF BEARINGS**
- THE BEARING NORTH 00°00'00" EAST OF THE MONUMENT LINE OF 2844' IS THE BEARING NORTH 00°00'00" EAST OF THE DASHED BOUNDARY AND AS SHOWN ON THIS MAP. ALL OTHER BEARINGS AND DIMENSIONS ON THIS MAP ARE BASED ON THIS BEARING AND DIMENSION. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE IN FEET AND DECIMALS THEREOF.



LOT	CURVE AREA	AREA	TOTAL
10	177.24	2,800.00	2,977.24
11	177.24	2,800.00	2,977.24
12	177.24	2,800.00	2,977.24
13	177.24	2,800.00	2,977.24
14	177.24	2,800.00	2,977.24
15	177.24	2,800.00	2,977.24
16	177.24	2,800.00	2,977.24
17	177.24	2,800.00	2,977.24
18	177.24	2,800.00	2,977.24
19	177.24	2,800.00	2,977.24
20	177.24	2,800.00	2,977.24
21	177.24	2,800.00	2,977.24
22	177.24	2,800.00	2,977.24
23	177.24	2,800.00	2,977.24
24	177.24	2,800.00	2,977.24
25	177.24	2,800.00	2,977.24
26	177.24	2,800.00	2,977.24
27	177.24	2,800.00	2,977.24
28	177.24	2,800.00	2,977.24
29	177.24	2,800.00	2,977.24
30	177.24	2,800.00	2,977.24
31	177.24	2,800.00	2,977.24
32	177.24	2,800.00	2,977.24
33	177.24	2,800.00	2,977.24
34	177.24	2,800.00	2,977.24
35	177.24	2,800.00	2,977.24
36	177.24	2,800.00	2,977.24
37	177.24	2,800.00	2,977.24
38	177.24	2,800.00	2,977.24
39	177.24	2,800.00	2,977.24
40	177.24	2,800.00	2,977.24
41	177.24	2,800.00	2,977.24
42	177.24	2,800.00	2,977.24
43	177.24	2,800.00	2,977.24
44	177.24	2,800.00	2,977.24
45	177.24	2,800.00	2,977.24
46	177.24	2,800.00	2,977.24
47	177.24	2,800.00	2,977.24
48	177.24	2,800.00	2,977.24
49	177.24	2,800.00	2,977.24
50	177.24	2,800.00	2,977.24
51	177.24	2,800.00	2,977.24
52	177.24	2,800.00	2,977.24
53	177.24	2,800.00	2,977.24
54	177.24	2,800.00	2,977.24
55	177.24	2,800.00	2,977.24
56	177.24	2,800.00	2,977.24
57	177.24	2,800.00	2,977.24
58	177.24	2,800.00	2,977.24
59	177.24	2,800.00	2,977.24
60	177.24	2,800.00	2,977.24



SEE SHEET 7

SEE SHEET 6

SEE SHEET 4

VICINITY MAP  
 OWNER/DEVELOPER:  
 PUBLIC HOMES  
 1700 Stoveridge Mid Road, 5th Fl  
 Fremont, California 94566  
 SHEET 5 OF 9



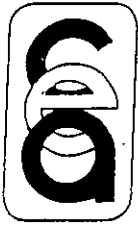


EXHIBIT C



OCTOBER 17, 2011

04-125

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OAKLAND,  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING ALL OF LOT "A" AND A PORTION OF "G" (7<sup>TH</sup>) STREET AS  
SHOWN ON TRACT NO. 7640 RECORDED JULY 25<sup>TH</sup>, 2007 IN BOOK 299 OF  
MAPS, PAGES 89-97 RECORDS OF SAID ALAMEDA COUNTY, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT A;

THENCE NORTH 29° 11' 21" WEST ALONG THE SOUTHWESTERLY LINE OF  
SAID LOT "A" A DISTANCE OF 52.00 FEET;

THENCE NORTH 60° 48' 39" EAST ALONG THE NORTHWESTERLY LINE OF  
SAID LOT "A" A DISTANCE OF 77.23 FEET TO A POINT ON THE WESTERLY CORNER  
OF LOT 9 OF SAID TRACT 7640;

THENCE SOUTH 31° 00' 15" EAST A DISTANCE OF 46.21 FEET TO THE  
BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET;



THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG LAST  
MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 88° 11' 06" AN ARC  
DISTANCE OF 9.23 FEET;

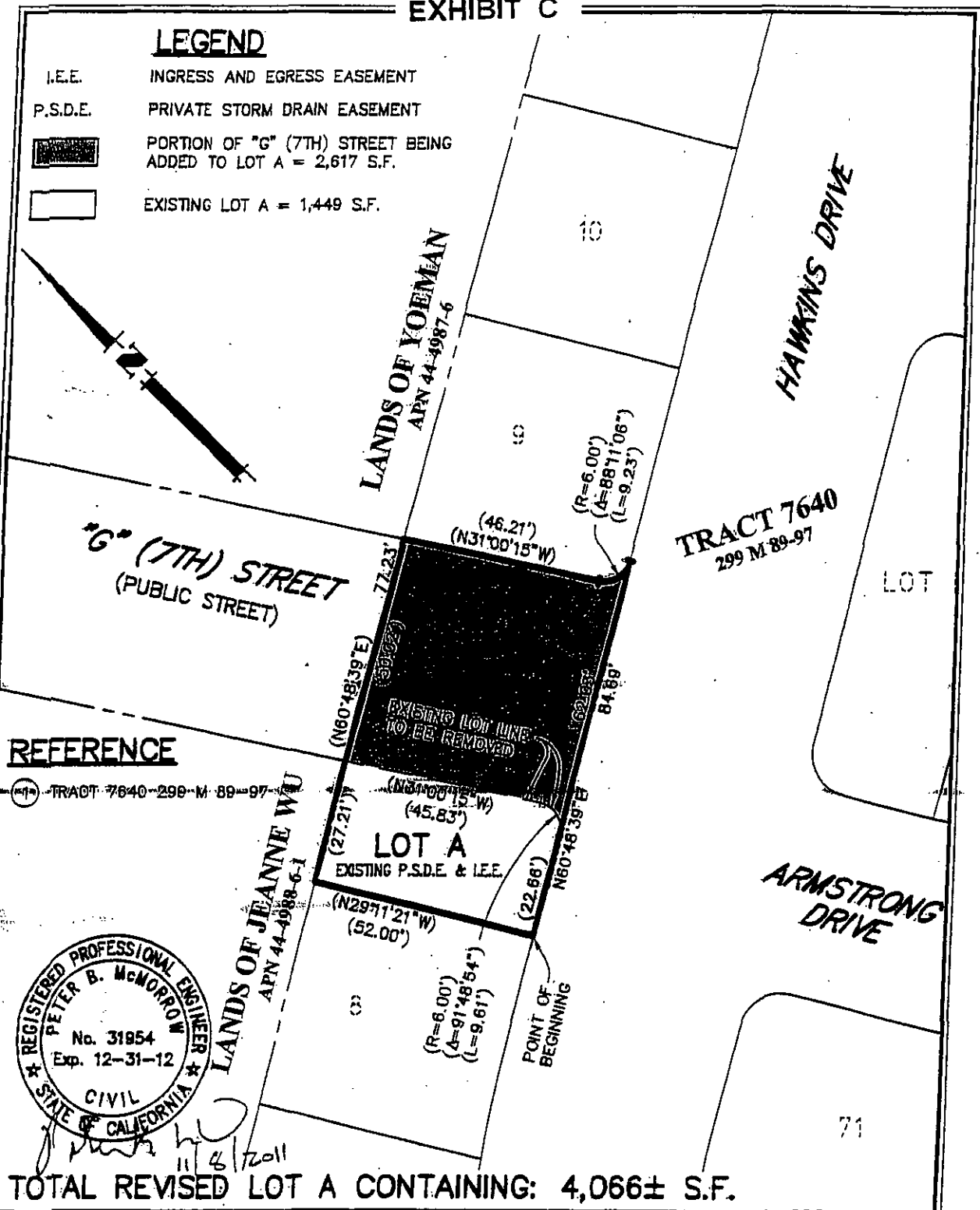
THENCE SOUTH 60° 48' 39" WEST A DISTANCE OF 84.69 FEET TO THE POINT  
OF BEGINNING.

CONTAINING 4,066 SQUARE FEET (0.093 ACRES) MORE OR LESS

**EXHIBIT C**

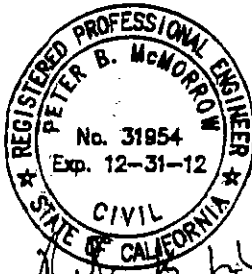
**LEGEND**

- I.E.E. INGRESS AND EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
-  PORTION OF "G" (7TH) STREET BEING ADDED TO LOT A = 2,617 S.F.
-  EXISTING LOT A = 1,449 S.F.



**REFERENCE**

TRACT 7640-299-M-89-97



TOTAL REVISED LOT A CONTAINING: 4,066± S.F.

**PLAT TO ACCOMPANY DESCRIPTION  
LOT LINE ADJUSTMENT FOR THE EXPANSION OF LOT A**

04125PLAT LOT A.dwg Nov 08, 2011



**Civil Engineering Associates**  
Civil Engineers • Planners • Surveyors  
2580 North First Street, Suite 290  
San Jose, CA 95131  
T: (408) 435-1066

BY: C.H.  
DATE: 10-17-11  
SCALE: 1"=30' 2 OF 2  
JOB NO. 04-125 SHT.NO.

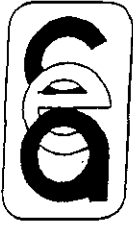
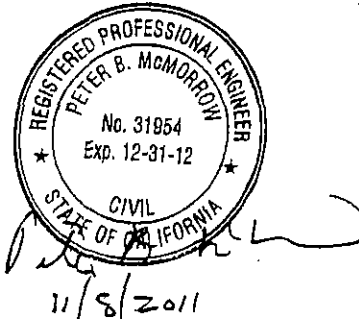


EXHIBIT C



OCTOBER 17, 2011

04-125

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OAKLAND,  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF "G" (7<sup>TH</sup>) STREET AS SHOWN ON TRACT NO.  
7640 RECORDED JULY 25<sup>TH</sup>, 2007 IN BOOK 299 OF MAPS, PAGES 89-97  
RECORDS OF SAID ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED  
AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 9 OF SAID TRACT  
7640;

THENCE SOUTH 31° 00' 15" EAST ALONG THE SOUTHWESTERLY LINE OF  
SAID LOT 9 A DISTANCE OF 46.21 FEET TO THE BEGINNING OF A TANGENT CURVE  
TO THE LEFT HAVING A RADIUS OF 6.00 FEET;

THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG LAST  
MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 88° 11' 06" AN ARC  
DISTANCE OF 9.23 FEET;

THENCE SOUTH 60° 48' 39" WEST A DISTANCE OF 62.03 FEET TO THE  
BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6.00  
FEET;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG  
LAST MENTIONED CURVE FROM WHICH A RADIUS POINT BEARS NORTH 29° 11'  
21" WEST THROUGH A CENTRAL ANGLE OF 91° 48' 54" AN ARC DISTANCE OF 9.61  
FEET;

THENCE NORTH 31° 00' 15" WEST A DISTANCE OF 48.53 FEET;

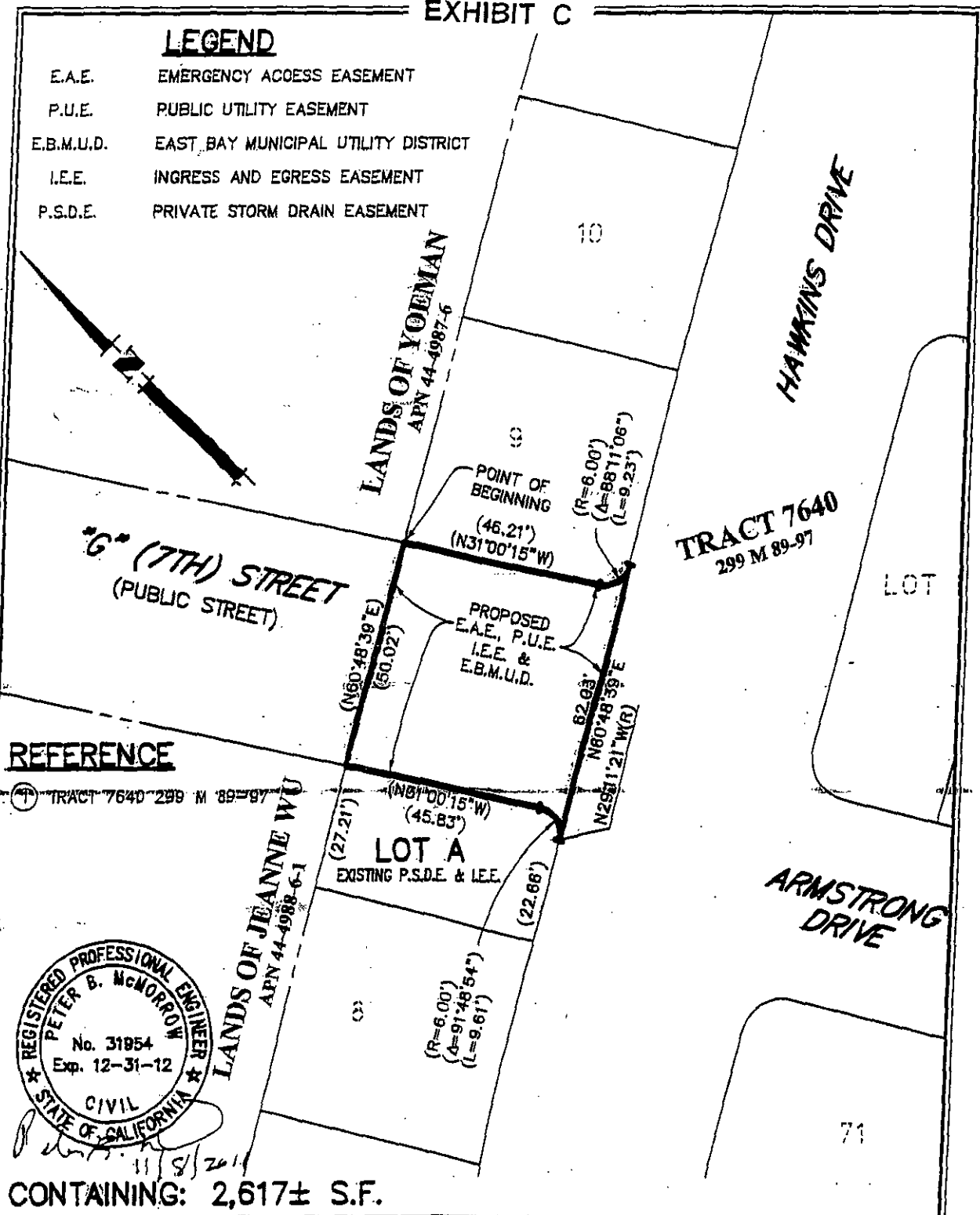
THENCE NORTH 60° 48' 39" EAST A DISTANCE OF 50.02 FEET TO THE POINT OF  
BEGINNING.

CONTAINING 2,617 SQUARE FEET (0.06 ACRES) MORE OR LESS

EXHIBIT C

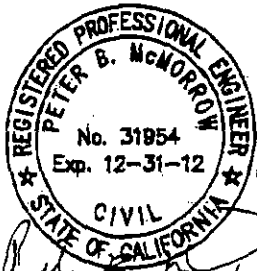
**LEGEND**

- E.A.E. EMERGENCY ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.B.M.U.D. EAST BAY MUNICIPAL UTILITY DISTRICT
- I.E.E. INGRESS AND EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT



**REFERENCE**

TRACT 7640 299 M 89-97



CONTAINING: 2,617 ± S.F.

PLAT TO ACCOMPANY DESCRIPTION  
 PROPOSED EASEMENT FOR PORTION OF LOT A

04125PLAT LOT A EASEMENT.dwg Nov 08, 2011



**Civil Engineering Associates**  
 Civil Engineers • Planners • Surveyors  
 2580 North First Street, Suite 290  
 San Jose, CA 95131  
 T: (408) 435-1066

BY: C.H.  
 DATE: 10-17-11  
 SCALE: 1"=30' 2 OF 2  
 JOB NO. 04-125 SHT.NO.

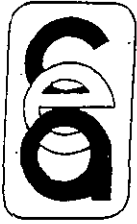
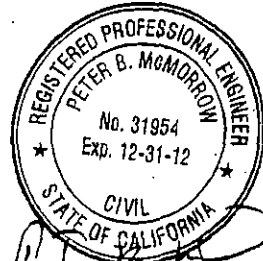


EXHIBIT C



OCTOBER 17, 2011

04-125

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING ALL OF LOT "B" AND A PORTION OF "F" (6<sup>TH</sup>) STREET AS SHOWN ON TRACT NO. 7640 RECORDED JULY 25<sup>TH</sup>, 2007 IN BOOK 299 OF MAPS, PAGES 89-97 RECORDS OF SAID ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT B;

THENCE SOUTH 35° 21' 21" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT "B" A DISTANCE OF 106.62 FEET;

THENCE SOUTH 60° 48' 39" WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT "B" A DISTANCE OF 53.47 FEET;

THENCE NORTH 29° 11' 21" WEST A DISTANCE OF 12.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 42.00 FEET;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 65.97 FEET;

THENCE NORTH 60° 48' 39" EAST ALONG THE SOUTHEASTERLY LINE OF LOT 13 OF SAID TRACT 7640 A DISTANCE OF 11.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 91° 48' 54" AN ARC DISTANCE OF 24.04 FEET;

THENCE NORTH 31° 00' 15" WEST ALONG THE NORTHEASTERLY LINE OF SAID LOT 13 A DISTANCE OF 36.54 FEET;



THENCE NORTH 60° 48' 39" EAST A DISTANCE OF 59.10 FEET TO THE POINT OF BEGINNING.

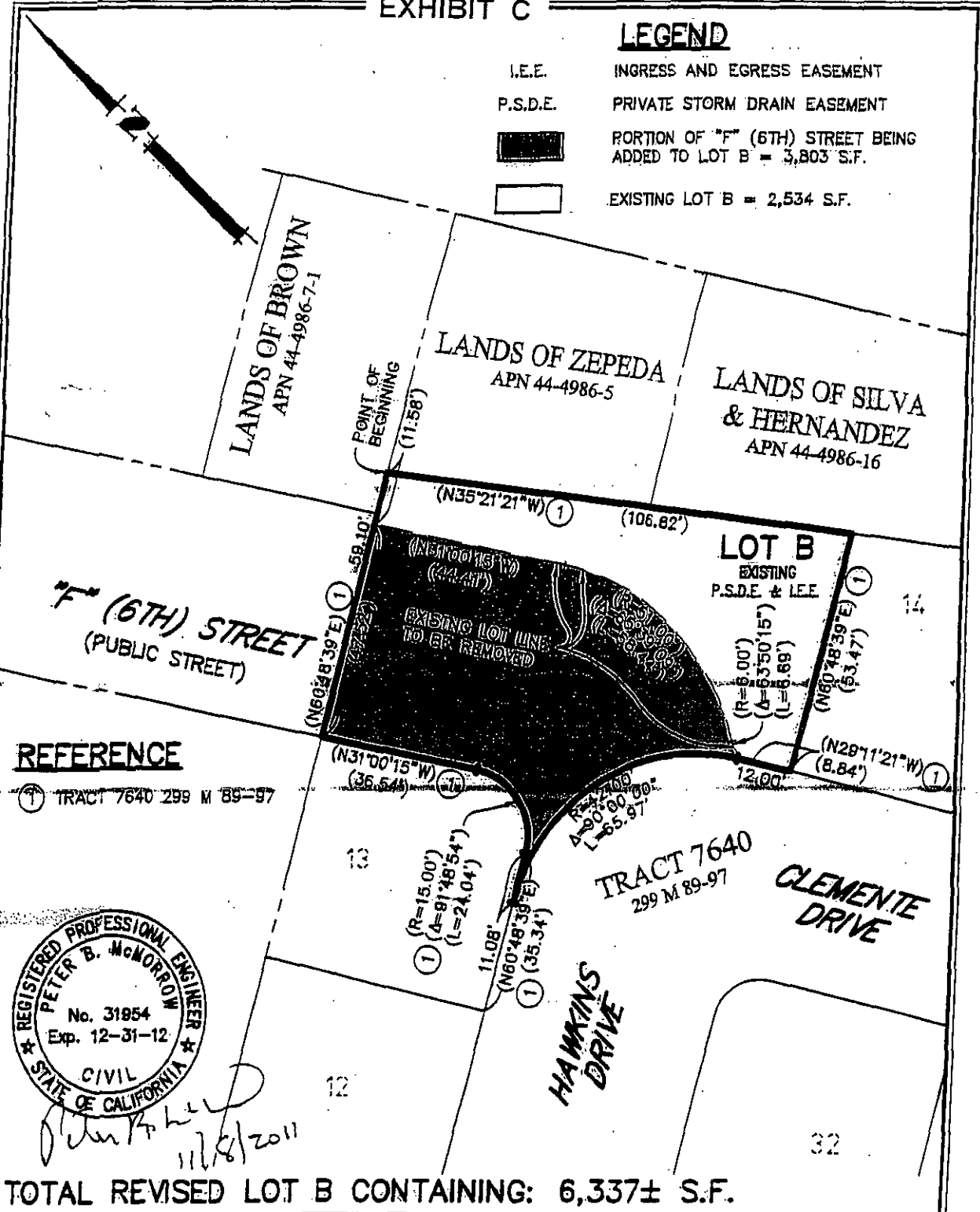
CONTAINING 6,337 SQUARE FEET (0.146 ACRES) MORE OR LESS



EXHIBIT C

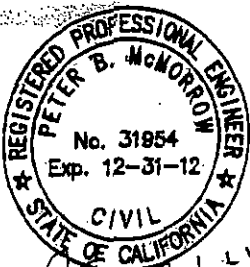
**LEGEND**

- I.E.E. INGRESS AND EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
-  PORTION OF "F" (6TH) STREET BEING ADDED TO LOT B = 3,803' S.F.
-  EXISTING LOT B = 2,534 S.F.



**REFERENCE**

① TRACT 7640 299 M 89-97



*Peter B. McMorrow*  
11/8/2011

TOTAL REVISED LOT B CONTAINING: 6,337± S.F.

**PLAT TO ACCOMPANY DESCRIPTION  
LOT LINE ADJUSTMENT FOR THE EXPANSION OF LOT B**



**Civil Engineering Associates**

Civil Engineers • Planners • Surveyors  
2580 North First Street, Suite 290  
San Jose, CA 95131  
T: (408) 435-1066

BY: C.H.

DATE: 10-17-11

SCALE: 1"=30' 2 OF 2

JOB NO. 04-125 SHT. NO.

04125PLAT LOT B.dwg Nov 08, 2011

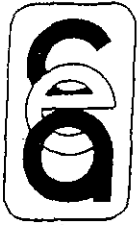
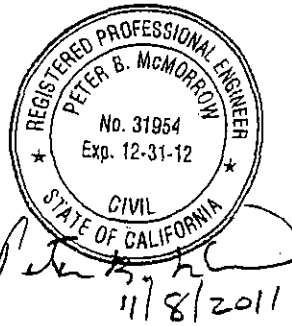


EXHIBIT C



OCTOBER 17, 2011

04-125

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING A PORTION OF "F" (6<sup>TH</sup>) STREET AS SHOWN ON TRACT NO. 7640 RECORDED JULY 25<sup>TH</sup>, 2007 IN BOOK 299 OF MAPS, PAGES 89-97 RECORDS OF SAID ALAMEDA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 13 OF SAID TRACT 7640;

THENCE NORTH 60° 48' 39" EAST A DISTANCE OF 47.52 FEET;

THENCE SOUTH 31° 00' 15" EAST A DISTANCE OF 44.41 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 51.00 FEET;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 65° 39' 09" AN ARC DISTANCE OF 58.44 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 6.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 63° 50' 15" AN ARC DISTANCE OF 6.69 FEET;

THENCE NORTH 29° 11' 21" WEST A DISTANCE OF 3.16 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 42.00 FEET;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 65.97 FEET;

THENCE NORTH 60° 48' 39" EAST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 13 A DISTANCE OF 11.08 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG LAST MENTIONED CURVE THROUGH A CENTRAL ANGLE OF 91° 48' 54" AN ARC DISTANCE OF 24.04 FEET;

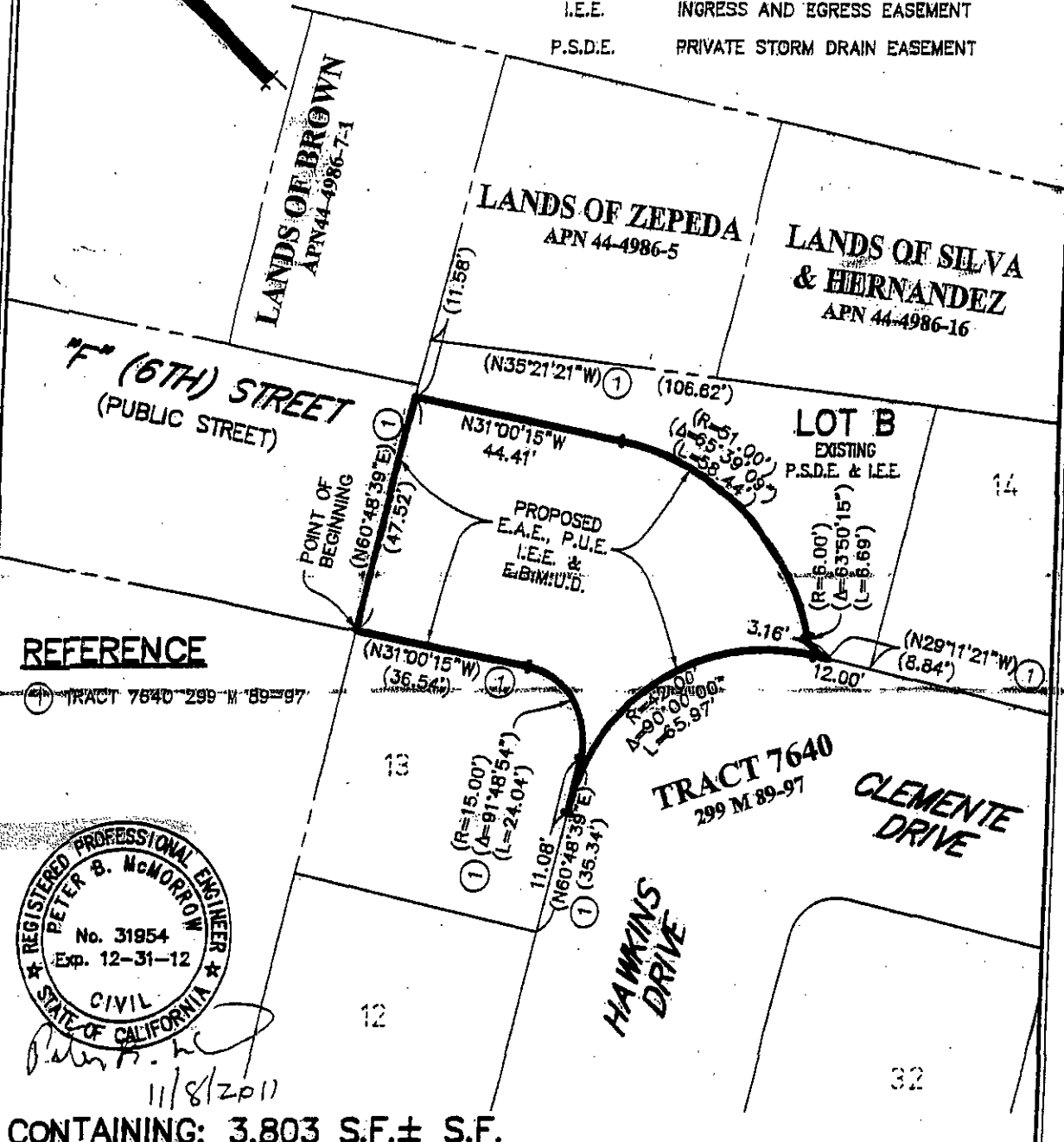
THENCE NORTH 31° 00' 15" WEST A DISTANCE OF 36.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,803 SQUARE FEET (0.087 ACRES) MORE OR LESS

**EXHIBIT C**

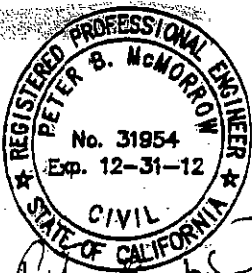
**LEGEND**

- E.A.E. EMERGENCY ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.B.M.U.D. EAST BAY MUNICIPAL UTILITY DISTRICT
- I.E.E. INGRESS AND EGRESS EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT



**REFERENCE**

TRACT 7640 299 M 89-97



CONTAINING: 3,803 S.F.± S.F.

**PLAT TO ACCOMPANY DESCRIPTION  
PROPOSED EASEMENT FOR PORTION OF LOT B**

04125PLAT LOT B EASEMENT.dwg Nov 08, 2011



**Civil Engineering Associates**  
Civil Engineers • Planners • Surveyors  
2580 North First Street, Suite 290  
San Jose, CA 95131  
T: (408) 435-1066

BY: C.H.  
DATE: 10-17-11  
SCALE: 1"=30' 2 OF 2  
JOB NO. 04-125 SHT.NO.

# TRACT NO. 7640

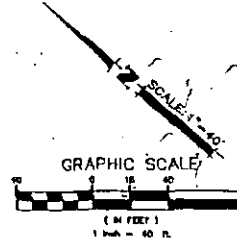
CONSISTING OF NINE (9) BLOCKS

BEING LOTS 1 AND 2, IN BLOCK 3, AS SAID LOTS AND BLOCK ARE SHOWN ON THE "MAP OF BORDERS ADDITION TO THE JONES TRACT, EDENBURST, BEING A SUBDIVISION OF LOTS 2 AND 18 OF THE PERALTA TRACT, BROOKLYN TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA", FILED OCTOBER 25, 1893, IN BOOK 19 OF MAPS, PAGE 37, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

LYING WITHIN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

SCALE: 1" = 40'

DATE: JUNE 2007



**Civil Engineering Associates**  
Civil Engineers - Planners - Surveyors  
1500 North First Street - Suite 100 - San Jose, CA 95131

EXHIBIT C

**Vacation**

All of Lot R of Tract Map 7640, recorded by the Alameda County Clerk-Recorder on July 25, 2007, series no. 2007-277989, in book 299 of maps, on page 92.

All of the public right-of-way dedicated to the City of Oakland by Mother Fish LLC, recorded on December 13, 2007, by the Alameda County Clerk-Recorder, series no. 007420913.

**NOTES**

1. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. THE AREA WITHIN THE DISTINCTIVE BORDER - 27.38 ACRES.
3. ALL DISTANCES SHOWN ARE BASED UPON FIELD MEASUREMENTS OR ARE CALCULATED UNLESS OTHERWISE DENOTED BY RECORD REFERENCE.
4. UNLESS SHOWN OTHERWISE, HOUSING LOTS SHOWN ON THIS MAP ARE FOR SINGLE FAMILY DETACHED RESIDENCES.

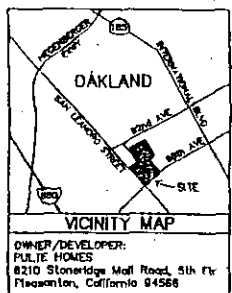
**BASIS OF BEARINGS**

THE BEARING NORTH 88°29'4" EAST OF THE MONUMENT LINE OF 93RD AVENUE AS FOUND BETWEEN TWO EXISTING MONUMENTS AND AS SHOWN UPON THAT CERTAIN PARCEL MAP NO. 3323 RECORDED IN BOOK 121 OF MAPS PAGE 11, RECORDS OF ALAMEDA COUNTY CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.

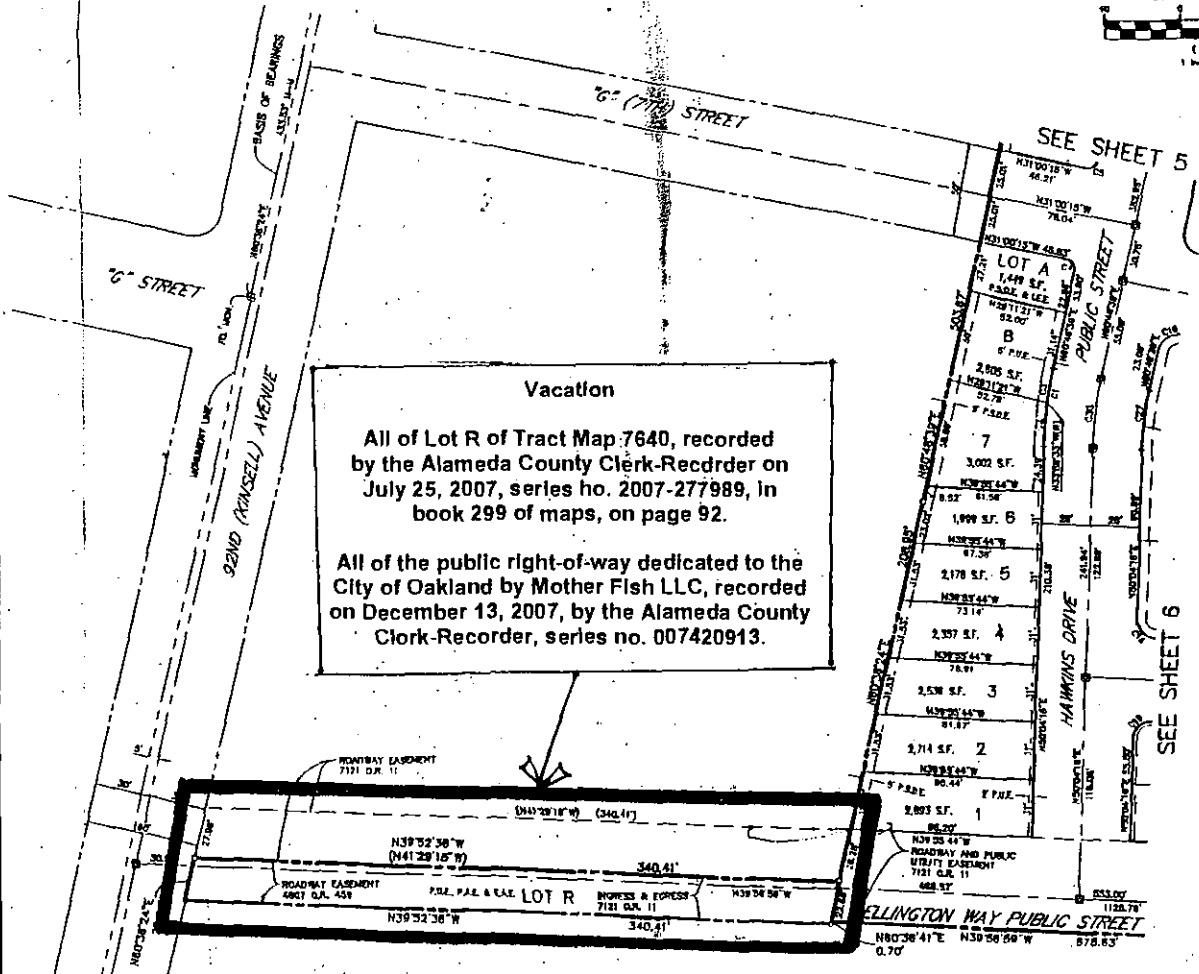
**LEGEND**

- DISTINCTIVE BOUNDARY
- - - - - MONUMENT LINE
- - - - - CENTERLINE
- - - - - MONUMENT LINE
- - - - - EASEMENT LINE
- - - - - BOUNDARY TO
- B FOUND BRASS DISK IN CITY MONUMENT WELL (AS NOTED)
- B SET STANDARD PUBLIC STREET MONUMENT
- A 3/4" IRON PIPE FOUND (AS NOTED)
- O SET 3/4" IRON PIPE TAPPED R.C.C. 31054
- (M-4) MONUMENT TO MONUMENT
- (R71.29) RECORD DATA
- (R) RADIAL BEARING
- (T) TOTAL
- E.A.E. EASEMENT ACCESS EASEMENT
- I.E.C. INTEREST AND EGRESS EASEMENT
- P.A.E. PUBLIC ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.D.E. PRIVATE STORM DRAIN EASEMENT
- P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
- S.E. SIDEWALK EASEMENT
- P.F.E. PUBLIC FACILITIES EASEMENT

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	228.00'	102°52'27"	42.28'
C2	228.00'	53°17'11"	25.00'
C3	228.00'	53°17'11"	18.80'
C4	8.00'	81°58'24"	8.81'
C5	8.00'	88°13'00"	8.22'
C6	174.00'	10°54'24"	32.87'
C7	200.00'	8°21'00"	37.87'



SHEET 4 OF 9



# EXHIBIT D

