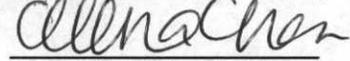


Introduced by

FILED
OFFICE OF THE CITY CLERK
OAKLAND

Approved as to Form and Legality



Office of the City Attorney

Councilmember

2014 JUL -2 PM 12: 17

OAKLAND CITY COUNCIL

Resolution No. 85091 C.M.S.

A RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8138 LOCATED AT 2301-2345 BROADWAY, 421 24TH STREET, 2300-2350 VALLEY STREET AND 2380-2396 VALLEY STREET FOR A SEVEN LOT SUBDIVISION FOR THE HIVE DEVELOPMENT GROUP, LLC

WHEREAS, The Hive Development Group, LLC, a California limited liability company (no. 201307810317) ("Subdivider"), is the developer of a mixed use project and the subdivider of five (5) parcels identified by the Alameda County Assessor as 008-0739-002, 008-0739-004, 008-0739-005, 008-0739-006, and 008-0739-007, and by the Alameda County Clerk-Recorder as Tract No. 8138, and by the City of Oakland as 2301-2345 Broadway, 421 24th Street, 2300-2350 Valley Street and 2380-2396 Valley Street; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8138 through grant deeds, series no. 2013106468 and 2103106472, recorded March 22, 2013, and grant deed, series no. 2013279668, recorded August 15, 2013, by the Alameda County Clerk-Recorder; and

WHEREAS, said five parcels are comprised of a re-subdivision of Lots 1 & 3 in Certification for Parcel Map Waiver, series no. 2013-156650, New Lot 2 & New Lot 4 described in Certification for Parcel Map Waiver, series no. 2014-045516, and "Parcel B" of the Lands described in grant deed, series no. 2013-106468; and

WHEREAS, the Subdivider applied to the City of Oakland for a Vesting Tentative Tract Map (VTTM 8138) to subdivide said platted land, which proposed:

- the subdivision of five (5) lots and the establishment through a Final Map of seven (7) lots comprising Tract No. 8138 for future construction of commercial space and 105 residential condominiums by private purchasers; and
- the irrevocable offer of dedication to the City of Oakland of a new emergency vehicle access easement; and

WHEREAS, on August 28, 2013, the City Planning Commission approved the Vesting Tentative Tract Map No. 8138, Addendum #3 to the Broadway-West Grand Environmental Impact Report (ER 030022), and revisions to land use entitlements (PUD03552 and

PUDF03553) and other approvals for the project, subject to various conditions of approval, including the Standard Conditions of Approval and Mitigation Monitoring and Reporting Program ("SCAMMRP"); and

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

- the Final Map for Tract No. 8138, described schematically in *Exhibit A* attached hereto and incorporated herein, and delineated diagrammatically in *Exhibit B* attached hereto and incorporated herein, is substantially the same as the Vesting Tentative Tract Map approved by the City Planning Commission; and
- the Final Map for Tract No. 8138 complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act), and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

WHEREAS, pursuant to California Business and Professions Code section 6731, the City Surveyor has determined that the Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries separating the proposed seven (7) lots and the proposed dedicated emergency vehicle access easement, the limits of which have been established by a field boundary survey performed by a competent surveyor, who is licensed by the State of California to practice land surveying, and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract No. 8138; and

WHEREAS, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements within the proposed on-site emergency vehicle access easement; and

WHEREAS, the City Engineer has approved infrastructure permit no. PX1300111 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit C* and incorporated herein; and

WHEREAS, through a separate companion Resolution, staff is seeking authorization to enter into a Subdivision Improvement Agreement pursuant to Government Code section 66462 and Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 8138 to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, in accordance with Government Code section 66499 and Oakland Municipal Code section 16.20.100, and as required in the Subdivision Improvement Agreement, the Subdivider has deposited adequate security in the form of a performance bond and a labor and materials bond to secure the Subdivider's performance of the deferred public infrastructure improvements identified in the Subdivision Improvement Agreement; and

WHEREAS, the City's approval of a final subdivision map is a ministerial action that is exempt from the requirements of CEQA pursuant to Public Resources Code section 21080(b)(1) and CEQA Guidelines section 15268; now, therefore, be it

RESOLVED: That the Final Map for Tract No. 8138 conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act) and Title 16 of the Oakland Municipal Code and is hereby conditionally approved; and be it

FURTHER RESOLVED: That the dedication of a new emergency vehicle access easement as delineated on the Final Map is hereby conditionally accepted; and be it

FURTHER RESOLVED: That the approval of the Final Map and the acceptance of said dedication are conditioned upon completion to the satisfaction of the City Engineer of public infrastructure improvements as described in *Exhibit C* and required by the Subdivision Improvement Agreement; and be it

FURTHER RESOLVED: That the Subdivider shall be responsible until the expiration of the warrantee period as set forth in *Exhibit C* for the installation, maintenance, repair, and removal of all infrastructure improvements within said emergency vehicle access easement as delineated on the Final Map, including but not limited to roadway pavement, sidewalks, curbs, gutters, trees and landscaping, irrigation, electrical lighting, sanitary sewer piping, and storm water piping, but excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That the hereinabove conditions shall be binding upon the Subdivider and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

FURTHER RESOLVED: That the successive owners, both individually as purchasers of real property and collectively as a homeowners association, of said lots as delineated on the Final Map shall be responsible for the maintenance in perpetuity of all infrastructure improvements within said emergency vehicle access easement, excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That failure by the Subdivider to comply in all aspects with the Subdivision Improvement Agreement shall void approval of the Final Map and void acceptance of said dedication of an emergency vehicle access easement and shall revert the original parcels comprising Tract No. 8138 to acreage; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8138; and be it

FURTHER RESOLVED: That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract No. 8138, upon its execution by the City Engineer; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to cause the fully executed Final Map for Tract No. 8138 to be filed with the Alameda County Clerk-Recorder for recordation; and be it

FURTHER RESOLVED: That this Resolution shall be effective upon its adoption by sufficient affirmative votes of the elected members of Council of the City of Oakland, as provided in the Charter of the City of Oakland.

IN COUNCIL, OAKLAND, CALIFORNIA, JUL 15 2014

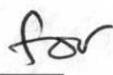
PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, GALLO, KALB, KAPLAN, GIBSON McELHANEY, REID, SCHAAF, AND
PRESIDENT KERNIGHAN — 8

NOES - 0

ABSENT - 0

ABSTENTION - 0

ATTEST:  
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

OWNER'S STATEMENT

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 THE MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE AN EASEMENT FOR EMERGENCY VEHICLE ACCESS DESIGNATED HEREON AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT). SAID E.V.A.E. IS TO BE KEPT OPEN AND FREE OF PARKED VEHICLES, BUILDINGS AND STRUCTURES OF ANY KIND (WHETHER SUCH STRUCTURES BE PERMANENT OR TEMPORARY IN NATURE, AND WHETHER OR NOT SAID STRUCTURES REQUIRE A BUILDING PERMIT). THE CITY OF OAKLAND IS AN INTENDED THIRD PARTY BENEFICIARY OF THIS EASEMENT WITH THE RIGHT TO ENFORCE THE RIGHTS AND OBLIGATIONS SET FORTH HEREIN AT ITS SOLE DISCRETION.

WE ALSO HEREBY RESERVE A BLANKET NO-BUILD EASEMENT OVER ALL OF LOT E AND A 20' NO-BUILD EASEMENT OVER A PORTION OF LOT A, AS SHOWN HEREON, IN ORDER TO ENSURE THE REQUIRED SEPARATION BETWEEN IMPROVEMENTS.

AS OWNER:

HIVE DEVELOPMENT GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

BY: MICHAEL GHIEMETTI

ITS: AUTHORIZED INDIVIDUAL

DATE: 07/01/2014

BENEFICIARY'S STATEMENT

WE CITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION (TOGETHER WITH ITS SUCCESSORS AND ASSIGNS), AS BENEFICIARY UNDER THOSE CERTAIN DEEDS OF TRUST RECORDED AS DOCUMENT NUMBER 2013178715, DOCUMENT NUMBER 2013178721, DOCUMENT NUMBER 2014049605, AND DOCUMENT NUMBER 2014139345, OFFICIAL RECORDS OF ALAMEDA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

BY: Deven K. Mayr

BY: Deven K. Mayr

ITS: Senior Vice President

DATE: 7-2-14

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 HIVE DEVELOPMENT GROUP IN NOVEMBER 2013. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE NOVEMBER 2015, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Alex Calder
ALEX CALDER, LLS 8863



7-1-2014
DATE

CITY SURVEYOR'S STATEMENT

I, GILBERT E. HAYES, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT MAP NO. 8138, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA". I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

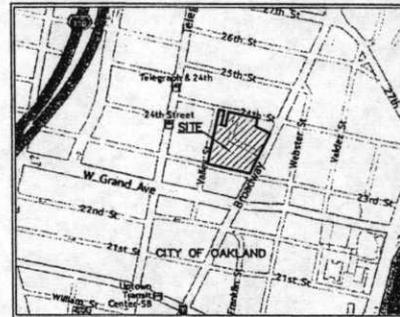
IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____

DAY OF _____, 2014.



GILBERT HAYES, PLS 4700
CITY SURVEYOR, CITY OF OAKLAND

DATE _____



VICINITY MAP
N.T.S.

CITY CLERK'S STATEMENT

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

I, LATONDA D. SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP NO. 8138" WAS PRESENTED TO THE COUNCIL OF THE CITY OF OAKLAND AT A REGULAR MEETING HELD ON THE _____ OF _____, 2014 AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NO. _____ APPROVE SAID MAP.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND THE BLANKET NO BUILD EASEMENT OVER LOT E AND THE 20' NO BUILD EASEMENT ON LOT A. I ALSO HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND THE E.V.A.E. (EMERGENCY VEHICLE ACCESS EASEMENT) AS HEREIN DEDICATED IN ACCORDANCE WITH SECTION 16.24.130 OF THE OAKLAND MUNICIPAL CODE.

I FURTHER CERTIFY THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF OAKLAND AND FILED IN MY OFFICE. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2014.

LATONDA D. SIMMONS
CITY CLERK AND CLERK OF THE CITY COUNCIL, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

I, CHERYL PERKINS, ASSISTANT CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECK BELOW, THAT:

- () AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$ _____
- CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, APPROVED BY SAID LOCAL BOARD IN SAID AMOUNT.
- () ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2014.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

CITY ENGINEER'S STATEMENT

I, MICHAEL J. NEARY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTION OF THE CITY ENGINEER OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED FINAL MAP OF "TRACT MAP NO. 8138, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT THE SUBDIVISION SHOWN UPON SAID FINAL MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID FINAL MAP OF "TRACT MAP NO. 8138" COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE FINAL MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____

DAY OF _____, 2014.

MICHAEL J. NEARY, RCE No. 38547
CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA
LICENSE EXPIRES 03/31/2015



DATE _____

SECRETARY OF PLANNING COMMISSION STATEMENT

THIS MAP IS BASED ON A TENTATIVE TRACT MAP NO. 8138 APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND AT THEIR MEETING ON _____ AND WHEN RECORDED THIS MAP BECOMES DATED THIS _____ DAY OF _____, 2014.

SCOTT MILLER
SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, CALIFORNIA

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2014, AT _____ M,

IN BOOK _____ OF _____ AT PAGES _____

AT THE REQUEST OF HIVE DEVELOPMENT GROUP, LLC.

PATRICK O'CONNELL
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

FEE _____ SERIES # _____

SHEET INDEX

SHEET #	TITLE SHEET
SHEET 1	ACKNOWLEDGEMENTS
SHEET 2	BOUNDARY & EXISTING EASEMENTS
SHEET 3	BOUNDARY & PROPOSED EASEMENTS
SHEET 4	

TRACT MAP NO. 8138

FOR A MAXIMUM OF 105 CONDOMINIUM UNITS

BEING A RE-SUBDIVISION OF LOTS 1 & 3 DESCRIBED IN DN 2013-156650, NEW LOT 2 & NEW LOT 4 DESCRIBED IN DN 2014-045516, AND "PARCEL B" OF THE LANDS DESCRIBED IN DN 2013-106468, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

JUNE 2014



BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ALAMEDA

ON July 1 2014, BEFORE ME, Kathy Kimura-Barnes, A NOTARY PUBLIC,

PERSONALLY APPEARED, MICHAEL GHIEMETTI, WHO 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

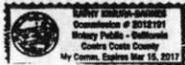
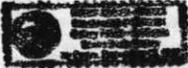
NOTARY SIGNATURE: Kathy Kimura-Barnes

PRINTED NAME: Kathy Kimura-Barnes

PRINCIPAL PLACE OF BUSINESS: Oakland

COMMISSION No.: 2012191

COMMISSION EXPIRATION DATE: March 15, 2017



BENEFICIARY'S ACKNOWLEDGMENT

STATE OF Alameda California

COUNTY OF Alameda

ON July 2 2014, BEFORE ME, Cindy A LaRose A NOTARY PUBLIC,

PERSONALLY APPEARED Devon Mays WHO 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 THAT 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.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

NOTARY SIGNATURE: Cindy A LaRose

PRINTED NAME: Cindy A LaRose

PRINCIPAL PLACE OF BUSINESS: Oakland

COMMISSION No.: 1956909

COMMISSION EXPIRATION DATE: October 16, 2015



SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	ACKNOWLEDGEMENTS
SHEET 3	BOUNDARY & EXISTING EASEMENTS
SHEET 4	BOUNDARY & PROPOSED EASEMENTS

TRACT MAP NO. 8138

FOR A MAXIMUM OF 105 CONDOMINIUM UNITS

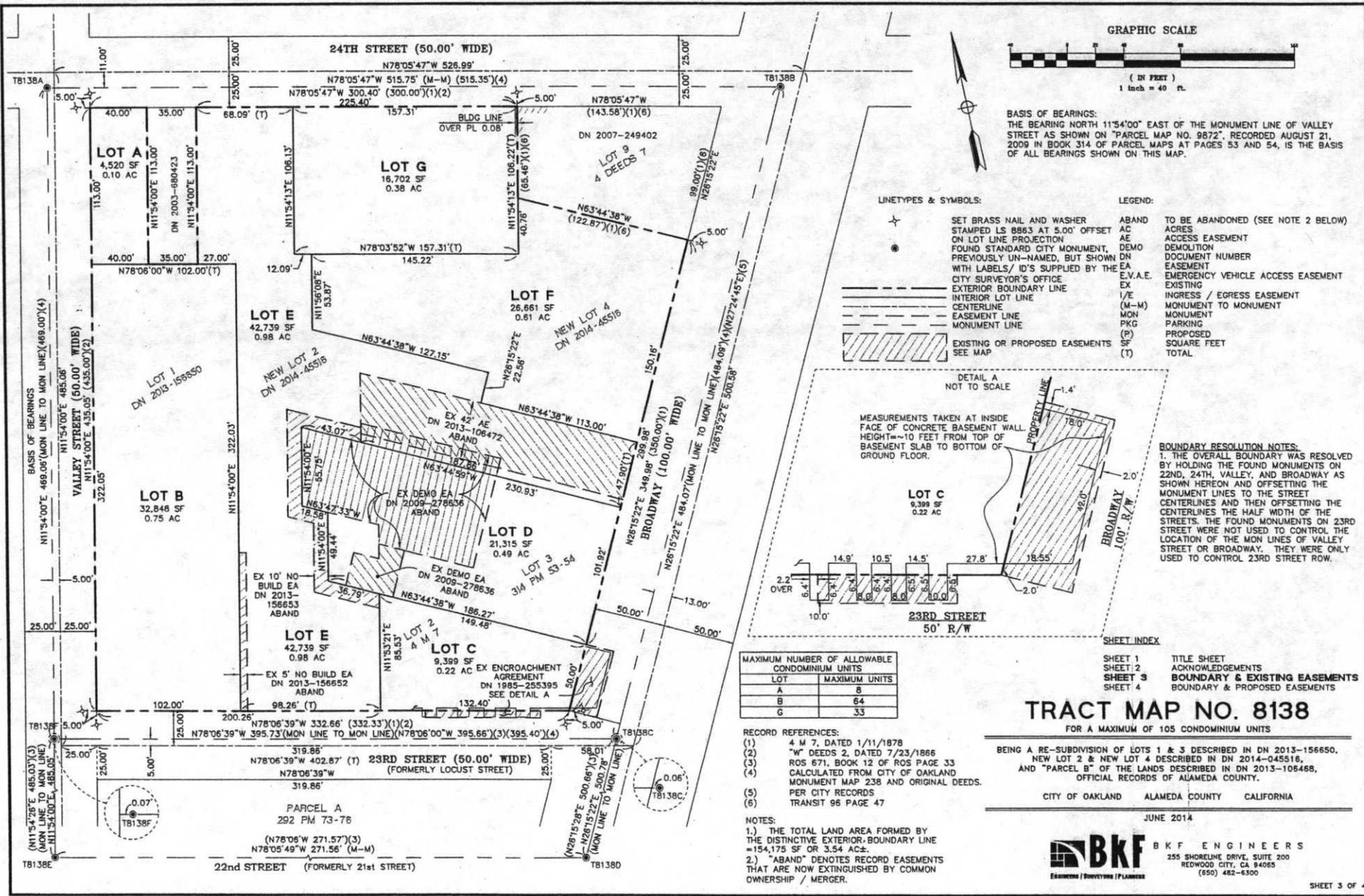
BEING A RE-SUBDIVISION OF LOTS 1 & 3 DESCRIBED IN DN 2013-156650, NEW LOT 2 & NEW LOT 4 DESCRIBED IN DN 2014-045516, AND "PARCEL B" OF THE LANDS DESCRIBED IN DN 2013-106468, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

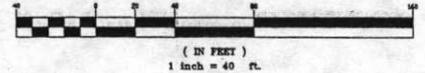
JUNE 2014



BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
(650) 482-0300



GRAPHIC SCALE

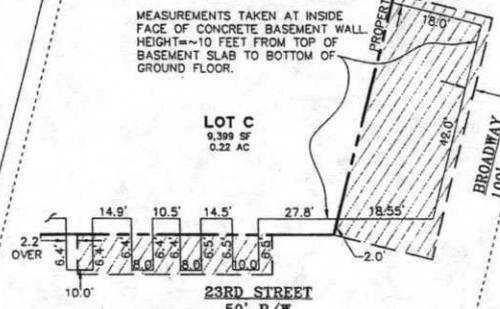


BASIS OF BEARINGS:
THE BEARING NORTH 11°54'00" EAST OF THE MONUMENT LINE OF VALLEY STREET AS SHOWN ON "PARCEL MAP NO. 9872", RECORDED AUGUST 21, 2009 IN BOOK 314 OF PARCEL MAPS AT PAGES 53 AND 54, IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

LINETYPES & SYMBOLS:

- SET BRASS NAIL AND WASHER STAMPED LS 8863 AT 5.00' OFFSET ON LOT LINE PROJECTION
- FOUND STANDARD CITY MONUMENT, PREVIOUSLY UN-NAMED, BUT SHOWN WITH LABELS/ID'S SUPPLIED BY THE CITY SURVEYOR'S OFFICE
- EXTERIOR BOUNDARY LINE
- INTERIOR LOT LINE
- CENTERLINE
- EASEMENT LINE
- MONUMENT LINE
- EXISTING OR PROPOSED EASEMENTS SEE MAP
- ABAND
- AC
- AE
- DEMO
- DN
- E.A.
- E.V.A.E
- EX
- I/E
- (M-M)
- MON
- PKG
- (P)
- SF
- (T)
- TO BE ABANDONED (SEE NOTE 2 BELOW)
- ACRES
- ACCESS EASEMENT
- DEMOLITION
- DOCUMENT NUMBER
- EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- EXISTING
- INGRESS / EGRESS EASEMENT
- MONUMENT TO MONUMENT
- MONUMENT
- PARKING
- PROPOSED
- SQUARE FEET
- TOTAL

DETAIL A
NOT TO SCALE



BOUNDARY RESOLUTION NOTES:
1. THE OVERALL BOUNDARY WAS RESOLVED BY HOLDING THE FOUND MONUMENTS ON 22ND, 24TH, VALLEY, AND BROADWAY AS SHOWN HEREON AND OFFSETTING THE MONUMENT LINES TO THE STREET CENTERLINES AND THEN OFFSETTING THE CENTERLINES THE HALF WIDTH OF THE STREETS. THE FOUND MONUMENTS ON 23RD STREET WERE NOT USED TO CONTROL THE LOCATION OF THE MON LINES OF VALLEY STREET OR BROADWAY. THEY WERE ONLY USED TO CONTROL 23RD STREET ROW.

MAXIMUM NUMBER OF ALLOWABLE CONDOMINIUM UNITS	
LOT	MAXIMUM UNITS
A	8
B	64
G	33

- RECORD REFERENCES:
- (1) 4 M 7, DATED 1/11/1878
 - (2) "W" DEEDS 2, DATED 7/23/1866
 - (3) ROS 671, BOOK 12 OF ROS PAGE 33
 - (4) CALCULATED FROM CITY OF OAKLAND MONUMENT MAP 238 AND ORIGINAL DEEDS.
 - (5) PER CITY RECORDS
 - (6) TRANSIT 96 PAGE 47

NOTES:
1.) THE TOTAL LAND AREA FORMED BY THE DISTINCTIVE EXTERIOR BOUNDARY LINE = 154,175 SF OR 3.54 AC±.
2.) "ABAND" DENOTES RECORD EASEMENTS THAT ARE NOW EXTINGUISHED BY COMMON OWNERSHIP / MERGER.

SHEET INDEX

- | | |
|---------|-------------------------------|
| SHEET 1 | TITLE SHEET |
| SHEET 2 | ACKNOWLEDGEMENTS |
| SHEET 3 | BOUNDARY & EXISTING EASEMENTS |
| SHEET 4 | BOUNDARY & PROPOSED EASEMENTS |

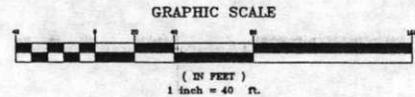
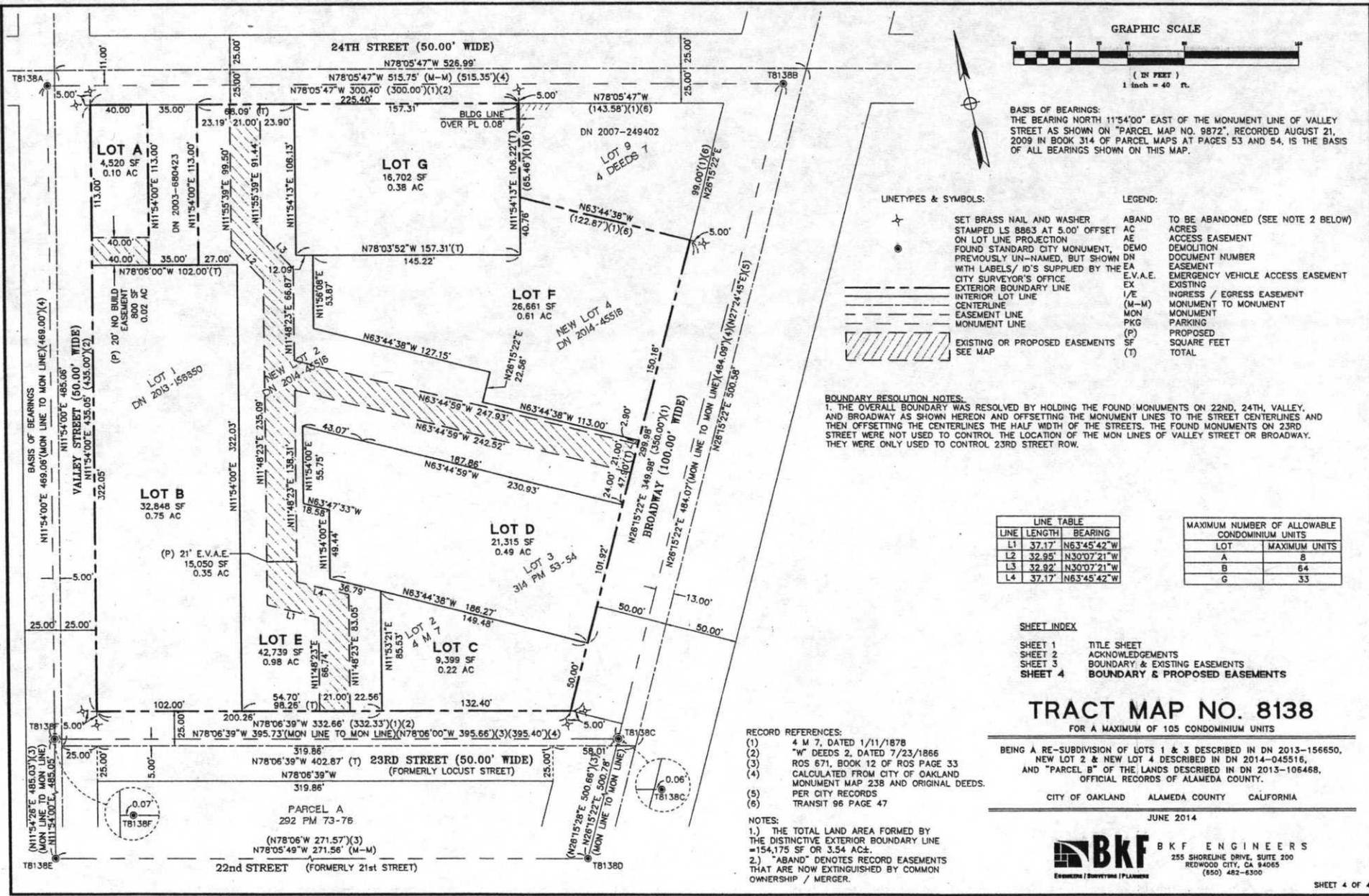
TRACT MAP NO. 8138

FOR A MAXIMUM OF 105 CONDOMINIUM UNITS

BEING A RE-SUBDIVISION OF LOTS 1 & 3 DESCRIBED IN DN 2013-156650, NEW LOT 2 & NEW LOT 4 DESCRIBED IN DN 2014-045518, AND "PARCEL B" OF THE LANDS DESCRIBED IN DN 2013-106468, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA
JUNE 2014

BKF B K F ENGINEERS
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300



BASIS OF BEARINGS:
THE BEARING NORTH 11°54'00" EAST OF THE MONUMENT LINE OF VALLEY STREET AS SHOWN ON "PARCEL MAP NO. 9872", RECORDED AUGUST 21, 2009 IN BOOK 314 OF PARCEL MAPS AT PAGES 53 AND 54, IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

- LINETYPES & SYMBOLS:
- SET BRASS NAIL AND WASHER
 - STAMPED LS 8863 AT 5.00' OFFSET
 - ON LOT LINE PROJECTION
 - FOUND STANDARD CITY MONUMENT, BUT SHOWN WITH LABELS, ID'S SUPPLIED BY THE CITY SURVEYOR'S OFFICE
 - EXTERIOR BOUNDARY LINE
 - INTERIOR LOT LINE
 - EASEMENT LINE
 - MONUMENT LINE
 - EXISTING OR PROPOSED EASEMENTS
 - SEE MAP
- LEGEND:
- ABAND ACRES
 - AE ACCESS EASEMENT
 - DEMO DEMOLITION
 - DN DOCUMENT NUMBER
 - EA EASEMENT
 - E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 - EX EXISTING
 - I/E INGRESS / EGRESS EASEMENT
 - (M-M) MONUMENT TO MONUMENT
 - MON MONUMENT
 - PKG PARKING
 - (P) PROPOSED
 - SF SQUARE FEET
 - (T) TOTAL
 - TO BE ABANDONED (SEE NOTE 2 BELOW)

BOUNDARY RESOLUTION NOTES:
1. THE OVERALL BOUNDARY WAS RESOLVED BY HOLDING THE FOUND MONUMENTS ON 22ND, 24TH, VALLEY, AND BROADWAY AS SHOWN HEREON AND OFFSETTING THE MONUMENT LINES TO THE STREET CENTERLINES AND THEN OFFSETTING THE CENTERLINES THE HALF WIDTH OF THE STREETS. THE FOUND MONUMENTS ON 23RD STREET WERE NOT USED TO CONTROL THE LOCATION OF THE MON LINES OF VALLEY STREET OR BROADWAY. THEY WERE ONLY USED TO CONTROL 23RD STREET ROW.

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.17'	N63°45'42"W
L2	32.95'	N30°07'21"W
L3	32.92'	N30°07'21"W
L4	37.17'	N63°45'42"W

MAXIMUM NUMBER OF ALLOWABLE CONDOMINIUM UNITS	
LOT	MAXIMUM UNITS
A	8
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- SHEET INDEX
- SHEET 1 TITLE SHEET
 - SHEET 2 ACKNOWLEDGEMENTS
 - SHEET 3 BOUNDARY & EXISTING EASEMENTS
 - SHEET 4 BOUNDARY & PROPOSED EASEMENTS

TRACT MAP NO. 8138
FOR A MAXIMUM OF 105 CONDOMINIUM UNITS

BEING A RE-SUBDIVISION OF LOTS 1 & 3 DESCRIBED IN DN 2013-156650, NEW LOT 2 & NEW LOT 4 DESCRIBED IN DN 2014-045516, AND "PARCEL B" OF THE LANDS DESCRIBED IN DN 2013-106468, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA
JUNE 2014

BKF BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300

- RECORD REFERENCES:
- (1) 4 M 7, DATED 1/11/1878
 - (2) "W" DEEDS 2, DATED 7/23/1866
 - (3) ROS 671, BOOK 12 OF ROS PAGE 33
 - (4) CALCULATED FROM CITY OF OAKLAND MONUMENT MAP 238 AND ORIGINAL DEEDS.
 - (5) PER CITY RECORDS
 - (6) TRANSIT 96 PAGE 47

NOTES:
1.) THE TOTAL LAND AREA FORMED BY THE DISTINCTIVE EXTERIOR BOUNDARY LINE = 154,175 SF OR 3.54 AC±.
2.) "ABAND" DENOTES RECORD EASEMENTS THAT ARE NOW EXTINGUISHED BY COMMON OWNERSHIP / MERGER.

EXHIBIT B SCHEMATIC OF TRACT MAP NO. 8138

ASSESSOR'S MAP 8

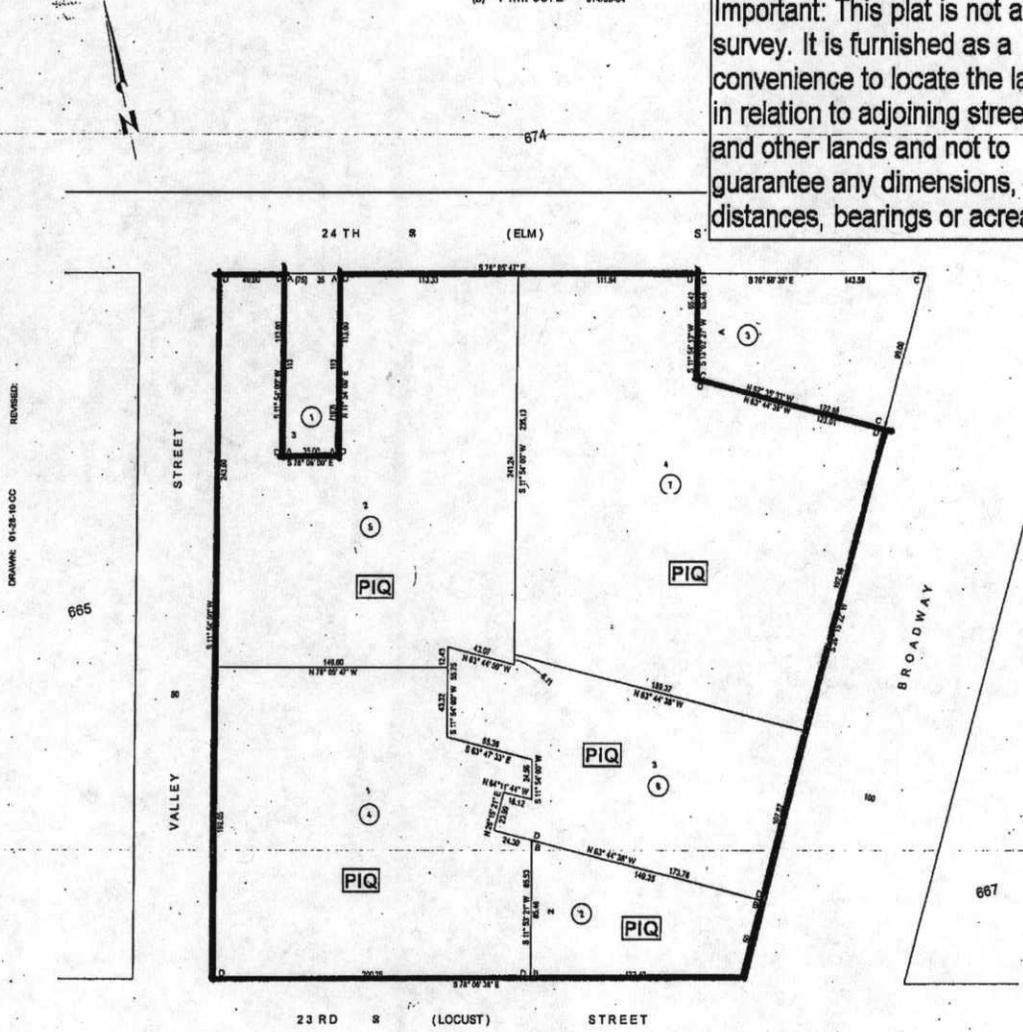
Code Area Nos. 17-022

739

SCALE: 1" = 50'

- (A) MAP of the PACIFIC HOMESTEAD Liber W of Deeds, Page 2
- (B) LOCUST, BROADWAY & ELM STREET TRACT 47
- (C) P.M. 8832 300/26-27
- (D) P.M. 9872 314/63-64

Important: This plat is not a survey. It is furnished as a convenience to locate the land in relation to adjoining streets and other lands and not to guarantee any dimensions, distances, bearings or acreage.



DRAWING: 01-28-18 CD REVISED:

665

FORMERLY: B.L.C. 666

658

715
718 thru 722

666

667

TRA: 004C REF:

HPN: 7

IND PG:

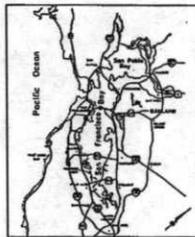
EXHIBIT C
IMPROVEMENT PLAN COVER SHEET

THE HIVE

OFF-SITE IMPROVEMENT PLANS PHASE 2

CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

PX1300111



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. **BOUNDARIES:** EXISTING TOPOGRAPHY SHOWN IS BASED ON AN ADJUTANT TOPOGRAPHY SURVEY COMPLETED ON JULY 18, 2003, AND SUPPLEMENTED BY AERIAL PHOTO TOPOGRAPHY COMPLETED 6/7/13 BY BKF ENGINEERS.
2. **BOUNDARIES:** THE BEARING OF THE MONUMENT LINE OF VALLEY STREET THIS APPEARS TO BE NORTH 115°10' EAST AND IS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.
3. **BOUNDARIES:** CITY OF OAKLAND BENCHMARK DESIGNATED AS 318 & 17' IS LOCATED AT TOP OF HILL, CONTAINING BENCH MARK, ON NORTHEASTLY CORNER OF 13RD STREET AND BRISBANE, HAVING AN ELEVATION OF 168.07.
4. **BOUNDARIES:** BOUNDARY INFORMATION IS BASED UPON THE LOT LINE ADJUSTMENT RECORDED MAY 3, 2003, AS DOCUMENT NO. 2003-10888, ALAMEDA COUNTY RECORDS.
5. **FLOOD:** THE SITE IS WITHIN FLOOD ZONE "X" WHICH DESIGNATES AREAS INSIDE THE 0.5% ANNUAL CHANCE FLOODPLAIN, FOR FIRM MAP NUMBER 880000030C AND 06C.

SHEET INDEX

SHEET NO.	DESCRIPTION
OS1.0	TITLE SHEET
OS1.1	NOTES, LEGEND AND ABBREVIATIONS
OS2.0	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
OS3.1	EXISTING SITE CONDITIONS AND DEMOLITION PLAN
OS3.0	HORIZONTAL CONTROL PLAN
OS4.0	GRADING PLAN AND SECTIONS
OS4.1	GRADING PLAN AND SECTIONS
OS5.0	UTILITY PLAN
OS5.1	UTILITY PLAN
OS6.0	EROSION CONTROL PLAN & DETAILS
OS7.0	DETAILS
OS7.1	DETAILS
OS7.2	DETAILS

ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

THOMAS S. MORSE
ASSOCIATE/PROJECT MANAGER
BKF ENGINEERS



DATE

© BKF ENGINEERS

THE ENGINEER ON A.S.C.E. OR
EQUIVALENT IN ANOTHER
COUNTRY MUST BE LICENSED
IN THE UNITED STATES OF AMERICA
TO BE ELIGIBLE TO SIGN THESE PLANS



THE HIVE - TRACT 8138
OFF-SITE IMPROVEMENT PLANS PHASE 2 - PX1300111
TITLE SHEET
CITY OF OAKLAND
ALAMEDA COUNTY
CALIFORNIA

NO.	DATE	REVISION
1	05/10/2013	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
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13		

OS1.0