



# AGENDA REPORT


**TO:** Jestin D. Johnson  
City Administrator

**FROM:** William A. Gilchrist  
Director, Planning and  
Building Department

**SUBJECT:** Memorandum of Agreement for 571  
Crofton Avenue

**DATE:** June 9, 2025

City Administrator Approval

  
Jestin Johnson (Jun 26, 2025 09:30 PDT)

Date: Jun 26, 2025

## **RECOMMENDATION**

**Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To Enter Into A Memorandum Of Agreement With The City Of Piedmont Establishing That The City Of Piedmont Will Process Planning and Building Entitlements For A Single-Family Dwelling Remodel And Conversion Of An Existing Garage Into An Accessory Dwelling Unit At 571 Crofton Avenue, A Property Located Within Both Jurisdictions; And Adopting Appropriate California Environmental Quality Act Findings**

## **EXECUTIVE SUMMARY**

Staff recommends that the City Council authorize the City Administrator to enter into a Memorandum of Agreement ("MOA") with the City of Piedmont for a construction project that entails a remodel of a single-family residence and conversion of an existing garage into an accessory dwelling unit ("ADU") at 571 Crofton Avenue ("Project"). The property is located within both jurisdictions and the MOA will allow the City of Piedmont to act as the lead agency for the issuance of planning and building permits for the proposed development.

## **BACKGROUND / LEGISLATIVE HISTORY**

### ***Property Description***

The property located at 571 Crofton Ave ("Property") consists of one lot, and one tax parcel (APN No. 050085600300) that straddles the Piedmont/Oakland border. The assessor parcel map for the Property showing the city boundary line is provided as **Attachment A**. The Property is generally bounded by single-family properties at 570-580 Crofton Ave (Piedmont) across the street to the northwest a single-family property at 575 Crofton Ave (Piedmont) to the northeast, a two-family property at 563-565 Crofton Ave (Oakland) to the southwest and two four-unit properties at 1077 and 1087 Warfield Ave (Oakland) and a single-family property at 1081 Warfield Ave (Oakland) to the southeast at the rear of the Property.

CED Committee  
July 8, 2025

The Property consists of approximately 6,650 square feet, with approximately 4,950 square feet or seventy-four percent (74 percent) of which is located in Oakland, and approximately 1,700 square feet or twenty-six percent (26 percent) of which is located in Piedmont.

When considering properties intersected by the border between the City of Piedmont and the City of Oakland, by long-standing precedent between the cities, certain properties that have frontage with vehicular and pedestrian access to Crofton Avenue within the City of Piedmont are considered Piedmont properties for the purposes of providing 911 emergency and other municipal services. The Property is considered a Piedmont property eligible for Piedmont 911 emergency services, municipal waste removal services, access to the Piedmont Unified School District schools, and other municipal services. The neighboring residences that have vehicular and pedestrian access to Crofton Avenue within the City of Piedmont are also considered Piedmont properties for these same services.

The City Council has adopted several resolutions in the past allowing another jurisdiction to act as the lead agency for the issuance of planning and building permits, including an ADU at 1086 Annerley, demolition and new construction of a single-family residence at 30 Blair Place, and an addition to a single-family residence at 183 Somerset, all in the City of Piedmont.

### ***Project***

The Project consists of a remodel to an existing single-family home and conversion of an existing garage in the rear yard to an ADU (**Attachment B**). Specifically, the existing garage would be converted to living space along with an addition of 280 square feet for a new ADU totaling 697 square feet. No additions are proposed for the existing single-family dwelling.

The existing single-family home is physically located in both Piedmont and Oakland, the entirety of the property frontage on Crofton Avenue is located within Piedmont, and the entirety of the garage conversion and addition for a new ADU is in Oakland.

## **ANALYSIS AND POLICY ALTERNATIVES**

### ***City of Oakland Zoning***

The portion of the Property located in Oakland is within the RM-2 Mixed Housing Type Residential Zone, per the Oakland Planning Code.

Staff has reviewed the proposal and found that if the Project were to be processed in Oakland, then it would be permitted through the Design Review Exemption procedures in Planning Code Section 17.136.025 since it complies with all of the requirements for a One-Family ADU Category 2.

### ***Analysis***

The project applicant has requested that all required permits for land use and building inspections be processed by the City of Piedmont. Staff supports this request for the following reasons:

- The property frontage on Crofton Avenue is entirely within the City of Piedmont;
- Piedmont uses the same State mandated building codes as Oakland; and
- Piedmont will provide the residence with 911 emergency services, municipal waste removal services, access to Piedmont Unified School District schools, and other municipal services.
- The proposal if processed within the City of Oakland would meet all of the requirements for a One-Family ADU Category 2 and would be processed ministerially through a Design Review Exemption.
- By allowing Piedmont to handle permitting and inspections, it relieves the property owner of the need to process the same or similar permits through both cities concurrently.

In order to efficiently consider the Project, the Cities of Oakland and Piedmont desire to enter into an MOA to memorialize the designation of Piedmont as the lead agency for the purposes of both land use approvals and building inspection of the Project, including but not limited to issuance of building and occupancy permits, and the provision of 911 and other municipal services to the Project, consistent with the terms and conditions in substantially similar form as the draft MOA attached hereto as **Attachment C**, and to ensure that Oakland will not be negatively impacted by the proposal:

- Piedmont will be the lead agency for all land use approvals regarding the Project;
- Piedmont will be responsible for building permit issuance, plan check, issuance of certificates of occupancy, building inspections and similar activities for the entire Project consistent with the appropriate procedures, fees, and standards of Piedmont;
- The Piedmont Fire Department will be responsible for the provision of emergency and public safety services to the Property, including those portions located in the City of Oakland; and
- Piedmont will continue to provide municipal waste removal services, access to the Piedmont Unified School District schools, and other municipal services to the Property.

### **Staff Recommendation**

Staff's analysis of this site and of the proposed development located within both city jurisdictions supports the creation of an MOA between the City of Oakland and the City of Piedmont to allow the City of Piedmont to process the Planning and Building Entitlements at 571 Crofton Avenue and adopting appropriate California Environmental Quality Act ("CEQA") findings.

**Policy Alternatives to Staff Recommendation**

<b>Alternative # 1</b>	City Council declines staff's recommendation and requires both planning and building permits to be submitted to and approved by the City of Oakland.
<b>Pros</b>	The City of Oakland would retain jurisdiction
<b>Cons</b>	The applicant would be required to submit Planning and Building Permits to both Oakland and Piedmont for the processing of their application. The applicant would consider this onerous and time-consuming, and contrary to the state's goal of streamlining the permit process for housing projects.
<b>Reason for not recommending</b>	The entirety of the property frontage on Crofton Avenue is located within Piedmont and Piedmont provides all municipal services to the property, whereas Oakland provides none. If processed in Oakland, then the proposal would be done ministerially and would be allowed by right, and there would be no impact onto adjacent Oakland neighbors, thus resulting in an unnecessary duplicative review

<b>Alternative #2</b>	City Council declines staff's recommendation and requires split jurisdiction during the permitting process for the Project, i.e., a planning permit would be processed in Oakland and building permits processed in Piedmont or vice versa.
<b>Pros</b>	The City of Oakland would retain partial jurisdiction.
<b>Cons</b>	This is inefficient, confusing, and is typically only done for larger projects that typically involve more discretionary review and which would generate significant revenue in both cities. The applicant would consider this onerous and time consuming, and contrary to the state's goal of streamlining the permit process for housing projects.
<b>Reason for not recommending</b>	The entirety of the property frontage on Crofton Avenue is located within Piedmont and Piedmont provides all municipal services to the property, while Oakland provides none. If processed in Oakland, the proposal would be done ministerially and would be allowed by right, and there would be no impact onto adjacent Oakland neighbors, thus resulting in an unnecessary duplicative review.

The proposed resolution which follows the staff recommendation meets the Citywide priorities for Housing and Responsive Government by helping to facilitate the construction of new housing while minimizing the amount of government review by limiting the reviewing agency to include only the City of Piedmont instead of requiring permitting through both Piedmont and Oakland.



### **FISCAL IMPACT**

Adoption of this resolution is expected to be revenue neutral. While fees would not be paid to the City of Oakland, there would also be no cost to the City of Oakland because Planning and Building Department staff would not work on the Project. Furthermore, there would be no ongoing impact on the City of Oakland's municipal services for the property.

### **PUBLIC OUTREACH / INTEREST**

This item did not require any additional public outreach other than the required posting on the City of Oakland's website.

### **COORDINATION**

The City Attorney's Office and the City of Piedmont have worked closely with staff on the preparation of the MOA and have reviewed this staff report and resolution, as has the City of Oakland Budget Bureau.

### **SUSTAINABLE OPPORTUNITIES**

***Economic:*** There are minimal economic opportunities associated with this Project. The Project is not anticipated to provide a significant number of construction jobs, and these may or may not be for Oakland workers. The Property will remain a single-family home with a minor expansion of floor area and footprint to the existing garage to accommodate a new ADU.

***Environmental:*** The Project will be required to meet modern standards for energy efficiency and green building.

***Race & Equity:*** There are no race and equity impacts associated with this Project. The Property will remain a single-family home with a minor expansion of floor area and footprint to the existing garage to accommodate the new ADU.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

CEQA Guidelines exempt specific types of projects from environmental review. The following is an analysis citing the two CEQA exemptions that apply to this Project, both of which provide a separate and independent basis for CEQA clearance.

- ***Section 15268 - Ministerial Projects:*** Section 15268(b) of the CEQA Guidelines states that ministerial projects such as the issuance of building permits are exempt from CEQA.
- ***Section 15301 – Existing Facilities:*** Section 15301(e) of the CEQA Guidelines states that additions to existing structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less, is exempt from CEQA.

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

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator To Enter Into A Memorandum Of Agreement With The City Of Piedmont Establishing that the City Of Piedmont Will Process Planning and Building Entitlements For A Remodel Of An Existing Single-Family Dwelling And Conversion Of An Existing Garage Into An ADU At 571 Crofton Avenue, A Property Located Within Both Jurisdictions; And Adopting Appropriate California Environmental Quality Act Findings.

For questions regarding this report, please contact Peterson Vollmann, Planner IV, 510-238-6167.

Respectfully submitted,

*William Gilchrist*

William Gilchrist (Jun 25, 2025 17:16 PDT)

WILLIAM A. GILCHRIST  
Director, Planning & Building Department

Reviewed by:  
Ed Manasse, Deputy Director  
Bureau of Planning

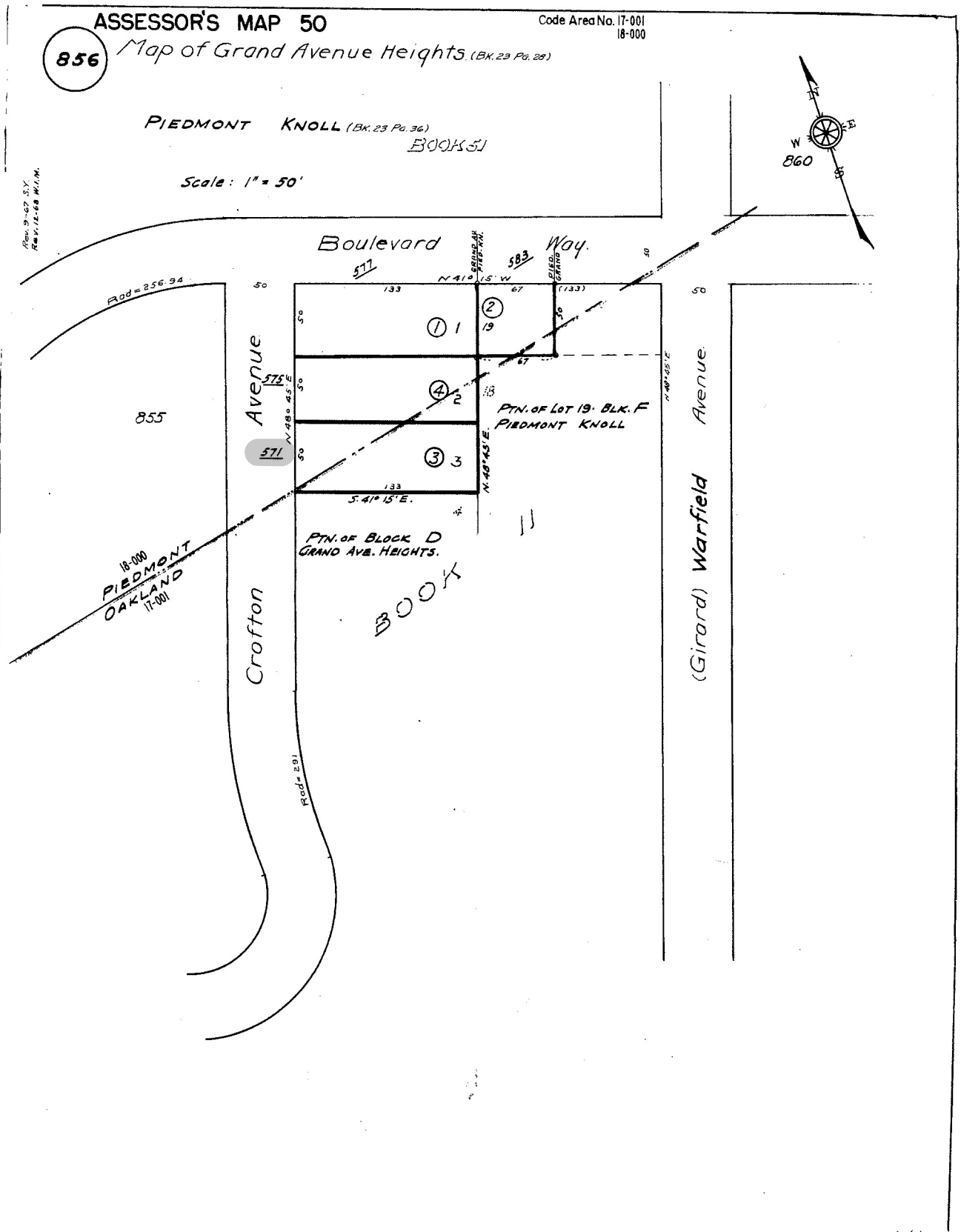
Catherine Payne, Development Planning  
Manager  
Bureau of Planning  
Planning & Building Department

Prepared by:  
Peterson Vollmann, Planner IV  
Bureau of Planning  
Planning & Building Department

Attachments (3):

- A. Assessor's Parcel Map
- B. Preliminary Project Plans
- C. Draft Memorandum of Agreement

CED Committee  
July 8, 2025



**ATTACHMENT B**

**571 Crofton avenue**  
**Garage - ADU**

Main house

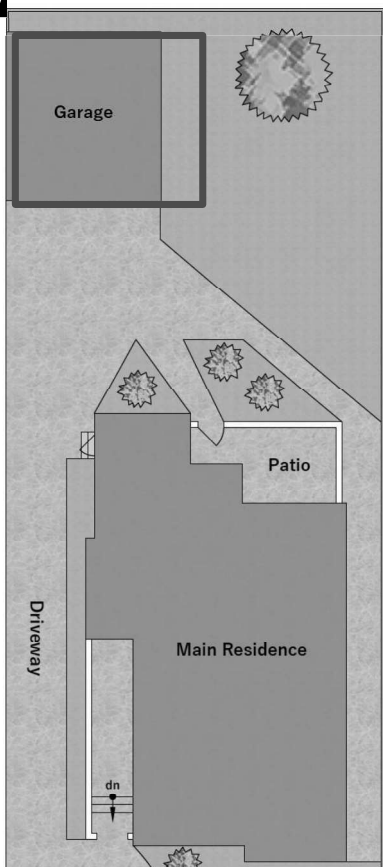


## Photographs

A front (street) view of the structures on the two adjacent properties

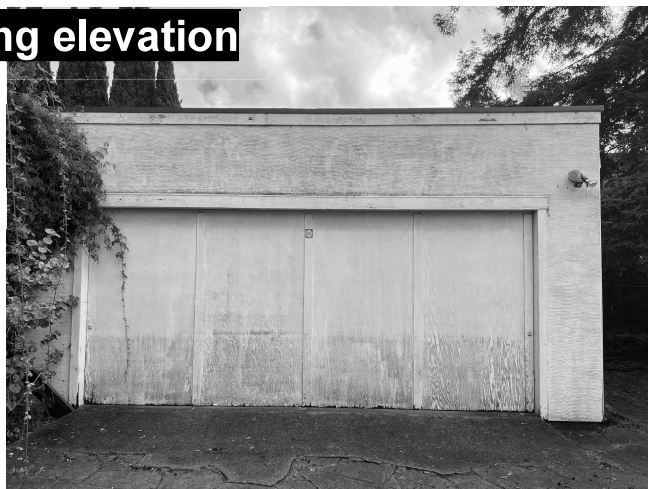


**Site survey**



**Existing elevation**

Front



**Site Plan**

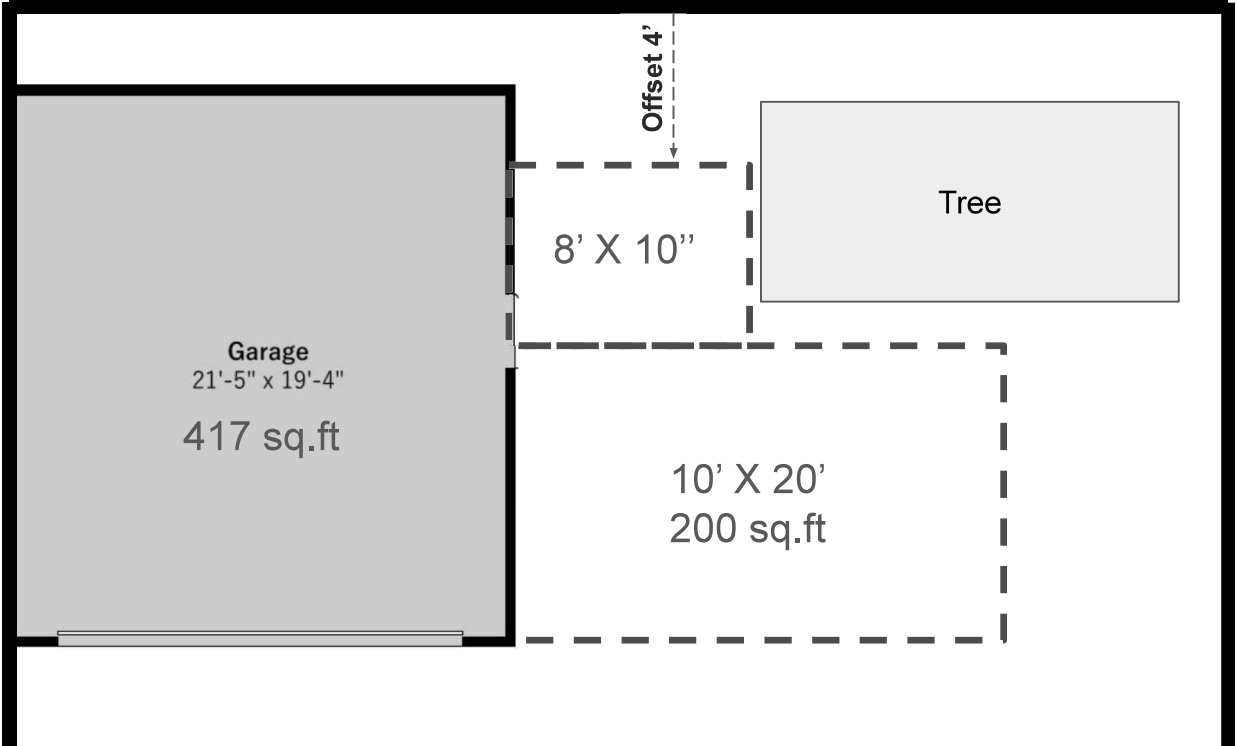
lot size approx. 6,621 sqft

Side



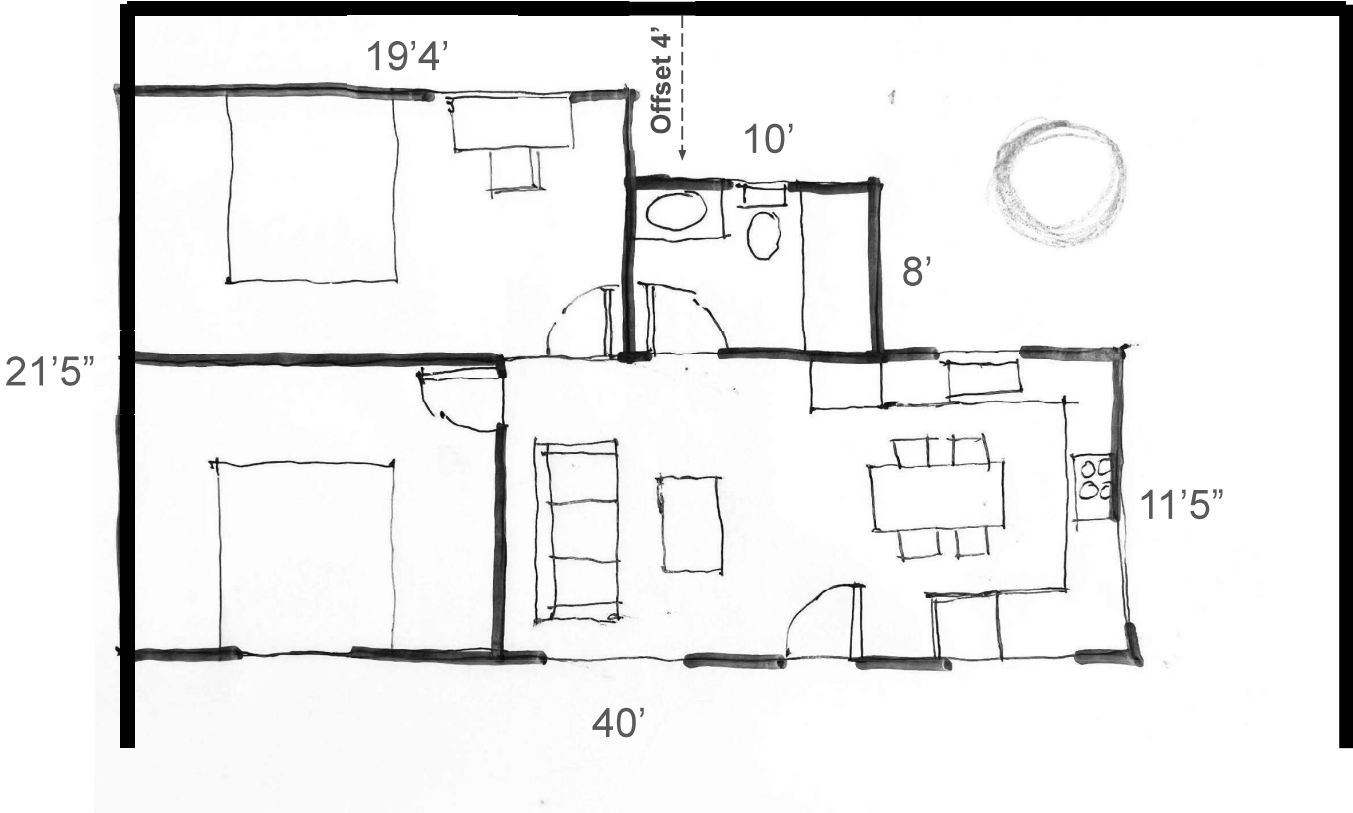
Existing and proposed site plan 700 sq.ft

New foundation & additional



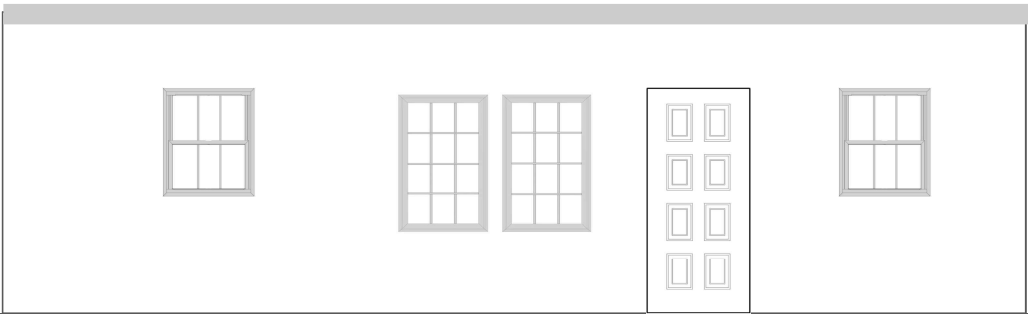


Floor plan for 700 sq.ft , 30' X 20'



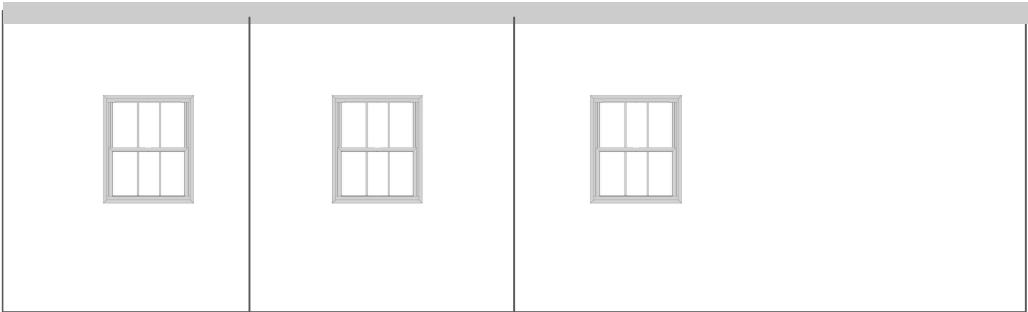
Proposed Elevations

Front



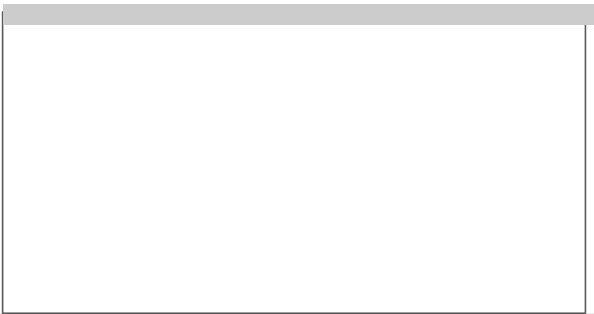
Current  
Stucco wall  
Flat Roof  
8 lites front door

Back

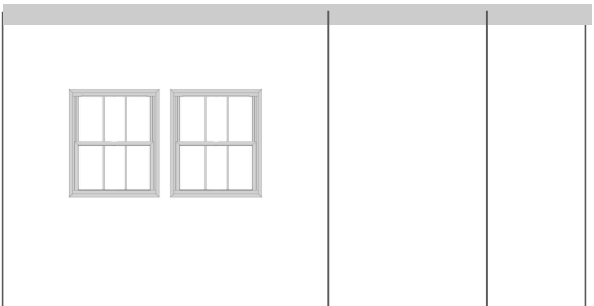


**Proposed Elevations**

Left (Blocked by neighbor fence)



Right



Stucco wall (Current wall)  
Wood window  
6 lites and 12 lites

# ATTACHMENT C

## MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT (“MOA”), dated as of this \_\_\_\_ day of \_\_\_\_\_, 2025 (“Effective Date”), is entered into by and between the City of Piedmont, a municipal corporation (“Piedmont”) and the City of Oakland, a municipal corporation (“Oakland”), with reference to the following facts and circumstances:

### RECITALS

A. The property located at 571 Crofton Ave (the “Property”) consists of one lot, and one tax parcel (APN No. 050085600300), that straddles the Piedmont/Oakland border. The legal description and assessor parcel map for the Property is provided as **Exhibit A**, which is attached hereto and incorporated herein. The Property is generally bounded by single-family properties at 570-580 Crofton Ave (Piedmont) across the street to the northwest a single-family property at 575 Crofton Ave (Piedmont) to the northeast, a two-family property at 563-565 Crofton Ave (Oakland) to the southwest and two four-unit properties at 1077 and 1087 Warfield Ave (Oakland) and a single-family property at 1081 Warfield Ave (Oakland) to the southeast at the rear of the Property. The Property consists of approximately 6,650 square feet, with approximately 4,950 square feet or seventy-four percent (74%) of which is located in Oakland, and approximately 1,700 square feet or twenty-six percent (26%) of which is located in Piedmont.

B. When considering properties intersected by the border between the Piedmont and Oakland, by long-standing arrangement between the cities, certain properties are considered Piedmont properties for the purposes of providing 911 and other municipal services, and certain properties are considered Oakland properties for the purposes of providing 911 and other municipal services. The Property is considered a Piedmont property eligible for Piedmont 911 services, municipal waste removal services, access to the Piedmont Unified School District schools, and other municipal services. The entire property frontage is located within Piedmont and the Assessor’s Parcel Number is also not within the City of Oakland’s permit database.

C. Patta Arkaresvimun (“Applicant”) desires to renovate the existing single-family dwelling and convert the existing garage structure to the rear of the existing single-family home located on the Property into an Accessory Dwelling Unit (“ADU”), which improvements would include conversion of the existing garage structure and additions of approximately 280 square feet for a total ADU square footage of 697 square feet (the “Project”).

D. The existing single-family home on the Property is located in both Piedmont and Oakland, and the proposed ADU at the rear of the property would be located within Oakland.

E. Both Piedmont and Oakland desire to see this site’s use compatible with the surrounding properties and consistent with the cities’ land use regulations and plans.

F. In order to efficiently consider the Project, the Oakland and Piedmont desire

to enter into this MOA to memorialize the designation of Piedmont as the lead agency for the purposes of both land use approvals and building inspection of the Project, including but not limited to issuance of building and occupancy permits, and the provision of 911 and other municipal services to the Project, consistent with the terms and conditions contained in this MOA.

## **AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

### **I. Lead Agency under CEQA**

Piedmont shall serve as Lead Agency for purposes of review under the California Environmental Quality Act ("CEQA").

### **II. Planning Approval Process**

Piedmont will be the approval authority for all land use approvals regarding the Property, including but not limited to zoning approvals, design review, variances, and issuance of conditional use permits or the like, to the extent any such approvals may be necessary. Piedmont shall apply its land use regulations, except as may be otherwise stated in this MOA.

- A. Applications. The Applicant will submit an application for an Accessory Dwelling Unit to the Piedmont Planning Department for the Project. A courtesy notice regarding the project will be sent to the City of Oakland.
- B. Noticing. In undertaking any required noticing for actions by the City of Piedmont, all adjacent property owners, including properties located across the street, of the Property will be notified to ensure that neighbors from both jurisdictions are notified of the project.
- C. Conditions of Approval. The City of Piedmont will provide the City of Oakland a copy of the Conditions of Approval for the Project, if any, if the Project is approved.
- D. Ongoing Jurisdiction. Both Piedmont and Oakland understand that, by virtue of the proposed location of this Project, the Project, if approved, will be constructed both within Oakland and Piedmont. Consequently, except as otherwise provided in this MOA, the Property is subject to the laws of both cities.
  - Oakland acknowledges the continuing jurisdiction of the City of Piedmont, its Charter, and its Municipal Code within those portions of the Property located within the City of Piedmont, and will not undertake any action or approval that will result in any violation of any of those laws. Piedmont acknowledges the continuing

jurisdiction of the City of Oakland, its Charter, and Municipal Code within those portions of the Project located within the City of Oakland and will not undertake any action or approval that will result in any violation of those laws, except as may regard planning or building approvals for buildings on the Property. Piedmont shall have jurisdiction over planning and building approvals for the Property.

- The City of Oakland and the City of Piedmont both reserve the right to take such actions as necessary to enforce the laws, conditions or requirements within each city. Both cities agree to cooperate with the other city in any action undertaken to enforce any condition or requirement imposed on the Project.

### **III. Building and Permit Issues**

- A. Building Permit and Plan Check. The City of Piedmont will be responsible for building permit issuance, plan check, issuance of certificates of occupancy, building inspections and similar activities for the entire Project consistent with the appropriate procedures, fees, and standards of Piedmont. Except as set forth elsewhere in this MOA, inspections of the Project will be conducted by the City of Piedmont. Prior to the issuance of a building permit, the City of Piedmont Fire Department shall review and approve the fire and life safety systems including, but not limited to, fire hydrants, fire sprinkler systems, fire alarm systems, fire department access, and water distribution systems. In addition, prior to the issuance of a building permit, the Piedmont Planning and Building Department shall review the building permit plans to ensure compliance with the approved Conditions of Approval, if any. The City of Piedmont retains the authority to issue future building permits for buildings on the Property located either partially or wholly within its jurisdiction.
- B. Building Address. The existing residence will retain the address of 571 Crofton Ave, Piedmont. The establishment of any new address for the ADU will be the responsibility of the Piedmont Building Department.

### **IV. Emergency Service**

The City of Piedmont Fire Department shall be responsible for the provision of emergency and public safety services to the Project, including those portions located in Oakland. Each City shall provide reciprocal response assistance as needed.

### **V. Fees**

- A. Public Improvement Fees. The Applicant shall be responsible for paying any public Improvement fees required for the Project in Piedmont, including sewer connection fees and sewer user fees as applicable. The Applicant shall be responsible for paying sewer connection fees to Piedmont for those

units in the Project that discharge to the City of Piedmont sewer system. The sewer user fees are collected by East Bay Municipal Utility District as a part of monthly water bills.

- B. Other Fees. The Applicant shall be responsible for paying any fees required by Piedmont for staff review of encroachment permits, building permit plans, public improvement plans, and subdivision maps for consistency with Project approvals and city design standards.
- C. Not Comprehensive. The listing of specified fees in this Section V is not intended to serve as a comprehensive list of applicable fees from either jurisdiction.

## **VI. Indemnification**

- A. No Liability To Third Parties. Nothing in this MOA shall be deemed to create rights or obligations in the Applicant or third parties not signatories to this MOA.
- B. Indemnification.
  - Oakland. Oakland shall defend, indemnify and hold harmless Piedmont from and against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damage arising out of the performance of this MOA or arising from or connected to the approval process or relating to the Project, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or the result of the negligent or intentional acts or omissions of Oakland, its officers, agents or employees.
  - Piedmont. Piedmont shall defend, indemnify and hold harmless Oakland from and against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damage arising out of the performance of this MOA or arising from or connected to the approval process or relating to the Project, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or the result of the negligent or intentional acts or omissions of Piedmont, its officers, agents or employees

## **VII. Miscellaneous Provisions**

- A. Notice. For any action related to this MOA. Each City shall be sent notices at the following addresses:

To Piedmont:

City of Piedmont  
120 Vista Avenue  
Piedmont, CA 94611  
Attention: Kevin Jackson, Planning & Building Director  
Phone: 510-420-3050 FAX: 510-658-3167  
Email: [kjackson@piedmont.ca.gov](mailto:kjackson@piedmont.ca.gov)

With a copy to:

City of Piedmont  
Attention: City Attorney  
120 Vista Avenue Piedmont, CA 94611  
Phone: 510-273-8780 FAX: 510-839-9104

To Oakland:

City of Oakland  
Dept. of Planning and Building  
250 Frank H Ogawa Plaza, Suite 2114, Oakland, CA 94612  
Attention: Peterson Vollmann  
Phone: (510) 238-6167  
Email: [pvollmann@oaklandca.gov](mailto:pvollmann@oaklandca.gov)

With a copy to:

Office of the City Attorney  
1 Frank H. Ogawa Plaza,  
Floor Oakland, CA 94612  
Attention: Brian P. Mulry  
Phone: (510) 238-6839  
FAX: (510) 238-6500  
Email: [bmulry@oaklandcityattorney.org](mailto:bmulry@oaklandcityattorney.org)



- B. Headings. The headings in this MOA are for reference and convenience of the parties and do not represent substantive provisions of this MOA.
- C. Governing Law. This MOA shall be governed by the laws of the State of California.
- D. Modifications. Any modification of or amendment to this MOA will be effective only if it is signed in writing by all parties.
- E. Counterparts. This MOA may be executed in any number of counterparts (including by fax, PDF, or other electronic means), each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- F. Project Permit File. This MOA shall be kept and maintained at all times in the Property's Planning Permit file with the City of Piedmont Planning and Building Department. The City of Oakland shall be provided a copy of this MOA upon request.

***[Signatures on Following Page]***

IN WITNESS WHEREOF, Piedmont and Oakland have each caused this MO to be duly executed on its behalf as of the Effective Date.

**City of Piedmont**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Approved as to Form and Legality:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**City of Oakland**

Authorized by Resolution No. \_\_\_\_\_

Adopted \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Approved as to Form and Legality:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

# EXHIBIT A

**RECORDING REQUESTED BY:**

Old Republic Title Company  
ORN: 402986/ Escrow No.: 1116041379

**WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:**

PATTA ARKARESVIMUN  
571 Crofton Avenue  
Piedmont, CA 94610

2025032758

03/06/2025 09:05 AM

4 PGS

OFFICIAL RECORDS OF ALAMEDA COUNTY  
MELISSA WILK, CLERK-RECORDER  
RECORDING FEES: \$98.00



**ELECTRONICALLY RECORDED**

PCOR \$20.00

APN: 50-856-3

No PCOR Charge Fee

**Correction Grant Deed**

“This Correction Grant Deed is being recorded in order to correct the legal description attached as Exhibit A to that certain Grant Deed recorded on December 5, 2024 as Document No.: 2024148890, Official Records of Alameda County.” The Assessor’s Office has requested this correction.

This is not a new conveyance; R & T 11911.

**RECORDING REQUESTED BY:**

Old Republic Title Company  
ORN: 402986/ Escrow No.: 1116041379

**WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENTS TO:**

PATTA ARKARESVIMUN  
571 Crofton Avenue  
Piedmont. CA 94610

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

APN: 50-856-3

**CORRECTION GRANT DEED**

*This is solely to correct the legal description attached as Exhibit A to the Grant Deed recorded on December 5,  
2024 as Document No.:2024148890 Official Records of Alameda County.*

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$-0- (\$1,595.00 paid at time of original recording)

(X) Computed on full value of property conveyed, or

( ) Computed on full value less of liens and encumbrances remaining at time of sale.

( ) Unincorporated area (X) City of Piedmont \$-0- (\$18,850.00 paid at time of original recording)

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

BETTY J. BROWN, Trustee of the HERBERT A. BROWN DECEDENT'S TRUST U/T/A dated October 18,  
1991

**hereby GRANT(S) to**

PATTA ARKARESVIMUN, a married woman, as her sole and separate property

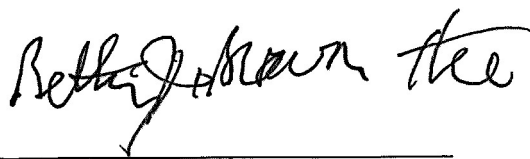
that property more particularly described as:

\*\*\* See "Exhibit A" attached hereto and made a part hereof. \*\*\*

Dated: FEB. 28, 2025

Herbert A. Brown Decedent's Trust U/T/A dated October  
18, 1991

By: \_\_\_\_\_



Betty J. Brown, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA )  
 ) SS.  
COUNTY OF MADERA )

On FEB. 28, 2025 before me, J. RAKAPHOUME, a  
Notary Public, personally appeared

BETTY J. BROWN, 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 and official seal.

Signature: \_\_\_\_\_



Name: J. RAKAPHOUME

(Seal)

**EXHIBIT A**

The land referred to is situated in the (See Below) State of California, and is described as follows:

The land referred to in this Report is situated in the County of Alameda, partially in the City of Oakland and partially in the City of Piedmont, State of California, and is described as follows:

Lot 3, in Block "D", as said Lot and Block are delineated and designated upon that certain Map entitled Map of Grant Avenue Heights (By-the-Park), Oakland Twp, Alameda County, California, filed August 26, 1907, in Liber 23 of Maps, Page 28, in the Office of the County Recorder of said Alameda County.

APN: 50-856-3

ASSESSOR'S MAP 50

Code Area No. 17-001  
18-000

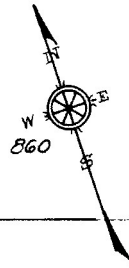
856

Map of Grand Avenue Heights. (BK. 23 PG. 28)

PIEDMONT KNOLL (BK. 23 Pg. 36)

BOOK 51

Scale: 1" = 50'



Rev. 9-67 S.Y.  
Rev. 12-68 W.I.M.

Boulevard

Way

Pod 256.94

855

Avenue.

PTN. OF BLOCK D  
GRAND AVE. HEIGHTS.

PTN. OF LOT 19. BLK. F  
PIEDMONT KNOLL

18-000  
PIEDMONT  
OAKLAND  
17-001

BOOK

(Girard) Warfield Avenue.

Crofton

Ind. 1