

2017 MAR 29 PM 12:46

OAKLAND CITY COUNCIL

RESOLUTION NO. 86684 C.M.S.

RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 8395, AS PHASE 2 OF TRACT MAP NO. 7621, LOCATED AT 845 EMBARCADERO FOR A FOUR LOT SUBDIVISION FOR ZARSION-OHP I, LLC

WHEREAS, ZARSION-OHP I, LLC, a California limited liability company (no. 201309910387, "Subdivider"), is the subdivider of four (4) parcels identified by the Alameda County Assessor as APNs 018-0465-002-06, 018-0465-002-29, 018-0465-002-10, 018-0465-002-12, 018-0465-002-27, 018-0465-002-15, 018-0460-004-06, 018-0460-004-08, 018-0460-004-10 and 018-0460-004-18 and by the Alameda County Clerk-Recorder as Tract No. 8395, as Phase 2 of Tract Map No. 7621, and by the City of Oakland as 845 Embarcadero; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 8395, as Phase 2 of Tract Map No. 7621, through State of California Patent and Trust Termination, series no. 20133203239, recorded June 10, 2013, State of California Patent (Final Public Trust Parcels), series no. 20133203237, recorded June 10, 2013, and two grant deeds, series no. 2013203240, recorded June 10, 2013, and series no. 2013203242 recorded June 10, 2013, by the Alameda County Clerk-Recorder; and

WHEREAS, said four (4) parcels are comprised of Parcel 3 (P/H) and Parcel 5 (P/D1) as said parcels are described in that certain grant deed recorded on June 10, 2013, as document number 2013203240, Parcel 2 (S/D2) as said parcel is described in that certain State of California Patent and Trust Termination recorded on June 10, 2013 as document number 2013203239, a portion of Parcel 1 (P/R1) and a portion of Parcel 2 (P/T1) described in that certain grant deed recorded on June 10, 2013, as document number 201303242, and a portion of Parcel 2 (T/T2) as said parcel is described in that certain State of California Patent (Final Public Trust Parcels) recorded on June 10, 2013 as document number 2013203237; and

WHEREAS, Oakland Harbor Partners, LLC applied to the City of Oakland for a Vesting Tentative Tract Map (VTTM 7621) to subdivide said platted land; and

WHEREAS, on March 15, 2006, the Planning Commission approved Vesting Tentative Tract Map No. 7621 and related land use entitlements, and certified the Environmental Impact Report (EIR) for the Oak to Ninth Mixed Use Development Project (Oak to Ninth); and

WHEREAS, on June 20, 2006, the City Council adopted Resolution No. 79983 C.M.S. approving Vesting Tentative Tract Map No. 7621 for Oak to Ninth; and

WHEREAS, on July 18, 2006, the City Council authorized a number of actions to approve Oak to Ninth, including adoption of Resolution No. 79981 C.M.S. to certify the EIR; and

WHEREAS, the Development Agreement for Oak to Ninth, now known as the Brooklyn Basin project, was authorized by Ordinance No. 12760 C.M.S. on July 18, 2006, and transferred and assigned to the Subdivider by Resolution No. 84934 C.M.S. on April 22, 2014; and

WHEREAS, the Development Agreement, as amended by the First Administrative Amendment to the Development Agreement, provides that the Brooklyn Basin project will be constructed in phases and that multiple Final Maps may be filed for the associated subdivision; and

WHEREAS, on January 20, 2009, the City Council adopted Resolution No. 81769 C.M.S. to, among other things, recertify the Oak to Ninth Project EIR as revised; and

WHEREAS, the Subdivider has presented a Final Map for Phase 2 of the development to the City, identified as Tract No. 8395 (Being Phase 02 of Tract Map 7621 – For Condominium Purposes), which proposes the subdivision of four (4) developable parcels identified as Parcels D, E, H, and J, an irrevocable offer of dedication of two (2) parcels for public right-of-way easement and public utility easement purposes identified as Parcels X5 and X6, an irrevocable offer of dedication to the City of Oakland of a public access easement on the portion of the property designated in the Final Map as Parcels H and J, and an irrevocable dedication of a public sidewalk easement on the portion of the property designated in the Final Map as Parcels D and E; and

WHEREAS, the Secretary of the City Planning Commission has certified that the Planning Commission approved the Tentative Map for Tract No. 8161, upon which said Final Map is based; and

WHEREAS, the City Engineer of the City of Oakland has examined the Final Map and determined that:

- the subdivision as shown on the Final Map for Tract No. 8395, Phase 2, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is substantially the same as it appeared on the approved Vesting Tentative Map which created developable Parcels D, E, H, and J, and Parcels X5 and X6 for public right-of-way and public easement purposes; and
- the Final Map for Tract No. 8395, Phase 2, 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 Engineer has further determined that the Final Map is technically correct and accurately delineates the proposed metes and bounds of the property boundaries separating the proposed

four (4) lots and the proposed dedicated easements, the limits of which have been established by a field boundary survey performed by a competent Land 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. 8395, Phase 2; 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 in the public right of way; and

WHEREAS, the City Engineer has approved infrastructure permit no. PX1600019 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit B*; and

WHEREAS, through a separate companion Resolution, staff is seeking authorization for the City Administrator to enter into a Subdivision Improvement Agreement with the Subdivider pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 8359, Phase 2, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, the Subdivider has deposited adequate security in the form of surety bonds to secure the Subdivider's performance of the required 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, each as a separate and independent basis and when viewed collectively as an overall basis for CEQA clearance; now, therefore, be it

RESOLVED: That the Final Map for Tract No. 8359, Phase 2, conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

FURTHER RESOLVED: That the dedication of two parcels for public right of way easement and public utility easement purposes, two parcels as public access easements, and two parcels as public sidewalk easements 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 dedications are conditioned upon completion to the satisfaction of the City Engineer of public infrastructure improvements, as required by the Subdivision Improvement Agreement; 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 easements, 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 dedications and shall result in reversion to acreage of the original parcels comprising Phase 2 of Tract Map No. 7621; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 8395, Phase 2; 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. 8395, Phase 2, 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. 8395, Phase 2, 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 a 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, APR 18 2017

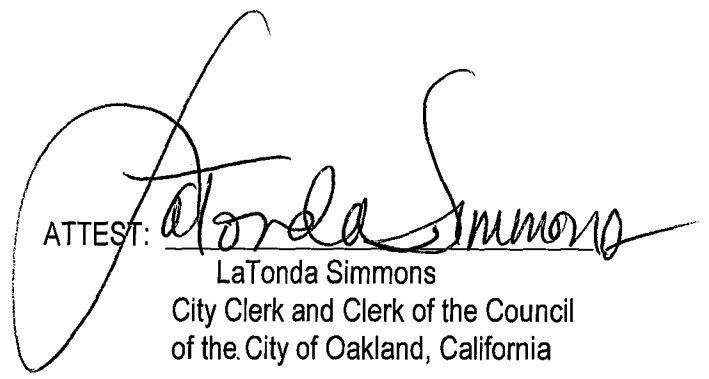
PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GIBSON McELHANEY, GUILLEN, KALB, KAPLAN ~~AND PRESIDENT~~ - 7

NOES - 0

ABSENT - 0

ABSTENTION - 0
Excused - 1 Reid

ATTEST: 
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

Attachments:

- Exhibit A, Tract Map No. 8395 (five pages)
- Exhibit B, Subdivider's Improvement Plans (six pages)

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2017 MAR 29 PM 12:46

EXHIBIT A
(TR 8395)

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. SEE TABLE "A" BELOW THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, SUBJECT TO LENDER'S CONSENT BELOW, THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DOTTED BOUNDARY LINE.
TRACT 8395, PHASE 2 OF TRACT MAP 7621, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA.
WE HEREBY IRREVOCABLY OFFER TO DEDICATE A PUBLIC RIGHT-OF-WAY EASEMENT TO THE CITY OF OAKLAND OVER THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCELS X5 AND X6.
WE HEREBY IRREVOCABLY OFFER TO DEDICATE A PUBLIC UTILITY EASEMENT TO THE CITY OF OAKLAND OVER THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCELS X5 AND X6.
WE HEREBY IRREVOCABLY OFFER TO DEDICATE A PUBLIC ACCESS EASEMENT TO THE CITY OF OAKLAND LIMITED TO THE AREAS SHOWN AS PUBLIC ACCESS EASEMENT ON THE PORTION OF THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCELS H AND J.
WE HEREBY IRREVOCABLY OFFER TO DEDICATE A PUBLIC SIDEWALK EASEMENT TO THE CITY OF OAKLAND LIMITED TO THE AREAS SHOWN AS PUBLIC SIDEWALK EASEMENT ON THE PORTION OF THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCELS D AND E.

TABLE "A"
TITLE WAS ACQUIRED BY:
STATE OF CALIFORNIA PATENT AND TRUST TERMINATION, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY.

GRANT DEED, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY.
GRANT DEED, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY.

STATE OF CALIFORNIA PATENT (FINAL PUBLIC TRUST PARCELS), RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203237, OFFICIAL RECORDS OF ALAMEDA COUNTY.

AS OWNER:
DARSON-CHP 1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
BY: MICHAEL CHELIMETTI
ITS: AUTHORIZED INDIVIDUAL
DATE: _____

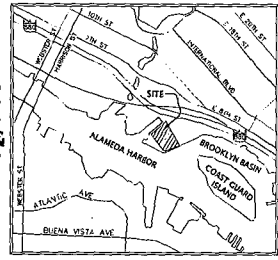
CITY SURVEYOR'S STATEMENT
I, GILBERT E. HAYES, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HERIN EMBOSSED FINAL MAP ENTITLED "TRACT MAP NO. 8395, CITY OF 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 _____, 2017.

GILBERT HAYES, PLS 4700
CITY SURVEYOR, CITY OF OAKLAND



DATE _____



VICINITY MAP
NOT TO SCALE

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 HERIN EMBOSSED MAP ENTITLED "TRACT MAP NO. 8395, PHASE 2 OF TRACT MAP 7621, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA" WAS PRESENTED TO THE COUNCIL OF THE CITY OF

OAKLAND AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2017 AND

THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NO. _____ APPROVE SAID MAP.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND, THE AREA DESIGNATED AS PARCELS X5 AND X6 HEREIN DEDICATED IN ACCORDANCE WITH SECTION OF 16.12.080 OF THE OAKLAND MUNICIPAL CODE.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND, THE AREA DESIGNATED AS PUBLIC ACCESS EASEMENT OVER A PORTION OF PARCELS H AND J HEREIN DEDICATED IN ACCORDANCE WITH SECTION OF 16.12.080 OF THE OAKLAND MUNICIPAL CODE.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND, THE AREA DESIGNATED AS PUBLIC SIDEWALK EASEMENT OVER A PORTION OF PARCELS D AND E HEREIN DEDICATED IN ACCORDANCE WITH SECTION OF 16.12.080 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.

IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2017.

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, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW, THAT:

() AN APPROVED BOND HAS BEEN FILED WITH THE SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$ _____
CONDITIONS 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 OAKLAND.

IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2017.

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

BY: _____
DEPUTY COUNTY CLERK

CITY ENGINEER'S STATEMENT
I, WADIMIR WASSOWSKY, 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 HERIN EMBOSSED FINAL MAP OF TRACT MAP NO. 8395, 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. 8395 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.

IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2017.

WADIMIR WASSOWSKY, PE No. 40813
CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

STATEMENT OF THE SECRETARY OF THE PLANNING COMMISSION
I, ROBERT D. MERKAMP, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A TENTATIVE MAP OF TRACT 7621, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, WAS PRESENTED TO THE CITY PLANNING COMMISSION AS PROVIDED BY THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE, THAT AT A MEETING OF SAID CITY PLANNING COMMISSION, HELD ON JUNE 20, 2006, THE SAID COMMISSION APPROVED SAID TENTATIVE MAP UPON WHICH THIS MAP IS BASED.

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

ROBERT D. MERKAMP
SECRETARY OF THE CITY PLANNING COMMISSION OF
THE CITY OF OAKLAND, CALIFORNIA

TRACT MAP NO. 8395

BEING PHASE 02 OF TRACT MAP 7621 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 3 (P/3) AND PARCEL 5 (P/D1) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, PARCEL 2 (S/D2) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/R1) AND A PORTION OF PARCEL 2 (P/T1) AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND A PORTION OF PARCEL 2 (T/12) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT (FINAL PUBLIC TRUST PARCELS) RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY.
CITY OF OAKLAND - ALAMEDA COUNTY - CALIFORNIA
MARCH 2017

BKF ENGINEERS
300 FRANK DENNY PLAZA, SUITE 300
OAKLAND, CA 94612
BKF 009 20130175

SHEET 1 OF 5

OWNER'S ACKNOWLEDGMENT
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 _____, ss.
COUNTY OF _____
ON _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED, MICHAEL CHIELMETTI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER 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'S SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION No.: _____
COMMISSION EXPIRATION DATE: _____

BENEFICIARY'S STATEMENT
WE, 3G FUND 7, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, (TOGETHER WITH ITS SUCCESSORS AND ASSIGNS), AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED SEPTEMBER 15, 2016, AS DOCUMENT NUMBER 2016228586, OFFICIAL RECORDS OF ALAMEDA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

3G FUND 7, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
BY: _____
ITS: _____
DATE: _____

BENEFICIARY'S ACKNOWLEDGMENT
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 _____, ss.
COUNTY OF _____
ON _____, 20____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____ 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 CAPACITIES, 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'S SIGNATURE: _____
PRINTED NAME: _____
PRINCIPAL PLACE OF BUSINESS: _____
COMMISSION No.: _____
COMMISSION EXPIRATION DATE: _____

EXISTING EASEMENT NOTE

EASEMENT DESCRIBED IN THE DOCUMENT RECORDED ON FEBRUARY 28, 2005, AS INSTRUMENT NUMBER 2005077956 AFFECTS PARCEL X5 AND IS SHOWN HEREON.

PUBLIC TRUST EASEMENT RIGHTS ARE ALSO DESCRIBED IN DOCUMENT NUMBERS 2013203242 AND 2013203243, OFFICIAL RECORDS, ALAMEDA COUNTY, AFFECTS PARCEL X5 AND X6 AND IS SHOWN HEREON.

RECORDER'S STATEMENT

FILE NO. _____ FEE \$ _____ PAID, ACCEPTED FOR RECORD
AND FILED THIS _____ DAY OF _____, 2017, AT _____, M. IN

BOOK _____ OF MAPS, AT PAGES _____, ALAMEDA COUNTY RECORDS,

AT THE REQUEST OF FIRST AMERICAN TITLE.

STEVE MANNING, COUNTY RECORDER,
ALAMEDA COUNTY, CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

FEE _____ SERIES# _____

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 ZARSON-O'IP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN FEBRUARY 2017. 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 FEBRUARY 2018, 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, PLS 8863 _____ DATE _____

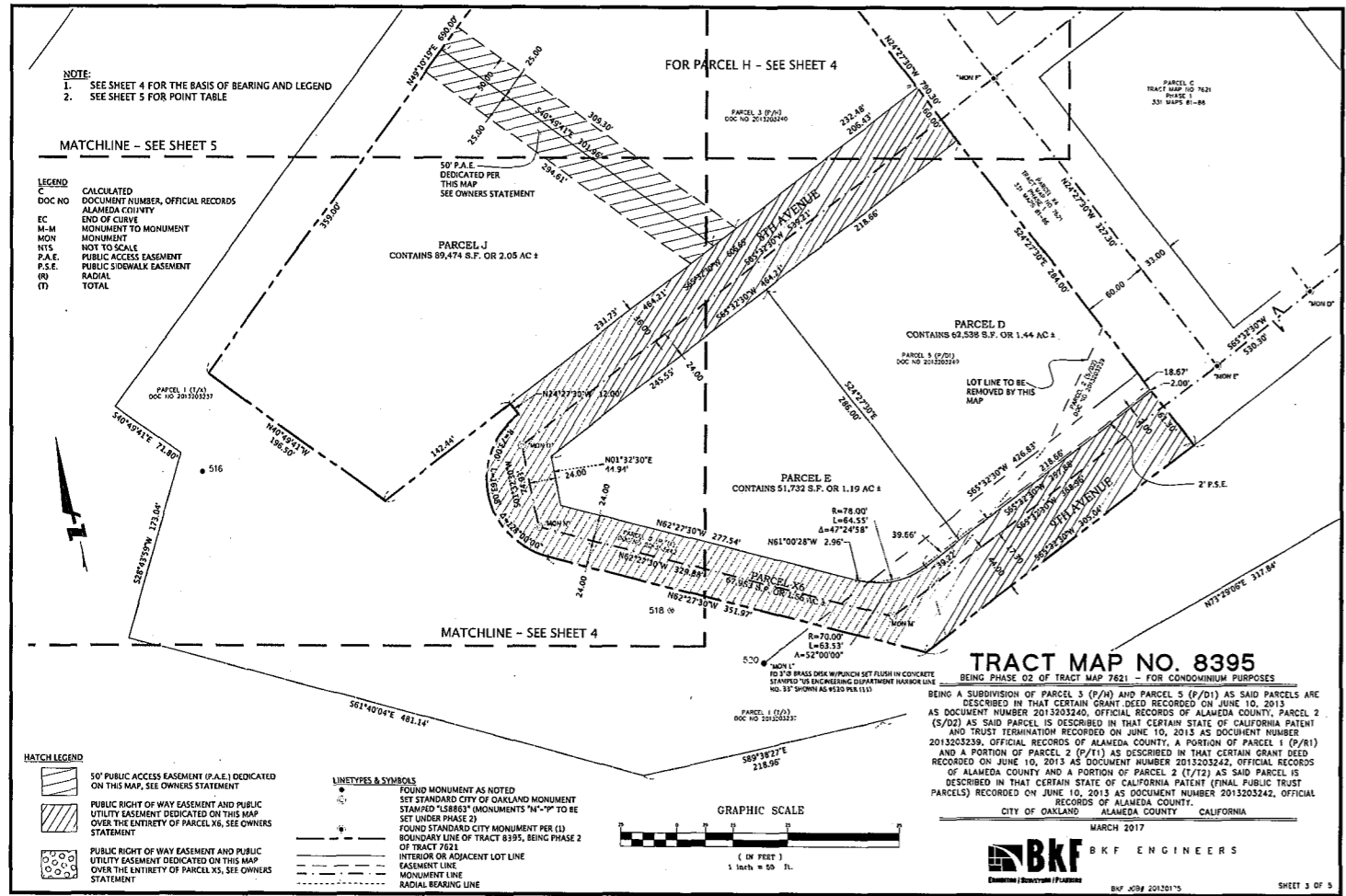


TRACT MAP NO. 8395

BIND PHASE 02 OF TRACT MAP 7821 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 3 (P/3) AND PARCEL 5 (P/5) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, PARCEL 2 (P/2) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/R1) AND A PORTION OF PARCEL 2 (P/71) AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND A PORTION OF PARCEL 2 (P/72) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT (FINAL PUBLIC TRUST PARCELS) RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY, CALIFORNIA
CITY OF OAKLAND MARCH 2017





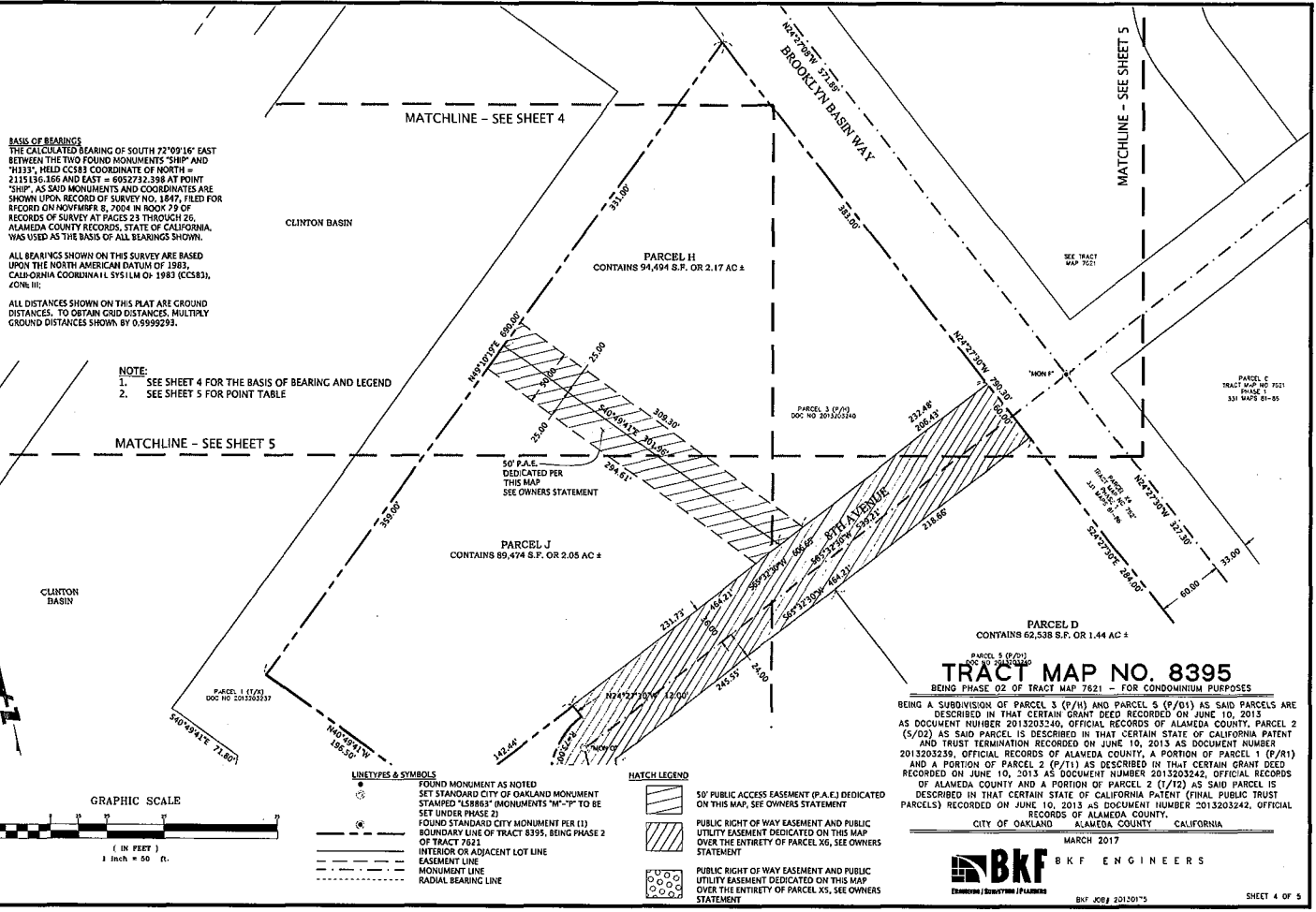
BKF
 BK F ENGINEERS
 CONSULTING ENGINEERS

BASE OF BEARINGS
 THE CALCULATED BEARING OF SOUTH 77°09'16" EAST BETWEEN THE TWO FOUND MONUMENTS "SHIP" AND "H113" HELD CCSSB COORDINATE OF NORTH = 2115186.856 AND EAST = 692732.398 AT POINT "SHIP". AS SAID MONUMENTS AND COORDINATES ARE SHOWN UPON RECORD OF SURVEY NO. 1847, FILED FOR RECORD ON NOVEMBER 8, 2004 IN BOOK 79 OF RECORDS OF SURVEY AT PAGES 28 THROUGH 29, ALAMEDA COUNTY RECORDS, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN.

ALL BEARINGS SHOWN ON THIS SURVEY ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE III.

ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES SHOWN BY 0.99995593.

- NOTE:**
 1. SEE SHEET 4 FOR THE BASIS OF BEARING AND LEGEND
 2. SEE SHEET 5 FOR POINT TABLE

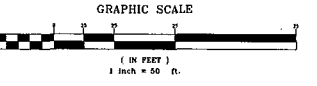


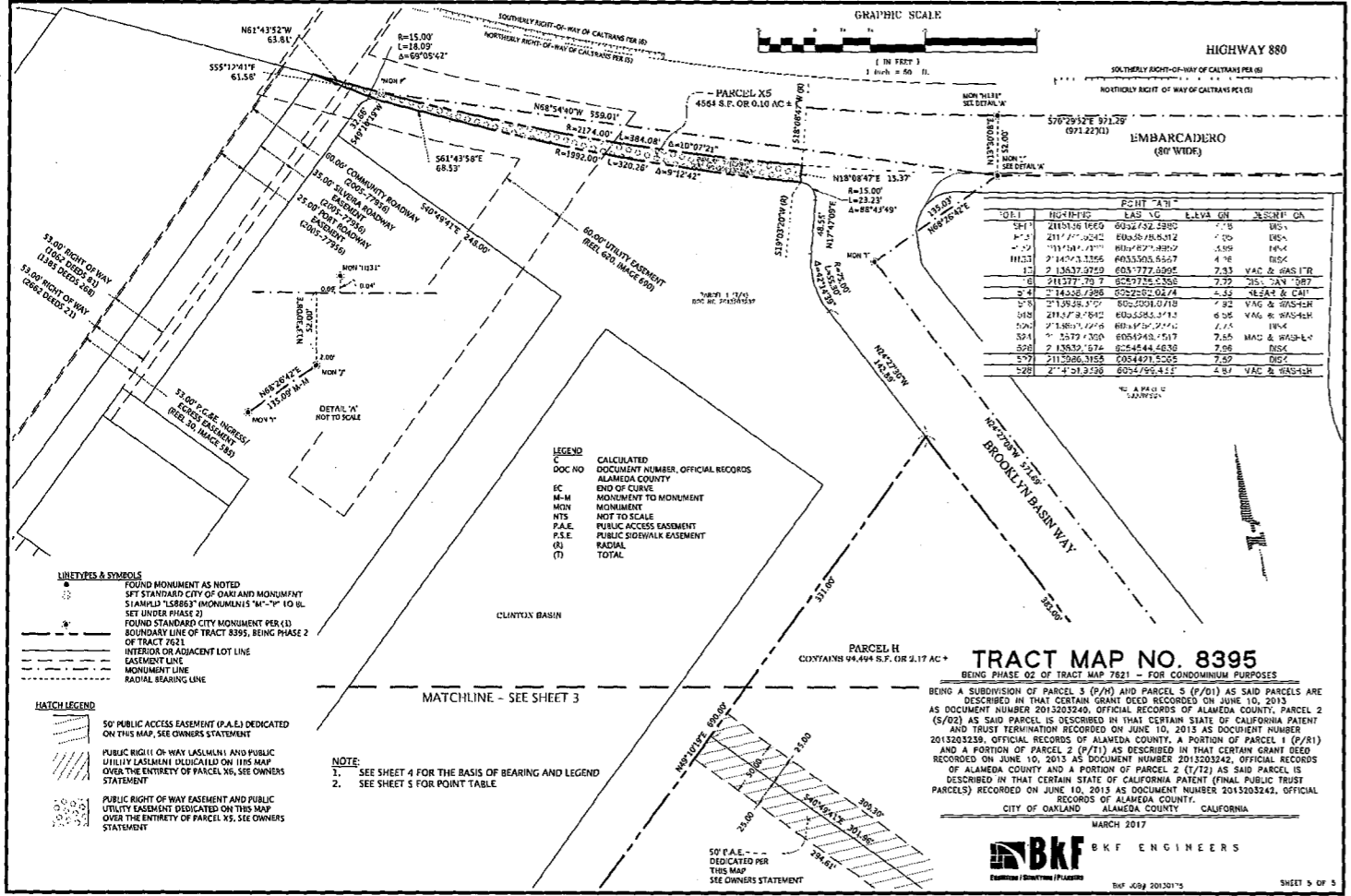
TRACT MAP NO. 8395
 BEING PHASE 02 OF TRACT MAP 7821 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF PARCEL 3 (P/71) AND PARCEL 5 (P/81) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, PARCEL 2 (S/02) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/81) AND A PORTION OF PARCEL 2 (P/71) AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND A PORTION OF PARCEL 2 (1/72) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT (TRIAL PUBLIC TRUST PARCELS) RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY, ALAMEDA COUNTY, CALIFORNIA

BKF BKF ENGINEERS
 MARCH 2017

- LINE TYPES & SYMBOLS**
- FOUND MONUMENT AS NOTED
 - SET STANDARD CITY OF OAKLAND MONUMENT STAMPED "S8883" MONUMENTS "M"-P" TO BE SET UNDER PHASE 01
 - FOUND STANDARD CITY MONUMENT PER (1) BOUNDARY LINE OF TRACT 8395, BEING PHASE 2 OF TRACT 7821
 - INTERIOR OR ADJACENT LOT LINE
 - - - EASEMENT LINE
 - MONUMENT LINE
 - RADIAL BEARING LINE
- HATCH LEGEND**
- 50' PUBLIC ACCESS EASEMENT (P.A.E.) DEDICATED ON THIS MAP, SEE OWNERS STATEMENT
 - PUBLIC RIGHT OF WAY EASEMENT AND PUBLIC UTILITY EASEMENT DEDICATED ON THIS MAP OVER THE ENTIRETY OF PARCEL X6, SEE OWNERS STATEMENT
 - PUBLIC RIGHT OF WAY EASEMENT AND PUBLIC UTILITY EASEMENT DEDICATED ON THIS MAP OVER THE ENTIRETY OF PARCEL X5, SEE OWNERS STATEMENT





POINT "A" TABLE

POINT	BEARING	DISTANCE	BEARING ON	BEARING ON
1	215°06'16.00"	63.24	S 52°52'39.00"	1.75
2	211°17'02.42"	60.55	S 57°58'54.12"	1.09
3	111°34'11.00"	80.34	S 82°37'39.00"	5.09
4	214°31'32.56"	40.33	S 53°03'55.67"	4.78
5	143°37'22.00"	65.77	S 42°52'59.00"	7.33
6	211°37'39.70"	62.97	S 53°03'55.67"	7.33
7	143°37'22.00"	65.77	S 42°52'59.00"	7.33
8	211°37'39.70"	62.97	S 53°03'55.67"	7.33
9	143°37'22.00"	65.77	S 42°52'59.00"	7.33
10	211°37'39.70"	62.97	S 53°03'55.67"	7.33
11	143°37'22.00"	65.77	S 42°52'59.00"	7.33
12	211°37'39.70"	62.97	S 53°03'55.67"	7.33
13	143°37'22.00"	65.77	S 42°52'59.00"	7.33
14	211°37'39.70"	62.97	S 53°03'55.67"	7.33
15	143°37'22.00"	65.77	S 42°52'59.00"	7.33
16	211°37'39.70"	62.97	S 53°03'55.67"	7.33
17	143°37'22.00"	65.77	S 42°52'59.00"	7.33
18	211°37'39.70"	62.97	S 53°03'55.67"	7.33
19	143°37'22.00"	65.77	S 42°52'59.00"	7.33
20	211°37'39.70"	62.97	S 53°03'55.67"	7.33
21	143°37'22.00"	65.77	S 42°52'59.00"	7.33
22	211°37'39.70"	62.97	S 53°03'55.67"	7.33
23	143°37'22.00"	65.77	S 42°52'59.00"	7.33
24	211°37'39.70"	62.97	S 53°03'55.67"	7.33
25	143°37'22.00"	65.77	S 42°52'59.00"	7.33
26	211°37'39.70"	62.97	S 53°03'55.67"	7.33
27	143°37'22.00"	65.77	S 42°52'59.00"	7.33
28	211°37'39.70"	62.97	S 53°03'55.67"	7.33
29	143°37'22.00"	65.77	S 42°52'59.00"	7.33
30	211°37'39.70"	62.97	S 53°03'55.67"	7.33
31	143°37'22.00"	65.77	S 42°52'59.00"	7.33
32	211°37'39.70"	62.97	S 53°03'55.67"	7.33
33	143°37'22.00"	65.77	S 42°52'59.00"	7.33
34	211°37'39.70"	62.97	S 53°03'55.67"	7.33
35	143°37'22.00"	65.77	S 42°52'59.00"	7.33
36	211°37'39.70"	62.97	S 53°03'55.67"	7.33
37	143°37'22.00"	65.77	S 42°52'59.00"	7.33
38	211°37'39.70"	62.97	S 53°03'55.67"	7.33
39	143°37'22.00"	65.77	S 42°52'59.00"	7.33
40	211°37'39.70"	62.97	S 53°03'55.67"	7.33
41	143°37'22.00"	65.77	S 42°52'59.00"	7.33
42	211°37'39.70"	62.97	S 53°03'55.67"	7.33
43	143°37'22.00"	65.77	S 42°52'59.00"	7.33
44	211°37'39.70"	62.97	S 53°03'55.67"	7.33
45	143°37'22.00"	65.77	S 42°52'59.00"	7.33
46	211°37'39.70"	62.97	S 53°03'55.67"	7.33
47	143°37'22.00"	65.77	S 42°52'59.00"	7.33
48	211°37'39.70"	62.97	S 53°03'55.67"	7.33
49	143°37'22.00"	65.77	S 42°52'59.00"	7.33
50	211°37'39.70"	62.97	S 53°03'55.67"	7.33
51	143°37'22.00"	65.77	S 42°52'59.00"	7.33
52	211°37'39.70"	62.97	S 53°03'55.67"	7.33
53	143°37'22.00"	65.77	S 42°52'59.00"	7.33
54	211°37'39.70"	62.97	S 53°03'55.67"	7.33
55	143°37'22.00"	65.77	S 42°52'59.00"	7.33
56	211°37'39.70"	62.97	S 53°03'55.67"	7.33
57	143°37'22.00"	65.77	S 42°52'59.00"	7.33
58	211°37'39.70"	62.97	S 53°03'55.67"	7.33
59	143°37'22.00"	65.77	S 42°52'59.00"	7.33
60	211°37'39.70"	62.97	S 53°03'55.67"	7.33
61	143°37'22.00"	65.77	S 42°52'59.00"	7.33
62	211°37'39.70"	62.97	S 53°03'55.67"	7.33
63	143°37'22.00"	65.77	S 42°52'59.00"	7.33
64	211°37'39.70"	62.97	S 53°03'55.67"	7.33
65	143°37'22.00"	65.77	S 42°52'59.00"	7.33
66	211°37'39.70"	62.97	S 53°03'55.67"	7.33
67	143°37'22.00"	65.77	S 42°52'59.00"	7.33
68	211°37'39.70"	62.97	S 53°03'55.67"	7.33
69	143°37'22.00"	65.77	S 42°52'59.00"	7.33
70	211°37'39.70"	62.97	S 53°03'55.67"	7.33
71	143°37'22.00"	65.77	S 42°52'59.00"	7.33
72	211°37'39.70"	62.97	S 53°03'55.67"	7.33
73	143°37'22.00"	65.77	S 42°52'59.00"	7.33
74	211°37'39.70"	62.97	S 53°03'55.67"	7.33
75	143°37'22.00"	65.77	S 42°52'59.00"	7.33
76	211°37'39.70"	62.97	S 53°03'55.67"	7.33
77	143°37'22.00"	65.77	S 42°52'59.00"	7.33
78	211°37'39.70"	62.97	S 53°03'55.67"	7.33
79	143°37'22.00"	65.77	S 42°52'59.00"	7.33
80	211°37'39.70"	62.97	S 53°03'55.67"	7.33
81	143°37'22.00"	65.77	S 42°52'59.00"	7.33
82	211°37'39.70"	62.97	S 53°03'55.67"	7.33
83	143°37'22.00"	65.77	S 42°52'59.00"	7.33
84	211°37'39.70"	62.97	S 53°03'55.67"	7.33
85	143°37'22.00"	65.77	S 42°52'59.00"	7.33
86	211°37'39.70"	62.97	S 53°03'55.67"	7.33
87	143°37'22.00"	65.77	S 42°52'59.00"	7.33
88	211°37'39.70"	62.97	S 53°03'55.67"	7.33
89	143°37'22.00"	65.77	S 42°52'59.00"	7.33
90	211°37'39.70"	62.97	S 53°03'55.67"	7.33
91	143°37'22.00"	65.77	S 42°52'59.00"	7.33
92	211°37'39.70"	62.97	S 53°03'55.67"	7.33
93	143°37'22.00"	65.77	S 42°52'59.00"	7.33
94	211°37'39.70"	62.97	S 53°03'55.67"	7.33
95	143°37'22.00"	65.77	S 42°52'59.00"	7.33
96	211°37'39.70"	62.97	S 53°03'55.67"	7.33
97	143°37'22.00"	65.77	S 42°52'59.00"	7.33
98	211°37'39.70"	62.97	S 53°03'55.67"	7.33
99	143°37'22.00"	65.77	S 42°52'59.00"	7.33
100	211°37'39.70"	62.97	S 53°03'55.67"	7.33

LEGEND

DOC NO CALCULATED DOCUMENT NUMBER, OFFICIAL RECORDS ALAMEDA COUNTY

EC END OF CURVE

M-M MONUMENT TO MONUMENT

MIN MONUMENT

NTS NOT TO SCALE

P.A.E. PUBLIC ACCESS EASEMENT

P.S.E. PUBLIC SIDEWALK EASEMENT

(R) RADIAL

(T) TOTAL

LINE TYPES & SYMBOLS

FOUND MONUMENT AS NOTED

SPT STANDARD CITY OF OAKLAND MONUMENT

STANDARD "1.58861" MONUMENT "M" OF 10 IN. SET UNDER PHASE 2

FOUND STANDARD CITY MONUMENT PER (L) BOUNDARY LINE OF TRACT 8395, BEING PHASE 2 OF TRACT 7821

INTERIOR OF ADJACENT LOT LINE

EASEMENT LINE

MONUMENT LINE

RADIAL BEARING LINE

MATCH LEGEND

50' PUBLIC ACCESS EASEMENT (P.A.E.) DEDICATED ON THIS MAP, SEE OWNERS STATEMENT

PUBLIC RIGHT-OF-WAY (LAWMAINT) AND PUBLIC UTILITY EASEMENT DEDICATED ON THIS MAP OVER THE ENTIRETY OF PARCEL X5, SEE OWNERS STATEMENT

PUBLIC RIGHT-OF-WAY EASEMENT AND PUBLIC UTILITY EASEMENT DEDICATED ON THIS MAP OVER THE ENTIRETY OF PARCEL X5, SEE OWNERS STATEMENT

NOTE:

1. SEE SHEET 4 FOR THE BASIS OF BEARING AND LEGEND

2. SEE SHEET 5 FOR POINT TABLE

MATCHLINE - SEE SHEET 3

PHASE 2 ON-SITE IMPROVEMENT PLANS BROOKLYN BASIN CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

SHEET INDEX

SHEET NO. DESCRIPTION

CIVIL DRAWINGS

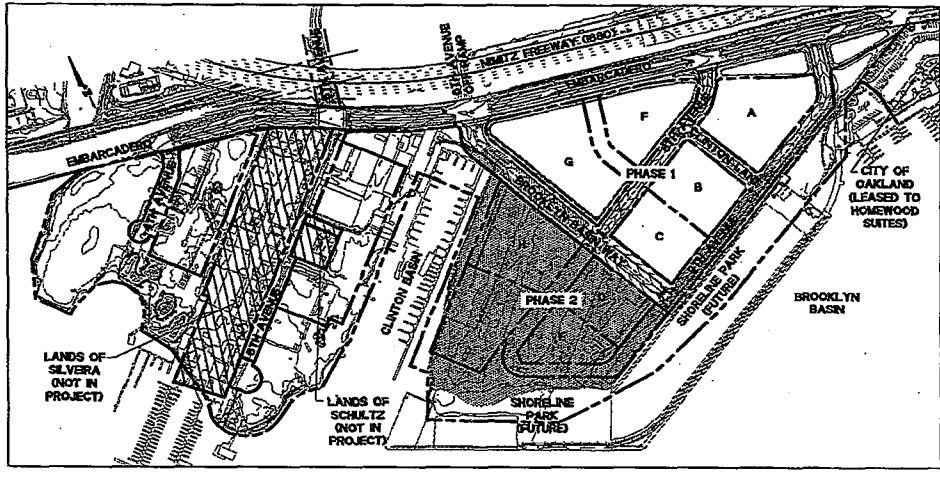
- 1 C1.0 TITLE SHEET
- 2 C1.1 NOTES, ABBREVIATIONS AND LEGEND
- 3 C1.2 BOUNDARY AND EASEMENTS
- 4 C1.3 EXISTING CONDITIONS-BROOKLYN BASIN WAY
- 5 C1.4 EXISTING CONDITIONS-PARCELS D & E
- 6 C1.5 EXISTING CONDITIONS-PARCEL E
- 7 C1.6 EXISTING CONDITIONS-PARCELS H & J
- 8 C1.7 SEPARATORY PLAN
- 9 C1.8 OVERALL SITE PLAN
- 10 C1.9 HORIZONTAL CONTROL PLAN-BROOKLYN BASIN WAY
- 11 C1.10 HORIZONTAL CONTROL PLAN-PARCELS H & J-8TH AVENUE
- 12 C1.11 HORIZONTAL CONTROL PLAN-PARCELS D & E-8TH & 9TH AVENUE
- 13 C1.12 HORIZONTAL CONTROL PLAN-PARCELS E-8TH & 9TH AVENUE
- 14 C1.13 HORIZONTAL CONTROL PLAN-PARCELS J-8TH AVENUE
- 15 C1.14 HORIZONTAL CONTROL PLAN-PARCELS B & C-8TH AVENUE
- 16 C1.15 HORIZONTAL CONTROL PLAN-PARCEL A-9TH AVENUE
- 17 C1.16 OVERALL SCHEME & STOPPING PLAN
- 18 C1.17 OVERALL GRADING PLAN
- 19 C1.18 GRADING PLAN-CATWAY PARK
- 20 C1.19 GRADING PLAN-PARCEL H
- 21 C1.20 GRADING PLAN-PARCEL D
- 22 C1.21 GRADING PLAN-PARCEL E
- 23 C1.22 GRADING PLAN-PARCEL J
- 24 C1.23 GRADING PLAN-PARCELS B & C
- 25 C1.24 GRADING PLAN-PARCEL A
- 26 C1.25 DETAILED GRADING PLAN-BOREHOLE AREA C
- 27 C1.26 OVERALL SITE UTILITY PLAN
- 28 C1.27 PLAN AND PROFILES-8TH AVENUE STA 8+50-13+50
- 29 C1.28 PLAN AND PROFILES-8TH AVENUE STA 13+50-16+00
- 30 C1.29 PLAN AND PROFILES-8TH AVENUE STA 16+00-20+75
- 31 C1.30 TYPICAL STREET SECTIONS
- 32 C1.31 STREET SECTIONS-8TH AVENUE
- 33 C1.32 STREET SECTIONS-9TH AVENUE
- 34 C1.33 CONSTRUCTION DETAILS
- 35 C1.34 CONSTRUCTION DETAILS
- 36 C1.35 CONSTRUCTION DETAILS
- 37 C1.36 CONSTRUCTION DETAILS
- 38 C1.37 CONSTRUCTION DETAILS
- 39 C1.38 CONSTRUCTION DETAILS
- 40 C1.39 CONSTRUCTION DETAILS
- 41 C1.40 CONSTRUCTION DETAILS
- 42 C1.41 CONSTRUCTION DETAILS
- 43 C1.42 CONSTRUCTION DETAILS
- 44 C1.43 CONSTRUCTION DETAILS
- 45 C1.44 CONSTRUCTION DETAILS
- 46 C1.45 CONSTRUCTION DETAILS
- 47 C1.46 CONSTRUCTION DETAILS
- 48 C1.47 CONSTRUCTION DETAILS
- 49 C1.48 CONSTRUCTION DETAILS
- 50 C1.49 CONSTRUCTION DETAILS
- 51 C1.50 CONSTRUCTION DETAILS
- 52 C1.51 CONSTRUCTION DETAILS
- 53 C1.52 CONSTRUCTION DETAILS
- 54 C1.53 CONSTRUCTION DETAILS
- 55 C1.54 CONSTRUCTION DETAILS
- 56 C1.55 CONSTRUCTION DETAILS
- 57 C1.56 CONSTRUCTION DETAILS
- 58 C1.57 CONSTRUCTION DETAILS
- 59 C1.58 CONSTRUCTION DETAILS
- 60 C1.59 CONSTRUCTION DETAILS
- 61 C1.60 CONSTRUCTION DETAILS
- 62 C1.61 CONSTRUCTION DETAILS
- 63 C1.62 CONSTRUCTION DETAILS
- 64 C1.63 CONSTRUCTION DETAILS
- 65 C1.64 CONSTRUCTION DETAILS
- 66 C1.65 CONSTRUCTION DETAILS
- 67 C1.66 CONSTRUCTION DETAILS
- 68 C1.67 CONSTRUCTION DETAILS
- 69 C1.68 CONSTRUCTION DETAILS
- 70 C1.69 CONSTRUCTION DETAILS
- 71 C1.70 CONSTRUCTION DETAILS
- 72 C1.71 CONSTRUCTION DETAILS
- 73 C1.72 CONSTRUCTION DETAILS
- 74 C1.73 CONSTRUCTION DETAILS
- 75 C1.74 CONSTRUCTION DETAILS
- 76 C1.75 CONSTRUCTION DETAILS
- 77 C1.76 CONSTRUCTION DETAILS
- 78 C1.77 CONSTRUCTION DETAILS
- 79 C1.78 CONSTRUCTION DETAILS
- 80 C1.79 CONSTRUCTION DETAILS
- 81 C1.80 CONSTRUCTION DETAILS
- 82 C1.81 CONSTRUCTION DETAILS
- 83 C1.82 CONSTRUCTION DETAILS
- 84 C1.83 CONSTRUCTION DETAILS
- 85 C1.84 CONSTRUCTION DETAILS
- 86 C1.85 CONSTRUCTION DETAILS
- 87 C1.86 CONSTRUCTION DETAILS
- 88 C1.87 CONSTRUCTION DETAILS
- 89 C1.88 CONSTRUCTION DETAILS
- 90 C1.89 CONSTRUCTION DETAILS
- 91 C1.90 CONSTRUCTION DETAILS
- 92 C1.91 CONSTRUCTION DETAILS
- 93 C1.92 CONSTRUCTION DETAILS
- 94 C1.93 CONSTRUCTION DETAILS
- 95 C1.94 CONSTRUCTION DETAILS
- 96 C1.95 CONSTRUCTION DETAILS
- 97 C1.96 CONSTRUCTION DETAILS
- 98 C1.97 CONSTRUCTION DETAILS
- 99 C1.98 CONSTRUCTION DETAILS
- 100 C1.99 CONSTRUCTION DETAILS
- 101 C1.100 CONSTRUCTION DETAILS

LANDSCAPE & IRRIGATION DRAWINGS

- 102 L1.1 NOTES, LEGENDS, LISTS
- 103 L1.2 LAYOUT IDENTIFICATION PLAN
- 104 L1.3 LAYOUT IDENTIFICATION PLAN
- 105 L1.4 LAYOUT IDENTIFICATION PLAN
- 106 L1.5 LAYOUT IDENTIFICATION PLAN
- 107 L1.6 LAYOUT IDENTIFICATION PLAN
- 108 L1.7 LAYOUT IDENTIFICATION PLAN
- 109 L1.8 LAYOUT IDENTIFICATION PLAN
- 110 L1.9 LAYOUT IDENTIFICATION PLAN
- 111 L1.10 LAYOUT IDENTIFICATION PLAN
- 112 L1.11 LAYOUT IDENTIFICATION PLAN
- 113 L1.12 LAYOUT IDENTIFICATION PLAN
- 114 L1.13 LAYOUT IDENTIFICATION PLAN
- 115 L1.14 LAYOUT IDENTIFICATION PLAN
- 116 L1.15 LAYOUT IDENTIFICATION PLAN
- 117 L1.16 LAYOUT IDENTIFICATION PLAN
- 118 L1.17 LAYOUT IDENTIFICATION PLAN
- 119 L1.18 LAYOUT IDENTIFICATION PLAN
- 120 L1.19 LAYOUT IDENTIFICATION PLAN
- 121 L1.20 LAYOUT IDENTIFICATION PLAN
- 122 L1.21 LAYOUT IDENTIFICATION PLAN
- 123 L1.22 LAYOUT IDENTIFICATION PLAN
- 124 L1.23 LAYOUT IDENTIFICATION PLAN
- 125 L1.24 LAYOUT IDENTIFICATION PLAN
- 126 L1.25 LAYOUT IDENTIFICATION PLAN
- 127 L1.26 LAYOUT IDENTIFICATION PLAN
- 128 L1.27 LAYOUT IDENTIFICATION PLAN
- 129 L1.28 LAYOUT IDENTIFICATION PLAN
- 130 L1.29 LAYOUT IDENTIFICATION PLAN
- 131 L1.30 LAYOUT IDENTIFICATION PLAN
- 132 L1.31 LAYOUT IDENTIFICATION PLAN
- 133 L1.32 LAYOUT IDENTIFICATION PLAN
- 134 L1.33 LAYOUT IDENTIFICATION PLAN
- 135 L1.34 LAYOUT IDENTIFICATION PLAN
- 136 L1.35 LAYOUT IDENTIFICATION PLAN
- 137 L1.36 LAYOUT IDENTIFICATION PLAN
- 138 L1.37 LAYOUT IDENTIFICATION PLAN
- 139 L1.38 LAYOUT IDENTIFICATION PLAN
- 140 L1.39 LAYOUT IDENTIFICATION PLAN
- 141 L1.40 LAYOUT IDENTIFICATION PLAN
- 142 L1.41 LAYOUT IDENTIFICATION PLAN
- 143 L1.42 LAYOUT IDENTIFICATION PLAN
- 144 L1.43 LAYOUT IDENTIFICATION PLAN
- 145 L1.44 LAYOUT IDENTIFICATION PLAN
- 146 L1.45 LAYOUT IDENTIFICATION PLAN
- 147 L1.46 LAYOUT IDENTIFICATION PLAN
- 148 L1.47 LAYOUT IDENTIFICATION PLAN
- 149 L1.48 LAYOUT IDENTIFICATION PLAN
- 150 L1.49 LAYOUT IDENTIFICATION PLAN
- 151 L1.50 LAYOUT IDENTIFICATION PLAN
- 152 L1.51 LAYOUT IDENTIFICATION PLAN
- 153 L1.52 LAYOUT IDENTIFICATION PLAN
- 154 L1.53 LAYOUT IDENTIFICATION PLAN
- 155 L1.54 LAYOUT IDENTIFICATION PLAN
- 156 L1.55 LAYOUT IDENTIFICATION PLAN
- 157 L1.56 LAYOUT IDENTIFICATION PLAN
- 158 L1.57 LAYOUT IDENTIFICATION PLAN
- 159 L1.58 LAYOUT IDENTIFICATION PLAN
- 160 L1.59 LAYOUT IDENTIFICATION PLAN
- 161 L1.60 LAYOUT IDENTIFICATION PLAN
- 162 L1.61 LAYOUT IDENTIFICATION PLAN
- 163 L1.62 LAYOUT IDENTIFICATION PLAN
- 164 L1.63 LAYOUT IDENTIFICATION PLAN
- 165 L1.64 LAYOUT IDENTIFICATION PLAN
- 166 L1.65 LAYOUT IDENTIFICATION PLAN
- 167 L1.66 LAYOUT IDENTIFICATION PLAN
- 168 L1.67 LAYOUT IDENTIFICATION PLAN
- 169 L1.68 LAYOUT IDENTIFICATION PLAN
- 170 L1.69 LAYOUT IDENTIFICATION PLAN
- 171 L1.70 LAYOUT IDENTIFICATION PLAN
- 172 L1.71 LAYOUT IDENTIFICATION PLAN
- 173 L1.72 LAYOUT IDENTIFICATION PLAN
- 174 L1.73 LAYOUT IDENTIFICATION PLAN
- 175 L1.74 LAYOUT IDENTIFICATION PLAN
- 176 L1.75 LAYOUT IDENTIFICATION PLAN
- 177 L1.76 LAYOUT IDENTIFICATION PLAN
- 178 L1.77 LAYOUT IDENTIFICATION PLAN
- 179 L1.78 LAYOUT IDENTIFICATION PLAN
- 180 L1.79 LAYOUT IDENTIFICATION PLAN
- 181 L1.80 LAYOUT IDENTIFICATION PLAN
- 182 L1.81 LAYOUT IDENTIFICATION PLAN
- 183 L1.82 LAYOUT IDENTIFICATION PLAN
- 184 L1.83 LAYOUT IDENTIFICATION PLAN
- 185 L1.84 LAYOUT IDENTIFICATION PLAN
- 186 L1.85 LAYOUT IDENTIFICATION PLAN
- 187 L1.86 LAYOUT IDENTIFICATION PLAN
- 188 L1.87 LAYOUT IDENTIFICATION PLAN
- 189 L1.88 LAYOUT IDENTIFICATION PLAN
- 190 L1.89 LAYOUT IDENTIFICATION PLAN
- 191 L1.90 LAYOUT IDENTIFICATION PLAN
- 192 L1.91 LAYOUT IDENTIFICATION PLAN
- 193 L1.92 LAYOUT IDENTIFICATION PLAN
- 194 L1.93 LAYOUT IDENTIFICATION PLAN
- 195 L1.94 LAYOUT IDENTIFICATION PLAN
- 196 L1.95 LAYOUT IDENTIFICATION PLAN
- 197 L1.96 LAYOUT IDENTIFICATION PLAN
- 198 L1.97 LAYOUT IDENTIFICATION PLAN
- 199 L1.98 LAYOUT IDENTIFICATION PLAN
- 200 L1.99 LAYOUT IDENTIFICATION PLAN
- 201 L1.100 LAYOUT IDENTIFICATION PLAN

JOINT TRENCH DRAWINGS

- 202 JT.1 JOINT TRENCH DETAIL TITLE SHEET
- 203 JT.2 JOINT TRENCH DETAIL



SITE PLAN
T-001

PROJECT DATA

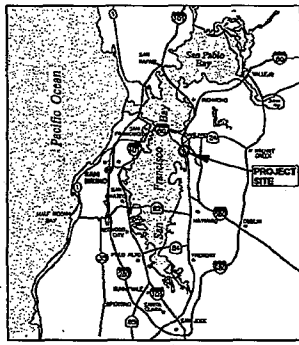
DEVELOPER: ZARSON GROUP, LLC
C/O SIGNATURE PROPERTIES
2505 BROADWAY, SUITE 200
OAKLAND, CA 94612
PHONE: (510) 201-9272
CONTACT: PATRICK VAN NESS

ENGINEER: BKF ENGINEERS
300 FRANK OGDEN PLAZA, SUITE 300
OAKLAND, CA 94612
PHONE: (510) 482-8377
CONTACT: SIMON NORTH

LANDSCAPE ARCHITECT: COLSON ASSOCIATES
4400 MARKET STREET
OAKLAND, CA 94609
PHONE: (510) 485-4000
CONTACT: LESLIE OGDEN

GEOLOGICAL ENGINEER: EN800
2010 CROWN CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
PHONE: (925) 365-2000
CONTACT: JEFF FIPPIN

STRUCTURAL ENGINEER: SARSON GARDINER & HENDER (SOG)
300 12TH STREET, SUITE 270
OAKLAND, CA 94607
PHONE: (510) 437-4462
CONTACT: SAM YAO



LOCATION MAP
M-0

ENGINEER'S STATEMENT

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

Terence Adams, P.E. 9/14/16 DATE
TERENCE ADAMS, P.E. No. 45428
PRINCIPAL/VICE PRESIDENT OF ENGINEERS

Simon R. North, P.E. 9/14/16 DATE
SIMON R. NORTH, P.E. No. 84857
PROJECT MANAGER OF ENGINEERS

GEOLOGICAL ENGINEER'S STATEMENT

Jeff Fippin 9/14/16 DATE
JEFF FIPPIN, C.E. No. 26331
GEOLOGICAL ENGINEER

CITY OF OAKLAND

APPROVED: CITY OF OAKLAND FIRE DEPARTMENT (FOR STREET NAMES, FIRE HYDRANT SPACING AND FIRE SERVICE LOCATION AND CONSTRUCTION DETAILS.)

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND TRAFFIC ENGINEERING DEPARTMENT

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND ELECTRICAL SERVICES

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND ENGINEERING DEPARTMENT

BY: _____ DATE: _____



Know what's below.
Call before you dig.
PX 1600019

300 FRANK OGDEN PLAZA, SUITE 300
OAKLAND, CA 94612
PHONE: (510) 482-8377
WWW.BKFENGINEERS.COM

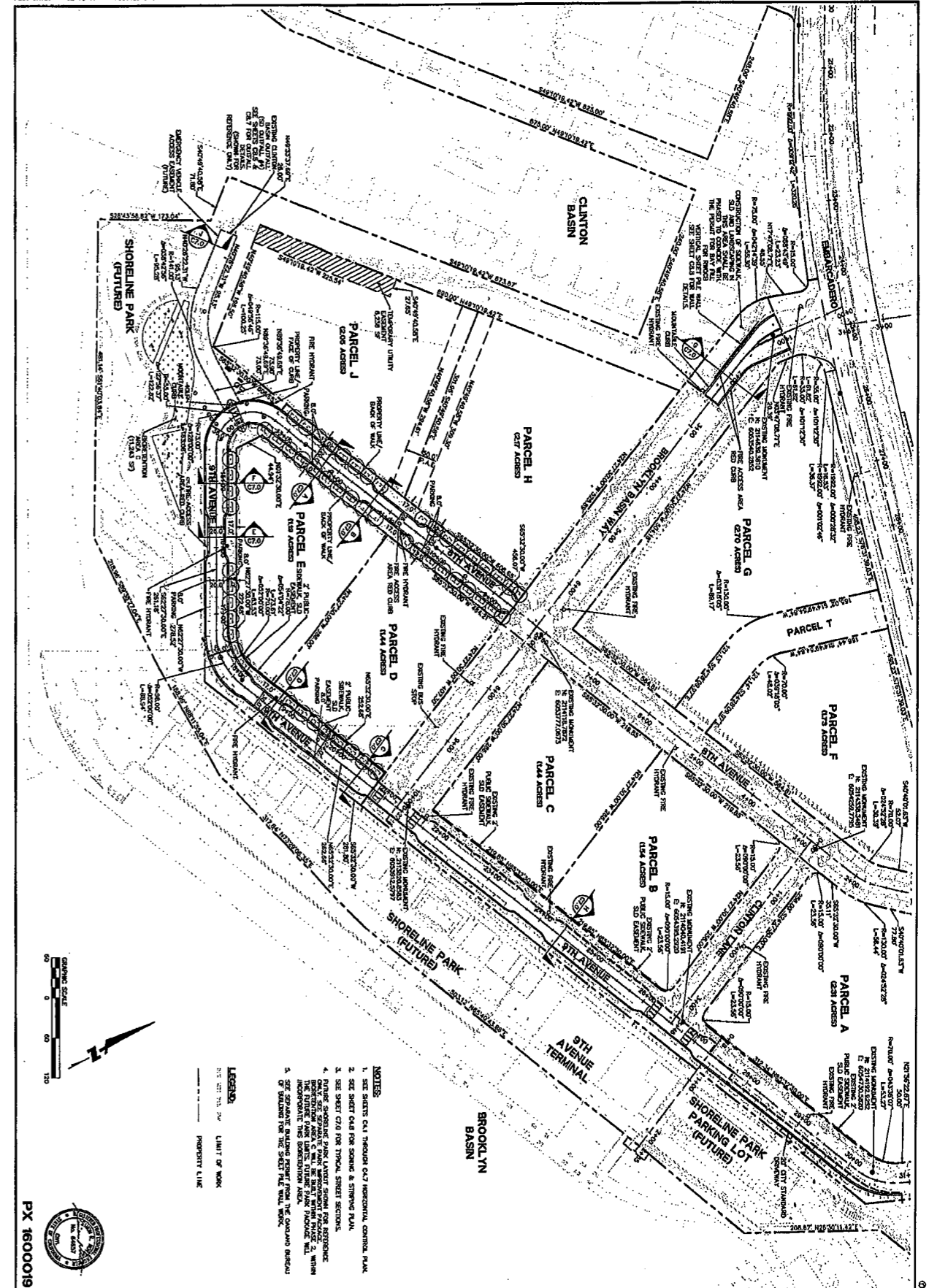
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BROOKLYN BASIN
PHASE 2 ON-SITE IMPROVEMENT PLANS
TITLE SHEET
CITY OF OAKLAND
ALAMEDA COUNTY
CALIFORNIA

Date	07/17/16
Scale	AS NOTED
Author	TERENCE ADAMS
Checker	TERENCE ADAMS
Appr'd	TERENCE ADAMS
Job No.	1600019

CITY RESUBMITTAL 09/14/16 - NOT FOR CONSTRUCTION

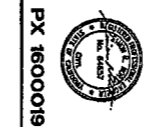
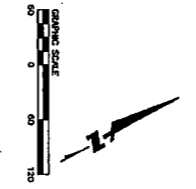
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PLOT DATE: 9/14/16 10:51:17 AM
PLOT BY: terence.adams



- NOTES:**
- SEE SHEETS C41 THROUGH C47 HISTORICAL CONTEXT PLAN.
 - SEE SHEET C48 FOR SCENE & STRIPING PLAN.
 - SEE SHEET C49 FOR SPECIAL STREET SECTIONS.
 - PHASE 2 SHORELINE PARK LANDSCAPE SCHEME FOR REFERENCE. ONLY THE SHORELINE PARK LANDSCAPE SCHEME IS SHOWN. THE FUTURE PARK LANDSCAPE SCHEME WILL BE SHOWN ON THE SHORELINE PARK LANDSCAPE SCHEME SHEET. THE SHORELINE PARK LANDSCAPE SCHEME WILL BE SHOWN ON THE SHORELINE PARK LANDSCAPE SCHEME SHEET.
 - SEE SHEET C49 FOR SPECIAL STREET SECTIONS.

LEGEND:

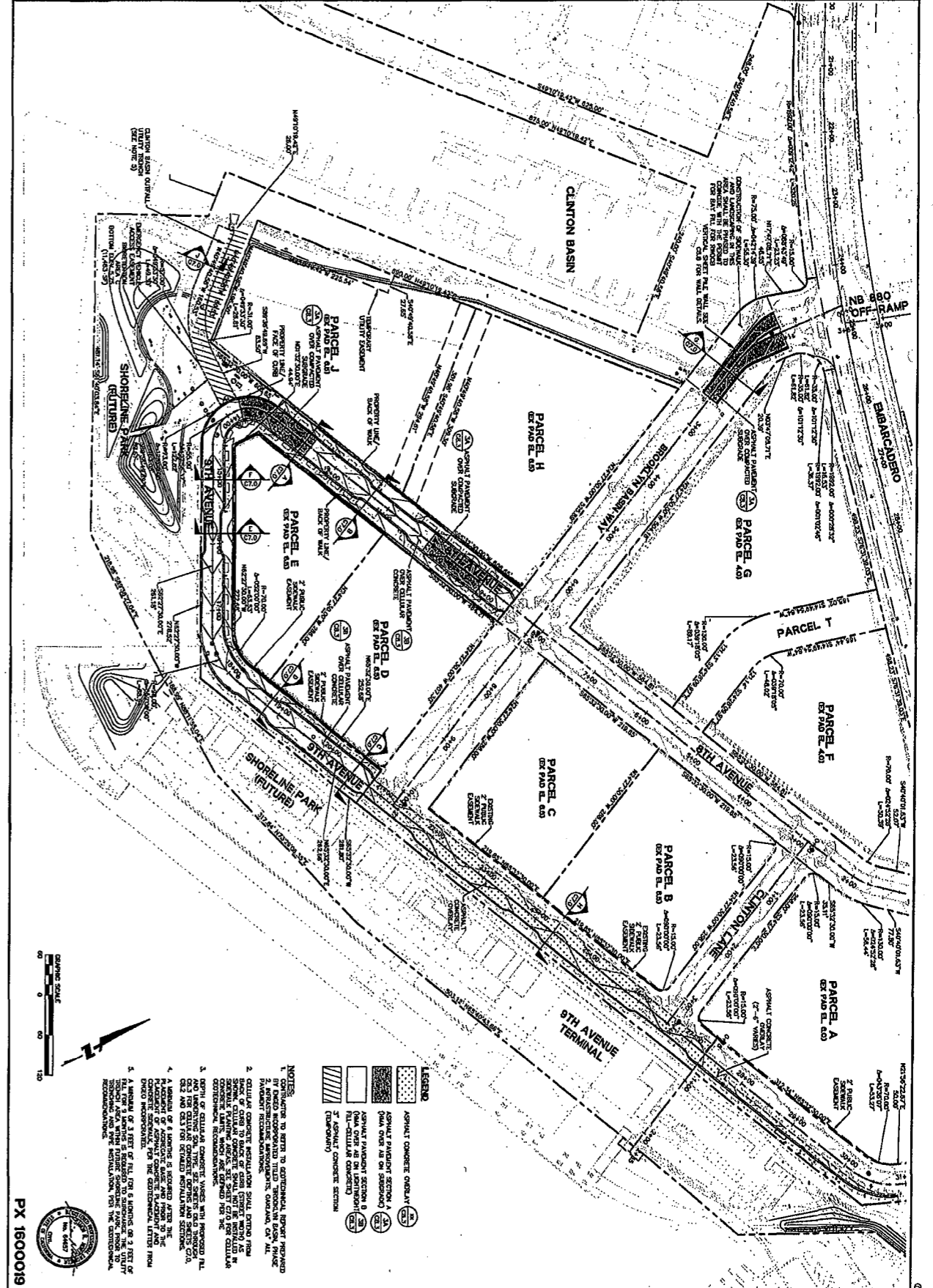
--- LIMIT OF WORK
 --- PROPERTY LINE



PX 1600019

Date 09/14/16 No. Scale 1"=50' Design MFG Draw TD Approved AAS Job No 20130175		Revisions 1. 2. 3. 4. 5.	CITY OF OAKLAND ALAMEDA COUNTY ALAMEDA COUNTY	BROOKLYN BASIN PHASE 2 ON-SITE IMPROVEMENT PLANS OVERALL SITE PLAN	300 FRANK OGAWA PLAZA SUITE 200 OAKLAND, CA 94612 510/227-3011 510/227-3011 (FAX)
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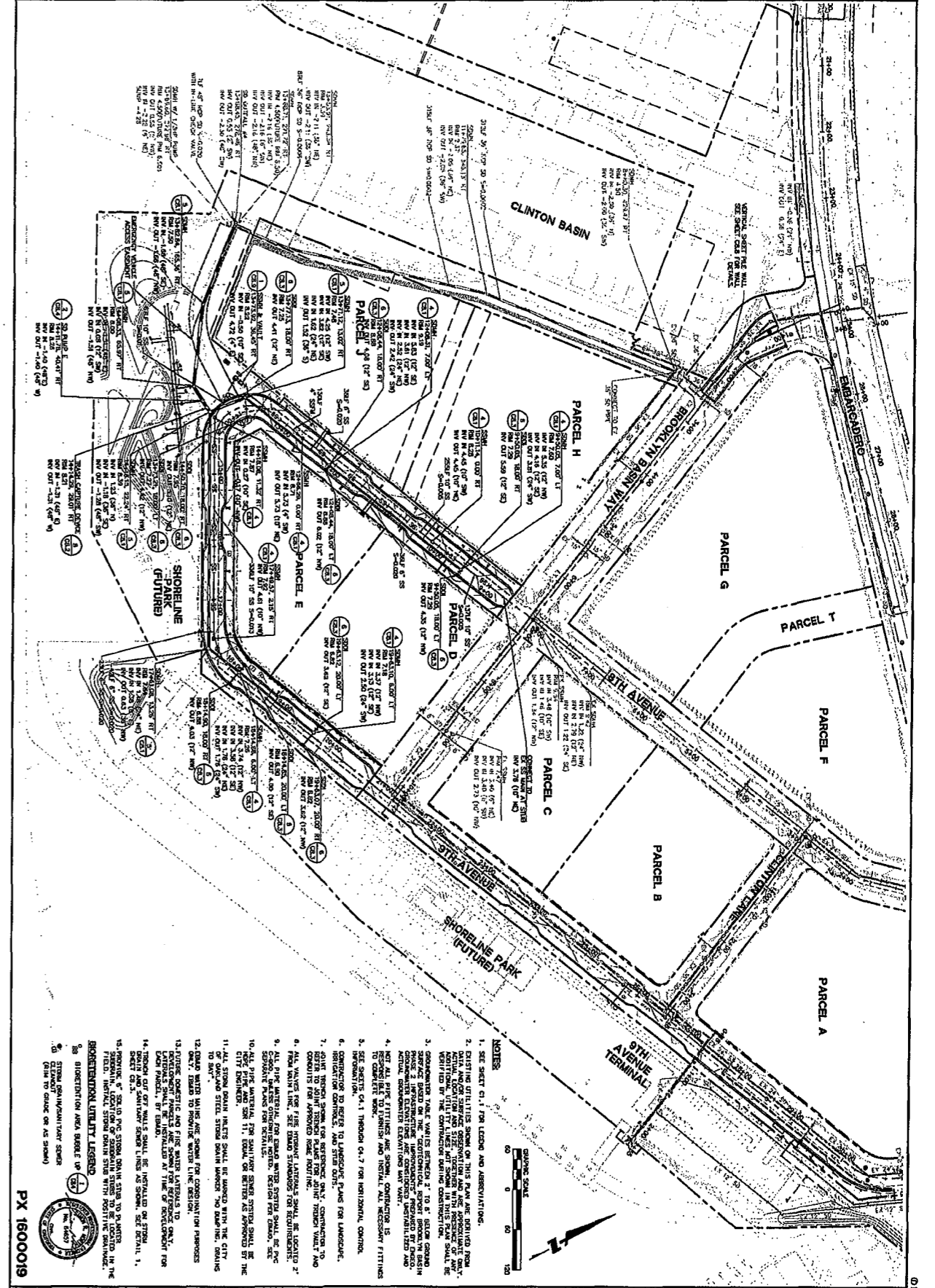


DATE: 09/14/18
 SCALE: 1"=50'
 DRAWN: JPD
 CHECKED: M
 APPROVED: AAS
 JOB NO: 20150175

No.	Date	Revisions

BROOKLYN BASIN
PHASE 2 ON-SITE IMPROVEMENT PLANS
 OVERALL GRADING PLAN
 CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

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 ENGINEERS / SURVEYORS / PLANNERS
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 SUITE 350
 OAKLAND, CA 94612
 510/227-3011
 510/227-3011 (FAX)



- NOTES**
- SEE SHEET 011 FOR LEGEND AND ABBREVIATIONS.
 - EXISTING UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM CITY RECORDS AND FIELD SURVEY. CONFLICTS BETWEEN UTILITIES SHOWN ON THIS PLAN AND UTILITIES SHOWN ON OTHER SHEETS OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION.
 - UNDERMINES SHALL MAINTAIN SETBACKS OF 2 TO 6 FEET FROM EXISTING UTILITIES AND SHALL BE LOCATED 2 FEET FROM ALL OTHER UTILITIES EXCEPT SANITARY SEWER AND GAS. ALL PIPE FITTINGS AND SPECIAL CONNECTIONS SHALL BE RESPONSIBLE TO CONTRACTOR AND INSTALL ALL NECESSARY FITTINGS AND CONNECTIONS.
 - CONTRACTOR TO REFER TO LANDSCAPE PLANS FOR LANDSCAPE, IRRIGATION, AND STAIR CASES.
 - CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND TO OBTAIN ALL NECESSARY PERMITS.
 - ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.
 - ALL PIPE MATERIALS, JOINTS, AND FITTINGS SHALL BE APPROVED BY THE CITY ENGINEER.
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REVISIONS

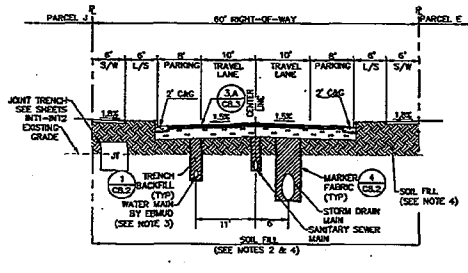
Date	Description
02/14/18	Final

PROJECT INFORMATION

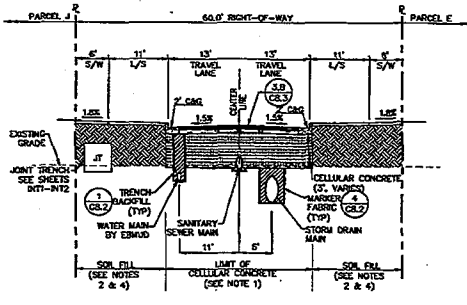
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Design	WPO
Drawn	AKS
Reviewed	AKS
Job No	20100175

BROOKLYN BASIN
PHASE 2 ON-SITE IMPROVEMENT PLANS
OVERALL UTILITY PLAN
 CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

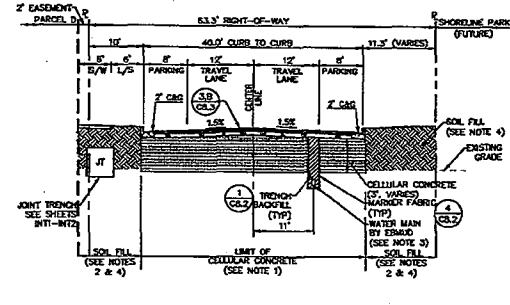
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 300 FRANK OGDEN PLAZA
 SUITE 200
 OAKLAND, CA 94612
 510/337-8000
 510/227-3011 (FAX)
 ENGINEERS/SURVEYORS/PLANNERS



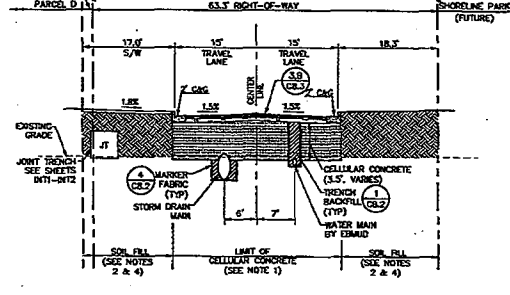
A 8TH AVENUE
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1"=5' (VERT)



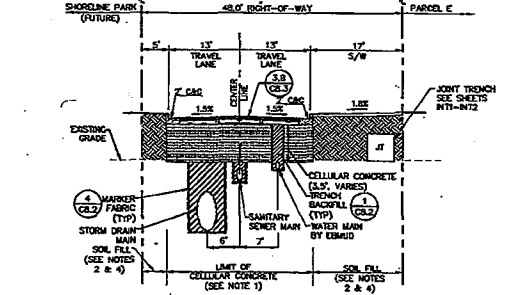
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SCALE: 1"=10' (HORIZ)
1"=5' (VERT)



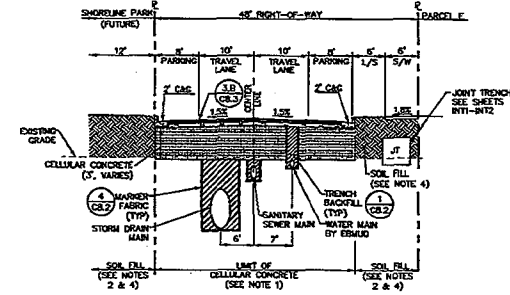
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1"=5' (VERT)



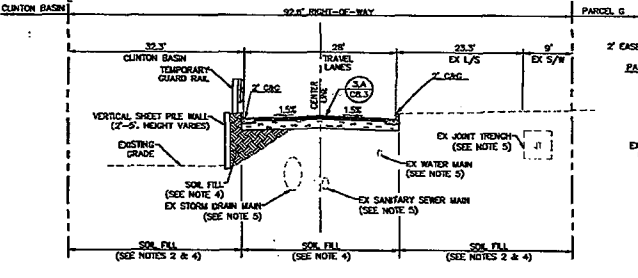
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1"=5' (VERT)



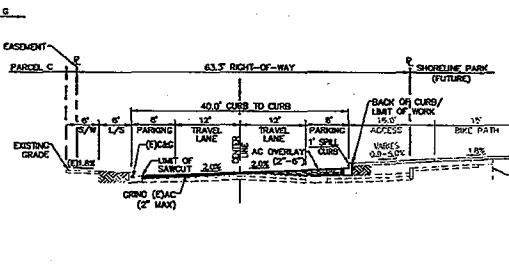
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1"=5' (VERT)



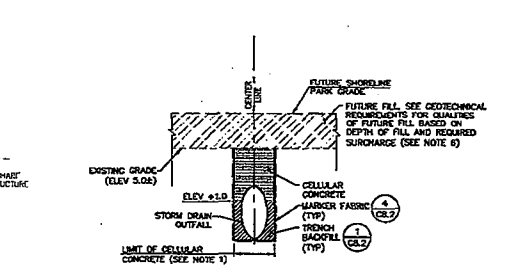
F 9TH AVENUE
SCALE: 1"=10' (HORIZ)
1"=5' (VERT)



G BROOKLYN BASIN WAY
SCALE: 1"=10' (HORIZ)
1"=5' (VERT)



H 9TH AVENUE
SCALE: 1"=10' (HORIZ)
1"=5' (VERT)



I CLINTON BASIN OUTFALL #4
SCALE: 1"=10' (HORIZ)
1"=5' (VERT)

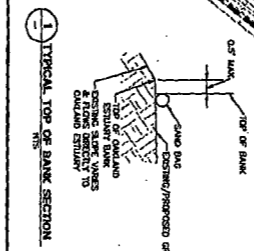
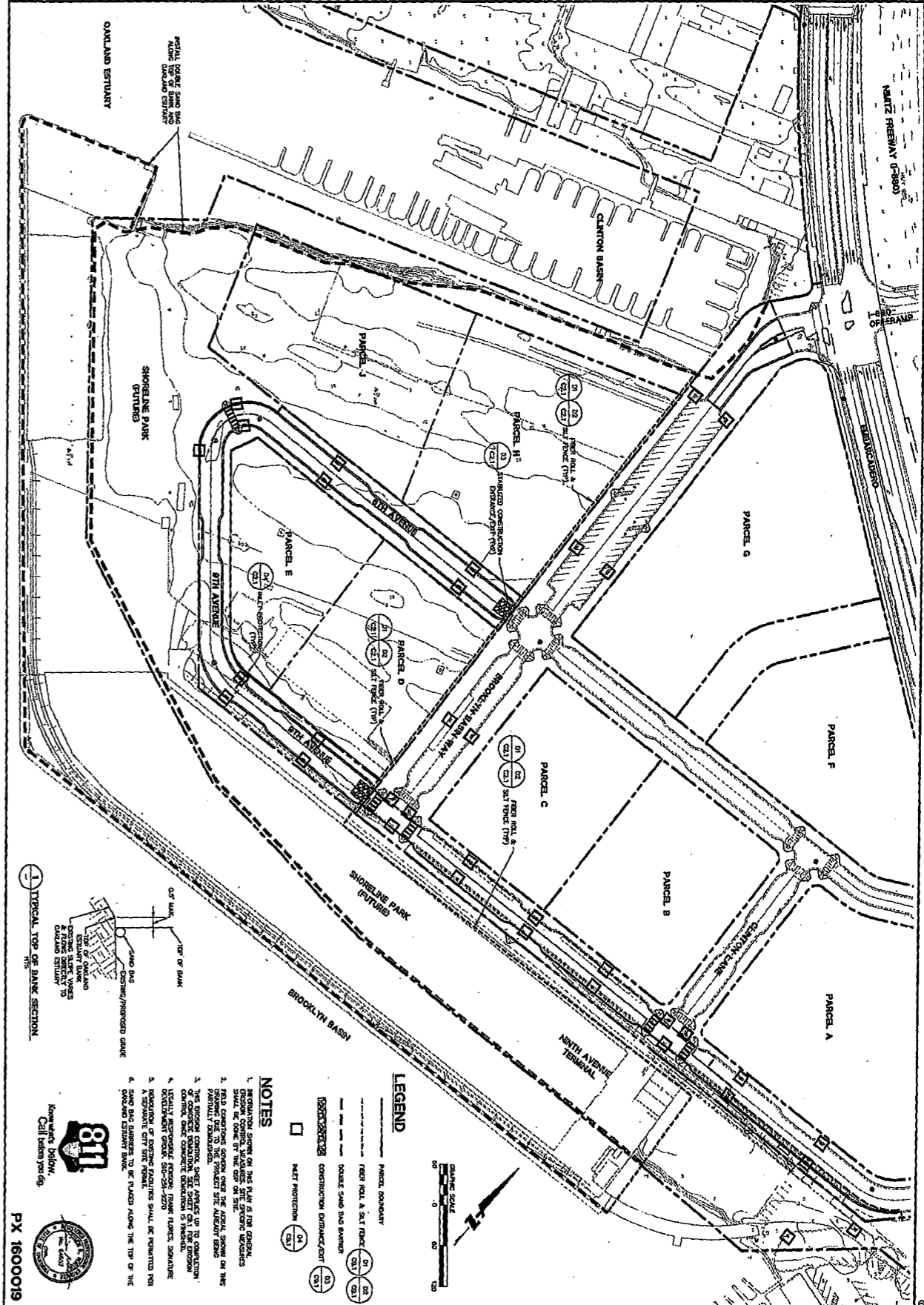
REVISED: 08/14/16 (PHASE 2) PLANNING SHEETS - GENERAL SECTIONS 4-9

- NOTES:**
- SEE SHEET C6.0 FOR PAVEMENT PLAN AND SHEETS C6.1 THROUGH C6.3 FOR FILL PLAN AND PROFILE.
 - PRIOR TO INSTALLATION OF SIDEWALK AND LANDSCAPING, BACKFILLED AREA SHALL BE SURCHARGED A MINIMUM 3" FOR GEOTECHNICAL RECOMMENDATIONS.
 - WATER MAIN TO BE INSTALLED AFTER INSTALLATION OF CELLULAR CONCRETE. TRENCH EXCAVATION SHOWN FOR REFERENCE. TRENCH BACKFILL PER GEOTECHNICAL REPORT.
 - FOR ALL REQUIREMENTS OF GEOTECHNICAL FILL REFER TO GEOTECHNICAL REPORT AND SUPPLEMENTAL LETTERS.
 - BROOKLYN BASIN WAY UTILITIES ONLY PER SEPARATE PHASE 1 PACKAGE. SEE SEPARATE PLANS FOR DETAILS.
 - A MINIMUM OF 3 FEET OF FILL FOR 6 MONTHS OR 2 FEET OF FILL FOR 9 MONTHS IS REQUIRED TO SURCHARGE THE UTILITY TRENCH AREA WITH FUTURE SHORELINE PARK PRIOR TO TRENCHING AND PIPE INSTALLATION, PER THE GEOTECHNICAL RECOMMENDATIONS.



PX 1600019

C7.0
34 of 67



- NOTES**
1. PROVISIONS SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE LOCATION OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION.
 2. FIELD CORRECTIONS SHOULD BE MADE TO THE PLAN AS NECESSARY TO REFLECT THE ACTUAL CONDITIONS OF THE SITE.
 3. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY AND COUNTY.
 4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 5. SAND BAGS SHOULD BE PLACED ALONG THE TOP OF THE BANK.

- LEGEND**
- Parcel Boundary
 - From Roll & Set Back
 - Existing Sand Bag Barrier
 - Construction Diversion
 - Silt Trap
 - Silt Fence
 - Silt Basin
 - Silt Trap
 - Silt Fence
 - Silt Basin

811
 Home Depot
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Date	By	Revisions
08/14/18	JAS	
08/14/18	JAS	
08/14/18	JAS	
08/14/18	JAS	
08/14/18	JAS	

C9.0
 CITY RESUBMITTAL 09/14/18 - NOT FOR CONSTRUCTION

BROOKLYN BASIN
PHASE 2 ON-SITE IMPROVEMENT PLANS
 EROSION CONTROL PLAN
 CITY OF OAKLAND
 ALAMEDA COUNTY
 CALIFORNIA

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 510/237-3011 (FAX)