

2010 SEP -7 PM 3: 07

CITY OF OAKLAND

Agenda Report

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: September 21, 2010

RE: **Report And Resolution Conditionally Approving A Final Map For Tract No. 7885 To Convert Twenty-Two Rental Housing Units Located In The Primary Conversion Area And Two Commercial Units To Condominium Ownership At 244 Lakeside Drive**

SUMMARY

A resolution has been prepared approving a Final Map for Tract No. 7885 for the property owners, the Sheri Matza Revocable Trust, the Lew Family Trust, and the Guinnane Construction Company to convert twenty-two (22) residential apartments and two (3) commercial spaces to condominium ownership. The historic building located at 244 Lakeside Drive is in the Primary Conversion Area. Conversion rights were purchased from an apartment building constructed in 2009 at 1401 Jackson Street. Approval of the Final Map will be a ministerial action by the City Council.

FISCAL IMPACT

Staff costs for processing the Final Map are covered by fees set by the Master Fee Schedule which were paid by the property owner. The revenue was deposited in the Development Service Fund (2415), Engineering Services organization (88432), Tract Map account (45119), Engineering and Architectural Program (PS30).

PROJECT DESCRIPTION

The historic apartment building (OCHS rating A1+) was constructed in 1924 and is located in the Primary Conversion Area. All of the apartments and commercial spaces in the building (APN 008-0634-001-00) will be converted to condominium ownership. The Planning Commission approved the tentative map on October 7, 2009.

KEY ISSUES AND IMPACTS

Renovations And Renewal Certificate Of Occupancy

Because the Oakland Building Code does not consider a condominium conversion as a change of occupancy, existing building systems are not required to be upgraded (structural, electrical, mechanical, plumbing, energy efficiency, etc.). Oakland Municipal Code (OMC) Section

Item No. _____
City Council
September 21, 2010

16.36.090, however, requires that residential units meet Oakland Building Maintenance Code requirements for habitability (renewal Certificate of Occupancy). OMC Section 16.36.130 also requires that residential units be upgraded before the first condominium is offered for sale to meet Oakland Building Code requirements for interior sound insulation (demising walls, floors, corridors). A building permit (B1002346) has been issued for sound insulation retrofitting. No public infrastructure improvements are required.

Tenant Displacement And Purchase Assistance

OMC Sections 16.36.050 and 16.36.080 require that tenants be offered both relocation and purchase assistance, and OMC Section 16.36.050 requires a lifetime lease option for mature tenants (62 years or older).

Replacement Rental Units

OMC Section 16.36.070 requires owners to obtain “conversion rights” for condominium conversions of more than four (4) residential units. The property owners have obtained conversion rights for the twenty-two (22) apartments from another apartment building in the primary Conversion Area located at 1401 14th Street, which was constructed in 2009. Conversion restrictions have been recorded on this parcel (APN 008-0627-020-00).

Final Map

As set forth in California Government Code section 664474.1 (Subdivision Map Act), approval of the Final Map is an administrative, ministerial, and mandatory action by the City Council once the City Engineer has determined that the Final Map conforms substantially with the approved Tentative Map and is technically correct (correct map size and medium, correct metes and bounds, required signatures, required statements, required licensures, etc.). The controlling discretionary action to be taken by the City relating to a subdivision map is at the Tentative Map stage. The purpose of submitting the Final Map to the City Council is to ensure that the Council and the public remain informed about development in the City.

SUSTAINABLE OPPORTUNITIES

Economic

The condominium conversion will provide opportunities for home ownership for the Oakland community.

Environmental

Land use approvals and permits for construction of new and renovation of existing buildings require that the permittee comply with City ordinances and regional Best Management Practices

for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

Social Equity

The condominium conversion will support the economic vitality of the area and the infusion of businesses and events.

DISABILITY AND SENIOR CITIZEN ACCESS

Interior renovations are required to conform with the Oakland Building Code requirements for handicapped accessibility.

RECOMMENDATIONS

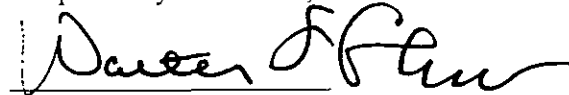
Adoption of the resolution approving the Final Map is a ministerial action of the City Council.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Council accept this report for the condominium conversion at 244 Lakeside Drive, and adopt the proposed resolution, as a ministerial action:

- conditionally approving the Final Map for Tract No. 7885, and
- authorizing the City Engineer and City Clerk to execute the Final Map, and
- directing the City Clerk to file the executed Final Map with the Alameda County Clerk-Recorder for recordation.

Respectfully submitted,



Walter S. Cohen, Director
Community and Economic Development Agency

Prepared by:

Raymond M. Derania
Deputy Director - Building Services Division

APPROVED AND FORWARDED
TO THE CITY COUNCIL



OFFICE OF THE CITY ADMINISTRATOR

Item No. _____
City Council
September 21, 2010

K Jain

City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT No. 7885 TO CONVERT TWENTY-TWO RENTAL HOUSING UNITS LOCATED IN THE PRIMARY CONVERSION AREA AND TWO COMMERCIAL SPACES TO CONDOMINIUM OWNERSHIP AT 244 LAKESIDE DRIVE

WHEREAS, the property owners of twenty-two (22) residential apartments and two (2) commercial spaces, the Sheri Matza Revocable Trust, the Eleanor F. Lew Family Trust, and the Guinnane Construction Company (collectively, the "Subdividers") are the Subdividers of a single parcel identified by the Alameda County Assessor as APN 008-0634-001-00, and by the Alameda County Clerk-Recorder as Tract No. 7885, and by the City of Oakland as 244 Lakeside Drive; and

WHEREAS, the Subdividers have acquired the fee simple interest in the real property comprising Tract No. 7885 through a grant deed, series no. 2005-023186, recorded January 20, 2005, by the Alameda County Clerk-Recorder; and

WHEREAS, the Subdividers have previously applied to the City of Oakland to subdivide the platted land into condominium ownership comprising Tract No. 7885; and

WHEREAS, the Planning Commission of the City of Oakland approved the environmental determination (categorically exempted – California Public Resources Code Section 15315) and the Tentative Map for Tract No. 7885 on October 7, 2009, which proposed the subdivision of said residential apartments and commercial spaces into condominium ownership; and

WHEREAS, the Secretary of the Planning Commission has certified to the Council of the City of Oakland that the Planning Commission approved the Tentative Map for Tract No. 7885, upon which the Final Map for Tract No. 7885 is based; and

WHEREAS, the City must make specific findings before approving a final subdivision to convert residential real property to condominium ownership; and

WHEREAS, the Subdividers have certified that each tenant was given written notice of intent to convert at least sixty (60) days before filing said Tentative Map, as evidence by the affidavit signed by the applicants; and

WHEREAS, the Subdividers have certified each tenant received all applicable notices and rights acquired under Chapter 2 and 3, as applicable, of the Subdivision Map Act (Government Code Sections 66425-66472.1) and Section 16.36 (Condominium Conversions) of the Oakland Municipal Code; and

WHEREAS, pursuant to Government Code section 66427.1(a), the Subdividers have certified that each tenant received ten (10) days written notice that an application was or will be submitted to the Department of Real Estate for a public report; and

WHEREAS, pursuant to Government Code section 66427.1(c), the Subdividers have certified that each tenant has been or will be given written notice within ten (10) days after approval of the Final Map; and

WHEREAS, the Subdividers have certified that each tenant has been or will be given one-hundred eighty (180) days written notice of the intention to convert before termination of the tenancy owing to the conversion. This provision does not alter any right or obligation under the rental agreement or under Civil Code sections 1941-1941.2; and

WHEREAS, the Subdividers have certified that each tenant has been or will be given notice of an exclusive right to purchase his or her unit on the same or more favorable terms and conditions than the unit will be offered to the general public. This right of first refusal must run for at least ninety (90) days after the date of issuance of the public report by the Department of Real Estate, unless the tenant gives prior written notice of intent not to exercise the right, pursuant to Government Code Section 66427.1(d); and

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

- the Final Map for Tract No. 7805, attached hereto as *Exhibit A*, is substantially the same as the Tentative Map approved by the Planning Commission; and
- said Final Map complies in all manners with the provisions of the California Government Code (Section 66400, et seq. - Subdivision Map Act), and the City of Oakland's local ordinance (Municipal Code Title 16 - Subdivisions); and

WHEREAS, the City Engineer has further determined that the Final Map is technically correct and accurately delineates the metes and bounds of the lot, the limits of which have been established by field survey and can be re-established from the monuments, property corners, radii, bearings, and distances shown on the Final Map for Tract No. 7885; and

WHEREAS, the Subdividers are not required to construct any surface or subsurface public infrastructure improvements within the existing public right-of-way of Market Street or within existing or proposed public easements on-site; and

WHEREAS, the provisions of Government Code section 66462 and Oakland Municipal Code Section 16.20.100 governing construction of required public infrastructure improvements before the recording of a Final Map are not applicable to Tract No. 7885; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.130, the owners of said parcel were issued a building permit (B1002346) to install mechanisms to limit the transmission of interior sound between residential apartments and the adjoining common areas; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.050 and 16.36.060, the Planning Commission has found that the Subdivider complied with the requirements of part one

and part two of the Preliminary Tenant Assistance Program to minimize tenant displacement and provide tenant relocation assistance; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.080, the Director of City Planning has determined that the Subdividers have complied with the requirements for a Final Tenant Assistance Program to minimize displacement and provide relocation assistance; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.080, no appeal of the Final Tenant Assistance Program to the City Council from any of the tenants residing at 244 Lakeside Drive was received by the Clerk of the City of Oakland within fifteen (15) days following approval of said Tentative Map by the Planning Commission of the City of Oakland; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.090 and 16.36.120, the Director of City Planning of the City of Oakland has determined that the Subdividers have provided copies of a structural pest report and a property report prepared by contractors or engineers licensed by the State of California and a building systems report describing utility meters and valves, storage space, and laundry facilities; and

WHEREAS, the Planning Commission has found that the Subdividers have complied with Oakland Municipal Code Sections 16.36.050 and 16.36.060 by obtaining “conversion rights” for twenty-two (22) residential apartments from 1401 Jackson Street (APN 008-0627-020-00) that prohibit the conversion to residential condominium ownership for seven (7) years and that the Planning Department has confirmed that the Subdivider has recorded restrictions against these properties documenting that they cannot generate further conversion rights; and

WHEREAS, pursuant to Ordinance No. 10475 C.M.S., said buildings at 244 Lakeside Drive and 1401 Jackson Street are located in the Primary Zone of the Conversion Impact Area; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.110, the Director of City Planning has determined that the Subdividers have provided written notification to the City of Oakland and all tenants in the building with five (5) days of receipt from the State of California indicating that the final subdivision public report described in California Business and Professions Code Section 11018 was issued by the Real Estate Commissioner; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.110, the Director of City Planning has determined that the Subdividers have provided additional written notification to the City of Oakland and all tenants in the building of the restrictions on the remodeling of occupied units and the rights of the tenants to occupy and purchase units; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.090 and 15.08.150 (Oakland Building Maintenance Code), the Subdividers have obtained a renewal Certificate of Occupancy issued by the Building Official of the City of Oakland for the multiple family dwelling at 244 Lakeside Drive; now, therefore, be it

RESOLVED: That the Final Map for Tract No. 7885 is hereby conditionally approved; and be it

FURTHER RESOLVED: That pursuant to Oakland Municipal Code Section 16.36.120, the approval of the Final Map for Tract No. 7885 is hereby conditioned upon the performance by the Subdividers of their obligations to provide written notices to all prospective buyers of converted units advising the following:

- the existence of a seventy-two (72) hour period following an agreement to purchase, during which period a prospective buyer may withdraw from the agreement to purchase without penalty or cost, and
- the availability of the property report, structural pest report, and building systems report, and
- the availability of a statement signed by person experienced in the field of acoustical testing and engineering certifying that the converted unit conforms to the noise insulation standards of the 2007 edition of the California Building Code; and be it

FURTHER RESOLVED: That pursuant to Oakland Municipal Code Section 16.36.140, the approval of the Final Map for Tract No. 7885 is hereby conditioned upon submittal by the Subdividers and receipt by the Director of City Planning within thirty (30) days following the issuance of the final subdivision public report and annually thereafter an informational report pertaining to tenants displaced since the filing of the Tentative Map for Tract No. 7885 and to buyers of the residential units being converted; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 7885; 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. 7885, upon its execution by the City Engineer; and directed to file the fully endorsed Final Map with the Alameda County Clerk-Recorder; and be it

FURTHER RESOLVED: That this Resolution shall become effective upon the recordation of the Final Map for Tract No. 7885 by the Alameda County Clerk-Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2010

PASSED BY THE FOLLOWING VOTE:

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

NOES -

ABSENT -

ABSTENTION -

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

OWNERS' STATEMENT:

WE UNDERSIGNED HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND DESCRIBED AND EMPRACED WITHIN THE EXTENSIVE REGULARITY LINES ON THE HERETO SUBMITTED TRACT MAP ENTITLED "TRACT MAP 7885, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA; THAT SAID OWNERS ACCORDING TO SAID TRACT MAP...

4) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS RECEIVED PURSUANT TO SECTION 15420 OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE, WRITTEN NOTIFICATION OF INTENTIONS TO CONVEY AT LEAST 90 DAYS PRIOR TO THE FILING OF A TENTATIVE MAP...

5) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS, OR WILL HAVE, RECEIVED ALL APPLICABLE NOTICES NOW OR HEREAFTER REQUIRED BY SECTION 15420 OF THE GOVERNMENT CODE...

6) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS, OR WILL HAVE, GIVEN 90 DAYS WRITTEN NOTICE OF HIS INTENTION TO CONVERT PRIOR TO TERMINATION OF TENANCY...

7) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS, OR WILL HAVE, RECEIVED WRITTEN NOTIFICATION WITHIN 10 DAYS OF APPROVAL OF THIS FINAL MAP...

8) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS, OR WILL HAVE, RECEIVED ALL APPLICABLE NOTICES NOW OR HEREAFTER REQUIRED BY SECTION 15420 OF THE GOVERNMENT CODE...

9) WITHIN 30 DAYS OF THE DATE OF COMMENCEMENT OF THE FINAL SUBDIVISION PUBLIC REPORT, THE OWNER SHALL BE REQUIRED TO SUBMIT ANNUAL REPORTS TO THE DIRECTOR OF THE PLANNING DEPARTMENT...

10) THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS BEEN REQUESTED NOT TO CLEAR THE FINAL SUBDIVISION REPORT UNTIL SUCH NOTICES BY WRITING BY THE SUBDIVIDER, SUCH REQUEST TO INCLUDE WRITTEN APPROVAL OF THE DIRECTOR OF CITY PLANNING...

11) THE SUBDIVISION MAP AND EXISTING MAPS OF THE "BOLSONARE" BUILDING MAY NOT BE IN COMPLIANCE WITH THE CURRENT CITY OF OAKLAND BUILDING CODES, THE PROVISIONS AND WHICH PROVISIONS REQUIREMENTS, ANY FUTURE NOTIFICATIONS TO BUILDERS, LAW ENFORCEMENT AND ANY VIOLATION OR VIOLATIONS ON SAID MAPS MAY NOT BE FILED.

Signature block for Owners' Statement including names like Victor Lopez and Eleanor F. Lee.

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 11/10/2010, BEFORE ME, JUDITH M. LARSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES...

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 PUBLIC, JUDITH M. LARSON, NAME, JUDITH M. LARSON, MY COMMISSION EXPIRES 10/25/2011, MY COMMISSION NUMBER 1786199, COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN FRANCISCO.

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 11/10/2010, BEFORE ME, JUDITH M. LARSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES...

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 PUBLIC, JUDITH M. LARSON, NAME, JUDITH M. LARSON, MY COMMISSION EXPIRES 10/25/2011, MY COMMISSION NUMBER 1786199, COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN FRANCISCO.

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 11/10/2010, BEFORE ME, JUDITH M. LARSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES...

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 PUBLIC, JUDITH M. LARSON, NAME, JUDITH M. LARSON, MY COMMISSION EXPIRES 10/25/2011, MY COMMISSION NUMBER 1786199, COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN FRANCISCO.

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA, COUNTY OF SAN FRANCISCO, ON 11/10/2010, BEFORE ME, JUDITH M. LARSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED CAPACITIES...

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 PUBLIC, JUDITH M. LARSON, NAME, JUDITH M. LARSON, MY COMMISSION EXPIRES 10/25/2011, MY COMMISSION NUMBER 1786199, COUNTY OF PRINCIPAL PLACE OF BUSINESS SAN FRANCISCO.

CITY CLERK'S STATEMENT:

I, THE UNDERSIGNED, ALAMEDA SHIRONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP, CONSISTING OF 2 SHEETS AND ENTITLED "TRACT MAP 7885" WAS PRESENTED TO SAID COUNCIL AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON...

I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF OAKLAND AND ARE FILED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 20th DAY OF OCTOBER, 2010. ALAMEDA SHIRONS, CITY CLERK AND CLERK OF THE COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.

CITY ENGINEER'S STATEMENT:

I, EDWARD M. DONAHUE, CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HERETO SUBMITTED TRACT MAP ENTITLED "TRACT MAP 7885, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA; THAT THE SUBDIVISION AS SHOWN UPON SAID MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE TRACT MAP AND ANY APPROVED ALTERATIONS THEREON...

I HEREBY STATE THAT I AM SATISFIED THAT THE TRACT MAP IS TECHNICALLY CORRECT.

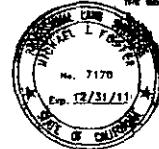
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 20th DAY OF OCTOBER, 2010. EDWARD M. DONAHUE, R.C.E. NO. 27815, NOTARY CITY ENGINEER, CITY OF OAKLAND, ALAMEDA COUNTY, STATE OF CALIFORNIA, LICENSE EXPIRES 3/31/12.

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 ORDINANCES AT THE REQUEST OF BILL PHILLIPS IN DECEMBER OF 2008.

I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR OTHERWISE APPROVED TENTATIVE TRACT MAP. I HEREBY STATE THAT THE DIMENSIONS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE DIMENSIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REPRODUCED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE ON THIS 20th DAY OF OCTOBER, 2010. MICHAEL J. FOSTER, L.S. 7170, SURVEYOR, EXPIRATION DATE: DECEMBER 31, 2011.



CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, CRISTINA MORALES GRAFT, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 54000 AND BEARS OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: OCTOBER 20, 2010. CRISTINA MORALES GRAFT, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DEPUTY.

RECORDER'S STATEMENT:

FILED THIS 20th DAY OF OCTOBER, 2010, AT 4:14 PM BOOK OF PARCEL MAPS AT PAGE 111 AT THE REQUEST OF...

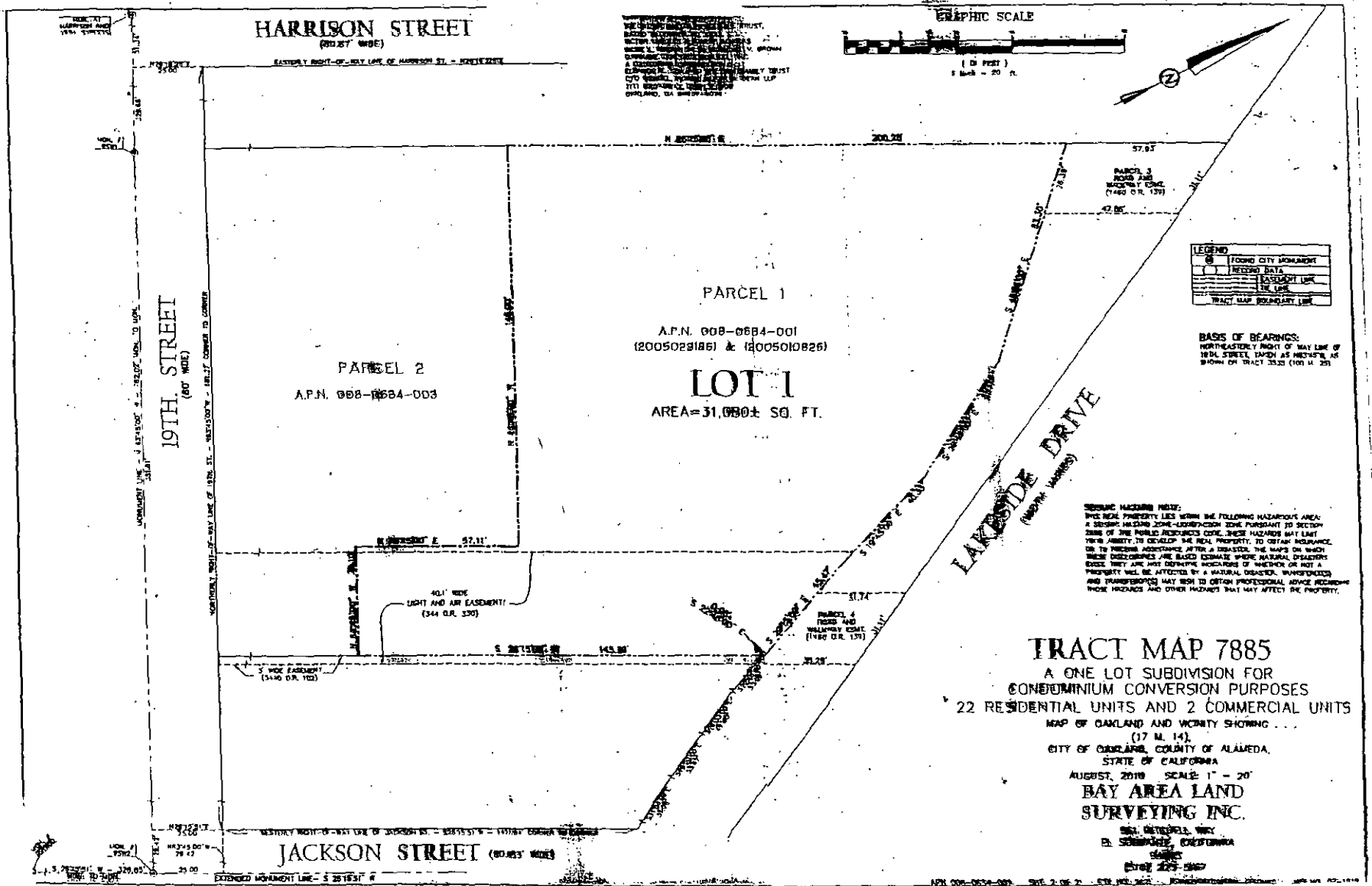
PATRICK O'CONNELL, COUNTY RECORDER, DEPUTY COUNTY RECORDER.

TRACT MAP 7885

A ONE LOT SUBDIVISION FOR CONDOMINIUM CONVERSION PURPOSES 22 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS MAP OF OAKLAND AND VICINITY SHOWING (17 M. 14) CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AUGUST, 2010 BAY AREA LAND SURVEYING INC.

500 WASHINGTON, SUITE 200, OAKLAND, CALIFORNIA 94612 (510) 225-5187

EXHIBIT A Tract Map No. 7885



Tract Map No. 7885

EXHIBIT A

TRACT MAP 7885
 A ONE LOT SUBDIVISION FOR
 CONDOMINIUM CONVERSION PURPOSES
 22 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS
 MAP OF OAKLAND AND VICINITY SHOWING . . .
 (17 M. 14),
 CITY OF OAKLAND, COUNTY OF ALAMEDA,
 STATE OF CALIFORNIA
 AUGUST, 2010 SCALE: 1" = 20'
BAY AREA LAND SURVEYING INC.
 501 BAYVIEW BLVD.
 OAKLAND, CALIFORNIA 94612
 (916) 229-2867

SEISMIC HAZARD RISK:
 THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA:
 A SEISMIC HAZARD ZONE-UNSATURATED ZONE PURSUANT TO SECTION
 1708 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT
 YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE,
 OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH
 THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL DISASTERS
 OCCUR. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A
 PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. UNSATURATED
 AND TRANSFORMED MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING
 THESE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

LEGEND

	FOUND CITY MONUMENT
	SECTION BOUNDARY
	EASEMENT LINE
	TRACT MAP BOUNDARY LINE

BASIS OF BEARINGS:
 NORTHEASTLY POINT OF MAY LINE OF
 1894 STREET, TAKEN AS BEARING AS
 SHOWN ON TRACT 3532 (100 M. 25)

WITNESSETH THAT I, THE UNDERSIGNED, A LICENSED SURVEYOR, HAVE EXAMINED THE ORIGINAL RECORDS OF THE CITY OF OAKLAND, CALIFORNIA, AND HAVE FOUND THAT THE SAME ARE TRUE AND CORRECTLY REPRESENT THE REALITY AS SHOWN ON THE MAP HEREON.



HARRISON STREET
 (60.25' WIDE)

19TH STREET
 (60' WIDE)

PARCEL 2
 A.P.N. 008-0684-003

PARCEL 1
 A.P.N. 008-0684-001
 (2005028186) & (2005010826)
LOT 1
 AREA=31,000± SQ. FT.

JACKSON STREET (60.25' WIDE)

LAKE SIDE DRIVE
 (Public Highway)