OFFICE OF THE CIT'S CLER!

CITY OF OAKLAND

2010 SEP -7 PM 3: 07

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

Item No. _____ City Council September 21, 2010 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

FILED
OFFICE OF INTERPRETED BY ULER FOR ELAND

2010 SEPCOURCIPHEM 3: 07

Approved for Form and Legality
リノー・
FUAIN
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 AND PRESIDENT BRUNNER	, KERNIGHAN, NADEL, QUAN, REID,
NOES -	
ABSENT -	
ABSTENTION -	
A	ATTEST:
•	LATONDA SIMMONS
	City Clerk and Clerk of the Council
	of the City of Oakland, California

	•	, · · · · · · · · · · · · · · · · · · ·
OWNERS' STATEMENT:	OWNER'S ACKNOWLEDGEMENT:	
BIG UPOCATIONED INTEREST STATES THAT THEY AND BIG OWNERS OF THE LAND DECLERATED AND EMPERCED WHITE THE EXTRACTOR BOUNDARY UPOS ON THE LEDDIN DIBBOOKS TRACT MAD PRINTED STRUCT HE AT THE COURS OF THE PROPERTY OF THE PROPERTY THAT IS NOT THE PROPERTY THAT IS NOT THE PROPERTY THAT TO AMP	STATE OF CALFORNIAL	CITY ENGINEER'S STATEMENT:
ZVD FOND BL MEUZ OL LINE DEPORT OCEON MECHANICS, THICKNES, SQ. 5000 CHOCK SCHIEZ MC 5000033196. CIT, OL GLINEVIOL COUNTY DI VIVIESIY STATE OL CHIADMAN, SULVA 2010 CHARLES VOCUMES EGY 10	on \$10/2010 more us gratith to fire or	FEDURAR IN DESCRIPT ON REMEST COURSES IN THE CITY OF GUSTINES THE HENDERS CHANGES.
SUD LOAD BY WRITE OF THE STANT PERSON RECORDED JAMES TO 2003 LINDER SCHEEN HE, 2003073184, JAMES TO, 2004, O'CHT STEMP HO, 2005010024 IN THE OTTEM A RECORDED OF ALAMADA COLARY, STANT OF CALE DRIVAN, HAIT THE CONSTITUTE TO HE PRETWORNED AND THOSE OF THES TRACE VALVE.	A NOTARY PURIC OF AND FOR SAID COUNTY AND STATE, PERSONALLY ATTARES	THAT HE CHILD'S TRACT HAP THE CITY OF DANKAND CHIRGY OF ALAMEDA
THE UNDERSTORM ALSO STATES BIATS. A) EACH OF THE EMANUE OF THE PROPOSED CONDOLUMBUL UNITS HAS RECEIVED, PURSUANT TO	MIC PROVED TO HE OH THE BASIS OF SATISFACTORY EVOCACE TO BE TREPERSONS! WHOSE	THE BYTE WE HAVE WILLIAMS ON THE INITIALIZE BRACE AND AND WILL WILLIAMS AND THE SHEET WILLIAMS SHEET SHEET WILLIAMS SHEET SHEE
OL WISH HUM TO COMMANY WE PET BY DAYS MADE AS DISCONSISSING ON THE MENTERS FIND.	HAME(S) STARE SUBSCIDED TO THE WITHIN HISTRUMENT AND ACCOMMETED IN AS THAT PARTY !!	ACTIONS THEREOF, THAT SUD TRACT MAP COMPUSES WITH ALL PROMISEDS OF
PROPERTY CONDOMINATION OF SAME SUBCOMISION WAS ACT, EACH OF THE TEMPORTS OF THE PROPERTY CONDOMINATION OF THE EACH PERSON WAS THE STATE OF THE STATE OF THE SUCH	THEY EXCUSED THE SAME INSTRUMENT, THE PERSONS OF THE ENTIT UPON BOULT OF WHICH	WASTERS AT THE THE OF THE TENTATIVE TRUCT WAS AND THAT I AN SATISFED THAT THE TRACT WAS IN TECHNICALLY CONFECT.
A) CLU- OF NET BY-NET OF THE PROPERTY CONDENSATION WHITE WAS RECEIVED, PURPLANED TO CONTINUE TO DESCRIPT A LEGAL TO DATE THAT OF THE TRANSPORT OF THE THAT OF THE THAT OF THE THAT OF THE THAT OF THA	THE PERSON ACTED. EXECUTED THE HIS MULIENT.	AN HERMESS WHENCOF, I MANE HEREUNTO SET MY HAND THES
B) He PRECEDS OF THE R WHITE OF PRINCIPLE OF THE OTHER OF MALLON AND LICE OF THE THRIVES OF THE PRINCIPLE OF	I CERTIFY UNDER PENALTY OF PERSONY UNDER THE LAWS OF THE STATE C CALIFORNIA THAT THE FORECOME PARACHAPH IS TRUE AND CORRECT 3 C	BST 00 2010.
METERS HOTE ICATION MITTER TO SATE OF APPROVAL OF THIS TRUE, MAP. C) FACH OF THE TENANTS OF THE PROPOSED COMPOUNDAL UNITS HAS SEEN, OR WELL SE, COVEN	NOTARY PUBLIC 4	RETURNS IN DETANT, R.C.E. NO. 27815
100 DATS WELTER MORE OF THE WITCHDOW TO CONVERT PRICE TO TENANCE OUT	MINESS MY HAND.	PATRI OF THE AND AND AN ANETIA CTUNTY
ien da is settu, rotte da se, entration to convolle imma to translation or itsiauci que to he convolleration or informació convestos in enformació or installation or informació que que to or composi que mocha or convolución, accident que seu soci basago los, he informaciós que to or composito que mocha ocupación de concentrativamente per excepto per seu, será seu la convolución de concentrativamente per excepto per seu para seu la convolución de concentrativamente per excepto per seu, será seu la convolución de concentrativamente per seu para seu la convolución de concentrativamente de convolución de concentrativamente per seu per seu la convolución de convolución de concentrativamente de convolución de convolución de convolución de convolución de seu convolución de	HY COMMISSION ENTITES: 12/25/2011	POSSES ENGLES 2/31/12
THIN, 2 OF THE EMANTS OF THE PROPOSED CONSOLARABIN UNITS HAS BEEN, ON WILL BE, DIVEN	MY COURSSION NUMBER	•
THE OF THE THIRDS OF THE PROPOSED COMPANIENTS HAVE BOTH ON HALL BE, ONCE HARDLY OF HE ELISIONS FROM TO COMPANIE THAT HE FINANCIASE OF HIS ON HER HAVE BEEN USER UPON THE CAUSE THAN I AND EXPOSEDOR SHALL SHAD HAVE BEEN PROPOSED TO THE USER UPON THE CAUSE THAN I AND EXPOSEDOR SHALL SHAD HAVE BEEN SHAD THAT SHAD THAT OFFICE HAVE BEEN OF THAT HAVE TO AND HE TO THE THAN I AND EXPOSED SHAD THAT HAVE REPORT FAMILY OF THAT HAVE BEEN SHAD THAT HAVE BEEN THAT HAVE BEEN THAT REPORT FAMILY OF THE CHARLES OF THE HASHAD HAVE PROPERLY ONCE, UPON THAT THAN IT OWN THAT HAVE BEEN THAT HAVE BEEN THAT HAVE BEEN THAT THAN IT OWN THAT HAVE BEEN THAT HAVE BEEN THAT HAVE BEEN THAT THE HAVE BEEN THAT HAVE BEEN THAT HAVE BEEN THAT HAVE BEEN THAT THE HAVE BEEN THAT HAVE BEE	COUNTY OF PRINCIPAL PLACE OF BUSINESS: Sale Managera	SERVEYOR'S STATEMENT:
CHERAL FURTH OF THIS METE FAVORABLE TO THE TENANT, THE REST STALL RUM FOR A PERSON OF HOT LESS THAN BO SATE FROM THE DATE OF THE SURGISTION PUBLIC	OWNER'S ACKNOWLEDGEMENT:	THE WALL HAS PROPERTED BY HE OR LINDER MY DIRECTION AND IS GASED LIPON & FIGURE
THAN ONE PROP WITH MORE OF HE OR HOR MICHIGON HOT TO EXERCISE THE RICKS.	STATE OF CALEDONIAL COUNTY OF SOME PROCESSES	FOCH MINISTERS VILLAGE MEDITAL OF BIT WATER IN DICTIONS OF 3009"
THE PARTIES OF THE PROPERTY RECORD SHOULD ARE RECORD AND CONTRACT THE PROPERTY OF THE PROPERTY	on 8/10/2010 server of Made II M. Laline	I MENDER STATE DATE DATE TRACE MAY SUBSTANDULL CONFIDENCE TO THE APPROVED TO THE APPROVED.
CANLING MINISTER CODE ALONG MIN THE DWING I REQUEST FOR A DESTRICT TE OF DESCRIPTION OF THE PROFESSION OF THE COMMISSION WATER WAS, OR WILL HAVE	ON BLEST 20 ID STORE WE CONSULTED MY GOLDEN	THE HIGH TO STATE OF THE OF HEADER HY DIRECTION AND IS MASTED UPON A FIGURAL PROPERTY OF THE THE STATE OF THE
THINK O'MS PROOF WRITEN HOWICE OF HIS ON HIS HITCHON HOT TO EXPOSE THE RICK! I) HIS PROOF OF THE PROOF THE PROOF THE CITY OF MALLING HIS ON THE LAW RECEIPED CORRECT OF THE PROOF THE PRO	MIND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THIS PROVENUEL MADREE .	
O, MON SZIVIE IN JAC DANIEL 2 NAMED HOW LOS & BATTLE MEDICAL WIND HE DANIEL (2)	NAME (S) IS A BURSCHAFT TO THE WITHIN WISTRIAGHT AND ACCOUNTED TO ME THAT HE (SHE!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	0110
HIGHER IN THE SHEEK ON SHAPE REPORT.	(TED SIGNATAURE(S) ON THE INSTRUMENT, THE PERSON(S), OR THE ENTITY OF BEHALF OF WHICH	Mal J. fat 0-04-10
1) HE DIRECTOR OF BUT PERSON COPYN HADDL OF HE CITY OF CAMPLED AND EXCH OF THE THROUGH HAD EXCH OF THE THROUGH HADDLESS OF THE MANY EXCHANGE ALL PAPER CONTROL THROUGH HADDLESS OF THE MANY EXCHANGE ALL PAPER CONTROL THROUGH HADDLESS OF THE MANY OF	THE PERSON ACTED, EXECUTED THE HISTRUMENT.	Me. 7170 MICHAEL & FOSTER, ES. 7770 FINEWATON DATE: DECEMBER St. 2011
EVOIR IS, BK. LENYN, IZ O, BK. LNONDEZD CORDORNAM HVZ ON MIT HVNC MCCENCO MALLICM HOURTS HOM ON HEMETALLY NEGOMED BL. SECTION JETSTONO DE, BK. GVNT NO TRINKENTE CODE	I CERTIFY UNDER PENALTY OF PERSUNT UNDER THE LAWS OF THE STATE O CASTORNIA THAT THE FORECOME PARACRIAPH IS TRUE AND CORRECT.	Cop. 12/31/11
		DE THE OF THE BOARD OF CUREDIAGODS
HOLD OF THE SHOWNERS OF CONDUCTORS WAS LIGHT HOUSE MAKEN HE BEGINS HE.	WINESS MY HARD. NOTARY PUBLIC	
	MUE: Muella U, Jan de	CEEHK OF THE BOARD OF SUPERVISORS
IN INFO ID 1/5 OF THE OUT OF CONTROL OF THE FIRST, SERVICED IN THE THE OUT OF THE OUT OUT OUT OUT OF THE OUT	WY CRAMSSON (MINES: 12/25/201)	STATEMENT:
HALL WAY BELL WOOD AND ADDRESS AND THE PRESENCE WHICH WIT CONCENTED ELECTRONICAL DESCRIPTION OF THE PRESENCE WAS NOT CONCENTED ELECTRONICAL WAY ON BRIDING DISCUSSION AND CONCENTED THE	NY COMPANDON MUNICIPE 1786/79 COUNTY OF PRINCIPAL MADE OF BUSINESSE SAM FOREIGINGS.	THE CONTROL OF THE BOARD OF REPORTED TO THE TOWN OF THE COUNTY OF THE COUNTY OF ALMERS STATE OF CHARGES, OF THE COUNTY OF THE CONTROL OF THE COUNTY OF THE C
I) HO LIFET IN CONFURSION HALL BE OFFERED FOR SALE LIFES, DIE SHIT CONTURNES THE HOUSE HELLATION STANDARDS, PROJUCTED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE,	OWNER'S ACKNOWLEDGEMENT:	
STORM 1092, OF US SHOW, SOM. If he's complement conserve project strengt donyersom rights deserving by set project.	SIATE OF CREENINGS (COUNTY OF COUNTY	0+100
TOCHTO HE STREET, ONE WAS CHURCH STREET, AND SHEET STREET HE STREET STREET HE STREET S	on \$/10/00/0 percet in Quedith My -lives on	CHYSTIAL MEMORY COLUMN OF THE BOWND OF SEATEN-SOME COLUMN OF ALLANDIA STATE OF
IN THE EXPONENT PROJUBILITY OF SEAL COLLEGE WAS BOTH INCOME. AND THE WAY THE PARTY IN	A ROTART PURCE IN AND TOR SAID EDAPLY AND STATE PERSONALLY APPLAND	CALPONIA
STREAMSON MEASULE AND SOMECION IN OIL MATHER BY BAGINADES STON WESTERN TO HIGHER AND WASHINGTON WITH THE WORLD THE STONE WESTERN TO HIGHER BY BAGINADES STONE W	WICHOR MANRAS AND SARAN MANRAS WHO PROVED TO HE ON THE BASIS OF SARISFACTORY EVICENCE TO SE THE PERSONNERS WHOSE	COPULY
Other conscious as any extend to the property are not set as positions of should be dependent that the angle of the construction of the contract of the contr	MAD PROVED TO HE DAY THE BASIS OF SATISFACTORY EMDERCE TO BE THE PERSONES) WHOSE HAME(S) IS/NO SUBSCRIBED TO THE WINAM MISTRUMENT AND ADMORPHED TO THE WART HE/SAT!	
ANT I HAN HOLD ME WEIGHTED THE CONTRACT THE THE THE TELEVATION OF TELEVATION OF DESIGNATION OF EVEN	CACCUTED THE SAME IN HESPART/ZEES AUTHORIZED CAPACITYTES), MED THAT BY HESPART/	RECORDER'S STATEMENT:
Shewie matte	THE PERSON ACTED, EXECUTED THE HISTMULLENT.	TRUD THIS DAY OF 2010, AT N. H. BOOK
STORM HATTA AS TRUSTITE OF THE SHERM! ELEMANDE F. LEW, AS TRUSTED IN THE UDE	I CERTA'S UNDER PENALTY OF PERAMS UNDER THE LASS OF THE STATE OF CAUSORSIA THAT THE FORECOME PARACTAPH IS TRUE AND CONTECT.	OF PARKEL DATE AT PACE AT THE RECOURST
WEIGH WARRES		PARTICL COUNTY (COUNTY RECORDED
Davie Brand	WINESS MY HAND HOTARY PUBLIC	新生
MIST THE PORT OF THE PROPERTY	nue Judith M. Larlos	DEPUTY COUNTY PROGROUP
HOT ECHIMANE, PAT TOPNI, CLIMANAGE CONSTRUCTION CO. BIC.	HY COLLASSION EXPIRES 12/25/2011	TO ACT MAD 7005
OWNER'S ACKNOWLEDGEMENT:	NY COMMISSION HUMBER 1786199	TRACT MAP 7885
STATE OF CASEONIAL STRUCTURES OF THE PROPERTY	COUNTY OF PRINCIPAL PLACE OF BUSINESS: Sau Francis Co	A ONE LOT SUBDIVISION FOR CONDOMINIUM
A MOTARY PUBLIC IN AND FOR SAID COLUMN AND STATE, PERSONALLY APPRAISH	OLT OF EDICLE OF A TELEFIE	CONVERSION PURPOSES
Added to be a willy and Diffrage a file	CITY CLERK'S STATEMENT:	22 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS
HAME(S) IS NOT SHE WAS OF SAFE ACTION EVENTS TO BE DE PRESONED WHOSE STEELING DIES SAFE IN HES ARE METERALISM FOR DOCUMENTION TO BE A PRESONED WHOSE STEELING DIES SAFE IN HES ARE METERALISM FOR DOCUMENT OF DEPOSIT OF THE SAFE AND THE SAF	I, Inc. Undersondo, latonda signoms, city cless: Mes clerk of the city charge of the city of carland, county of alautoa, state of calforna, do nereby state that das	MAP OF DAKLAHO AND WICHITY SHOWING (17 M. 14)
	MAP, COMPARING OF 2 SMEETS AND ENTITIED "TRACT MAP TRES" WAS PRESENTED TO \$440 COUNCIL AS PROMODED BY LAW AS A RECORDER MEED ON THE DAY OF	CITY OF GAKLAND, COUNTY OF ALAMEDA.
THE PERSON ACTED, EVECUIED THE METRIFICHT. PERSON'S UNDER PERSON OF PERSONS EMBELLINGS OF THE STATE OF CALFORNIA.	2010 AND THAT SAID COUNCIL DID THEREUPON APPROVIC SAID HAP.	STATE OF CALIFORNIA
tact the designed argulates in last may counted.	I FUNTINER STATE THAT ALL ACTREVIENTS AND SURETY AS RECURRED BY LAW TO ACCOMPANY THE	AUGUST, 2010
WOOTH NE WILL THE WOLLD TH	ur grace,	BAY AREA LAND
nue buchtle by Larra	H MINESS WHENCOT, I HAVE HERECANID SET MY HAND THIS DAY OF 2010.	SURVEYING INC.
01 (marison (maris 12/12/31/2-31)		E ZOMENTE CALLEGUAN BUT MACHET MAN
4+ COMPSOND MARKE 1776195	LATOMORE STANDING, DITY CLERK AND CLETTER OF THE CERTOR	\$4803
COUNTS OF LOWISH WITH OR SHAWEST SON THE PRINCES	OF THE CITY OF DAVIAND, COUNTY OF ALLIABIDA. STATE OF CALFORNIA	(510) 225-5100 25-100 SHT UDE 2 FR NO. 282 A AKESSTRIPSERIE-GROWE. JOSE DE 07-1

EXHIBIT A

