

OWNER'S STATEMENT

THE UNDERSIGNED, OAK KNOLL VENTURE ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY STATES THAT IT IS THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITH THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "TRACT 8658 PHASE 1 - PARCEL 7", THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT CERTAIN GRANT DEED RECORDED MAY 9, 2014, UNDER RECORDER'S SERIES NUMBER 2014117035, IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS AND DRAINAGE PIPES, POLES, OVERHEAD LINES, UNDERGROUND FACILITIES AND ALL APPURTENANCES DEEMED NECESSARY TO THE CITY OF OAKLAND OVER THE PROPERTY DELINEATED HEREIN AND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) UPON AND OVER THOSE AREAS OR STRIPS OF LAND LYING WITHIN THE LOT LINES OF THIS MAP LABELED AS 'AA' AND '178'.

AS OWNER:

OAK KNOLL VENTURE ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: OKP LAND HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY ITS: MANAGER BY: OAK KNOLL VENTURE HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY ITS: MANAGER

BY: _____ NAME: _____ DATE: _____ BY: _____ NAME: _____ DATE: _____

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 CALIFORNIA)SS. COUNTY OF _____) ON _____, 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 CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND: NOTARY'S SIGNATURE: _____ PRINTED NOTARY'S NAME: _____ NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____ NOTARY'S COMMISSION NUMBER: _____ EXPIRATION OF NOTARY'S COMMISSION: _____

CITY PLANNING COMMISSION'S STATEMENT

THIS MAP IS BASED ON A TENTATIVE TRACT MAP APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND AT THEIR MEETING ON OCTOBER 18, 2017, AND WHEN RECORDED THIS MAP BECOMES THE OFFICIAL MAP OF THE LAND DIVISION.

DATE _____ CATHERINE PAYNE SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND

CITY CLERK'S STATEMENT

STATE OF CALIFORNIA COUNTY OF ALAMEDA

I, ASHA REED, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT 8658, PHASE 1 - PARCEL 7", WAS PRESENTED TO THE COUNCIL OF THE CITY OF OAKLAND AT A REGULAR MEETING HELD ON THE _____ OF _____, 20__ AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NUMBER _____, APPROVE SAID MAP. I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND THE P.U.E. (PUBLIC UTILITY EASEMENT) AS HEREIN DEDICATED IN ACCORDANCE WITH SECTION 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

ASHA REED CITY CLERK AND CLERK OF THE CITY COUNCIL CITY OF OAKLAND, COUNTY OF ALAMEDA STATE OF CALIFORNIA

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 OAK KNOLL VENTURE ACQUISITION GROUP, LLC, ON NOVEMBER 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. 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 _____ 20__, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVIS THRESH, PLS 6868

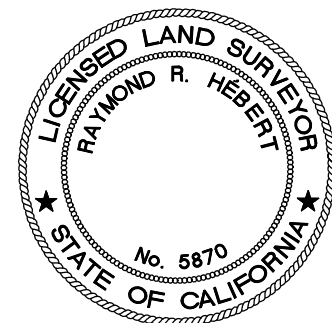


DATE _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

RAYMOND R. HEBERT, PLS 5870 CITY SURVEYOR OF OAKLAND



DATE _____

CITY ENGINEER'S STATEMENT

I, _____, ACTING CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "TRACT 8658 PHASE 1 - PARCEL 7"; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__.

SIGNATURE: _____ PRINTED NAME: _____ R.G.E. NO. _____ ACTING CITY ENGINEER CITY OF OAKLAND, ALAMEDA COUNTY STATE OF CALIFORNIA



DATE _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

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 BOARD OF SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$_____ CONDITIONED FOR THE PAYMENT OF ALL THE TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

[] ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20__.

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

BY: _____ DEPUTY COUNTY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__, AT _____ M, IN BOOK _____ OF MAPS, AT PAGES _____, AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY.

MELISSA WILK COUNTY RECORDER

BY: _____ DEPUTY COUNTY RECORDER

FEE _____ SERIES # _____

TRACT 8658 PHASE 1 - PARCEL 7

A SUBDIVISION CONSISTING OF 27 LOTS AND 1 REMAINDER PARCEL WITHIN PARCEL 7 OF TRACT 8320, FILED PURSUANT TO THE SUBDIVISION MAP ACT

CONSISTING OF 3 SHEETS

***** BEING A SUBDIVISION OF PARCEL 7 OF THAT CERTAIN MAP ENTITLED "TRACT 8320 - PHASE 1" FILED FOR RECORD OCTOBER 31, 2022, IN BOOK 369 OF MAPS AT PAGES 8 THROUGH 16, INCLUSIVE, OFFICIAL RECORDS OF ALAMEDA COUNTY. *****

LYING ENTIRELY WITHIN THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA FEBRUARY 2024



ENGINEERS-SURVEYORS-PLANNERS 1730 NORTH FIRST STREET, SUITE 600 SAN JOSE, CALIFORNIA 95112

BENEFICIARY'S STATEMENT

CIRRUS OK LENDER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 3, 2023, AS DOCUMENT NUMBER 2023000129, OFFICIAL RECORDS OF ALAMEDA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
 NAME: _____
 TITLE: _____

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 CALIFORNIA)SS.
 COUNTY OF _____)

ON _____, 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 CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSONS(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 NOTARY'S NAME: _____
 NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
 NOTARY'S COMMISSION NUMBER: _____
 EXPIRATION OF NOTARY'S COMMISSION: _____

BENEFICIARY'S STATEMENT

WHITE RAPTOR HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 3, 2023, AS DOCUMENT NUMBER 2023000132, OFFICIAL RECORDS OF ALAMEDA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
 NAME: _____
 TITLE: _____

BENEFICIARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA)SS.
 COUNTY OF _____)

ON _____, 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 CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSONS(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: _____
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 NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____
 NOTARY'S COMMISSION NUMBER: _____
 EXPIRATION OF NOTARY'S COMMISSION: _____

LEGEND

- FOUND 3/4 INCH IRON PIPE, WITH PASTIC CAP, TAGGED "LS 6868" PER R1
- ⊙ SET 2-1/2 INCH BRASS DISK WITH PUNCH MARK AND STAMPED "LS 6868", IN CONCRETE BASE, INSIDE CIRCULAR MONUMENT WELL WITH FRAME AND COVER
- ⊙ FOUND 2-1/2 INCH BRASS DISK WITH PUNCH MARK AND STAMPED "LS 6868", IN CONCRETE BASE, INSIDE CIRCULAR MONUMENT WELL WITH FRAME AND COVER PER R1
- ⊙ FOUND 3/4 INCH IRON PIPE WITH PLASTIC PLUG "LS 5944" PER R2
- — — — — CENTERLINE
- ==== DISTINCTIVE BORDER LINE
- — — — — INTERIOR LOT LINE
- - - - - EASEMENT LINE
- — — — — MONUMENT LINE
- M MAPS
- M-M MONUMENT TO MONUMENT DISTANCE
- N.T.S. NOT TO SCALE
- PM PARCEL MAP
- PUE PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- SN. SERIAL NUMBER
- TR TRACT
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE VALUE
- (1) OR R1 RECORD DATA PER TRACT 8320, 369 M 8-16
- (2) OR R2 RECORD DATA PER PM 8730, 284 M 63-65

BASIS OF BEARINGS

THE BEARING OF N08°51'33"E BETWEEN THE MONUMENTS ALONG OAK LEAF BOULEVARD AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT 8320, PHASE 1" RECORDED ON OCTOBER 31, 2022 IN BOOK 369 OF MAPS AT PAGES 8-16, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

CITY OF OAKLAND B.M. 814: BEING A PIN IN MONUMENT WELL AT THE INTERSECTION OF SEQUOYA ROAD AND FAIRWAY AVENUE, ELEVATION = 237.77 FEET BASED ON CITY OF OAKLAND DATUM.

GEOTECHNICAL REPORT

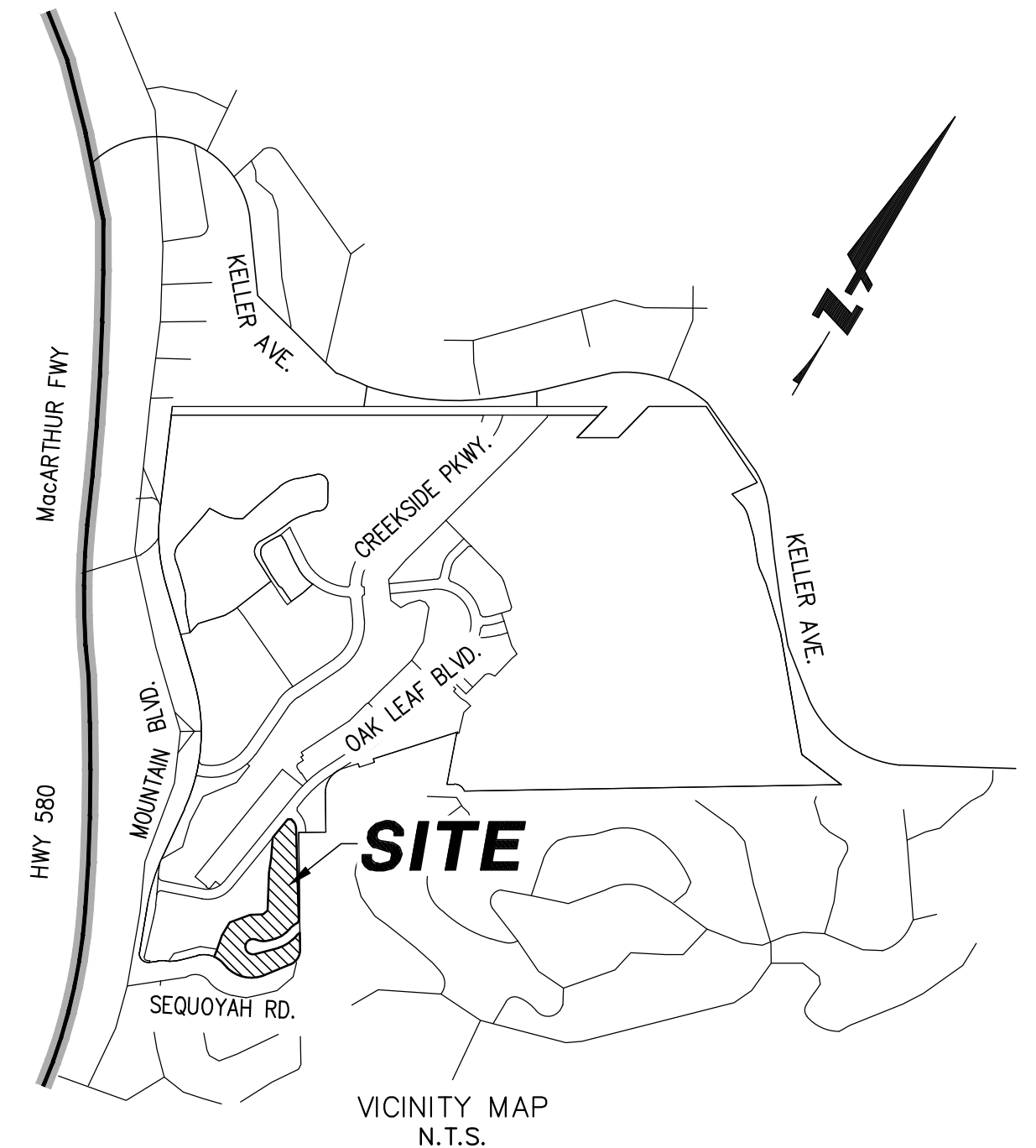
A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGE0 INCORPORATED, ENTITLED "GEOTECHNICAL EXPLORATION", PROJECT NO. 5750.300.000, DATED JANUARY 30, 2017, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF OAKLAND.

SEISMIC HAZARD NOTE

THE REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LIQUIFICATION ZONE PURSUANT TO SECTION 2696 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 HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 4.716 ACRES, MORE OR LESS.
3. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. EASEMENT LINES WITHOUT BEARINGS ARE PERPENDICULAR TO OR PARALLEL WITH PROXIMATE EASEMENT AND/OR LOT LINES.



**TRACT 8658
 PHASE 1 - PARCEL 7**

A SUBDIVISION CONSISTING OF 27 LOTS AND 1 REMAINDER PARCEL WITHIN PARCEL 7 OF TRACT 8320, FILED PURSUANT TO THE SUBDIVISION MAP ACT

CONSISTING OF 3 SHEETS

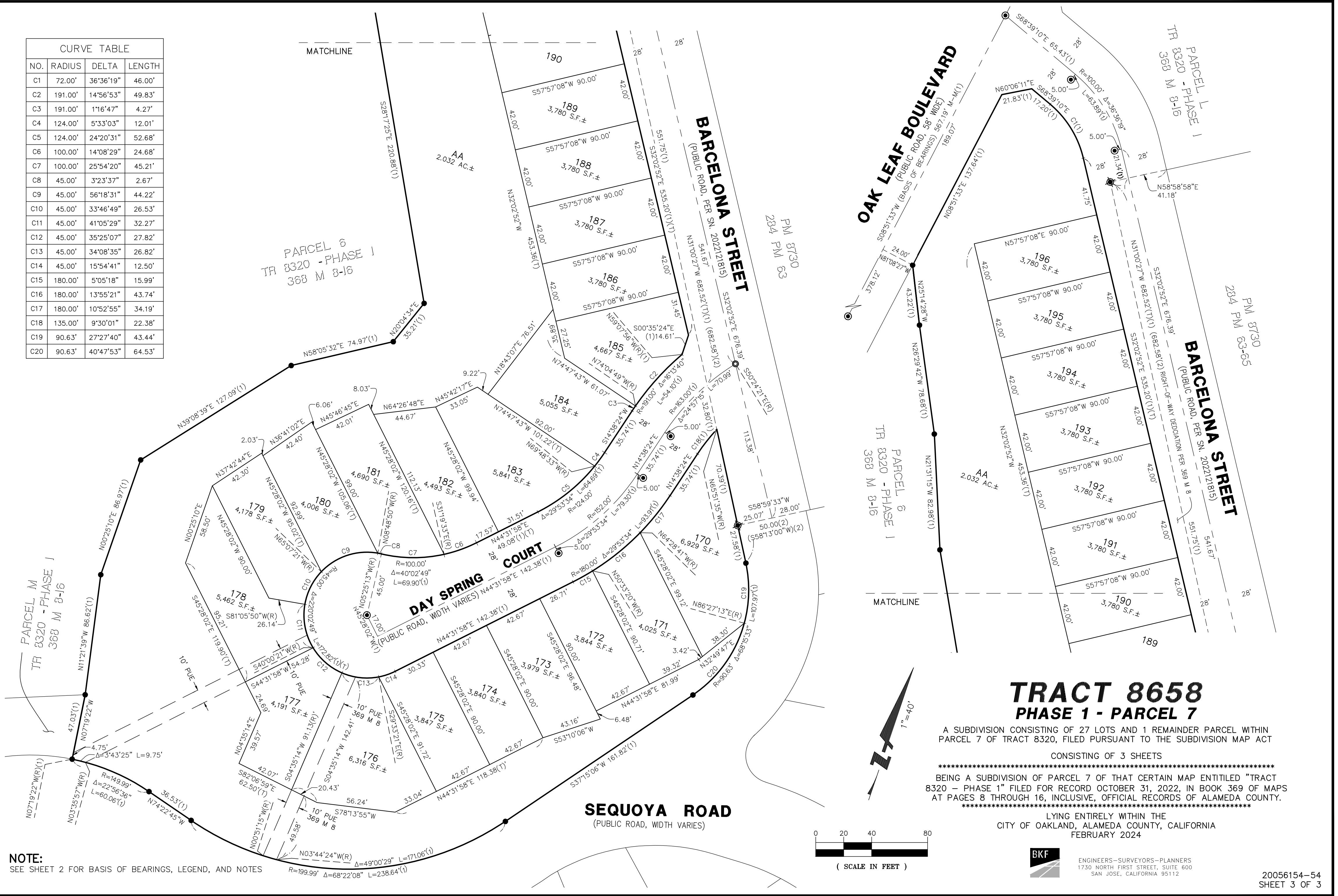
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LYING ENTIRELY WITHIN THE
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA
 FEBRUARY 2024



ENGINEERS-SURVEYORS-PLANNERS
 1730 NORTH FIRST STREET, SUITE 600
 SAN JOSE, CALIFORNIA 95112

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	72.00'	36°36'19"	46.00'
C2	191.00'	14°56'53"	49.83'
C3	191.00'	1°16'47"	4.27'
C4	124.00'	5°33'03"	12.01'
C5	124.00'	24°20'31"	52.68'
C6	100.00'	14°08'29"	24.68'
C7	100.00'	25°54'20"	45.21'
C8	45.00'	3°23'37"	2.67'
C9	45.00'	56°18'31"	44.22'
C10	45.00'	33°46'49"	26.53'
C11	45.00'	41°05'29"	32.27'
C12	45.00'	35°25'07"	27.82'
C13	45.00'	34°08'35"	26.82'
C14	45.00'	15°54'41"	12.50'
C15	180.00'	5°05'18"	15.99'
C16	180.00'	13°55'21"	43.74'
C17	180.00'	10°52'55"	34.19'
C18	135.00'	9°30'01"	22.38'
C19	90.63'	27°27'40"	43.44'
C20	90.63'	40°47'53"	64.53'



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 LYING ENTIRELY WITHIN THE
 CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA
 FEBRUARY 2024

NOTE:
 SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, AND NOTES

BKF
 ENGINEERS-SURVEYORS-PLANNERS
 1730 NORTH FIRST STREET, SUITE 600
 SAN JOSE, CALIFORNIA 95112