



CITY OF OAKLAND

FILE
IN THE
CITY OF OAKLAND
RECORDS
SECTION 22 11/13/16

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Jeff Tumlin
Interim Director
Department of Transportation

SUBJECT: Tract No. 7877 Subdivision Map
466 37th Street

DATE: December 6, 2016

City Administrator Approval

Date:

11/21/16

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Approving A Final Map For Tract No. 7877 Located At 466 37th Street For Conversion Of Eight Rental Housing Units To Condominium Ownership For The Sheri Matza Revocable Trust, The Eleanor F. Lew Family Trust, And The Guinnane Construction Company.

EXECUTIVE SUMMARY

Adopting this Resolution will approve a Final Subdivision Map (Tract No. 7877) for Subdividers Sheri Matza Revocable Trust, Eleanor F. Lew Family Trust, and Guinnane Construction Company ("Subdividers") converting an existing eight-unit rental housing at 466 37th Street to condominiums. Submission of the Final Subdivision Map to the City Council is to ensure that the Council and the public remain informed while the controlling discretionary action was at the Tentative Subdivision Map stage. Tract Map No. 7877 is attached to the Resolution. There is no cost to this action by the City and processing fees were paid by the Subdividers.

BACKGROUND/ LEGISLATIVE HISTORY

Subdividers are the owners in fee title and the Subdividers of the parcel comprising approved Tentative Tract Map No. 7877. On September 19, 2007, the Planning Commission approved the tentative subdivision map and land use entitlements subject to conditions of approval and environmental determination that the proposal was exempt from California Environmental Quality Act (CEQA) review under Section 15301(k) for division of existing residences into common-interest ownership and Section 15183 for projects consistent with a community plan or zoning. For condominium conversions the Oakland Municipal Code (OMC) section 15.08.060 requires that residential units meet Oakland Building Maintenance Code requirements for habitability (renewal Certificate of Occupancy). OMC Section 16.36.130 requires that residential units be upgraded before the first condominium is offered for sale to meet Oakland Building Code requirements for interior sound insulation.

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The Building Department issued building permits to the Subdividers beginning on April 2, 2007 with the last permit being issued on August 09, 2016. The Building Department had issued and finalized building, plumbing, electrical, mechanical, sound insulation, roofing, and related permits indicating conformance with the condominium conversion requirements for the building as stated in the OMC. The Requirements in the Subdivision Map Act and the conditions of approval by the Planning Department were met by the Subdividers.

ANALYSIS AND POLICY ALTERNATIVES

California Government Code section 66474.1 (Subdivision Map Act) provides that approval of a Final Subdivision Map is an administrative, ministerial, and mandatory action by the City Council once the City Engineer has determined that the Final Subdivision Map conforms substantially with the previously approved Tentative Subdivision Map and is technically correct. The City Engineer has determined that the Final Subdivision Map is in substantial compliance with the approved tentative subdivision map.

Adoption of this resolution will authorize the City Engineer and City Clerk to execute the Final Subdivision Map to be recorded with the Alameda County Clerk-Recorder.

FISCAL IMPACT

Staff costs for processing the Final Subdivision Map are covered by fees collected in accordance with the Master Fee Schedule and paid by the Subdividers.

PUBLIC OUTREACH/ INTEREST

The adjoining property owners were notified of the project as part of the Tentative Subdivision Map approval process.

COORDINATION

The Office of the City Attorney has reviewed the resolution for form and legality, and the Controller's Bureau has reviewed this agenda report.

SUSTAINABLE OPPORTUNITIES

Economic: The subdivision will provide opportunities for home ownership for the Oakland community.

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Environmental: Land use approvals and construction permits for new 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 proposed development will provide housing opportunities and assist the economic revitalization of the City.

CEQA


Approval of the final subdivision maps for Tract No. 7877 is ministerial and exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects).

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council Adopt A Resolution Approving A Final Map For Tract No. 7877 Located At 466 37th Street For Conversion of Eight Rental Housing Units To Condominium Ownership For the Sheri Matza Revocable Trust, the Eleanor F. Lew Family Trust, and the Guinnane Construction Company.

For questions regarding this report, please contact Kevin Kashi, Engineering Design and Right of Way at 510-238-7116.

Respectfully submitted,


JEFF TUMLIN, Interim Director,
Department of Transportation

Reviewed by:
Michael J. Neary, P.E., Assistant Director
OPW, Bureau of Engineering and Construction

Prepared by:
Kevin Kashi, P.E. Supervising Civil Engineer
Public Works Engineering Services

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Committee
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FILED
OFFICE OF THE CITY CLERK
OAKLAND

Ellena Chen
Office of the City Attorney

2016 NOV 22 AM 9:42

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION APPROVING A FINAL MAP FOR TRACT NO. 7877 LOCATED AT 466 37TH STREET FOR CONVERSION OF EIGHT RENTAL HOUSING UNITS TO CONDOMINIUM OWNERSHIP FOR THE SHERI MATZA REVOCABLE TRUST, THE ELEANOR F. LEW FAMILY TRUST, AND THE GUINNANE CONSTRUCTION COMPANY

WHEREAS, the Sheri Matza Revocable Trust, the Eleanor F. Lew Family Trust, and the Guinnane Construction Company (collectively, the "Subdividers") are the subdividers of eight (8) rental housing units to condominium ownership, identified by the Alameda County Assessor as APN number 012-0945-015-00 and by the Alameda County Clerk-Recorder as Tract No. 7877, and by the City of Oakland as 466 37th Street; and

WHEREAS, the Subdividers are the owner in fee title of the parcel comprising Tract Map No. 7877; and

WHEREAS, on September 19, 2007, the Planning Commission approved the tentative subdivision map and land use entitlements subject to conditions of approval and environmental determination and approval of the final subdivision maps for Tract No. 7877 is ministerial and exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(k) for division of existing residences into common-interest ownership and Section 15183 for projects consistent with a community plan or zoning; and

WHEREAS, the Building Department has issued and finalized building permits to the Subdividers beginning on 04/02/2007 with the last permit on 08/09/2016 meeting apartment building to condominium conversion requirements stated in the building code; and

WHEREAS, the Building Department has issued and finalized building, plumbing, electrical, mechanical, sound insulation, and roofing permits indicating that the Subdividers have met the Oakland Municipal Code (OMC) requirements for condominium conversions; and

WHEREAS, City staff has determined that the Subdividers have met all Final Map conditions of approval, requirements in Chapter 16.36 of the Oakland Municipal Code, and requirements of the Subdivision Map Act, Government Code section 66410 et seq.; and

WHEREAS, the City Engineer has determined that the Final Map for Tract No. 7877, delineated diagrammatically in the Attachment hereto, incorporated herein, is substantially the same as the Tentative Map approved by the Planning Commission; and

WHEREAS, in accordance with the Subdivision Map Act, 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 eight (8) lots, 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. 7877; and

WHEREAS, the City's approval of the final subdivision map is exempt from CEQA review pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects); now, therefore, be it

RESOLVED: That the Final Map for Tract No. 7877 conforms to all the requirements in Subdivision Map Act, Chapter 16.36 of the Oakland Municipal Code, and CEQA, and is hereby approved; and be it

FURTHER RESOLVED: That all documents related to this Resolution are and shall be reviewed and approved by the City Attorney's Office prior to execution; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 7877; 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. 7877, 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. 7877 to be filed for recordation by the Alameda County Clerk-Recorder; 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, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID AND PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

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

Attachment: Tract Map No. 7877 (three pages)

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXISTING BOUNDARY LINES ON THE HEREIN EMBODIED TRACT MAP ENTITLED "TRACT MAP 7877, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA", THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED AUGUST 03, 2006 UNDER SERIES NO. 2006-298503 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING PREPARATION AND FILING OF THIS TRACT MAP.

THE UNDERSIGNED ALSO STATES THAT:

A) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS RECEIVED, PURSUANT TO SECTION 66452.9 OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE, WRITTEN NOTIFICATION OF INTENTION TO CONVERT AT LEAST 60 DAYS PRIOR TO THE FILING OF A TENTATIVE MAP PURSUANT TO SECTION 66452 OF SAID SUBDIVISION MAP ACT. EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS, AND EACH PERSON APPLYING FOR THE RENTAL OF A UNIT IN SUCH RESIDENTIAL REAL PROPERTY, HAS, OR WILL HAVE, RECEIVED ALL APPLICABLE NOTICES AND RIGHTS NOW OR HEREAFTER REQUIRED BY CHAPTER 2 OR CHAPTER 3 OF SAID SUBDIVISION MAP ACT.

B) 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 16.36.040 OF THE OAKLAND MUNICIPAL CODE 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.

C) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS BEEN, OR WILL BE, GIVEN 180 DAYS WRITTEN NOTICE OF THE INTENTION TO CONVERT PRIOR TO TERMINATION OF TENANCY DUE TO THE CONVERSION OR PROPOSED CONVERSION. THE PROVISIONS OF THIS SUBDIVISION SHALL NOT ALTER OR ABRIDGE THE RIGHTS OR OBLIGATIONS, INCLUDING, BUT NOT LIMITED TO, THE PROVISIONS OF SERVICES, PAYMENTS OF RENT OR THE OBLIGATIONS IMPOSED BY SECTION 1941, 1941.1, AND 1941.2 OF THE CIVIL CODE.

D) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM UNITS HAS BEEN, OR WILL BE, GIVEN NOTICE OF AN EXCLUSIVE RIGHT TO CONTRACT FOR THE PURCHASE OF HIS OR HER RESPECTIVE UNIT UPON THE SAME TERMS AND CONDITIONS THAT SUCH UNIT WILL BE INITIALLY OFFERED TO THE GENERAL PUBLIC ON TERMS MORE FAVORABLE TO THE TENANT THE RIGHT SHALL RUN FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM THE DATE OF THE ISSUANCE OF THE SUBDIVISION PUBLIC REPORT PURSUANT TO SECTION 11018.2 OF THE BUSINESS AND PROFESSIONAL CODE, UNLESS THE TENANT GIVES PRIOR WRITTEN NOTICE OF HIS OR HER INTENTION NOT TO EXERCISE THE RIGHT.

E) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND HAS, OR WILL HAVE, RECEIVED COPIES OF THE PROPERTY REPORT, STRUCTURAL PEST REPORT, AND UTILITIES/STORAGE SPACE/LAUNDRY FACILITIES REPORT, ALL MORE FULLY DESCRIBED IN SECTION 16.36.120 OF THE OAKLAND MUNICIPAL CODE, ALONG WITH THE OWNER'S REQUEST FOR A CERTIFICATE OF OCCUPANCY INSPECTION. EACH OF THE PROSPECTIVE BUYERS OF THE CONVERTED UNITS HAS, OR WILL HAVE, RECEIVED SAID REPORTS PLUS A COPY OF A WRITTEN NOTICE MORE FULLY DESCRIBED IN SECTION 16.36.120 OF THE OAKLAND MUNICIPAL CODE. THE UNDERSIGNED FURTHER CERTIFIES THAT SAID REPORTS AND SAID WRITTEN NOTICE HAVE BEEN, OR WILL BE, FILED WITH CALIFORNIA DEPARTMENT OF REAL ESTATE IN THE OWNER'S APPLICATION FOR A PUBLIC REPORT, AND THE OWNER (S) HAS/HAVE REQUESTED OR SHALL REQUEST THAT SAID NOTICES TO PROSPECTIVE BUYERS BE INCLUDED IN THE SUBDIVISION PUBLIC REPORT.

F) 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 16.36.040 OF THE OAKLAND MUNICIPAL CODE. 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.

G) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH TENANT OF THE PROPOSED CONDOMINIUM OR CONDOMINIUM APARTMENT HOUSE PROJECT WILL RECEIVE THE NOTICE OF THE SUBDIVISION PUBLIC REPORT, MORE FULLY DESCRIBED IN SECTION 16.36.110 OF THE OAKLAND MUNICIPAL CODE.

H) WITHIN 30 DAYS OF THE DATE OF ISSUANCE OF THE FINAL SUBDIVISION PUBLIC REPORT, THE OWNER (S) WILL BEGIN SUBMITTING ANNUAL REPORTS TO THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND, ON FORMS PROVIDED BY THE PLANNING DEPARTMENT, CONTAINING INFORMATION ON TENANTS BEING DISPLACED AND ON BUYERS OF THE CONDOMINIUM UNITS. THE AFORESAID ANNUAL REPORTS WILL BE SUBMITTED UNTIL ALL CONVERTED CONDOMINIUM UNITS HAVE BEEN SOLD.

I) NO UNIT IN CONVERSION WILL BE OFFERED FOR SALE UNTIL THE UNIT CONFORMS TO NOISE INSULATION STANDARDS PROMULGATED IN TITLE 23 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1092, OR ITS SUCCESSOR.

MOSSWOOD BUILDERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

JOSH WHITKIN
TITLE: MEMBER

JOSEY WHITE
TITLE: MEMBER

OWNER'S ACKNOWLEDGEMENT:

I, 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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
JOSH WHITKIN

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS 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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
NAME: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____

OWNER'S ACKNOWLEDGEMENT:

I, 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 THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
JOSEY WHITE

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS 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 IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
NAME: _____

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____
PRINCIPAL COUNTY OF BUSINESS: _____

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 JOSHUA C. WHITE IN MARCH OF 2008. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE TRACT MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



MICHAEL J. FOSTER, L.S. 7170
DATE: JUNE 10, 2018

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, ANIKA CAMPBELL-BENTON, 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 66452 AND 66453 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: _____
ANIKA CAMPBELL-BENTON, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 2016, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____ AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

STEVE MANNING
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

TRACT MAP NO. 7877

A LOT MERGER AND ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES—8 UNITS

LOT 75-1/2 AND A PORTION OF LOT 75, AMENDED MAP OF SUBDIVISION OF MOSSWOOD TRACT (9 M 41) CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

JUNE, 2016
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167

BENEFICIARY'S STATEMENT:

THE UNDERSIGNED, P MORGAN CHASE BANK, N.A., AS THE CURRENT BENEFICIARY BY VIRTUE OF THE DEED OF TRUST RECORDED AUGUST 4, 2009 UNDER SERIES NUMBER 2009218822, OF OFFICIAL RECORDS OF ALAMEDA COUNTY, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE HEREIN EMBOSSED MAP OF TRACT 7877

IN WITNESS WHEREOF, THE UNDERSIGNED, _____ HAVE/HAS EXECUTED THIS STATEMENT THIS _____ DAY OF _____ 2016.
BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

BENEFICIARY'S ACKNOWLEDGEMENT:

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 THE DOCUMENT.

STATE OF TEXAS)
COUNTY OF _____)
ON _____ BEFORE ME _____
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/ 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 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 PUBLIC
NAME: _____

MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____
COUNTY OF PRINCIPAL PLACE OF BUSINESS: _____

CITY CLERK'S STATEMENT:

I, THE UNDERSIGNED, LATONDA SIMMONS, 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 7877" WAS PRESENTED TO SAID COUNCIL, AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE _____ DAY OF _____ 2016 AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP.
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 HEREIN TO SET MY HAND THIS _____ DAY OF _____ 2016.

LATONDA SIMMONS, CITY CLERK AND CLERK OF THE COUNCIL
OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

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 HEREON EMBOSSED TRACT MAP ENTITLED "TRACT MAP 7877, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA";

I AM SATISFIED THAT THE TRACT MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREIN TO SET MY HAND THIS _____ DAY OF _____ 2016.

GILBERT E. HAYES, P.L.S. NO. 4700
CITY SURVEYOR
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA



CITY PLANNING COMMISSION'S STATEMENT:

I HEREBY STATE THAT THE PLANNING COMMISSION OF THE CITY OF OAKLAND APPROVED ON SEPTEMBER 24, 2007, THE TENTATIVE MAP OF "TRACT NO. 7877, UPON WHICH THIS FINAL MAP IS BASED.

DATED _____

ROBERT G. WERKAMP
SECRETARY OF THE CITY PLANNING COMMISSION

CITY ENGINEER'S STATEMENT:

I, WLADIMIR WLASSOWSKY, ACTING CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBOSSED TRACT MAP ENTITLED "TRACT MAP 7877, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT THE SUBDIVISION AS SHOWN UPON SAID TRACT MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE TRACT MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID TRACT MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE TRACT MAP; AND THAT I AM SATISFIED THAT THE TRACT MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREIN TO SET MY HAND THIS _____ DAY OF _____ 2016.

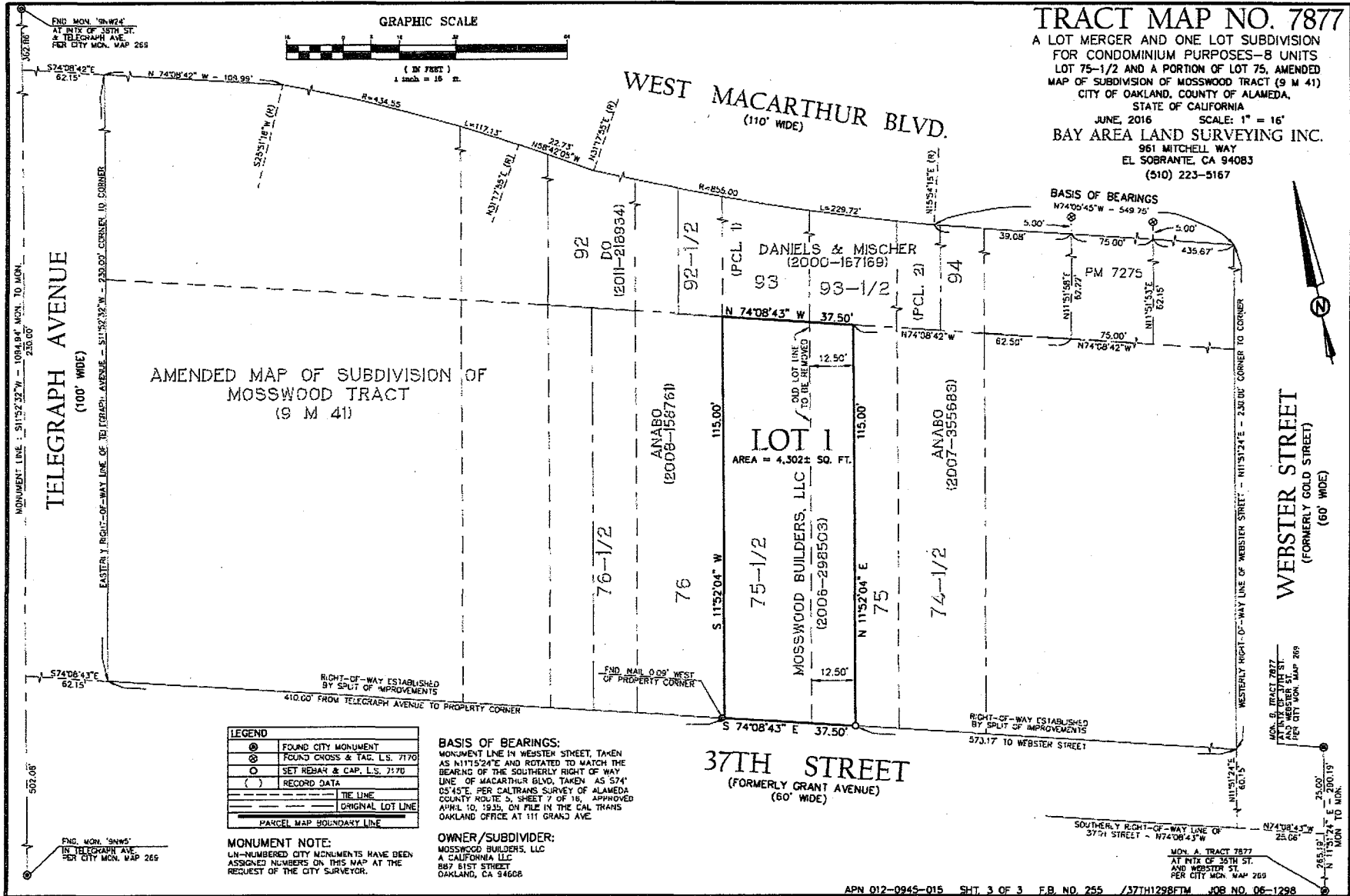
MICHAEL J. NEARY H.C.E. NO. 38047
CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

BY: _____
WLADIMIR WLASSOWSKY, R.C.E. NO. 40013
ACTING CITY ENGINEER



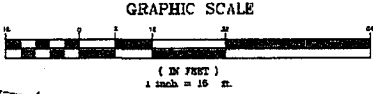
TRACT MAP NO. 7877
A ONE LOT SUBDIVISION FOR CONDOMINIUM
CONVERSION PURPOSES—8 UNITS
LOT 75-1/2 AND A PORTION OF LOT 75, AMENDED
MAP OF SUBDIVISION OF MOSSWOOD TRACT (9 M 41)
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA
JUNE, 2016
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CA 94803
(510) 223-5167



TRACT MAP NO. 7877

A LOT MERGER AND ONE LOT SUBDIVISION
 FOR CONDOMINIUM PURPOSES—8 UNITS
 LOT 75-1/2 AND A PORTION OF LOT 75, AMENDED
 MAP OF SUBDIVISION OF MOSSWOOD TRACT (9 M 41)
 CITY OF OAKLAND, COUNTY OF ALAMEDA,
 STATE OF CALIFORNIA
 JUNE, 2016 SCALE: 1" = 16'
BAY AREA LAND SURVEYING INC.
 961 MITCHELL WAY
 EL SOBRANTE, CA 94083
 (510) 223-5167



TELEGRAPH AVENUE
 (100' WIDE)

WEST MACARTHUR BLVD.
 (110' WIDE)

WEBSTER STREET
 (FORMERLY GOLD STREET)
 (60' WIDE)

AMENDED MAP OF SUBDIVISION OF
 MOSSWOOD TRACT
 (9 M 41)

LOT 1
 AREA = 4,302± SQ. FT.

MOSSWOOD BUILDERS, LLC
 (2008-298503)

LEGEND	
⊙	FOUND CITY MONUMENT
⊗	FOUND CROSS & TAG, L.S. 7170
⊙	SET REBAR & CAP, L.S. 7170
()	RECORD DATA
---	TIE LINE
---	ORIGINAL LOT LINE
---	PARCEL MAP BOUNDARY LINE

BASIS OF BEARINGS:
 MONUMENT LINE IN WEBSTER STREET, TAKEN AS N11°52'04" E AND ROTATED TO MATCH THE BEARING OF THE SOUTHERLY RIGHT OF WAY LINE OF MACARTHUR BLVD, TAKEN AS S74°08'43" E ±15", PER CALTRANS SURVEY OF ALAMEDA COUNTY ROUTE 5, SHEET 7 OF 16, APPROVED APRIL 10, 1935, ON FILE IN THE CAL TRANS OAKLAND OFFICE AT 111 GRAND AVE.

OWNER/SUBDIVIDER:
 MOSSWOOD BUILDERS, LLC
 A CALIFORNIA LLC
 887 81ST STREET
 OAKLAND, CA 94608

MONUMENT NOTE:
 LN-NUMBERED CITY MONUMENTS HAVE BEEN ASSIGNED NUMBERS ON THIS MAP AT THE REQUEST OF THE CITY SURVEYOR.

37TH STREET
 (FORMERLY GRANT AVENUE)
 (60' WIDE)