

OWNER’S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED TRACT MAP ENTITLED "FINAL TRACT MAP NO. 8679, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED MAY 16, 2023 UNDER SERIES NO. 2023-055147 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA: THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS TRACT MAP.

THE UNDERSIGNED FURTHER STATES THAT THE AREAS DESIGNATED:

NON-EXCLUSIVE PRIVATE ACCESS, UTILITY AND PARKING EASEMENT (PAUPE) SHOWN HEREON IS HEREBY RESERVED AND SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "DECLARATION RE: EASEMENTS, MAINTENANCE AND DISPUTE PROCEDURES", SAID INSTRUMENT SHALL BE RECORDED CONCURRENTLY WITH THIS TRACT MAP.

NON-EXCLUSIVE PRIVATE UTILITY EASEMENT (PUE) SHOWN HEREON IS HEREBY RESERVED AND SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "DECLARATION RE: EASEMENTS, MAINTENANCE AND DISPUTE PROCEDURES", SAID INSTRUMENT SHALL BE RECORDED CONCURRENTLY WITH THIS TRACT MAP.

4035 PARK BOULEVARD LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

WILLIAM B. MOLLARD III  
MANAGING MEMBER

DATE:

OWNER’S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THIS DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }  
COUNTY OF \_\_\_\_\_ } SS

BEFORE ME, \_\_\_\_\_  
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED MIKE PITLER  
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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE OF NOTARY: \_\_\_\_\_

PRINTED NAME OF NOTARY: \_\_\_\_\_

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

MY COMMISSION EXPIRES: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

COUNTY OF PRINCIPAL PLACE OF BUSINESS:

CITY SURVEYOR’S STATEMENT:

I, RAYMOND R. HEBERT, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "TRACT MAP NO. 8679, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

RAYMOND R. HEBERT, P.L.S. NO. 5870  
CITY SURVEYOR  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA



CITY ENGINEER’S STATEMENT:

I, AMIT K. SALWAN, 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 MAP NO. 8679, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; 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 APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

AMIT K. SALWAN, R.C.E. NO. 82527  
ACTING CITY ENGINEER  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA



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 MARCH 6, 2024, AND WHEN RECORDED THIS MAP BECOMES THE OFFICIAL MAP OF THE LAND DIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

CATHERINE PAYNE  
SECRETARY OF THE CITY PLANNING COMMISSION  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA

CITY CLERK’S STATEMENT

I, ASHA REED, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP 8679", CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA"; WAS PRESENTED TO SAID COUNCIL AT A REGULAR MEETING HELD ON \_\_\_\_\_, AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NUMBER \_\_\_\_\_ 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 HEREUNTO SET MY HAND THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

SEISMIC HAZARD NOTE:

THE SUBJECT REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LIQUEFACTION 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.

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 MIKE PITLER ON 03/12/2024. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



KEITH S. BUSH, L.S. 8494  
DATE:

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, ANIKA CAMPBELL-BELTON, 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 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATE: \_\_\_\_\_ ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: \_\_\_\_\_  
DEPUTY CLERK

RECORDER’S STATEMENT:

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_\_ OF TRACT MAPS, AT PAGES \_\_\_\_\_,

AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: \_\_\_\_\_

SERIES: \_\_\_\_\_

MELISSA WILK  
COUNTY RECORDER

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

ADDITIONAL DOCUMENT RECORDED CONCURRENTLY WITH THIS MAP:

DECLARATION RE: EASEMENTS, MAINTENANCE AND DISPUTE PROCEDURES RECORDED \_\_\_\_\_, 20\_\_\_\_,  
AS SERIES NO. \_\_\_\_\_

TRACT MAP No. 8679

AN EIGHT (8) LOT SUBDIVISION

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED MAY 16, 2023 UNDER SERIES NO. 2023-055147, OFFICIAL RECORDS OF ALAMEDA COUNTY, BEING LOTS 7 & 8, BLOCK A, MAP OF FOURTH AVENUE TERRACE (22 M 93) CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA DECEMBER, 2024



BAY AREA LAND  
SURVEYING INC

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167

MON. B/TR8679  
FOUND 1/4" NAIL  
IN MONUMENT WELL

BRIGHTON AVENUE  
(60' WIDE)

MON. A/TR8679  
FOUND 1/4" NAIL  
IN MONUMENT WELL

GREENWOOD AVENUE  
(50' WIDE)

BLOCK 'A'  
MAP OF FOURTH AVENUE TERRACE  
(22 M 93)

**BASIS OF BEARINGS:**

MONUMENT LINE IN HAMPEL STREET, HELD PARALLEL TO THE  
WESTERLY RIGHT OF WAY AND TAKEN AS S 30°32'30" E, AS  
SHOWN ON 'MAP OF FOURTH AVENUE TERRACE' (22 M 93).

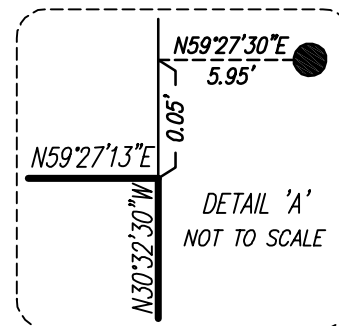
**LOT AREA:**

	GROSS	NET
LOT 1:	1,773± SQFT	795± SQFT
LOT 2:	1,361± SQFT	610± SQFT
LOT 3:	1,361± SQFT	610± SQFT
LOT 4:	1,361± SQFT	610± SQFT
LOT 5:	643± SQFT	594± SQFT
LOT 6:	643± SQFT	594± SQFT
LOT 7:	643± SQFT	594± SQFT
LOT 8:	1286± SQFT	594± SQFT
TOTAL AREA:	9,073± SQFT	

ELDRIDGE FAMILY TRUST  
(2023-150941)  
12/28/2023

KING/BUSH  
(2019-081943)  
05/03/2019

RUSSELL TRUST  
(2008-079757)  
03/03/2008



CAMPBELL  
(2002-513135)  
11/08/2002

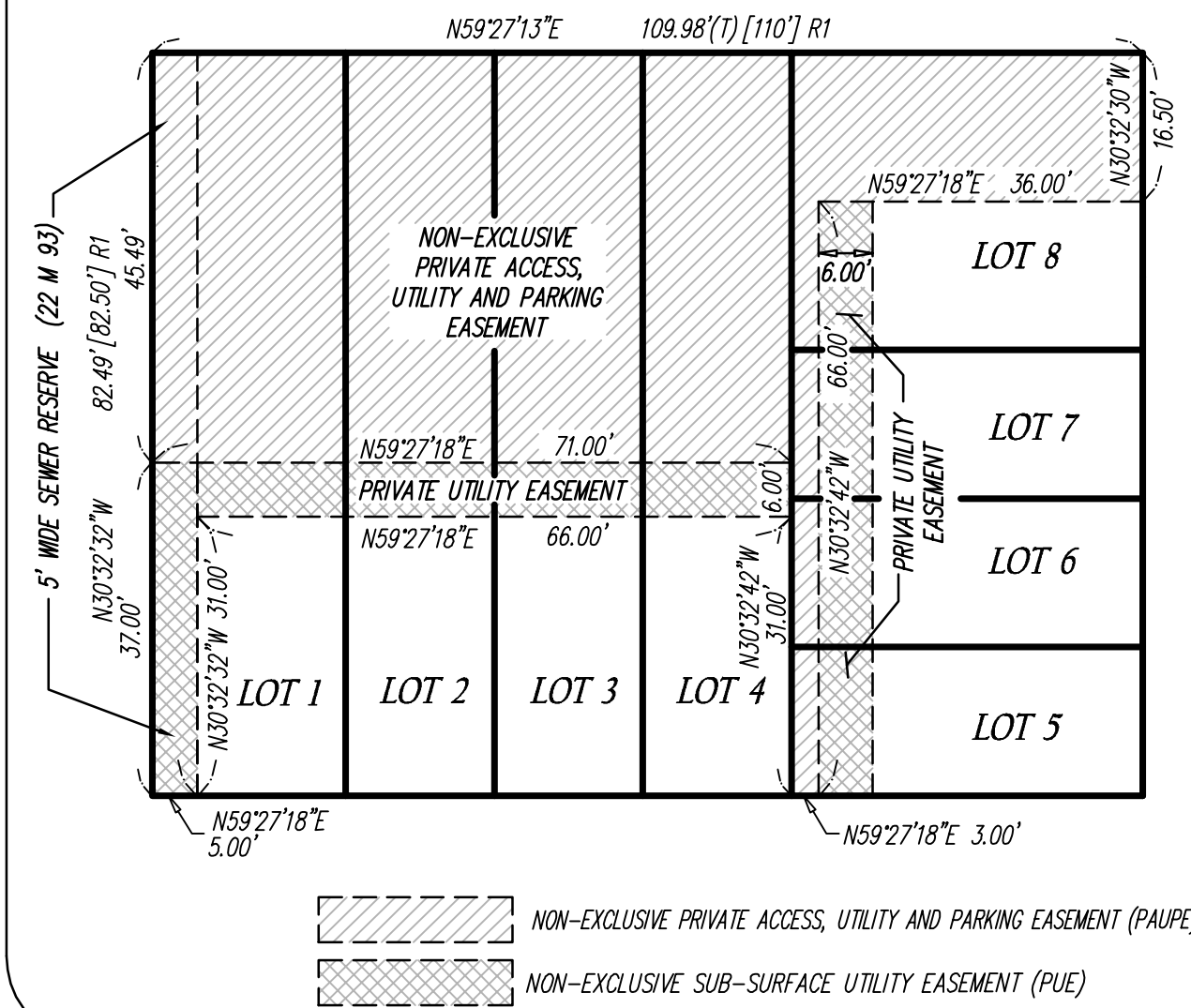
**NOTE:**

ALL HISTORIC LOT/PARCELS LINES, IF ANY, WITHIN THE  
SUBJECT PROPERTY SHALL BE REMOVED UPON THE FILING  
OF THE SUBJECT MAP.

PARK BOULEVARD  
(100' WIDE)

**EASEMENT DETAIL**

SCALE: 1" = 20'



**LEGEND**

- [ ] RECORD DATA
- FOUND WELL MONUMENT AS NOTED
- FOUND NAIL & TAG AS NOTED
- ⊗ SET NAIL & TAG, LS 8494 IN CONCRETE
- SET REBAR & CAP, LS 8494

ADJACENT PARCEL/LOT LINE

EASEMENT LINE

HISTORIC LOT LINE

MONUMENT LINE

SUBJECT PROPERTY

TIE LINE

**BASIS OF SURVEY:**

PARCEL LOCATION WAS BASED UPON THE MAP OF FOURTH  
AVENUE TERRACE (22 M 93) AND THE MONUMENTS  
ESTABLISHING THE RIGHT OF WAY(S) OF PARK BOULEVARD,  
HAMPEL STREET, AND BRIGHTON & GREENWOOD AVENUES.

**MAP REFERENCES:**

- R1 MAP OF FOURTH AVENUE TERRACE (22 M 93)
- R2 CITY OF OAKLAND MONUMENT MAP NO. 225

TRACT MAP No. 8679  
AN EIGHT (8) LOT SUBDIVISION

THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN GRANT DEED  
RECORDED MAY 16, 2023 UNDER SERIES NO. 2023-055147,  
OFFICIAL RECORDS OF ALAMEDA COUNTY, BEING LOTS 7 & 8,  
BLOCK A, MAP OF FOURTH AVENUE TERRACE (22 M 93)  
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA  
DECEMBER 2024

SCALE: 1" = 20'

BAY AREA LAND  
SURVEYING INC

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167

APN: 024-0533-007 SHEET 2 OF 2 PARK4866-TM 22-4866