

CITY OF OAKLAND
Agenda Report

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2007 SEP 20 PM 2:42

TO: Office of the City Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: October 2, 2007

RE: **A Report And Resolution Approving A Final Map For Tract 7753 To Convert Twenty Rental Housing Units To Condominium Ownership At 2130 Mountain Boulevard**

SUMMARY

A resolution has been prepared approving a Final Map for Tract No. 7753 to convert twenty (20) apartments to residential condominium ownership. The property owner, Montclair Group LLC, a California limited liability company (no. 200523710113), has obtained conversion rights from a rental housing property constructed in 2005. A renewal Certificate of Occupancy (Oakland Housing Code) has been issued for the building.

The Planning Commission approved the environmental determination (categorically exempted) and the tentative map for the condominium conversion on June 27, 2006. The City Engineer has determined that the Final Map is in substantial compliance with the approved tentative map. 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 and were paid by the property owner. The revenue is deposited in the Development Service Fund (2415), Engineering Services organization (88432), Tract Map account (45119), Engineering and Architectural Program (PS30).

PROJECT DESCRIPTION

The one-quarter (0.25) acre parcel (APN 048F-7351-012-05) is located at the intersection of Mountain Boulevard and Snake Road. The building was constructed in 1959 and is located in the R-70 high density residential zone. All twenty (20) rental housing units will be converted to condominium ownership. The owner has completed retrofitting of the units for sound insulation (permit B0604490).

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

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16.36.090, however, requires that residential units meet Oakland Housing Code maintenance 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). The apartment buildings were originally constructed with sound transmission walls separating the units. 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 lifetime lease option for mature tenants.

Replacement Rental Units

OMC Section 16.36.070 requires owners to obtain "conversion rights" for condominium conversions of more than four (4) units (new construction, existing expansion, major rehabilitation, non-residential conversion, conversion restriction). The property owner has obtained conversion rights for all twenty (20) units from 964 46th Street. Conversion restrictions have been recorded on the parcel.

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 Oakland Building Code requirements for handicapped accessibility.

RECOMMENDATIONS


Adoption of the resolution approving the Final Map is a ministerial action of the City Council, which does not require an action by a Committee of the Council.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the Council accept this report for the 2130 Mountain Boulevard residential condominium conversion, and adopt the proposed resolution, as a ministerial action:

- conditionally approving the Final Map for Tract 7753, 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 Alameda County for recordation.

Respectfully submitted,




CLAUDIA CAPPIO
Development Director
Community and Economic Development Agency

Prepared by:

Raymond M. Derania
Interim City Engineer
Building Services Division

APPROVED FOR FORWARDING
TO THE CITY COUNCIL



OFFICE OF THE CITY ADMINISTRATOR

Introduced by

FILED
OFFICE OF THE CITY CLERK
GALLARD

Approved for Form and Legality

Councilmember

2007 SEP 20 PM 2:42

F. Faiz

City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT 7753
TO CONVERT TWENTY RENTAL HOUSING UNITS TO CONDOMINIUM
OWNERSHIP AT 2130 MOUNTAIN BOULEVARD**

WHEREAS, the property owner of twenty (20) residential apartment units, Montclair Group LLC, a California limited liability company (no. 200523710113), is the Subdivider of a single parcel identified by the Alameda County Assessor as APN 048F-7351-012-05, and by the Alameda County Recorder as Tract 7753, and by the City of Oakland as 2130 Mountain Boulevard; and

WHEREAS, the Subdivider has acquired the fee simple interest in the real property comprising Tract 7753; and

WHEREAS, the Subdivider has previously applied to the City of Oakland to subdivide the platted land into residential condominium ownership comprising Tract 7753; and

WHEREAS, the Planning Commission of the City of Oakland approved the environmental determination (categorically exempted) and the Tentative Map for Tract 7753 on June 27, 2006, which proposed the subdivision of the single parcel into twenty (20) residential condominiums; 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 7753, upon which the Final Map for Tract 7753 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 60 days before filing the Tentative Map for Tract 7753; as evidence by the affidavit signed by the applicant; and

WHEREAS, the Subdividers have certified each tenant received all applicable notices and rights acquired under Chapter 2 or 3 of the Map Act (Government Code Sections 66425-66472.1), dealing with requirements and procedures; and

WHEREAS, 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, pursuant to Government Code section 66427.1(a); and

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

WHEREAS, the subdivider has certified that each tenant has been or will be given one-hundred eighty (180) days written notice of the intent 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 7753, attached hereto as Exhibit A, is substantially the same as the Tentative Map approved by the Planning Commission, and
- the 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 7753; and

WHEREAS, the Subdividers are not required to construct any surface or subsurface public infrastructure improvements within the existing public right-of-way of Mountain Boulevard or Snake Road 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 7753; and

WHEREAS, pursuant to Oakland Municipal Code Section 16.36.130, the Subdividers were issued a building permit (B 0604490) which included the installation of methods and mechanisms to limit the transmission of interior sound; 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 (PTAP) 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 (FTAP) to minimize tenant displacement and provide tenant relocation assistance; and

WHEREAS, pursuant to Oakland Municipal Code Sections 16.36.080, no appeal of the FTAP to the City Council from any of the tenants residing at 2130 Mountain Boulevard was received by the Clerk of the City of Oakland within fifteen (15) days following approval of the Tentative Map for Tract 7753 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 (20) units from 964 46th Street (constructed in 2005) that prohibit the conversion to residential condominium ownership 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 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 Housing Code), the Subdividers have obtained renewal Certificates of Occupancy issued by the Building Official of the City of Oakland for the single family and multiple family dwellings; now, therefore, be it

RESOLVED: That the Final Map for Tract 7753 is hereby conditionally approved; and be it

FURTHER RESOLVED: Pursuant to Oakland Municipal Code Section 16.36.120, that the approval of the Final Map for Tract 7753 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 2002 edition of the California Building Code; and be it

FURTHER RESOLVED: Pursuant to Oakland Municipal Code Section 16.36.140, that the approval of the Final Map for Tract 7753 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 7753 and to buyers of the units being converted; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract 7753; and be it

FURTHER RESOLVED: That the City Clerk of the City of Oakland is hereby authorized to endorse the Final Map for Tract 7753, upon its execution by the City Engineer, and directed to file the fully endorsed Final Map with the Alameda County Recorder for simultaneous recordation; and be it

FURTHER RESOLVED: That this Resolution shall become effective upon the recordation of the Final Map for Tract 7753 by the Alameda County Recorder.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2007

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, and
PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

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

OWNERS' STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND DELINEATED AND ENLARGED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP 7753, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA," THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY WRITING OF THE GRANT DEED RECORDED JULY 8, 2008 UNDER SERIES NO. 2008237197 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THE UNDERSIGNED ALSO HEREBY STATES THAT:

A) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM 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 THE SUBDIVISION MAP ACT. EACH TENANT HAS RECEIVED OR WILL RECEIVE 10 DAYS WRITTEN NOTIFICATION THAT AN APPLICATION FOR A PUBLIC REPORT WILL BE, OR HAS BEEN, SUBMITTED TO THE DEPARTMENT OF REAL ESTATE (IF NECESSARY), AND THAT SUCH REPORT WILL BE AVAILABLE ON REQUEST. EACH TENANT HAS BEEN, OR WILL BE GIVEN WRITTEN NOTIFICATION WITHIN 10 DAYS OF APPROVAL OF A FINAL MAP FOR THE PROPOSED CONVERSION.

B) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM OR COMMUNITY APARTMENT HOUSE PROJECT HAS BEEN GIVEN 180 DAYS WRITTEN NOTICE OF 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 OF THE PARTIES IN PERFORMANCE OF THEIR COVENANTS, INCLUDING, BUT NOT LIMITED TO THEIR PROVISIONS OF SERVICES, PAYMENT OF RENT OR THE OBLIGATIONS IMPOSED BY SECTIONS 1941, 1941.1 AND 1941.2 OF THE CIVIL CODE.

C) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM OR COMMUNITY APARTMENT HOUSE PROJECT HAS BEEN OR WILL BE GIVEN NOTICE OF AN EXCLUSIVE RIGHT TO CONTRACT FOR THE PURCHASE OF THEIR RESPECTIVE UNITS UPON THE SAME TERMS AND CONDITIONS THAT SUCH UNITS WILL BE INITIALLY OFFERED TO THE GENERAL PUBLIC OR 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 10182 OF THE BUSINESS AND PROFESSIONS CODE, UNLESS THE TENANT GIVES PRIOR WRITTEN NOTICE OF HIS INTENTION NOT TO EXERCISE THE RIGHT.

D) FOR A PERIOD OF THREE YEARS FOLLOWING THE ISSUANCE OF THE FINAL SUBDIVISION PUBLIC REPORT, THEY WILL SUBMIT ANNUAL REPORTS TO THE PLANNING DIRECTOR ON FORMS PROVIDED BY THE PLANNING DEPARTMENT, CONTAINING INFORMATION ON TENANTS BEING DISPLACED AND ON BUYERS OF THE CONDOMINIUM UNITS.

E) THEY HAVE COMPLIED WITH SECTION 163610 OF THE OAKLAND MUNICIPAL CODE BY FILING THE DOCUMENTS REFERRED TO THEREIN WITH THE DIRECTOR OF CITY PLANNING OF THE CITY OF OAKLAND. THE UNDERSIGNED FURTHER STATE THAT THEY HAVE COMPLIED WITH OR WILL COMPLY WITH THE REMAINDER OF SAID SECTION 163610 AS THEREIN REQUIRED.

F) NO UNIT IN THE CONVERSION WILL BE OFFERED FOR SALE UNTIL THE UNIT CONFORMS TO THE NOISE INSULATION STANDARDS PROMULGATED IN TITLE 23 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1092, OR ITS SUCCESSOR. THE UNDERSIGNED FURTHER STATE THAT ALL PROSPECTIVE BUYERS OF CONVERTED UNITS SHALL BE GIVEN A STATEMENT SIGNED BY A PERSON EXPERIENCED IN THE FIELD OF ACoustICAL TESTING AND ENGINEERING CORROBORATING THAT THE UNIT BEING OFFERED FOR SALE CONFORMS TO THE ABOVE-MENTIONED TITLE 23 NOISE INSULATION STANDARDS.

THE MONTCLAIR GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

NAME:
TITLE:

OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)
COUNTY OF)

ON _____ BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
PERSONALLY KNOWN TO ME (OR 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 SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY,
AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF
OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

NAME:

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

BENEFICIARIES' STATEMENT:

THE UNDERSIGNED, COLINE ELSTON, TRUSTEE OF THE ELSTON FAMILY TRUSTS, AS BENEFICIARY BY PART OF THE DEED OF TRUST RECORDED JULY 8, 2008, UNDER SERIES NUMBER 2008237197, OF OFFICIAL RECORDS OF ALAMEDA COUNTY, DOES HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THE HEREIN EMBODIED MAP OF TRACT 7753.

IN WITNESS WHEREOF THE UNDERSIGNED,
HAVE/HAS EXECUTED THIS STATEMENT THIS _____ DAY OF _____ 2007.

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

BENEFICIARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF)

ON _____ BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
PERSONALLY KNOWN TO ME (OR 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.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

NAME:

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER: _____

PRINCIPAL COUNTY OF BUSINESS: _____

CITY ENGINEER'S STATEMENT:

I, RAYMOND M. DERANNA, INTERIM 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 HEREIN EMBODIED TRACT MAP ENTITLED "TRACT MAP 7753, 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 HEREUNTO SET MY HAND THIS
DAY OF _____ 2007

RAYMOND M. DERANNA, R.C.E. NO. 27810
INTERIM CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA
LICENSE EXPIRES 3/31/08

SURVEYOR'S STATEMENT:

THIS TRACT 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 DOUGLAIN IN OCTOBER OF 2005. 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 HEREON, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL J. FOSTER, L.S. 7170
EXPIRATION DATE: DECEMBER 31, 2007

DATE: _____

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, CRYSTAL HISHOR CRAFT, 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 SECTIONS 69492 AND 69493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATE: _____

CRYSTAL HISHOR CRAFT, CLERK OF THE BOARD
OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF
CALIFORNIA

BY: _____
DEPUTY CLERK

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____ 2007, AT _____ M. IN ROOM _____
OF TRACT MAPS, AT PAGE _____ AT THE REQUEST OF CHICAGO TITLE COMPANY.

PATRICK O'CONNELL
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

TRACT MAP 7753
A ONE LOT SUBDIVISION
FOR 20 CONDOMINIUM UNITS
A PORTION OF THE PLAT OF THE RANCHO SAN ANTONIO
FINALLY CONFIRMED TO ANTONIO MARIA PERALTA
(BK. A, PAGES PG. 889),
CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.
JANUARY, 2007

BAY AREA LAND SURVEYING INC.
1828 BONITA ROAD
RICHMOND, CALIFORNIA
94808
(510) 232-3005

EXHIBIT A

