

2015 APR 16 AM 3:02

REVISED AT 4/14/15 PUBLIC
WORKS COMMITTEE MEETING

Introduced by

Approved as to Form and Legality

Councilmember

Office of the City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

**RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR
TRACT NO. 7621 PHASE 1 LOCATED AT 845 EMBARCADERO FOR
A SEVEN LOT SUBDIVISION FOR ZARSION-OHP I LLC**

WHEREAS, ZARSION-OHP I LLC, a California limited liability company (no. 201309910387, "Subdivider"), is the subdivider of seven (7) parcels identified by the Alameda County Assessor as APNs 018-0465-002-07, 018-0465-002-11, 018-0465-002-08, 018-0470-002-05, 018-0460-004-13, 018-0465-002-13, 018-0460-004-014, 018-0465-002-14, 018-0465-002-16, 018-0470-002-07, 018-0470-002-17 and 018-0470-002-08, and by the Alameda County Clerk-Recorder as Tract No. 7621, Phase 1, and by the City of Oakland as 845 Embarcadero; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 7621, Phase 1 through State of California Patent and Trust Termination, series no. 20133203239, recorded June 10, 2013, a State of California Patent and Reservation of Public Trust, series no. 20133203243, recorded June 10, 2013 and two grant deeds, series no. 2013203240, recorded June 10, 2013, and series no. 2013203242, recorded June 10, 2013, by the Alameda County Clerk-Recorder; and

WHEREAS, said seven (7) parcels are comprised of a portion of Parcel 3 (S/B2) and all of Parcel 4 (S/A) as said parcels are described in State of California Patent and Trust Termination, series number 2013203239, recorded on June 10, 2013, a portion of Parcel 4 (P/B1) as said parcel is described in grant deed, series number 2013203240, recorded on June 10, 2013, a portion of parcel 1 (P/R1) and all of Parcel 2 (P/T1) as said Parcels are described in grant deed, series number 2013203242, recorded on June 10, 2013, and a portion of Parcel 1 (T/R2) and a portion of Parcel 2 (T/T2) as said Parcels are described in the State of California Patent and Reservation of Public Trust Easement, series number 20133203243, recorded on June 10, 2013; and

WHEREAS, Oakland Harbor Partners, LLC applied to the City of Oakland for a Vesting Tentative Tract Map (VTTM 7621) to subdivide said platted land; and

WHEREAS, on March 15, 2006, the Planning Commission approved Vesting Tentative Tract Map No. 7621 and related land use entitlements, and certified the Environmental Impact Report (EIR) for the Oak to Ninth Mixed Use Development Project (Oak to Ninth); and

WHEREAS, on June 20, 2006, the City Council adopted Resolution No. 79983 C.M.S. approving Vesting Tentative Tract Map No. 7621 for Oak to Ninth; and

WHEREAS, on July 18, 2006, the City Council authorized a number of actions to approve Oak to Ninth, including adoption of Resolution No. 79981 C.M.S. to certify the EIR; and

WHEREAS, the Development Agreement for Oak to Ninth, now known as the Brooklyn Basin project, was authorized by Ordinance No. 12760 C.M.S. on July 18, 2006, and transferred and assigned to the Subdivider by Resolution No. 84934 C.M.S. on April 22, 2014; and

WHEREAS, the Development Agreement, as amended by the First Administrative Amendment to the Development Agreement, provides that the Brooklyn Basin project will be constructed in phases and that multiple Final Maps may be filed for the associated subdivision; and

WHEREAS, on January 20, 2009, the City Council adopted Resolution No. 81769 C.M.S. to, among other things, recertify the Oak to Ninth Project EIR as revised; and

WHEREAS, the Subdivider now seeks approval of the Final Map for Phase 1 of the development; and

WHEREAS, the Subdivider has presented a proposed Final Map for Phase 1 of the development to the City, identified as Final Map No. 7621 (Phase 1), which proposes the subdivision of three (3) developable parcels identified as Parcels A, B, and C, two (2) parcels for public right-of-way easement and public utility easement purposes identified as Parcels X1 and X4, and two (2) parcels as public ~~open space~~utility easements identified as Parcels X2 and X3, and the irrevocable offer of dedication to the City of Oakland of new ~~open space~~public utility easements and new public right of way easements; and

WHEREAS, the City Engineer of the City of Oakland has determined that:

- the Final Map for Tract No. 7621, Phase 1, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is in substantial compliance with the approved Vesting Tentative Map along with Parcel Map Waiver PLN14151 approved June 11, 2014 which created developable Parcels F and G, and Parcel T for public right-of-way purposes; and
- the Final Map for Tract No. 7621, Phase 1, complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

WHEREAS, pursuant to California Business and Professions Code section 6731, 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

seven (7) lots and the proposed dedicated easements, 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. 7621, Phase 1; and

WHEREAS, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way; and

WHEREAS, the City Engineer has approved infrastructure permit no. PX1400059 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit B* and incorporated herein; and

WHEREAS, through a separate companion Resolution, staff is seeking authorization to enter into a Subdivision Improvement Agreement with the Subdivider pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 7621, Phase 1, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, the Subdivider has deposited adequate security in the form of surety bonds to secure the Subdivider's performance of the required public infrastructure improvements identified in the Subdivision Improvement Agreement; and

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

RESOLVED: That the Final Map for Tract No. 7621, Phase 1, conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

FURTHER RESOLVED: That the dedication of two parcels for public right of way easement and public utility easement purposes and two parcels as public ~~open space~~ utility easements as delineated on the Final Map is hereby conditionally accepted; and be it

FURTHER RESOLVED: That the approval of the Final Map and the acceptance of said dedications are conditioned upon completion to the satisfaction of the City Engineer of public infrastructure improvements, as required by the Subdivision Improvement Agreement; and be it

FURTHER RESOLVED: That the Subdivider shall be responsible until the expiration of the warrantee period for the installation, maintenance, repair, and removal of all infrastructure improvements within said easements as delineated on the Final Map, including but not limited to

roadway pavement, sidewalks, curbs, gutters, trees and landscaping, irrigation, electrical lighting, sanitary sewer piping, and storm water piping, but excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That the hereinabove conditions shall be binding upon the Subdivider and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

FURTHER RESOLVED: That the successive owners, both individually as purchasers of real property and collectively as a homeowners association, of said lots as delineated on the Final Map shall be responsible for the maintenance in perpetuity of all infrastructure improvements within said easements, excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That failure by the Subdivider to comply in all aspects with the Agreement for construction of public infrastructure shall void approval of the Final Map and void acceptance of said dedications and shall revert the original parcels comprising Tract No. 7621, Phase 1, to acreage; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 7621, Phase 1; 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. 7621, Phase 1, 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. 7621, Phase 1, to be filed with the Alameda County Clerk-Recorder for recordation; 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

Introduced by

2015 APR 16 AM 3:02

Approved as to Form and Legality

Councilmember


Office of the City Attorney

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION CONDITIONALLY APPROVING A FINAL MAP FOR TRACT NO. 7621 PHASE 1 LOCATED AT 845 EMBARCADERO FOR A SEVEN LOT SUBDIVISION FOR ZARSION-OHP I LLC

WHEREAS, ZARSION-OHP I LLC, a California limited liability company (no. 201309910387, "Subdivider"), is the subdivider of seven (7) parcels identified by the Alameda County Assessor as APNs 018-0465-002-07, 018-0465-002-11, 018-0465-002-08, 018-0470-002-05, 018-0460-004-13, 018-0465-002-13, 018-0460-004-014, 018-0465-002-14, 018-0465-002-16, 018-0470-002-07, 018-0470-002-17 and 018-0470-002-08, and by the Alameda County Clerk-Recorder as Tract No. 7621, Phase 1, and by the City of Oakland as 845 Embarcadero; and

WHEREAS, the Subdivider has acquired by purchase for valuable consideration the real property comprising Tract No. 7621, Phase 1 through State of California Patent and Trust Termination, series no. 20133203239, recorded June 10, 2013, a State of California Patent and Reservation of Public Trust, series no. 20133203243, recorded June 10, 2013 and two grant deeds, series no. 2013203240, recorded June 10, 2013, and series no. 2013203242, recorded June 10, 2013, by the Alameda County Clerk-Recorder; and

WHEREAS, said seven (7) parcels are comprised of a portion of Parcel 3 (S/B2) and all of Parcel 4 (S/A) as said parcels are described in State of California Patent and Trust Termination, series number 2013203239, recorded on June 10, 2013, a portion of Parcel 4 (P/B1) as said parcel is described in grant deed, series number 2013203240, recorded on June 10, 2013, a portion of parcel 1 (P/R1) and all of Parcel 2 (P/T1) as said Parcels are described in grant deed, series number 2013203242, recorded on June 10, 2013, and a portion of Parcel 1 (T/R2) and a portion of Parcel 2 (T/T2) as said Parcels are described in the State of California Patent and Reservation of Public Trust Easement, series number 20133203243, recorded on June 10, 2013; and

WHEREAS, Oakland Harbor Partners, LLC applied to the City of Oakland for a Vesting Tentative Tract Map (VTTM 7621) to subdivide said platted land; and

WHEREAS, on March 15, 2006, the Planning Commission approved Vesting Tentative Tract Map No. 7621 and related land use entitlements, and certified the Environmental Impact Report (EIR) for the Oak to Ninth Mixed Use Development Project (Oak to Ninth); and

WHEREAS, on June 20, 2006, the City Council adopted Resolution No. 79983 C.M.S. approving Vesting Tentative Tract Map No. 7621 for Oak to Ninth; and

WHEREAS, on July 18, 2006, the City Council authorized a number of actions to approve Oak to Ninth, including adoption of Resolution No. 79981 C.M.S. to certify the EIR; and

WHEREAS, the Development Agreement for Oak to Ninth, now known as the Brooklyn Basin project, was authorized by Ordinance No. 12760 C.M.S. on July 18, 2006, and transferred and assigned to the Subdivider by Resolution No. 84934 C.M.S. on April 22, 2014; and

WHEREAS, the Development Agreement, as amended by the First Administrative Amendment to the Development Agreement, provides that the Brooklyn Basin project will be constructed in phases and that multiple Final Maps may be filed for the associated subdivision; and

WHEREAS, on January 20, 2009, the City Council adopted Resolution No. 81769 C.M.S. to, among other things, recertify the Oak to Ninth Project EIR as revised; and

WHEREAS, the Subdivider now seeks approval of the Final Map for Phase 1 of the development; and

WHEREAS, the Subdivider has presented a proposed Final Map for Phase 1 of the development to the City, identified as Final Map No. 7621 (Phase 1), which proposes the subdivision of three (3) developable parcels identified as Parcels A, B, and C, two (2) parcels for public right-of-way easement and public utility easement purposes identified as Parcels X1 and X4, and two (2) parcels as public utility easements identified as Parcels X2 and X3, and the irrevocable offer of dedication to the City of Oakland of new public utility easements and new public right of way easements; and

WHEREAS, the City Engineer of the City of Oakland has determined that:

- the Final Map for Tract No. 7621, Phase 1, delineated diagrammatically in *Exhibit A* attached hereto and incorporated herein, is in substantial compliance with the approved Vesting Tentative Map along with Parcel Map Waiver PLN14151 approved June 11, 2014 which created developable Parcels F and G, and Parcel T for public right-of-way purposes; and
- the Final Map for Tract No. 7621, Phase 1, complies in all manners with the provisions of California Government Code sections 66410 et seq. (Subdivision Map Act) and the City of Oakland's local subdivision ordinance (Oakland Municipal Code, Title 16 - Subdivisions); and

WHEREAS, pursuant to California Business and Professions Code section 6731, 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

seven (7) lots and the proposed dedicated easements, 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. 7621, Phase 1; and

WHEREAS, the Subdivider has employed a competent design professional, who is licensed by the State of California to practice civil engineering, to prepare plans and specifications for the construction of required surface and subsurface public infrastructure improvements in the public right of way; and

WHEREAS, the City Engineer has approved infrastructure permit no. PX1400059 and the Subdivider's plans and specifications for construction of the required public infrastructure improvements, attached hereto as *Exhibit B* and incorporated herein; and

WHEREAS, through a separate companion Resolution, staff is seeking authorization to enter into a Subdivision Improvement Agreement with the Subdivider pursuant to Government Code section 66462 and Oakland Municipal Code section 16.20.100, as a condition precedent to approval of the Final Map for Tract No. 7621, Phase 1, to assure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements; and

WHEREAS, pursuant to Government Code section 66499 et seq. and Oakland Municipal Code section 16.20.100, the Subdivider has deposited adequate security in the form of surety bonds to secure the Subdivider's performance of the required public infrastructure improvements identified in the Subdivision Improvement Agreement; and

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

RESOLVED: That the Final Map for Tract No. 7621, Phase 1, conforms to all the requirements in Government Code sections 66410 et seq. (Subdivision Map Act), Title 16 of the Oakland Municipal Code, and CEQA, and is hereby conditionally approved; and be it

FURTHER RESOLVED: That the dedication of two parcels for public right of way easement and public utility easement purposes and two parcels as public utility easements as delineated on the Final Map is hereby conditionally accepted; and be it

FURTHER RESOLVED: That the approval of the Final Map and the acceptance of said dedications are conditioned upon completion to the satisfaction of the City Engineer of public infrastructure improvements, as required by the Subdivision Improvement Agreement; and be it

FURTHER RESOLVED: That the Subdivider shall be responsible until the expiration of the warrantee period for the installation, maintenance, repair, and removal of all infrastructure improvements within said easements as delineated on the Final Map, including but not limited to

roadway pavement, sidewalks, curbs, gutters, trees and landscaping, irrigation, electrical lighting, sanitary sewer piping, and storm water piping, but excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That the hereinabove conditions shall be binding upon the Subdivider and its successors or assigns, affiliated companies or corporations, parent companies or corporations, or partners; and be it

FURTHER RESOLVED: That the successive owners, both individually as purchasers of real property and collectively as a homeowners association, of said lots as delineated on the Final Map shall be responsible for the maintenance in perpetuity of all infrastructure improvements within said easements, excepting from said responsibility infrastructure improvements that are otherwise regulated by California Public Utilities Commission; and be it

FURTHER RESOLVED: That failure by the Subdivider to comply in all aspects with the Agreement for construction of public infrastructure shall void approval of the Final Map and void acceptance of said dedications and shall revert the original parcels comprising Tract No. 7621, Phase 1, to acreage; and be it

FURTHER RESOLVED: That the City Engineer is hereby authorized to endorse the Final Map for Tract No. 7621, Phase 1; 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. 7621, Phase 1, 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. 7621, Phase 1, to be filed with the Alameda County Clerk-Recorder for recordation; 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

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP, SEE TABLE "A" BELOW; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY, SUBJECT TO LENDER'S CONSENT BELOW, THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

TRACT 7621, PHASE 1, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA.

WE HEREBY IRREVOCABLY OFFERS TO DEDICATE A PUBLIC RIGHT-OF-WAY EASEMENT TO THE CITY OF OAKLAND OVER THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCEL X1 AND X4.

WE HEREBY IRREVOCABLY OFFERS TO DEDICATE A PUBLIC UTILITY EASEMENT TO THE CITY OF OAKLAND OVER THE PROPERTY DESIGNATED IN THIS FINAL MAP AS PARCEL X1, X2, X3 AND X4.

TABLE "A"

TITLE WAS ACQUIRED BY:
STATE OF CALIFORNIA PATENT AND TRUST TERMINATION, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY.

GRANT DEED, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY.

GRANT DEED, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY.

STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

AS OWNER:

ZARSON-OPP I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY:

BY: MICHAEL GHIEMETIL

ITS: AUTHORIZED INDIVIDUAL

DATE: 4/13/15

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 HEREIN EMBODIED FINAL MAP ENTITLED "TRACT MAP NO. 7621, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA", I AM SATISFIED THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

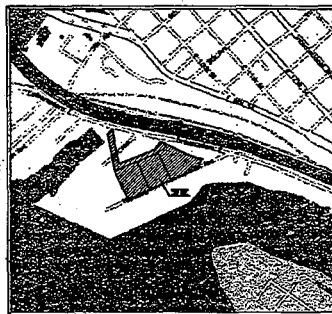
IT WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS

DAY OF _____, 2015.

GILBERT HAYES, PLS 4700
CITY SURVEYOR, CITY OF OAKLAND



DATE



MINUTY MAP
NOT TO SCALE

CITY CLERK'S STATEMENT

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

I, LATONDA D. SIMMONS, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF OAKLAND, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP NO. 7621, PHASE 1, CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA" WAS PRESENTED TO THE COUNCIL OF THE CITY OF

OAKLAND AT A REGULAR MEETING HELD ON THE _____ OF _____, 2015 AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NO. _____ APPROVE SAID MAP.

I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND, THE AREAS DESIGNATED AS PARCEL X1, PARCEL X2, PARCEL X3, AND PARCEL X4 HEREIN DEDICATED IN ACCORDANCE WITH SECTION OF 16.12.060 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 _____, 2015.

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

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

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 SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$ _____
- () ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, APPROVED BY SAID LOCAL 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 _____, 2015.

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

BY: _____
DEPUTY COUNTY CLERK

CITY ENGINEER'S STATEMENT

I, MICHAEL J. NEARY, CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTION OF THE CITY ENGINEER OF THE CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP OF "TRACT MAP NO. 7621, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA," THAT THE SUBDIVISION SHOWN UPON SAID FINAL MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID FINAL MAP OF "TRACT MAP NO. 7621" COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE FINAL MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS

DAY OF _____, 2015.

MICHAEL J. NEARY, RCE No. 38547
CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA
LICENSE EXPIRES 03/31/2017



DATE

STATEMENT OF THE SECRETARY OF THE PLANNING COMMISSION

I, ROBERT MERKAMP, SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A TENTATIVE MAP OF TRACT 7621, PHASE 1, CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA, WAS PRESENTED TO THE CITY PLANNING COMMISSION AS PROVIDED BY THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE, THAT AT A MEETING OF SAID CITY PLANNING COMMISSION, HELD ON JUNE 20, 2006, THE SAID COMMISSION APPROVED SAID TENTATIVE MAP UPON WHICH THIS MAP IS BASED.

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

ROBERT D. MERKAMP
SECRETARY OF THE CITY PLANNING COMMISSION OF
THE CITY OF OAKLAND, CALIFORNIA

TRACT MAP NO. 7621

PHASE 01 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 (S/B2) AND ALL OF PARCEL 4 (S/A) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION, RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 4 (P/B1) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/R1) AND A PORTION OF PARCEL 2 (P/T1) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND ALL OF PARCEL 1 (T/R2) AND A PORTION OF PARCEL 2 (T/T2) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

APRIL 2015



BKF ENGINEERS
500 FRANK OGDEN PLAZA, SUITE 350
OAKLAND, CA 94612

BKF Job: 20130175

SHEET 1 OF 6

EXHIBIT A

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 JSS.

COUNTY OF Alameda

ON April 13, 2015, BEFORE ME, Cindy A. LaRose, A NOTARY PUBLIC,

PERSONALLY APPEARED, MICHAEL CASIMETI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) 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:

NOTARY'S SIGNATURE: Cindy A. LaRose

PRINTED NAME: Cindy A. LaRose

PRINCIPAL PLACE OF BUSINESS: Oakland

COMMISSION No.: 1956909

COMMISSION EXPIRATION DATE: Oct. 16, 2015

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 ZARSON-DHP I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN OCTOBER, 2013. 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 JULY 2016, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

Alex Calder
ALEX CALDER, PLS 8863



4-14-2015
DATE

EXISTING EASEMENT NOTE

EASEMENT DESCRIBED IN THE DOCUMENT RECORDED ON FEBRUARY 28, 2005, AS INSTRUMENT NUMBER 2005077958 IS OUTSIDE SUBDIVISION AND THEREFORE NOT PLOTTED.

PUBLIC TRUST EASEMENT RIGHTS ARE ALSO DESCRIBED IN DOCUMENT NUMBER 2013203241, OFFICIAL RECORDS, ALAMEDA COUNTY, DESCRIBES SAME PARCELS AS DOCUMENT NUMBER 2013203243.

BENEFICIARY'S STATEMENT

WE THE CITY OF OAKLAND, A MUNICIPAL CORPORATION, ACTING BY AND THROUGH ITS BOARD OF PORT COMMISSIONERS, (TOGETHER WITH ITS SUCCESSORS AND ASSIGNS), AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST, RECORDED JUNE 10, 2013, AS DOCUMENT NUMBER 2013203245, OFFICIAL RECORDS OF ALAMEDA COUNTY (AS AMENDED), ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP.

BY: [Signature]

BY: [Signature]

ITS: Executive Director

DATE: 4/15/15

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 JSS.

COUNTY OF Alameda

ON April 13, 2015, BEFORE ME, Cindy A. LaRose, A NOTARY PUBLIC,

PERSONALLY APPEARED, Pamela Kershaw, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, 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: Cindy A. LaRose

PRINTED NAME: Cindy A. LaRose

PRINCIPAL PLACE OF BUSINESS: Oakland

COMMISSION No.: 1956909

COMMISSION EXPIRATION DATE: Oct. 16, 2015

RECORDER'S STATEMENT

FILE NO. _____ FEE \$ _____ PAID, ACCEPTED FOR RECORD

AND FILED THIS _____ DAY OF _____, 2015, AT _____ M. IN

BOOK _____ OF MAPS, AT PAGES _____ ALAMEDA COUNTY RECORDS,

AT THE REQUEST OF FIRST AMERICAN TITLE.

STEVE MANNING, COUNTY RECORDER,
ALAMEDA COUNTY, CALIFORNIA

BY: _____
DEPUTY COUNTY RECORDER

FEE _____

SERIES: _____

TRACT MAP NO. 7621

PHASE 01 - FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF PARCEL 3 (S/32) AND ALL OF PARCEL 4 (S/4) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 4 (P/B1) AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203240, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 1 (P/B1) AND A PORTION OF PARCEL 2 (P/T1) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203242, OFFICIAL RECORDS OF ALAMEDA COUNTY AND ALL OF PARCEL 1 (T/22) AND A PORTION OF PARCEL 2 (T/12) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY.

CITY OF OAKLAND ALAMEDA COUNTY CALIFORNIA

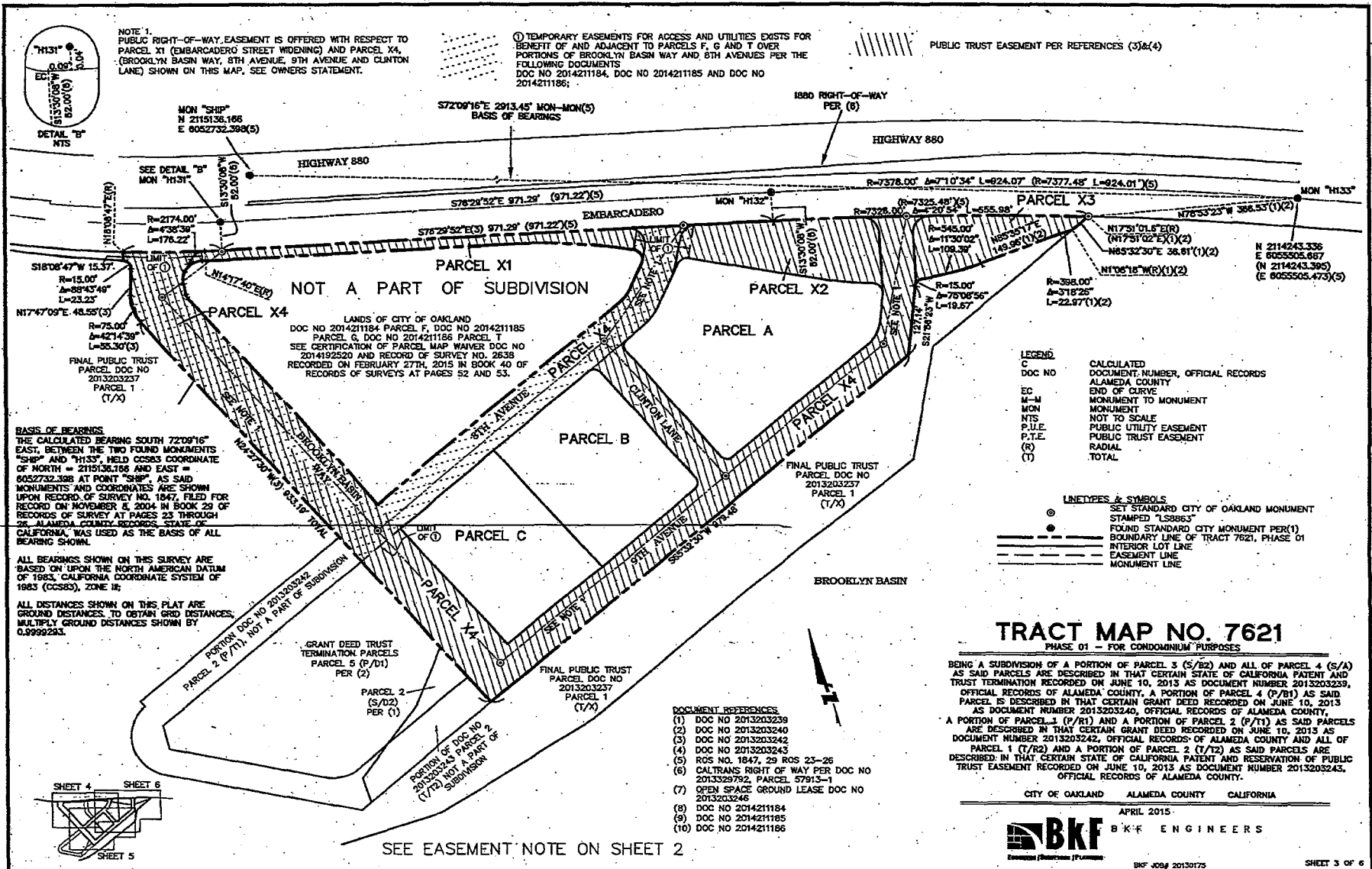
APRIL 2015

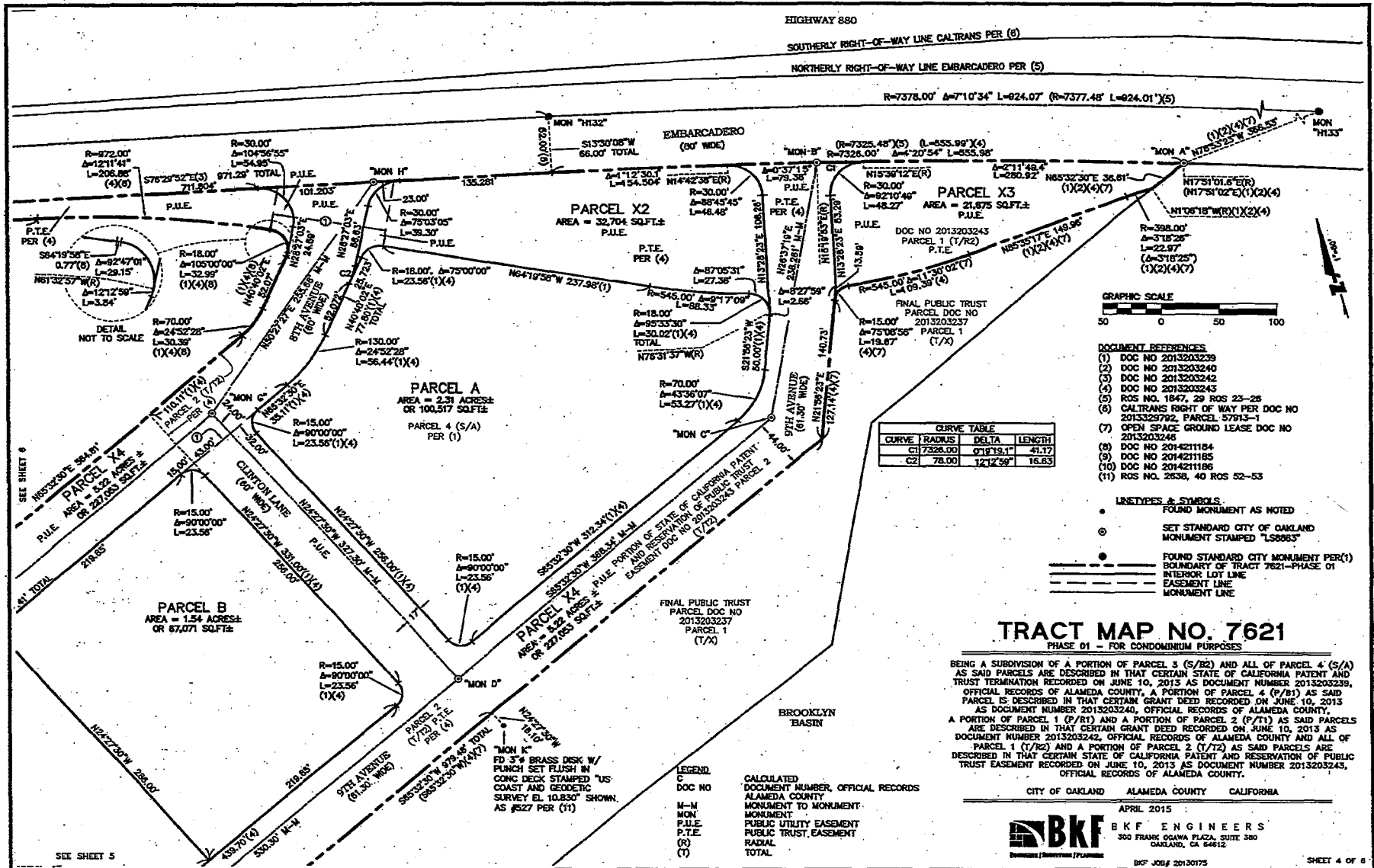


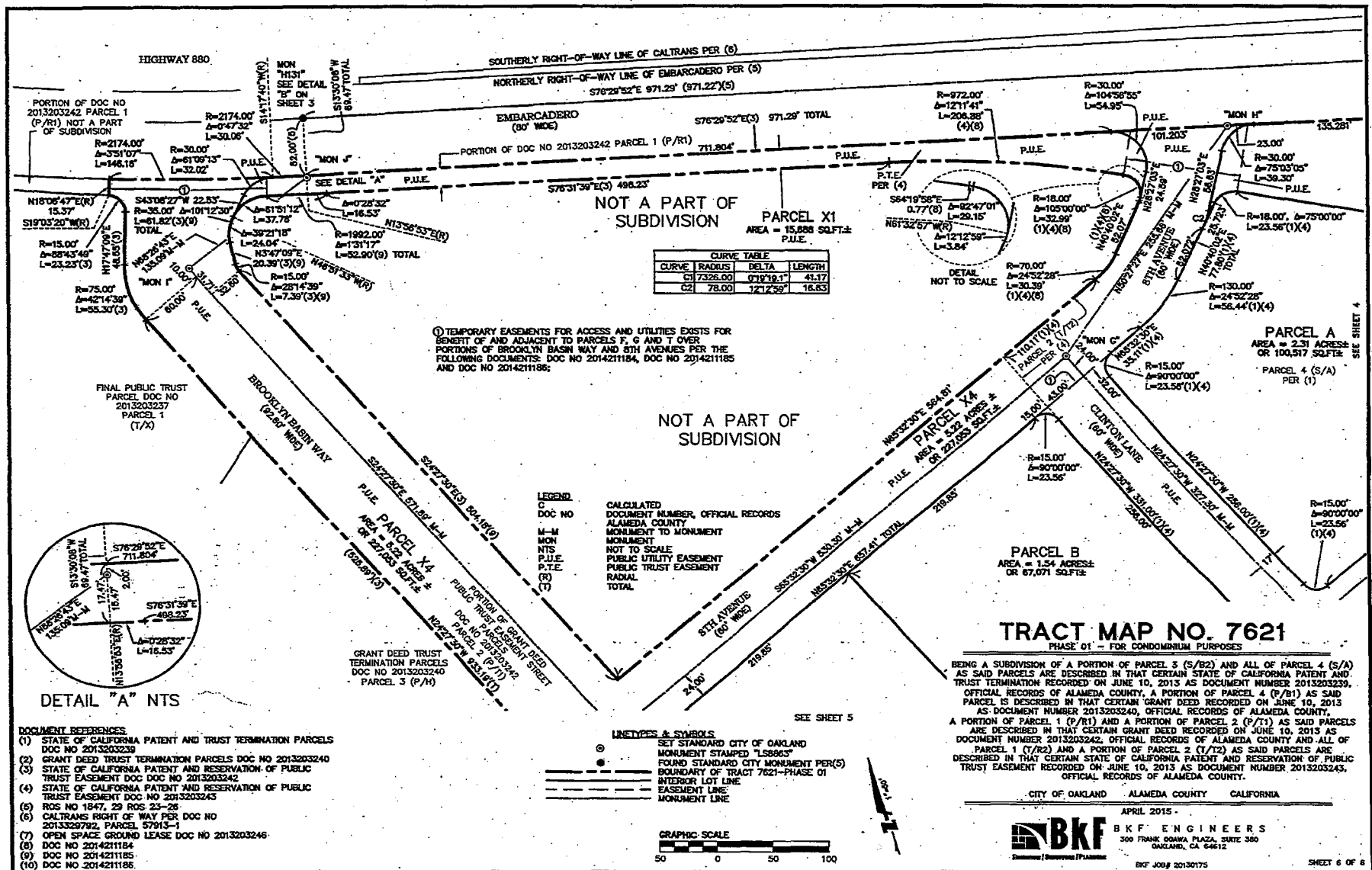
BKF ENGINEERS

SHEET 2 OF 6

EXHIBIT A







© B&F ENGINEERS

| JOINT TRENCH DRAWINGS | | | |
|-----------------------|-----|--------------|---------------------------|
| 50 | J71 | JOINT TRENCH | COMPOSITE TITLE SHEET |
| 50 | J72 | JOINT TRENCH | GENERAL NOTES AND DETAILS |
| 51 | J73 | JOINT TRENCH | SECTIONS AND DETAILS |
| 52 | J74 | JOINT TRENCH | COMPOSITE PLANS |
| 53 | J75 | JOINT TRENCH | COMPOSITE PLANS |
| 54 | J76 | JOINT TRENCH | COMPOSITE PLANS |

LANDSCAPE DRAWINGS

| | | |
|-----|--------|------------------------------|
| 69 | L3.1 | NOTES, LEGEND, LISTS |
| 70 | L3.2 | PLANTING NOTES AND SCHEDULE |
| 71 | L3.3 | PLANTING NOTES AND SCHEDULE |
| 72 | L3.4 | IDENTIFICATION PLAN |
| 73 | L3.2 | LAYOUT IDENTIFICATION PLAN |
| 74 | L3.5 | IDENTIFICATION PLAN |
| 75 | L3.4 | LIGHTING PHOTOGRAPHICS |
| 76 | L3.1 | PLANTING PLAN |
| 77 | L3.2 | PLANTING PLAN |
| 78 | L3.3 | PLANTING PLAN |
| 79 | L3.4 | IDENTIFICATION PLANTING PLAN |
| 80 | L3.5 | PLANTING PLAN |
| 81 | LA.2 | LANDSCAPE DETAILS |
| 82 | LA.3 | LANDSCAPE DETAILS |
| 83 | LA.4 | SITE FURNISHINGS |
| 84 | LA.1 | PRODUCTION PLAN |
| 85 | LA.2 | PRODUCTION PLAN |
| 86 | LA.3 | PRODUCTION PLAN |
| 87 | LA.4 | PRODUCTION PLAN |
| 88 | LA.5 | PRODUCTION PLAN |
| 89 | LA.6 | PRODUCTION PLAN |
| 90 | LA.7 | PRODUCTION PLAN |
| 91 | LA.8 | PRODUCTION PLAN |
| 92 | LA.9 | PRODUCTION PLAN |
| 93 | LA.10 | PRODUCTION PLAN |
| 94 | LA.11 | PRODUCTION PLAN |
| 95 | LA.12 | PRODUCTION PLAN |
| 96 | LA.13 | PRODUCTION PLAN |
| 97 | LA.14 | PRODUCTION PLAN |
| 98 | LA.15 | PRODUCTION PLAN |
| 99 | LA.16 | PRODUCTION PLAN |
| 100 | LA.17 | PRODUCTION PLAN |
| 101 | LA.18 | PRODUCTION PLAN |
| 102 | LA.19 | PRODUCTION PLAN |
| 103 | LA.20 | PRODUCTION PLAN |
| 104 | LA.21 | PRODUCTION PLAN |
| 105 | LA.22 | PRODUCTION PLAN |
| 106 | LA.23 | PRODUCTION PLAN |
| 107 | LA.24 | PRODUCTION PLAN |
| 108 | LA.25 | PRODUCTION PLAN |
| 109 | LA.26 | PRODUCTION PLAN |
| 110 | LA.27 | PRODUCTION PLAN |
| 111 | LA.28 | PRODUCTION PLAN |
| 112 | LA.29 | PRODUCTION PLAN |
| 113 | LA.30 | PRODUCTION PLAN |
| 114 | LA.31 | PRODUCTION PLAN |
| 115 | LA.32 | PRODUCTION PLAN |
| 116 | LA.33 | PRODUCTION PLAN |
| 117 | LA.34 | PRODUCTION PLAN |
| 118 | LA.35 | PRODUCTION PLAN |
| 119 | LA.36 | PRODUCTION PLAN |
| 120 | LA.37 | PRODUCTION PLAN |
| 121 | LA.38 | PRODUCTION PLAN |
| 122 | LA.39 | PRODUCTION PLAN |
| 123 | LA.40 | PRODUCTION PLAN |
| 124 | LA.41 | PRODUCTION PLAN |
| 125 | LA.42 | PRODUCTION PLAN |
| 126 | LA.43 | PRODUCTION PLAN |
| 127 | LA.44 | PRODUCTION PLAN |
| 128 | LA.45 | PRODUCTION PLAN |
| 129 | LA.46 | PRODUCTION PLAN |
| 130 | LA.47 | PRODUCTION PLAN |
| 131 | LA.48 | PRODUCTION PLAN |
| 132 | LA.49 | PRODUCTION PLAN |
| 133 | LA.50 | PRODUCTION PLAN |
| 134 | LA.51 | PRODUCTION PLAN |
| 135 | LA.52 | PRODUCTION PLAN |
| 136 | LA.53 | PRODUCTION PLAN |
| 137 | LA.54 | PRODUCTION PLAN |
| 138 | LA.55 | PRODUCTION PLAN |
| 139 | LA.56 | PRODUCTION PLAN |
| 140 | LA.57 | PRODUCTION PLAN |
| 141 | LA.58 | PRODUCTION PLAN |
| 142 | LA.59 | PRODUCTION PLAN |
| 143 | LA.60 | PRODUCTION PLAN |
| 144 | LA.61 | PRODUCTION PLAN |
| 145 | LA.62 | PRODUCTION PLAN |
| 146 | LA.63 | PRODUCTION PLAN |
| 147 | LA.64 | PRODUCTION PLAN |
| 148 | LA.65 | PRODUCTION PLAN |
| 149 | LA.66 | PRODUCTION PLAN |
| 150 | LA.67 | PRODUCTION PLAN |
| 151 | LA.68 | PRODUCTION PLAN |
| 152 | LA.69 | PRODUCTION PLAN |
| 153 | LA.70 | PRODUCTION PLAN |
| 154 | LA.71 | PRODUCTION PLAN |
| 155 | LA.72 | PRODUCTION PLAN |
| 156 | LA.73 | PRODUCTION PLAN |
| 157 | LA.74 | PRODUCTION PLAN |
| 158 | LA.75 | PRODUCTION PLAN |
| 159 | LA.76 | PRODUCTION PLAN |
| 160 | LA.77 | PRODUCTION PLAN |
| 161 | LA.78 | PRODUCTION PLAN |
| 162 | LA.79 | PRODUCTION PLAN |
| 163 | LA.80 | PRODUCTION PLAN |
| 164 | LA.81 | PRODUCTION PLAN |
| 165 | LA.82 | PRODUCTION PLAN |
| 166 | LA.83 | PRODUCTION PLAN |
| 167 | LA.84 | PRODUCTION PLAN |
| 168 | LA.85 | PRODUCTION PLAN |
| 169 | LA.86 | PRODUCTION PLAN |
| 170 | LA.87 | PRODUCTION PLAN |
| 171 | LA.88 | PRODUCTION PLAN |
| 172 | LA.89 | PRODUCTION PLAN |
| 173 | LA.90 | PRODUCTION PLAN |
| 174 | LA.91 | PRODUCTION PLAN |
| 175 | LA.92 | PRODUCTION PLAN |
| 176 | LA.93 | PRODUCTION PLAN |
| 177 | LA.94 | PRODUCTION PLAN |
| 178 | LA.95 | PRODUCTION PLAN |
| 179 | LA.96 | PRODUCTION PLAN |
| 180 | LA.97 | PRODUCTION PLAN |
| 181 | LA.98 | PRODUCTION PLAN |
| 182 | LA.99 | PRODUCTION PLAN |
| 183 | LA.100 | PRODUCTION PLAN |
| 184 | LA.101 | PRODUCTION PLAN |
| 185 | LA.102 | PRODUCTION PLAN |
| 186 | LA.103 | PRODUCTION PLAN |
| 187 | LA.104 | PRODUCTION PLAN |
| 188 | LA.105 | PRODUCTION PLAN |
| 189 | LA.106 | PRODUCTION PLAN |
| 190 | LA.107 | PRODUCTION PLAN |
| 191 | LA.108 | PRODUCTION PLAN |
| 192 | LA.109 | PRODUCTION PLAN |
| 193 | LA.110 | PRODUCTION PLAN |
| 194 | LA.111 | PRODUCTION PLAN |
| 195 | LA.112 | PRODUCTION PLAN |
| 196 | LA.113 | PRODUCTION PLAN |
| 197 | LA.114 | PRODUCTION PLAN |
| 198 | LA.115 | PRODUCTION PLAN |
| 199 | LA.116 | PRODUCTION PLAN |
| 200 | LA.117 | PRODUCTION PLAN |
| 201 | LA.118 | PRODUCTION PLAN |
| 202 | LA.119 | PRODUCTION PLAN |
| 203 | LA.120 | PRODUCTION PLAN |
| 204 | LA.121 | PRODUCTION PLAN |
| 205 | LA.122 | PRODUCTION PLAN |
| 206 | LA.123 | PRODUCTION PLAN |
| 207 | LA.124 | PRODUCTION PLAN |
| 208 | LA.125 | PRODUCTION PLAN |
| 209 | LA.126 | |

| LIGHTWEIGHT FIL DRAWINGS | | |
|--------------------------|-------|--|
| 93 | C10.0 | FIL PLAN |
| 94 | C11.0 | FIL PLAN AND PROFILE-BROOKLINE BASIN WAY |
| 95 | C11.1 | FIL PLAN AND PROFILE-BROOKLINE BASIN WAY |
| 96 | C11.2 | FIL PLAN AND PROFILE-8TH AVENUE |
| 97 | C11.3 | FIL PLAN AND PROFILE-8TH AVENUE |
| 98 | C11.4 | FIL PLAN AND PROFILE-8TH AVENUE |
| 99 | C11.5 | FIL PLAN AND PROFILE-8TH AVENUE |
| 100 | C11.6 | FIL PLAN AND PROFILE-8TH AVENUE |
| 101 | C11.7 | FIL PLAN AND PROFILE-CLINTON LANE |
| 102 | C11.8 | FIL PLAN AND PROFILE-CLINTON LANE, OUTFALL |



ANSWER:

LANDSCAPE ARCHITECTS**GEOTECHNICAL ENGINEER:**

SHORELINE ENGINEER:



ZARCON OHP-1, LLC
C/O SIGNATURE PROPERTIES
2335 BROADWAY, SUITE 200
OAKLAND, CA 94612
PHONE: (510) 251-8272
CONTACT: PATRICK VAN NEST

BIG ENGINEERS
300 FRANK OGATA PLAZA, SUITE 300
OAKLAND, CA 94612
PHONE: (850) 482-8377
CONTACT: SIMON NORTH


GOLDEN ASSOCIATES
4400 MARKET STREET
DANLAND, CA 94608
PHONE: (510) 485-8030
CONTACT: LESLIE GOLDEN


DIGEO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
PHONE: (925) 288-8000
CONTACT: JEFF FIPPIN

MOFFATT & NICHOL
2185 N. CALIFORNIA BLVD., SUITE 3000
HEALING CREEK, CA 94506-3500
PHONE: (925) 944-5471
CONTACT: NEIL NICHOLS

ENGINEER'S STATEMENT

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.


TOM M. ADAIR, P.E.
PRINCIPAL / VICE PRESIDENT
RCE ENGINEERS




SIMON R. NORTH, P.E.
PROJECT MANAGER
BICE ENGINEERS



GEOTECHNICAL ENGINEER'S STATEMENT

THESE IMPROVEMENT PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONFORMANCE WITH THE GEOTECHNICAL REPORT, TITLED "BROOKLYN BASH PHASE I INFRASTRUCTURE IMPROVEMENTS - OAKLAND, CA", DATED NOVEMBER 12, 2013, AND ALL GEOTECHNICAL MEMORANDUMS-BY ENCL.

BY TYPE OF
CIVIL ENGINEER
ENCL



CITY OF OAKLAND

APPROVED: CITY OF OAKLAND FIRE DEPARTMENT (FOR STREET NAMES, FIRE HYDRANT
SPACING AND FIRE SERVICE LOCATION AND CONSTRUCTION DETAILS.)

BIC _____ DATE: _____

APPROVED: CITY OF OAKLAND TRAFFIC ENGINEERING DEPARTMENT

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND ELECTRICAL SERVICES

BY: _____ DATE: _____

APPROVED: CITY OF OAKLAND ENGINEERING DEPARTMENT

BY: _____ DATE: _____



Know what's below.
Call before you dig.

PX 1400059

300 FRANK OGDEN PLAZA
SUITE 300
OAKLAND, CA 94612
510/227-3011
510/227-3015 (FAX)


BKF

1

BROOKLYN BASIN ON-SITE IMPROVEMENT PLANS

CITY OF OAKLAND

| | | |
|--|-------------|--|
| | HRS POWERDY | |
|--|-------------|--|

EXHIBIT B

EXHIBIT B

BKF Engineers

300 Frank Ogawa Plaza, Suite 380
Oakland, California 94612

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS BROOKLYN BASIN - PHASE I ONSITE IMPROVEMENTS OAKLAND, CALIFORNIA

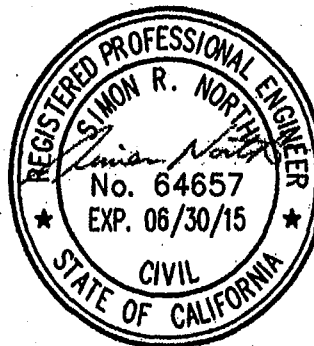
PX# 1400059

| SUMMARY | | |
|---------|---------------------------------------|-------------|
| ITEM | DESCRIPTION | TOTAL |
| 1 | EROSION CONTROL | \$34,203 |
| 2 | UTILITIES | \$1,211,494 |
| 3 | OUTFALL-SHORELINE PARK | \$108,760 |
| 4 | HARDSCAPE IMPROVEMENTS | \$1,650,649 |
| 5 | LANDSCAPE IMPROVEMENTS | \$1,066,638 |
| 6 | LANDSCAPE IMPROVEMENTS - BIORETENTION | \$239,274 |

TOTAL \$4,311,018

GENERAL NOTES

1. This Opinion of Probable Construction Costs is approximate.
2. This estimate does not include:
 - a. Development and Municipal fees.
 - b. Consulting and General Contractor fees.
3. Joint trench and streetlight costs are not included.
4. EBMUD costs are not included.
5. Soft Costs are not included
6. Contingencies have been removed, as agreed upon with City.
7. Demolition and Remediation costs are not included. These costs are part of Grading Permit No. 2.
8. Utility unit costs are lower than cost for installation in typical public streets since work will be on-site and within area already remediated and prepared for trenching, as part of Grading Permit No. 2 work effort.
9. No traffic control required. All work will be on-site.



Summary-actual

\\Bkf-rc\vol4\MAIN\2013\130175\09 Cost Est-Quantities\A Engineers Estimates-Quantities\Onsite Improvements - Engineer's Estimate\Seventh Submittal_CURRENT\15_0331 OnsiteEstimate.xlsx

BKF Job No.: 20130175-10

Estimate Date: 3/31/2015