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Deputy City Attorney

## OAKLAND CITY COUNCIL

RESOLUTION NO. 85587 C.M.S.

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### RESOLUTION APPROVING THE BROOKLYN BASIN TRANSPORTATION DEMAND MANAGEMENT PLAN

**WHEREAS,** the City of Oakland Planning Commission certified the Environmental Impact Report (EIR) for the Oak to Ninth development project on March 15, 2006; and

**WHEREAS,** the City of Oakland Planning Commission, on March 15, 2006, (1) certified the Final Environmental Impact Report; (2) conditionally approved Vesting Tentative Tract Map No. 7621; the Preliminary Development Plan; the Oak to Ninth Design Guidelines; and the Conditional Use Permit for activities proposed in the Open Space-Region Serving Park zone (contingent upon General Plan Amendment and Rezoning approvals); (3) recommended to the City Council approval of amendments to the Estuary Policy Plan text and land use map; adoption of the Planned Waterfront Zoning District-4 zoning district, amendments to the zoning maps; approval of a Tree Removal Permit; and approval of the Development Agreement; and (4) adopted a report and recommendations to the Redevelopment Agency and the City Council on adoption of the proposed amendments to the Central City East Redevelopment Plan and the Central District Urban Renewal Plan for an approximately 64.2 acre site bounded by Embarcadero Road, Fallon Street, Tenth Avenue, and the Estuary; and

**WHEREAS,** the Oakland City Council and the Redevelopment Agency of the City of Oakland (the "Redevelopment Agency"), on July 18, 2006:

- (1) Adopted a resolution denying the appeal of Arthur D. Levy, sustaining the March 15, 2006 Planning Commission actions on the Oak to Ninth Mixed Use Development Project and certifying the Final Environmental Impact Report for the Oak to Ninth Project;
- (2) Adopted a resolution amending the General Plan Estuary Policy Plan to create a new land use designation, Planned Waterfront Development-4, and to adopt land use map and text changes in connection with the Oak to Ninth Avenue Mixed Use Development Project;
- (3) Adopted a Redevelopment Agency Resolution approving and recommending adoption of the second amendment to the Central City East Redevelopment Plan to revise land use designations for the Oak to Ninth Project Site;
- (4) Adopted an ordinance adopting the second amendment to the Central City East Redevelopment Plan to revise land use designations for the Oak to Ninth Project Site;
- (5) Adopted a Redevelopment Agency resolution approving and recommending adoption of an amendment to the Central District Urban Renewal Plan to revise land use designations for the Oak to Ninth Project Site;

- (6) Adopted an ordinance adopting an amendment to the Central District Urban Renewal Plan to revise land use designations for the Oak to Ninth Project Site;
- (7) Adopted an ordinance of the City of Oakland adopting the Planned Waterfront Zoning District-4 (PWD-4) Oak to Ninth Mixed Use Development Project;
- (8) Adopted an ordinance of the City of Oakland rezoning property in the Oak to Ninth Avenue Mixed Use Development project site from Heavy Industrial (M-40) to the Planned Waterfront Zoning District-4 (PWD-4) and Open Space-Regional Serving Park (OS-RSP), and from Civic Center/Design Review Combining Zone (S-2/S-4) to the Planned Waterfront Zoning District-4 (PWD-4) and Open Space-Regional Serving Park (OS-RSP);
- (9) Adopted a resolution approving a Vesting Tentative Tract Map No. 7621, dated 3/8/06, within the Oak to Ninth Planned Waterfront Zoning District-4 (PWD-4);
- (10) Adopted a resolution approving Preliminary Development Plan, dated February 2006, and Design Guidelines, for the Oak to Ninth Project Site;
- (11) Adopted an Ordinance of the City of Oakland approving a Development Agreement Between the City of Oakland, the Redevelopment Agency of the City of Oakland, and Oakland Harbor Partners, LLC, for the Oak to Ninth project and Authorizing the City Administrator to Execute the Development Agreement on Behalf of the City;
- (12) Adopted a Redevelopment Agency Resolution authorizing the Development Agreement with the City of Oakland and Oakland Harbor Partners, LLC; and

**WHEREAS**, the City, the Redevelopment Agency, and Oakland Harbor Partners, LLC, entered into the Development Agreement for the Oak to Ninth project, now known as the Brooklyn Basin project, on or about August 24, 2006 (the "Development Agreement"); and

**WHEREAS**, the City, pursuant to California Health and Safety Code Section 34176, elected to retain and assume the housing assets, obligations, and functions of the Redevelopment Agency upon dissolution of the Redevelopment Agency, including the Redevelopment Agency's interests in the Development Agreement; and

**WHEREAS**, the Brooklyn Basin Project Condition of Approval 22 requires the preparation and City Council approval of a Transportation Demand Management Plan (TDM); and

**WHEREAS**, Signature Development Company, on behalf of the developer, submitted to the City of Oakland the TDM in August 2014; and

**WHEREAS**, The Planning Commission reviewed and recommended approval of the TDM to the City Council on November 5, 2014; and

**WHEREAS**, under the California Environmental Quality Act (CEQA) Guidelines Section 15162, no subsequent environmental review is required unless the project has changed substantially, the circumstances under which the project would occur have changed substantially, or new information demonstrates that any potential environmental impacts would be substantially more severe than previously demonstrated; and

**WHEREAS,** in reviewing the currently proposed TDM, staff has determined that none of the circumstances necessitating further environmental review under CEQA Guidelines Section 15162 are present. The reasons for this determination include, among others, the following: (1) the currently proposed TDM does not affect the development envelope previously reviewed in the EIR and is not a change in the project that involves any new significant effects or a substantial increase in the severity of previously identified significant effects; (2) circumstances under which the project is undertaken have not occurred that will involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) no new information has come to light that would involve new or substantially more severe effects or feasible alternatives or mitigation measures; and

**WHEREAS,** the matter came before the Community and Economic Development Committee on April 14, 2015, which recommended approval of the consent; and

**WHEREAS,** the matter came before the City Council at a duly noticed public hearing on April 21, 2015; now, therefore, be it

**RESOLVED:** That the City Council, having independently heard, considered and weighed all the evidence in the record and being fully informed of the Applications and the Planning Commission's decision on the Project, hereby finds that, in accordance with CEQA Section 15162, none of the circumstances requiring preparation of a subsequent or supplemental EIR are present for this action; and be it further

**RESOLVED:** That the City Council hereby approves the Brooklyn Basin TDM; and be it

**FURTHER RESOLVED:** That the decision is based, in part, on the April 14, 2015 CEDC Report and 2006 certified EIR, which are all hereby incorporated by reference as if fully set forth herein; and be it

**FURTHER RESOLVED:** That the City Council independently finds and determines that this Resolution complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Determination with the appropriate agencies; and be it

**FURTHER RESOLVED:** That the record before this Council relating to the Project Applications includes, without limitation, the following:

1. the Project Applications, including all accompanying maps and papers;
2. all plans submitted by the Applicant and their representatives;
3. all staff reports, decision letters and other documentation and information produced by or on behalf of the City, including without limitation the EIR and supporting technical studies, all related and/or supporting materials, and all notices relating to the Project Applications and attendant hearings;
4. all oral and written evidence received by the City staff, the Planning commission, and the city Council before and during the public hearings on the Project Applications; and
5. all matters of common knowledge and all official enactments and acts of the city, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all

applicable state and federal laws, rules and regulations; and be it

**FURTHER RESOLVED:** That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively; (a) Community and Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1<sup>st</sup> Floor, Oakland, California; and be it

**FURTHER RESOLVED:** That the recitals contained in this resolution are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA, APR 21 2015, 20    

**PASSED BY THE FOLLOWING VOTE:**

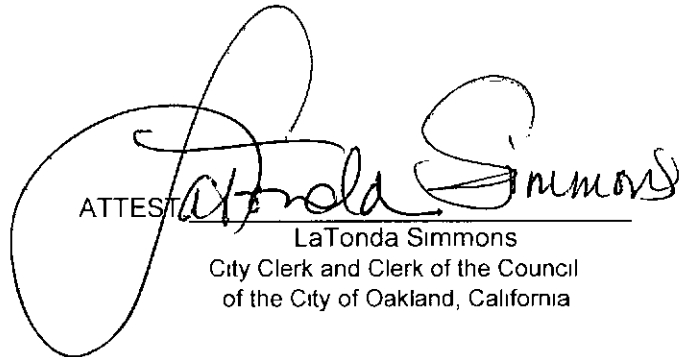
AYES - ~~BRUNO~~, GALLO, GUILLEN, KALB, KAPLAN, ~~LEE~~, <sup>Campbell</sup> WASHINGTON and PRESIDENT GIBSON  
MCELHANEY - 6

NOES - 0

ABSENT - Brooks - 1

ABSTENTION - 0

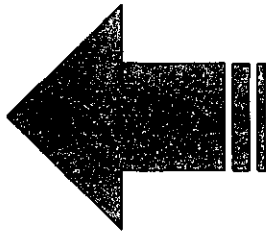
Excused - Reid - 1

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

This is a Patch T type separator sheet.



Form Type = "Agenda Management"  
CODE128 type barcode



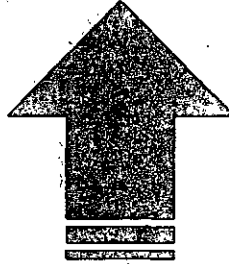
Landscape Feed

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Printed on 4/22/2005 11 27 44 AM

This is a Patch T type separator sheet.



Form Type = "Agenda Management"  
CODE128 type barcode



Portrait Feed  
**New Form Follows...**  
Printed on 4/22/2005 11 27 43 AM

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2015 APR 16 AM 3:02

Approved as to Form and Legality



\_\_\_\_\_  
Councilmember

\_\_\_\_\_  
Office of the City Attorney

## OAKLAND CITY COUNCIL

### Resolution No. 85 538 C.M.S.

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#### 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, APR 21 2015

**PASSED BY THE FOLLOWING VOTE:**

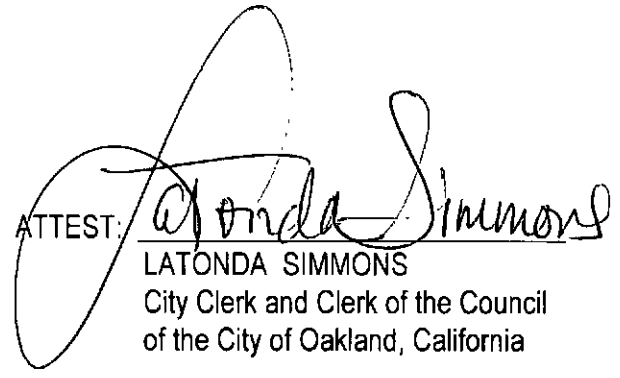
AYES - ~~BRADY~~, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, ~~REID~~ AND PRESIDENT GIBSON MCELHANEY - 6

NOES - 0

ABSENT - Brooks - 1

ABSTENTION - 0

Excused - Reid - 1

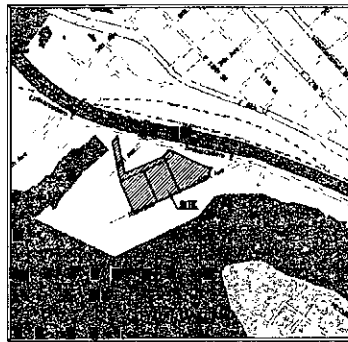
ATTEST:   
LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California

**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



VICINITY MAP  
NOT TO SCALE

**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-OHP I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY Michael Ghelmeiti

ITS AUTHORIZED INDIVIDUAL

DATE 4/13/15

**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 16.12.080 OF THE OAKLAND MUNICIPAL CODE

I FURTHER CERTIFY THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF OAKLAND AND FILED IN MY OFFICE

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 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 \$ \_\_\_\_\_  
CONDITIONED FOR THE PAYMENT 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  
300 FRANK OGAWA PLAZA, SUITE 380  
OAKLAND, CA 94612

BKF JOB# 20130175

SHEET 1 OF 6

GILBERT HAYES, PLS 4700  
CITY SURVEYOR, CITY OF OAKLAND



DATE \_\_\_\_\_

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 )SS  
COUNTY OF Alameda )  
ON April 13 2015, BEFORE ME, Cindy A. LaRose, A NOTARY PUBLIC,

PERSONALLY APPEARED, MICHAEL GHIUMETTI, 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-OHP 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 2005077856 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 2013203243, OFFICIAL RECORDS OF ALAMEDA COUNTY (AS AMENDED), ENCUMBERING THE LAND HEREIN SHOWN, CONSENT TO THE MAKING AND FILING OF THIS MAP

BY [Signature]  
ITS Executive Director  
DATE 4/13/15

**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 )SS  
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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT

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

WITNESS MY HAND

NOTARY'S SIGNATURE 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# \_\_\_\_\_

EXHIBIT A

**TRACT MAP NO. 7621**

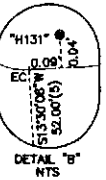
PHASE 01 - FOR CONDOMINIUM PURPOSES

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

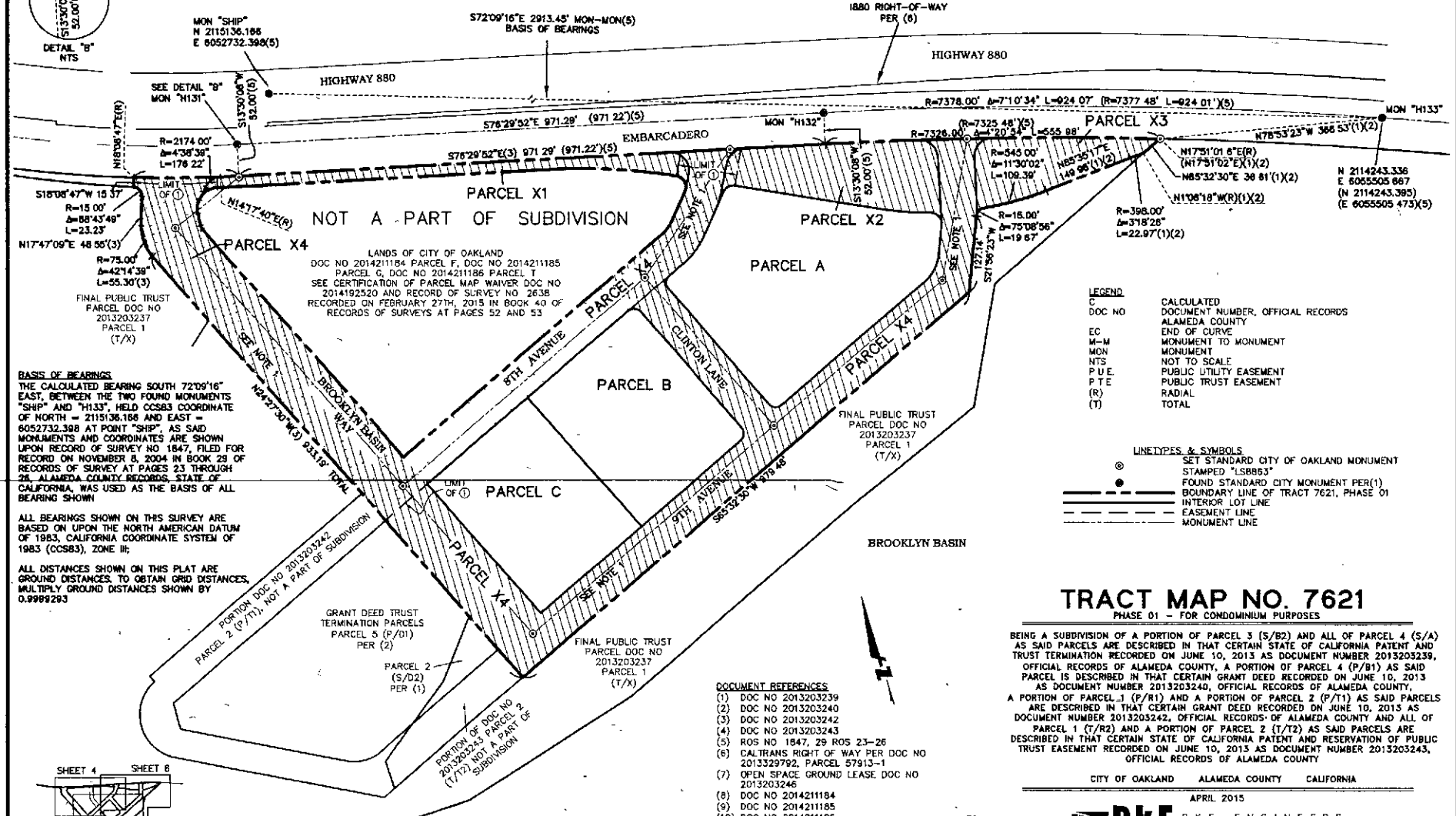




NOTE 1  
PUBLIC RIGHT-OF-WAY EASEMENT IS OFFERED WITH RESPECT TO PARCEL X1 (EMBARCADERO STREET WIDENING) AND PARCEL X4, (BROOKLYN BASIN WAY, 8TH AVENUE, 9TH AVENUE AND CLINTON LANE) SHOWN ON THIS MAP, SEE OWNERS STATEMENT

① TEMPORARY EASEMENTS FOR ACCESS AND UTILITIES EXISTS FOR BENEFIT OF AND ADJACENT TO PARCELS F, G AND T OVER PORTIONS OF BROOKLYN BASIN WAY AND 8TH AVENUES PER THE FOLLOWING DOCUMENTS  
DOC NO 2014211184, DOC NO 2014211185 AND DOC NO 2014211186.

PUBLIC TRUST EASEMENT PER REFERENCES (3),(4)



**BASIS OF BEARINGS**  
THE CALCULATED BEARING SOUTH 72°09'16" EAST, BETWEEN THE TWO FOUND MONUMENTS "SHIP" AND "H131", HELD CCS83 COORDINATE OF NORTH = 21151.36.166 AND EAST = 6052732.398 AT POINT "SHIP", AS SAID MONUMENTS AND COORDINATES ARE SHOWN UPON RECORD OF SURVEY NO 1847, FILED FOR RECORD ON NOVEMBER 8, 2004 IN BOOK 29 OF RECORDS OF SURVEY AT PAGES 23 THROUGH 26, ALAMEDA COUNTY RECORDS, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF ALL BEARING SHOWN

ALL BEARINGS SHOWN ON THIS SURVEY ARE BASED ON UPON THE NORTH AMERICAN DATUM OF 1983, CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE III;

ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES SHOWN BY 0.99999293

**LEGEND**

C	CALCULATED
DOC NO	DOCUMENT NUMBER, OFFICIAL RECORDS
ALAMEDA COUNTY	
EC	END OF CURVE
M-M	MONUMENT TO MONUMENT
MON	MONUMENT
NTS	NOT TO SCALE
P U E	PUBLIC UTILITY EASEMENT
P T E	PUBLIC TRUST EASEMENT
(R)	RADIAL
(T)	TOTAL

**LINE TYPES & SYMBOLS**

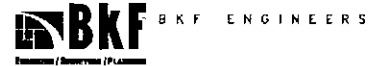
⊙	SET STANDARD CITY OF OAKLAND MONUMENT STAMPED "LSB853"
⊙	FOUND STANDARD CITY MONUMENT PER(1)
---	BOUNDARY LINE OF TRACT 7621, PHASE 01
---	INTERIOR LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE

### 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 4 (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 JOB# 20130175

SHEET 3 OF 6

- DOCUMENT REFERENCES**
- (1) DOC NO 2013203239
  - (2) DOC NO 2013203240
  - (3) DOC NO 2013203242
  - (4) DOC NO 2013203243
  - (5) ROS NO 1847, 29 ROS 23-26
  - (6) CALTRANS RIGHT OF WAY PER DOC NO 201329792, PARCEL 57913-1
  - (7) OPEN SPACE GROUND LEASE DOC NO 2013203246
  - (8) DOC NO 2014211184
  - (9) DOC NO 2014211185
  - (10) DOC NO 2014211186

SEE EASEMENT NOTE ON SHEET 2

EXHIBIT A

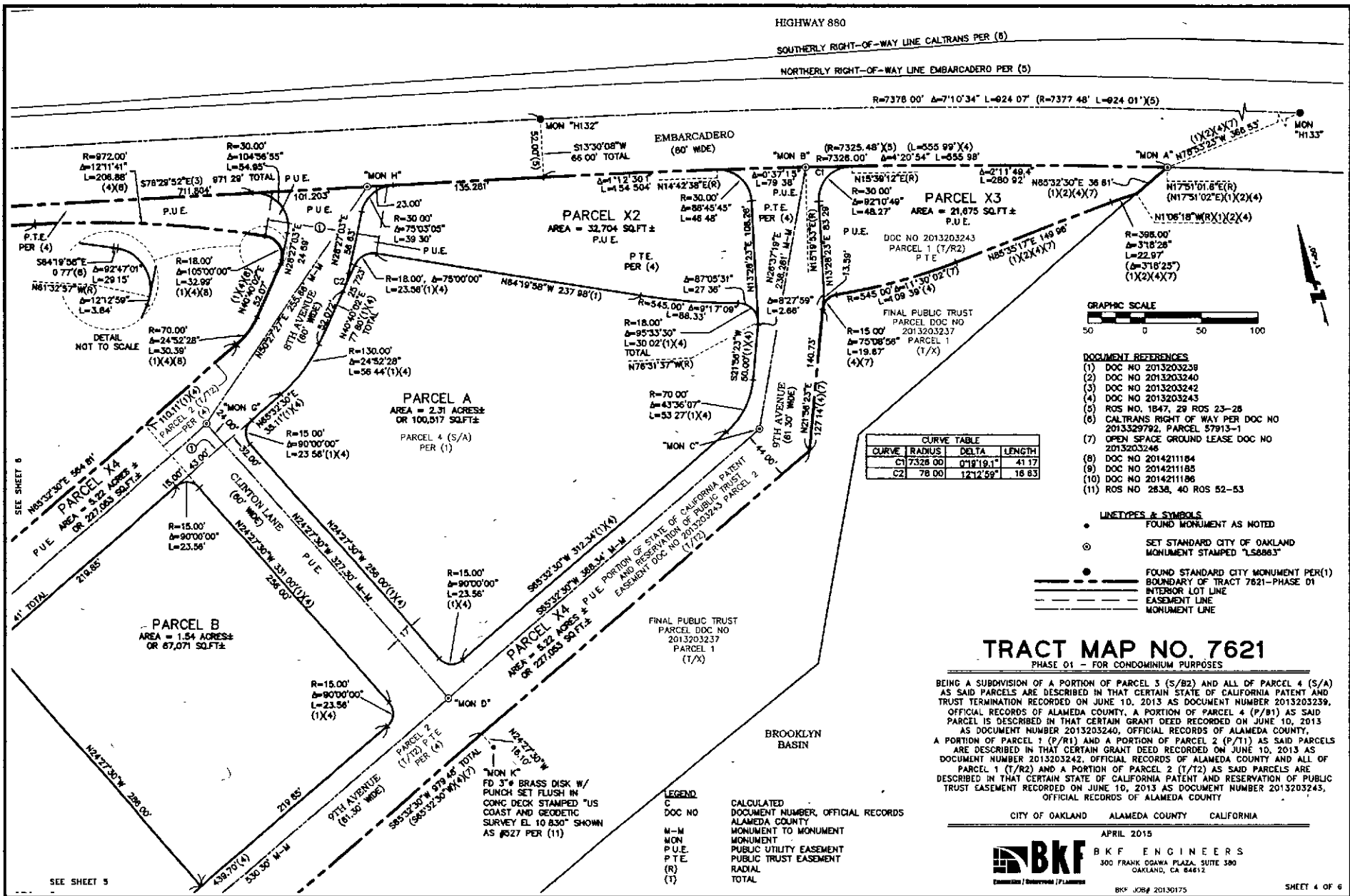


EXHIBIT A

SEE SHEET 5

SHEET 4 OF 6

SEE SHEET 5  
 (1) TEMPORARY EASEMENTS FOR ACCESS AND UTILITIES EXISTS FOR BENEFIT OF AND ADJACENT TO PARCELS F, G AND T OVER PORTIONS OF BROOKLYN BASIN WAY AND 8TH AVENUES PER THE FOLLOWING DOCUMENTS: DOC NO 2014211184, DOC NO 2014211185 AND DOC NO 2014211186.

SEE SHEET 4

NOT A PART OF SUBDIVISION

DOCUMENT REFERENCES

- (1) DOC NO 2013203239
- (2) DOC NO 2013203240
- (3) DOC NO 2013203242
- (4) DOC NO 2013203243
- (5) ROS NO. 1847, 29 ROS 23-25
- (6) CALTRANS RIGHT OF WAY PER DOC NO 2013328792, PARCEL 57913-1
- (7) OPEN SPACE GROUND LEASE DOC NO 2013203246
- (8) DOC NO 2014211184
- (9) DOC NO 2014211185
- (10) DOC NO 2014211186
- (11) ROS NO. 2638, 40 ROS 52-53

PARCEL X4  
 AREA = 5.22 ACRES ±  
 OR 227,083 SQ.FT. ±

GRANT DEED TRUST TERMINATION PARCELS  
 DOC NO, 2013203240  
 PARCEL 3 (P/H)

GRANT DEED TRUST TERMINATION PARCELS  
 DOC NO, 2013203240  
 PARCEL 2 (P/T)

PARCEL B  
 AREA = 1.54 ACRES ±  
 OR 67,071 SQ.FT. ±

PARCEL C  
 AREA = 1.44 ACRES ±  
 OR 62,877 SQ.FT. ±

PARCEL A  
 AREA = 2.31 ACRES ±  
 OR 100,517 SQ.FT. ±

PARCEL 4 (S/A)  
 PER (1)

PARCEL X4  
 AREA = 5.22 ACRES ±  
 OR 227,083 SQ.FT. ±

PARCEL 2  
 AREA = 5.22 ACRES ±  
 OR 227,083 SQ.FT. ±

PARCEL 1  
 AREA = 5.22 ACRES ±  
 OR 227,083 SQ.FT. ±

FINAL PUBLIC TRUST  
 PARCEL DOC NO  
 2013203237  
 PARCEL 1  
 (T/X)

- LEGEND
- DOC NO
  - MON
  - P.U.E.
  - P.T.E.
  - (R)
  - (T)

- CALCULATED DOCUMENT NUMBER, OFFICIAL RECORDS ALAMEDA COUNTY MONUMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC TRUST EASEMENT
- RADIAL
- TOTAL

"MON L"  
 FD 3" BRASS DISK W/ PUNCH SET FLUSH IN CONC STAMPED "US ENGINEERING DEPARTMENT HARBOR LINE NO.33" SHOWN AS #520 PER (11)

PORTION OF PARCEL 3 (S/B2) PER (1) AND PARCEL 4 (P/B1) PER (2)

- LINE TYPES & SYMBOLS
- FOUND MONUMENT AS NOTED
  - ⊙ SET STANDARD CITY OF OAKLAND MONUMENT STAMPED "LS8863"
  - FOUND STANDARD CITY MONUMENT PER(1)
  - BOUNDARY OF TRACT 7621—PHASE 01
  - - - INTERIOR LOT LINE
  - - - EASEMENT LINE
  - MONUMENT LINE

TRACT MAP NO. 7621  
 PHASE 01 - FOR CONDOMINIUM PURPOSES

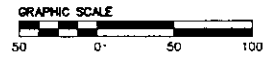
BEING A SUBDIVISION OF A PORTION OF PARCEL 3 (S/B2) AND ALL OF PARCEL 4 (S/A) AS SAID PARCELS ARE DESCRIBED IN THAT CERTAIN STATE OF CALIFORNIA PATENT AND TRUST TERMINATION RECORDED ON JUNE 10, 2013 AS DOCUMENT NUMBER 2013203239, OFFICIAL RECORDS OF ALAMEDA COUNTY, A PORTION OF PARCEL 4 (P/B1) AS SAID 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/T2) 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



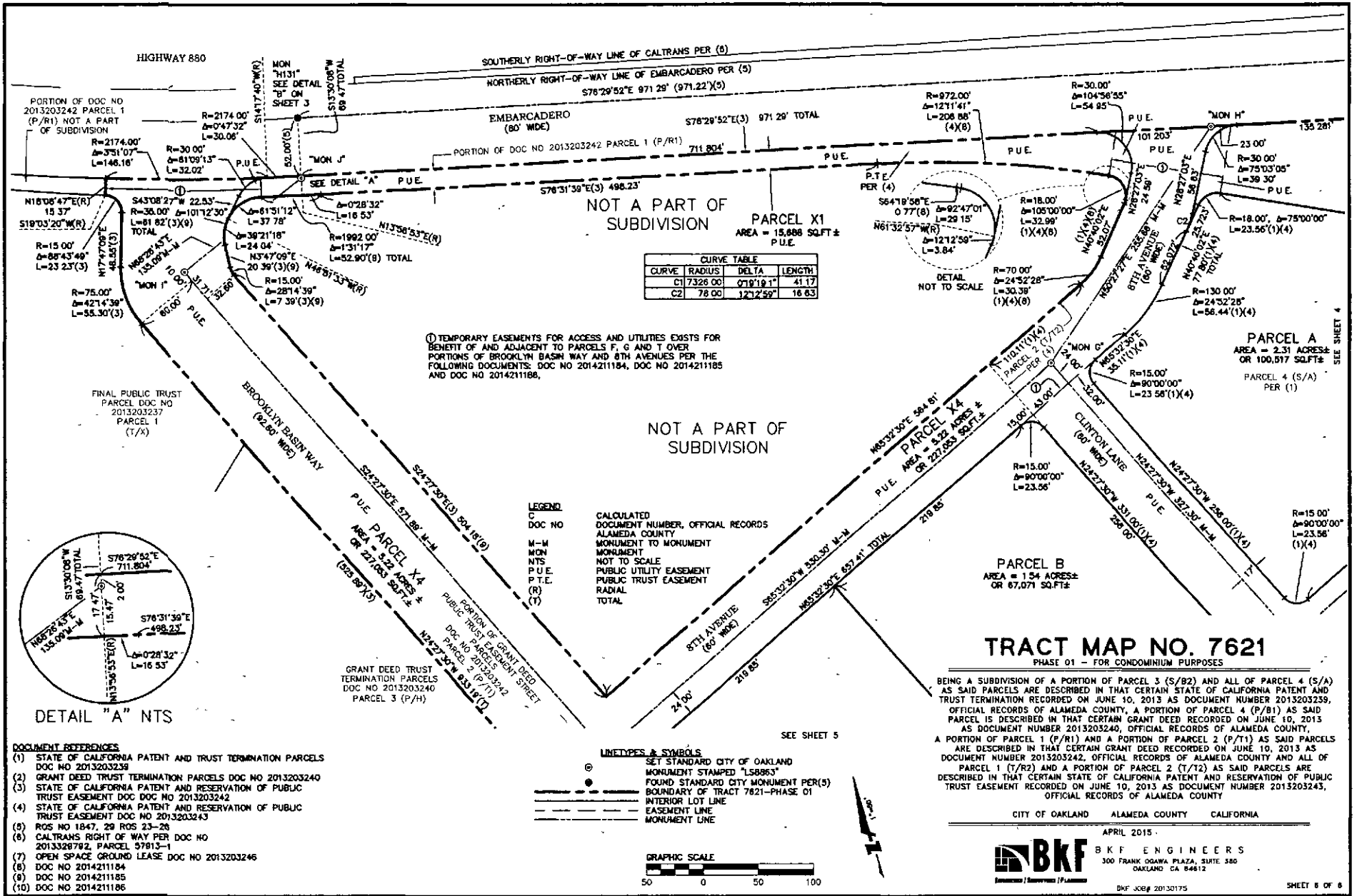
BKF ENGINEERS  
 300 FRANK OGAWA PLAZA, SUITE 380  
 OAKLAND, CA 94612



BKF JOB# 20130125

SHEET 5 OF 6

EXHIBIT A



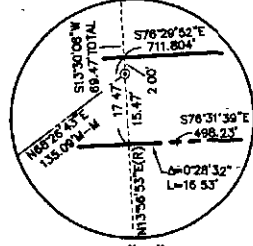
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	7326.00'	078°19'11"	41.17'
C2	78.00'	127°2'59"	16.83'

① TEMPORARY EASEMENTS FOR ACCESS AND UTILITIES EXISTS FOR BENEFIT OF AND ADJACENT TO PARCELS F, G AND T OVER PORTIONS OF BROOKLYN BASIN WAY AND 8TH AVENUES PER THE FOLLOWING DOCUMENTS: DOC NO 2014211184, DOC NO 2014211185 AND DOC NO 2014211186.

NOT A PART OF SUBDIVISION

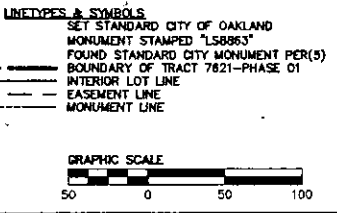
LEGEND  
 C DOC NO  
 M-W MON  
 NTS NOT TO SCALE  
 P.U.E. PUBLIC UTILITY EASEMENT  
 P.T.E. PUBLIC TRUST EASEMENT  
 (R) RADIAL  
 (T) TOTAL

CALCULATED DOCUMENT NUMBER, OFFICIAL RECORDS  
 ALAMEDA COUNTY MONUMENT TO MONUMENT  
 MONUMENT NOT TO SCALE  
 PUBLIC UTILITY EASEMENT  
 PUBLIC TRUST EASEMENT  
 RADIAL  
 TOTAL



DETAIL "A" NTS

- DOCUMENT REFERENCES
- (1) STATE OF CALIFORNIA PATENT AND TRUST TERMINATION PARCELS DOC NO 2013203239
  - (2) GRANT DEED TRUST TERMINATION PARCELS DOC NO 2013203240
  - (3) STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT DOC NO 2013203242
  - (4) STATE OF CALIFORNIA PATENT AND RESERVATION OF PUBLIC TRUST EASEMENT DOC NO 2013203243
  - (5) ROS 1847, 29 ROS 23-26
  - (6) CALTRANS RIGHT OF WAY PER DOC NO 2013328792, PARCEL 57815-4
  - (7) OPEN SPACE GROUND LEASE DOC NO 2013203245
  - (8) DOC NO 2014211184
  - (9) DOC NO 2014211185
  - (10) DOC NO 2014211186



## 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** BKF ENGINEERS  
 300 FRANK OGAWA PLAZA, SUITE 380  
 OAKLAND, CA 94612

BKF JOB# 20130175 SHEET 6 OF 8

EXHIBIT A





EXHIBIT B

**BKF Engineers**

300 Frank Ogawa Plaza, Suite 380  
Oakland, California 94612

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COSTS  
BROGKLYN 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