

OWNER’S STATEMENT

THE UNDERSIGNED, OAK KNOLL VENTURE ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HEREBY STATES THAT IT IS THE OWNER OF ALL THE LANDS DELINEATED AND EMBRACED WITH THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED MAP ENTITLED "TRACT 8698", THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT CERTAIN GRANT DEED RECORDED MAY 9, 2014, UNDER RECORDER’S SERIES NUMBER 2014117035, IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

THE UNDERSIGNED HEREBY IRREVOCABLY OFFERS FOR DEDICATION PUBLIC UTILITY EASEMENT FOR ANY AND ALL PUBLIC UTILITY FACILITIES INCLUDING BY NOT LIMITED TO POLES, WIRES, CONDUITS, GAS, POTABLE AND RECLAIMED WATER, STORM AND SEWAGE PIPING, AND ALL STRUCTURES AND APPURTENANCE TO THE ABOVE UTILITIES, UNDER UPON, OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT). THE ABOVE MENTIONED PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND OF UNSUPPORTED ROOF OVERHANGS. THE UNDERSIGNED RESERVES THE RIGHT TO CONSTRUCT AND MAINTAIN PRIVATE UTILITY FACILITIES UNDER, UPON, OR OVER THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT. IT IS UNDERSTOOD THAT THE CITY OF OAKLAND AND ITS SUCCESSORS OR ASSIGNS AND UTILITY REGULATED BY THE CALIFORNIA PUBLIC UTILITIES COMMISSION SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN EXCEPTING CITY OWNED UTILITIES AND REGULATED UTILITIES.

THE AREA DESIGNATED AS "EVAE" IS A NON-EXCLUSIVE EASEMENT RESERVED FOR THE CITY OF OAKLAND FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OF ALL KINDS. THIS EASEMENT SHALL BE KEPT FREE OF PARKED VEHICLES AND OBSTRUCTIONS AT ALL TIMES. THE CITY OF OAKLAND IS AN INTENDED THIRD-PARTY BENEFICIARY OF THIS EASEMENT AGREEMENT WITH THE RIGHT TO ENFORCE THE RIGHTS AND OBLIGATIONS SET FORTH HEREIN AT ITS SOLE DISCRETION. THE IS EASEMENT AGREEMENT MAY NOT BE MODIFIED OR TERMINATED WITHOUT THE WRITTEN CONSENT OF THE CITY OF OAKLAND.

THE AREA DESIGNATED AS "PRAE" IS AN IRREVOCABLE RESERVATION FOR A NON-EXCLUSIVE EASEMENT RESERVED FOR THE OWNERS OF THIS SUBDIVISION FOR ACCESS PURPOSES. RIGHTS ARE LIMITED TO UNOBSTRUCTED INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS. THIS EASEMENT SHALL BE KEPT FREE OF PARKED VEHICLES AND OTHER OBSTRUCTIONS AT ALL TIMES. THE MAINTENANCE OF SAID PRIVATE ACCESS EASEMENT SHALL BE MAINTAINED BY THE HOMEOWNER’S ASSOCIATION AND/OR MEMBERS THEREOF, MORE FULLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

AS OWNER:

OAK KNOLL VENTURE ACQUISITION, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

ITS: AUTHORIZED SIGNATORY

DATE: _____

OWNER’S ACKNOWLEDGMENT

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, PROVED TO ME THROUGH SATISFACTORY EVIDENCE OF IDENTIFICATION, WHICH WERE _____, TO BE THE PERSON WHOSE NAME IS SIGNED ON THE PRECEDING OR ATTACHED DOCUMENT, AND ACKNOWLEDGED TO ME THAT (HE/SHE) SIGNED IT VOLUNTARILY FOR ITS STATED PURPOSE.

(AS PARTNER FOR _____, A PARTNERSHIP)

(AS _____ FOR _____, A CORPORATION OR OTHER ENTITY)

(AS ATTORNEY IN FACT FOR _____, THE PRINCIPAL)

(AS _____ FOR _____, (A) (THE) _____)

AS THE VOLUNTARY ACT OF THE (PARTNERSHIP) (CORPORATION OR OTHER ENTITY) (PRINCIPAL) ().

_____ (OFFICIAL SIGNATURE AND SEAL OF NOTARY PUBLIC).

CITY PLANNING COMMISSION’S STATEMENT

THIS MAP IS BASED ON A TENTATIVE TRACT MAP APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF OAKLAND AT THEIR MEETING ON OCTOBER 18, 2017, AND WHEN RECORDED THIS MAP BECOMES THE OFFICIAL MAP OF THE LAND DIVISION.

DATE

CATHERINE PAYNE
SECRETARY OF THE CITY PLANNING COMMISSION OF
THE CITY OF OAKLAND

CITY CLERK’S STATEMENT

I, ASHA REED, 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 8698" WAS PRESENTED TO SAID COUNCIL AT A REGULAR MEETING HELD ON THE _____ OF _____, 20____ AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NUMBER _____, APPROVE SAID MAP.

THEREUPON BY RESOLUTION NUMBER _____, APPROVE SAID MAP. I HEREBY ACCEPT ON BEHALF OF THE CITY OF OAKLAND THE PUE (PUBLIC UTILITY EASEMENT) AND THE EVAE (EMERGENCY VEHICLE ACCESS EASEMENT) AS HEREIN DEDICATED IN ACCORDANCE WITH SECTION 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 _____, 20____.

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

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 OAK KNOLL VENTURE ACQUISITION L.L.C., IN OCTOBER 2023. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 2027, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVIS THRESH, PLS 6868



DATE

CITY SURVEYOR’S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

KEITH S. BUSH, PLS 8494
ACTING CITY SURVEYOR OF OAKLAND



DATE

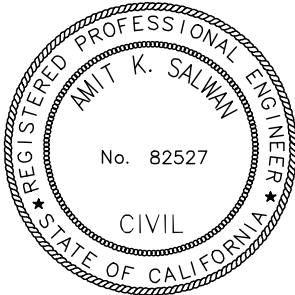
CITY ENGINEER’S STATEMENT

I, AMIT SALWAN, ACTING CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "TRACT 8698"; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID MAP COMPLIES WITH ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

SIGNATURE: _____

AMIT SALWAN, R.C.E. 82527
ACTING CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA



DATE

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, 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 THE TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID 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 _____, 20____.

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

BY: _____
DEPUTY CLERK

RECORDER’S STATEMENT

FILED THIS _____ DAY OF _____, 20____, AT _____ M,

IN BOOK _____ OF MAPS, AT PAGES _____,

AT THE REQUEST OF FIDELITY NATIONAL TITLE INSURANCE COMPANY.

MELISSA WILK
COUNTY RECORDER

FEE _____

BY: _____
DEPUTY COUNTY RECORDER

SERIES # _____

TRACT 8698

A 23 LOT SUBDIVISION WITHIN PARCEL 10 OF TRACT 8320,
FILED PURSUANT TO THE SUBDIVISION MAP ACT

CONSISTING OF 3 SHEETS

BEING ALL OF PARCEL 10 OF THAT CERTAIN MAP ENTITLED "TRACT 8320 –
PHASE 1" RECORDED OCTOBER 31, 2022 IN BOOK 369 OF MAPS, AT PAGES
8–16, OFFICIAL RECORDS OF ALAMEDA COUNTY.

LYING ENTIRELY WITHIN THE
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA
DECEMBER 2025



ENGINEERS - SURVEYORS - PLANNERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

BENEFICIARY’S STATEMENT

CRECF I OK LENDER L.P., A DELAWARE LIMITED PARTNERSHIP, AS BENEFICIARY UNDER DEED OF TRUST RECORDED FEBRUARY 27, 2025, AS DOCUMENT NUMBER 2025029887, OFFICIAL RECORDS OF ALAMEDA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
TITLE: _____

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 _____)

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND
THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY
UPON BEHALF OF WHICH THE PERSON(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: _____
PRINTED NOTARY’S NAME: _____
NOTARY’S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY’S COMMISSION NUMBER: _____
EXPIRATION OF NOTARY’S COMMISSION: _____

BENEFICIARY’S STATEMENT

WHITE RAPTOR HOLDINGS, L.L.C. UNDER THE ATTACHED CORRECTIVE DEED OF TRUST RECORDED JAN 18, 2023 AS DOC NO 2023005299, OFFICIAL RECORDS OF ALAMEDA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

BY: _____
NAME: _____
TITLE: _____

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 _____)

ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME
THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND
THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY
UPON BEHALF OF WHICH THE PERSON(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: _____
PRINTED NOTARY’S NAME: _____
NOTARY’S PRINCIPAL PLACE OF BUSINESS: _____
NOTARY’S COMMISSION NUMBER: _____
EXPIRATION OF NOTARY’S COMMISSION: _____

BASIS OF BEARINGS

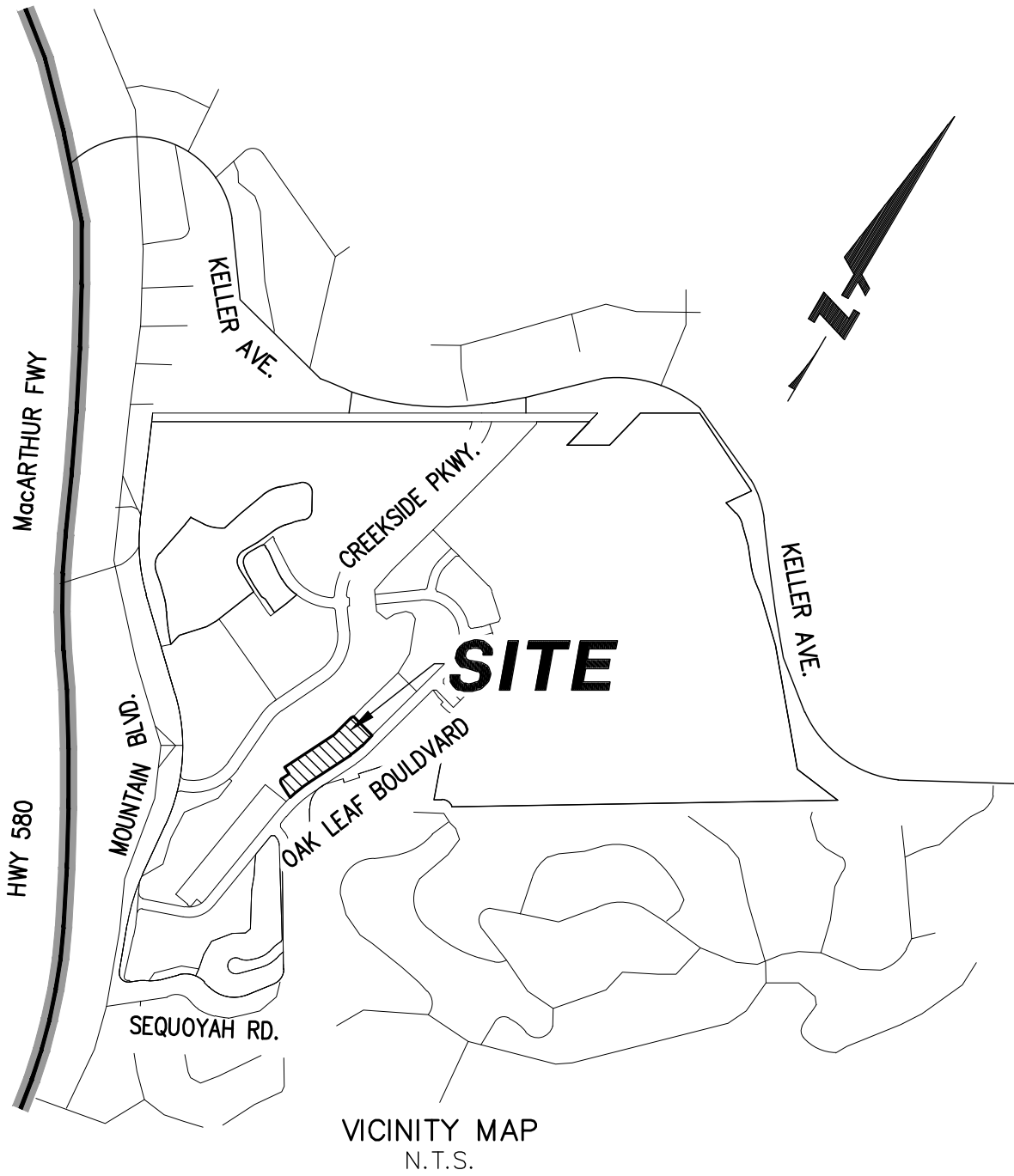
THE BEARING OF N26°18’10”E BETWEEN THE MONUMENTS ALONG OAK LEAF BOULEVARD AS SHOWN ON THAT CERTAIN MAP ENTITLED “TRACT 8320, PHASE 1” RECORDED ON OCTOBER 31, 2022 IN BOOK 369 OF MAPS AT PAGES 8–16, ALAMEDA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

GEOTECHNICAL REPORT

A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGE0 INCORPORATED, ENTITLED “GEOTECHNICAL EXPLORATION”, PROJECT NO. 5750.300.000, DATED JANUARY 30, 2017, A COPY OF WHICH HAS BEEN FILED WITH THE CITY OF OAKLAND.

SEISMIC HAZARD NOTE

THE REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE–LIQIFICATION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE, THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.



TRACT 8698

A 23 LOT SUBDIVISION WITHIN PARCEL 10 OF TRACT 8320,
FILED PURSUANT TO THE SUBDIVISION MAP ACT

CONSISTING OF 3 SHEETS

BEING ALL OF PARCEL 10 OF THAT CERTAIN MAP ENTITLED “TRACT 8320 –
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LYING ENTIRELY WITHIN THE
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA
DECEMBER 2025



ENGINEERS - SURVEYORS - PLANNERS
1730 NORTH FIRST STREET, SUITE 600
SAN JOSE, CALIFORNIA 95112

LEGEND

- FOUND 3/4" IP, WITH PLASTIC CAP, TAGGED "LS 6868" PER R1
- ⊙

FOUND 2-1/2" BRASS DISK WITH PUNCH MARK AND STAMPED "LS 6868", IN CONCRETE BASE, INSIDE CIRCULAR MONUMENT WELL WITH FRAME AND COVER PER R1
- MONUMENT LINE
- =====

DISTINCTIVE BORDER LINE
- INTERIOR LOT LINE
- EASEMENT LINE
- EVAE

EMERGENCY VEHICLE ACCESS EASEMENT
- M

MAPS
- N.T.S.

NOT TO SCALE
- PM

PARCEL MAP
- PRAE

PRIVATE ACCESS EASEMENT
- PUE

PUBLIC UTILITY EASEMENT
- TR

TRACT
- (R)

RADIAL BEARING
- (T)

TOTAL DISTANCE VALUE
- (1) OR R1

RECORD DATA PER TRACT 8320, 369 M 8-16
- P.S.S.E.

PUBLIC SANITARY SEWER EASEMENT

NOTES

1. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 1.915 ACRES, MORE OR LESS.
3. ALL TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
4. EASEMENT LINES WITHOUT BEARINGS ARE PERPENDICULAR TO OR PARALLEL WITH PROXIMATE EASEMENT AND/OR LOT LINES.
5. EXISTING EASEMENT GRANTED TO COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, PER DOC. NO. 2023035881, RECORDED MARCH 29, 2023. HAS NO SPECIFIC LOCATION SET FORTH IN THE DEED AND CANNOT BE PLOTTED ON MAP. SAID EASEMENT IS BLANKET IN NATURE.
6. A 5/8" REBAR WITH CAP STAMPED "LS 6868", OR A SAWCUT IN THE CURB ALONG THE PROJECTION OF THE LOT LINES WILL BE SET AT ALL LOT CORNERS FOLLOWING COMPLETION OF CONSTRUCTION OF THE SUBDIVISION.

LINE TABLE		
NO.	BEARING	LENGTH
L10	N26°30'07"E	15.52'
L11	N63°41'50"W	21.69'
L12	N63°41'41"W	23.70'
L13	S26°18'10"W	3.67'

