

## OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10173, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;" THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED JULY 10, 2008 UNDER SERIES NO. 2008213015 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

THE UNDERSIGNED ALSO HEREBY STATES THAT:

A) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND HAS, OR WILL HAVE, RECEIVED COPIES OF THE PROPERTY REPORT, STRUCTURAL PEST REPORT, AND UTILITIES/STORAGE SPACE/LAUNDRY FACILITIES REPORT, ALL MORE FULLY DESCRIBED IN SECTION 16.36.120 OF THE OAKLAND MUNICIPAL CODE, ALONG WITH THE OWNER'S REQUEST FOR A CERTIFICATE OF OCCUPANCY INSPECTION. EACH OF THE PROSPECTIVE BUYERS OF THE CONVERTED UNITS HAS, OR WILL HAVE, RECEIVED SAID REPORTS PLUS A COPY OF A WRITTEN NOTICE, MORE FULLY DESCRIBED IN SECTION 16.36.120 OF THE OAKLAND MUNICIPAL CODE.

B) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM, HAS, OR WILL HAVE, RECEIVED ALL APPLICABLE NOTICES NOW OR HEREFTER REQUIRED BY SECTION 16.36.040 OF THE OAKLAND MUNICIPAL CODE. EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM HAS, OR WILL HAVE, RECEIVED WRITTEN NOTIFICATION WITHIN 10 DAYS OF APPROVAL OF THIS PARCEL MAP.

C) THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND AND EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM, HAS, OR WILL HAVE, RECEIVED A 10 DAYS' PRIOR NOTICE OF THE START OF THE SALES PROGRAM REQUIRED BY SECTION 16.36.110 OF THE OAKLAND MUNICIPAL CODE.

D) EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM HAS BEEN, OR WILL BE, GIVEN NOTICE OF AN EXCLUSIVE RIGHT TO CONTRACT FOR THE PURCHASE OF HIS OR HER RESPECTIVE UNIT UPON THE SAME TERMS AND CONDITIONS THAT SUCH UNIT WILL BE INITIALLY OFFERED TO THE GENERAL PUBLIC OR TERMS MORE FAVORABLE TO THE TENANT. THE RIGHT SHALL RUN FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM THE DATE OF THE START OF SALES PROGRAM, PURSUANT TO SECTION 16.36.050 OF THE OAKLAND MUNICIPAL CODE, UNLESS THE TENANT GIVES PRIOR WRITTEN NOTICE OF HIS OR HER INTENTION NOT TO EXERCISE THE RIGHT.

E) WITHIN 30 DAYS OF THE DATE OF THE START OF THE SALES PROGRAM, THE OWNER(S) WILL BEGIN SUBMITTING ANNUAL REPORTS, REQUIRED BY SECTION 16.36.140 OF THE OAKLAND MUNICIPAL CODE, TO THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND, ON FORMS PROVIDED BY THE PLANNING DEPARTMENT, CONTAINING INFORMATION ON TENANTS BEING DISPLACED AND ON BUYERS OF THE CONDOMINIUM UNITS. SAID ANNUAL REPORTS WILL BE SUBMITTED TO THE DIRECTOR OF THE PLANNING DEPARTMENT OF THE CITY OF OAKLAND UNTIL ALL CONVERTED CONDOMINIUM UNITS HAVE BEEN SOLD.

F) NO UNIT IN CONVERSION WILL BE OFFERED FOR SALE UNTIL THE UNIT CONFORMS TO NOISE INSULATION STANDARDS PROMULGATED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1092, OR ITS SUCCESSOR.

G) THE EXISTING DESIGNATED AND NEW PARKING SPACES FOR THIS PROJECT SHALL BE MAINTAINED AT ALL TIMES. SPECIFIC LANGUAGE REGARDING THE MAINTENANCE AND RESTRICTIONS OF THESE SPACES WILL BE DEFINED IN THE DECLARATION OF RESTRICTIONS (CC&Rs) TO BE RECORDED CONCURRENTLY WITH THIS MAP.

  
LEONARD RAPHAEL

  
ELIZABETH RAPHAEL

## OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)

COUNTY OF Alameda

ON 6/9/14

BEFORE ME, Richard Crady


A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

LEONARD RAPHAEL

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND.

  
NOTARY PUBLIC

NAME: Richard Crady

MY COMMISSION EXPIRES: June 8, 2015

MY COMMISSION NUMBER: 1935926

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

## OWNER'S ACKNOWLEDGEMENT:

STATE OF CALIFORNIA)

COUNTY OF Alameda

ON 6/9/14

BEFORE ME, Richard Crady


A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED

ELIZABETH RAPHAEL

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE THEY EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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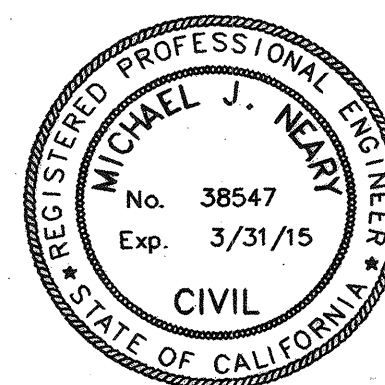
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda

## 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 PARCEL MAP ENTITLED "PARCEL MAP 10173, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;" THAT THE SUBDIVISION AS SHOWN UPON SAID PARCEL MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT SAID PARCEL MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE PARCEL MAP.

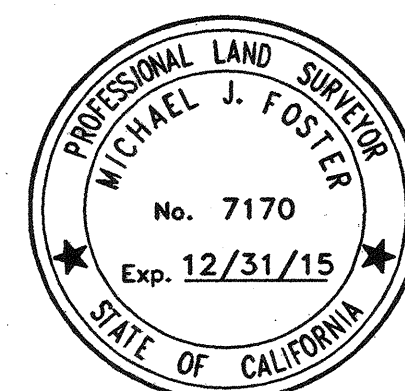
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 9th  
DAY OF JUNE 2014.


  
MICHAEL J. NEARY, R.C.E. NO. 38547  
CITY ENGINEER  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA  
LICENSE EXPIRES: 3/31/15



## SURVEYOR'S STATEMENT:

THIS PARCEL 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 LEONARD RAPHAEL IN MAY OF 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



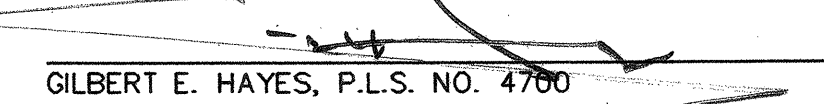
  
MICHAEL J. FOSTER, L.S. 7170  
EXPIRATION DATE: DECEMBER 31, 2015

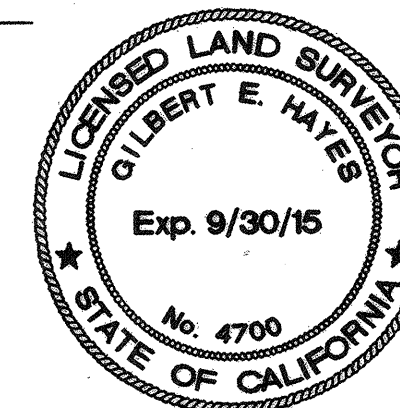
DATE: JUNE 9, 2014

## 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 PARCEL MAP ENTITLED "PARCEL MAP 10173, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;" I AM SATISFIED THAT THE PARCEL MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 9th  
DAY OF JUNE 2014.

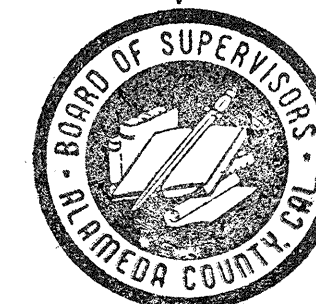
  
GILBERT E. HAYES, P.L.S. NO. 4700  
CITY SURVEYOR  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA  
LICENSE EXPIRES 9/30/15



## CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED: 11/7/14



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

BY:   
DEPUTY CLERK

## RECORDER'S STATEMENT:

FILED THIS 17th DAY OF November, 2014, AT 1:00 p.m. IN BOOK 328  
OF PARCEL MAPS, AT PAGE 13-14, AT THE REQUEST OF Old Republic Title

\$ 11.00  
2014276357

PATRICK O'CONNELL  
COUNTY RECORDER

BY:   
DEPUTY, COUNTY RECORDER



## PARCEL MAP NO. 10173

A ONE LOT SUBDIVISION FOR CONDOMINIUM  
CONVERSION PURPOSES—THREE UNITS  
PARCEL B, PARCEL MAP 9456, (304 M. 17)  
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

JUNE, 2014  
BAY AREA LAND SURVEYING INC.

961 MITCHELL WAY  
EL SOBRANTE, CA 94803  
(510) 223-5167