

OWNERS' STATEMENT:

THE UNDERSIGNED HEREBY STATE 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 11094, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;" THAT SAID OWNERS ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED DECEMBER 30, 2019 UNDER SERIES NO. 2019-268246 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA: THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

WITH RESPECT TO THE CONVERTED CONDOMINIUM UNIT 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 FULL 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 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 HEREAFTER 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 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 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 INSULATING STANDARDS PROMULGATED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE, SECTION 1092, OR ITS SUCCESSOR.

Christopher Curran  
CHRISTOPHER CURRAN  
DATE: 09/07/2021  
Chin Chia Liang  
CHIN CHIA LIANG  
DATE: 09/07/2021

OWNERS' 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.

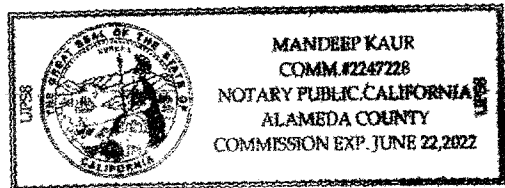
STATE OF CALIFORNIA }  
COUNTY OF ALAMEDA } SS

ON SEPTEMBER 7<sup>th</sup>, 2021 BEFORE ME, MANDEEP KAUR, NOTARY PUBLIC  
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED CHRISTOPHER CURRAN  
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:  
SIGNATURE OF NOTARY: Mandeep Kaur  
PRINTED NAME OF NOTARY: MANDEEP KAUR  
(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)  
MY COMMISSION EXPIRES: 06-22-2022  
MY COMMISSION NUMBER: 2247228  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: ALAMEDA



OWNERS' 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 }  
COUNTY OF ALAMEDA } SS

ON SEPTEMBER 7<sup>th</sup>, 2021 BEFORE ME, MANDEEP KAUR, NOTARY PUBLIC  
(INSERT NAME AND TITLE OF THE OFFICER)

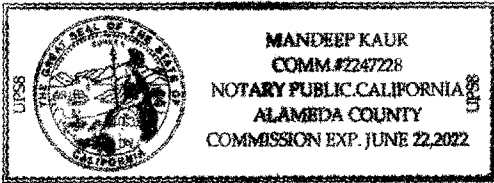
PERSONALLY APPEARED CHIN CHIA LIANG  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE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

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:  
SIGNATURE OF NOTARY: Mandeep Kaur  
PRINTED NAME OF NOTARY: MANDEEP KAUR

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

MY COMMISSION EXPIRES: 06-22-2022  
MY COMMISSION NUMBER: 2247228  
COUNTY OF PRINCIPAL PLACE OF BUSINESS: ALAMEDA



CITY SURVEYOR'S STATEMENT:

I, RAYMOND R. HEBERT, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF OAKLAND, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "PARCEL MAP NO. 11094, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 9<sup>th</sup>  
DAY OF SEPTEMBER, 20 21.

Raymond R. Hebert

RAYMOND R. HEBERT, P.L.S. NO. 5870  
CITY SURVEYOR  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA



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, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "PARCEL MAP NO. 11094, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 10<sup>th</sup>  
DAY OF SEPTEMBER, 20 21.

SIGNATURE: Amit Salwan  
PRINTED NAME: AMIT SALWAN  
R.C.E. NO. C 32527  
ACTING CITY ENGINEER  
CITY OF OAKLAND, ALAMEDA COUNTY  
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 CHRISTOPHER CURRAN ON 02/14/20. I HEREBY STATE THAT THIS PARCEL 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, AND THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Ryan C. Engel  
RYAN C. ENGEL, P.L.S. 9022  
DATE: 09/07/2021



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.

DATE: 10/22/21  
BY: Anika Campbell-Belton  
DEPUTY CLERK

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



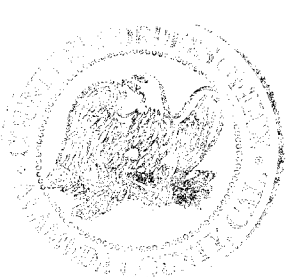
RECORDER'S STATEMENT:

FILED THIS 26<sup>th</sup> DAY OF OCTOBER, 20 21, AT W. 03  
IN BOOK 354 OF PARCEL MAPS, AT PAGES 12-13  
AT THE REQUEST OF CHICAGO TITLE COMPANY.

FEE: \$ 85.00  
SERIES: 2021 352300

MELISSA WLK  
COUNTY RECORDER

BY: MP  
DEPUTY COUNTY RECORDER



SEISMIC HAZARD NOTE:

THE SUBJECT REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LIQUEFACTION 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) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

PARCEL MAP NO. 11094

A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
WITH AUTHORIZATION FOR ONE CONVERTED UNIT  
AND ONE NEW UNIT

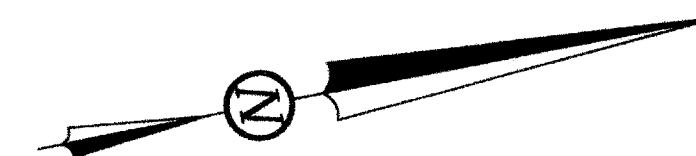
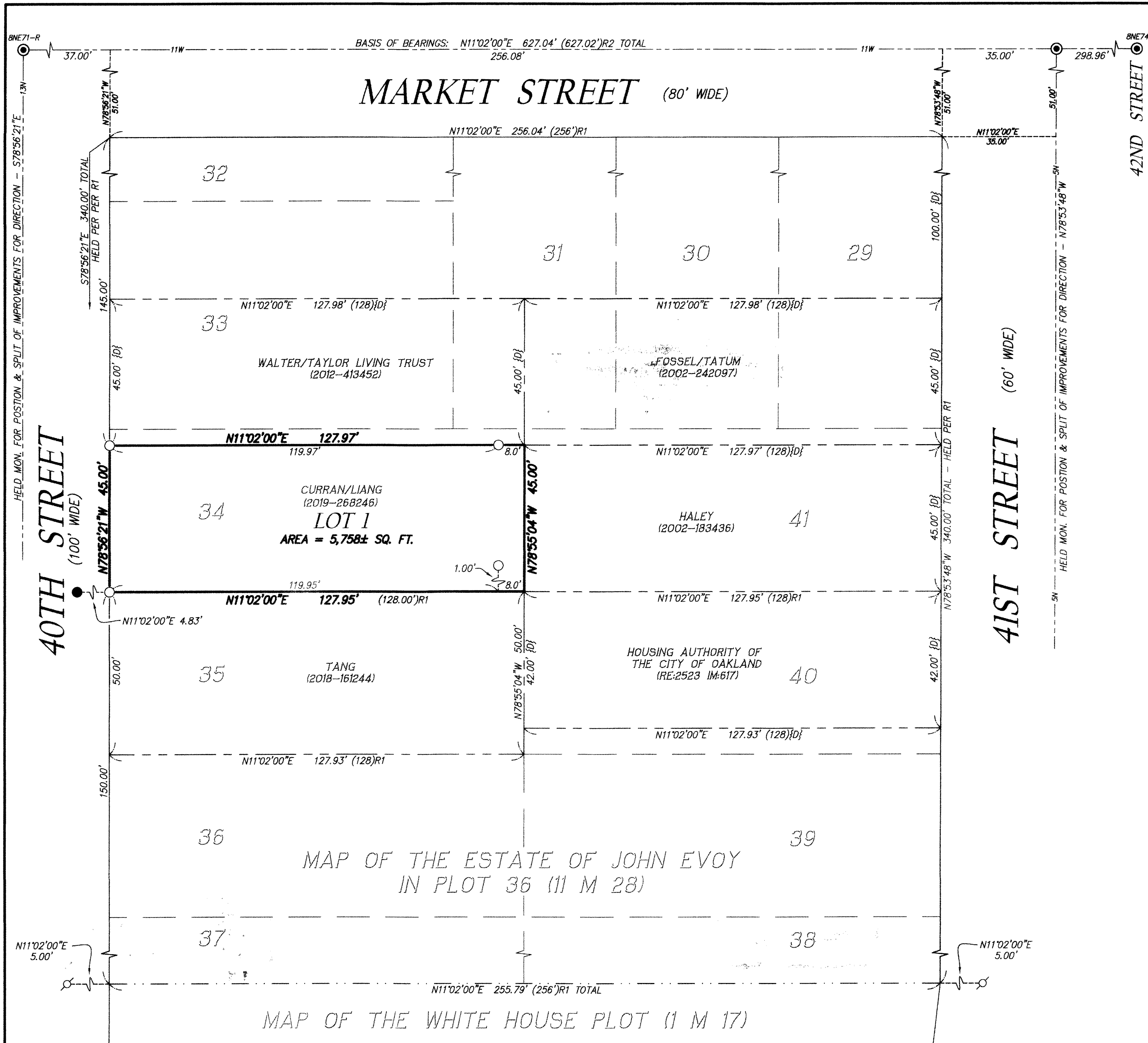
BEING A SUBDIVISION OF THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED ON DECEMBER 30, 2019, AS DOCUMENT NO 2019-268246, ALSO BEING A PORTION OF LOT 34, MAP OF THE ESTATE OF JOHN EVOY IN PLOT 36 (11 M 28) CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA  
SEPTEMBER, 2021

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167

APN 012-1018-011 SHT. 1 OF 2 /40TH4075-PM 20-4075

PARCEL MAP 11094  
MAP B/L 354  
PP 12-13



LEGEND	
	RECORD DATA
	RECORD DEED
	FOUND WELL MONUMENT AS NOTED
	FOUND NAIL & TAG LS 4739 - NO RECORD
	SET REBAR & CAP LS 9022
	SET NAIL & TAG LS 9022

	ADJACENT PARCEL/LOT LINE
	HISTORIC PARCEL/LOT LINE
	MONUMENT LINE
	SUBJECT PROPERTY
	TIE LINE
	TRACT LINE

#### OWNERS/SUBDIVIDERS:

CHRISTOPHER CURRAN & CHIN CHIA LIANG  
1159 VIRGINIA STREET  
BERKELEY, CA 94702

#### BASIS OF BEARINGS:

MONUMENT LINE WITHIN MARKET STREET AS  
SHOWN ON PARCEL MAP 8472 (284 PM 75)  
BEARING: N11°02'00"E

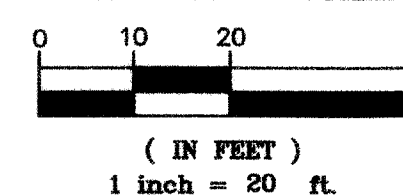
#### BASIS OF SURVEY:

THE LOT LOCATION WAS BASED UPON THE MAP OF THE  
ESTATE OF JOHN EVOY IN PLOT 36 (11 M 28), MAP OF  
THE WHITE HOUSE PLOT (1 M 17), PARCEL MAP NO. 8472  
(284 PM 76), THE MONUMENTS WITHIN MARKET STREET  
AND THE SPLIT OF IMPROVEMENTS OF 40TH, 41ST & LUSK  
STREETS.

#### MAP REFERENCES:

R1 MAP OF THE ESTATE OF JOHN EVOY (11 M 28)  
R2 PARCEL MAP NO. 8472 (284 PM 76)  
R4 CITY OF OAKLAND MONUMENT MAP NO. 285

#### GRAPHIC SCALE



## PARCEL MAP NO. 11094

A 2 UNIT RESIDENTIAL CONDOMINIUM PROJECT  
WITH AUTHORIZATION FOR ONE CONVERTED UNIT  
AND ONE NEW UNIT

BEING A SUBDIVISION OF THAT REAL PROPERTY  
DESCRIBED IN THAT CERTAIN DEED RECORDED ON  
DECEMBER 30, 2019, AS DOCUMENT NO 2019-268246,  
ALSO BEING A PORTION OF LOT 34, MAP OF THE  
ESTATE OF JOHN EVOY IN PLOT 36 (11 M 28)  
CITY OF OAKLAND, COUNTY OF ALAMEDA,  
STATE OF CALIFORNIA

SEPTEMBER, 2021 SCALE 1" = 20'  
BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101  
RICHMOND, CA 94806  
(510) 223-5167

APN 012-1018-011 SHT. 2 OF 2 /40TH4075-PM 20-4075