

### OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT IT IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP NO. 11002, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED APRIL 05, 2019 UNDER SERIES NO. 2019-061339 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS 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 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 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 DAY 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.

L.L.C.,  
LURLINE ASSETS GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

OSCAR JAOJOCO  
MANAGER

DATE

2/15/2022

### 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 }  
COUNTY OF Contra Costa } SS

ON February 15<sup>th</sup> 2022 BEFORE ME, Lisa Davis-Hernandez, Notary Public  
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED OSCAR JAOJOCO

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: [Signature]

PRINTED NAME OF NOTARY: Lisa Davis-Hernandez

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

MY COMMISSION EXPIRES: February 25<sup>th</sup> 2022

MY COMMISSION NUMBER: 2232313

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Contra Costa

### 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. 11002, 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 16<sup>th</sup>  
DAY OF February 20 22.

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



### CITY ENGINEER'S STATEMENT:

I, [Signature], 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. 11002, 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 16<sup>th</sup>  
DAY OF February 2022.

SIGNATURE: [Signature]  
PRINTED NAME: WLADIMIR WLASSOWSKY  
R.C.E. NO. 40013  
ACTING CITY ENGINEER  
CITY OF OAKLAND, ALAMEDA COUNTY  
STATE OF CALIFORNIA



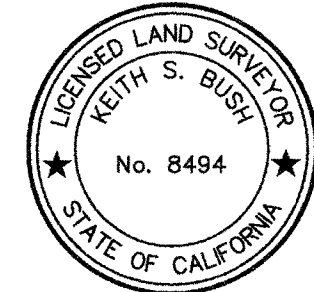
### SEISMIC HAZARD NOTE:

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) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

### 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 OSCAR JAOJOCO ON MAY 14, 2019. 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 SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

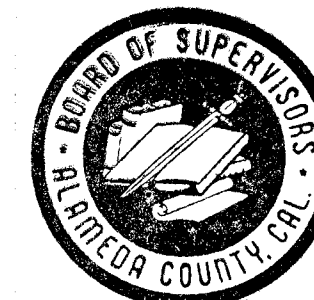
[Signature]  
KEITH S. BUSH, L.S. 8494  
DATE: 2/14/2022



### 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: MARCH 28, 2022 ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA



BY: [Signature]  
DEPUTY CLERK  
\$19,697. Bond

### RECORDER'S STATEMENT:

FILED THIS 30<sup>th</sup> DAY OF MARCH, 2022, AT 9:39 A.  
IN BOOK 354 OF PARCEL MAPS, AT PAGES 68-69,  
AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

\$ 85.00  
FEE: 2022064669  
SERIES:

MELISSA WILK  
COUNTY RECORDER

BY: [Signature]  
DEPUTY COUNTY RECORDER



## PARCEL MAP NO. 11002

### A CONDOMINIUM CONVERSION PROJECT AUTHORIZATION FOR FOUR RESIDENTIAL UNITS

THAT REAL PROPERTY DESCRIBED IN THAT  
CERTAIN DEED SERIES NO. 2019-061339,  
RECORDED ON APRIL 05, 2019  
OAKLAND, ALAMEDA COUNTY, CALIFORNIA  
FEBRUARY, 2022

### BAY AREA LAND SURVEYING INC.

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

PARCEL MAP 11002

BC 354

PP 68-69

