Oakland City Planning Commission STAFF REPORT

Case File Number: TTM8041 **August 4, 2010**

Location:	**121-129 Moss Avenue (See map on reverse)**
Assessors Parcel Number:	**(010-0813-015-00 and 010-0813-016-00)**
Proposal:	Condominium conversion of 12 rental dwelling units.
Applicant:	Gregory McConnell
Owner:	Capitol & Cooley LLC, Kingston Associated LP
Planning Permits Required:	Tentative Tract Map for a 50 condominium units, including 38 existing condominiums (currently rental units) approved under Tract Map 5133 and conversion of 12 rental units to condominium units. Conversion rights to be generated from 12 of the existing condominiums located on the subject site.
General Plan:	Mixed Housing Type Residential
Zoning:	R-70 High Density Residential Zone
Environmental Determination:	Exempt 15301 State CEQA Guidelines, Existing Facilities Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Not a Potentially Designated Historic Property, Survey Rating F3
Service Delivery District:	II
City Council District:	1
Action to be Taken:	Approve with Conditions
For further information:	Contact case planner **Leigh A. McCullen** at **510-238-4977** or by email at lmccullen@oaklandnet.com.

SUMMARY

This project would create individual ownership opportunities for 12 existing residential rental units located within a 50 unit multi-family dwelling. The 50 unit building contains 38 condominium units, which are currently rentals, and 12 rental units. Condominium conversions involving five or more units require Planning Commission approval of a Tentative Tract Map. In addition to the mapping requirements, the subdivider must demonstrate that for each unit being converted to a condominium, one rental unit is being created or otherwise preserved. In this case, the subject property already has 38 condominium units, established under Tract Map 5133, which have always been rentals. Consistent with the provisions of the Subdivision Regulations, conversion rights are being generated for this project by deed restricting 12 of the existing condominiums as rental units for a period of not less than seven years.

As discussed in detail below, the subdivider has fulfilled all the Subdivision Regulations requirements necessary for a condominium conversion. Therefore, staff recommends approval of this Tentative Tract Map.

PROPERTY DESCRIPTION

The subject site is located on Moss Avenue just to the north east of Interstate 580. Design review approval for a 38 unit residential building (D83-19) was granted on February 17, 1983 for the site. On February 23, 1983 the Oakland City Planning Commission approved Tract Map 5133 creating 38 residential condominiums on the site. Tract Map 5133 was recorded with Alameda County on July 6, 1983. The Map at the time of recordation provided for 38 condominiums, consistent with the application and project.

CITY OF OAKLAND PLANNING COMMISSION

0 125 250 500 750 1,000 Feet

Case File: TTM8041
Applicant: Gregory McConnell
Address: 121-129 Moss Avenue
Zone: R-70

On May 9, 1984 the City issued a new design review approval for a 50 unit residential building (D84-136). However, a revised Tract Map to provide for 50 condominiums was not submitted. A 50 unit building was later constructed under valid permits.

All 50 units have historically been rentals. Notwithstanding this fact, 38 valid condominiums exist on the site as provided by Tract Map 5133 (see **Attachment A**, Zoning Manager's Determination Letter). The 12 additional units, which were approved in 1984 but not covered under the Tract Map 5133, are rental realty. The proposed Tract Map (TTM8041) would establish condominium conversion rights based upon the previously approved 38 unit condominium map and then apply those conversion rights to the 12 units that were not covered under the 1983 condominium map.

GENERAL PLAN ANALYSIS

The project site is designated Mixed Housing Type Residential. The Mixed Housing Type designation is intended to create, maintain, and enhance areas of the City that are appropriate for a mixture of unit types along with neighborhood servicing business. The existing multi-family dwelling proposed for conversion is consistent with the General Plan designation. The proposed condominium conversion of the existing units would be consistent with General Plan Policy N6.2 which encourages an increase in home ownership opportunities.

ZONING ANALYSIS

The project is located in the R-70 High Density Residential Zone. The R-70 zone is intended to create, preserve, and enhance areas for apartment living at high densities in desirable settings, and is typically appropriate to areas having good accessibility to transportation routes and major shopping and community centers. The subject site is improved with multi-family dwelling consistent with the desired character of the R-70 zone. No physical alterations that would trigger development standard review are proposed.

SUBDIVISION REGULATION ANALYSIS

The proposed Tract Map (TTM8041) would establish condominium conversion rights based upon a previously approved 38 unit condominium map (PM5133) and then apply those conversion rights to the 12 units that were not covered under the 1983 tract map. The proposed condominium tract map is subject to the Subdivision Regulations contained in Title 16 of the Oakland Municipal Code. The condominium conversion regulations, contained in the Subdivision Regulations, were adopted by the Oakland City Council in 1981 as Ordinance 10080 C.M.S. and amended in 1982 and 1984 by Ordinances 10203 and 10475, respectively. The regulations were adopted at a time when a significant number of multi-family residential buildings were being converted to condominiums. The regulations are intended to maintain the City's rental housing supply and to protect the rights of renters, who are often displaced by conversions.

The regulations protect the rental housing supply by requiring that conversion rights be obtained for projects involving five or more units throughout the City or for any number of units located within the condominium conversion impact area. Conversion rights may be generated by new rental construction, increasing the number of rental units in an existing building, conversion of a nonresidential building, major rehabilitation of a residential retail building, or through a written agreement between the property owner of a condominium project and the City that would prevent the sale of the condominiums for a period of not less than seven years. The subject site is located within the primary condominium conversion impact area. Due to the site's location, the subdivider must obtain conversion rights from within the primary conversion impact area.

The subdivider for this project would obtain Conversion rights pursuant to Section 16.36.070(D) of the Subdivision Regulations. This Section states that conversion rights may be generated by the construction of a condominium for which a final map has been obtained, if the owner of such condominium makes an agreement in writing with the City that for a period of not less than seven (7) years the owner will offer the units in the project to the public as conventional rental units. Section 17.36.070(E) further states that tentative map approval of the conversion must take place no later than seven (7) years from the issuance of a certificate of occupancy on the project generating conversion rights. Consistent with 16.36.070(D) the subdivider/owner has generated 38 conversion rights on the subject site through the construction of the existing condominiums for which final map approval has been obtained (PM5133). The proposed condominium map (TTM8041) would incorporate the existing 38 condominium rights along with the 12 units to be converted from rental to condominiums and a new certificate of occupancy would be issued for the entire building in accordance with 17.36.070(E). In conjunction with the issuance of a certificate of occupancy the subdivider will be required as a condition of approval to offer the condominium units in the project to the public as conventional rental units for a minimum period of 7 years. Twelve of the existing conversion rights would then be applied to the units proposed to be converted to condominiums.

Protection for tenants include notification of the intent to convert, the tenant's right to terminate a lease without penalty, a 90-day exclusive right to contract for the purchase of his or her unit, monetary assistance for relocation, and lifetime leases for tenants who are 62 years or older.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 because the project involves an existing facility.

KEY ISSUES AND IMPACTS

Tenant Displacement

The Condominium Conversion Regulations guarantee tenants minimum rights to lessen the impacts of displacement. Guaranteed minimum tenants rights include the right to terminate leases without penalty and the exclusive right to contract for the purchase their unit on more favorable terms than offered to the public. In addition, the Regulations require the subdivider develop a tenant assistance program which at a minimum must include incentives for tenants to purchase their units and relocation and moving assistance. The purchase incentive for this project includes a 10% discount from the purchase price offered to the general public. Relocation assistance includes providing boxes and moving supplies and $500 for moving expenses. Within two days of approval of the tentative map the subdivider will distribute the final tenant assistance program to each tenant as required by the Subdivision Regulations. The final tenant assistance program will outline in detail the purchase incentives and relocation assistance.

Loss of Residential Rental Real Estate

The proposed condominium conversion is subject to Section 16.36.070 of the Subdivision Regulations, which requires the provision of one replacement rental unit for every unit converted to a condominium. A conversion can be approved only if the sub-divider demonstrates to the Advisory Agency (Planning Commission) that he or she owns "conversion rights" equal in number to the units proposed for conversion. In this case the subdivider has 38 existing conversion rights. The existing condominium units are being incorporated into the subject Tract Map and a new Certificate of Occupancy will be issued for the entire project. Pursuant to the Subdivision Regulation, in conjunction with the issuance of a new Certificate of Occupancy the subdivision will be required as a Condition of Approval to offer at least 12 of the existing condominiums as conventional rental units for a period of not

less than 7 years. The project has adequate conversion rights and meets the requirements for Condominium Conversions as specified in the Subdivision Regulations, and therefore, would not result in a loss of residential rental real estate.

CONCLUSION

The subdivider has fulfilled all the Subdivision Regulation requirements necessary for the proposed condominium conversion. Therefore, staff recommends approval of this Tentative Tract Map.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Tentative Tract Map subject to the attached findings and conditions of approval.

Prepared by:

Leigh A. McCullen
Planner III

Approved by:

Scott Miller
Zoning Manager

Approved and Forwarded to the Planning Commission by:

Eric Angstadt
Deputy Director of CEDA

ATTACHMENTS:

A. Determination Letter
B. Tentative Tract Map

California Government Code §66474 (Chapter 4, Subdivision Map Act)

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

a. **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site is designated Mixed Housing Type Residential. The Urban Residential designation is intended to create, maintain, and enhance areas of the City that are appropriate for a mixture of unit types along with neighborhood servicing business. The existing multi-family dwelling proposed for conversion is consistent with the General Plan designation. The proposed condominium conversion of the existing units would be consistent with General Plan Policy N6.2 which encourages an increase in home ownership opportunities.

b. **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

The project site is designated Mixed Housing Type Residential. The Urban Residential designation is intended to create, maintain, and enhance areas of the City that are appropriate for a mixture of unit types along with neighborhood servicing business. The existing multi-family dwelling proposed for conversion is consistent with the General Plan designation. The proposed condominium conversion of the existing units would be consistent with General Plan Policy N6.2 which encourages an increase in home ownership opportunities. No physical changes would be made to the existing site.

c. **That the site is not physically suitable for the type of development.**

The proposed map would not alter the existing physical development of the site.

d. **That the site is not physically suitable for the proposed density of development.**

The proposed map would not affect the already approved physical development of the overall site.

e. **That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The subject property does not contain any notable fish or wildlife habitat, and is surrounded by developed properties.

f. **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

The subject property is not known to contain any environmental hazards such as contaminated soils or other toxic substances that would be disturbed and threaten public health. In addition, the proposed development would be served by public water and sewer service, and would therefore not require the use of on-site sewage disposal or domestic water well.

g. **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent**

to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

No such easements exist on the subject property.

h. Lot design shall be consistent with the provisions of Section 16.04.010, Purpose, and the following provisions:

A. No lot shall be created without frontage on a public street.
B. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.
C. All applicable requirements of the zoning regulations shall be met.
D. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding
E. Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.

As a one lot subdivision for condominium purposes no actual lot configuration changes are being made.

CONDITIONS OF APPROVAL

The proposal is approved subject to the following conditions of approval. In the event of a failure to comply with any prescribed condition of approval, the Planning Commission may revoke the Tentative Parcel Map approval.

1. The project is approved pursuant to the Subdivision Regulations only. The project shall comply with all requirements imposed by other affected departments.

2. Changes to approved plans that would amend the Tentative Map shall be submitted to and approved by the Zoning Administrator prior to recordation of the Final Map.

3. The subdivider shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the City Planning Department, Planning Commission, or City Council. The City shall promptly notify the applicant/subdivider of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

4. Prior to issuance of a Certificate of Occupancy the subdivider shall make an agreement in writing with the City that for a period of not less than seven (7) years for the date of the agreement, the owner will offer at least 12 of the 38 units covered in the original Tract Map 5133 in the project to the public as conventional rental units subject to a lease that shall contain no commitment for later purchase of the unit, the form of said lease to be approved by the Zoning Manager. This agreement shall be recorded with the Alameda Clerk-Recorder. Proof a recordation shall be provided to the Zoning Manager prior to the issuance of a certificate of occupancy.

5. A Final Map shall be filed with the City Engineer within two (2) years from the date of approval of the Tentative Tract Map, or within such additional time as may be granted by the Advisory Agency. Failure to file a Final Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Tract Map.

   The following shall be filed with the final map:

   A. A copy of the final tenant assistance program as described in Section 16.36.080;

   B. A copy of the notice of subdivision public report or notice of start of sales program as set forth in Section 16.36.110;

   C. A certificate of occupancy issued by the City Building Official subsequent to the date of filing of the tentative map or tentative parcel map;

   D. One copy each of the following documents more fully described in subsections A, B and C of Section 16.36.120: written notice to be given to prospective buyers; property report; structural pest report; and report describing the building's utilities, storage space, and laundry facilities.

   E. For final maps only, a statement pursuant to Section 66427.1 of the State of California Subdivision Map Act;

F. A statement certifying that copies of the property report, structural pest report, and utilities/storage space/laundry facilities report, all more fully described in Section 16.36.120, were submitted along with subdivider's request for a certificate of occupancy inspection; and, if a final map, that these documents plus a copy of the notice to be given to prospective buyers, more fully described in Section 16.36.120, have been or shall be filed with the California Department of Real Estate in the subdivider's application for public report; and, if a final map, that the subdivider has requested or shall request that the above-mentioned notice to be given to prospective buyers be included in the subdivision public report;

G. A statement certifying that the Director of City Planning and each tenant in the building to be converted has received or will receive a notice of final or parcel map approval and, for buildings with five or more units, a notice of subdivision public report application as set forth in subsections (B)(3) and (B)(4) of Section 16.36.040;

H. A statement certifying that the Director of City Planning and each tenant in the building to be converted will receive the notice of subdivision public report or notice of start of sales program as set forth in Section 16.36.110;

K. A statement certifying, in conformity with Section 16.36.130, that no unit in the conversion will be offered for sale until the unit conforms to the noise insulation standards promulgated in Title 25 of the California Administrative Code, Section 1092, or its successor;

L. A statement certifying that informational reports will be submitted to the City Planning Director as required by and set forth in Section 16.36.140. No final or parcel map shall be approved until the above requirements have been met.

6. The subdivider shall prepare a final tenant assistance program (FTAP) in conformity with any conditions of approval relating to the tenant assistance program. Within two days of tentative tract map approval, the subdivider shall distribute a copy of the FTAP to each tenant and to the Director of City Planning. The FTAP shall be accompanied by a written notice advising tenants of the action of the Advisory Agency and informing them of their right to appeal the decision to the City Council within fifteen (15) days of the date of the decision.

CITY OF OAKLAND

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 238-3254

June 10, 2009

Zachary Wasserman
1111 Broadway, 24th Floor
Oakland, CA 94607

RE: DET09-019 / Zoning Determination for 121-129 Moss Avenue

Dear Mr. Wasserman:

This letter is in response to your request for a Zoning Determination regarding whether all City approvals have been obtained to divide the subject property into 50 condominium units. It is the Zoning Manager's Determination that only 38 of the 50 units have obtained all City approvals necessary for a condominium division. This determination is based upon the planning permit and tract map history of the site and their intent at the time of issuance.

Design review approval for a 38 unit residential building (D83-19) was granted by the City on February 17, 1983. On February 23, 1983 the Oakland City Planning Commission approved Tract Map 5133 creating 38 residential condominiums on the site. Tract Map 5133 was recorded with Alameda County on July 6, 1983. The Map at the time of recordation provided for 38 condominiums, consistent with the application and project.

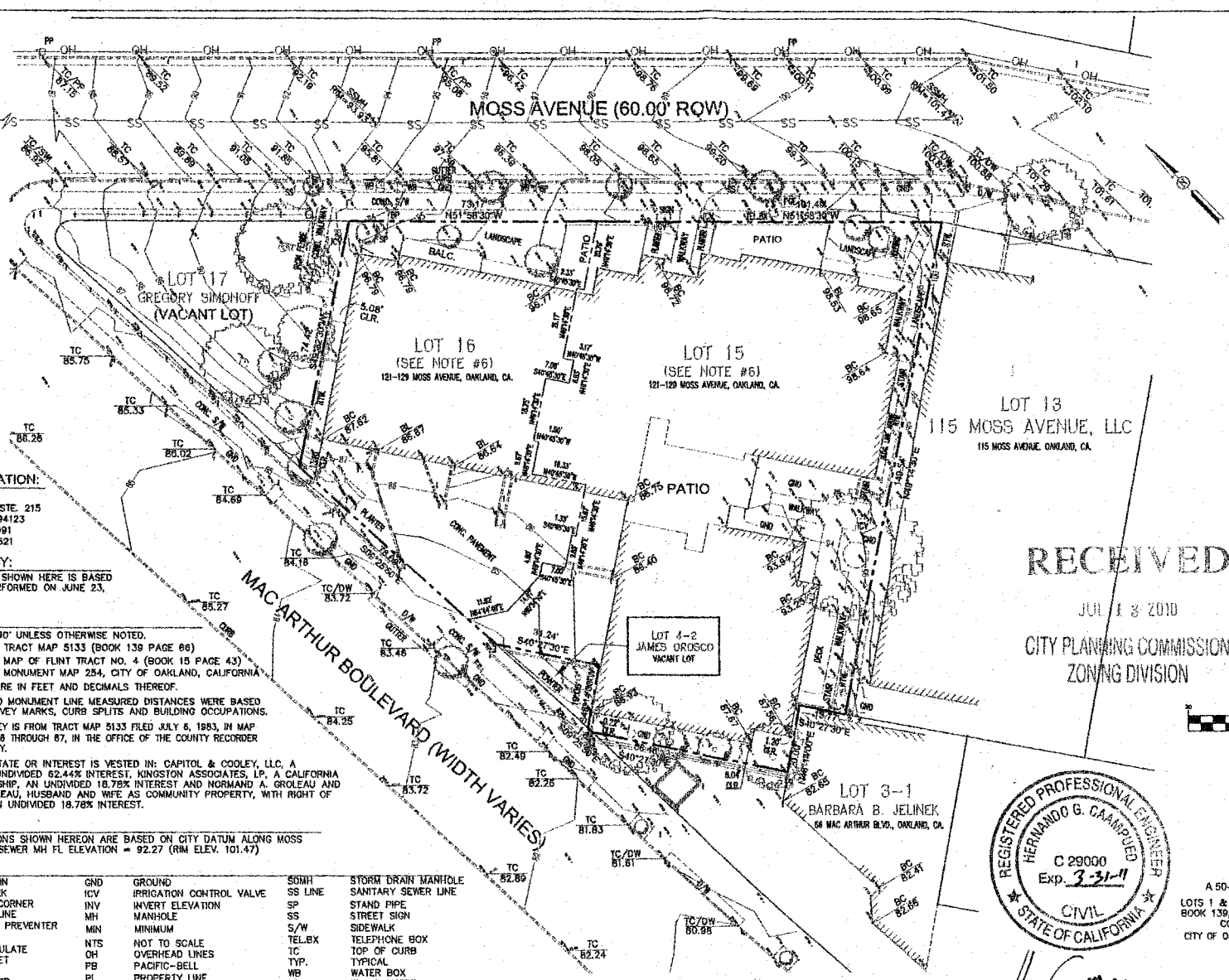
On May 9, 1984 the City issued design review approval for a 50 unit residential building (D84-136). A revised Tract Map to provide for 50 condominiums was not submitted. A 50 unit building was later constructed under valid permits.

At the time of recordation the Tract Map only provided for 38 condominiums. Just as a new design review application had to be submitted and approved for 50 units, the property owner was responsible for submitting a new Tract Map if each of the 50 units were intended to be condominiums. A Tract Map is an optional component of development and was not required in order to construct the 50-unit residential project.

Section 66427(e) of the Subdivision Map Act states that if a governing body has approved a parcel or final map for the establishment of condominiums the separation of three-dimensional portions of the property into condominiums shall not constitute a further subdivision provided that the total number of condominiums established is not increased above the number authorized by the local agency in approving the parcel or final map. Since the Map only provided for 38 condominiums at the time of recordation, the separation of the property into 50 three-dimensional portions would be in violation of this section of the Map Act, as well as the Oakland Subdivision Regulations.

Based permit history summarized above, the Zoning Manager determines that 38 condominium rights exist for the subject site.

ATTACHMENT A



CONVERSION RIGHTS:

THE PROPERTY CONSISTS OF 50 MULTI-FAMILY RESIDENTIAL UNITS, 38 OF WHICH CURRENTLY QUALIFY AS CONDO UNITS AND HAVE/WILL HAVE A FINAL MAP APPROVED (PM5133 AND SUBJECT MAP). THE REMAINDER ARE 12 APARTMENT UNITS. CONVERSION RIGHTS FOR THE 12 APARTMENT UNITS ARE BEING OBTAINED BY AGREEMENT IN WRITING WITH THE CITY THAT FOR A PERIOD OF NOT LESS THAN SEVEN YEARS, THE OWNER WILL OFFER 12 OF THE CONDO UNITS IN THE PROJECT TO THE PUBLIC AS CONVENTIONAL RENTAL UNITS SUBJECT TO A LEASE THAT SHALL CONTAIN NO COMMITMENT FOR LATER PURCHASE OF THE UNIT, THE FORM OF SAID LEASE TO BE APPROVED BY THE DIRECTOR OF CITY PLANNING.

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORD DATA AND ARE APPROXIMATE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION. PRIOR TO ANY DIGGING, CALL U.S.A. (1-800-842-2444) AT LEAST 48 HOURS IN ADVANCE TO HAVE EXISTING UNDERGROUND UTILITIES MARKED.

LEGEND:

- PROPERTY LINE
- MONUMENT LINE
- CENTER LINE
- BUILDING LIMITS
- BENCH MARK REFERENCE
- CURB LINE
- STORM WATER INLET
- FIRE HYDRANT
- LIGHT POLE
- OH — OVERHEAD ELECTRIC LINE
- PP — POWER POLE
- SS — SANITARY SEWER LINE

OWNER INFORMATION:

J&R ASSOCIATES
2228 UNION STREET, STE. 215
SAN FRANCISCO, CA 94123
TEL. NO. 415-673-4991
FAX. NO. 415-673-4521

DATE OF SURVEY:

SURVEY INFORMATION SHOWN HERE IS BASED ON FIELD SURVEY PERFORMED ON JUNE 23, 2010.

NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. REFERENCE MAPS: TRACT MAP 5133 (BOOK 139 PAGE 66)
   MAP OF FLINT TRACT NO. 4 (BOOK 15 PAGE 43)
   MONUMENT MAP 254, CITY OF OAKLAND, CALIFORNIA
3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
4. PROPERTY LINE TO MONUMENT LINE MEASURED DISTANCES WERE BASED UPON FOUND SURVEY MARKS, CURB SPLITS AND BUILDING OCCUPATIONS.
5. THE BASIS OF SURVEY IS FROM TRACT MAP 5133 FILED JULY 6, 1983, IN MAP BOOK 139, PAGES 66 THROUGH 67, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.
6. TITLE TO SAID ESTATE OR INTEREST IS VESTED IN: CAPITOL & COOLEY, LLC, A CALIFORNIA, AN UNDIVIDED 62.44% INTEREST, KINGSTON ASSOCIATES, LP, A CALIFORNIA LIMITED PARTNERSHIP, AN UNDIVIDED 18.78% INTEREST AND NORMAND A. GROLEAU AND MITCHELL L. GROLEAU, HUSBAND AND WIFE AS COMMUNITY PROPERTY, WITH RIGHT OF SURVIVORSHIP, AN UNDIVIDED 18.78% INTEREST.

BENCHMARK:

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON CITY DATUM ALONG MOSS AVENUE @ SANITARY SEWER MH FL ELEVATION = 92.27 (RIM ELEV. 101.47)

ABBREVIATIONS

RAIN	GND	GROUND	SDMH	STORM DRAIN MANHOLE
ARK	ICV	IRRIGATION CONTROL VALVE	SS LINE	SANITARY SEWER LINE
CORNER	INV	INVERT ELEVATION	SP	STAND PIPE
LINE	MH	MANHOLE	SS	STREET SIGN
W PREVENTER	MIN	MINIMUM	S/W	SIDEWALK
E	NTS	NOT TO SCALE	TEL.BX	TELEPHONE BOX
CULATE	OH	OVERHEAD LINES	TC	TOP OF CURB
LET	PB	PACIFIC-BELL	TYP.	TYPICAL
Y	PL	PROPERTY LINE	WB	WATER BOX
LIER	RTW	RETAINING WALL	WM	WATER METER
	ROW	RIGHT OF WAY	WV	WATER VALVE
DRANT	SD	STORM DRAIN		
IE				

RECEIVED
JUL 13 2010
CITY PLANNING COMMISSION
ZONING DIVISION

REGISTERED PROFESSIONAL ENGINEER
HERNANDO G. CAAMPUED
C 29000
Exp. 3-31-11
CIVIL
STATE OF CALIFORNIA

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

TENTATIVE TRACT MAP 8041

A 50-UNIT RESIDENTIAL CONDOMINIUM PROJECT

LOTS 1 & 2, OF "TRACT MAP 5133", FILED JULY 6, 1983, MAP BOOK 139, PAGES 66 THROUGH 67, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.
CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

GL A Civil Engineers, Inc.
844 MARKET STREET, SUITE 711
SAN FRANCISCO, CA 94102

JULY 2010

SHEET 1 OF 1

701-005A

ATTACHMENT B