

OWNER'S 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 NO. 10887, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA;" THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED MAY 11, 2021 UNDER SERIES NO. 2021-180307 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

THE UNDERSIGNED FURTHER STATES:

THAT AREA DESIGNATED (P.A.U.E.) "PRIVATE ACCESS AND UTILITY EASEMENT" IS A NON-EXCLUSIVE EASEMENT FOR BENEFIT OF LOTS 1, 2, 3 & 4 FOR ACCESS, INCLUDING EMERGENCY FIRE DEPARTMENT ACCESS AND UTILITY PURPOSES. SAID EASEMENT SHALL BE KEPT OPEN AND FREE OF ANY OBSTRUCTIONS, INCLUDING, PERMANENT EXCAVATIONS, BUILDINGS, OR PERMANENT STRUCTURES.

SUNNY AUJLA INC, A CALIFORNIA CORPORATION



SANDEEP AUJLA, PRESIDENT

7-14-2021
DATE:

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 Alameda } SS

ON 7-14-2021 BEFORE ME, Stephanie Inez Hill
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
SANDEEP AUJLA

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: Stephanie Inez Hill
PRINTED NAME OF NOTARY: Stephanie Inez Hill

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

MY COMMISSION EXPIRES: 11/5/2022
MY COMMISSION NUMBER: 8265969

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. 10887, 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 22nd
DAY OF July 2020 21



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. 10887, 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 22nd
DAY OF JULY 20 21

SIGNATURE: Amit Salwan
PRINTED NAME: AMIT SALWAN
R.C.E. NO. 682527
ACTING CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA

**RECORDER'S STATEMENT:**

FILED THIS 30th DAY OF NOVEMBER, 2020, AT 8:50 A.M.
IN BOOK 354 OF PARCEL MAPS, AT PAGES 34-35,
AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

FEE: \$85.00
SERIES: 2021382494

MELISSA WILK
COUNTY RECORDER

BY: L. O'Brien
DEPUTY COUNTY RECORDER

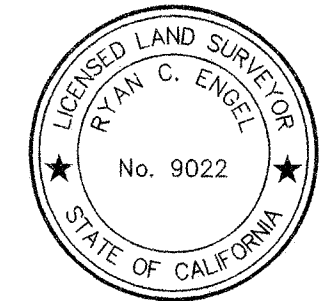
**SURVEYOR'S STATEMENT:**

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 ANDREW PITARRE ON 7/3/18. 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.

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 FEBRUARY 2021, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

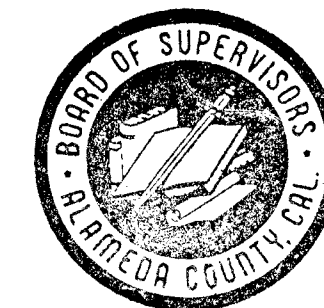


RYAN C. ENGEL, P.L.S. 9022
DATE: 04/30/2021

**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: November 23, 2021 ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA



BY: Anika Campbell-Belton
DEPUTY CLERK for paid

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.

**PARCEL MAP NO. 10887
A 4 LOT SUBDIVISION**

REAL PROPERTY DESCRIBED IN THAT
CERTAIN DEED RECORDED MAY 11, 2021
UNDER SERIES NO. 2021-180307
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
MAY, 2021

BAY AREA LAND SURVEYING INC.

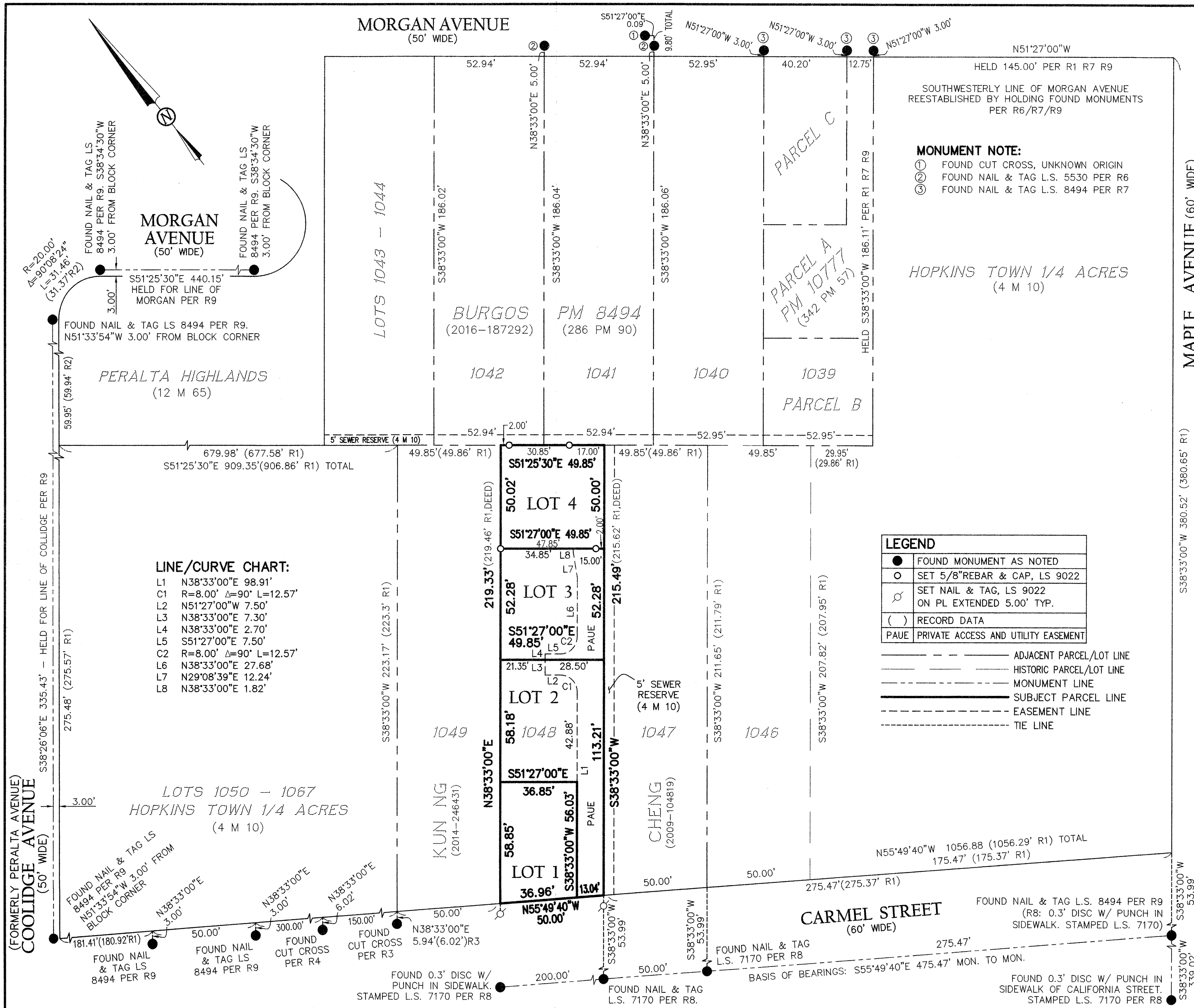
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

APN 029-0982-021 SHEET 1 OF 2 /CARMEL3688 18-3688

PARCEL MAP 10887

BK. 354

PP. 34-35



PARCEL AREA:
LOT 1 2,117±
LOT 2 3,622±
LOT 3 2,606±
LOT 4 2,493± S.F.
TOTAL 10,839± S.F.

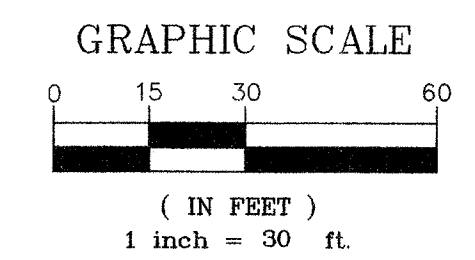
BASIS OF BEARINGS:
N55°49'40"W BETWEEN FOUND MONUMENTS IN CARMEL STREET PER R9.

BASIS OF SURVEY:
THE LOT LOCATION WAS BASED UPON THE MAP OF HOPKINS TOWN ¼ ACRES (4 M 10) AND MONUMENTS ESTABLISHING THE RIGHT OF WAYS OF CARMEL STREET & COOLIDGE AVENUE.

- MAP REFERENCES:**
- R1 HOPKINS TOWN 1/4 ACRES (4 M 10) FILED SEPTEMBER 12, 1924, ALAMEDA COUNTY RECORDS
 - R2 MAP OF PERALTA HIGHLANDS, (12 M 65) FILED MARCH 24, 1927, ALAMEDA COUNTY RECORDS
 - R3 SURVEY NO. D2676, DATED FEBRUARY 16, 1958 BY RALPH COTTER & ASSOCIATES, ON FILE AT THE CITY OF OAKLAND ENGINEERING DIVISION
 - R4 SURVEY NO. D 3826, DATED APRIL 13, 1964 BY JAMES T. HILL, ON FILE AT THE CITY OF OAKLAND ENGINEERING DIVISION
 - R5 CITY OF OAKLAND MONUMENT MAPS NO. 209
 - R6 PARCEL MAP 8494 (286 PM 91), RECORDED DECEMBER 23, 2005, ALAMEDA COUNTY RECORDS
 - R7 PARCEL MAP 10777 (342 PM 57), FILED MAY 10, 2019, ALAMEDA COUNTY RECORDS
 - R8 PARCEL MAP NO. 10338 (338 PM 75), FILED MARCH 29, 2018, ALAMEDA COUNTY RECORDS
 - R9 PARCEL MAP NO. 10788 (342 PM 91), FILED JULY 10, 2019, ALAMEDA COUNTY RECORDS

LEGEND	
●	FOUND MONUMENT AS NOTED
○	SET 5/8"REBAR & CAP, LS 9022
⊗	SET NAIL & TAG, LS 9022 ON PL EXTENDED 5.00' TYP.
()	RECORD DATA
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT

- ADJACENT PARCEL/LOT LINE
- HISTORIC PARCEL/LOT LINE
- MONUMENT LINE
- SUBJECT PARCEL LINE
- EASEMENT LINE
- TIE LINE



PARCEL MAP NO. 10887
A 4 LOT SUBDIVISION
REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED MAY 11, 2021 UNDER SERIES NO. 2021-180307 OAKLAND, ALAMEDA COUNTY, CALIFORNIA MAY, 2021
BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167
APN 029-0982-021 SHEET 2 OF 2 /CARMEL3688 18-3688

PARCEL MAP 10887

BK 354

PG 35