

OWNERS' CERTIFICATE:

THE UNDERSIGNED CERTIFY THAT HE/SHE/they ARE THE OWNER(S) OF ALL THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 9179, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA", CONSISTING OF 2 SHEETS, THIS CERTIFICATE BEING ON SHEET 1 THEREOF, THAT SAID OWNER(S) ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED NOVEMBER 29, 2005 AS INSTRUMENT NO. 2005-509100. OFFICIAL RECORDS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA; THAT HE/SHE/they CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

THE UNDERSIGNED ALSO HEREBY CERTIFY THAT:

- A) THE DIRECTOR OF 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 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 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 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 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 SALES PROGRAM, THE OWNER (S) WILL BEGIN SUBMITTING ANNUAL REPORTS, REQUIRED BY SECTION 16.36.140 OF THE OAKLAND MUNICIPAL, 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 CONDOMINIUM UNITS MAY NOT BE IN COMPLIANCE WITH THE 2007 CALIFORNIA BUILDING CODE. ANY FUTURE MODIFICATIONS TO WALLS, EAVE OVERHANGS AND ANY ALTERATIONS OR ADDITION OF OPENINGS ON SAID WALLS MAY NOT BE ALLOWED.

OWNER:

Brian T. Nelson
BRIAN T. NELSON

OWNER'S ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF Alameda

ON 9-4-08 BEFORE ME, Andrea Lynne Baker, Notary Public, PERSONALLY APPEARED BRIAN T. NELSON, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY(ITIES) UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT. I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

PRINTED NAME:

Andrea Lynne Baker

MY COMMISSION EXPIRES: 11-2-10 COMMISSION NUMBER: 1702519

PRINCIPAL COUNTY OF BUSINESS: Alameda

CITY ENGINEER'S STATEMENT

I RAYMOND M. DERANIA, INTERIM CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 9179, 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 THE PROVISIONS OF THE SUBDIVISION MAP ACT, THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE TENTATIVE PARCEL MAP; AND THAT I AM SATISFIED THE PARCEL MAP IS TECHNICALLY CORRECT.

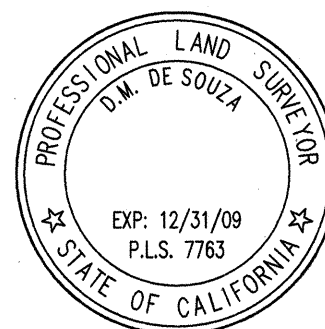
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 16TH DAY OF SEPTEMBER, 2008.

R M Derania
RAYMOND M. DERANIA, R.C.E. NO. 27815
INTERIM CITY ENGINEER
CITY OF OAKLAND, ALAMEDA COUNTY
STATE OF CALIFORNIA
LICENSE EXPIRES: 3/31/10



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 BRIAN NELSON IN MAY, 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



SIGNED:

D.M. De Souza
D.M. DE SOUZA, P.L.S. NO. 7763
REGISTRATION EXPIRES 12/31/09

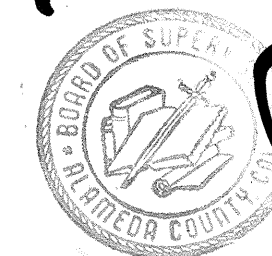
CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I, CRYSTAL HISHIDA GRAFF, 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: 9/30/08

CRYSTAL HISHIDA GRAFF, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: *[Signature]*
DEPUTY CLERK



RECORDER'S STATEMENT

FILED THIS 6th DAY OF November, 2008, AT 945 a.m. IN BOOK 310 OF PARCEL MAPS, AT PAGES 52 THRU 53, INCLUSIVE, AT THE REQUEST OF TRUE NORTH SURVEYING, INC..

PATRICK O'CONNELL
COUNTY RECORDER

BY: *Imgrant*
DEPUTY COUNTY RECORDER



PARCEL MAP 9179 OF A ONE LOT SUBDIVISION FOR CONDOMINIUM CONVERSION PURPOSES OF A 3-UNIT PROJECT

BEING A SUBDIVISION OF THE LAND DESCRIBED IN GRANT DEED RECORDED NOVEMBER 29, 2005 AS INSTRUMENT NO. 2005-509100
BEING LOT 2 AND A PORTION OF LOT 3, BLOCK "D"
MAP OF BROADWAY AND TELEGRAPH AVENUE PARK TRACT,
FILED JANUARY 12, 1891, MAP BOOK 9, PAGE 71
CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

SURVEY ENGINEERS:

PROPERTY OWNER/SUBDIVIDER:
BRIAN T. NELSON
418A - 38TH STREET,
OAKLAND, CA 94609

TRUE NORTH
SURVEYING, INC.

DATED:
AUGUST, 2008

336 CLAREMONT BLVD., STE #2
SAN FRANCISCO, CALIFORNIA 94127
(415) 242-5400

Parcel Map 9179 Map BK 310 PP 52-53