

**OWNER'S STATEMENT**

WE HEREBY STATE THAT WE ARE THE OWNER OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP; THAT WE ARE THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE AN EASEMENT FOR PUBLIC UTILITY PURPOSES: THE AREAS OVER, UNDER AND UPON THOSE CERTAIN AREAS AND/OR STRIPS OF LAND DESIGNATED AS "PUE" (PUBLIC UTILITY EASEMENT) FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO, INCLUDING BUT NOT LIMITED TO WATER, ELECTRICAL, GAS AND COMMUNICATION FACILITIES; SAID AREAS AND/OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES THERETO, LAWFUL FENCES AND LAWFUL UNSUPPORTED OVERHANGS.

WE ALSO HEREBY DEDICATE FOR PUBLIC USE AN EASEMENT FOR EMERGENCY ACCESS PURPOSES ON OR OVER THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "EAE" (EMERGENCY ACCESS EASEMENT).

THE AREA MARKED EBMUD IS OFFERED FOR DEDICATION TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, A PIPE OR PIPELINES AND ALL NECESSARY FIXTURES INCLUDING UNDERGROUND TELEMETRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

THE EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S USE; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NO TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF ALL PARCELS 1 THROUGH 4 SHOWN ON THE HEREON MAP AND THEIR LICENSEES, VISITORS, AND TENANTS, FOR PURPOSES OF RECIPROCAL RIGHTS OF INGRESS AND EGRESS UPON AND OVER THAT CERTAIN AREA OF LAND DESIGNATED AND DELINEATED HEREON AS "PIEE" (PRIVATE INGRESS AND EGRESS EASEMENT). THE PERPETUAL MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SAN LEANDRO.

WE ALSO HEREBY DECLARE THAT THOSE AREAS OR STRIPS OF LAND DELINEATED HEREON AND DESIGNATED AS "PSDE" (PRIVATE STORM DRAIN EASEMENT) AND "PSSE" (PRIVATE SANITARY SEWER EASEMENT) ARE RESERVED FOR THE PURPOSE OF ACCESS, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF PRIVATE STORM DRAIN FACILITIES AND THEIR APPURTENANCES THERETO AND OF PRIVATE SANITARY SEWER FACILITIES AND THEIR APPURTENANCES THERETO; SAID EASEMENTS ARE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED OVERHANGS; THE MAINTENANCE, REPAIR AND/OR REPLACEMENT OF IMPROVEMENTS WITHIN SAID EASEMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE PARCEL OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS AND RESTRICTIONS; SAID EASEMENTS ARE NOT OFFERED, NOR ARE THEY ACCEPTED FOR DEDICATION BY THE CITY OF SAN LEANDRO.

AS OWNERS: TREASURELAND DEVELOPMENT LLC., A CALIFORNIA LIMITED LIABILITY COMPANY  
BY: [Signature] TITLE: PRESIDENT  
NAME: JOHN HA DATE: JUNE 3, 2016

**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.

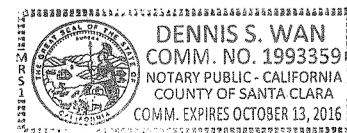
STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA  
ON June 3, 2016, BEFORE ME, Dennis Wan  
A NOTARY PUBLIC PERSONALLY APPEARED HA, John

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 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 PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]



**PARCEL MAP 10468**

BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN DOCUMENT NUMBER 2015048960, ALAMEDA COUNTY RECORDS, AND LYING ENTIRELY WITHIN THE

CITY OF SAN LEANDRO COUNTY OF ALAMEDA STATE OF CALIFORNIA

JUNE 2016

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

**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 TREASURELAND DEVELOPMENT LLC., A CALIFORNIA LIMITED LIABILITY COMPANY ON APRIL 2015, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 2017; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature]  
SARKISS PARVIN  
LS 8261



6/2/16  
DATE

**SOILS REPORT**

A REPORT TITLED "GEOTECHNICAL INVESTIGATION PROPOSED (4) TWO-STORY NEW RESIDENCE AT 398 WARREN AVE. SAN LEANDRO, CA" FOR THIS PROPERTY HAS BEEN PREPARED BY CAPEX ENGINEERING INC., PROJECT NO. 10008, DATED MARCH 26, 2015, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY ENGINEER OF THE CITY OF SAN LEANDRO.

**CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE**

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT AS CHECKED BELOW:

AN APPROVED BOND HAS BEEN FILED WITH SAID BOARD IN THE AMOUNT OF \$ \_\_\_\_\_ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF, BUT NOT YET PAYABLE, AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID, AS STATED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

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

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK

DATE

**CITY ENGINEER'S STATEMENT**

I, NICK THOM, CITY ENGINEER FOR THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10468" CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING UPON SHEET 1 THEREOF; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP IF ANY, HAVE BEEN COMPLIED WITH.

CITY ENGINEER: NICK THOM, RCE 54659  
REGISTRATION EXPIRES: 12-31-2017  
CITY ENGINEER FOR THE CITY OF SAN LEANDRO  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

DATE

**CITY SURVEYOR'S STATEMENT**

I, FRANK C. BELLECCI, ACTING CITY SURVEYOR OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10468" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

FRANK C. BELLECCI, LS 5399  
REGISTRATION EXPIRES: 9-30-2016  
CITY SURVEYOR FOR THE CITY OF SAN LEANDRO  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

DATE

**CITY CLERK'S STATEMENT**

I, TAMIKA GREENWOOD, CITY CLERK AND CLERK OF THE CITY COUNCIL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10468" CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING UPON SHEET ONE (1) THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED BY LAW AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND THAT SAID COUNCIL OF THE CITY OF SAN LEANDRO DID THERE UPON BY RESOLUTION NO. \_\_\_\_\_ DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND ACCEP, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE PUBLIC, THE DEDICATION OF THE EAE AND PUE EASEMENTS OFFERED FOR DEDICATION, AS SHOWN ON SAID MAP WITHIN SAID SUBDIVISION, IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TAMIKA GREENWOOD  
CITY CLERK AND CLERK OF THE CITY COUNCIL  
OF THE CITY OF SAN LEANDRO  
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

DATE

**RECORDER'S STATEMENT**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF MAPS, AT PAGES \_\_\_\_\_ AND \_\_\_\_\_,  
AT THE REQUEST OF FIDELITY NATIONAL TITLE COMPANY  
FEE: \_\_\_\_\_

SERIES: \_\_\_\_\_

STEVE MANNING  
COUNTY RECORDER IN AND FOR THE  
COUNTY OF ALAMEDA

BY: \_\_\_\_\_  
DEPUTY COUNTY RECORDER

**LEGEND AND ABBREVIATIONS**

CENTER LINE	---
DISTINCTIVE BORDER LINE	---
EASEMENT LINE	---
LOT LINES	---
EXISTING LOT LINES	---
LINE ALONG FOUND CHISELED CROSSES	---
MONUMENT LINE	---
TIE LINES	---
INDICATES FOUND 3/4" IRON PIPE PER (2)	●
INDICATES FOUND CHISELED CROSS PER (3)	×
INDICATES SET 3/4" IRON PIPE WITH CAP LS 8261	○
FOUND 2.5" BRASS DISK, PUNCHED, IN MONUMENT BOX PER (5)	⊙
RECORDED DATA WITH REFERENCES	(XXX) (#)
CALCULATED	(C)
INDICATES DRAWN NOT TO SCALE FOR CLARITY	(NTS)
SEARCHED FOR, NOT FOUND	SFNF
EMERGENCY ACCESS EASEMENT	EAE
EAST BAY MUNICIPAL UTILITY DISTRICT	EBMUD
PRIVATE INGRESS EGRESS EASEMENT	PIEE
PRIVATE STORM DRAINAGE EASEMENT	PSDE
PRIVATE SANITARY SEWER EASEMENT	PSSE
PUBLIC UTILITY EASEMENT	PUE

# PARCEL MAP 10468

BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN DOCUMENT NUMBER 2015048960, ALAMEDA COUNTY RECORDS, AND LYING ENTIRELY WITHIN THE

CITY OF SAN LEANDRO COUNTY OF ALAMEDA STATE OF CALIFORNIA

APRIL 2016, SCALE: 1" = 60'

**SMP ENGINEERS**

1534 CAROB LANE  
LOS ALTOS, CA 94024

**REFERENCE DOCUMENTS:**

- |                 |                   |
|-----------------|-------------------|
| (1) GRANT DEED  | DOC. # 2015048960 |
| (2) PM NO. 5386 | 187-M-37          |
| (3) PM NO. 4370 | 118-M-56 & 57     |
| (4) PM NO. 5793 | 191-M-94          |
| (5) PM NO. 1909 | 94-M-35 & 36      |

**NOTES:**

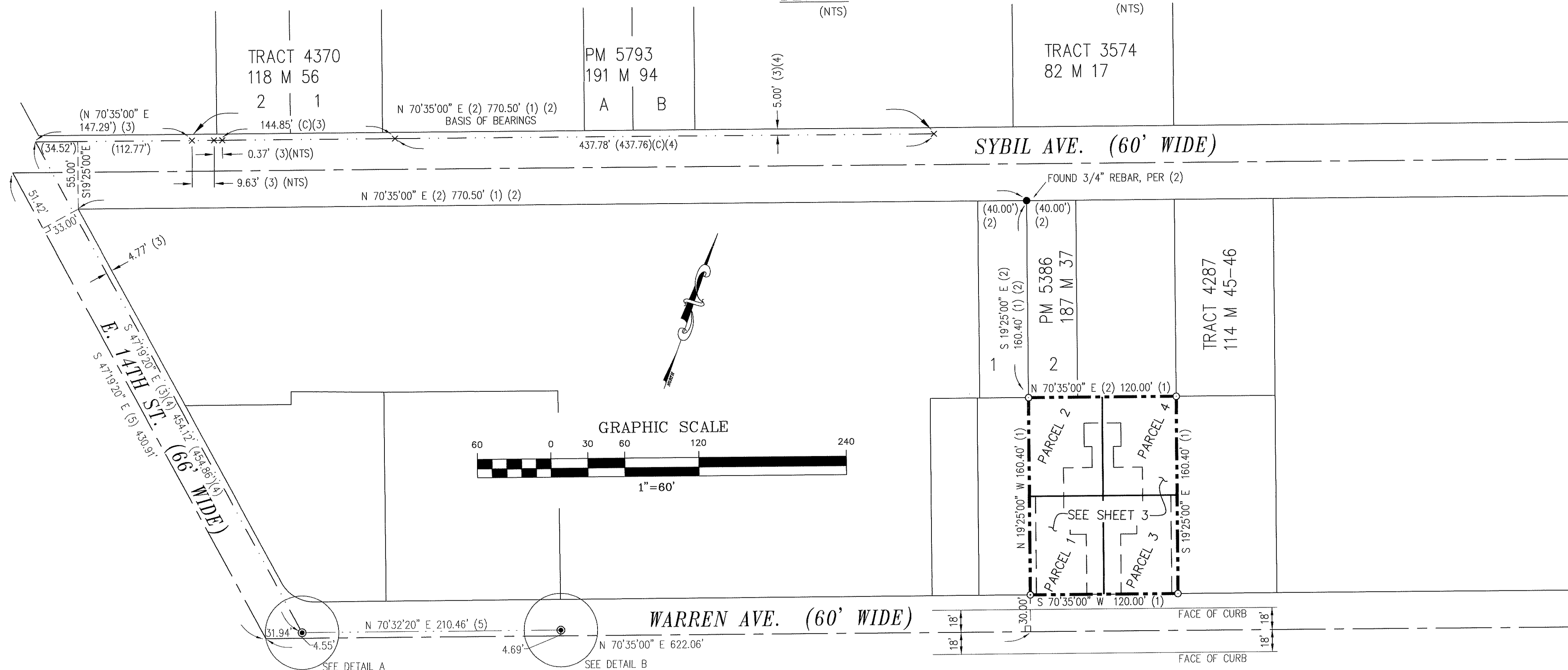
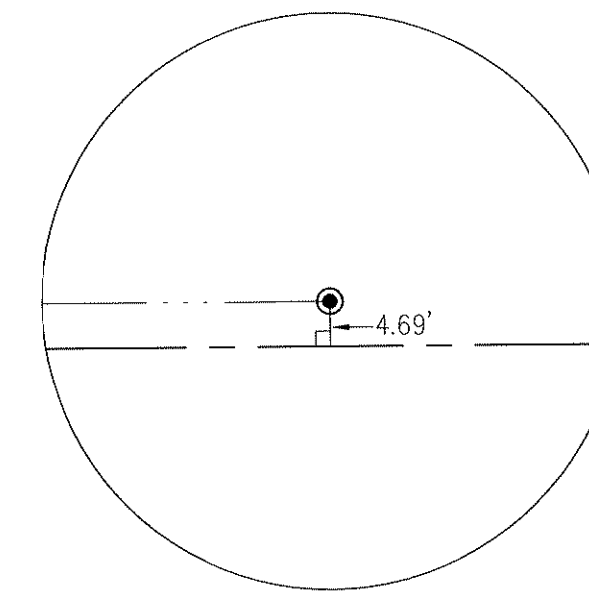
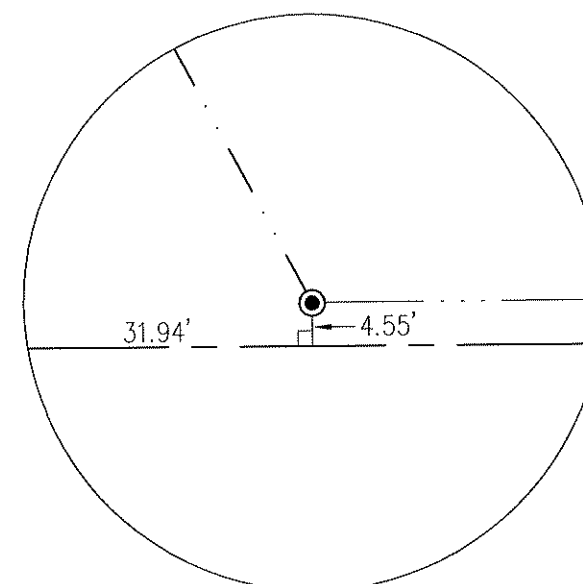
- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 19,248 SQ.FT. MORE OR LESS.
- THE BEARING OF CENTERLINE OF WARREN AVE. WAS DETERMINED BY SPLITTING EXISTING CURBS.

**BASIS OF BEARINGS:**

THE BEARING N 70°35'00" E OF A LINE ALONG FOUND CHISELED CROSSES, 5 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SYBIL AVE., AS SHOWN ON CERTAIN TRACT NO. 4370, RECORDED IN BOOK 118 OF MAPS, AT PAGES 56 AND 57, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**LOT AREA TABLE**

DESCRIPTION	AREA (SQ.FT.)	AREA (ACRES)
PARCEL 1	4,812	0.11
PARCEL 2	4,812	0.11
PARCEL 3	4,812	0.11
PARCEL 4	4,812 </td <td>0.11</td>	0.11
TOTAL (BOUNDARY)	19,248	0.44



**LEGEND AND ABBREVIATIONS**

CENTER LINE	— — — — —
DISTINCTIVE BORDER LINE	— — — — —
EASEMENT LINE	— — — — —
LOT LINES	— — — — —
EXISTING LOT LINES	— — — — —
LINE ALONG FOUND CHISELED CROSSES	— — — — —
MONUMENT LINE	— — — — —
TIE LINES	— — — — —
INDICATES FOUND 3/4" IRON PIPE PER (2)	●
INDICATES FOUND CHISELED CROSS PER (3)	x
INDICATES SET 3/4" IRON PIPE WITH CAP LS 8261	○
FOUND 2.5" BRASS DISK, PUNCHED, IN MONUMENT BOX PER (5)	⊙
RECORDED DATA WITH REFERENCES	(XXX) (#)
CALCULATED	(C)
INDICATES DRAWN NOT TO SCALE FOR CLARITY	(NTS)
SEARCHED FOR, NOT FOUND	SFNF
EMERGENCY ACCESS EASEMENT	EAE
EAST BAY MUNICIPAL UTILITY DISTRICT	EBMUD
PRIVATE INGRESS EGRESS EASEMENT	PIEE
PRIVATE STORM DRAINAGE EASEMENT	PSDE
PRIVATE SANITARY SEWER EASEMENT	PSSE
PUBLIC UTILITY EASEMENT	PUE

**PARCEL MAP 10468**

BEING A SUBDIVISION OF THE REAL PROPERTY DESCRIBED IN DOCUMENT NUMBER  
2015048960, ALAMEDA COUNTY RECORDS,  
AND LYING ENTIRELY WITHIN THE

CITY OF SAN LEANDRO COUNTY OF ALAMEDA STATE OF CALIFORNIA  
APRIL 2016, SCALE: 1" = 20'

**SMP ENGINEERS**  
1534 CAROB LANE  
LOS ALTOS, CA 94024

**REFERENCE DOCUMENTS:**

- |                 |                   |
|-----------------|-------------------|
| (1) GRANT DEED  | DOC. # 2015048960 |
| (2) PM NO. 5386 | 187-M-37          |
| (3) PM NO. 4370 | 118-M-56 & 57     |
| (4) PM NO. 5793 | 191-M-94          |
| (5) PM NO. 1909 | 94-M-35 & 36      |

**NOTES:**

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 19,248 SQ.FT. MORE OR LESS.
- THE BEARING OF CENTERLINE OF WARREN AVE. WAS DETERMINED BY SPLITTING EXISTING CURBS.

**BASIS OF BEARINGS:**

THE BEARING N 70°35'00" E OF A LINE ALONG FOUND CHISELED CROSSES, 5 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SYBIL AVE., AS SHOWN ON CERTAIN TRACT NO. 4370, RECORDED IN BOOK 118 OF MAPS, AT PAGES 56 AND 57, ALAMEDA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**LOT AREA TABLE**

DESCRIPTION	AREA (SQ.FT.)	AREA (ACRES)
PARCEL 1	4,812	0.11
PARCEL 2	4,812	0.11
PARCEL 3	4,812	0.11
PARCEL 4	4,812	0.11
TOTAL (BOUNDARY)	19,248	0.44

**LINE TABLE**

LINE	LENGTH (FT)	BEARING DEG-MIN-SEC
L1	13.17'	N 70°35'00" E
L2	20.42'	N 19°25'00" W
L3	5.00'	N 70°35'00" E
L4	10.95'	N 19°25'00" W
L5	22.83'	N 19°25'00" W
L6	17.00'	N 19°25'00" W
L7	6.29'	N 70°35'00" E
L8	19.27'	N 19°25'00" W
L9	15.00'	N 70°35'00" E

