

OWNER'S STATEMENT

THE UNDERSIGNED, HEREINAFTER REFERRED TO AS OWNER, DO HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE DISTINCTIVE BORDER LINE OF THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 11257", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED APRIL 30, 2018, UNDER DOCUMENT NUMBER 2018085901, AND THAT SAID OWNER HAS CAUSED SAID MAP TO BE PREPARED FOR RECORD AND THAT SAID OWNER CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

IN WITNESS THEREOF, WE HAVE CAUSED THIS STATEMENT TO BE EXECUTED THE DATE HEREUNDER WRITTEN.

AS OWNER: DS REAL PROPERTY INVESTORS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Robert S. Enea 3/4/22 DATE ROBERT S. ENEA MANAGER

AS OWNER: OBH PARTNERS LIMITED A CALIFORNIA GENERAL PARTNERSHIP

BY: Robert S. Enea 3/4/22 DATE ROBERT S. ENEA MANAGING PARTNER

AS OWNER: INFLECTION POINT ASSETS, LLC A CALIFORNIA LIMITED LIABILITY COMPANY

BY: Nico S. Enea 3/4/22 DATE NICO S. ENEA MANAGER

AS OWNER: JAMIE BESAW AN INDIVIDUAL

BY: Jamie Besaw 3/4/22 DATE JAMIE BESAW AN INDIVIDUAL

AS OWNER: ADAM PETERSON AN INDIVIDUAL

BY: Adam Peterson 3/4/22 DATE ADAM PETERSON AN INDIVIDUAL

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 } SS. COUNTY OF Contra Costa } ON March 4, 2022, BEFORE ME, Juan Vera, A

NOTARY PUBLIC, PERSONALLY APPEARED Robert S Enea, 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: Signature of Juan Vera, NAME (PRINT): Juan Vera, PRINCIPAL COUNTY OF BUSINESS: Alameda, MY COMMISSION NUMBER: 2391280, MY COMMISSION EXPIRES: 2/16/26

PARCEL MAP 11257 FOR A TWO-UNIT COMMERCIAL CONDOMINIUM CONVERSION PURPOSES 3081 & 3089 TEAGARDEN STREET

CONSISTING OF 3 SHEETS BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 1057, FILED JANUARY 17, 1973, IN BOOK 76 OF PARCEL MAPS AT PAGE 88, ALAMEDA COUNTY RECORDS CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, CALIFORNIA



CIVIL ENGINEERS SURVEYORS PLANNERS MARCH 2022

SAN RAMON (925) 866-0322 ROSEVILLE (916) 788-4456 WWW.CBANDG.COM

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STATE OF California } SS. COUNTY OF Contra Costa } ON March 4, 2022, BEFORE ME, Juan Vera, A

NOTARY PUBLIC, PERSONALLY APPEARED Nico S. Enea, 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.

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STATE OF California } SS. COUNTY OF Contra Costa } ON March 4, 2022, BEFORE ME, Juan Vera, A

NOTARY PUBLIC, PERSONALLY APPEARED Adam Peterson, 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.

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WITNESS MY HAND: Signature of Juan Vera, NAME (PRINT): Juan Vera, PRINCIPAL COUNTY OF BUSINESS: Alameda, MY COMMISSION NUMBER: 2391280, MY COMMISSION EXPIRES: 2/16/26

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STATE OF CALIFORNIA } SS. COUNTY OF CONTRA COSTA } ON March 4, 2022, BEFORE ME, Sandra Sanchez, A

NOTARY PUBLIC, PERSONALLY APPEARED Jamie Besaw, 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: SIGNATURE: Signature of Sandra Sanchez, NAME (PRINT): SANDRA SANCHEZ, PRINCIPAL COUNTY OF BUSINESS: ALAMEDA, MY COMMISSION NUMBER: # 2390380, MY COMMISSION EXPIRES: JAN 11 2026

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

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

[] AN APPROVED BOND HAS BEEN FILED WITH THE BOARD OF SUPERVISORS OF SAID COUNTY AND STATE IN THE AMOUNT OF \$, CONDITIONED FOR THE PAYMENT OF ALL THE 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 CERTIFIED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 2022

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

BY: DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

RECORDED AT THE REQUEST OF STEWART TITLE GUARANTY TITLE COMPANY AT M., ON THE DAY OF 20, IN BOOK OF MAPS, AT PAGE, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA ALAMEDA COUNTY, STATE OF CALIFORNIA.

SERIES NO. FEE:

MELISSA WILK COUNTY RECORDER

BY: DEPUTY COUNTY RECORDER

PARCEL MAP 11257
FOR A TWO-UNIT COMMERCIAL
CONDOMINIUM CONVERSION PURPOSES
3081 & 3089 TEAGARDEN STREET

CONSISTING OF 3 SHEETS
BEING A SUBDIVISION OF PARCEL 1 AS SHOWN ON THAT CERTAIN
PARCEL MAP NO. 1057, FILED JANUARY 17, 1973, IN BOOK 76 OF
PARCEL MAPS AT PAGE 88, ALAMEDA COUNTY RECORDS
CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, CALIFORNIA



CIVIL ENGINEERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
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▪ SURVEYORS ▪ PLANNERS
MARCH 2022

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 DAVIS STREET COMMUNITY CENTER ON JULY 13, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2022, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

3/3/2022
DATE




MARK H. WEHBER, P.L.S.
L.S. NO. 7960

CITY ENGINEER'S STATEMENT

I, NICK JAMES THOM, CITY ENGINEER FOR THE CITY OF SAN LEANDRO, DO HEREBY STATE AS FOLLOWS:

1. THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 11257",
2. THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF,
3. THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 202__.


NICK JAMES THOM, RCE NO. C54659
CITY ENGINEER, CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, ANNE-SOPHIE TRUONG, CITY SURVEYOR, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY SURVEYOR OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 11257".

I AM SATISFIED THAT THE WITHIN MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 10TH DAY OF MARCH, 2022.


ANNE-SOPHIE TRUONG, PLS 8998
ACTING CITY SURVEYOR, CITY OF SAN LEANDRO,

CITY CLERK'S STATEMENT

I, LETICIA I. MIGUEL, CITY CLERK AND CLERK OF THE CITY COUNCIL OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP, ENTITLED " PARCEL MAP 11257", CONSISTING OF THREE (3) SHEETS, THIS STATEMENT BEING ON SHEET 1 THEREOF, WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 202__ AND THAT SAID COUNCIL OF THE CITY OF SAN LEANDRO DID THEREUPON BY RESOLUTION NUMBER _____ DULY PASS AND ADOPT AT SAID MEETING, APPROVE SAID MAP.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 202__.

LETICIA I. MIGUEL
CITY CLERK AND CLERK OF THE CITY COUNCIL
CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, CALIFORNIA

DATE

PARCEL MAP 11257

FOR A TWO-UNIT COMMERCIAL CONDOMINIUM CONVERSION PURPOSES

3081 & 3089 TEAGARDEN STREET

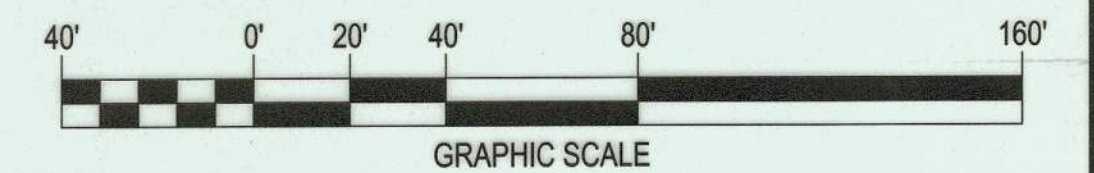
CONSISTING OF 3 SHEETS
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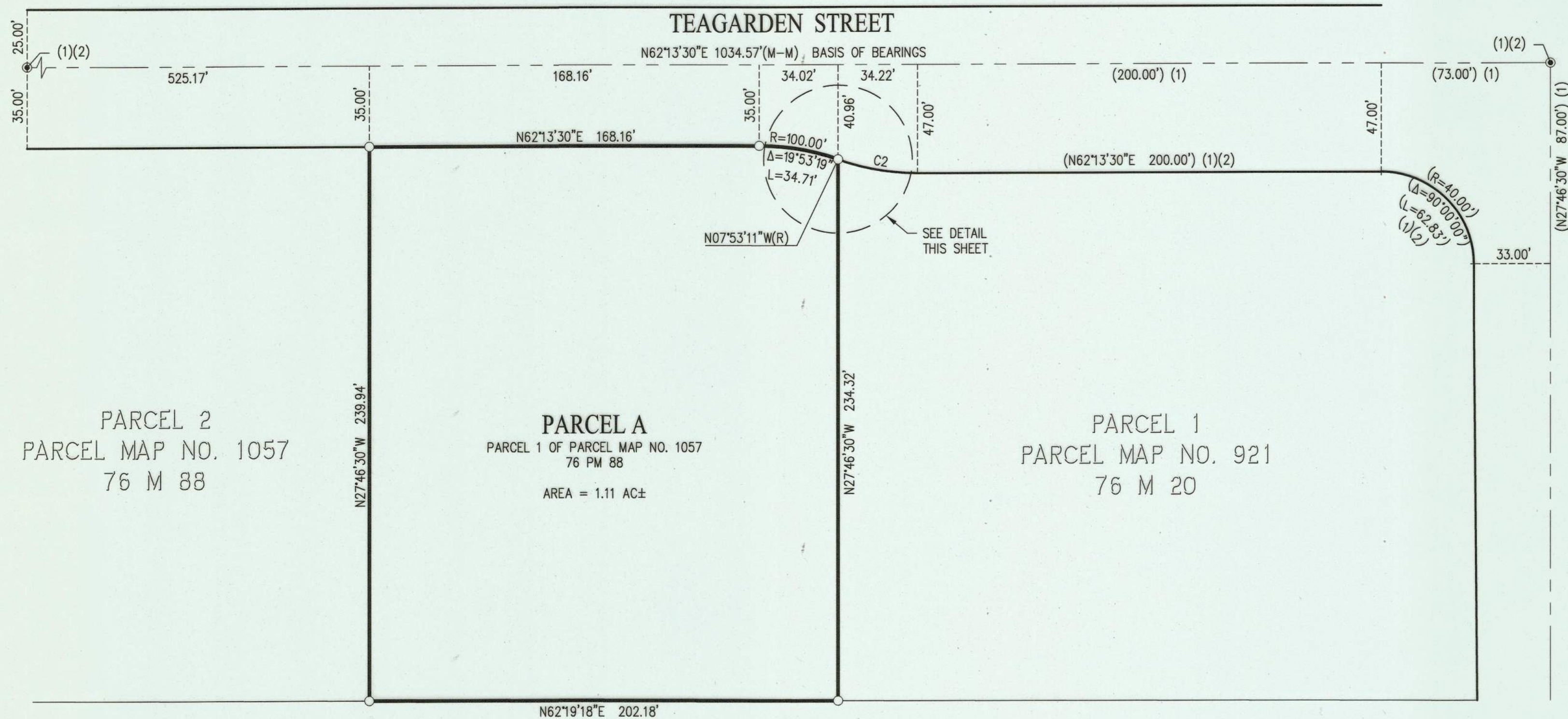
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SCALE: 1" = 40' MARCH 2022



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	100.00'	0°03'35"	0.10' (1)(2)
C2	100.00'	19°56'54"	34.82' (1)(2)



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF TEAGARDEN STREET AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N62°13'30"E PER PARCEL MAP NO. 1057 (76 PM 88).

LEGEND

- SUBDIVISION BOUNDARY LINE
- RIGHT OF WAY LINE
- ADJOINER LOT LINE
- MONUMENT LINE
- TIE LINE (SEE NOTE 3)
- (R) RADIAL
- (M-M) MONUMENT TO MONUMENT
- FOUND STANDARD STREET MONUMENT
- SET 5/8" REBAR AND CAP OR NAIL & TAG, LS 7960
- () DENOTES RECORD DATA

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) PARCEL MAP NO. 1057 (76 M 88)
- (2) PARCEL MAP NO. 921 (76 M 20)

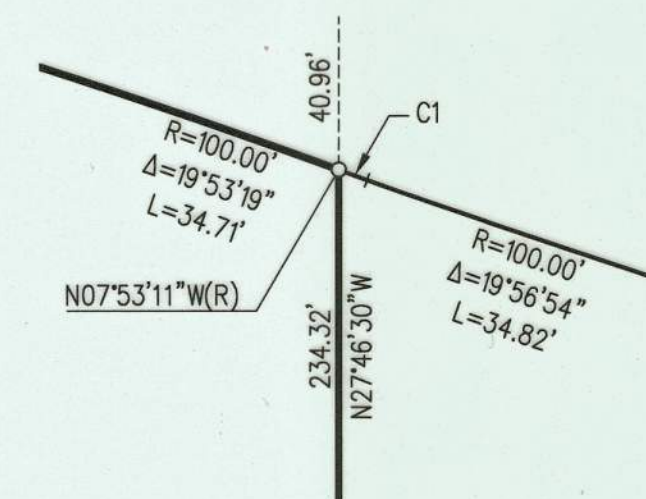
NOTES:

1. DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF AND ARE GROUND LEVEL DISTANCES.
2. BEARINGS AND DISTANCES SHOWN MATCH THOSE OF PARCEL MAP NO. 1057 (76 M 88) UNLESS OTHERWISE NOTED.
3. TIES TO MONUMENT LINES ARE PERPENDICULAR.

H. DEBRA LEVIN, TRUSTEE
 DOC. NO. 2016217537

EASEMENTS/AGREEMENTS OF RECORD:

AFFECTS OF EASEMENTS CONTAINED WITHIN PRE-EXISTING CC&R AS MODIFIED AND RECORDED APRIL 23, 2004 AS INSTR. NO. 2004-174049.



DETAIL
 NOT TO SCALE