

OWNER'S STATEMENTS

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREON MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

AS OWNER:

2483 WASHINGTON PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: [Signature] 7/8/2022
CINDY CHENG, DATE
MANAGER

TRUSTEE'S STATEMENT

FIRST MORTGAGE SOLUTIONS, AS TRUSTEE UNDER DEED OF TRUST RECORDED OCTOBER 25, 2019 AS INSTRUMENT NUMBER 2019-218528 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, DOES HEREBY CONSENT ON BEHALF OF THE BENEFICIARY TO THE PREPARATION AND RECORDING OF THIS MAP.

AS TRUSTEE: FIRST MORTGAGE SOLUTIONS

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

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 Alameda

ON 07-08-, 2022, BEFORE ME, Usha mahesh Patel

A NOTARY PUBLIC PERSONALLY APPEARED Cindy Cheng

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/HE/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

NOTARY'S SIGNATURE: Usha m Patel

PRINTED NOTARY'S NAME: Usha Mahesh Patel

NOTARY'S PRINCIPAL PLACE OF BUSINESS: Alameda

NOTARY'S COMMISSION NUMBER: 2392403

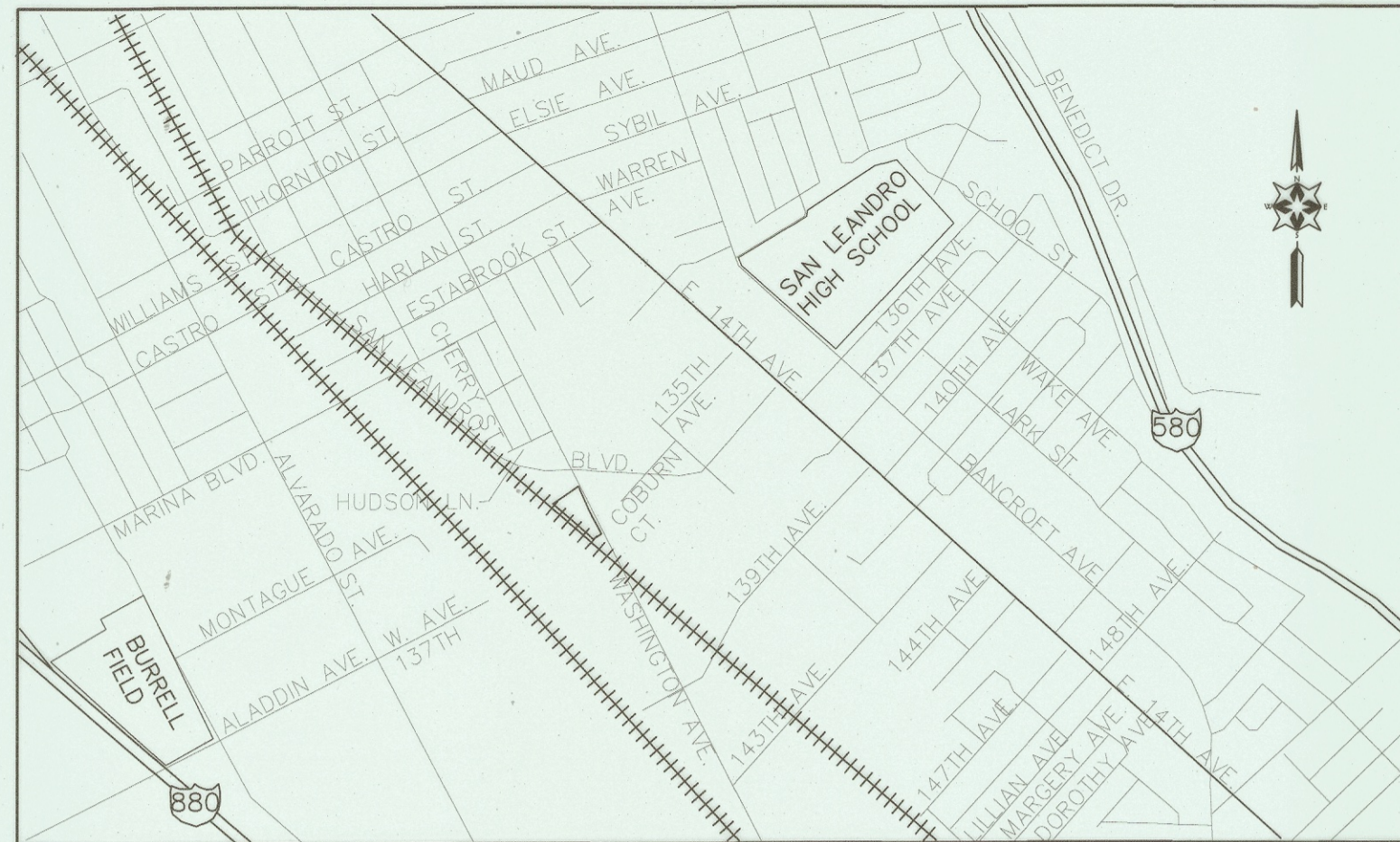
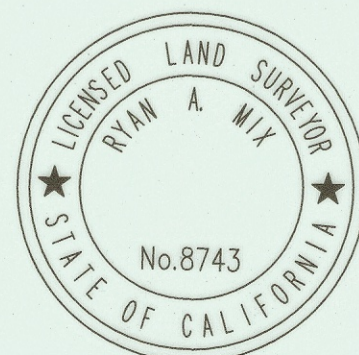
EXPIRATION OF NOTARY'S COMMISSION: Feb 01, 2026

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 OWNER'S REQUEST ON SEPTEMBER 15, 2020

I HEREBY 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 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
DATE 7/6/2022 RYAN A. MIX, P.L.S. 8743



VICINITY MAP
NOT TO SCALE

TRUSTEE'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 _____

ON _____, 2022, BEFORE ME, _____

A NOTARY PUBLIC PERSONALLY APPEARED _____ 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/HE/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

NOTARY'S SIGNATURE: _____

PRINTED NOTARY'S NAME: _____

NOTARY'S PRINCIPAL PLACE OF BUSINESS: _____

NOTARY'S COMMISSION NUMBER: _____

EXPIRATION OF NOTARY'S COMMISSION: _____

CLERK OF THE BOARD OF SUPERVISORS' STATEMENT

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF 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 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 HERUNTO SET MY HAND THIS _____ OF _____, 2022

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

BY: _____
DEPUTY COUNTY CLERK

PARCEL MAP NO. 11307

A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
(7 COMMERCIAL UNITS)

BEING A SUBDIVISION OF THE LANDS OF 2483 WASHINGTON PARTNERS, LLC,
DESCRIBED IN DOCUMENT NO. 2019218527, OFFICE OF THE COUNTY RECORDER OF
ALAMEDA COUNTY, CALIFORNIA

LYING ENTIRELY WITHIN THE CITY OF SAN LEANDRO

CITY OF SAN LEANDRO ALAMEDA COUNTY CALIFORNIA

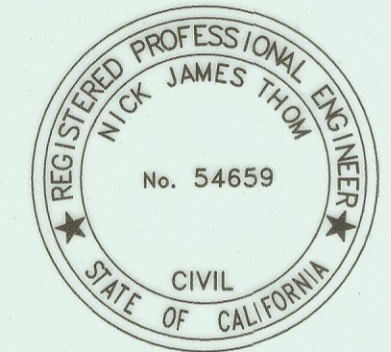
SHEET 1 OF 2 APRIL 2022

SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA. 94024
(650)941-8055 (P)
ADMIN@SMPENGINEERS.COM

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP 11307; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

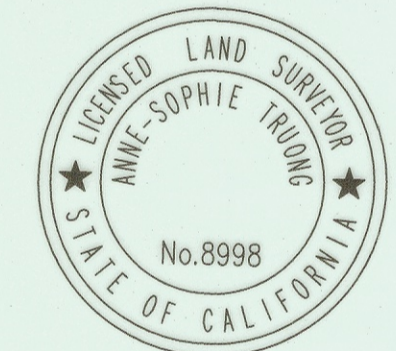
DATE: _____ BY: NICK JAMES THOM
CITY ENGINEER
R.C.E. #54659
CITY OF SAN LEANDRO



CITY SURVEYOR'S STATEMENT

I AM SATISFIED THAT THE HEREON PARCEL MAP 11307 IS TECHNICALLY CORRECT.

07/08/2022 [Signature]
DATE: ANNE-SOPHIE TRUONG
CITY SURVEYOR
P.L.S. 8998
CITY OF SAN LEANDRO



CITY CLERK'S STATEMENT

I, LETICIA I. MIGUEL 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 11307" CONSISTING OF TWO (2) 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 _____, 2022, AND THAT SAID COUNCIL OF THE CITY OF SAN LEANDRO DID THEREUPON BY RESOLUTION NO. _____, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVED SAID PARCEL MAP.

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

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

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022 AT _____ M, IN BOOK _____ OF MAPS,
AT PAGES _____, ALAMEDA COUNTY RECORDS, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

SERIES: _____ MELISSA WILK
COUNTY RECORDER IN AND FOR THE COUNTY OF
ALAMEDA, CALIFORNIA

FEE: _____ BY: _____
DEPUTY COUNTY RECORDER

PARCEL MAP NO. 11307

A 1-LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
(7 COMMERCIAL UNITS)

BEING A SUBDIVISION OF THE LANDS OF 2483 WASHINGTON PARTNERS, LLC.
DESCRIBED IN DOCUMENT NO. 2019218527, OFFICE OF THE COUNTY RECORDER OF
ALAMEDA COUNTY, CALIFORNIA

LYING ENTIRELY WITHIN THE CITY OF SAN LEANDRO

CITY OF SAN LEANDRO ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=60'

SHEET 2 OF 2

APRIL 2022

SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA. 94024
(650)941-8055 (P)
ADMIN@SMPENGINEERS.COM

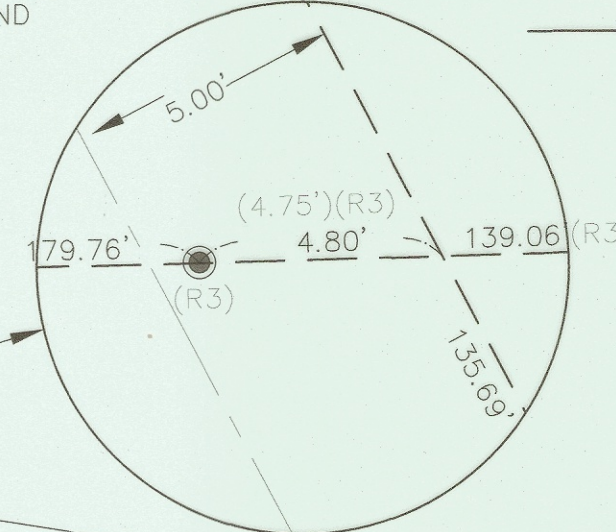
BASIS OF BEARINGS

THE BEARING N28°04'30"W BETWEEN FOUND MONUMENTS ALONG THE MONUMENT LINE OF WASHINGTON AVENUE AS SHOWN ON THAT CERTAIN AMENDED TRACT 4124, FIELD ON 5/5/1981 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY IN BOOK 127 OF MAPS AT PAGES 9 & 10 WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY

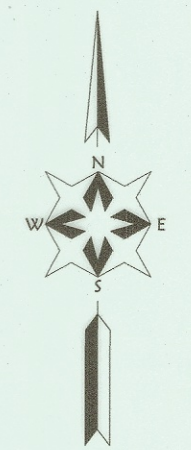
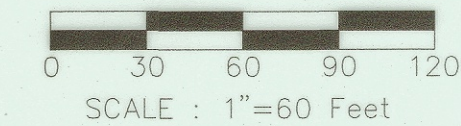
NOTES:

- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- THE OUTER DISTINCT BORDER LINE INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY THIS MAP AND CONTAINS AN AREA OF 79,158 SQ. FT. +/- (1.817 ACRES)
- LINE AS SHOWN WITHOUT THE BENEFIT OF DIMENSIONS ARE NOT RESOLVED BOUNDARY LINES.
- 2ND AVENUE (UN-IMPROVED) IS CURRENTLY SHOWN AS 137TH AVE. ON THE LATEST TAX ASSESSORS MAP.
- THE NWLY PL WAS RE-ESTABLISHED USING THE DEED CALL OF 90°00'00" OFF WASHINGTON AVE. EXTENDED TO THE BART R/W AS SHOWN. THE RAILROAD AND BART R/W WAS RE-ESTABLISHED BY THE FIELD LOCATION OF THE TRACKS AS SHOWN.

DETAIL
NOT TO SCALE



DETAIL
NOT TO SCALE



REFERENCES:

- R1 RECORD OF SURVEY, (13-MAPS-39)
- R2 MAP OF THE "CHERRY LYNN TRACT", (22-MAPS-88)
- R3 AMENDED TRACT 4124 (127 MAPS 9)
- R4 SURVEY NO. 4971, MAP 32-C-25 FOR "HUDSON LUMBER CO.", DATED 10-26-1911
- R5 B.A.R.T RECORD MAP OF RIGHT OF WAY, "SOUTHERN ALAMEDA CO. LINE", (BOOK 68, PAGE 39)
- R6 GRANT DEED, DOC. 2019218527
- R7 AS-BUILT PLAN & PROFILE IMPROVEMENT PLANS, BY THE CITY OF SAN LEANDRO, ENTITLED "CONSTRUCTION OF SAN LEANDRO BLVD., CASTRO STREET TO WASHINGTON AVE." JOB NO. 69-924, DWG. 302, DATED: JAN. 1969
- R8 PARCEL MAP 3041, (119-MAPS-73)
- R9 DEED, DOC. 2008326913
- R10 GRANT DEED, SERIES NO. AY-27435, REEL 1717, IMAGE 192
- R11 DEED, 1206 O.R. 1

LANDS OF
NSHE CA DALI, LLC.
DOC. 2008326913

SEE NOTE 5

LANDS OF
WASHINGTON PARTNERS LLC.
DOC. 2019218527

RECORD OF SURVEY
(4-MAPS-70)

LOT 8
LOT 9
LOT 10

PARCEL MAP 3041
(119-MAPS-73)

LEGEND

- RAILROAD TRACKS
- PROPERTY LINE
- CENTERLINE
- OUTSIDE EDGE OF THE CONCRETE
- B.A.R.T.D. VERTICAL RAIL LINE
- TIE-LINE
- MONUMENT LINE
- SET 3/4" IP WITH PLASTIC CAP STAMPED, "L.S. 8743"
- FND: 2-1/2" BRASS DISC INSIDE MON WELL
- FND: 1/4" BRASS PIN SET IN CONCRETE INSIDE MON WELL.
- SET NAIL & BRASS TAG STAMPED "P.L.S. 8743" IN CONCRETE SIDEWALK
- FND IRON PIPE
- I.P. CALCULATED FROM MONUMENT
- PL PROPERTY LINE
- DOC. CENTERLINE
- B.A.R.T.D. BAY AREA RAPID TRANSIT DISTRICT GROUND DISTANCE
- GRD BUILDING LINE

CURVE TABLE

CURVE #	LENGTH	RECORD LENGTH	RADIUS	RECORD RADIUS	DELTA	RECORD DELTA
C1	49.80'	(49.87') (CF-R7)	650.00'	(650.00')(R7)	04°23'04"	04°23'45" (CF-R7)

