

FILE COPY

Esrow Number: _____

RECORDING REQUESTED BY:

Chicago Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:

City of San Leandro
835 East 14th Street
San Leandro, CA 94577
Attn: City Engineer



2018089597

05/04/2018 08:30 AM

OFFICIAL RECORDS OF ALAMEDA COUNTY
STEVE MANNING
RECORDING FEE: 0.00



5 PGS

SPACE ABOVE FOR RECORDER'S USE ONLY

Conditional Certificate of Compliance

(TITLE OF DOCUMENT)

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- ☐ Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax.
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- ☐ Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- ☐ Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- ☐ Exempt from the fee per GC 27388.1 (a) (1); not related to real property.
- ☒ Exempt from fee per GC 27388.1 (a) (2); document is executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act (Title 7 (commencing with section 2100) of Part 4 of the Code of Civil Procedure).

MAIL TAX STATEMENTS TO THE RETURN ADDRESS NOTED ABOVE

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)**

Recording requested by and when
recorded mail to:

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Attn: City Engineer

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§6103, 27383

Space above this line for Recorder's Use

CONDITIONAL CERTIFICATE OF COMPLIANCE

Assessor Parcel Number: 075-0105-014-02

Property Owner(s) of Record: Anthony A. Batarese, Jr., Trustee of the Batarese Family Trust

Number of Parcels for which this Certificate is being issued and recorded: One (1)

Certification.

I, Nick Thom, City Engineer of the City of San Leandro, hereby certify that the real property described below was divided or resulted from a division in compliance with the provisions of the Subdivision Map Act, Government Code Section 66410 *et seq.*, and the Subdivision Ordinance of the City of San Leandro or prior law regulating division of land. I also hereby certify that the real property does not currently conform to the City of San Leandro Zoning Code, as further described below.

Notice per Government Code § 66499.35(f)(1)(E).

This certificate relates only to issues of compliance or noncompliance with the Subdivision Map Act and local ordinances enacted pursuant thereto. The parcel described herein may be sold, leased, or financed without further compliance with the Subdivision Map Act or with any local ordinance enacted pursuant thereto. Development of the parcel may require issuance of a permit or permits, or other grant or grants of approval.

Notice per Government Code § 66499.35(f)(1)(F).

The following conditions will need to be fulfilled and implemented prior to subsequent issuance of a permit or other grant of approval for development of the property, as specified by this Conditional Certificate of Compliance:


According to the City of San Leandro Zoning Code, the subject parcel is within the IL(S) Zoning District defined as "Industrial Limited (Special Review Overlay District)". In order to comply with the Zoning Code, the following requirements must be met:

- §2-730: For newly created lots, the minimum lot width shall be 50 feet.
- §4-1650.B: A legally created lot having a width...less than required for the base district in which it is located may be occupied by a permitted or conditional use if it meets the following requirements: A use permit shall be required for any proposed new use, excepting those uses allowed by right according to §2-704.

Additional Notice.

This certificate in no way guarantees that the parcel can be developed; nor does it indicate or imply that the parcel complies in any respect with the building, zoning or other city ordinances related to development of an existing legal lot. This Certificate of Compliance does not constitute a transfer of title of any, or any portion of, the parcel described herein.

Exhibits. The parcel is further described in Exhibit A, which is attached hereto and incorporated herein by reference.

A handwritten signature in black ink, appearing to read "Nick Thom", is written over a horizontal line.

Nick Thom
City Engineer, City of San Leandro

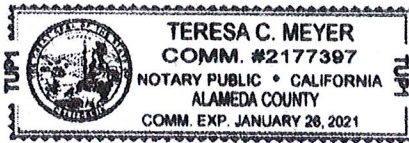
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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 MARCH 20, 2018 before me, TERESA C. MEYER, NOTARY PUBLIC,
personally appeared NICK THOM, City Engineer, City of San Leandro.

My commission number is 2177397.



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.

My commission expires on January 26, 2021.

WITNESS my hand and official seal.

Teresa C. Meyer, Notary Public
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Conditional Certificate of Compliance

Document Date: March 20, 2018

Number of Pages: 2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT A
LEGAL DESCRIPTION

Lot 22, Tract 663, filed October 1, 1943, Book 8 of Maps, Page 50, Alameda County Records;

Excepting therefrom that portion thereof described in the deed to the City of San Leandro, recorded December 1, 1981, Series No. 81-200602, Alameda County Records.
