

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREIN EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 10743, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED JANUARY 24, 2006 UNDER SERIES NO. 2006-025009 IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS PARCEL MAP.

THE UNDERSIGNED FURTHER STATES THAT:

THE AREA IN PARCEL A & B, DESIGNATED AS PAUE - 1 (PRIVATE ACCESS AND UTILITY EASEMENTS - 1) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF PARCELS A, B, & C. PARTICULARS CONCERNING SAID EASEMENT SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" AND SHALL BE FILED CONCURRENTLY WITH THE SUBJECT PARCEL MAP.

THE AREA IN PARCEL B & C, DESIGNATED AS PAUE - 2 (PRIVATE ACCESS AND UTILITY EASEMENTS - 2) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF PARCELS A, B, & C. PARTICULARS CONCERNING SAID EASEMENT SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" AND SHALL BE FILED CONCURRENTLY WITH THE SUBJECT PARCEL MAP.

THE AREA IN PARCEL B, C, & D, DESIGNATED AS PAUE - 3 (PRIVATE ACCESS AND UTILITY EASEMENTS - 3) IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, CONSTRUCTING AND MAINTAINING PRIVATE UTILITIES, SEWERS, STORM DRAINS, AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF PARCELS B, C, & D. PARTICULARS CONCERNING SAID EASEMENT SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" AND SHALL BE FILED CONCURRENTLY WITH THE SUBJECT PARCEL MAP.

THE AREA IN PARCEL C, DESIGNATED AS OVERHANG AND LOADING DOCK EASEMENT IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY RESERVED FOR THE PURPOSE OF INGRESS, EGRESS, AND MAINTAINING PRIVATE STRUCTURES AND ALL APPURTENANCES THERETO FOR THE BENEFIT OF PARCEL B. PARTICULARS CONCERNING SAID EASEMENT SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" AND SHALL BE FILED CONCURRENTLY WITH THE SUBJECT PARCEL MAP.

THE AREAS SHOWN HEREON, DESIGNATED AS "EVAE - 1", "EVAE-2", AND "EVAE-3" ARE NON-EXCLUSIVE EASEMENTS AND SHALL BE GRANTED TO THE CITY OF OAKLAND FOR THE PURPOSE OF INGRESS AND EGRESS OF EMERGENCY VEHICLES. PARTICULARS CONCERNING SAID EASEMENT SHALL BE DEFINED IN A SEPARATE INSTRUMENT ENTITLED "EMERGENCY VEHICLE ACCESS EASEMENTS" AND SHALL BE FILED CONCURRENTLY WITH THE SUBJECT PARCEL MAP.

COLISEUM ENTERPRISE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
BY: ADELIN STREET LOFTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, SOLE MEMBER

BY: JOHN J. COPPINGER, VICE PRESIDENT

JOHN J.

DATE: 6/21/2021

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 SHILOE BEAR IN FEBRUARY 6, 2017. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL MAP, IF ANY. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KEITH S. BUSH, L.S. 8494
DATE: 6/16/2021



SEISMIC ACTIVITY:

THE SUBJECT REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LIQUEFACTION ZONE PURSUANT TO SECTION 2696 OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. TRANSFEREE(S) AND TRANSFEROR(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

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 Alameda } SS

ON June 21, 2021 BEFORE ME, Nancy A. Belgarde
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
JOHN J. COPPINGER

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.

WITNESS MY HAND:

SIGNATURE OF NOTARY: Nancy A. Belgarde

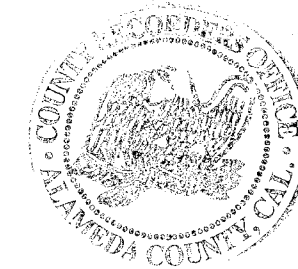
PRINTED NAME OF NOTARY: Nancy A. Belgarde

(NOTE: SEAL OPTIONAL IF THE FOLLOWING INFORMATION IS COMPLETED)

MY COMMISSION EXPIRES: June 30, 2028

MY COMMISSION NUMBER: 2291281

COUNTY OF PRINCIPAL PLACE OF BUSINESS: Alameda



CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

RAYMOND R. HEBERT, CITY SURVEYOR OF OAKLAND

BY: [Signature] DATE: 6/25/2021
RAYMOND R. HEBERT, L.S. 5870



CITY ENGINEER'S STATEMENT:

I, ADE OLUNASOGO, ACTING CITY ENGINEER, HAVING BEEN AUTHORIZED TO PERFORM THE FUNCTIONS OF THE CITY ENGINEER OF THE CITY OF OAKLAND, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREON EMBODIED MAP ENTITLED "PARCEL MAP NO. 10743, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA"; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 23rd
DAY OF June, 2021.

SIGNATURE: [Signature]

PRINTED NAME: Ade Olunwasogo

R.C.E. NO. 55964

ACTING CITY ENGINEER

CITY OF OAKLAND, ALAMEDA COUNTY

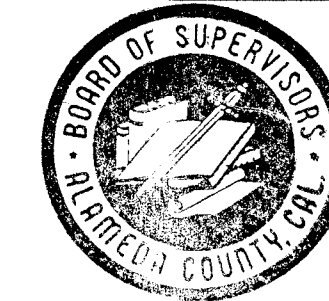
STATE OF CALIFORNIA



CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, ANIKA CAMPBELL-BELTON, 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: November 23, 2021 ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA



BY: [Signature]
DEPUTY CLERK

RECORDER'S STATEMENT:

FILED THIS 30th DAY OF NOVEMBER, 2021, AT 9:01 A.M.

IN BOOK 354 OF PARCEL MAPS, AT PAGES 32-33,

AT THE REQUEST OF OLD REPUBLIC TITLE INSURANCE COMPANY.

FEE: 485.00
SERIES: 2021382510

MELISSA WILK
COUNTY RECORDER

BY: [Signature]
DEPUTY COUNTY RECORDER

ADDITIONAL DOCUMENTS FILED CONCURRENTLY WITH THIS MAP:

"DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS"

RECORDED: 11/30, 2021

AS DOCUMENT NO. 2021382511

"EMERGENCY VEHICLE ACCESS EASEMENTS"

RECORDED: 11/30, 2021

AS DOCUMENT NO. 2021382512

PARCEL MAP NO. 10743

A FOUR (4) PARCEL SUBDIVISION

A MERGER AND RESUBDIVISION OF THE LANDS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JANUARY 24, 2006 UNDER SERIES NO. 2006-025009

OAKLAND, ALAMEDA COUNTY, CALIFORNIA
JUNE, 2021

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

PARCEL MAP 10743

BK 354

PP 32-33

THE LOCATIONS OF PROPERTY BOUNDARIES, RIGHTS OF WAY, EASEMENTS, AND OTHER MATTERS OF RECORD ARE PER THE PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NO.: 0227022721-LE, DATE: AUGUST 27, 2019 AT 7:30 A.M.

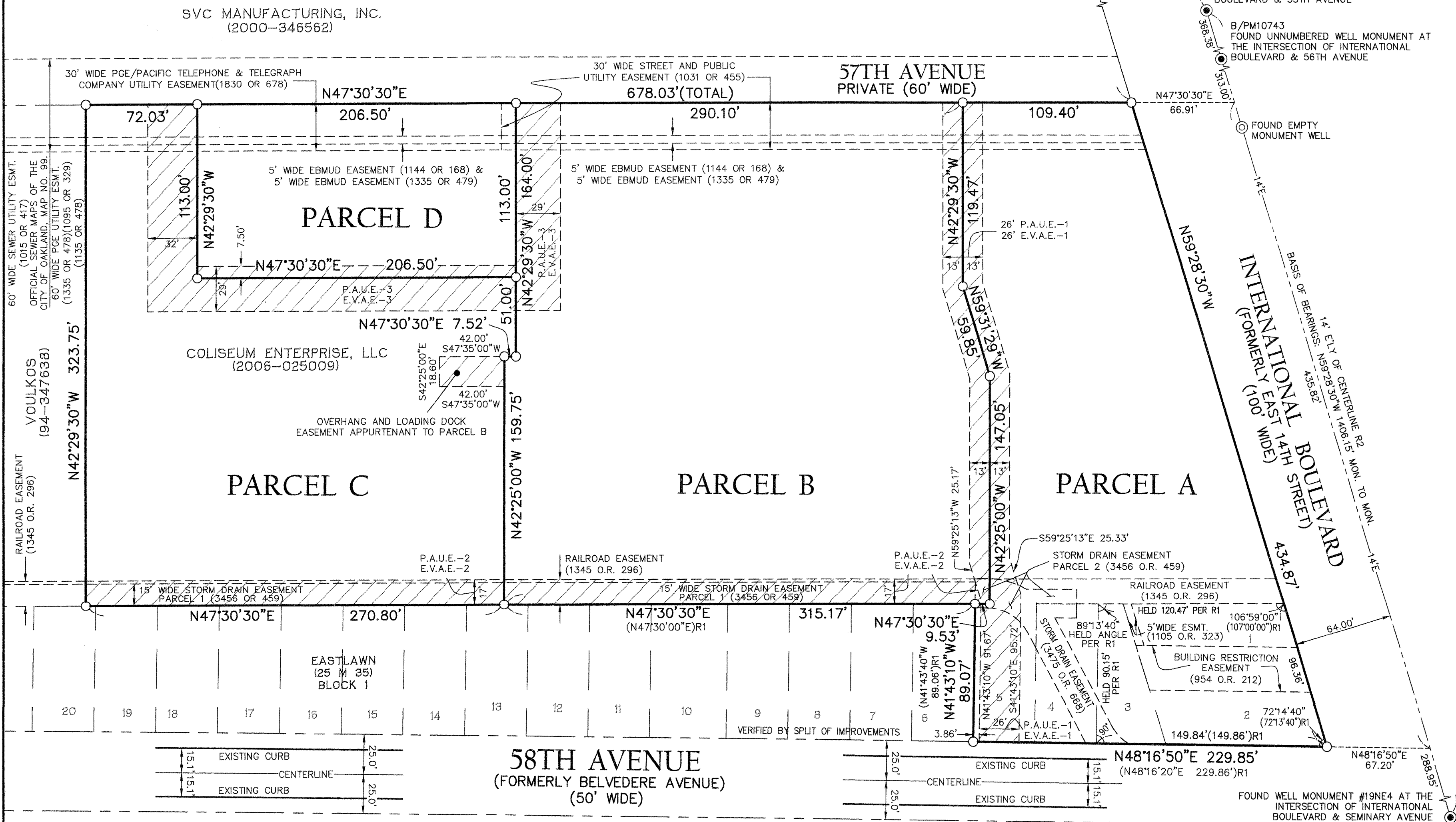
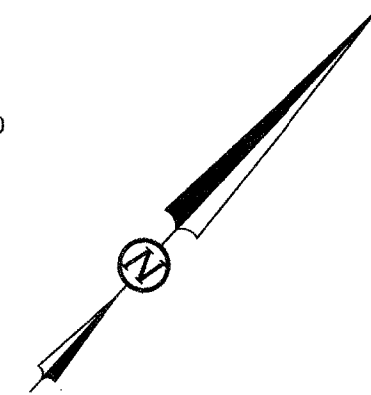
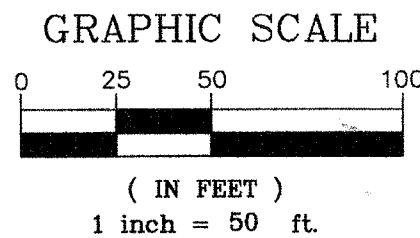
ADDITIONAL EASEMENTS AFFECTING THE SUBJECT SUBDIVISION:

1. ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF PREMISES LYING WITHIN THE LINES OF SEMINARY CREEK.
-NOT PLOTTED HEREON, NO VISIBLE CREEK EXISTS

2. EASEMENT GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
PURPOSE: UNDERGROUND AND ABOVEGROUND ELECTRICAL FACILITIES
RECORDED: SEPTEMBER 29, 1988, INSTRUMENT NO. 88-247372, OF OFFICIAL RECORDS
-THE EXACT LOCATION OF SAID EASEMENT IS NOT DEFINED OF RECORD AND IS NOT PLOTTED HEREON

GENERAL NOTES:

1. HISTORIC LOT/PARCEL LINES WITHIN THE SUBJECT SUBDIVISION SHALL BE REMOVED UPON THE FILING OF THE PARCEL MAP.



LEGEND	
	FOUND CITY MONUMENT
	SET NAIL & 3/4" BRASS TAG "L.S. 8494"
	EASEMENT RESERVED AND TO BE RECORDED HEREIN
	RECORD DATA
	E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
	P.A.U.E. PRIVATE ACCESS, & UTILITY EASEMENT
	SUBJECT PROPERTY
	MONUMENT LINE
	ADJOINING PARCEL
	EASEMENT LINE
	TIE LINE

MAP REFERENCES:

R1 EASTLAWN (25 M 35)
R2 OAKLAND CITY MONUMENT MAP NO. 99
R3 GRANT DEED RECORDED JANUARY 24, 2006 UNDER SERIES NO. 2006-025009

BASIS OF BEARINGS:

N59°28'30"W BETWEEN FOUND MONUMENTS
WITHIN INTERNATIONAL BOULEVARD AS SHOWN
ON PARCEL MAP NO. 8104 (270 PM 5)

PARCEL AREAS:

PARCEL A 67,832 SQ. FT.
PARCEL B 98,204 SQ. FT.
PARCEL C 65,619 SQ. FT.
PARCEL D 23,335 SQ. FT.
TOTAL AREA 254,990 SQ. FT.

PARCEL MAP NO. 10743

A FOUR (4) PARCEL SUBDIVISION

A MERGER AND RESUBDIVISION OF THE
LANDS DESCRIBED IN THAT CERTAIN GRANT
DEED RECORDED JANUARY 24, 2006 UNDER
SERIES NO. 2006-025009

OAKLAND, ALAMEDA COUNTY, CALIFORNIA
JUNE, 2021 SCALE 1" = 50'

BAY AREA LAND SURVEYING INC.

3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

PARCEL MAP 10743

BK 354

Pg. 33