

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT SHE IS THE OWNER OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES ON THE HEREON EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 8679, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT SAID OWNER ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THE DEED RECORDED JANUARY 27, 2012 UNDER SERIES NO. 2012-026968, RECORDS OF ALAMEDA COUNTY, CALIFORNIA; THAT SAID OWNER CONSENTS TO THE PREPARATION OF AND FILING OF THIS PARCEL MAP.

THE AREA MARKED "COMMON DRIVEWAY EASEMENT" IS NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS FOR THE USE OF THE OWNERS OF PARCELS A AND B OF PARCEL MAP 8679 FOR, BUT NOT LIMITED TO, INGRESS AND EGRESS, ACCESS, RECREATION, PARKING AND EMERGENCY VEHICLES OF ALL KINDS. THE MAINTENANCE OF SAID COMMON DRIVEWAY EASEMENT SHALL BE MUTUALLY SHARED BY THE OWNERS OF PARCELS A AND B AND THEIR HEIRS. THE CITY OF OAKLAND IS AN INTENDED THIRD PARTY BENEFICIARY OF THIS EASEMENT AGREEMENT WITH THE RIGHT TO ENFORCE THE RIGHTS AND OBLIGATIONS SET FORTH HEREIN, AT IT'S SOLE DISCRETION. THIS EASEMENT AGREEMENT MAY NOT BE MODIFIED OR TERMINATED WITHOUT THE WRITTEN CONSENT OF THE CITY OF OAKLAND.

THE AREA MARKED "20' WIDE LANDSCAPE EASEMENT" IS INTENDED TO ACCOMMODATE THE USES APPROVED PER THE TENTATIVE PARCEL MAP. THE CITY OF OAKLAND IS AN INTENDED THIRD PARTY BENEFICIARY OF THIS EASEMENT AGREEMENT WITH THE RIGHT TO ENFORCE THE RIGHTS AND OBLIGATIONS SET FORTH HEREIN, AT IT'S SOLE DISCRETION. THIS EASEMENT AGREEMENT MAY NOT BE MODIFIED OR TERMINATED WITHOUT THE WRITTEN CONSENT OF THE CITY OF OAKLAND. THE ABOVE MENTIONED LANDSCAPE EASEMENT IS TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UTILITY STRUCTURES, IRRIGATION SYSTEMS AND APPURTENANCES THERETO, AND LAWFUL FENCES. IT IS UNDERSTOOD THAT THE CITY OF OAKLAND AND ITS SUCCESSORS OR ASSIGNS SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN.

THE "VIEW EASEMENT" OVER PARCEL B AS DEFINED ON SHEET 2 IS FOR THE BENEFIT OF THE OWNER OF PARCEL A.

Consulate General of the
United States of America
at Hong Kong

Acknowledged before me this
6th day of Sep, 2013
by CHOR WAN CHAU

Rishi Kapoor
Rishi Kapoor
U.S. Vice Consul

RISHI KAPOOR
U.S. VICE CONSUL



OWNER'S ACKNOWLEDGMENT

HONG KONG SPECIAL ADMINISTRATIVE REGION

ON 22nd NOVEMBER, 2012 BEFORE ME ELAINE CHI LING TAM
A NOTARY PUBLIC IN AND FOR HONG KONG SPECIAL ADMINISTRATIVE REGION,
PERSONALLY APPEARED CHOR WAN CHAU, WHO PROVIDED TO ME BY PRODUCTION
OF HER PASSPORT, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN
HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT
THE PERSON UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE
INSTRUMENT.

SIGNATURE OF NOTARY PUBLIC:

ELAINE CHI LING TAM

PRINTED NAME OF NOTARY:

CITY ENGINEER'S STATEMENT

I, RAYMOND M. DERANIA, CITY ENGINEER OF THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FOR THE PURPOSE OF REVIEWING SUBDIVISION MAPS, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREON EMBODIED PARCEL MAP ENTITLED "PARCEL MAP 8679, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT THE SUBDIVISION AS SHOWN UPON SAID PARCEL MAP IS SUBSTANTIALLY THE SAME AS THAT APPEARING ON THE TENTATIVE PARCEL MAP (IF ANY) AND APPROVED ALTERATIONS THEREOF; THAT SAID PARCEL MAP COMPLIES WITH ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE GOVERNMENT CODE AND THE LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP; AND THAT I AM SATISFIED THAT THE PARCEL MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 19th DAY OF MARCH 2013



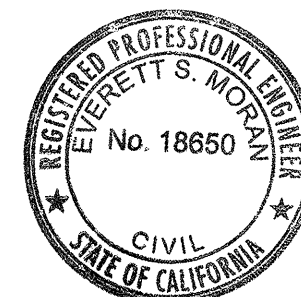
RAYMOND M. DERANIA, RCE 27815
CITY ENGINEER, CITY OF OAKLAND
ALAMEDA COUNTY, STATE OF CALIFORNIA
REGISTRATION EXPIRES: MARCH 31, 2014

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 BRENNAN MULLIGAN IN DECEMBER OF 2004. 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 THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE 10-15-2012

EVERETT S. MORAN, RCE 18650
EXPIRATION DATE: JUNE 30, 2013



NATURAL HAZARDS STATEMENT

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A SEISMIC HAZARD ZONE-LANDSLIDE 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 HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, ~~CRYSTAL HISHIDA GRAFF~~ ANIKKA CAMPBELL-BECTON, 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.

DATED: August 22, 2014

ANIKKA CAMPBELL-BECTON
~~CRYSTAL HISHIDA GRAFF~~
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: David Pan
DEPUTY CLERK

\$27,982.00

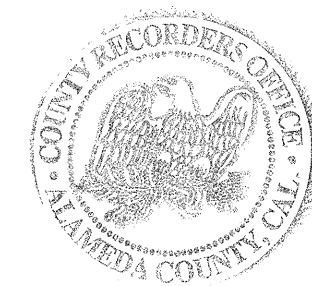
RECORDER'S STATEMENT

FILED THIS 28th DAY OF AUGUST, 2014 AT 12:37 P.M. IN BOOK 326
OF MAPS, AT PAGE 52-93, AT THE REQUEST OF Old Republic Title

2014212122

\$11.00

PATRICK O'CONNELL
COUNTY RECORDER, IN AND FOR
COUNTY OF ALAMEDA, STATE OF CALIFORNIA



BY: Mo
DEPUTY COUNTY RECORDER

OWNER/SUBDIVIDER:

CHOR WAN CHAU
16 WOODMONT WAY
OAKLAND, CA 94611

PARCEL MAP 8679

LOT 16, TRACT 4565 (130 M 53)
CITY OF OAKLAND, COUNTY OF ALAMEDA, CALIFORNIA
AUGUST 2012

MORAN ENGINEERING, INC.

CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 934/1030

WOODMONT-PM.DWG

JOB NO. 04-5619.1

APN: 048H-7902-007

SHEET 1 OF 2

Parcel map 8679

map Book 326

p. 52