

69/151

PM 3285

MAP BOOK 141 PAGE 69

OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND DELINEATED AND EMBRACED WITHIN THE EXTERIOR BOUNDARY LINES OF THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 3285, OAKLAND, ALAMEDA COUNTY, CALIFORNIA"; THAT THEY ARE THE OWNERS OF SAID LAND BY VIRTUE OF THE INDIVIDUAL GRANT DEED RECORDED IN REEL 5230, IMAGE 72, SERIES NUMBER 78-012202, RECORDS OF ALAMEDA COUNTY CALIFORNIA; THAT THEY CONSENT TO THE PREPARATION AND FILING OF THIS MAP.

THE UNDERSIGNED FURTHER CERTIFY THAT:

EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM OR COMMUNITY APARTMENT PROJECT HAS BEEN OR WILL BE GIVEN 180 DAYS' WRITTEN NOTICE OF INTENTION TO CONVERT PRIOR TO TERMINATION OF TENANCY DUE TO THE CONVERSION OR PROPOSED CONVERSION. THE PROVISIONS OF THIS SUBDIVISION SHALL NOT ALTER OR ABRIDGE THE RIGHTS OR OBLIGATIONS OF THE PARTIES IN PERFORMANCE OF THEIR COVENANTS, INCLUDING, BUT NOT LIMITED TO THE PROVISION OF SERVICES, PAYMENTS OF RENT OR THE OBLIGATIONS IMPOSED BY SECTIONS 1941, 1941.1 AND 1941.2 OF THE CIVIL CODE. EACH OF THE TENANTS OF THE PROPOSED CONDOMINIUM OR COMMUNITY APARTMENT PROJECT HAS BEEN OR WILL BE GIVEN NOTICE OF AN EXCLUSIVE RIGHT TO CONTRACT FOR THE PURCHASE OF THEIR RESPECTIVE UNITS UPON THE SAME TERMS AND CONDITIONS THAT SUCH UNITS WILL BE INITIALLY OFFERED TO THE GENERAL PUBLIC OR TERMS MORE FAVORABLE TO THE TENANT. THE RIGHT SHALL RUN FOR A PERIOD OF NOT LESS THAN 90 DAYS FROM THE DATE OF ISSUANCE OF THE SUBDIVISION PUBLIC REPORT PURSUANT TO SECTION 11018.2 OF THE BUSINESS AND PROFESSIONS CODE, UNLESS THE TENANT GIVES PRIOR WRITTEN NOTICE OF HIS INTENTION NOT TO EXERCISE THE RIGHT. AND THE UNDERSIGNED FURTHER CERTIFY THAT:

COPIES OF THE PROPERTY REPORT, STRUCTURAL PEST REPORT, AND UTILITIES/STORAGE SPACE/LAUNDRY FACILITIES REPORT, WERE SUBMITTED ALONG WITH A CERTIFICATE OF OCCUPANCY.

THE DIRECTOR OF CITY PLANNING AND EACH TENANT IN THE BUILDING TO BE CONVERTED WILL RECEIVE THE NOTICE OF SUBDIVISION PUBLIC REPORT AS SET FORTH IN SEC. 7-7.09 OF ARTICLE 7.

NO UNIT IN THE CONVERSION WILL BE OFFERED FOR SALE UNTIL THE UNIT CONFORMS TO THE NOISE INSULATION PROMULGATED IN TITLE 25 OF THE CALIFORNIA ADMINISTRATIVE CODE.

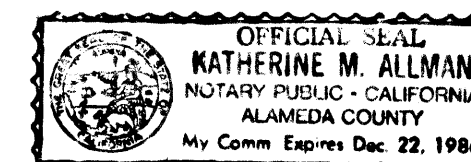
INFORMATIONAL REPORTS WILL BE SUBMITTED TO THE CITY PLANNING DIRECTOR AS REQUIRED BY SECTION 7-7.12 OF ARTICLE 7.

DR. BEBE H. PATTEN

GARY MONCHER

ACKNOWLEDGEMENT

STATE OF CALIFORNIA) SS
COUNTY OF ALAMEDA)



ON THIS DAY OF 1983, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DR. BEBE PATTEN / GARY MONCHER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES:

PARCEL MAP 3285
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
FOR CONDOMINIUM PURPOSES

LOT 23, BLOCK C
MAP OF FOURTH AVENUE TERRACE
BOOK 22, PAGE 93
ALAMEDA COUNTY RECORDS

Ivan Vegvary and Associates

ENGINEERING • SURVEYING • SUBDIVISIONS

1021 BROWN AVENUE, LAFAYETTE, CALIFORNIA 94549
(415) 939-5484 OAKLAND OFFICE (415) 451-8760

SHEET 1 OF 1 SHEETS

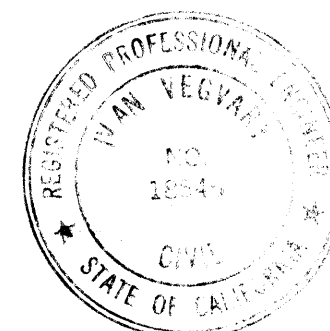
BASIS OF BEARING

SOUTH 23° 29' 30" WEST CALCULATED
BEARING BETWEEN MONUMENTS ON
GREENWOOD AVENUE

GREENWOOD AVENUE
50 FT. WIDE

AVENUE

USE WITH CAUTION
THIS IS A PUBLIC WORKS DEPARTMENT
WORKING COPY OF AN OFFICIAL MAP
ON FILE IN THE OFFICE OF THE COUNTY
RECORDS, COUNTY OF ALAMEDA. OF
ICE INFORMATION OR CALCULATIONS
MAY HAVE BEEN ADDED HEREON.



ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GARY MONCHER ON JUNE 4, 1980. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Ivan Vegvary
R.C.E. 18546

SIGNED: Terry E. Roberts
TERRY E. ROBERTS
CITY ENGINEER R.C.E. 25013
CITY OF OAKLAND

RECORDER'S CERTIFICATE

FILED THIS 5th DAY OF December, 1983
AT 3:00 PM IN BOOK 141 OF PARCEL MAPS, AT PAGE 69
AT THE REQUEST OF CHICAGO TITLE COMPANY

83-227925
\$6.00

RENE C. DAVIDSON
COUNTY RECORDER

BY: M. Guerrera
DEPUTY COUNTY RECORDER

CITY ENGINEER'S CERTIFICATE

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

DATED: Nov. 7, 1983

AES
C.V.P.

Filed 12/5/83

141/69