

RACINE STREET
(60' WIDE)

ALCATRAZ AVENUE
(66' WIDE)

SOUTHERLY RIGHT-OF-WAY LINE OF ALCATRAZ AVE. - S79°59'47"W - 600.95' CORNER TO CORNER
ESTABLISHED BY CURB SPLIT

RCHO. V. & D. PERALTA
(17 M. 12)

P.M. 8707
(294 M. 76-77)

0.11' GAP
BETWEEN
PARCELS

S 80°01'00" W 58.27' (58.00')

0.11' GAP
BETWEEN
PARCELS

GENTLE THUNDER, L.P.
(78-156761)

0.08' GAP
BETWEEN
PARCELS

S 09°59'00" E 101.56'

LOT 1
AREA=5,918± SQ. FT.

DEFRIEZ
(2007417746)

0.08' GAP
BETWEEN
PARCELS

N 09°59'00" W 23.00'

N 80°01'00" E 58.27' (58.00')

58.05' TO TELEGRAPH AVE.

NORTH STREET
(56' WIDE)

109.82'
MONUMENT LINE EXTENDED: S 80°01'00" W

S 80°01'00" W 38.45'

N 05°47'33" E 23.90'

MON. #
5NW6

S 80°01'00" W - 399.73' MON. TO MON.

UN-NUMBERED
MONUMENT

MON. #
5NW7

272.05'

TELEGRAPH AVENUE
(100' WIDE)

WESTERLY RIGHT-OF-WAY LINE OF TELEGRAPH AVE. - N05°47'33"E - 211.23' CORNER TO CORNER

S79°59'47"W
38.45'

MON. #
5NW1
20.67'

LEGEND	
⊙	FOUND CITY MONUMENT
()	RECORD DATA
---	TIE LINE
---	DEEDED PARCEL LINE
---	PARCEL MAP BOUNDARY LINE

BASIS OF BEARINGS:

NORTHERLY RIGHT-OF-WAY
LINE OF NORTH STREET.
TAKEN AS N 80°01'00" E
AS SHOWN ON ALAMEDA
COUNTY ASSESSOR'S
MAP 15, PAGE 1379,
ALAMEDA COUNTY RECORDS.

OWNER/SUBDIVIDER:

CRAIG I. BECKERMAN AND CHERYL A.
BECKERMAN, TRUSTEES UNDER THE
CCAA TRUST, DATED APRIL 26, 2007
1442A WALNUT STREET, #292
BERKELEY, CA 94609

SEISMIC HAZARD NOTE:

THIS 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 DISASTERS
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.

PARCEL
MAP NO. 9726

A ONE LOT SUBDIVISION FOR
CONDOMINIUM CONVERSION
PURPOSES-TWO UNITS

A PORTION OF THE RANCHO OF VICENTE
AND DOMINGO PERALTA, (17 M. 12)
OAKLAND, ALAMEDA COUNTY, CALIFORNIA
SEPTEMBER, 2008 SCALE 1" = 16'

BAY AREA LAND
SURVEYING INC.

961 MITCHELL WAY
EL SOBRANTE, CALIFORNIA
94803
(510) 223-5167

GRAPHIC SCALE



(IN FEET)
1 inch = 16 ft.

Parcel map 9726
Map Bk 310 pg 37