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Office of the City Manager

CONSENT CALENDAR
November 17, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jamie Parks, Director, Public Works

Subject: Final Map of Tract 8713: 1750 Sacramento Street

RECOMMENDATION

Adopt a Resolution approving the final map of Tract Map 8713 for a parcel merger, re-subdivision and land dedication at the San Francisco Bay Area Rapid Transit (BART) North Berkeley station located at 1750 Sacramento Street.

FISCAL IMPACTS OF RECOMMENDATION

There is no cost to the City. The applicant (North Berkeley Housing Partners) paid the appropriate fees with the submission of their tract map application.

CURRENT SITUATION AND ITS EFFECTS

The application submitted by the North Berkeley Housing Partners for the North Berkeley BART Transit-Oriented Development project (the Project) pursuant to AB 2011 (Government Code Section 65912) at 1750 Sacramento (PLN2024-0010) was approved on December 11, 2024. Approval of this project included approval of the tentative tract map for the merger and re-subdivision of the parcel for residential, open space, public access, and Bay Area Rapid Transit facilities. In addition, the tentative tract map included four land dedication areas, totaling approximately 3,683 square feet, along Virginia, Sacramento, Delaware, and Acton streets adjacent to the North Berkeley BART property to be transferred from BART to the City.

The tentative map was approved on December 11, 2024, and state law and City Ordinances require that the map is valid for 24 months from the approval date. Prior to expiration of the tentative map, the applicant duly submitted the final map for the Project within the required 24-month timeframe and is now seeking Council approval.

BACKGROUND

Section 21.20.100 of the Berkeley Municipal Code requires City Council approval of all final map subdivisions. In addition, pursuant to Section 66474.1 of Division 2 of the Government Code, a legislative body must approve such a final map if it finds it to be in substantial compliance with the approved tentative map.

All conditions of approval have been completed to the satisfaction of the Public Works Department and the Planning and Development Department. Public Works' Engineering Division staff have examined the final map and determined it to be in substantial compliance with the approved tentative map.

The final map is meant to provide a record of the underlying property survey and does not constitute approval of a proposed or existing structure upon the property. Separate action is required for this approval, which has been obtained by virtue of use permits and building permits.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The environmental impacts from the Project were considered in the Environmental Impact Report (SCH #: 2020110320), which was certified by the City Council on June 2, 2022. In addition, the transfer of ownership resulting from the proposed land dedication does not create significant effect on the environment.

The proposed buildings in the Project comply with the California Green Building Standards Code (CALGreen). CALGreen is California's green building code to improve public health, safety, and general welfare through enhanced design and construction of buildings, utilizing concepts that promote a positive environmental impact and sustainable construction practices.

RATIONALE FOR RECOMMENDATION

Pursuant to Section 66474.1 of Division 2 of the Government Code, the City Council must approve the final map if it finds it to be in substantial compliance with the approved tentative map. Staff have reviewed the map and find it to be in substantial compliance with the tentative map.

ALTERNATIVE ACTIONS CONSIDERED

No other alternative course of action is recommended.

CONTACT PERSON

Wahid Amiri, Deputy Director, Public Works, 510-981-6396
Pejman Mehrfar, Manager of Engineering, Engineering Division (510) 981-6439
Vincent Chen, Supervising Civil Engineer, Engineering Division (510) 981-6409

Attachment:
1: Resolution
Exhibit A: Tract Map 8713

RESOLUTION NO. ##,###-N.S.

FINAL MAP OF TRACT 8713: 1750 SACRAMENTO STREET

WHEREAS, the Planning and Development Department has established findings and conditions on June 3, 2024 for the tentative map to subdivide the property and construct mixed-use and multi-family residential buildings; and

WHEREAS, the Planning and Development Department has determined that the tentative map of Tract 8713 conforms to the requirements of the City's subdivision Ordinance, and the California Subdivision Map Act, and approved the tentative map of Tract 8713 on December 11, 2024; and

WHEREAS, the Public Works Department and the Planning and Development Department have certified that the final map of Tract 8713 substantially conforms to the conditionally approved tentative map, as required by the California Subdivision Map Act.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the final map of Tract 8713 for a mixed-use transit-oriented development at 1750 Sacramento Street, is hereby approved.

Exhibits
A: Tract Map 8713

SHEET INDEX

SHEET 1	STATEMENTS
SHEET 2	REFERENCES AND MAP NOTES
SHEET 3	EXISTING BOUNDARY
SHEET 4	DEDICATION, VACATION & PARCELIZATION OVERVIEW
SHEET 5	RESULTANT BOUNDARY
SHEET 6	DESIGNATED REMAINDER & VERTICAL LOT DETAILS
SHEET 7	VERTICAL LOT SECTIONS
SHEET 8	DEDICATION & VACATION PARCEL DETAILS

OWNER'S STATEMENT

THE UNDERSIGNED OWNER HEREBY STATES THAT IT HAS RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, ENTITLED "TRACT MAP XXXX"; THAT SAID OWNER ACQUIRED SAID TITLE INTEREST BY VIRTUE OF THOSE CERTAIN DEEDS SHOWN IN TABLE "A" ON SHEET 2, RECORDED IN THE OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS TRACT MAP.

OWNER HEREBY IRREVOCABLY OFFERS FOR DEDICATION IN FEE TO THE CITY OF BERKELEY FOR STREET AND ROADWAY PURPOSES THOSE CERTAIN DEDICATION AREAS 1, 2, 3, AND 4, AS SHOWN ON THIS MAP.

OWNER: SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

BY: _____

NAME: JOSEPH BASUINO

TITLE: DIRECTOR OF REAL ESTATE AND PROPERTY DEVELOPMENT

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 } S.S.

COUNTY OF ALAMEDA }

ON _____, 2026, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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: _____

_____

NAME (PRINTED), NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS:_____

COMMISSION EXPIRES:_____

COMMISSION # OF NOTARY: _____

OWNER'S STATEMENT

THE UNDERSIGNED OWNER HEREBY STATES THAT IT HAS RECORD TITLE INTEREST NECESSARY TO CONSENT TO THE PREPARATION AND FILING OF THIS MAP, ENTITLED "TRACT MAP XXXX"; THAT SAID OWNER ACQUIRED SAID TITLE INTEREST BY VIRTUE OF THAT CERTAIN DEED RECORDED NOVEMBER 5, 1971 IN BOOK 2989, AT PAGES 645-648 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA; THAT IT CONSENTS TO THE PREPARATION AND FILING OF THIS TRACT MAP.

OWNER HEREBY IRREVOCABLY VACATES THOSE CERTAIN PORTIONS OF SACRAMENTO STREET AND DELAWARE STREET LABELED AS VACATION AREA 1 AND VACATION AREA 2 AS SHOWN ON THIS MAP.

OWNER: CITY OF BERKELEY, A MUNICIPAL CORPORATION

BY: _____

NAME: _____

TITLE: _____

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 } S.S.

COUNTY OF ALAMEDA }

ON _____, 2026, BEFORE ME _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) 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: _____

_____

NAME (PRINTED), NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS:_____

COMMISSION EXPIRES:_____

COMMISSION # OF NOTARY: _____

CITY CLERK'S STATEMENT

I, MARK NUMAINVILLE, CITY CLERK OF THE COUNCIL OF THE CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED MAP ENTITLED "TRACT MAP XXXX" WAS PRESENTED TO THE COUNCIL OF THE CITY OF BERKELEY, AT A MEETING THEREOF, HELD ON, _____ 202 ____, AND THAT SAID CITY COUNCIL, BY RESOLUTION NUMBER _____ DID APPROVE SAID MAP; THAT SAID CITY COUNCIL FINDS THAT THE ZONING OF THIS PROPERTY PERMITS THIS USE, AND THE SALES OF THE INDIVIDUAL UNITS WILL BE PERMITTED.

I FURTHER CERTIFY THAT SAID CITY COUNCIL, ON BEHALF OF THE PUBLIC, ACCEPTS THOSE OFFERS OF DEDICATION IN FEE FOR STREET AND ROADWAY PURPOSES AS SHOWN OR DELINEATED ON SAID MAP AND AS SET FORTH IN THE OWNER'S STATEMENT.

I FURTHER CERTIFY THAT SAID CITY COUNCIL, ON BEHALF OF THE PUBLIC, VACATES THOSE CERTAIN PORTIONS OF SACRAMENTO STREET AND DELAWARE STREET AS LABELED AND AS SHOWN OR DELINEATED ON SAID MAP AND AS SET FORTH IN THE OWNER'S STATEMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ OF _____, 202 ____.

_____
MARK NUMAINVILLE, CITY CLERK AND CLERK OF
THE COUNCIL OF THE CITY OF BERKELEY,
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HAVE EXAMINED THIS MAP AND THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP (IF ANY) AND APPROVED ALTERATIONS THEREOF.

_____ _____
DATED RONALD A. NEVELS, R.C.E. 62524
CITY ENGINEER, CITY OF BERKELEY

CITY CONSULTANT SURVEYOR'S STATEMENT

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES. I, PATRICK M. REI, DO HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME, OR UNDER MY DIRECTION BY CITY OF BERKELEY STAFF, AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

_____ _____
DATED PATRICK M. REI, PLS 8178
CITY CONSULTANT SURVEYOR, CITY OF BERKELEY

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 SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT IN AUGUST 2026. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWO YEARS OF THE CITY ENGINEER'S DETERMINATION THAT THE CONSTRUCTION OF PAVEMENT HAS BEEN COMPLETED, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

BY: _____ _____
DAVID JUNGMANN, PLS 9267 DATE

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 SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

DATED: _____

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ , 2026, AT _____ A.M./P.M.

IN BOOK _____ OF MAPS AT PAGE(S) _____ , AT THE REQUEST OF BKF.

FILE NO. _____ FEE _____

MELISSA WILK, COUNTY RECORDER OF ALAMEDA, STATE OF CALIFORNIA

NAME: _____
DEPUTY COUNTY RECORDER

TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

BEING A MERGER AND RESUBDIVISION OF THE NORTH BERKELEY BAY AREA RAPID TRANSIT DISTRICT STATION AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 14, 1977 AS REEL 4807, IMAGE 380, UNDER RECORDER'S SERIAL NUMBER 77-68766 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND THOSE FORMER PORTIONS OF SACRAMENTO STREET AND DELAWARE STREET SHOWN HEREON AS VACATION AREAS 1 AND 2 AND THOSE CERTAIN PARCELS DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED _____, 2026 AS DOCUMENT NUMBERS _____ AND _____, OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

AUGUST 2026

BKF
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

TABLE "A" - S.F.B.A.R.T.D. VESTING DEEDS

NOTE: THE PARCEL NUMBERS BELOW CORRESPOND TO THE PARCEL DESIGNATIONS SHOWN ON RECORD MAP REFERENCE (R3).

PARCEL NO.	RECORDING DATE	REEL	IMAGE
O-R 359	03-10-1965	1452	986
O-R 360	11-05-1964	1358	45
O-R 361	12-16-1964	1392	716
O-R 362	04-01-1965	1470	642
O-R 363	04-16-1965	1482	763
O-R 364	04-20-1965	1484	901
O-R 365	01-11-1965	1410	490
O-R 366	10-13-1964	1336	316
O-R 367	10-13-1964	1336	319
O-R 368	10-13-1964	1336	321
O-R 369	11-20-1964	1370	679
O-R 370	01-04-1965	1405	897
O-R 371	10-13-1964	1336	323
O-R 372	11-04-1964	1355	309
O-R 373	02-19-1965	1439	733
O-R 374	06-02-1965	1517	823
O-R 375	11-04-1964	1355	311
O-R 376	10-13-1964	1336	325
O-R 377 & 393	10-23-1964	1346	290
O-R 378	10-02-1964	1328	312
O-R 379	11-04-1964	1355	297
O-R 380	03-10-1965	1452	982
O-R 381 & 382	02-17-1965	1437	634
O-R 383	06-11-1965	1526	436
O-R 384	01-26-1965	1421	653
O-R 385	11-04-1964	1355	301
O-R 386	02-18-1965	1438	698
O-R 387	01-11-1965	1410	487
O-R 388	10-13-1964	1336	311
O-R 389	10-19-1964	1341	811
O-R 390	07-02-1965	1542	639
O-R 391	01-07-1965	1408	566
O-R 392	10-02-1964	1328	314
O-R 399 & 414	07-16-1965	1552	820
O-R 400	11-04-1964	1355	304
O-R 401	09-17-1964	1314	832
O-R 402	09-17-1964	1314	834
O-R 403	09-08-1964	1306	636
O-R 404	09-11-1964	1309	840
O-R 405	10-01-1964	1327	75
O-R 406	11-04-1964	1355	306
O-R 407	05-18-1965	1506	645
O-R 408	02-02-1965	1426	755
O-R 409	04-23-1965	1488	175
O-R 410	03-01-1965	1445	740
O-R 411	10-13-1964	1336	314
O-R 412	02-01-1966	1697	162
O-R 413	08-20-1965	1579	937
O-R 415	09-10-1964	1308	124
O-R 416	10-02-1964	1328	319
O-R 417	09-15-1964	1312	417
O-R 418	10-02-1964	1328	323
O-R 419	08-27-1964	1297	585
O-R 420	09-10-1964	1308	534
O-R 421	06-02-1965	1517	820
O-R 422	08-27-1964	1297	588
O-R 423	05-18-1965	1506	647
O-R 424	08-31-1965	1587	365
O-R 425	09-01-1965	1588	594
O-R 426	10-05-1964	1329	636
O-R 427	08-18-1965	1578	165
O-R 428	09-22-1964	1318	539
O-R 429	10-02-1964	1328	326
O-R 430	10-23-1964	1346	294
O-R 431	06-01-1965	1516	979
O-R 432	03-10-1965	1452	984
O-R 433	09-08-1964	1306	638

RECORD MAP REFERENCES

(R1) SUBDIVISION MAP ENTITLED "MAP OF THE VISTA DEL MAR TRACT" FILED FOR RECORD ON MAY 27, 1893 IN BOOK 12 OF MAPS AT PAGE 59, ALAMEDA COUNTY RECORDS.

(R2) UNRECORDED MAP ENTITLED "SKETCH OF PROPOSED RESUBDIVISION OF A PORTION OF THE VISTA DEL MAR TRACT", DATED FEBRUARY 1913 BY T.J. ALLEN, C.E. AND ON FILE WITH THE CITY OF BERKELEY

(R3) RECORD MAPS OF RIGHT OF WAY KNOWN AS RRW 22 AND RRW 22A WITHIN THAT CERTAIN MAP PACKAGE ENTITLED "RECORD MAPS OF RIGHT OF WAY BAY AREA RAPID TRANSIT DISTRICT ALAMEDA COUNTY" FILED FOR RECORD ON SEPTEMBER 20, 1971 IN BOOK 68 OF MAPS AT PAGES 122 THROUGH 146, SERIES NUMBER 71-122851, ALAMEDA COUNTY RECORDS.

(R4) PARCEL MAP "P.M. 10035" FILED FOR RECORD ON DECEMBER 23, 2013 IN BOOK 324 OF MAPS AT PAGES 51 AND 52, ALAMEDA COUNTY RECORDS.

(R5) CORNER RECORD NUMBER 7061 FILED FOR RECORD ON MAY 8, 2015 IN BOOK 67 OF CORNER RECORDS AT PAGE 29, ALAMEDA COUNTY RECORDS.

(R6) CORNER RECORD NUMBER 7861 FILED FOR RECORD ON DECEMBER 23, 2015 IN BOOK 75 OF CORNER RECORDS AT PAGE 28, ALAMEDA COUNTY RECORDS.

(R7) CORNER RECORD NUMBER 11444 FILED FOR RECORD ON JULY 24, 2018 IN BOOK 110 OF CORNER RECORDS AT PAGE 60, ALAMEDA COUNTY RECORDS.

(R8) CORNER RECORD NUMBER 12826 FILED FOR RECORD ON SEPTEMBER 6, 2019 IN BOOK 122 OF CORNER RECORDS AT PAGE 81, ALAMEDA COUNTY RECORDS.

(R9) CORNER RECORD NUMBER 16349 FILED FOR RECORD ON JANUARY 4, 2023 IN BOOK 150 OF CORNER RECORDS AT PAGE 53, ALAMEDA COUNTY RECORDS.

(R10) PARCEL MAP "P.M. 8646" FILED FOR RECORD ON AUGUST 18, 2005 IN BOOK 284 OF MAPS AT PAGES 3 AND 4, ALAMEDA COUNTY RECORDS.

(R11) RECORD OF SURVEY 2675 FILED FOR RECORD ON JUNE 17, 2015 IN BOOK 40 OF RECORDS OF SURVEY AT PAGE 91, ALAMEDA COUNTY RECORDS.

(R12) CORNER RECORD NUMBER 2759 FILED FOR RECORD ON OCTOBER 29, 2006 IN BOOK 24 OF CORNER RECORDS AT PAGE 98, ALAMEDA COUNTY RECORDS.

(R13) FIELD BOOK PAGE 1263, DATED JANUARY 15, 1907, ON FILE WITH THE CITY OF BERKELEY.

RECORD DOCUMENT REFERENCES

(D1) QUITCLAIM DEED RECORDED _____, 2026 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF ALAMEDA COUNTY.

(D2) QUITCLAIM DEED RECORDED _____, 2026 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF ALAMEDA COUNTY.

(D3) QUITCLAIM DEED RECORDED _____, 2026 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF ALAMEDA COUNTY.

(D4) QUITCLAIM DEED RECORDED _____, 2026 AS DOCUMENT NUMBER _____, OFFICIAL RECORDS OF ALAMEDA COUNTY.

BASIS OF BEARINGS

THE BEARING OF SOUTH 05°31'15" EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF ACTON STREET AS SHOWN ON THAT CERTAIN UNRECORDED MAP ENTITLED "SKETCH OF PROPOSED RESUBDIVISION OF A PORTION OF THE VISTA DEL MAR TRACT", DATED FEBRUARY 1913 BY T.J. ALLEN, C.E. AND ON FILE WITH THE CITY OF BERKELEY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK STATEMENT

THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE CITY OF BERKELEY VERTICAL DATUM, PER A LEVEL LOOP PERFORMED BY BKF ENGINEERS ON JULY 7, 2023, THROUGH CITY MONUMENT B0549, A 2" BRASS DISK WITH PUNCH STAMPED "LS 5003 CITY OF BERKELEY UNLAWFUL TO DEFACE" IN MONUMENT WELL AT THE INTERSECTION OF SACRAMENTO STREET AND DELAWARE STREET, AND CITY MONUMENT B0594, A 1/4" BRASS PIN DOWN 0.6' IN MONUMENT WELL AT THE INTERSECTION OF SACRAMENTO STREET AND VIRGINIA STREET.

B0549 ELEVATION = 109.91 FEET
B0594 ELEVATION = 108.69 FEET

SURVEYOR'S NOTES

- ALL DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY WAS PREPARED UTILIZING A PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 1117025337-JM, DATED FEBRUARY 7, 2023, AT 7:30 AM. PLOTTABLE EXCEPTIONS ARE SHOWN HEREON. SITE MAY BE AFFECTED BY NON-PLOTTABLE EASEMENTS OR AGREEMENTS. SEE TITLE REPORT FOR PARTICULARS.

TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

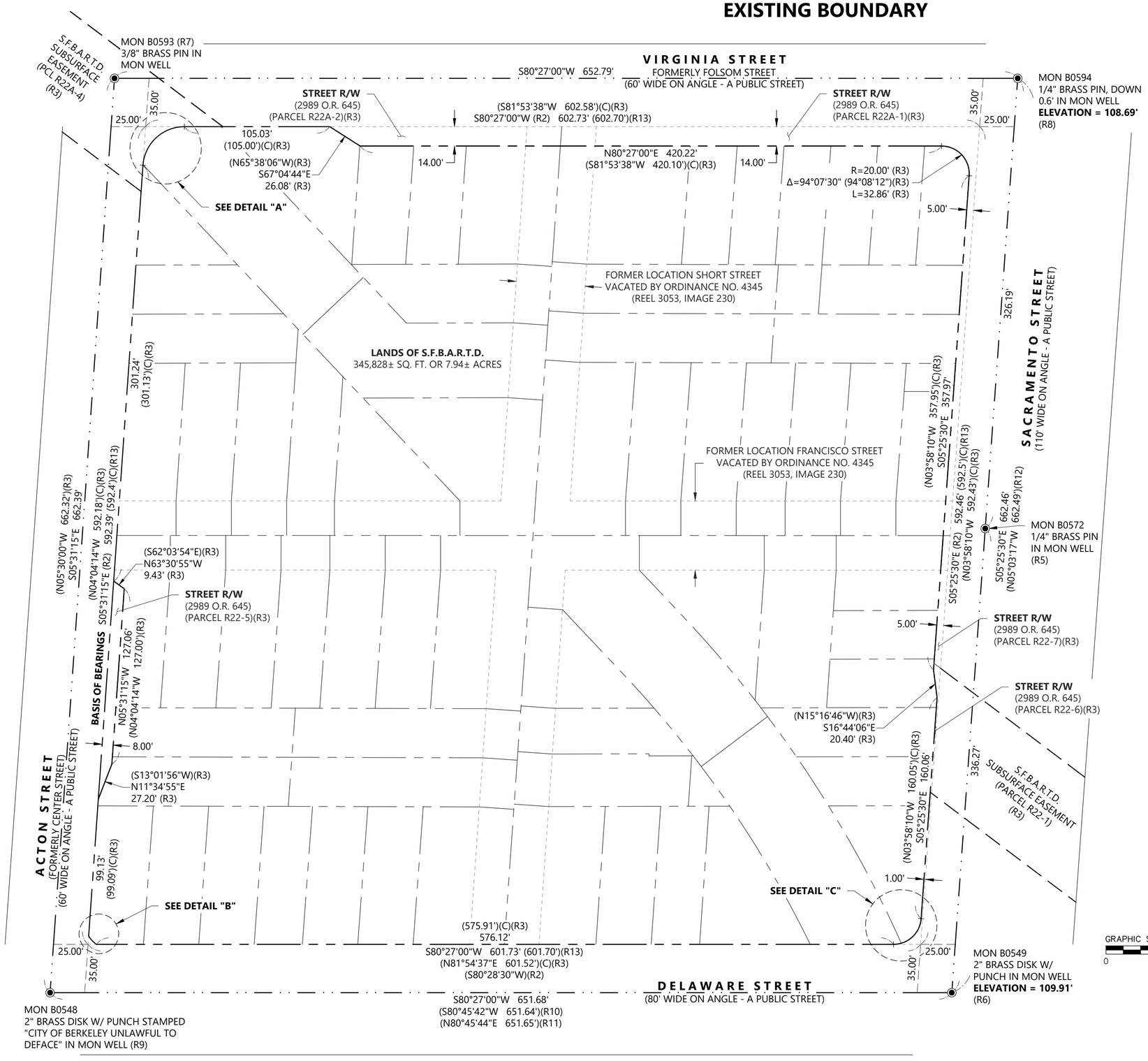
BEING A MERGER AND RESUBDIVISION OF THE NORTH BERKELEY BAY AREA RAPID TRANSIT DISTRICT STATION AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 14, 1977 AS REEL 4807, IMAGE 380, UNDER RECORDER'S SERIAL NUMBER 77-68766 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND THOSE FORMER PORTIONS OF SACRAMENTO STREET AND DELAWARE STREET SHOWN HEREON AS VACATION AREAS 1 AND 2 AND THOSE CERTAIN PARCELS DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED _____, 2026 AS DOCUMENT NUMBERS _____ AND _____, OFFICIAL RECORDS OF ALAMEDA COUNTY

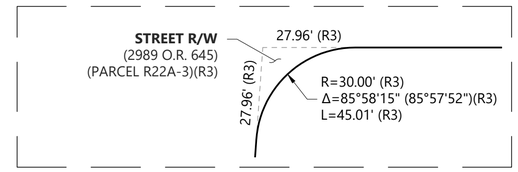
CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

AUGUST 2026

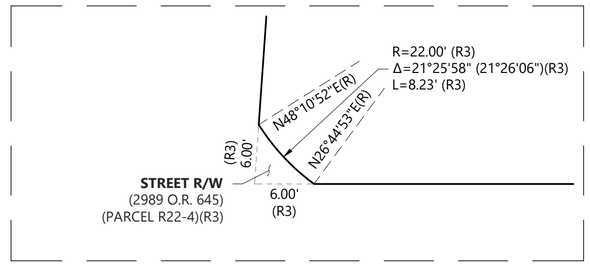
BKF
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

EXISTING BOUNDARY

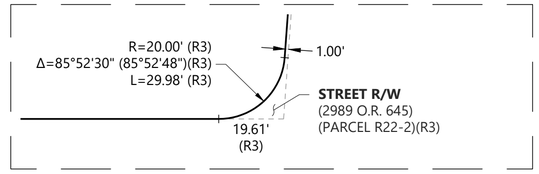




DETAIL "A"
1" = 50'



DETAIL "B"
1" = 50'



DETAIL "C"
1" = 50'

LEGEND

◉	FOUND MONUMENT AS NOTED
(C)	CALCULATED FROM RECORD
(D#)	DENOTES RECORD DOCUMENT REFERENCE
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PCL	PARCEL
PTR	PRELIMINARY TITLE REPORT
(R)	DENOTES RADIAL BEARING
(R#)	DENOTES RECORD MAP REFERENCE
R/W	RIGHT OF WAY
S.F.B.A.R.T.D.	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
SF	SQUARE FEET

LINETYPES

- EXISTING BOUNDARY LINE
- LOT LINE TO BE REMOVED
- FORMER RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE/RADIAL LINE

TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

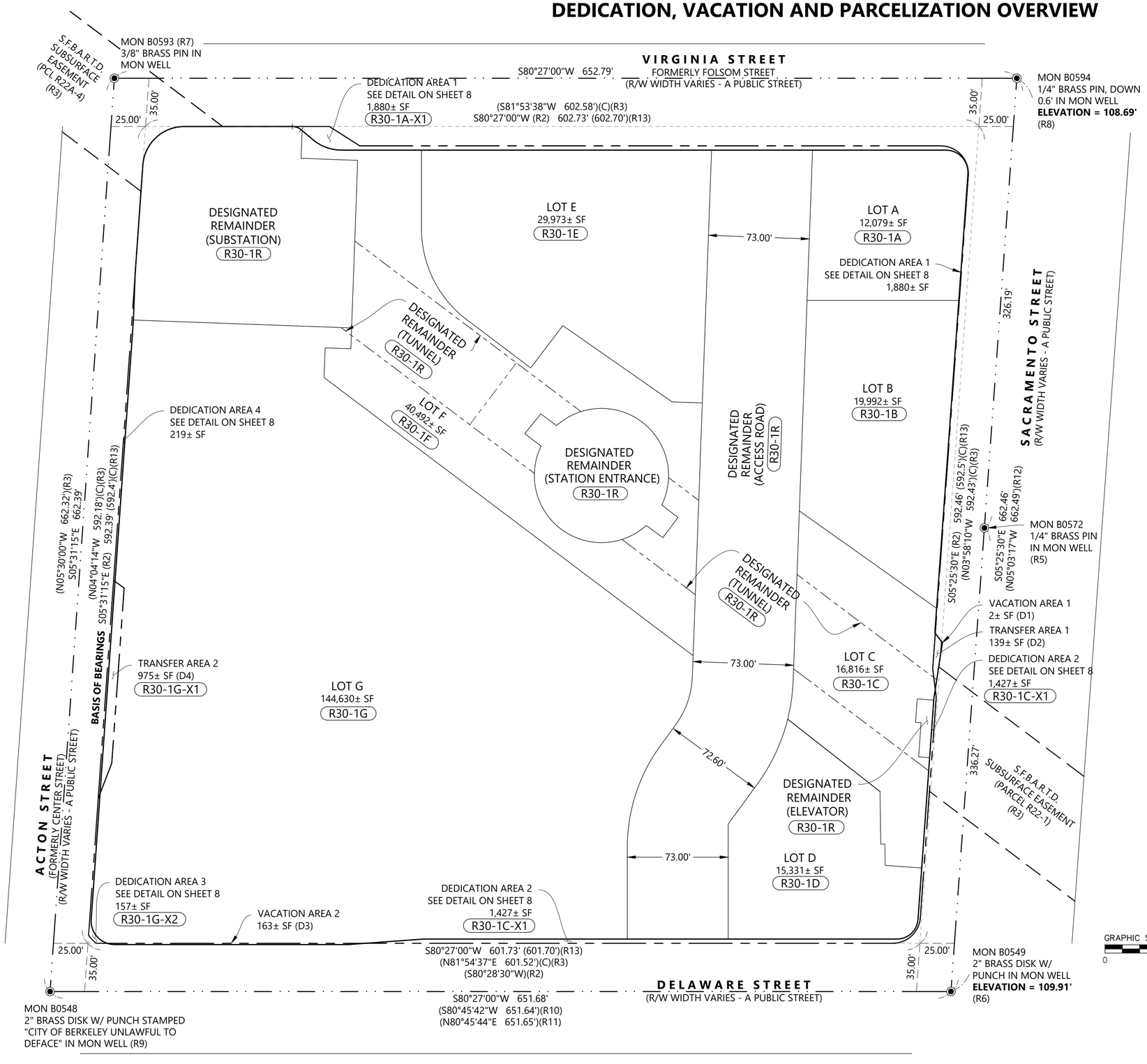
BEING A MERGER AND RESUBDIVISION OF THE NORTH BERKELEY BAY AREA RAPID TRANSIT DISTRICT STATION AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 14, 1977 AS REEL 4807, IMAGE 380, UNDER RECORDER'S SERIAL NUMBER 77-68766 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND THOSE FORMER PORTIONS OF SACRAMENTO STREET AND DELAWARE STREET SHOWN HEREON AS VACATION AREAS 1 AND 2 AND THOSE CERTAIN PARCELS DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED _____, 2026 AS DOCUMENT NUMBERS _____ AND _____, OFFICIAL RECORDS OF ALAMEDA COUNTY

CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

SCALE 1" = 50' AUGUST 2026

BKF
255 SHORELINE DR.,
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

DEDICATION, VACATION AND PARCELIZATION OVERVIEW



LEGEND

◉	FOUND MONUMENT AS NOTED
(C)	CALCULATED FROM RECORD
(D#)	DENOTES RECORD DOCUMENT REFERENCE
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PCL	PARCEL
PTR	PRELIMINARY TITLE REPORT
(R)	DENOTES RADIAL BEARING
(R#)	DENOTES RECORD MAP REFERENCE
S.F.B.A.R.T.D.	SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT
SQ. FT.	SQUARE FEET
R30-1A	S.F.B.A.R.T.D. PARCEL #

LINETYPES

- RESULTANT BOUNDARY LINE
- EXISTING BOUNDARY LINE
- FORMER RIGHT-OF-WAY LINE
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE/RADIAL LINE
- VERTICAL STEP IN LOT

SURVEYOR'S NOTE:

THE DESIGNATIONS "R30-1R", "R30-1A", AND SIMILAR REFERENCES SHOWN ON THIS MAP, AS WELL AS LABELS IDENTIFYING AREAS SUCH AS "TUNNEL", "SUBSTATION", AND OTHER SIMILARLY DESIGNATED FACILITIES OR AREAS, ARE INCLUDED SOLELY FOR BART INTERNAL IDENTIFICATION AND OPERATIONAL PURPOSES. THESE REFERENCES AND LABELS ARE NOT TRACT MAP LOT NUMBERS, PARCEL NUMBERS, SUBDIVISION DESIGNATIONS, LAND USE CLASSIFICATIONS, OR LEGAL DESCRIPTIONS AND SHALL NOT BE CONSTRUED AS CREATING SEPARATE LOTS, PARCELS, REMAINDER PARCELS, DEVELOPMENT PARCELS, OWNERSHIP INTERESTS, EASEMENTS, FACILITIES RIGHTS, OR LEGAL SUBDIVISIONS OF LAND. NO SEPARATE CONVEYANCE, DEVELOPMENT ENTITLEMENT, TITLE INTEREST, OR OTHER LEGAL RIGHT IS CREATED BY THESE REFERENCES OR LABELS. THE "DESIGNATED REMAINDER" AREAS SHOWN HEREON REMAIN SINGLE REMAINDER AREAS NOTWITHSTANDING THE PRESENCE OF SUCH REFERENCE DESIGNATIONS OR FACILITY LABELS.

TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

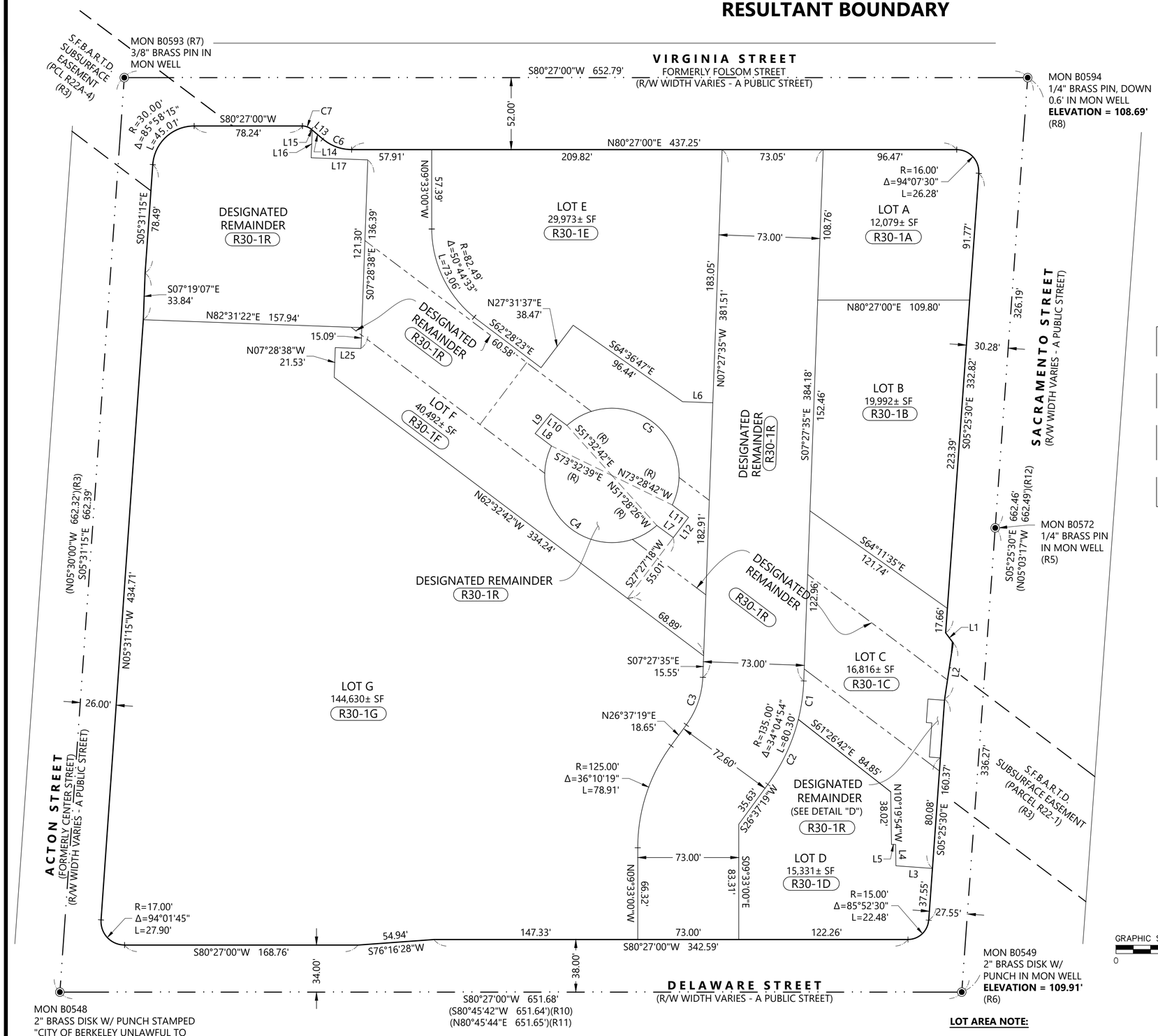
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CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

SCALE 1" = 50' AUGUST 2026

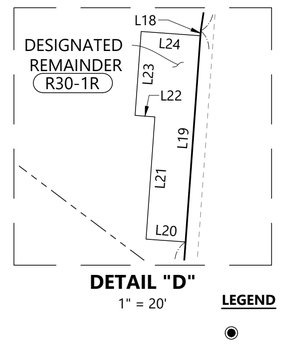
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RESULTANT BOUNDARY



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S46°06'38"E	9.05'
L2	S00°59'15"E	40.95'
L3	S84°34'30"W	26.46'
L4	N10°19'54"W	15.45'
L5	N79°40'06"E	3.00'
L6	S82°30'24"W	21.90'
L7	N63°07'50"W	14.81'
L8	N62°20'42"W	14.86'
L9	N29°22'22"E	18.44'
L10	S62°45'16"E	14.25'
L11	S61°59'20"E	14.81'
L12	S27°31'06"W	18.24'
L13	S59°00'32"E	10.78'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S59°00'32"E	9.98'
L15	N59°00'32"W	0.80'
L16	N07°09'01"W	20.07'
L17	S82°34'37"W	40.99'
L18	S05°25'30"E	0.99'
L19	S05°25'30"E	41.75'
L20	S84°34'30"W	8.00'
L21	N05°25'30"W	24.75'
L22	S84°34'30"W	4.00'
L23	N05°25'30"W	17.00'
L24	N84°34'30"E	12.00'
L25	N82°31'22"E	18.58'



DETAIL "D"
1" = 20'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	135.00'	11°55'23"	28.09'
C2	135.00'	22°09'31"	52.21'
C3	62.00'	34°04'54"	36.88'
C4	48.56'	157°55'47"	133.85'
C5	48.56'	158°04'00"	133.97'
C6	32.00'	40°32'28"	22.64'
C7	10.00'	40°32'28"	7.08'

LEGEND

◉	FOUND MONUMENT AS NOTED
(C)	CALCULATED FROM RECORD
ELEV	ELEVATION
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PCL	PARCEL
PTR	PRELIMINARY TITLE REPORT
(R)	DENOTES RADIAL BEARING
(R#)	DENOTES RECORD REFERENCE
SF	SQUARE FEET
R30-1A	S.F.B.A.R.T.D. PARCEL #

LINETYPES

- RESULTANT BOUNDARY LINE
- NEW LOT LINE
- VERTICAL STEP IN LOT
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE/RADIAL LINE

LOT AREA NOTE:

LOT AREAS SHOWN ARE HORIZONTAL PLAN AREAS AND DO NOT REPRESENT EXCLUSIVE LAND AREA WHERE LOTS OVERLAP VERTICALLY.

TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

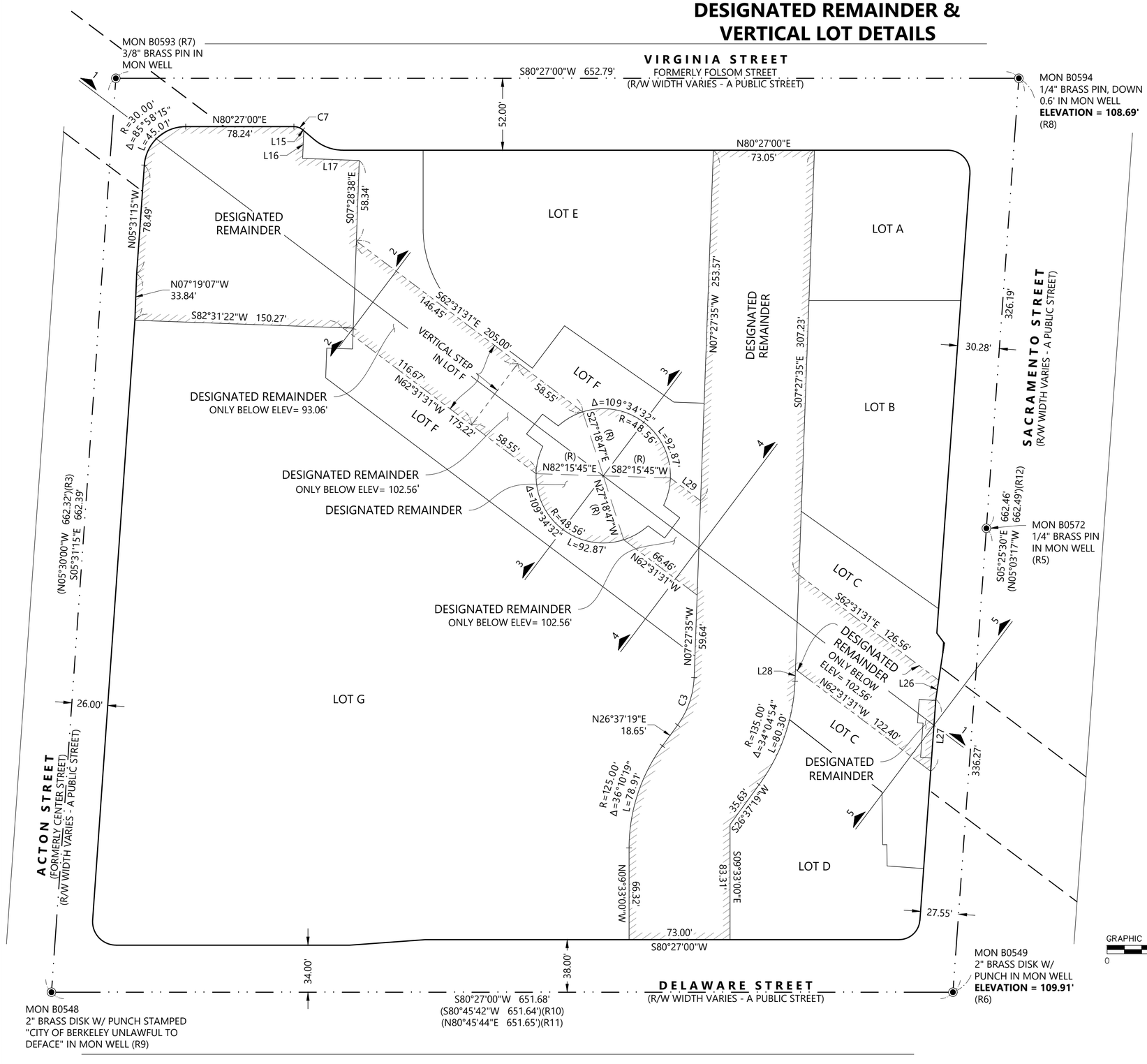
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CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

SCALE 1" = 50' AUGUST 2026

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DESIGNATED REMAINDER & VERTICAL LOT DETAILS



LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	S59°00'32"E	0.80'
L16	S07°09'01"E	20.07'
L17	N82°34'37"E	40.99'
L26	S00°59'15"E	13.80'
L27	S05°25'30"E	52.25'
L28	S07°27'35"E	8.65'
L29	S62°31'31"E	27.35'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C3	62.00'	34°04'54"	36.88'
C7	10.00'	40°32'28"	7.08'

LEGEND

◉	FOUND MONUMENT AS NOTED
(C)	CALCULATED FROM RECORD
ELEV	ELEVATION
MON	MONUMENT
O.R.	OFFICIAL RECORDS
PCL	PARCEL
PTR	PRELIMINARY TITLE REPORT
(R)	DENOTES RADIAL BEARING
(R#)	DENOTES RECORD REFERENCE
SF	SQUARE FEET

LINETYPES

- RESULTANT BOUNDARY LINE
- NEW LOT LINE
- VERTICAL STEP IN LOT
- EASEMENT LINE
- MONUMENT LINE
- TIE LINE/RADIAL LINE
- 5 — 5 DENOTES PROFILE VIEW
- DESIGNATED REMAINDER EXTENTS

DESIGNATED REMAINDER AREA
AREA = 90,415± SF

TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

BEING A MERGER AND RESUBDIVISION OF THE NORTH BERKELEY BAY AREA RAPID TRANSIT DISTRICT STATION AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 14, 1977 AS REEL 4807, IMAGE 380, UNDER RECORDER'S SERIAL NUMBER 77-68766 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND THOSE FORMER PORTIONS OF SACRAMENTO STREET AND DELAWARE STREET SHOWN HEREON AS VACATION AREAS 1 AND 2 AND THOSE CERTAIN PARCELS DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED _____, 2026 AS DOCUMENT NUMBERS _____ AND _____, OFFICIAL RECORDS OF ALAMEDA COUNTY

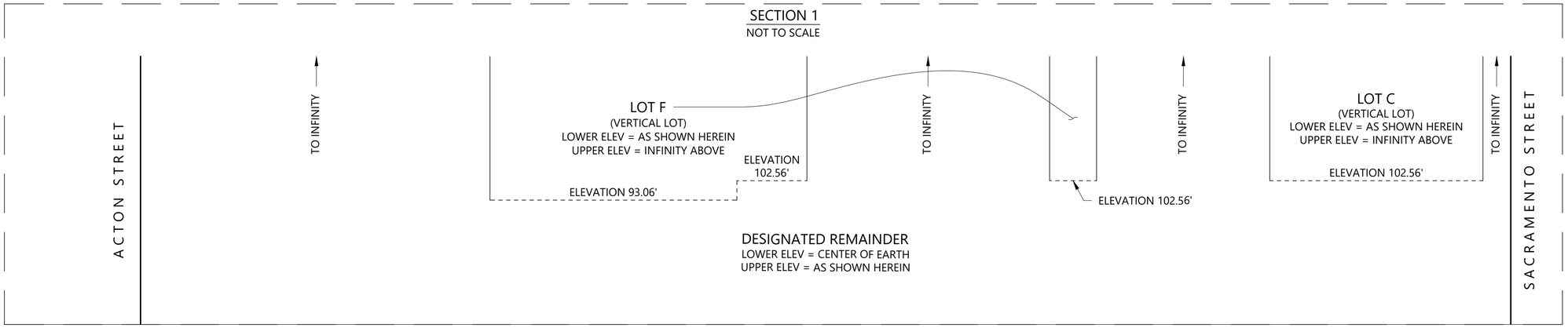
CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

SCALE 1" = 50' AUGUST 2026

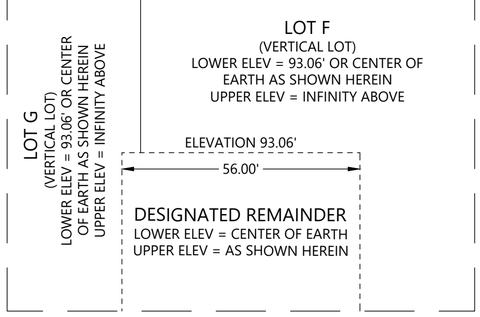
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VERTICAL LOT SECTIONS

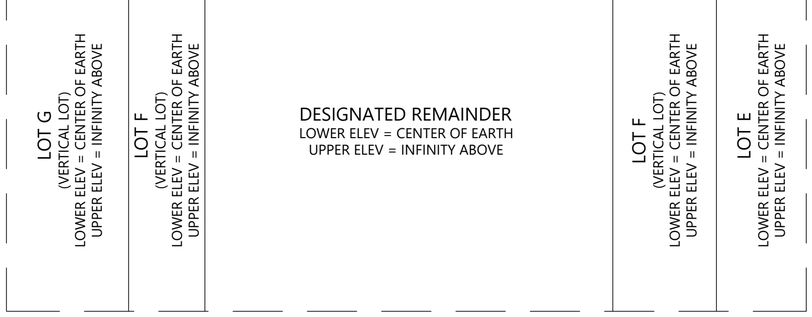
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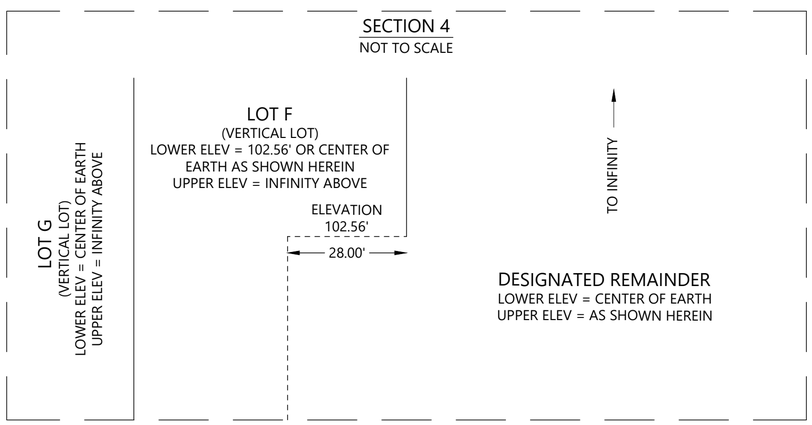
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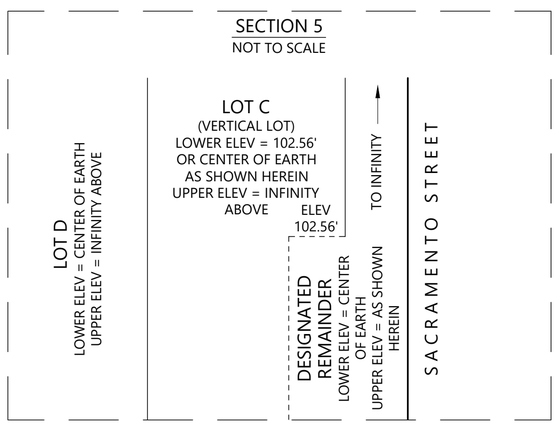
SECTION 3
NOT TO SCALE



SECTION 4
NOT TO SCALE



SECTION 5
NOT TO SCALE



TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

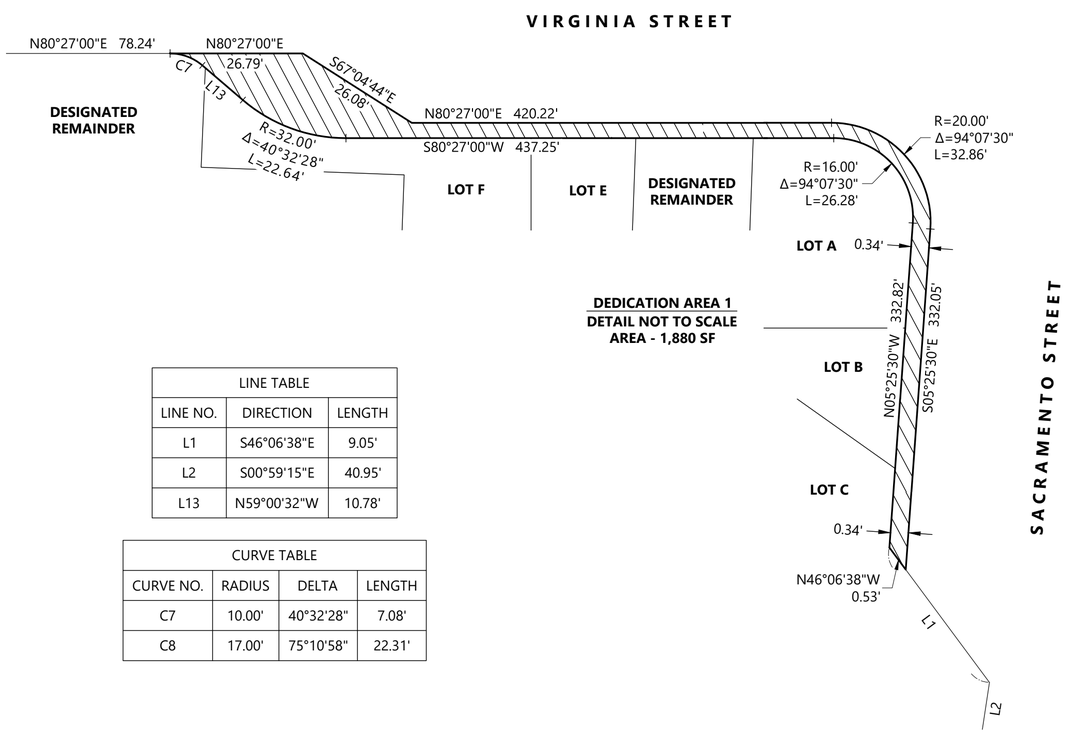
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CITY OF BERKELEY ALAMEDA COUNTY CALIFORNIA

AUGUST 2026

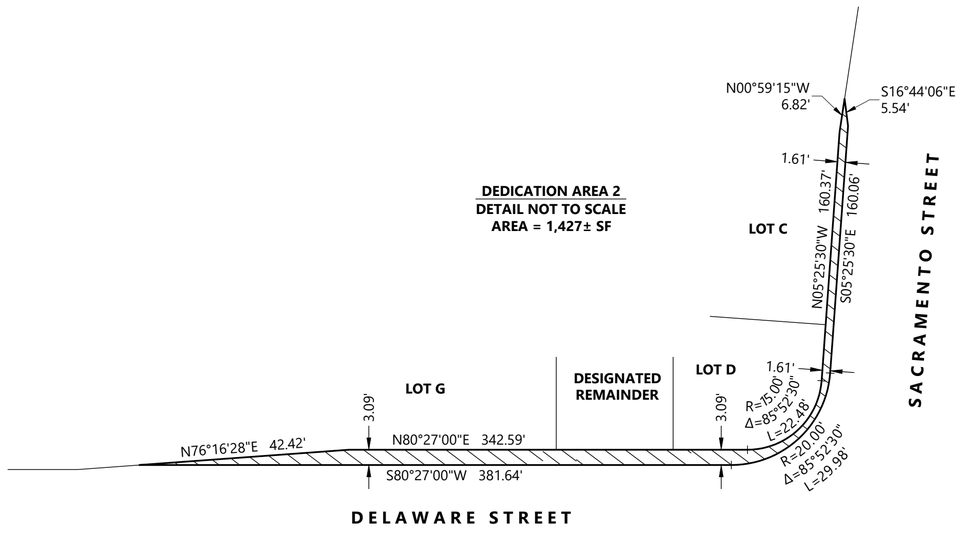
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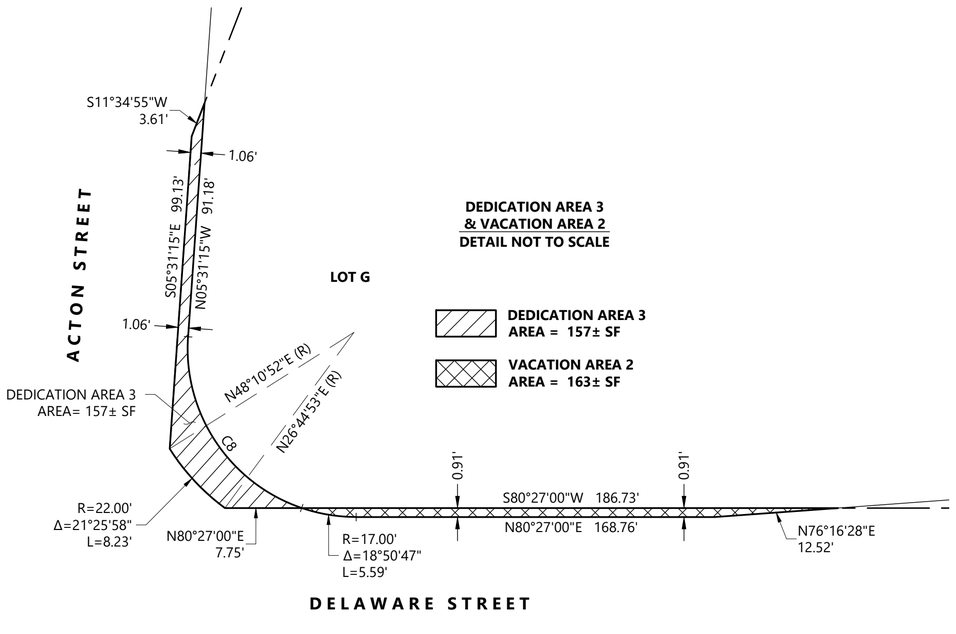
DEDICATION AND VACATION PARCEL DETAILS

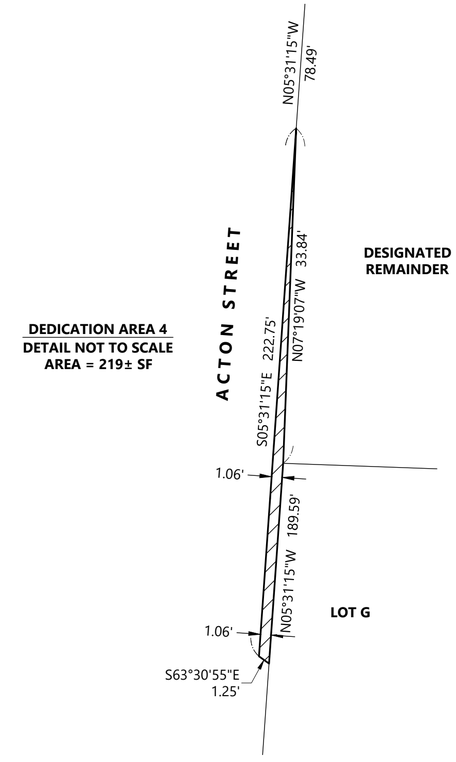


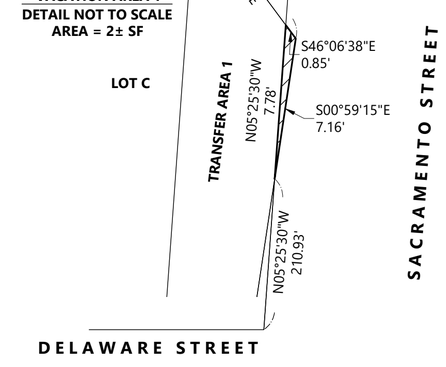
LINE TABLE		
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L2	S00°59'15"E	40.95'
L13	N59°00'32"W	10.78'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C7	10.00'	40°32'28"	7.08'
C8	17.00'	75°10'58"	22.31'









TRACT MAP 8713

A MERGER AND SEVEN LOT RESUBDIVISION

BEING A MERGER AND RESUBDIVISION OF THE NORTH BERKELEY BAY AREA RAPID TRANSIT DISTRICT STATION AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED APRIL 14, 1977 AS REEL 4807, IMAGE 380, UNDER RECORDER'S SERIAL NUMBER 77-68766 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND THOSE FORMER PORTIONS OF SACRAMENTO STREET AND DELAWARE STREET SHOWN HEREON AS VACATION AREAS 1 AND 2 AND THOSE CERTAIN PARCELS DESCRIBED IN THOSE CERTAIN QUITCLAIM DEEDS RECORDED _____, 2026 AS DOCUMENT NUMBERS _____ AND _____, OFFICIAL RECORDS OF ALAMEDA COUNTY

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