



16633 Ventura Blvd., Suite 1014
Encino, California 91436

Land Planning, Finance & Development

Tel. 818-380-2600

Fax. 818-380-2603

November 12, 2015

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway
Alameda, CA 94502

Subject: 10500 International Blvd., Oakland, California – Oakland City Case No. PLN15-292

Dear Mr. Detterman,

This letter is to certify that the Commercial-Residential Development proposed by AMG & Associates, LLC at the aforementioned property will adhere to the following in regards to the commercial parcels: 1) retain the 10500 International Boulevard Property (Parcel Nos. 47-5509-41 and a portion of 47-5519-5-2) under its current commercial occupancy use only, and; 2) there will be no changes, additions, or alterations made to the existing slab-on-grade concrete foundation of the existing building on those Parcels. The only changes made will be limited to surficial (i.e. resurfacing of pavement, building façade) changes only.

Please find attached a map illustrating the parcel layout configuration for the proposed development. A full set of architectural drawings submitted to the City will be available via Dropbox with a download link for your convenience.

Thank you very much for your help and consideration.

Sincerely,

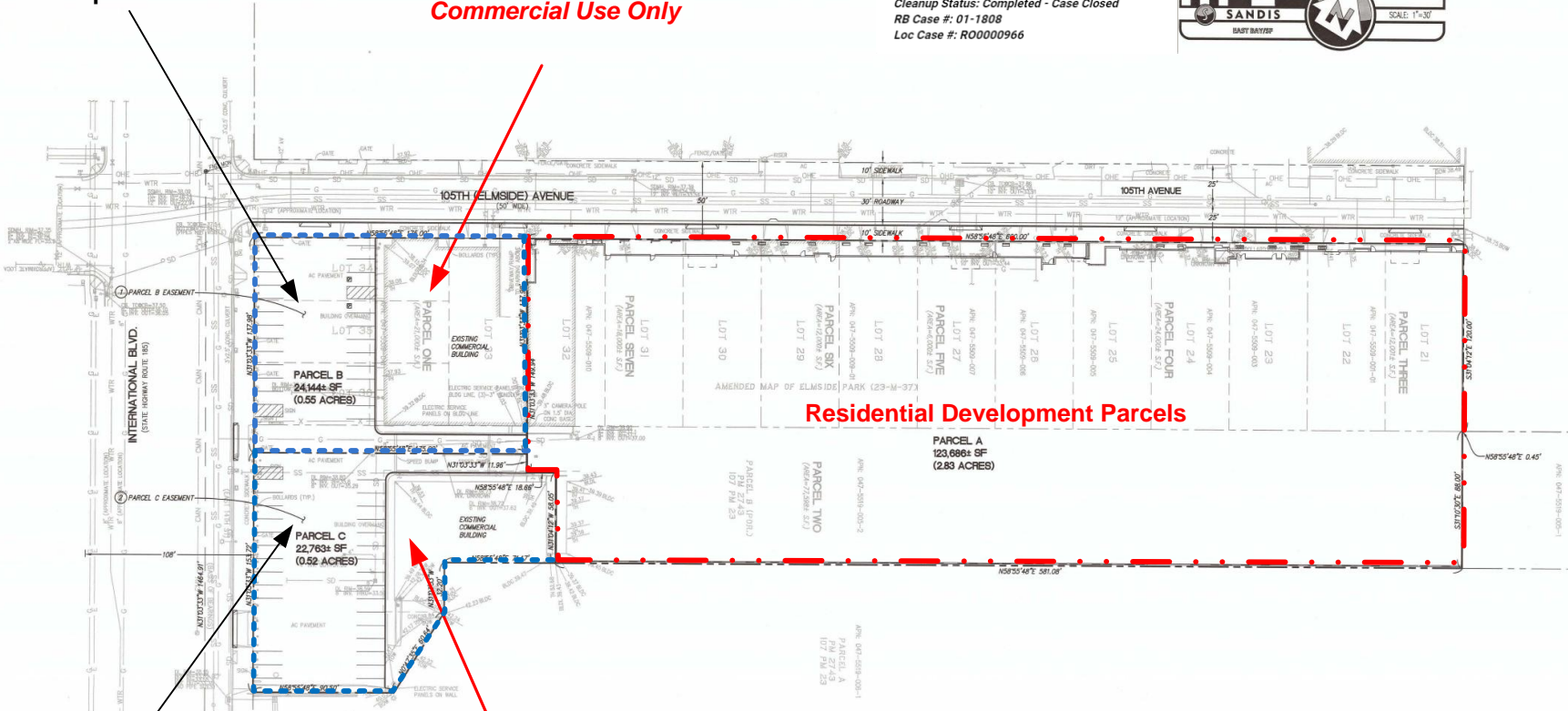
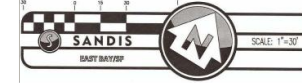
A handwritten signature in blue ink, appearing to read 'Alexis Gevorgian', written over a light blue rectangular background.

Alexis Gevorgian
AMG & Associates, LLC

Parcel B Easement – Not a part of the Residential Development

**10500 International Blvd.
Existing Parcel 47-5509-41
Remaining Commercial use
Historical LUST Case # R0000966 – Case Closed
Commercial Use Only**

LLOYD WISE HONDA NISSAN (T0600101676)
10500 INTERNATIONAL
Oakland, CA 94603
LUST Cleanup Site
Cleanup Status: Completed - Case Closed
RB Case #: 01-1808
Loc Case #: R0000966



Residential Development Parcels

**10550 International Blvd
Portion of parcel remaining
Commercial Use Only**

Parcel C Easement – Not a part of the Residential Development

EASEMENTS

1. PARCEL B SHALL INCLUDE AN EASEMENT TO ALLOW PARCEL C SHARED VEHICULAR AND PEDESTRIAN ACCESS WITHIN THE PARKING LOT AREA. PARCEL B SHALL INCLUDE AN EASEMENT FOR DRAINAGE AND SANITARY SEWER UTILITIES FOR PARCEL C.
2. PARCEL C SHALL INCLUDE AN EASEMENT TO ALLOW PARCEL B SHARED VEHICULAR AND PEDESTRIAN ACCESS WITHIN THE PARKING LOT AREA. PARCEL C SHALL INCLUDE AN EASEMENT FOR DRAINAGE AND SANITARY SEWER UTILITIES FOR PARCEL B.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE TO REMAIN
- MONUMENT LINE
- INTERIOR PROPERTY LINE TO BE REMOVED
- INTERIOR LOT LINE TO BE REMOVED
- CENTER LINE OF RIGHT OF WAY
- EXISTING CITY MONUMENT



DATE: 10/29/15
SCALE: 1"=30'
DRAWN BY: GL
APPROVED BY: BD
DRAWING NO: 615063
MICHAEL A. KORNHALL
R.C.E. NO. 70870, EXPIRES 6-30-17
SHAO W. TSENG
P.L.S. NO. 7044, EXPIRES 12-31-16

No.	REVISION	DATE	BY

10500 INTERNATIONAL BLVD. TENTATIVE PARCEL MAP
OAKLAND CALIFORNIA

TENTATIVE PARCEL MAP

SHEET
T2.0
OF SHEETS