

PARCEL MAP SUBDIVISION MS 25-00017

BEING A SUBDIVISION OF LOTS 22, 23 AND 24 IN BLOCK 3 AS SHOWN ON THE MAP OF NORTH RICHMOND LAND AND FERRY COMPANY TRACT NO. 1, FILED JULY 11, 1910, IN BOOK 3 OF MAPS, PAGE 59, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

UNINCORPORATED AREA
CONTRA COSTA COUNTY, CALIFORNIA
JUNE 2026

**ALEXANDER &
ASSOCIATES INC.**
SURVEYORS - PLANNERS - ENGINEERS
PLEASANTON, CALIFORNIA

OWNER'S STATEMENT

THE UNDERSIGNED, BEING THE ONLY PARTY HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK BOUNDARY LINES UPON THE PARCEL MAP ENTITLED "SUBDIVISION MS 25-00017", DO HEREBY CONSENT TO THE PREPARATION AND RECORDED OF THIS MAP.

THE UNDERSIGNED DOES HEREBY RELINQUISH TO THE COUNTY OF CONTRA COSTA ALL ABUTTER'S RIGHTS OF ACCESS FOR PEDESTRIAN AND VEHICLE INGRESS AND EGRESS ACROSS THE SUBDIVISION BOUNDARY WHERE DESIGNATED AS "RELINQUISHMENT OF ABUTTER'S RIGHTS" AND DEPICTED HEREON BY THE SYMBOL ///////.

THIS MAP SHOWS OR NOTES ALL EASEMENTS, EXISTING OR OF RECORD.

AS OWNER:
RESTORING NEIGHBORHOODS LLC, A LIMITED LIABILITY COMPANY,
WHO ACQUIRED TITLE AS, RESTORING NEIGHBORHOODS LLC

RICHMOND NEIGHBORHOOD HOUSING SERVICES, INC.,
A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION,
SOLE MEMBER AND MANAGER

BY: NIKKI BEASLEY, EXECUTIVE DIRECTOR DATE _____

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
COUNTY OF _____
ON _____ 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(S), AND THAT BY HIS/HER/THEIR SIGNATURE(S) 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 AND OFFICIAL SEAL:
SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE _____

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

CLERK OF THE BOARD OF SUPERVISORS'S CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

I, MONICA NINO, CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PARCEL MAP ENTITLED "SUBDIVISION MS 25-00017" WAS PRESENTED TO SAID BOARD OF SUPERVISORS, AS PROVIDED BY LAW, AT A REGULAR MEETING THEREOF HELD ON THE _____ DAY OF _____, 2026, AND THAT SAID BOARD OF SUPERVISORS DID THEREUPON BY RESOLUTION DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP, AND DID ACCEPT SUBJECT TO INSTALLATION AND ACCEPTANCE OF IMPROVEMENTS ON BEHALF OF THE PUBLIC, ALL OF THE STREETS, ROADS, AVENUES, OR EASEMENTS SHOWN HEREON AS DEDICATED TO PUBLIC USE.

I FURTHER CERTIFY THAT ALL TAX LIENS HAVE BEEN SATISFIED AND THAT ALL BONDS AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN MAP HAVE BEEN APPROVED BY THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, AND FILLED IN MY OFFICE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
THIS _____ DAY OF _____, 2026.

MONICA NINO
CLERK OF THE BOARD OF SUPERVISORS
AND COUNTY ADMINISTRATOR
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY SURVEYOR'S STATEMENT

THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DANIEL W. BUSTAMANTE, PLS 7030 DATE _____
INTERIM COUNTY SURVEYOR
CONTRA COSTA COUNTY, CALIFORNIA



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 BRIAN TESCH IN DECEMBER OF 2026. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 1, 2026, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DARRYL ALEXANDER, L.S. 5071 DATE _____



ZONING ADMINISTRATOR'S STATEMENT

I HEREBY STATE THAT THE ZONING ADMINISTRATOR OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THE SUBDIVISION UPON WHICH THIS PARCEL MAP IS BASED.

RUBEN HERNANDEZ
COUNTY ZONING ADMINISTRATOR

BY: _____

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026,
AT _____ M., IN BOOK _____ OF PARCEL MAPS, AT
PAGES _____ RECORDER'S DOCUMENT NO. _____
AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY.

KRISTIN B. CONNELLY
COUNTY RECORDER
COUNTY OF CONTRA COSTA, CALIFORNIA

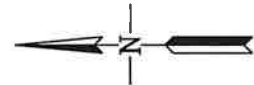
BY: _____
DEPUTY COUNTY RECORDER

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UNINCORPORATED AREA
CONTRA COSTA COUNTY, CALIFORNIA
JUNE 2026

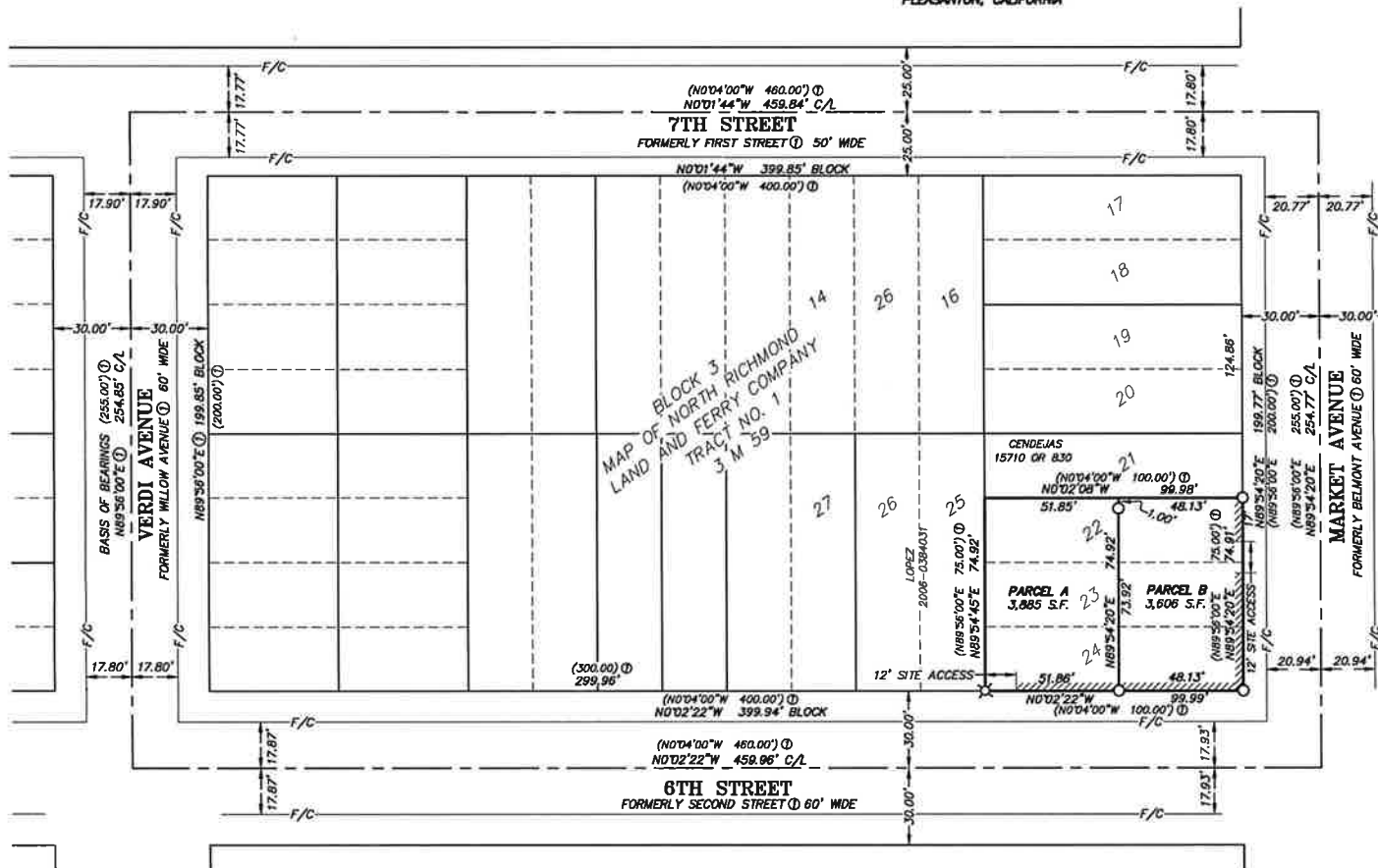
**ALEXANDER &
ASSOCIATES INC.**
SURVEYORS - PLANNERS - ENGINEERS
PLEASANTON, CALIFORNIA



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



BASIS OF BEARINGS

BEARINGS SHOWN HEREON WERE BASED ON THE MAP OF NORTH RICHMOND LAND AND FERRY COMPANY, TRACT NO. 1 (3 M 59). THE CENTERLINE OF VERDI AVENUE (FORMERLY WILLOW AVENUE) WAS TAKEN AS NORTH 89°56'00" EAST.

LEGEND

- EXTERIOR BOUNDARY
- LOT LINE
- ADJOINER / RIGHT OF WAY
- CENTERLINE
- RELINQUISHMENT OF ABUTTER'S RIGHTS OF ACCESS
- OLD LOT LINES PER 3 M 59
- S.F. SQUARE FEET
- F/C FACE OF CURB
- C/L CENTERLINE
- ∅ SET 3/4" REBAR W/ CAP, LS 5071
- ⊙ SET NAIL W/TAG, LS 5071
- (XXXXX) RECORD DATA IN DISCREPANCY W/ FIELD

NOTE

THE RIGHT OF WAY AS SHOWN HEREON WAS ESTABLISHED BY SPLITTING THE DISTANCE BETWEEN THE FACE OF THE EXISTING CURBS ALONG VERDI AVENUE, 6TH STREET, 7TH STREET, AND MARKET AVENUE, CREATING CENTERLINES OF RIGHT OF WAY.

REFERENCES

- ① 3 M 59