



Castilleja del Arroyo Homeowners Association

Located at 1001 & 1009 Murrieta Blvd., Livermore CA 94550
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May 26, 2017

MEMO FOR RECORD – Legal Description Numbers for CDA Units

This memo is to clarify errors indicated on the Alameda County Assessors Map related to the Castilleja del Arroyo (CDA) condominium property located at 1001 & 1009 Murrieta Blvd., Livermore CA 94550.

The CDA Condominium property was constructed in the early 1970's as a 174-unit apartment complex. Shortly after the construction was complete, the builder converted the complex into condominium properties under two Homeowners Associations. The first is a 124-unit complex called Castilleja del Arroyo located at 1001 & 1009 Murrieta Blvd. Livermore CA 94550. The second is a 50-unit complex called La Castilleja, located at 975 Murrieta Blvd. Livermore CA 94550.

During the creation of the Governing Documents (Articles of Incorporation, Bylaws and CC&Rs) for these Homeowners Associations, documents were included that assigned Legal Description Numbers to the Assessor's Parcel Numbers (APNs) issued by the Alameda County Assessor's Office. Presumably, the intent was to have these Legal Description Numbers reflect the Actual Unit Numbers associated with the individual Units. Unfortunately, the Legal Description Numbers assigned were simply sequential numbers, not numbers that reflected the Actual Numbers for the individual Units.

Sometime after these Legal Description Numbers were assigned, an evaluation was done by the Federal Emergency Management Agency (FEMA) to determine what portions of CDA were inside the established Flood Zone. The current FEMA map shows that the one building located in the southwest corner of CDA has a portion of the building that is inside the "1% Annual Chance Flood Hazard" (100-Year) zone and three adjacent buildings have portions that are within the "0.2% Annual Chance Flood Hazard" (500-Year) zone.

As a result of the Legal Description Numbers not matching the Unit numbers, when an institution uses the available public information to determine which individual Units are within these Flood Zone areas, they are misled by the errors in the Assessor's Parcel Number maps to incorrectly identify those Units. Because of this fact, the Castilleja del Arroyo HOA maintains a document that converts the current APNs and Legal Description Numbers into the correct Actual Unit Numbers.

The CDA Homeowners Association (CDA HOA) is also in the process of updating the Governing Documents. Part of that update will be to file documents with the state and county correcting the Legal Description Number errors introduced by the original Governing Documents. When this process is complete, the Assessor's Parcel Number maps will be modified to show Legal Description Numbers that accurately reflect the Actual Unit Numbers. Unfortunately, the process of updating the Governing Documents can be a long process and we do not expect these corrections to be made for some time.

It is our sincere hope that those reading this memo are able to understand how this situation was created and the efforts being made to correct them. If you have any questions, please contact the CDA HOA Onsite Manager, Greg Knowles, CCAM, at (925) 290-7456 or castillejadelarroyo@gmail.com.

A handwritten signature in blue ink, appearing to read "John Howard". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Howard".

John Howard, Ph.D.
President
Castilleja del Arroyo HOA