



City of San Leandro

Meeting Date: March 3, 2014

Staff Report

File Number: 13-516 **Agenda Section:** CONSENT CALENDAR

Agenda Number: 8.B.

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: Staff Report for a Resolution Approving Parcel Map 9875 for 500 Davis Street; Assessor's Parcel Numbers 075-0036-059-00 and 075-0036-0060-00; Owner, Subdivider, and Applicant: Creekside Plaza Partners LLC

SUMMARY AND RECOMMENDATIONS

Staff recommends adoption of a resolution approving Parcel Map 9875.

BACKGROUND

The subject property is located at 500 Davis Street and consists of 4 parcels; A, B, C and D as shown in Parcel Map 7758 and is owned by Creekside Partners, LLC. The property currently includes the Creekside Business Plaza, which is comprised of three multi-story office buildings and a shared parking garage. The north end of the property is bound by the San Leandro Creek which provides shared creekside space and public access. The applicant proposes to convert the office building on Parcel A into a non-residential condominium in order to sell a tenant the space they are currently leasing. The building is zoned as general office use and will remain as such.

Analysis

The subject parcel is approximately 0.77 acres and is located on Davis Street between Carpentier Street and San Leandro Boulevard to the east and west, respectively and Parcel D to the north. On May 13, 2012, the property owner received a Zoning Permit from the Zoning Enforcement Official to proceed with a Parcel Map to create 3 individual ownership units from the existing four-story office building that comprises 83,319 square feet.

City Planner's Review: The City Planner has examined the Parcel Map in relation to existing zoning, proposed size and location of lots, requirements of the General Plan, applicable Specific Plans and like considerations per the attached City Planner's report.

City Engineer's Findings: The City Engineer has examined Parcel Map 9875 and found that it complies with California State law and local ordinances and is satisfied that Parcel Map 9875 is technically correct.

Current Agency Policies

Title VII, Chapter 1 of the San Leandro Municipal Code and the Subdivision Map Act set the authority and procedure for processing parcel maps.

Applicable General Plan Policies

Parcel Map 9875 complies with the General Plan.

Environmental Review

Parcel Map 9875 is categorically exempt from the environmental review requirements of CEQA under Class 15, Minor Land Subdivisions of Title 5, Chapter 1 of the San Leandro Administrative Code.

Fiscal Impacts

The costs for processing of Parcel Map 9875 will be charged to applicant.

Budget Authority

All associated costs for processing of the Parcel Map shall be paid for by the applicant


ATTACHMENTS

- City Planner's Report

PREPARED BY: Nicole Noronha Castelino, Assistant Engineer, Engineering and Transportation Department

**CITY OF SAN LEANDRO
PLANNING SERVICES DIVISION**

MEMORANDUM

DATE: October 8, 2013
TO: Ken Joseph, City Engineer
FROM: Sally Barros, Senior Planner 
SUBJECT: City Planner's Report on Parcel Map Number 9875; Creekside Partners 500, LLC
(applicant and property owner)

INTRODUCTION

Pursuant to Title VII, of Chapter 1 of the San Leandro Municipal Code, please accept this as the City Planner's Report on Parcel Map 9875.

BACKGROUND

The subject property is located on the south side of Davis Street, east of the intersection with San Leandro Boulevard. The site encompasses an area of approximately 33,738 square feet (0.77 acres). The property is zoned DA-1 Downtown Area 1.

On May 13, 2012, the property owner received a Zoning Permit (PLN2013-00010) from the Zoning Enforcement to proceed with a Parcel Map to create 3 individual ownership units from the existing four-story office building that comprises 83,319 square feet.

DETAILS OF PROPOSAL

Parcel Map 9875 proposes to create a single lot subdivision, or condominium map, to allow for individual ownership of 3 units within the existing building at 500 Davis Street, with all common areas governed by a Property Owners Association through Covenants, Conditions and Restrictions.

STAFF ANALYSIS

The proposed parcel map defines the property line boundaries. The map conforms to the discretionary approvals for a Zoning Permit (PLN2013-00010) which was processed to review parking, landscaping, signage, Building and Fire code conformance and other site conditions.

With approval the Zoning Permit, the project was found to conform with the standards of Article 32 Non-Residential Condominium Conversion and was approved by the Zoning Enforcement Official on May 13, 2013.

SUMMARY AND RECOMMENDATION

1. Parcel Map 9875 is in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code (Subdivision Ordinance).
2. Parcel Map 9875 is in compliance with the Subdivision Map Act (California Government Code).
3. Parcel Map 9875 is consistent with the objectives, policies, land use and programs in the City of San Leandro's General Plan.

Subject to the comments above, staff recommends that Parcel Map 9875 be approved.



City of San Leandro

Meeting Date: March 3, 2014

Resolution - Council

File Number: 13-514

Agenda Section: CONSENT CALENDAR

Agenda Number:

TO: City Council

FROM: Chris Zapata
City Manager

BY: Uchenna Udemezue
Engineering & Transportation Director

FINANCE REVIEW: David Baum
Finance Director

TITLE: RESOLUTION Approving Parcel Map 9875 for 500 Davis Street; Assessor's Parcel Numbers 075-0036-059-00 and 075-0036-0060-00; Owner, Subdivider, and Applicant: Creekside Plaza Partners LLC (provides for the approval of Parcel Map 9875 for 500 Davis Street)

WHEREAS, a parcel map entitled "Parcel Map 9875, City of San Leandro, Alameda County, California" has been submitted to this Council; and

WHEREAS, the City Council of the City of San Leandro finds that the proposed map, together with the provisions for its design and improvement, is consistent with the General Plan; and

WHEREAS, the City Engineer provides that said parcel map is technically correct, and that the subdivider has complied with the provisions of Title VII, Chapter 1 of the San Leandro Municipal Code and with the provisions of the Subdivision Map Act; and

WHEREAS, the City Planner's Report for Parcel Map 9875 is incorporated herein by this reference.

NOW, THEREFORE, the City Council of the City of San Leandro does RESOLVE as follows:

1. That said Parcel Map 9875 is categorically exempt from the environmental review requirement of CEQA, under Title 5, Chapter 1 of the San Leandro Administrative Code.
2. That said Parcel Map 9875 is hereby approved, subject to the conditions listed in Exhibit A attached hereto.

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY: THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP AND THE SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

CREEKSIDE PLAZA PARTNERS, LLC., A DELAWARE LIMITED LIABILITY COMPANY
BY: CREEKSIDE ASSOCIATES LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MEMBER

BY: David C. Jamer BY: _____

NAME & TITLE: DAVID C. JAMER, MGR. NAME AND TITLE: _____

BY: ASTON AVENUE LLC, A NEVADA LIMITED LIABILITY COMPANY, ITS MEMBER

BY: T. Lawrence Jett BY: _____
NAME & TITLE: MANAGER NAME AND TITLE: _____

DATED THIS 31 DAY OF OCTOBER, 2013.

OWNER'S ACKNOWLEDGMENT

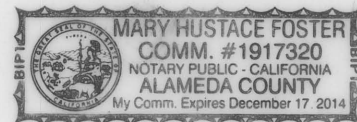
STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS

ON Oct. 31, 2013, BEFORE ME MARY HUSTACE FOSTER
A NOTARY PUBLIC, PERSONALLY APPEARED DAVID C. JAMER, AND _____
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(IES), AND THAT
BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Mary Hustace Foster 12-17-14
NOTARY'S SIGNATURE EXPIRATION OF NOTARY'S COMMISSION
MARY HUSTACE FOSTER ALAMEDA COUNTY
PRINTED NOTARY'S NAME PRINCIPAL PLACE OF BUSINESS
1917320
COMMISSION #



OWNER'S ACKNOWLEDGMENT

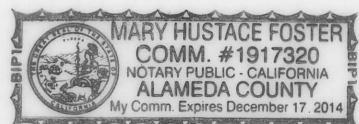
STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) SS

ON Oct. 31, 2013, BEFORE ME MARY HUSTACE FOSTER
A NOTARY PUBLIC, PERSONALLY APPEARED T. LAWRENCE JETT AND _____
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(IES), AND THAT
BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR 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 FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

Mary Hustace Foster 12-17-14
NOTARY'S SIGNATURE EXPIRATION OF NOTARY'S COMMISSION
MARY HUSTACE FOSTER ALAMEDA COUNTY
PRINTED NOTARY'S NAME PRINCIPAL PLACE OF BUSINESS
1917320
COMMISSION #



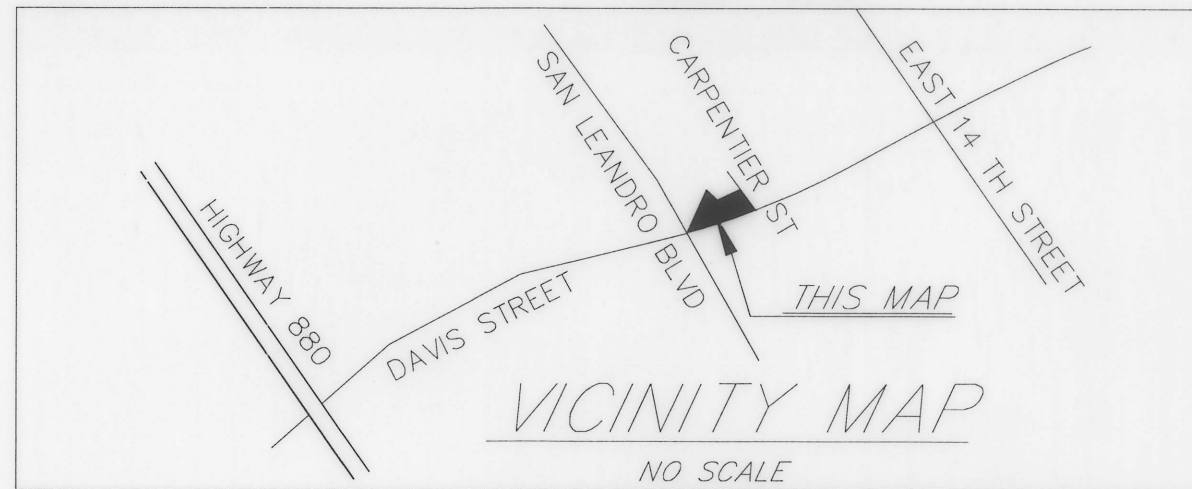
BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED APRIL 26, 2012 AS INSTRUMENT NO. 2012135958 ALAMEDA COUNTY OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT.

SIGNATURE
(PRINT NAME/TITLE)

**DAVIS STREET/CARPENTIER STREET COMMERCIAL CONDOMINIUM
PARCEL MAP 9875**

BEING PARCEL A, AS SHOWN ON PARCEL MAP 7758
FILED IN BOOK 260 OF PARCEL MAPS, PAGES 82-83
CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
SLOOTEN CONSULTING, INC.
JUNE 2013



OPTIONEE'S STATEMENT

THE UNDERSIGNED, AS OPTIONEE UNDER THE OPTION TO REPURCHASE AGREEMENT RECORDED MARCH 27, 2009 AS INSTRUMENT NO. 2009090705, ALAMEDA COUNTY OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT.

REGIONAL CENTER OF THE EAST BAY, INC
[Signature]
SIGNATURE

NANCY KUBOTA, DIRECTOR FINANCE/ADMIN.
(PRINT NAME/TITLE)

OPTIONEE'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Alameda) SS

ON 1/10/14, 2013, BEFORE ME Norma Barajas A NOTARY PUBLIC IN AND FOR SAID
COUNTY, PERSONALLY APPEARED Nancy Kubota, WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT
BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR 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
FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

[Signature] May 18, 2014
NOTARY'S SIGNATURE EXPIRATION OF NOTARY'S COMMISSION
Norma Barajas San Leandro COUNTY
PRINT NOTARY'S NAME PRINCIPAL PLACE OF BUSINESS
1889886
COMMISSION #

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____, 2013, BEFORE ME _____ A NOTARY PUBLIC IN AND FOR SAID
COUNTY, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT
AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT
BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR 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
FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE
NOTARY'S SIGNATURE EXPIRATION OF NOTARY'S COMMISSION

PRINT NOTARY'S NAME COUNTY PRINCIPAL PLACE OF BUSINESS

COMMISSION #

CITY SURVEYOR'S STATEMENT

I, FRANK C. BELLECCI, CITY SURVEYOR OF THE CITY OF SAN LEANDRO, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 9875, CITY OF SAN LEANDRO, ALAMEDA COUNTY, STATE OF CALIFORNIA" CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING UPON SHEET 1 THEREOF, AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Frank C. Bellecci

1-22-14
DATE

CITY SURVEYOR: FRANK BELLECCI LS 5399
REGISTRATION EXPIRES 9-30-2014
CITY SURVEYOR FOR THE CITY OF SAN LEANDRO
COUNTY OF ALAMEDA, STATE OF 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 INNISFREE COMPANY ON OCTOBER 10, 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 30TH DAY OF OCTOBER 2013

Dirk C. Slooten
DIRK C. SLOOTEN
LS 5342
EXP. DATE: DECEMBER 31, 2013

[Signature]



CITY ENGINEER'S STATEMENT

I, KENNETH C. JOSEPH, CITY ENGINEER FOR THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED MAP ENTITLED "PARCEL MAP 9875, CITY OF SAN LEANDRO, ALAMEDA COUNTY, STATE OF CALIFORNIA" CONSISTING OF TWO (2) SHEETS, THIS STATEMENT BEING UPON SHEET 1 THEREOF, THAT THE SUBDIVISION AS SHOWN UPON SAID MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, AND AMENDMENTS THERETO AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

[Signature]
CITY ENGINEER: KENNETH C. JOSEPH RCE 34870
REGISTRATION EXPIRES 9-30-2015
CITY ENGINEER FOR THE CITY OF SAN LEANDRO
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

1-24-14
DATE



RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2013, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGE _____, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: \$ _____ SERIES NO: _____

PATRICK O'CONNELL
COUNTY RECORDER IN AND FOR
THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BENEFICIARY'S STATEMENT

THE UNDERSIGNED, AS BENEFICIARY UNDER THE DEED OF TRUST RECORDED APRIL 26, 2012 AS INSTRUMENT NO. 2012135958 ALAMEDA COUNTY OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE HOLDERS OF COMM 2012-CCRE1 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES

BY: WELLS FARGO BANK, N.A., IN ITS AUTHORIZED CAPACITY AS MASTER SERVICER

BY: Nathan Gillis
 NAME: NATHAN GILLIS
 TITLE: VICE PRESIDENT

BENEFICIARY'S ACKNOWLEDGMENT

STATE OF CALIFORNIA, North Carolina
 COUNTY OF Mecklenburg, SS

ON Dec 17, 2013, BEFORE ME JANET COARNE A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED Nathan Gillis, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITY, AND THAT BY THEIR SIGNATURE ON THE INSTRUMENT THE PERSON(S) OR 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: Janet Coarne 3-27-2015
 NOTARY'S SIGNATURE EXPIRATION OF NOTARY'S COMMISSION
Janet Coarne Mecklenburg COUNTY
 PRINT NOTARY'S NAME PRINCIPAL PLACE OF BUSINESS
201509600075
 COMMISSION #

**DAVIS STREET/CARPENTIER STREET COMMERCIAL CONDOMINIUM
 PARCEL MAP 9875**

BEING PARCEL A, AS SHOWN ON PARCEL MAP 7758
 FILED IN BOOK 260 OF PARCEL MAPS, PAGES 82-83
 CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
 JUNE 2013

NOTES

1. THERE IS A BLANKET EASEMENT FOR INGRESS & EGRESS OVER THE SUBJECT PROPERTY IN FAVOR OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO RECORDED ON RECORDED MAY 11, 2001 AS SERIES NO. 2001161039, OFFICIAL RECORDS OF ALAMEDA COUNTY.
2. THERE IS A BLANKET EASEMENT FOR PEDESTRIAN INGRESS & EGRESS OVER THE SUBJECT PROPERTY RECORDED ON NOVEMBER 05, 2001 AS INSTRUMENT NO. 2001431790, OFFICIAL RECORDS OF ALAMEDA COUNTY AND MODIFIED ON SEPTEMBER 3, 2003 BY INSTRUMENT NO. 2003520000, OFFICIAL RECORDS OF ALAMEDA COUNTY.
3. A DECLARATION ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP THAT AFFECTS THIS MAP IS BEING RECORDED CONCURRENTLY HEREWITH AS DOCUMENT # _____ A.C.R.

CLERK OF THE BOARD OF SUPERVISORS STATEMENT

I, CRYSTAL K. HISHIDA GRAFF 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 SECTION 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA.

DATED _____, 2013

CRYSTAL K. HISHIDA GRAFF, CLERK OF THE BOARD OF SUPERVISORS, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

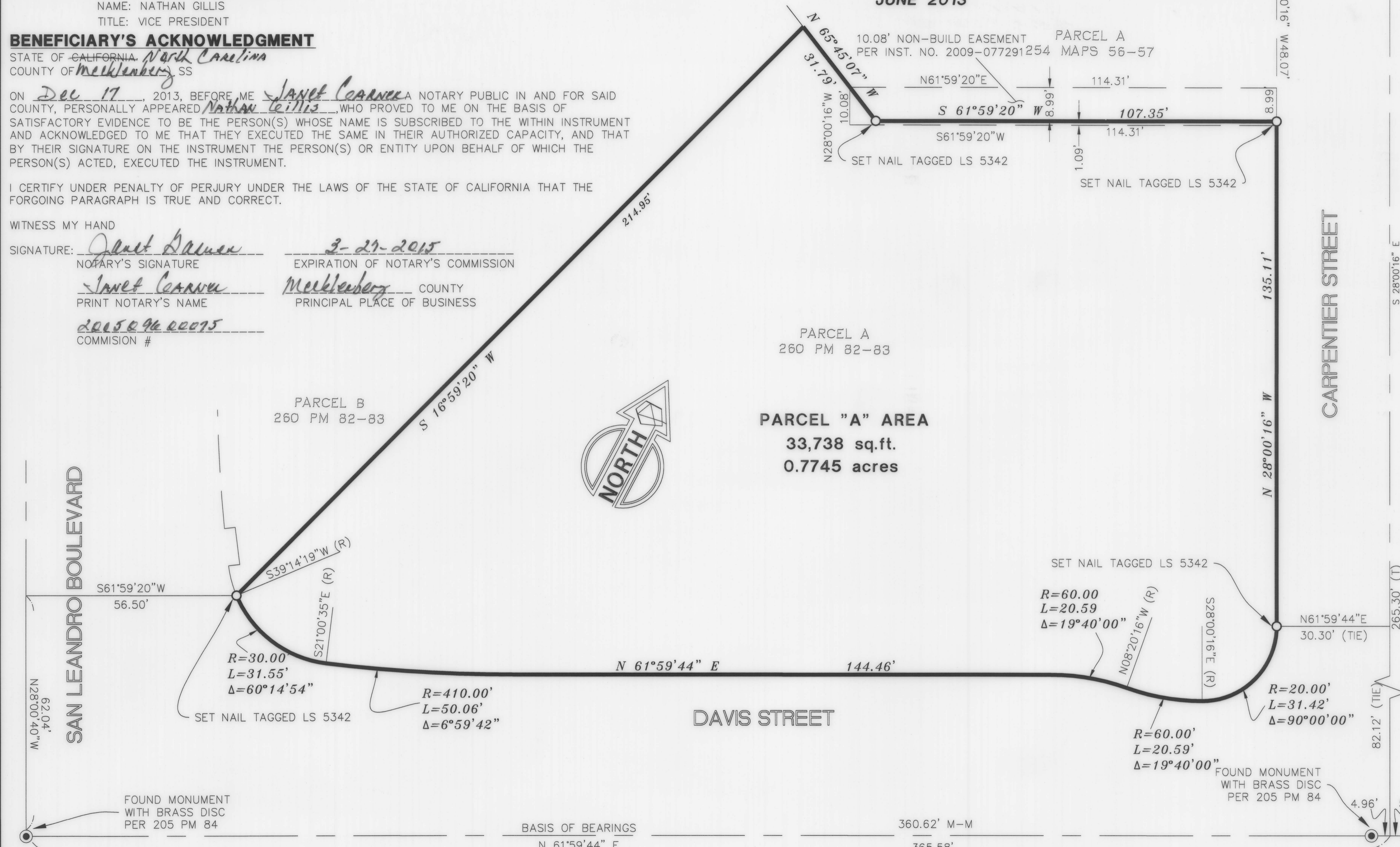
BY _____
 DEPUTY CLERK.

CITY CLERK'S STATEMENT

I, MARIAN HANDA, CITY CLERK OF THE CITY COUNSEL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THE HEREIN EMBODIED " PARCEL MAP NO. 9875", CONSISTING OF TWO (2) SHEETS THIS STATEMENT BEING ON SHEET TWO (2) THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF SAN LEANDRO AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2013.

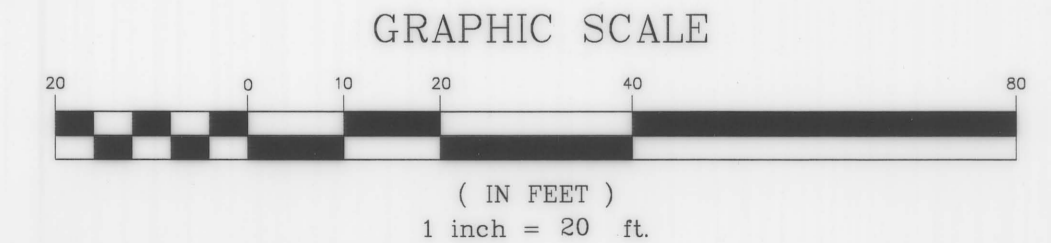
DATE _____

MARIAN HANDA, CITY CLERK AND CLERK OF THE CITY COUNSEL OF THE CITY OF SAN LEANDRO, COUNTY OF ALAMEDA, STATE OF CALIFORNIA



SLOOTEN CONSULTING INC.
 SURVEYING & ENGINEERING
 4740 NORTHGATE BLVD., SUITE 115 (916)641-7570
 SACRAMENTO, CA 95834 (FAX)641-7572
 JOB# 6168-04

- LEGEND**
- FOUND MONUMENT AS NOTES
 - SET NAIL & TAG LS 5342
 - (R) RADIAL BEARING
 - M-M MONUMENT TO MONUMENT
 - C CALCULATED
 - (T) TOTAL



BASIS OF BEARINGS
 THE BEARING, NORTH 61°59'44" EAST, THE MONUMENT LINE ON DAVIS STREET AS SHOWN ON PARCEL MAP 7758 FILED FOR RECORD IN BOOK 260 OF PARCEL MAPS, PAGES 82-83 ALAMEDA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

EXHIBIT A

**CITY ENGINEER'S REPORT
FOR
PARCEL MAP 9875
500 DAVIS STREET**

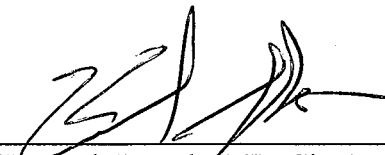
FINDINGS:

Pursuant to the provisions of Section 7-1-520 of the San Leandro Municipal Code, I have examined Parcel Map 9875 and find that it will be in compliance with Title VII, Chapter 1 of the San Leandro Municipal Code and the State Subdivision Map Act upon completion of the conditions of approval listed below.

CONDITIONS OF APPROVAL

None

Date: 2/20/2014



Kenneth Joseph, P.E., City Engineer

