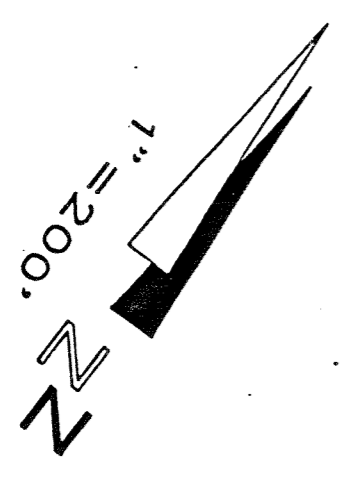
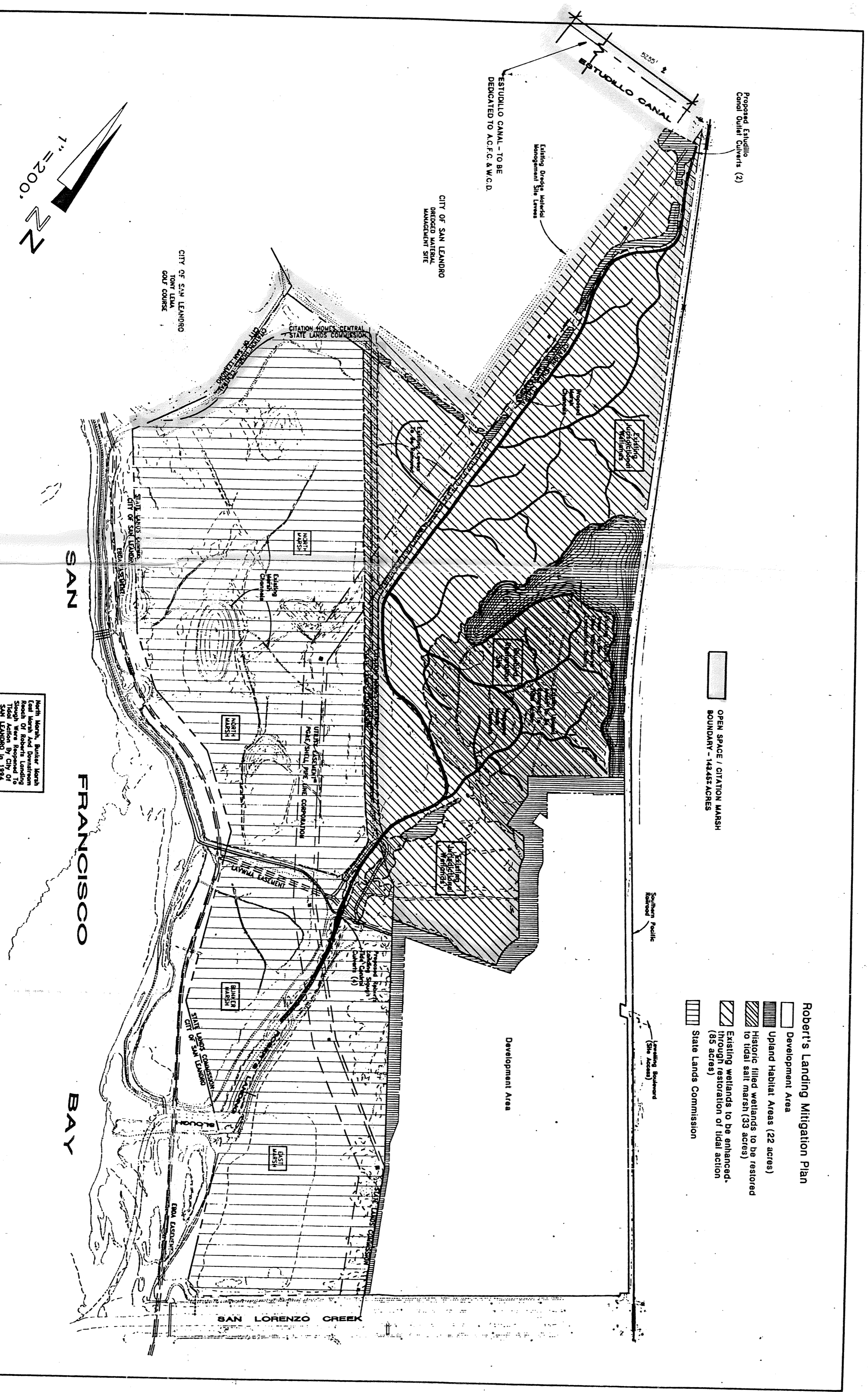


- Robert's Landing Mitigation Plan**
- Development Area
 - Upland Habitat Areas (22 acres)
 - Historic filled wetlands to be restored to tidal salt marsh (33 acres)
 - Existing wetlands to be enhanced through restoration of tidal action (85 acres)
 - State Lands Commission

OPEN SPACE / CITATION MARSH BOUNDARY - 143.457 ACRES



North Marsh, Butler Marsh, East Marsh and Downstream Reach of Roberts Landing Slough were Reopened to Tidal Action by City of San Leandro in 1994

MAP 1

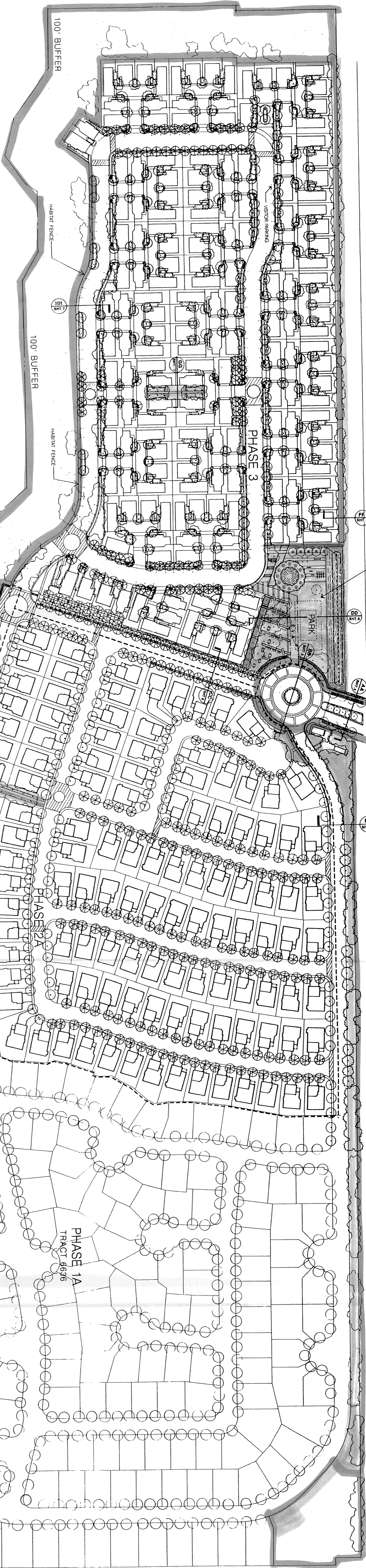
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CITATION HOME'S CENTRAL ROBERTS LANDING MITIGATION PLAN OVERALL PLAN
 November 1995

SEE SHEET NO. 2 FOR PROTOTYPICAL PHASE 3
COURTS AND PARK ENLARGEMENT

JEWELLING
BLVD

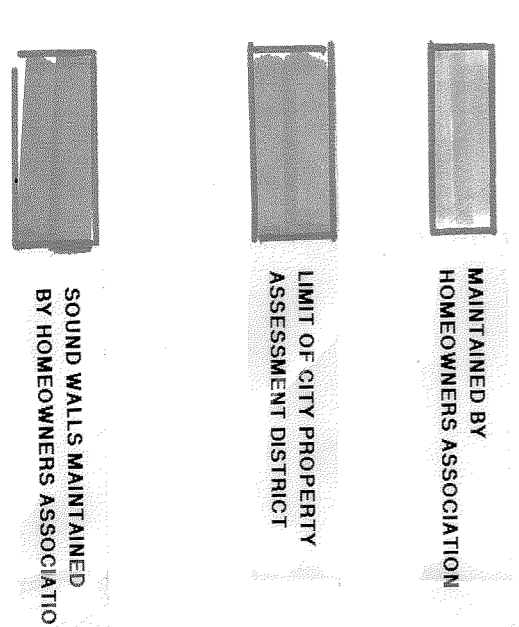


UNIT BREAKDOWN

PHASE 1A	50' X 70'	130
PHASE 1B	50' X 80'	97
PHASE 2A	45' X 78'	124
PHASE 2B	50' X 70'	100
SUB TOTAL		451
PHASE 3 (MOTORCARS)		171
TOTAL		629

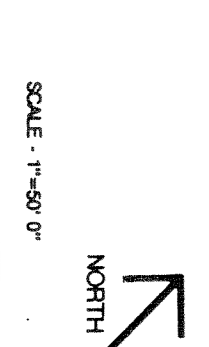
PARK (AC.)

PHASE 1A	0.53
PHASE 1B	0.65
PHASE 2B	1.10
PHASE 3	0.93
TOTAL IN BUILD	3.21
TOTAL PARK	4.86



SEE SHEET NO. 4 FOR
PROTOTYPICAL PHASE 2B
ENLARGEMENT AND PARK
ENLARGEMENT

SEE SHEET NO. 3 FOR
PROTOTYPICAL PHASE 2A
AND 2B EXISTING MARKS
AND PARK ENLARGEMENT



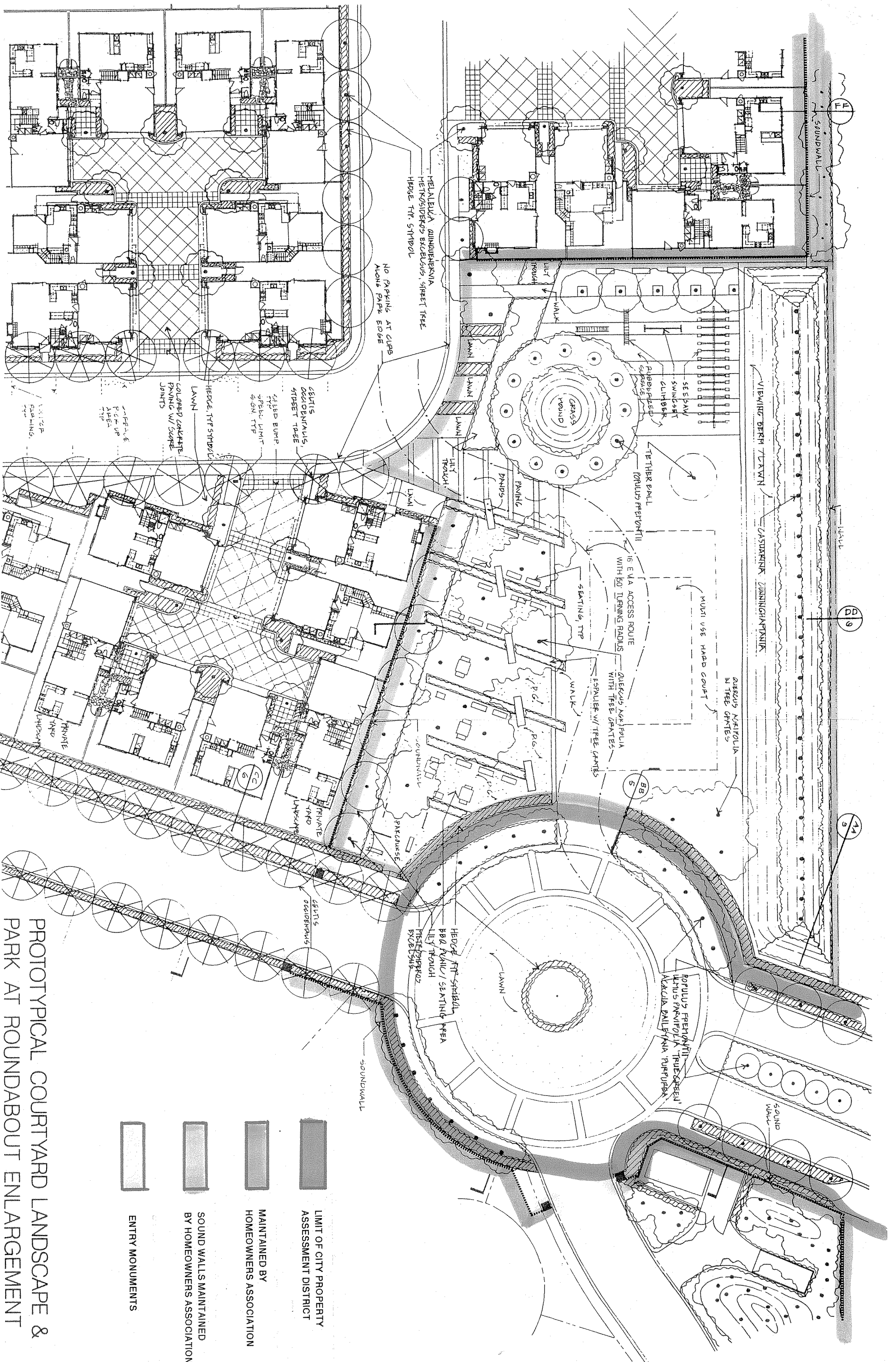
SCALE - 1" = 50' 0"





REVISION NOV. 15, 1995
OCTOBER 20, 1995

Precise Development Plan
Roberts Landing Phases 2A, 2B & 3
San Leandro, California

Citation Homes - Developer
SMA Group - Planner
Mackay & Samps - Engineers

SHEET NO. 1.1



- 
LIMIT OF CITY PROPERTY ASSESSMENT DISTRICT
- 
MAINTAINED BY HOMEOWNERS ASSOCIATION
- 
SOUND WALLS MAINTAINED BY HOMEOWNERS ASSOCIATION
- 
ENTRY MONUMENTS

PROTOTYPICAL COURTYARD LANDSCAPE & PARK AT ROUNDABOUT ENLARGEMENT

Citation Homes - Developer
 SWA Group - Planner & Landscape Architect
 Mackay & Somps - Engineers

Precise Development Plan
 Roberts Landing Phase 2A, 2B & 3
 San Leandro California

Scale - 1" = 16'-0"

REVISED NOV 15, 1995
 REWISED OCTOBER 24, 1995
 Date - October 29, 1995

Sheet No. 2

MAP 3