

Exhibit 1- Tract 8696 West Midway Large Lot Final Map

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE MAP; THAT IT IS THE ONLY ENTITY WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT IT HEREBY CONSENTS TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE; AND HEREBY CONSENTS TO ALL DEDICATIONS AND OFFERS OF DEDICATION THEREIN.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES: WEST MIDWAY AVENUE, SKYLARK STREET, ORION STREET, ARDENT WAY, WAVES AVENUE, WEST TOWER AVENUE, PAN AM WAY, WEST RANGER AVENUE, AND MAIN STREET.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR PUBLIC UTILITIES AND THEIR APPURTENANCES AND THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND REPLACE SUCH UTILITIES AND THEIR APPURTENANCES OVER, UNDER AND UPON THE STRIPS OF LAND DESIGNATED "PUE" (PUBLIC UTILITY EASEMENT) ON SAID MAP. SAID PUBLIC UTILITY EASEMENT SHALL BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT LAWFUL FENCES, SURFACE PAVEMENT, LAWFUL UNSUPPORTED ROOF OVERHANGS, LANDSCAPING, IRRIGATION SYSTEMS, UTILITY COMPANY STRUCTURES AND APPURTENANCES THEREOF.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR PUBLIC ACCESS PURPOSES AND APPURTENANCES THERETO OVER AND UPON THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "PAE" (PUBLIC ACCESS EASEMENT).

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER, UPON AND ACROSS THOSE STRIPS OF LAND DESIGNATED "EVAE" (EMERGENCY VEHICLE ACCESS EASEMENT) AS DELINEATED ON THIS MAP.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREAS OVER, UNDER, AND UPON THOSE CERTAIN STRIPS OF LAND DESIGNATED AND DELINEATED AS "SDE" (STORM DRAINAGE EASEMENT) FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF APPLICABLE STORM DRAINAGE STRUCTURES AND APPURTENANCES THERETO; SAID AREAS OR STRIPS OF LAND ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND ALL LAWFUL UNSUPPORTED OVERHANGS.

THE UNDERSIGNED ALSO HEREBY STATES THAT THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: THE AREA MARKED "EBMUD" IS DEDICATED TO EAST BAY MUNICIPAL UTILITY DISTRICT AS A PERPETUAL EASEMENT FOR THE PURPOSE OF CONSTRUCTING, REPLACING, MAINTAINING, OPERATING AND USING ANY FACILITIES NECESSARY FOR THE TRANSMISSION OF UTILITIES, AND ALL NECESSARY FIXTURES, INCLUDING UNDERGROUND TELEMTRY AND ELECTRICAL CABLES OR APPURTENANCES THERETO, IN, UNDER, ALONG AND ACROSS SAID EASEMENT. TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT AND THE RIGHT AT ALL TIMES TO ENTER IN, OVER AND UPON SAID EASEMENT AND EVERY PART THEREOF.

THE EASEMENT AREA MAY BE LANDSCAPED IN A MANNER CONSISTENT WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S USE; HOWEVER, NO BUILDING OR STRUCTURE MAY BE PLACED ON SAID EASEMENT, NO TREES MAY BE PLANTED WITHIN THE EASEMENT AREA AND NO CHANGES MAY BE MADE TO THE EXISTING SURFACE ELEVATION (GRADE) OF THE EASEMENT AREA BY MORE THAN ONE (1) FOOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY INTERFERE WITH EAST BAY MUNICIPAL UTILITY DISTRICT'S FULL ENJOYMENT OF SAID EASEMENT. EBMUD SHALL ACCEPT THIS EASEMENT BY SEPARATE INSTRUMENT.

AN EASEMENT FOR INGRESS AND EGRESS OF VEHICLES OVER, UPON AND ACROSS THOSE STRIPS OF LAND DESIGNATED "AE" (ACCESS EASEMENT) AS DELINEATED ON THIS MAP WILL BE CREATED/GRANTED TO ADJOINING LOTS BY SEPARATE INSTRUMENT AT THE TIME OF THE SALE OR LEASE OF THOSE LOTS. SAID ACCESS EASEMENTS ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC.

PARCEL A (VALOR AVENUE) AND PARCEL B (VALOR AVENUE) ARE FOR PRIVATE ROADWAY, PARKING AND DRAINAGE PURPOSES SHALL BE GRANTED IN FEE BY SEPARATE INSTRUMENT TO A FUTURE DEVELOPER.

PARCEL C SHALL BE RETAINED BY OWNER FOR FUTURE SALE OR LEASE.

THIS MAP SHOWS ALL THE EASEMENTS ON THE PREMISES, OR OF RECORD.

AS OWNER: CITY OF ALAMEDA, A CALIFORNIA MUNICIPAL CORPORATION

BY: _____

NAME (PRINT): _____

TITLE: _____

DATE: _____

TRACT 8696
WEST MIDWAY LARGE LOT

CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN 2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN 2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN 2020252282, PHASE 3 AGREED TRUST LANDS PARCELS FOUR, FIVE, AND SIX PER DN 2020-252281, ALAMEDA COUNTY RECORDS
CITY OF ALAMEDA, CALIFORNIA



CIVIL ENGINEERS

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SURVEYORS PLANNERS

MAY 2025

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 _____ } SS.
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(IES), 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:

SIGNATURE: _____

NAME (PRINT): _____

PRINCIPAL COUNTY OF BUSINESS: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

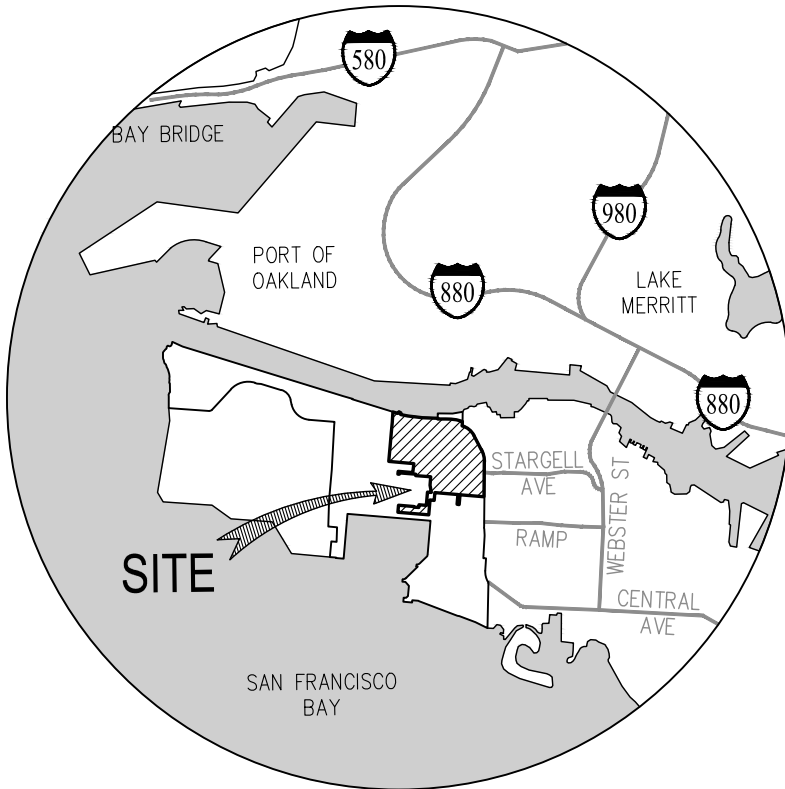
SURVEYOR'S STATEMENT

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 THE CITY OF ALAMEDA IN JANUARY 2024. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2027, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.



MARK H. WEHBER, P.L.S.
L.S. NO. 7960

DATE _____



VICINITY MAP

NOT TO SCALE

CLERK OF THE BOARD OF SUPERVISOR'S
CERTIFICATE

I, ANIKA CAMPBELL-BELTON, CLERK OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE, AS CHECKED BELOW:

[] AN APPROVED BOND HAS BEEN FILED WITH SAID BOARD IN THE AMOUNT OF \$ _____ CONDITIONED FOR THE PAYMENT OF ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE NOW A LIEN AGAINST SAID LAND OR ANY PART THEREOF, BUT NOT YET PAYABLE AND WAS DULY APPROVED BY SAID BOARD IN SAID AMOUNT.

[] ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID, AS STATED BY THE TREASURER-TAX COLLECTOR OF THE COUNTY OF ALAMEDA.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____ 2025.

ANIKA CAMPBELL-BELTON
CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

BY: _____
DEPUTY COUNTY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 202_, AT _____ M, IN BOOK _____ OF MAPS, AT PAGES _____, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: _____

SERIES NO: _____

MELISSA WILK,
COUNTY RECORDER
COUNTY OF ALAMEDA, CALIFORNIA

BY: _____
DEPUTY

TRACT 8696
WEST MIDWAY LARGE LOT

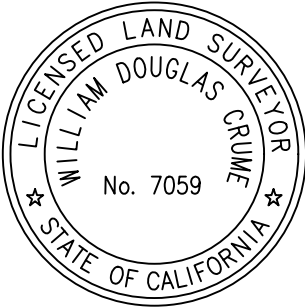
CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN
2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN
2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE
PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN
2020252282, PHASE 3 AGREED TRUST LANDS PARCELS FOUR, FIVE, AND SIX
PER DN 2020-252281, ALAMEDA COUNTY RECORDS
CITY OF ALAMEDA, CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT

I, WILLIAM DOUGLAS CRUME, ACTING CITY SURVEYOR FOR THE CITY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8696, WEST MIDWAY LARGE LOT," AND I AM SATISFIED THAT THE FINAL MAP IS TECHNICALLY CORRECT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY
OF _____, 2025.

WILLIAM DOUGLAS CRUME, LS 7059
ACTING CITY SURVEYOR, CITY OF ALAMEDA
COUNTY OF ALAMEDA, CALIFORNIA



CITY ENGINEER'S STATEMENT

I, SCOTT WIKSTROM, CITY ENGINEER OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED FINAL MAP ENTITLED "TRACT 8696, WEST MIDWAY LARGE LOT", CONSISTING OF 13 SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF, AND THAT THE SUBDIVISION AS SHOWN ON SAID FINAL MAP IS SUBSTANTIALLY THE SAME AS SAID SUBDIVISION APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND AMENDMENTS THERETO AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY
OF _____, 2025.

SCOTT WIKSTROM, R.C.E. 56266
CITY ENGINEER, CITY OF ALAMEDA
COUNTY OF ALAMEDA, CALIFORNIA



SOILS AND GEOLOGICAL REPORT

A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY ENGeo, INC., PROJECT NO 5687.009.004, DATED MARCH 22, 2024, REVISED APRIL 30, 2024, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY CLERK OF THE CITY OF ALAMEDA.



SAN RAMON ▪ (925) 866-0322
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CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
MAY 2025

CITY CLERK'S STATEMENT

I, LARA WEISIGER, CITY CLERK OF THE COUNCIL OF THE CITY OF ALAMEDA, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE HEREIN EMBODIED FINAL MAP ENTITLED, "TRACT 8696, WEST MIDWAY LARGE LOT", CONSISTING OF 13 SHEETS, THIS STATEMENT BEING UPON SHEET TWO (2) THEREOF, WAS PRESENTED TO SAID COUNCIL OF THE CITY OF ALAMEDA AS PROVIDED BY LAW AT A REGULAR MEETING HELD ON THE _____ DAY OF _____, 2025, AND THAT SAID COUNCIL OF THE CITY OF ALAMEDA DID THEREON BY RESOLUTION NO. _____, DULY PASSED AND ADOPTED AT SAID MEETING, APPROVE SAID MAP AND ACCEPT SUBJECT TO IMPROVEMENT ON BEHALF OF THE CITY OF ALAMEDA AND THE PUBLIC, ALL THE DEDICATIONS AND EASEMENTS, AS LISTED BELOW, AS OFFERED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, THE ITEMS LISTED BELOW:

1. PUBLIC UTILITY EASEMENT (PUE), PUBLIC ACCESS EASEMENT (PAE), STORM DRAIN EASEMENT (SDE), AND EMERGENCY VEHICLE ACCESS EASEMENT (EVAE).
2. WEST MIDWAY AVENUE, WEST RANGER AVENUE, WEST TOWER AVENUE, ORION STREET, PAN AM WAY, MAIN STREET, ARDENT WAY, WAVES AVENUE, AND SKYLARK STREET.

AND AT THAT TIME REJECTED THE REAL PROPERTY AND EASEMENTS OFFERED FOR DEDICATION LISTED BELOW:

3. THE EASEMENT DEDICATION AS EBMUD

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL

THIS _____ DAY OF _____, 2025.

LARA WEISIGER, CITY CLERK AND CLERK OF THE
CITY COUNCIL, CITY OF ALAMEDA
COUNTY OF ALAMEDA, STATE OF CALIFORNIA

NOTES

1. THE LANDS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE FOLLOWING MATTERS OF RECORD:
 - A) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-32-EDC AT FORMER NAS ALAMEDA", DN 2013-199807.
 - B) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-37-EDC, ALA-38-EDC, PARCEL ALA-55-EDC, PARCEL ALA-57-EDC, PARCEL ALA-59-EDC, AND PARCEL ALA-61-EDC AT FORMER NAS ALAMEDA", DN 2013-199810.
 - C) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-40-EDC AT FORMER NAS ALAMEDA", DN 2013-199812.
 - D) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-60-EDC AT FORMER NAS ALAMEDA", DN 2013-199826.
 - E) TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF UTILITY SYSTEMS AT THE FORMER NAS ALAMEDA" DN 2013-199835.
 - F) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTION (RE: PARCEL ALA-37-EDC (PARTIAL), PARCEL ALA-38-EDC, ALA-39-EDC, PARCEL ALA-55-EDC, PARCEL ALA-56-EDC, PARCEL ALA-57-EDC, PARCEL ALA-59-EDC, PARCEL ALA-60-EDC, AND PARCEL ALA-61-EDC - DTSC SITE CODE 201971)", DN 2013-199837.
 - G) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTION (RE: PARCEL ALA-31-EDC (PARTIAL), ALA-32-EDC, PARCEL ALA-40-EDC, AND PARCEL ALA-41-EDC - DTSC SITE CODE 201971)", DN 2013-199838.
 - H) TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SAN FRANCISCO BAY CONSERVATION SAND DEVELOPMENT COMMISSION PERMIT NO. 1994-013-08", DN 2013-229343.
 - I) TERMS AND CONDITIONS CONTAINED IN THE DOCUMENT ENTITLED "NAVAL AIR STATION ALAMEDA TITLE SETTLEMENT AND EXCHANGE AGREEMENT", DN 2014-154593; AMENDED PER DN 2016-256791, DN 2017-113841, DN 2020-252279.
 - J) TERMS AND PROVISIONS CONTAINED IN THE UNRECORDED "DISPOSITIONS AND DEVELOPMENT AGREEMENT" AS DISCLOSED BY THE "MEMORANDUM OF DISPOSITION AND DEVELOPMENT AGREEMENT", DN 2015-235388, AND ANY/ALL AMENDMENTS THERETO.
 - K) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-78-EDC AT FORMER NAS ALAMEDA", DN 2017-078010.
 - L) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTION (RE: PARCEL ALA-78-EDC - DTSC SITE CODE 201971)", DN 2017-078011.
 - M) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DN 2017-144870.
 - N) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-82-EDC AT FORMER NAS ALAMEDA", DN 2017-217077.
 - O) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-83-EDC AT FORMER NAS ALAMEDA", DN 2017-217078.
 - P) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CALIFORNIA CIVIL CODE SECTION 1471 FOR PARCEL ALA-84-EDC AT FORMER NAS ALAMEDA", DN 2017-217079.
 - Q) TERMS AND CONDITIONS IN THAT CERTAIN DOCUMENT ENTITLED "COVENANT TO RESTRICT USE OF PROPERTY ENVIRONMENTAL RESTRICTION (RE: PARCEL ALA-82-EDC, PARCEL ALA-83-EDC, AND PARCEL ALA-84-EDC - DTSC SITE CODE 201971)", DN 2017-217085.
 - R) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DN 2017-263920.
 - S) TERMS AND CONDITIONS CONTAINED IN THE UNRECORDED "DISPOSITION AND DEVELOPMENT AGREEMENT" AS DISCLOSED BY THE "MEMORANDUM OF DISPOSITION AND DEVELOPMENT AGREEMENT", DN 2018-136853.

TRACT 8696
WEST MIDWAY LARGE LOT

CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN 2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN 2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN 2020252282, PHASE 3 AGREED TRUST LANDS PARCELS FOUR, FIVE, AND SIX PER DN 2020-252281, ALAMEDA COUNTY RECORDS
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 300' MAY 2025



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS DETERMINED BY FOUND MONUMENTS PT. 207 "MAIN-SING" AND PT. 204 "MAIN-ATL" AS SAID POINTS ARE SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 1816 (28 RS 14), THE BEARING BEING N00°28'45"E (CALCULATED).

LEGEND

---	SUBDIVISION BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-ML)	MONUMENT TO MONUMENT LINE
(ML-PL)	MONUMENT LINE TO PROPERTY LINE
(ML-ML)	MONUMENT LINE TO MONUMENT LINE
(LL)	LOT LINE
●	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT, AS NOTED
○	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
⊙	SET STANDARD STREET MONUMENT
PAE	PUBLIC ACCESS EASEMENT
AE	ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
SDE	STORM DRAIN EASEMENT
ATL	AGREED TRUST LANDS
TTL	TRUST TERMINATION LANDS

REFERENCES:

- (#) INDICATES REFERENCE NUMBER
(1) RECORD OF SURVEY NO. 1816 (28 RS 14)
(2) RECORD OF SURVEY NO. 2565 (39 RS 88)
(3) RECORD OF SURVEY NO. 2856 (44 RS 10)
(4) TRACT MAP 8336 (347 M 1), CORRECTED BY DN 2020-258693
(5) PARCEL MAP NO. 10600 (338 PM 9)
(6) CERTIFICATE OF COMPLIANCE (DN 2022-201443), WITH GRANT DEED (DN 2022-201678)
(7) RECORD OF SURVEY NO. 3000 (51 RS 1)
(8) TRACT 8315 (341 M 52)
(9) CERTIFICATE OF COMPLIANCE (DN 2021-238103), WITH GRANT DEEDS (DN 2021-238105 AND DN 2021-238106)
(10) DEED (DN 2013-199810)
(11) DEED (DN 2013-199826)
(12) DEED (DN 2020-252281)
(13) DEED (DN 2020-252282)
(14) DEED (DN 2024-096818)

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE GROUND DISTANCES.
2. ALL TIES ARE PERPENDICULAR, UNLESS OTHERWISE NOTED.
3. THE AREA WITHIN THE BOUNDARY OF THIS SUBDIVISION IS 166.56 ACRES±
4. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. DIVIDE GROUND DISTANCES BY 1.00007055 TO OBTAIN GRID DISTANCES.

LINE TABLE		
NO	BEARING	LENGTH
L1	N85°08'27"W	76.00' (6)
L2	N04°47'18"E	281.67' (6)
L3	N85°08'27"W	155.51' (6)
L4	N04°47'01"E	257.57' (5)(6)
L5	N85°12'42"W	559.25' (5)(6)
L6	N02°54'53"E	22.40' (5)(6)
L7	N85°18'36"W	182.23' (5)(6)
L8	N04°52'14"E	98.70' (5)(6)
L9	N85°06'40"W	252.04' (5)(6)
L10	N86°54'57"W	12.64' (5)(6)
L11	N05°11'19"E	149.17' (5)(6)
L12	N04°53'01"E	335.19' (5)(6)
L13	N85°12'42"W	136.88' (5)(6)
L14	N10°15'35"W	265.80' (5)(6)(8)
L15	N04°31'45"E	304.10' (5)(8)
L16	N85°18'21"W	545.86' (5)(7)(8)(9)
L17	N04°47'18"E	47.99' (8)(9)
L18	N04°47'01"E	77.00' (4)(6)
L19	N85°08'27"W	364.00' (M-M)(4)
L20	N85°08'27"W	277.00' (M-M)(4)
L21	N85°08'27"W	195.61' (M-M)(4)
L22	N81°14'00"E	148.57' (M-M)(4)
L23	N85°08'27"W	324.51' (M-M)(4)
L24	N10°15'35"W	48.41' (M-PL)(3)
L25	N19°53'57"W	65.64' (M-PL)(2)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	10.00'	89°55'45"	15.70' (6)
C2	10.00'	90°04'15"	15.72' (6)
C3	20.00'	94°13'33"	32.89'
C4	20.00'	90°00'00"	31.42'
C5	20.00'	90°00'00"	31.42'
C6	20.00'	90°00'00"	31.42'
C7	20.00'	90°00'00"	31.42'
C8	263.00'	34°21'28"	157.71'
C9	437.00'	34°21'28"	262.05'
C10	20.00'	90°00'00"	31.42'
C11	20.00'	89°44'58"	31.33' (4)(6)
C12	20.00'	90°00'00"	31.42'
C13	20.00'	90°00'00"	31.42'
C14	960.00'	28°15'00"	473.33' (4)(6)

CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN
2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN
2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE
PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN
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PER DN 2020-252281, ALAMEDA COUNTY RECORDS
CITY OF ALAMEDA, CALIFORNIA



CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

A graphic scale bar with alternating black and white segments. The segments are labeled with distances in feet: 250', 0', 125', 250', 500', and 1000'.

BASIS OF BEARINGS:

LEGEND

REFERENCES:

NOTES:

- SHEET 4 OF 13

TRACT 8696
WEST MIDWAY LARGE LOT

CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN 2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN 2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN 2020252282, PHASE 3 AGREED TRUST LANDS PARCELS FOUR, FIVE, AND SIX PER DN 2020-252281, ALAMEDA COUNTY RECORDS
CITY OF ALAMEDA, CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60' MAY 2025



GRAPHIC SCALE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS DETERMINED BY FOUND MONUMENTS PT. 207 "MAIN-SING" AND PT. 204 "MAIN-ATL" AS SAID POINTS ARE SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 1816 (28 RS 14), THE BEARING BEING N00°28'45"E (CALCULATED).

LEGEND

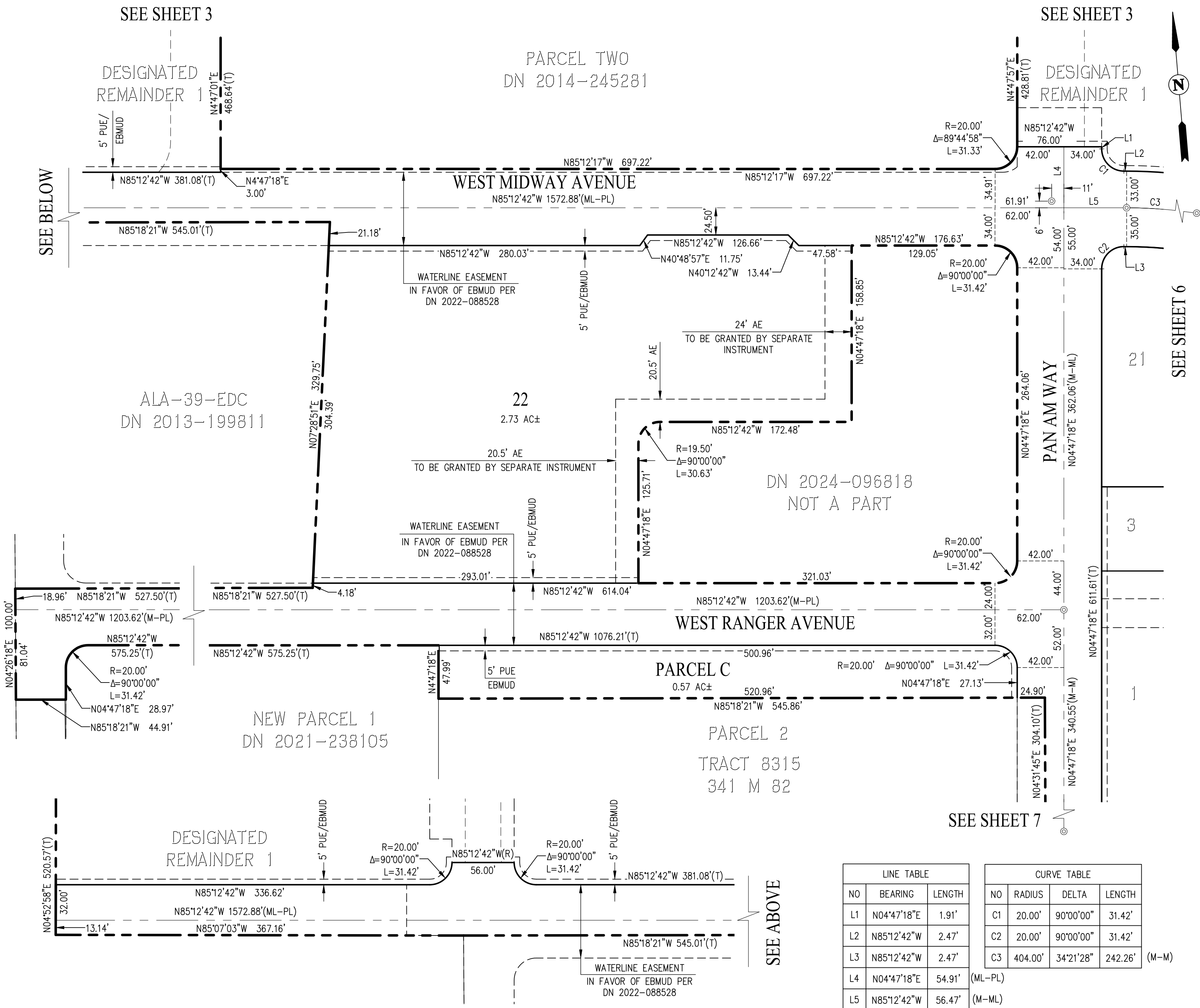
---	SUBDIVISION BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-ML)	MONUMENT TO MONUMENT LINE
(ML-PL)	MONUMENT LINE TO PROPERTY LINE
(ML-ML)	MONUMENT LINE TO MONUMENT LINE
(LL)	LOT LINE
⊙	FOUND STANDARD STREET MONUMENT
●	FOUND MONUMENT, AS NOTED
○	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
⊙	SET STANDARD STREET MONUMENT
PAE	PUBLIC ACCESS EASEMENT
AE	ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
SDE	STORM DRAIN EASEMENT

REFERENCES:

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NOTES:

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- ALL TIES ARE PERPENDICULAR, UNLESS OTHERWISE NOTED.
- SEE SHEET 2 FOR ADDITIONAL NOTES.



LINE TABLE			CURVE TABLE		
NO	BEARING	LENGTH	NO	RADIUS	DELTA
L1	N04°47'18"E	1.91'	C1	20.00'	90°00'00"
L2	N85°12'42"W	2.47'	C2	20.00'	90°00'00"
L3	N85°12'42"W	2.47'	C3	404.00'	34°21'28"
L4	N04°47'18"E	54.91'	(M-PL)		
L5	N85°12'42"W	56.47'	(M-ML)		

TRACT 8696
WEST MIDWAY LARGE LOT

CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN 2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN 2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN 2020252282, PHASE 3 AGREED TRUST LANDS PARCELS FOUR, FIVE, AND SIX PER DN 2020-252281, ALAMEDA COUNTY RECORDS
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60' MAY 2025



GRAPHIC SCALE

BASIS OF BEARINGS:

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LEGEND

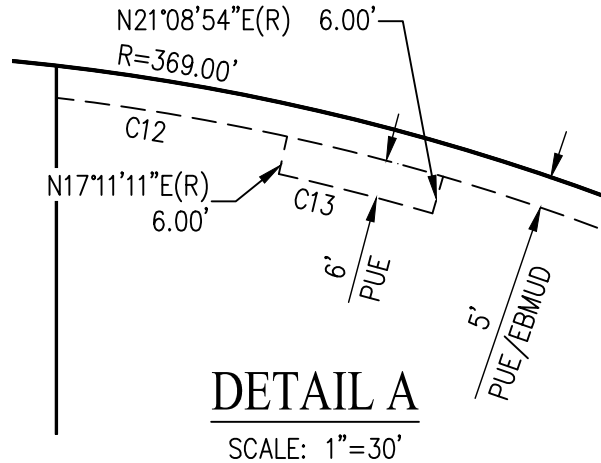
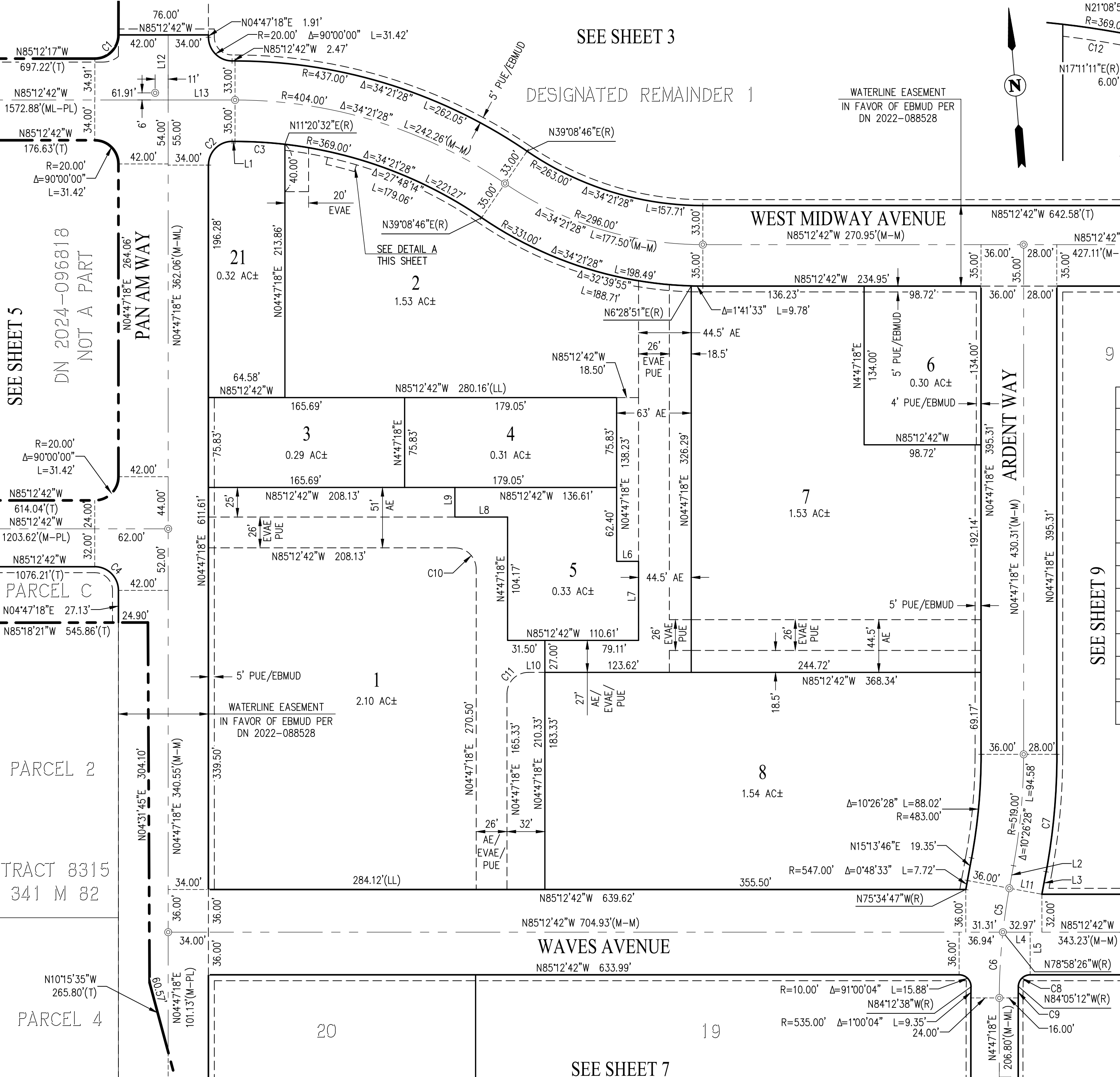
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(M-M)	TOTAL
(M-M)	RADIAL
(M-M)	MONUMENT TO MONUMENT
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(LL)	LOT LINE
	FOUND STANDARD STREET MONUMENT
	FOUND MONUMENT, AS NOTED
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
	SET STANDARD STREET MONUMENT
PAE	PUBLIC ACCESS EASEMENT
AE	ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
SDE	STORM DRAIN EASEMENT

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DETAIL A
SCALE: 1"=30'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	20.00'	89°44'58"	31.33'
C2	20.00'	90°00'00"	31.42'
C3	369.00'	6°33'14"	42.21'
C4	20.00'	90°00'00"	31.42'
C5	511.00'	4°12'12"	37.49'
C6	511.00'	6°14'16"	55.63'
C7	547.00'	10°26'28"	99.68'
C8	10.00'	88°52'30"	15.51'
C9	495.00'	1°07'30"	9.72'
C10	18.00'	90°00'00"	28.27'
C11	18.00'	90°00'00"	28.27'
C12	364.00'	5°45'13"	36.55'
C13	358.00'	3°57'43"	24.75'

LINE TABLE		
NO	BEARING	LENGTH
L1	N85°12'42"W	2.47'
L2	N15°13'46"E	19.35'
L3	N15°13'46"E	19.36'
L4	N85°12'42"W	23.07'
L5	N04°47'18"E	36.00'
L6	N85°12'42"W	18.50'
L7	N04°47'18"E	66.77'
L8	N85°12'42"W	44.50'
L9	N04°47'18"E	25.00'
L10	N85°12'42"W	14.00'
L11	N74°45'12"W	28.00'
L12	N04°47'18"E	54.91' (ML-PL)
L13	N85°12'42"W	56.47' (M-ML)

TRACT 8696
WEST MIDWAY LARGE LOT

CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN 2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN 2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN 202052282, PHASE 3 AGREED TRUST LANDS PARCELS FOUR, FIVE, AND SIX PER DN 2020-252281, ALAMEDA COUNTY RECORDS
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CIVIL ENGINEERS SURVEYORS PLANNERS

SCALE: 1" = 60' MAY 2025



GRAPHIC SCALE

BASIS OF BEARINGS:

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LEGEND

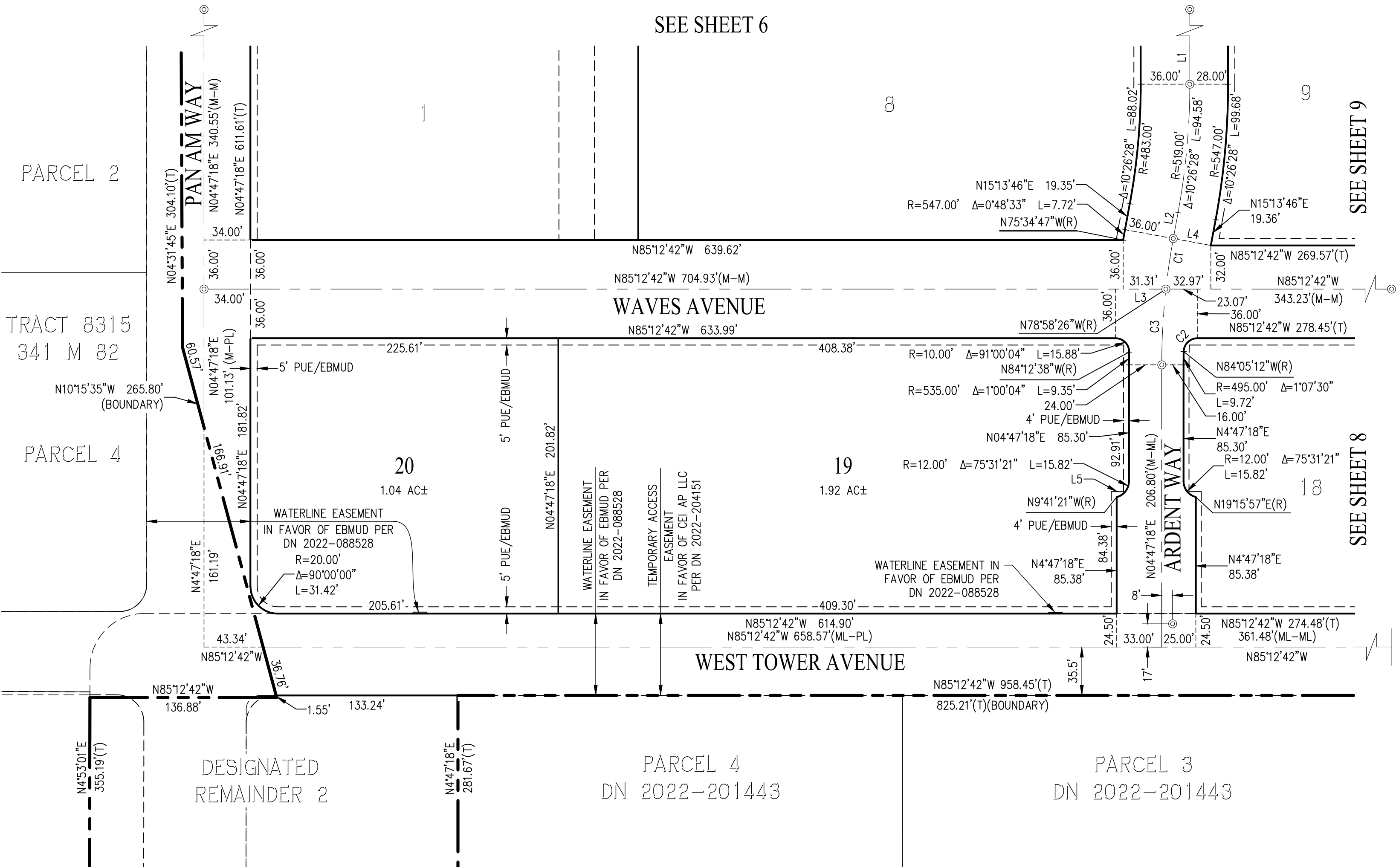
---	SUBDIVISION BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENT LINE
---	MONUMENT LINE
(T)	TOTAL
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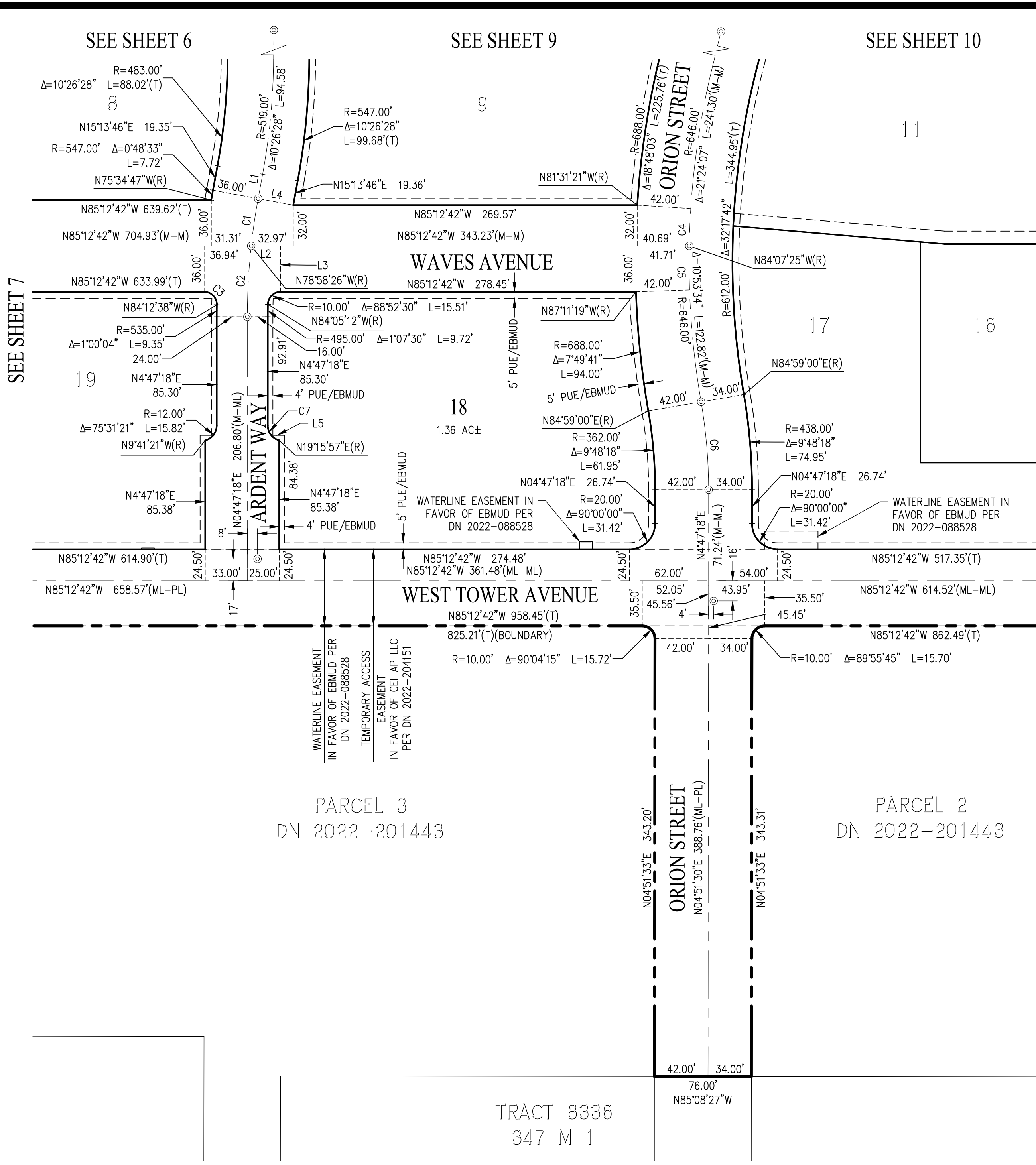
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LINE TABLE		
NO	BEARING	LENGTH
L1	N04°47'18"E	430.31' (M-M)
L2	N15°13'46"E	19.35'
L3	N85°12'42"W	36.94'
L4	N74°45'12"W	28.00'
L5	N85°12'42"W	9.00' (PUE)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	511.00'	4°12'12"	37.49' (M-M)
C2	10.00'	88°52'30"	15.51'
C3	511.00'	6°14'16"	55.63' (M-M)



TRACT 8696
WEST MIDWAY LARGE LOT

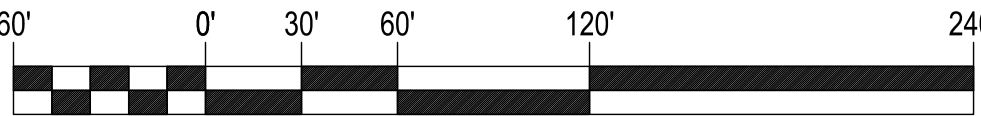
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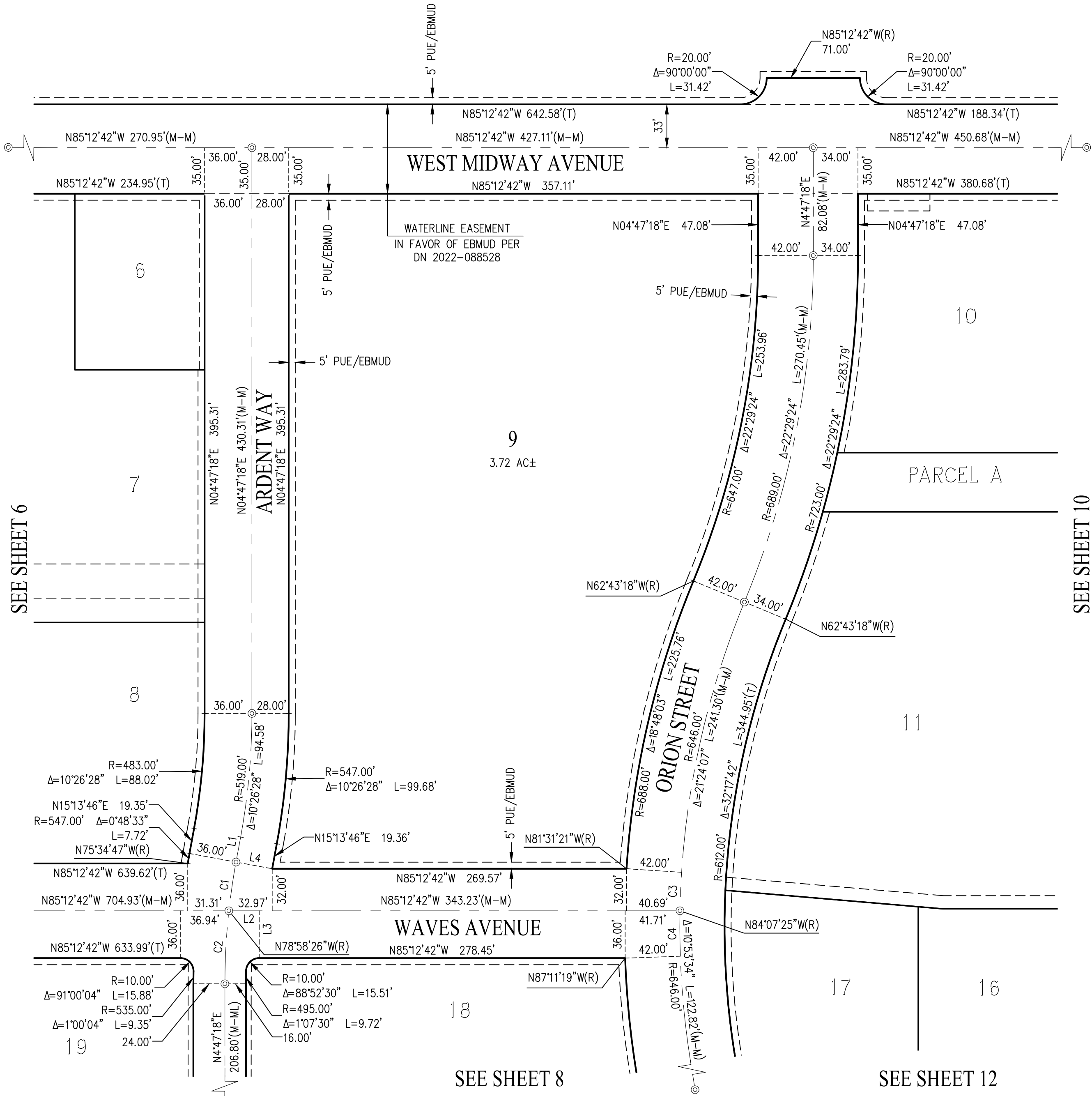
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SEE SHEET 3
DESIGNATED REMAINDER 1



TRACT 8696 WEST MIDWAY LARGE LOT

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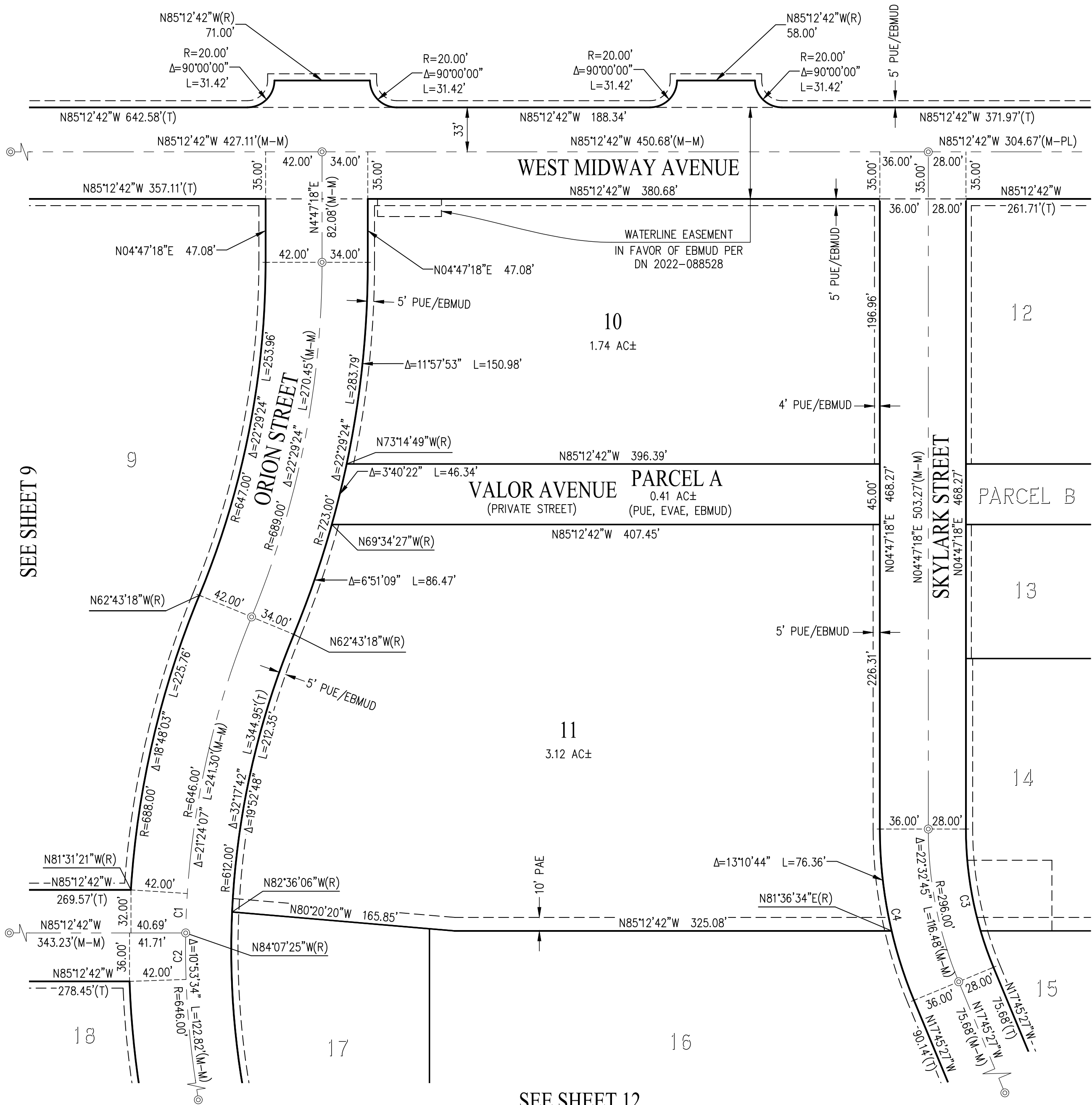
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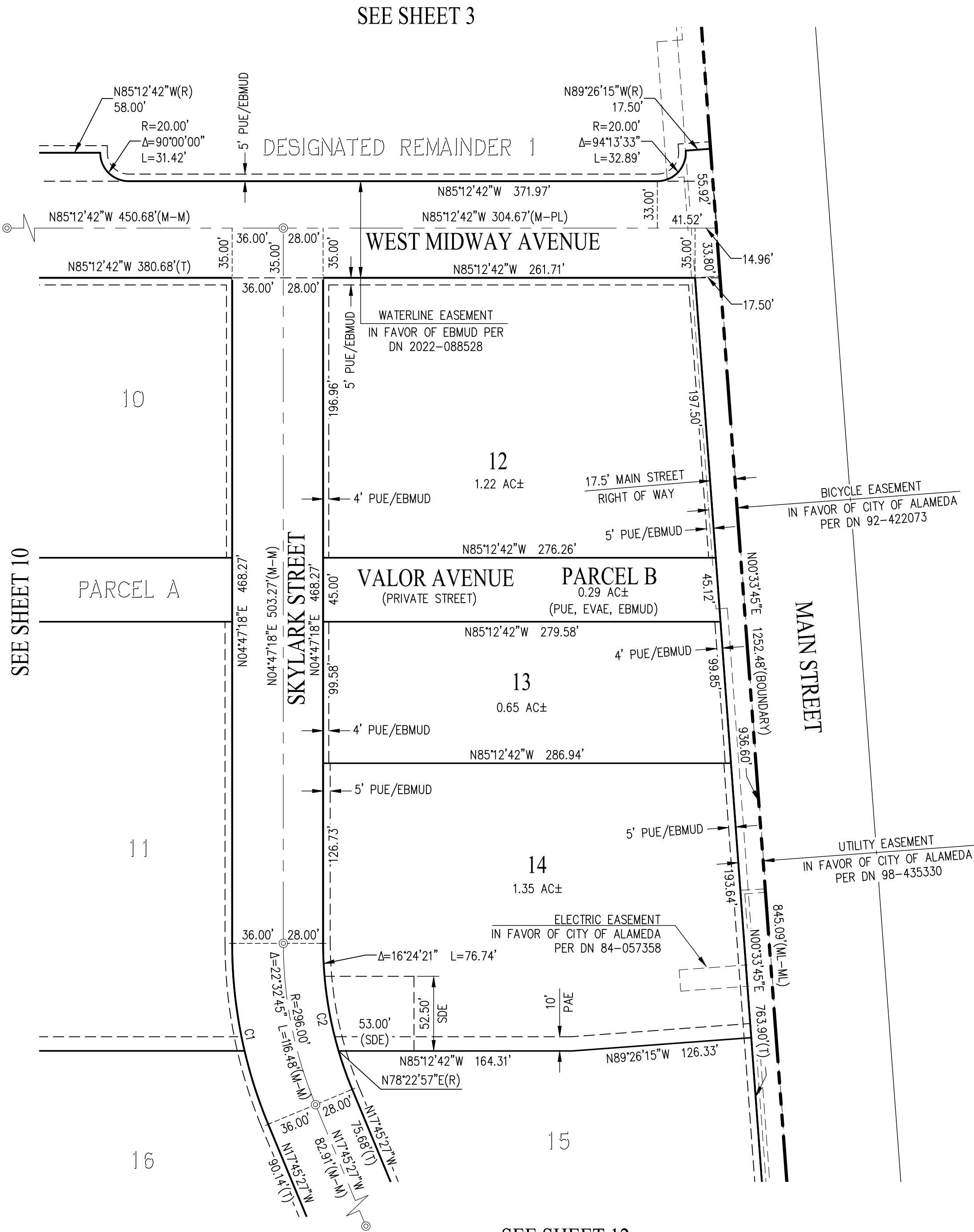
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CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	332.00'	22°32'45"	130.64'
C2	268.00'	22°32'45"	105.46'

SEE SHEET 12

TRACT 8696
WEST MIDWAY LARGE LOT

CONSISTING OF 13 SHEETS
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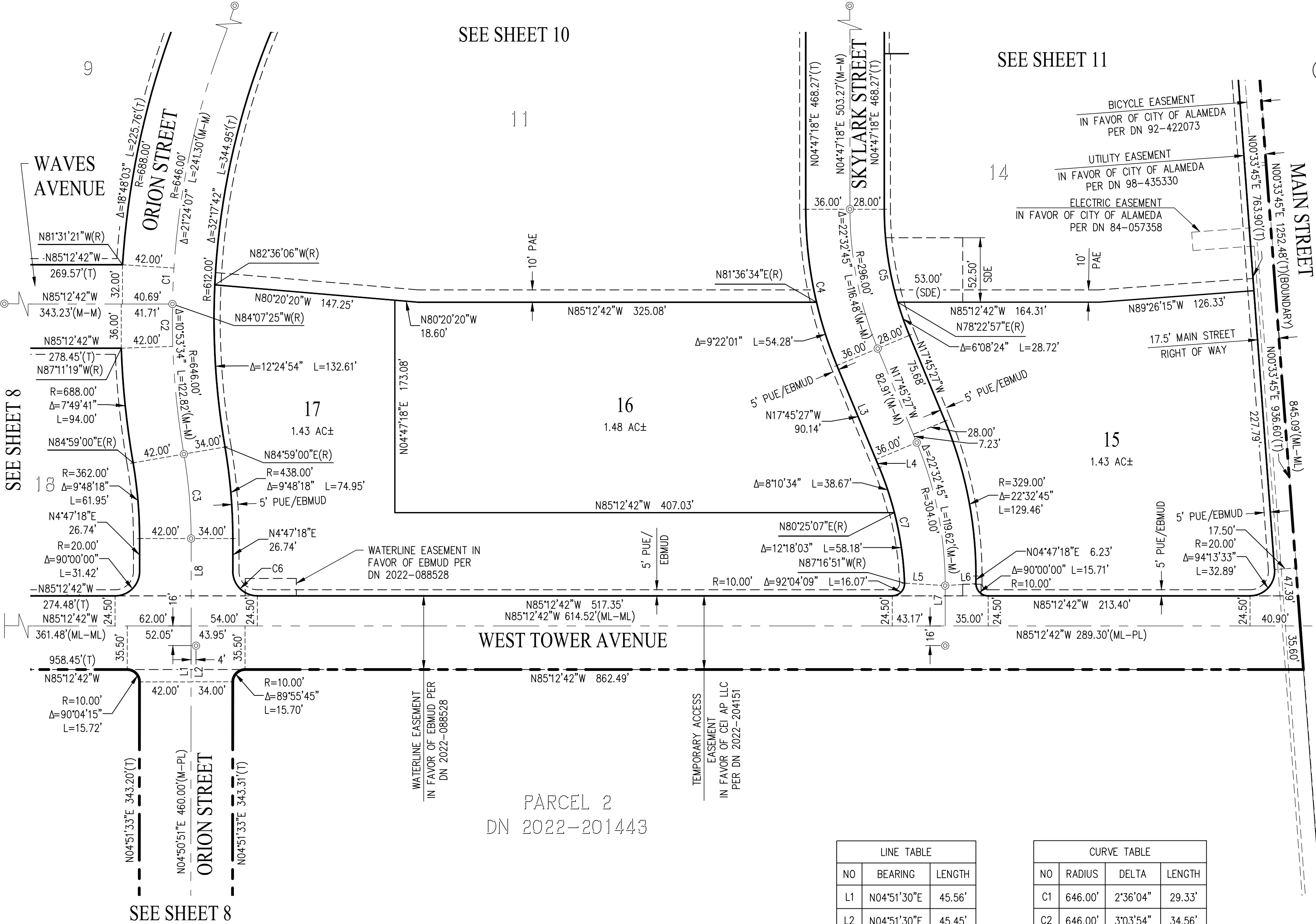
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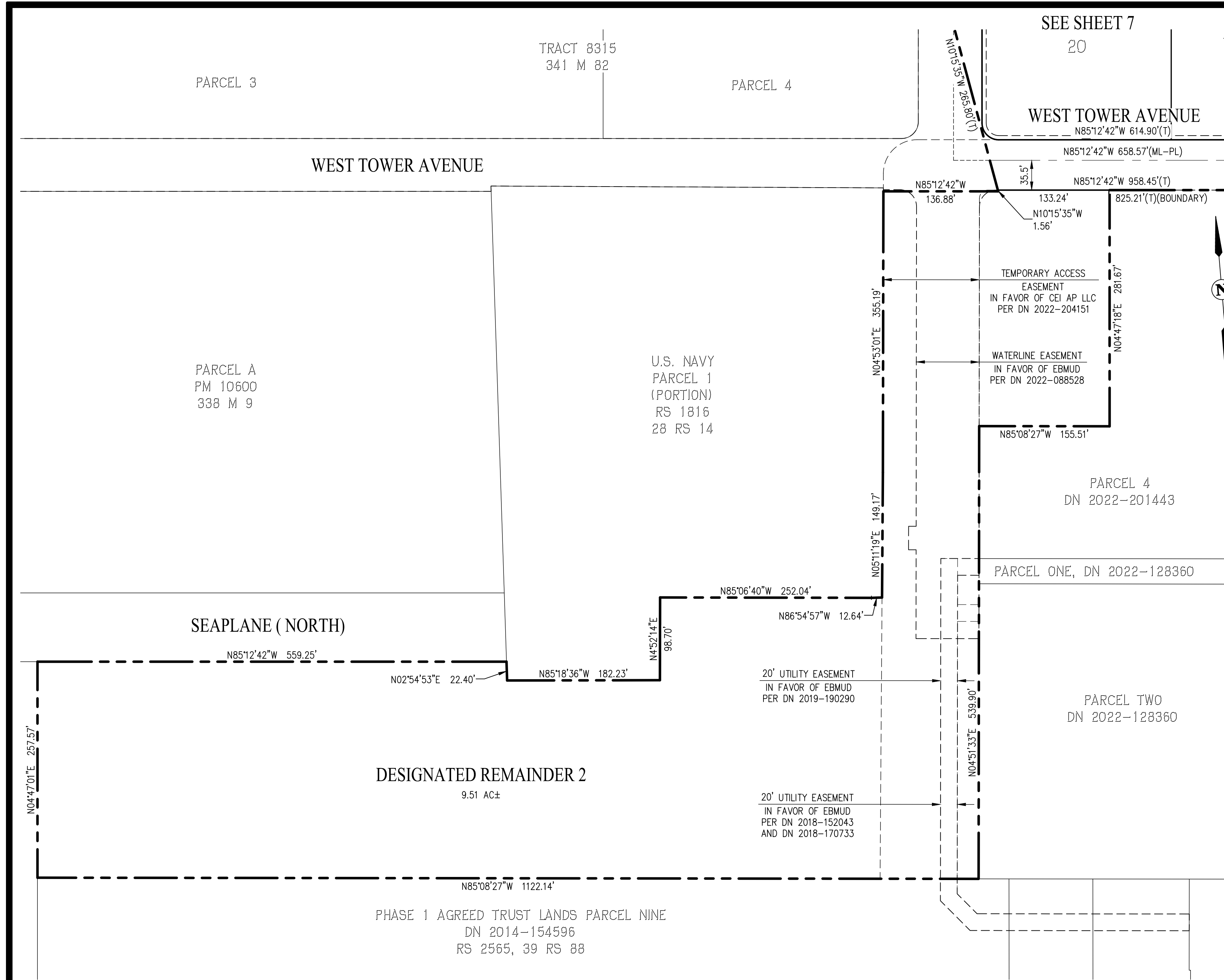
LINE TABLE		
NO	BEARING	LENGTH
L1	N04°51'30"E	45.56'
L2	N04°51'30"E	45.45'
L3	N17°45'27"W	82.91'
L4	N17°45'27"W	7.23'
L5	N81°49'51"W	33.23'
L6	N88°52'16"W	25.05'
L7	N04°47'18"E	32.90'
L8	N04°47'18"E	71.24'

(M-M)


(M-ML)

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	646.00'	2°36'04"	29.33'
C2	646.00'	3°03'54"	34.56'
C3	404.00'	9°48'18"	69.14'
C4	332.00'	22°32'45"	130.64'
C5	268.00'	22°32'45"	105.46'
C6	20.00'	90°00'00"	31.42'
C7	271.00'	20°28'36"	96.85'

(M-M)



TRACT 8696
WEST MIDWAY LARGE LOT
CONSISTING OF 13 SHEETS
BEING A SUBDIVISION OF A PORTION OF ADJUSTED PARCEL 1 PER DN 2022-201443, ALL OF: ALA-59-EDC PER DN 2013-199810, ALA-60-EDC PER DN 2013-199826, NEW TRUST TERMINATION LANDS PARCELS FOUR AND FIVE PER DN 2021-238103, PHASE 3 TRUST TERMINATION PARCEL THREE PER DN 2020252282, PHASE 3 AGREED TRUST LANDS PARCELS FOUR, FIVE, AND SIX PER DN 2020-252281, ALAMEDA COUNTY RECORDS
CITY OF ALAMEDA, CALIFORNIA



CIVIL ENGINEERS


SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SURVEYORS

PLANNERS

SCALE: 1" = 80'

MAY 2025



GRAPHIC SCALE

BASIS OF BEARINGS:
THE BASIS OF BEARINGS WAS DETERMINED BY FOUND MONUMENTS PT. 207 "MAIN-SING" AND PT. 204 "MAIN-ATL" AS SAID POINTS ARE SHOWN AND SO DESIGNATED ON RECORD OF SURVEY NO. 1816 (28 RS 14), THE BEARING BEING N00°28'45"E (CALCULATED).

LEGEND	
	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENT LINE
	MONUMENT LINE
(T)	TOTAL
(R)	RADIAL
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
(M-ML)	MONUMENT TO MONUMENT LINE
(ML-PL)	MONUMENT LINE TO PROPERTY LINE
(ML-ML)	MONUMENT LINE TO MONUMENT LINE
(LL)	LOT LINE
	FOUND STANDARD STREET MONUMENT
	FOUND MONUMENT, AS NOTED
	SET 5/8" REBAR AND CAP OR NAIL AND TAG, LS 7960
	SET STANDARD STREET MONUMENT
PAE	PUBLIC ACCESS EASEMENT
AE	ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EBMUD	EAST BAY MUNICIPAL UTILITY DISTRICT
SDE	STORM DRAIN EASEMENT

REFERENCES:

(#) INDICATES REFERENCE NUMBER
SEE SHEET 3 FOR REFERENCES

NOTES:

- DIMENSIONS SHOWN HEREON ARE IN US SURVEY FEET AND DECIMALS THEREOF. DISTANCES ARE GROUND DISTANCES.
- ALL TIES ARE PERPENDICULAR, UNLESS OTHERWISE NOTED.
- SEE SHEET 2 FOR ADDITIONAL NOTES.