OWNER'S STATEMENT

THE UNDERSIGNED ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AND SHOWN ON THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP, AND ARE ALL WHO ARE NECESSARY TO PASS CLEAR TITLE TO THE LAND SUBDIVIDED AND SHOWN HEREON.

OWNER: MGP XII SOUTH SHORE CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____,

XXX

OWNER'S ACKNOWLEDGEMENT

A NOTARY OF 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 (IES), AND THAT BY HIS/HER/THEIR SIGNATURES (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 _____ (SEAL)

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: (A) CERTIFY THAT THE HEREIN EMBODIED TRACT MAP ENTITLED "PARCEL MAP OF SOUTHSHORE CENTER", CONSISTING OF FIVE (5) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF ALAMEDA AT A REGULAR MEETING HELD ON THE DAY OF _____, 2023, AND THAT SAID COUNCIL DID THEREUPON BY RESOLUTION NO. _____ DULY PASSED AND ACCEPTED AT SAID MEETING, APPROVE SAID MAP; AND IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2023

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

CLERK OF THE BOARD OF SUPERVISORS ' STATEMENT

I, ANKA CAMPBELL–BELTON, ASSISTANT CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE AS CHECKED BELOW THAT:

THAT A GOOD AND SUFFICIENT BOND APPROVED BY AND IN THE AMOUNT FIXED BY SAID BOARD OF SUPERVISORS HAS BEEN FILED WITH SAID BOARD AND THAT SAID BOND BY ITS TERMS IS MADE TO INURE TO THE BENEFIT OF SAID COUNTY OF ALAMEDA AND IS CONDITIONED FOR THE PAYMENT OF ALL TAXES, WHICH MAY BE AT THE TIME OF RECORDING OF THIS MAP A LIEN AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF, BUT NOT YET PAYABLE.

ALL TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES HAVE BEEN PAID AS CERTIFIED BY THE TREASURER–TAX COLLECTOR OF THE COUNTY OF ALAMEDA

EXEMPTED

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2023.

ANNKA CAMPBELL–BELTON
ASSISTANT CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF ALAMEDA,
STATE OF CALIFORNIA

BY: _____
DEPUTY CLERK

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2023 AT _____M

IN BOOK _____ OF PARCEL MAPS AT PAGES _____ AND _____ AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

SERIES NO.: _____

_____
MELISSA WILK .
COUNTY RECORDER IN AND FOR
THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

FEE: $_____

_____
BY: DEPUTY COUNTY RECORDER

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREIN MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT THE SUBDIVISION COMPLIES WITH PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

REGISTERED CIVIL ENGINEER · ROBERT VANCE · R.C.E. 88857 · STATE OF CALIFORNIA

_____ _____
ROBERT VANCE, R.C.E. 88857 DATE
CITY ENGINEER, CITY OF ALAMEDA
STATE OF CALIFORNIA

ACTING CITY SURVEYOR'S STATEMENT

I, DEAN JURADO, ACTING CITY SURVEYOR FOR THE CITY OF ALAMEDA, STATE OF CALIFORNIA, DO HEREBY STATE THAT I HAVE EXAMINED THE HEREIN EMBODIED TRACT MAP ENTITLED "PARCEL MAP OF SOUTH SHORE CENTER", AND FOUND THE MAP TO BE TECHNICALLY CORRECT.

PROFESSIONAL LAND SURVEYOR · DEAN JURADO · P.L.S. 9032 · STATE OF CALIFORNIA

_____ _____
DEAN JURADO, P.L.S. 9032 DATE
ACTING CITY SURVEYOR
CITY OF ALAMEDA

SURVEYOR'S STATEMENT

I, JOSH WOELBING, PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MGP XII SOUTH SHORE CENTER, LLC, IN JUNE 2023. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE PARCEL, IF ANY. THE SURVEY IS TRUE AND COMPLETE AS SHOWN. ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED HEREON AND WILL BE SET WITHIN ONE (1) YEAR OF THE COMPLETION OF THE IMPROVEMENTS AND SUCH MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PROFESSIONAL LAND SURVEYOR · JOSH L. WOELBING · PLS 9387 · STATE OF CALIFORNIA

SIGNED AND SEALED THIS _____ DAY OF _____, 2023.

_____
JOSH WOELBING, P.L.S. #9387

Exhibit 1
Item 5-A, September 11, 2023
Planning Board Meeting

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management
504 Redwood Blvd, Suite 310 tel: 415.883.9850
Novato, CA 94947 fax: 415.883.9835
http://www.cswst2.com
©2023

A.P.N. 125-580-23

PARCEL MAP OF SOUTH SHORE CENTER

THE LANDS OF MGP XII SOUTH SHORE CENTER, A DELAWARE LIMITED LIABILITY COMPANY BEING A DIVISION OF A PORTION OF PARCEL 2, AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE 2005–476972, FILED NOVEMBER 4, 2005 AND GRANT DEED 2020–042082, RECORDED FEBRUARY 21, 2020, ALAMEDA COUNTY RECORDS.
4 LOTS
40.88± AC.
CITY OF ALAMEDA, COUNTY OF ALAMEDA, CALIFORNIA
JUNE 2023

EASEMENTS/EXCEPTIONS:
TITLE ITEMS PER SCHEDULE "B" OF THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1119013-m-ont1 DATED JANUARY 6, 2023

KEYNOTES - EASEMENTS

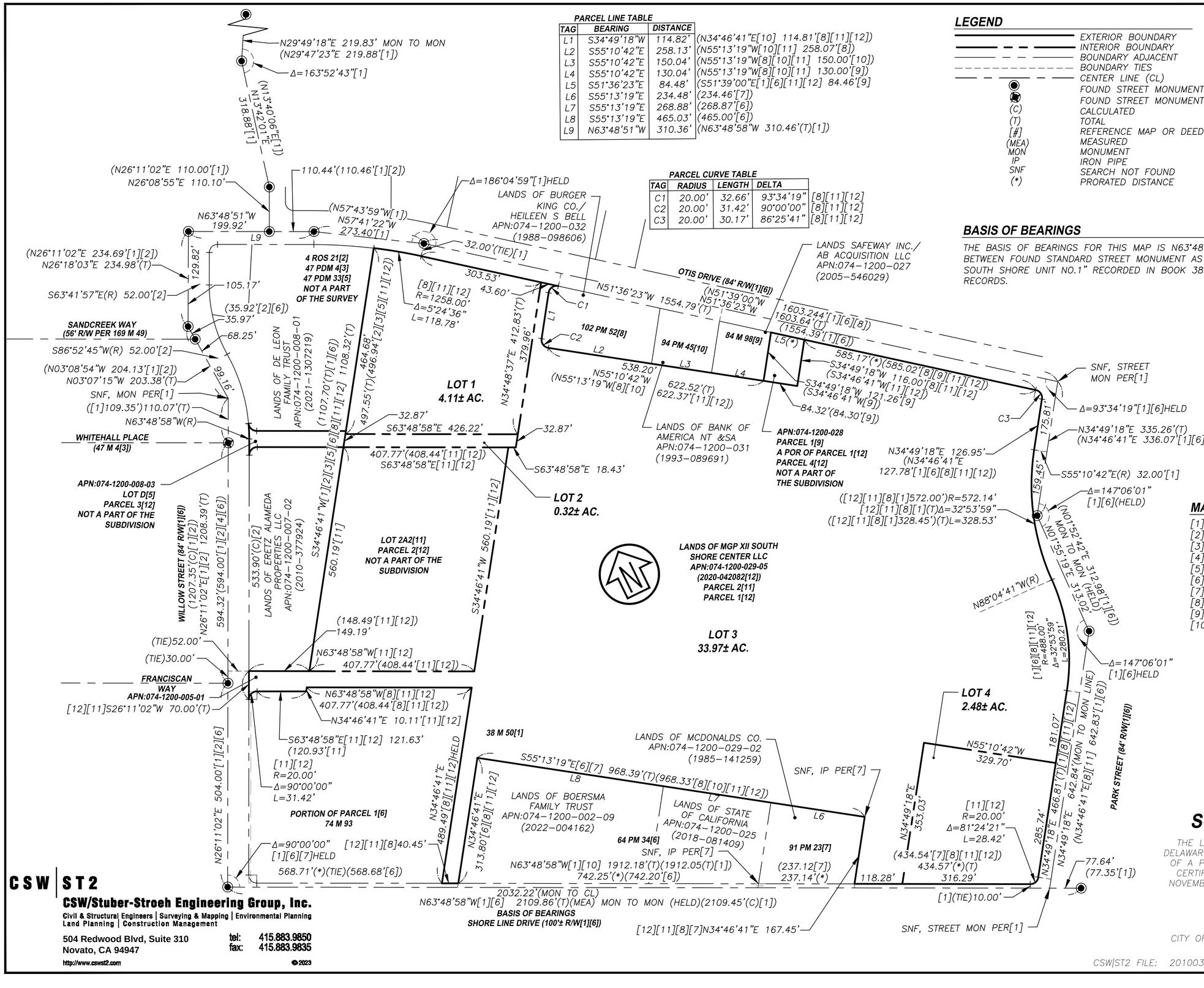
4	PUBLIC UTILITY	TRACT 1866 BK 38 P 50-54; 2010-352134; 2010-352135
5	UNDERGROUND GAS MAIN AND INCIDENTAL PURPOSES	BK 8711 PG 279
6	UNDERGOUND CONDUITS, CABLES, ETC.	BK 8946 PG 241
7	UNDERGOUND CONDUITS, CABLES, ETC.	BK 9127 PG 537
8	CONDUITS, CABLES AND TRANSFORMERS	BK 9138 PG 461; 2011-5613
9	WATER PIPE LINES AND INCIDENTAL PURPOSES	BK 9188 PG 381
10	UNDERGROUND POWER SYSTEM	REEL 191 IMAGE 407; 2010-352133
11	POWER LINE AND INCIDENTAL PURPOSES	REEL 346 IMAGE 35
12	SEWER AND INCIDENTAL PURPOSES	REEL 366 IMAGE 870
13	INGRESS AND EGRESS AND INCIDENTAL PURPOSES	REEL 691 IMAGE 831
14	PIPE LINE OR PIPE LINES AND INCIDENTAL PURPOSES	REEL 752 IMAGE 241
15	POWER LINE AND APPURTENANCES	REEL 864 IMAGE 15
16	RIGHT OF WAY AND INCIDENTAL PURPOSES	REEL 1196 IMAGE 278
17	EASEMENT SHOWN OR DEDICATED	MAP NO. 116 BK 47 PG 33 OF TRACT MAPS
18	EASEMENT SHOWN OR DEDICATED	MAP LOT 2A BK 47 PG 11 OF PARCEL MAPS
19	INGRESS AND EGRESS AND INCIDENTAL PURPOSES	REEL 2316 IMAGE 790
20	RIGHT OF WAY	REEL 2316 IMAGE 797
21	PUBLIC UTILITY AND WATER PIPE LINE AND FIRE HYDRANT	REEL 2365 IMAGE 36
22	UNDERGROUND GAS PIPE LINE	REEL 2387 IMAGE 60
24	INGRESS AND EGRESS AND INCIDENTAL PURPOSES	REEL 2938 IMAGE 399
25	PIPE LINES AND INCIDENTAL PURPOSES	REEL 3134 IMAGE 209
26	INGRESS AND EGRESS FOR PEDESTRIANS AND VEHICLES	REEL 3148 IMAGE 48
27	EASEMENT SHOWN OR DEDICATED	PARCEL MAP 1445 BK 84 PG 98 OF PARCEL MAPS
28	INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AND APPURTENANCES	REEL 3854 IMAGE 811
29	PUBLIC UTILITY AND INCIDENTAL PURPOSES	INSTR. NO. 74-157887 REEL 3834 IMAGE 330
30	INGRESS AND EGRESS FOR VEHICULAR TRAFFIC AND APPURTENANCES	REEL 3854 IMAGE 815
31	PUBLIC UTILITY AND INCIDENTAL PURPOSES	SERIES NO. 75-043182 REEL 3925 IMAGE 110
32	EASEMENTS, COVENANTS AND CONDITIONS	REEL 4712 IMAGE 588
33	RIGHT OF WAY IN PERPETUITY TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE A POWER SYSTEM	REEL 4712 IMAGE 588
34	RIGHT OF WAY IN PERPETUITY TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE A POWER SYSTEM	INSTR. NO. 1979-196972; 2010-352133; 2011-5612
35	EASEMENT AGREEMENT	INSTR. NO. 1985-264668
36	AGREEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPE	INSTR. NO. 88-142185
37	AGREEMENT FOR INSTALLATION AND MAINTENANCE OF LANDSCAPE	SERIES NO. 90-036229
38	UTILITIES AND INCIDENTAL PURPOSES	SERIES NO. 97-207713
40	UTILITIES AND INCIDENTAL PURPOSES	SERIES NO. 2000-174368
42	UTILITIES AND INCIDENTAL PURPOSES	INSTR. NO. 2003428446
43	UTILITIES AND INCIDENTAL PURPOSES	INSTR. NO 2005021716
44	PUBLIC UTILITIES AND INCIDENTAL PURPOSES	INSTR. NO. 2005383993
80	UTILITIES	INSTR. NO. 2006154219
84	UTILITIES	INSTR. NO. 2007-148149
86	MUTUAL AGREEMENT AND RECIPROCOL EASEMENT FOR SIDEWALK	INSTR. NO. 2008-324670
87	UTILITIES	INSTR. NO. 2009-27210
90	UTILITIES	INSTR. NO. 2010-352135
91	UTILITIES	INSTR. NO. 2010-352136
94	SANITARY SEWER	INSTR. NO. 2012-12546

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N63°48'58"W WITH A MEASURED DISTANCE OF 2109.86' BETWEEN FOUND STANDARD STREET MONUMENT AS SHOWN ON THAT CERTAIN MAP "TRACT 1866, SOUTH SHORE UNIT NO.1" RECORDED IN BOOK 38 OF MAPS, PAGES 50–54, ALAMEDA COUNTY RECORDS.

PARCEL MAP OF SOUTH SHORE CENTER

THE LANDS OF MGP XII SOUTH SHORE CENTER, A DELAWARE LIMITED LIABILITY COMPANY BEING A DIVISION OF A PORTION OF PARCEL 2, AS DESCRIBED IN THE CERTIFICATE OF COMPLIANCE 2005–476972, FILED NOVEMBER 4, 2005 AND GRANT DEED 2020–042082, RECORDED FEBRUARY 21, 2020, ALAMEDA COUNTY RECORDS.
4 LOTS
40.88± AC.
CITY OF ALAMEDA, COUNTY OF ALAMEDA, CALIFORNIA
JUNE 2023



PARCEL LINE TABLE

TAG	BEARING	DISTANCE	
L1	S34°49'18"W	114.82'	(N34°46'41"E[10] 114.81'[8][11][12])
L2	S55°10'42"E	258.13'	(N55°13'19"W[10][11] 258.07'[8])
L3	S55°10'42"E	150.04'	(N55°13'19"W[8][10][11] 150.00'[10])
L4	S55°10'42"E	130.04'	(N55°13'19"W[8][10][11] 130.00'[9])
L5	S51°36'23"E	84.48'	(S51°39'00"E[1][6][11][12] 84.46'[9]
L6	S55°13'19"E	234.48'	(234.46'[7])
L7	S55°13'19"E	268.88'	(268.87'[6])
L8	S55°13'19"E	465.03'	(465.00'[6])
L9	N63°48'51"W	310.36'	(N63°48'58"W 310.46'(T)[1])

PARCEL CURVE TABLE

TAG	RADIUS	LENGTH	DELTA	
C1	20.00'	32.66'	93°34'19"	[8][11][12]
C2	20.00'	31.42'	90°00'00"	[8][11][12]
C3	20.00'	30.17'	86°25'41"	[8][11][12]

LEGEND

———	EXTERIOR BOUNDARY
— — —	INTERIOR BOUNDARY
———	BOUNDARY ADJACENT
- - - - - -	BOUNDARY TIES
— — —	CENTER LINE (CL)
◉	FOUND STREET MONUMENT PER 38 M 50 (TRACT 1866)[1]. HELD
◉	FOUND STREET MONUMENT S63°48'58"E 0.34' FROM INTERSECTION
(C)	CALCULATED
(T)	TOTAL
[#]	REFERENCE MAP OR DEED
(MEA)	MEASURED
MON	MONUMENT
IP	IRON PIPE
SNF	SEARCH NOT FOUND
(*)	PRORATED DISTANCE

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS N63°48'58"W WITH A MEASURED DISTANCE OF 2109.86' BETWEEN FOUND STANDARD STREET MONUMENT AS SHOWN ON THAT CERTAIN MAP "TRACT 1866, SOUTH SHORE UNIT NO.1" RECORDED IN BOOK 38 OF MAPS, PAGES 50–54, ALAMEDA COUNTY RECORDS.

MAP REFERENCES

[1] 38 M 50 (TR1866) (10–30–1957)
[2] 4 ROS 21 (08–03–1961)
[3] 47 PDM 4 (10–24–1962)
[4] 47 PDM 11 (09–19–1963)
[5] 47 PDM 33 (PM 116) (06–18–1964)
[6] 64 PM 34–35 (PM 567) (05–21–1970)
[7] 91 PM 23–24 (PM 1907) (07–08–1976)
[8] 102 PM 51–52 (PM 2542) (06–08–1978)
[9] 84 M 98 (PM 1445) (12–26–1974)
[10] 94 PM 45 (PM 1613)(01–10–1977)

DEED REFERENCES

[11] 2005–476972
[12] 2020–042082

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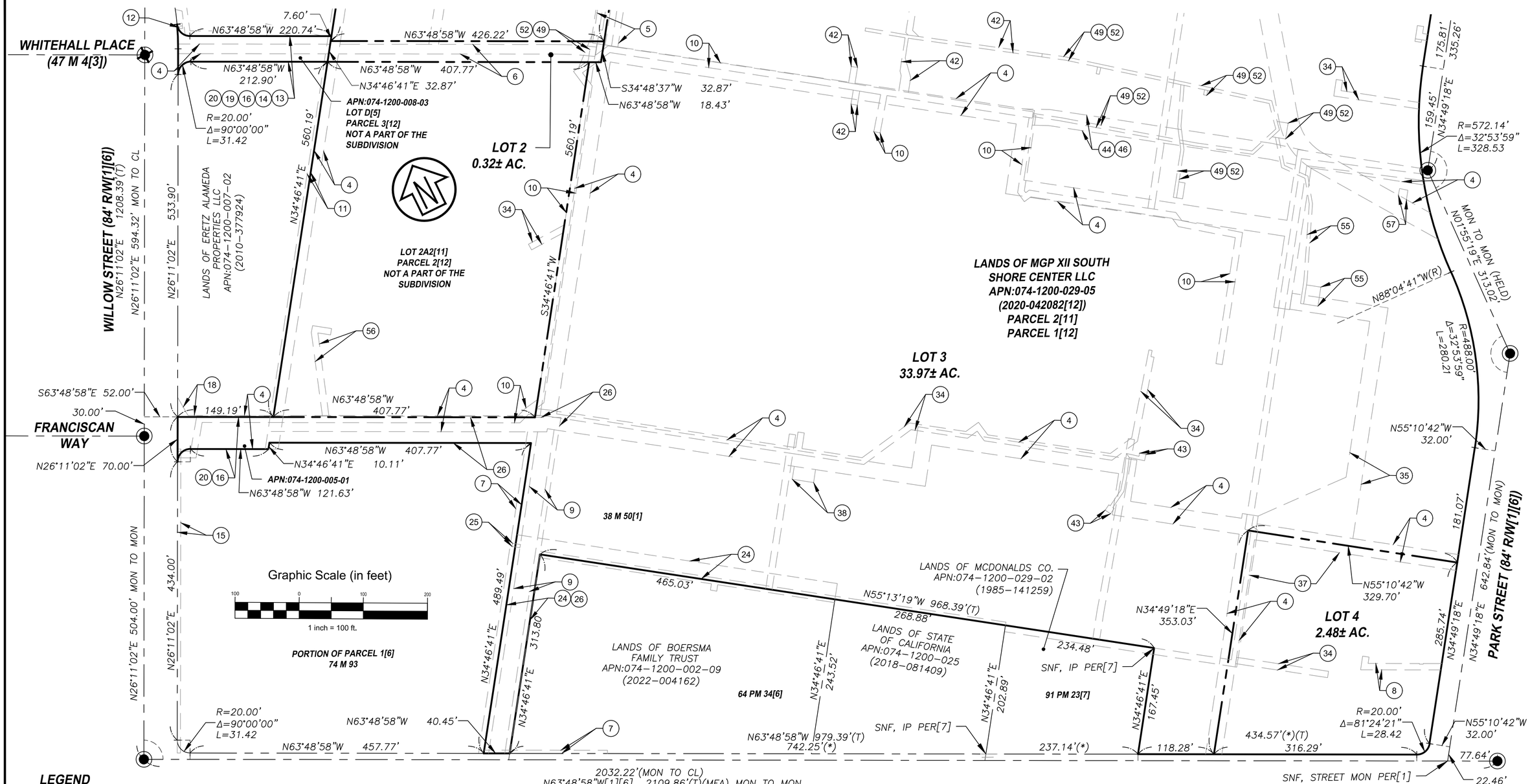
CITY OF ALAMEDA, COUNTY OF ALAMEDA, CALIFORNIA
JUNE 2023

SEE SHEET 5



LEGEND

———	EXTERIOR BOUNDARY
— — —	INTERIOR BOUNDARY
——— — — ———	BOUNDARY ADJACENT
- - - - - - -	BOUNDARY TIES
——— — — ———	CENTER LINE (CL)
	EASEMENT AS NOTED (SEE SHEET 2 FOR INFORMATION)
◉	FOUND STREET MONUMENT PER 38 M 50 (TRACT 1866)[1]. HELD
◉	FOUND STREET MONUMENT S63°48'58"E 0.34' FROM INTERSECTION
(T)	TOTAL
MON	MONUMENT
IP	IRON PIPE
SNF	SEARCH NOT FOUND
(*)	PRORATED DISTANCE

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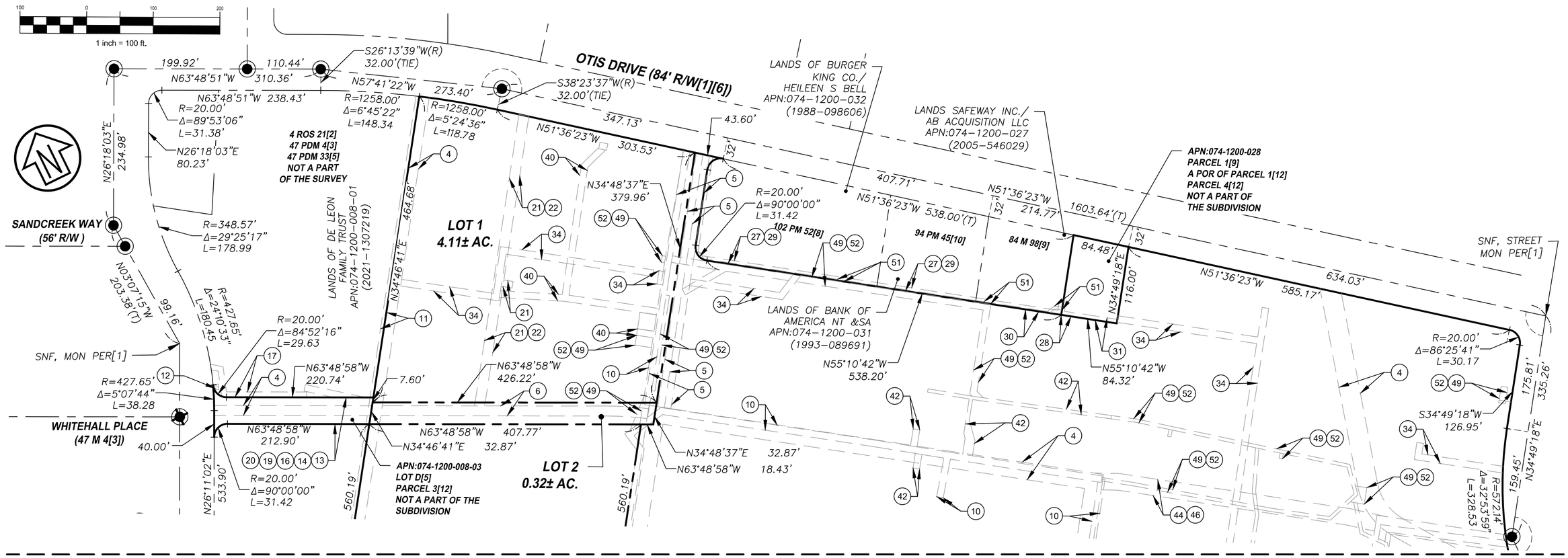
CITY OF ALAMEDA, COUNTY OF ALAMEDA, CALIFORNIA
JUNE 2023

Graphic Scale (in feet)

100 0 100 200

1 inch = 100 ft.



SEE SHEET 4

LEGEND

———	EXTERIOR BOUNDARY
— — —	INTERIOR BOUNDARY
——— — — ———	BOUNDARY ADJACENT
— — — — — — — — — — — —	BOUNDARY TIES
—— — ——— — ——	CENTER LINE (CL)
	EASEMENT AS NOTED (SEE SHEET 2 FOR INFORMATION)
◉	FOUND STREET MONUMENT PER 38 M 50 (TRACT 1866)[1]. HELD
◉	FOUND STREET MONUMENT S63°48'58"E 0.34' FROM INTERSECTION
(T)	TOTAL
MON	MONUMENT
IP	IRON PIPE
SNF	SEARCH NOT FOUND
(*)	PRORATED DISTANCE

CSW | ST2

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504 Redwood Blvd, Suite 310
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tel: 415.883.9850
fax: 415.883.9835

http://www.cswst2.com

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