

Exhibit 1: Map of 9.88 Acres in Reuse Area

GENERAL NOTES:

1. OWNER/PROJECT SPONSOR: CITY OF ALAMEDA
2200 SANTA CLARA AVENUE
ALAMEDA, CA 94501
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
3. LAND AREA: 114.75 AC
4. EXISTING ZONING: AP-AR (ALAMEDA POINT - ADAPTIVE REUSE)
5. EXISTING GENERAL PLAN: MIXED USE
6. NUMBER OF PARCELS: 4
7. UTILITIES:
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT & CITY OF ALAMEDA
STORM DRAIN: CITY OF ALAMEDA
SEWER: EAST BAY MUNICIPAL UTILITY DISTRICT & CITY OF ALAMEDA
GAS: PACIFIC GAS & ELECTRIC COMPANY
ELECTRIC: ALAMEDA MUNICIPAL POWER
TELEPHONE: AT&T
CABLE TV: COMCAST
8. APN: ALA-37-EDC, ALA-39-EDC
9. FLOOD ZONES SHOWN ARE PER FLOOD INSURANCE RATE MAP 06001C0066H
EFFECTIVE DATE: DECEMBER 21, 2018. ZONE AE & ZONE X.
10. RECIPROCAL UTILITY AND ACCESS EASEMENTS WILL BE EXECUTED CONCURRENTLY WITH RECORDING OF THE FINAL SUBDIVISION MAP.
11. EXISTING UTILITIES ARE LOCATED WITHIN THE PROPOSED PARCELS. A UTILITY MAINTENANCE EASEMENT/AGREEMENT WILL BE EXECUTED CONCURRENTLY WITH THE RECORDING OF THE FINAL SUBDIVISION MAP OR AT TRANSFER OF PROPERTY.
12. THERE ARE NO PROPOSED IMPROVEMENTS THAT ACCOMPANY THIS SUBDIVISION MAP.



VICINITY MAP
NOT TO SCALE

SUBDIVIDER'S STATEMENT:

THIS IS A SUBDIVISION OF PARCELS TRACT 8696 (DN 2022-201443 DN 2022-201678), TRACT 8696 (LOT 22), ALA-39-EDC, ALA-38-EDC. THE PROPOSED SUBDIVISION WILL ESTABLISH PARCELS FOR CONVEYANCE PURPOSES WITHIN THE ALAMEDA POINT ADAPTIVE REUSE AREAS. THE PROPOSED PARCELS ENCOMPASS EXISTING BUILDINGS WHICH ARE PROPOSED TO BE ADAPTIVELY REUSED.

THE BACKBONE STREET RIGHTS OF WAYS, AS DEFINED BY THE ALAMEDA POINT MASTER INFRASTRUCTURE PLAN, WITHIN THE PROPOSED SUBDIVISION WILL BE ESTABLISHED.

THERE ARE NO PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS MAP. FUTURE INFRASTRUCTURE REPLACEMENTS WITHIN AND SURROUNDING THIS SUBDIVISION WILL BE COMPLETED EITHER THROUGH THE ALAMEDA POINT DEVELOPMENT IMPACT FEE PROGRAM OR THROUGH FUTURE DEVELOPMENT APPLICATIONS WITHIN THIS SUBDIVISION.

ABBREVIATIONS

AC	ACRE
AE	ACCESS EASEMENT
EX	EXISTING
FU	FUTURE
L	LENGTH
MAX	MAXIMUM
MIN	MINIMUM
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
RE	RECIPROCAL ACCESS & PARKING EASEMENT
R/W	RIGHT OF WAY

LEGEND

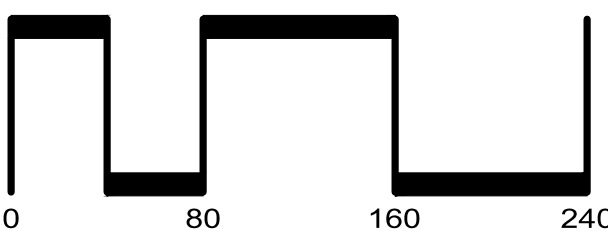
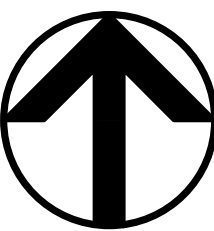
---	SUBDIVISION BOUNDARY
---	ADJACENT PARCEL BOUNDARY
---	PROPOSED PARCEL BOUNDARY
---	PROPOSED RIGHT OF WAY BOUNDARY
---	PROPOSED EASEMENT

NO	BEARING	LENGTH
L1	N40°48'57"E	11.75'
L2	N85°12'42"W	126.66'
L3	N40°12'42"W	13.44'
L4	N85°12'42"W	47.58'
L5	N04°47'18"E	125.71'
L6	N07°28'51"E	4.18'
L7	S07°28'51"W	21.18'
L8	N85°12'42"W	56.00'
L9	N85°12'42"W	2.47'
L10	N04°47'18"E	1.91'

NO	RADIUS	DELTA	LENGTH
C1	19.50'	90°00'00"	30.63'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	20.00'	90°00'00"	31.42'

ALAMEDA POINT TENTATIVE PARCEL MAP PARCEL MAP #11560

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 80' DATE: AUGUST, 2025

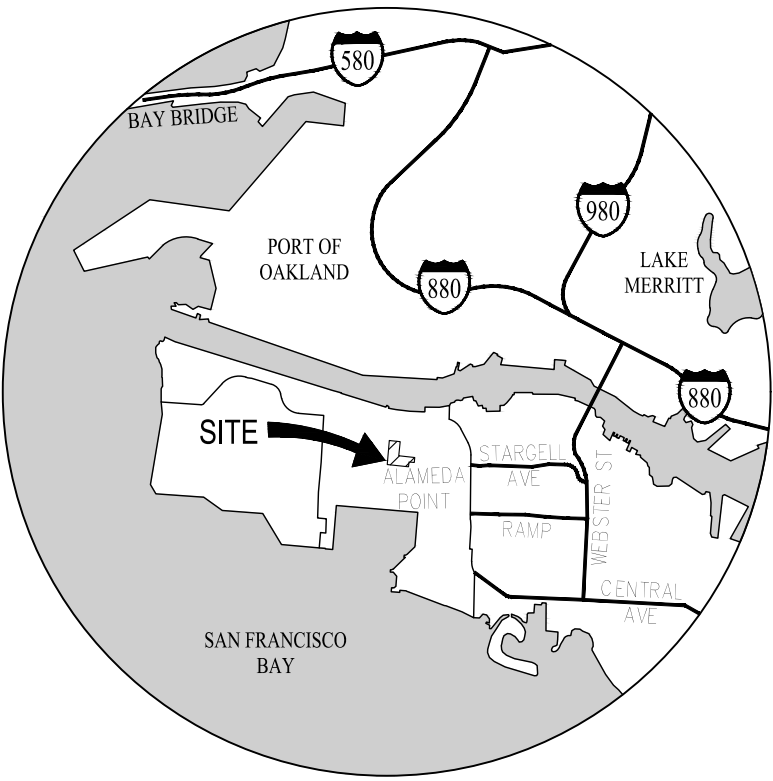
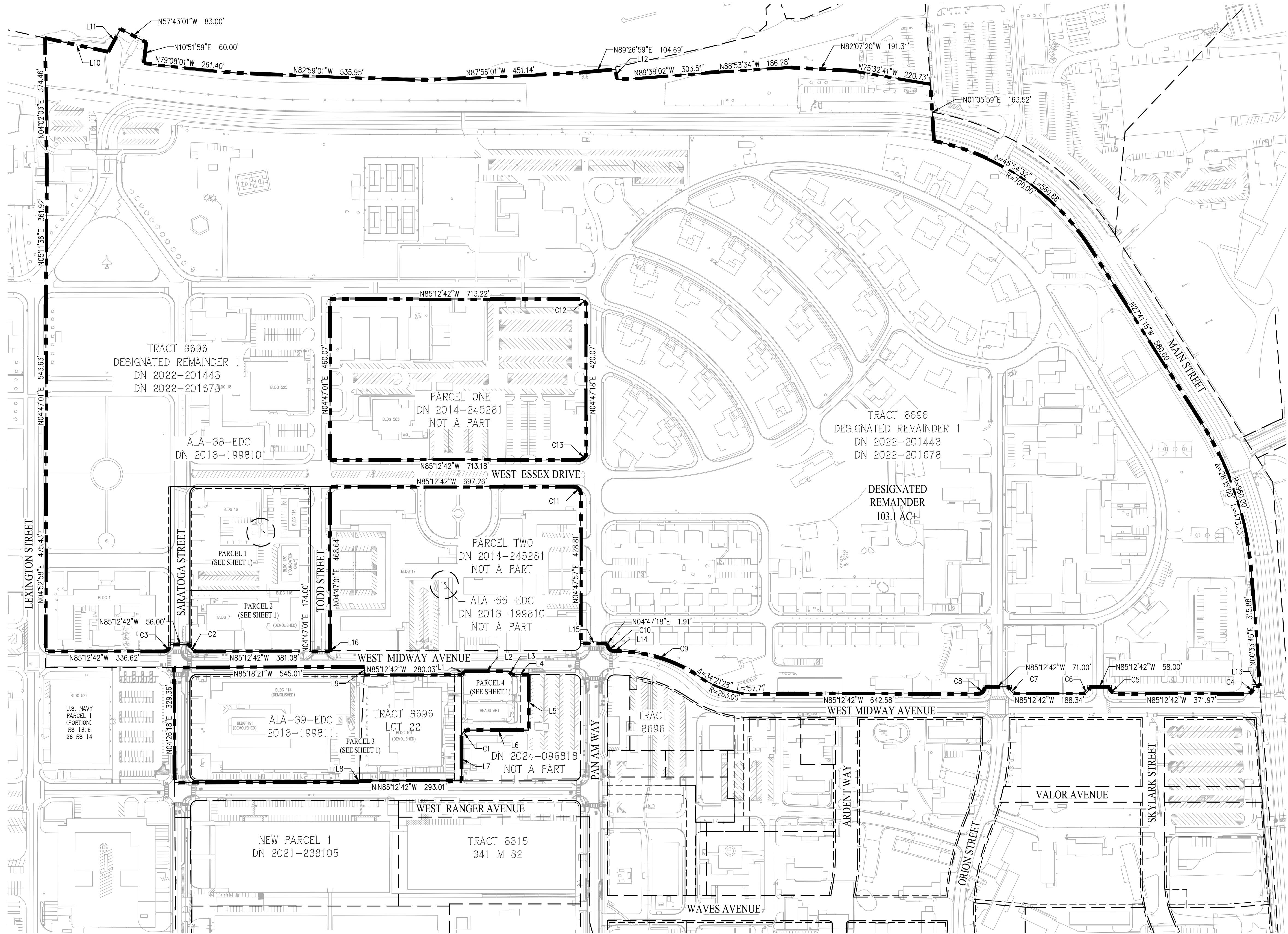


CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456

WWW.CBANDG.COM

SHEET NO.
1
OF 2 SHEETS



VICINITY MAP
NOT TO SCALE

LINE TABLE		
NO	BEARING	LENGTH
L1	N40°48'57"E	11.75'
L2	N85°12'42"W	126.66'
L3	N40°12'42"W	13.44'
L4	N85°12'42"W	47.58'
L5	N04°47'18"E	158.85'
L6	N85°12'42"W	172.48'
L7	N04°47'18"E	125.71'
L8	N07°28'51"E	4.18'
L9	N07°28'51"E	21.18'
L10	N72°52'01"W	185.08'
L11	N32°41'59"E	74.13'
L12	N00°14'43"E	29.93'
L13	N89°26'15"W	17.50'
L14	N85°12'42"W	2.47'
L15	N85°12'42"W	76.00'
L16	N04°47'18"E	3.00'

CURVE TABLE		
NO	RADIUS	DELTA
C1	19.50'	90°00'00"
C2	20.00'	90°00'00"
C3	20.00'	90°00'00"
C4	20.00'	94°13'33"
C5	20.00'	90°00'00"
C6	20.00'	90°00'00"
C7	20.00'	90°00'00"
C8	20.00'	90°00'00"
C9	437.00'	34°21'28"
C10	20.00'	90°00'00"
C11	20.00'	89°45'25"
C12	20.00'	90°00'00"
C13	20.00'	90°00'00"

LEGEND

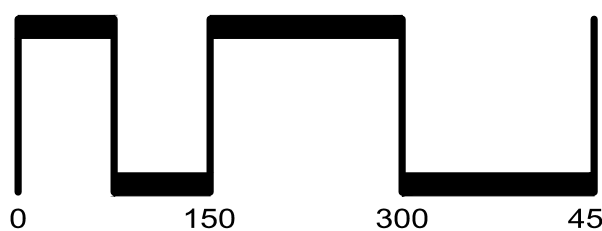
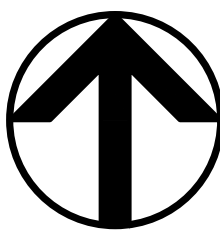
- SUBDIVISION BOUNDARY
- ADJACENT PARCEL BOUNDARY
- PROPOSED PARCEL BOUNDARY
- PROPOSED RIGHT OF WAY BOUNDARY
- PROPOSED EASEMENT

ABBREVIATIONS

- AC ACRE
- AE ACCESS EASEMENT
- EX EXISTING
- FU FUTURE
- L LENGTH
- MAX MAXIMUM
- MIN MINIMUM
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- RE RECIPROCAL ACCESS & PARKING EASEMENT
- R/W RIGHT OF WAY

ALAMEDA POINT
TENTATIVE PARCEL MAP
PARCEL MAP #11560

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 150' DATE: AUGUST, 2025



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

SHEET NO.
2
OF 2 SHEETS