

EXHIBIT A

**CITY ENGINEER'S REPORT
FOR
PARCEL MAP 10213
1400 San Leandro Boulevard**

FINDINGS:

Pursuant to the provisions of Section 7-1-520 of the San Leandro Municipal Code, I have examined Parcel Map 10213 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

I recommend the following conditions of approval for Parcel Map 10213:

1. The overhead utilities along the Carpentier Street frontage shall be undergrounded prior to construction on Parcel 1 to the satisfaction of the City Engineer.
2. An Operating Agreement or equivalent, a Reciprocal Easement Agreement or equivalent and a Declaration of Covenants, Conditions and Restrictions all approved by the City shall be recorded upon the lease or transfer of ownership of any of the parcels.

Date: _____

Kenneth Joseph, P.E., City Engineer