

EXHIBIT A

**CITY ENGINEER'S REPORT
FOR
PARCEL MAP 11307
2483-2495 Washington Avenue**

FINDINGS:

Pursuant to the provisions of Section 7-1-520 of the San Leandro Municipal Code, I have examined Parcel Map 11307 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. This map will create condominiums which require a zoning permit from the Community Development Department. Said Permit has been approved subject to the conditions of approval listed in PLN20-0038. These conditions have been satisfied except as listed below, and the map is ready to be approved.

CONDITIONS OF APPROVAL PLN20-0038

The below list of conditions have been deferred, for a period of 1 year, by agreement between the City and developer. The developer has executed a public Subdivision Improvement Agreement (Public and Private Improvements) and has provided security to ensure performance:

- COA 1c Removal of outdoor storage and the gate at the south end of the property and designating the area as parking.
- COA 1d Construction of a trash enclosure.
- COA 3f Construction of frontage improvements in the public right of way and installation of on-site parking and striping improvements.
- COA 3j & 3k Separation of sanitary sewers connected directly to the sewer main; or alternatively, individual sanitary sewers connected to an on-site common lateral with a shared maintenance and repair agreement.
- COA 5i Construction of demising walls between condominium units.

Date: _____

Nick Thom, P.E., City Engineer
Engineering and Transportation Department
City of San Leandro