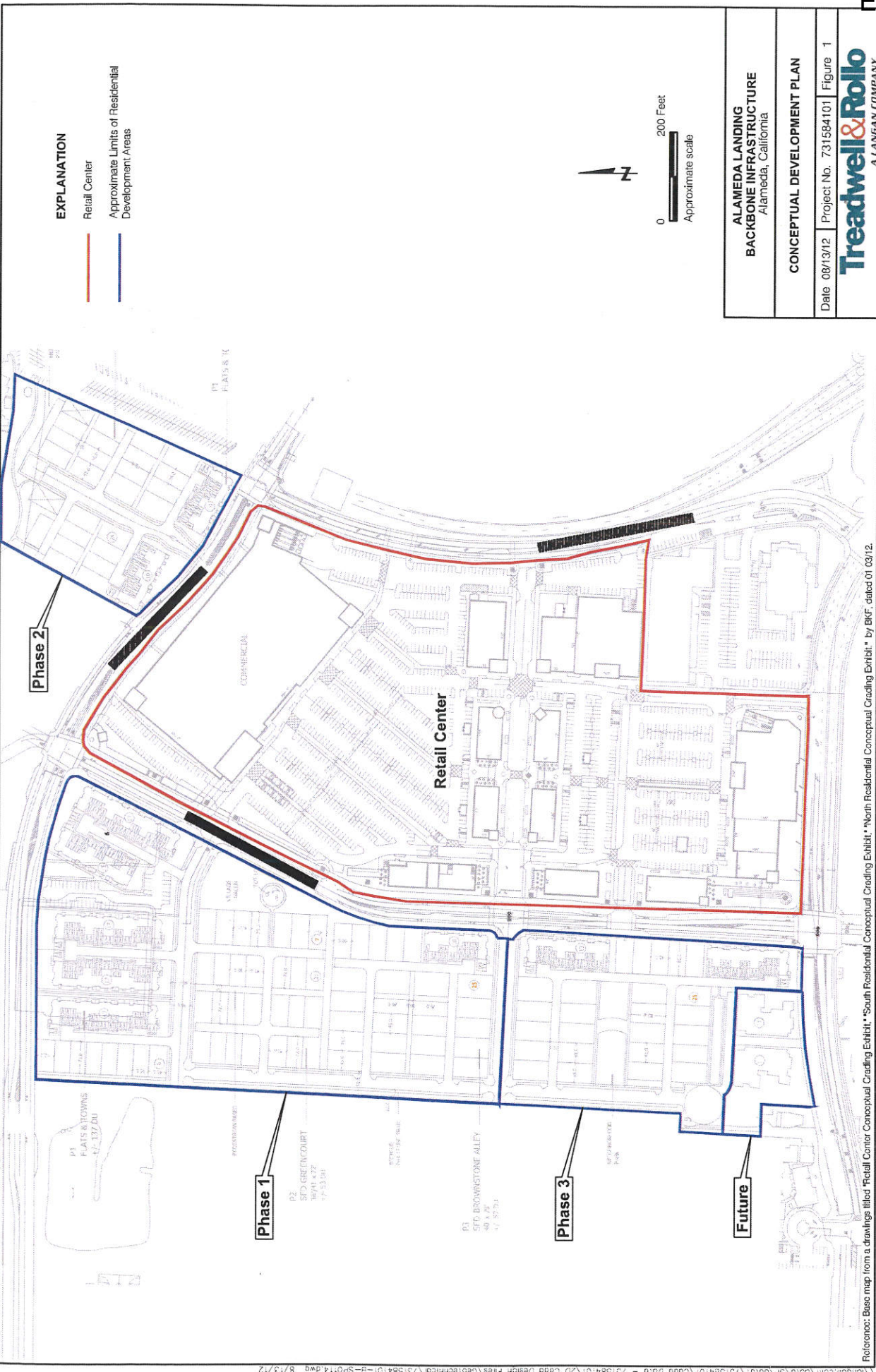


FIGURES


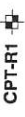
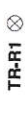

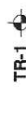







ALAMEDA LANDING	
BACKBONE INFRASTRUCTURE	
Alameda, California	
CONCEPTUAL DEVELOPMENT PLAN	
Date 08/13/12	Project No. 731584101 Figure 1

Treadwell & Rollo
A LANGRAN COMPANY

Reference: Base map from a drawings folder 'Retail Center Conceptual Cradling Exhibit', 'South Residential Conceptual Cradling Exhibit', 'North Residential Conceptual Cradling Exhibit' by BKF, dated 01/03/12.

EXPLANATION

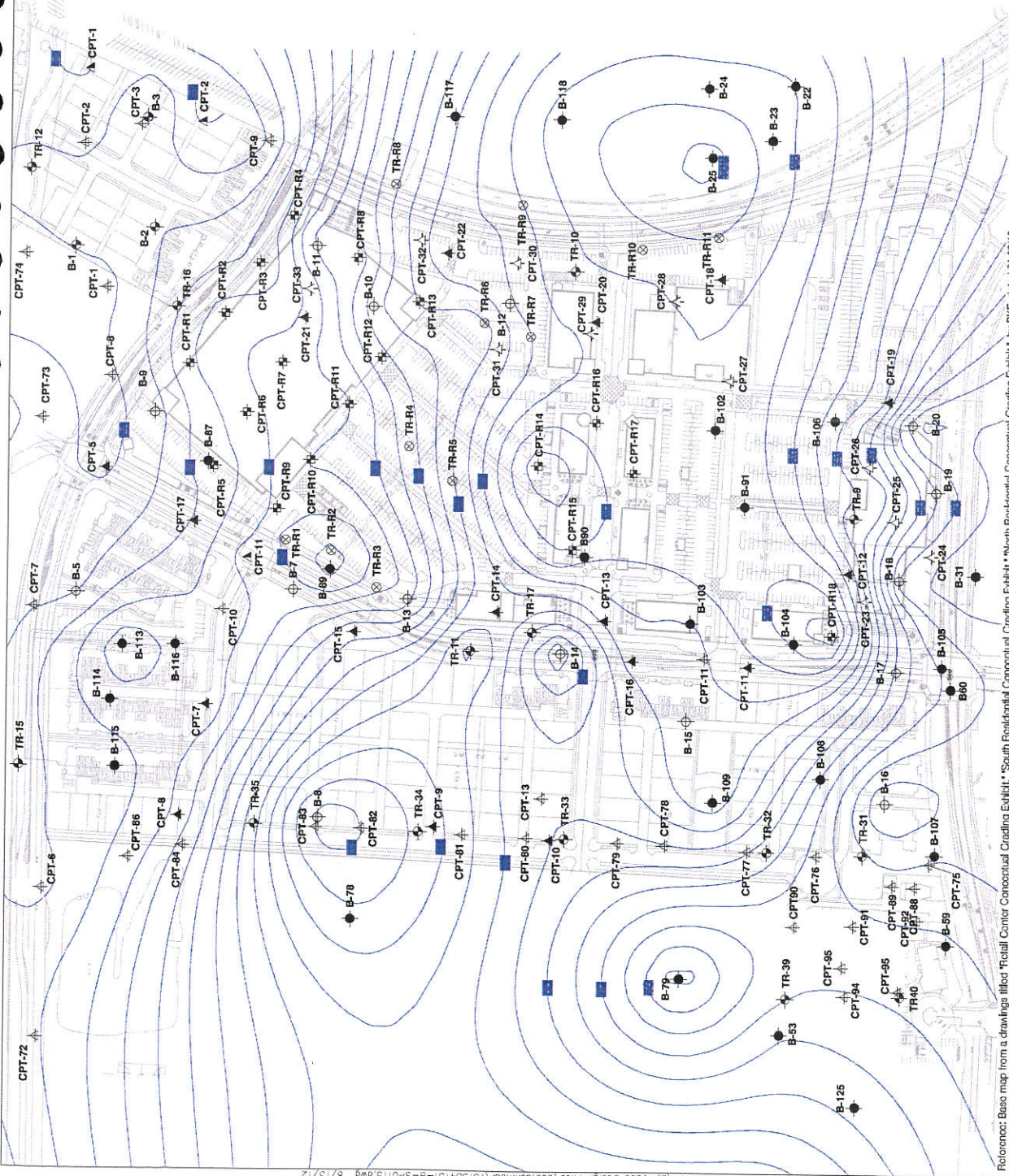
-  Thickness of Bay Mud Contour (feet)
-  CPT-R1 Approximate location of cone penetration test for retail development by Treadwell & Rollo, February 2012
-  TR-R1 Approximate location of boring (10 to 15 feet bgs) by Treadwell & Rollo, February 2012
-  B-1 Approximate location of previous boring by others
-  TR-1 Approximate location of boring by Treadwell & Rollo, Inc., March 2000, August 2001, and January to June 2004
-  B-10 Approximate location of boring by Treadwell & Rollo, Inc., March 2007
-  CPT-1 Approximate location of cone penetrometer test by Treadwell & Rollo, Inc., March 2000, August 2001, October 2003, and January through June 2004
-  CPT-20 Approximate location of cone penetrometer test by Treadwell & Rollo, Inc., August 2007
-  CPT-23 Approximate location of cone penetrometer test by Treadwell & Rollo, Inc., July 2008
-  CPT-1 Approximate location of cone penetration test by Treadwell & Rollo, February 2012



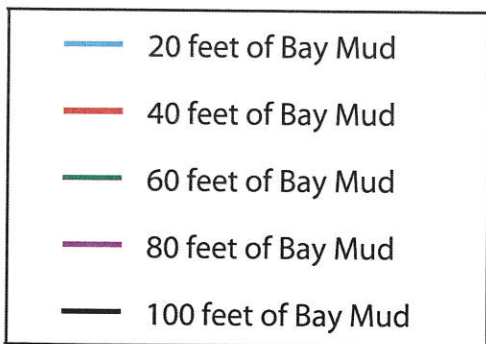
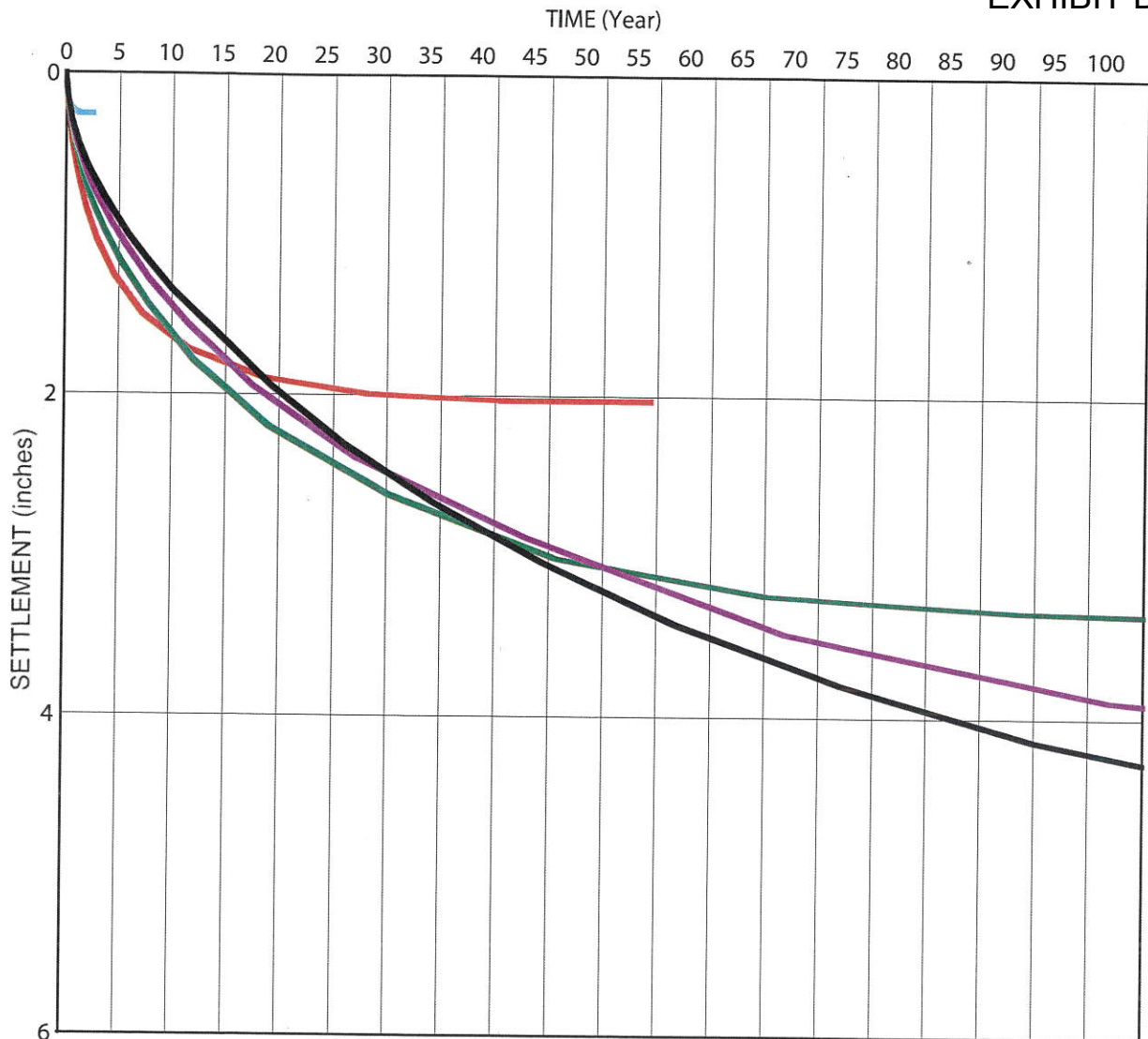
**ALAMEDA LANDING
BACKBONE INFRASTRUCTURE**
Alameda, California

BAY MUD THICKNESS

Date 08/13/12 Project No. 731584101 Figure 2



Reference: Base map from a drawings titled "Fictal Center Conceptual Grading Exhibit", "South Residential Conceptual Grading Exhibit", "North Residential Conceptual Grading Exhibit", by BNF, dated 01/03/12.



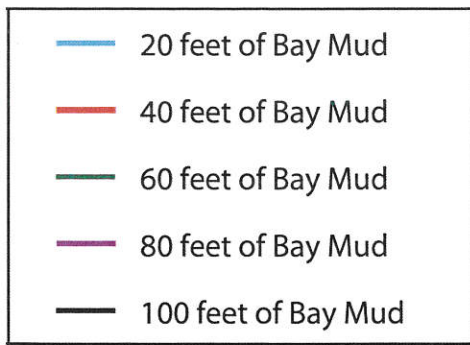
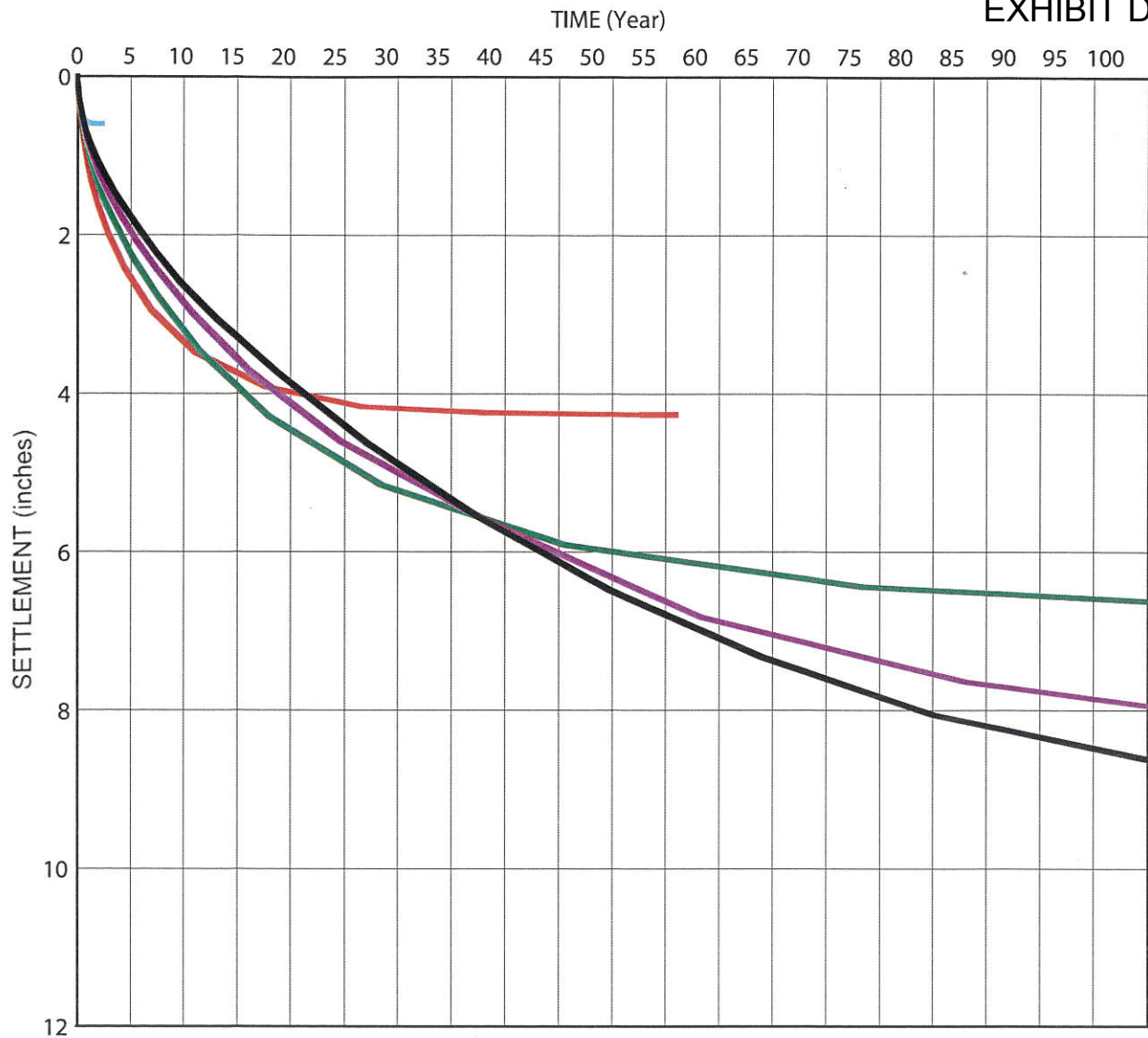
- Notes:
1. Settlement curves are based on assumed existing fill thickness of ten feet. Where the existing fill thickness is less than ten feet, settlements will be somewhat larger. Where the existing fill thickness is more than ten feet, settlements will be somewhat smaller.
 2. Settlement curves are based on a groundwater level three feet below existing grade.
 3. Settlement curves based on average Bay Mud properties at the site. Actual settlement will likely vary from those predicted using the above curves.

**ALAMEDA LANDING
BACKBONE INFRASTRUCTURE**
Alameda, California



**ESTIMATED CONSOLIDATION
SETTLEMENT vs. TIME
1 FOOT NEW FILL**

Date 08/13/12 | Project No. 731584101 | Figure 3



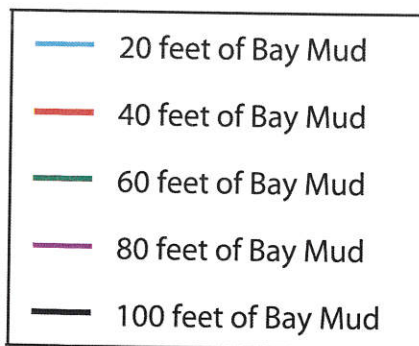
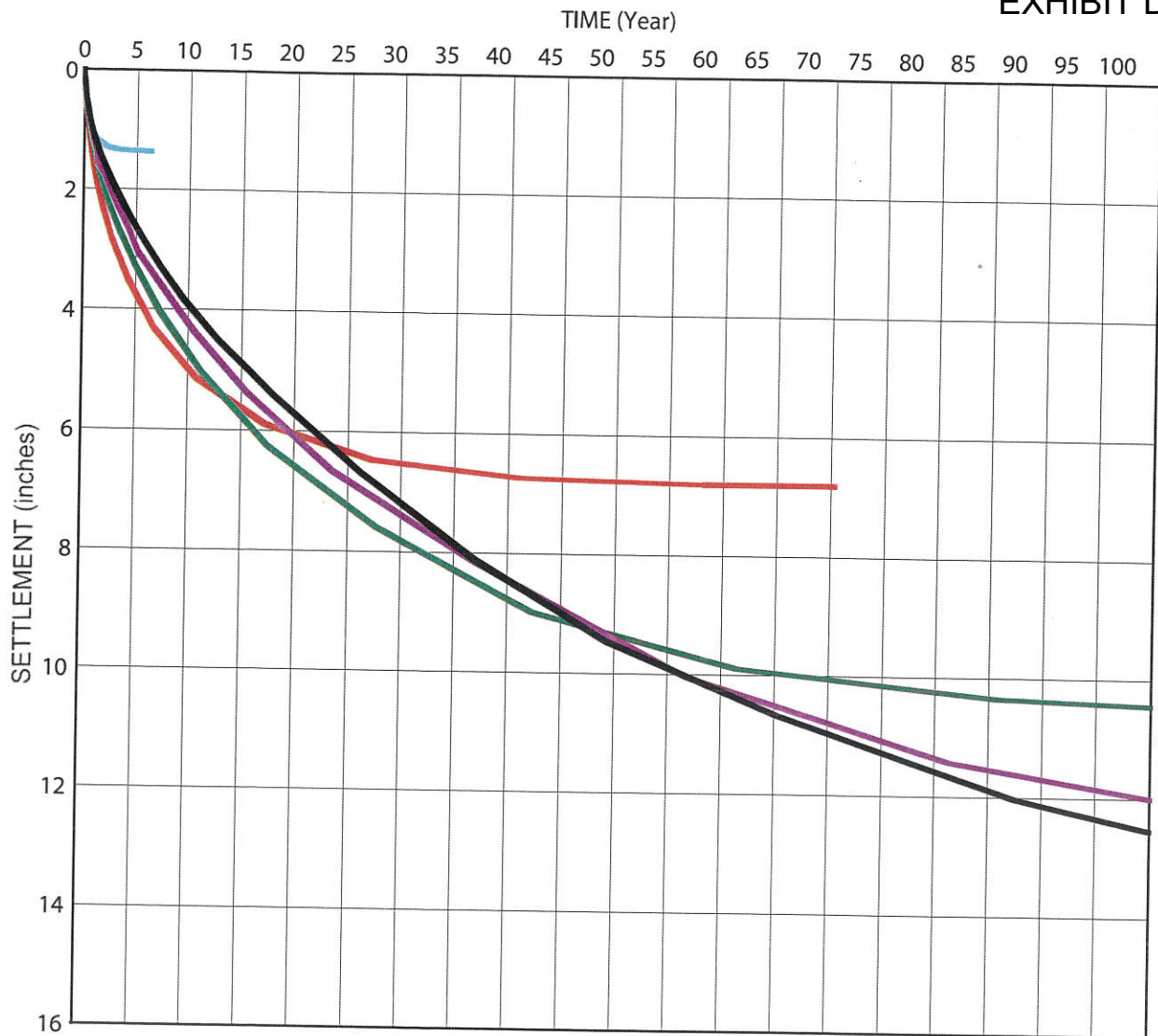
- Notes:
1. Settlement curves are based on assumed existing fill thickness of ten feet. Where the existing fill thickness is less than ten feet, settlements will be somewhat larger. Where the existing fill thickness is more than ten feet, settlements will be somewhat smaller.
 2. Settlement curves are based on a groundwater level three feet below existing grade.
 3. Settlement curves based on average Bay Mud properties at the site. Actual settlement will likely vary from those predicted using the above curves.

ALAMEDA LANDING
 BACKBONE INFRASTRUCTURE
 Alameda, California



ESTIMATED CONSOLIDATION
 SETTLEMENT vs. TIME
 2 FEET NEW FILL

Date 08/13/12 | Project No. 731584101 | Figure 4



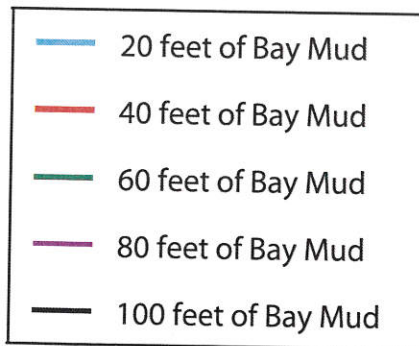
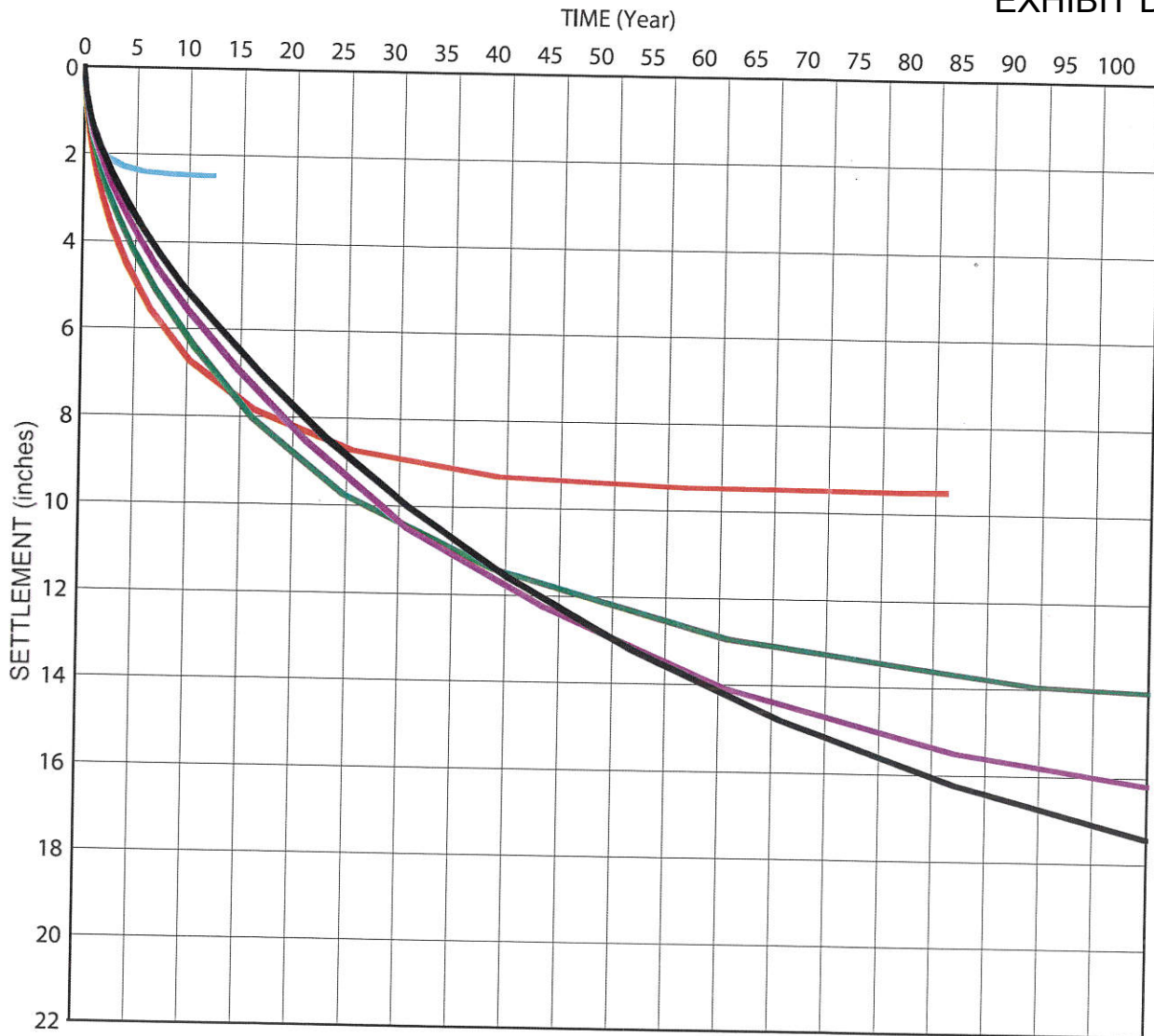
- Notes:
1. Settlement curves are based on assumed existing fill thickness of ten feet. Where the existing fill thickness is less than ten feet, settlements will be somewhat larger. Where the existing fill thickness is more than ten feet, settlements will be somewhat smaller.
 2. Settlement curves are based on a groundwater level three feet below existing grade.
 3. Settlement curves based on average Bay Mud properties at the site. Actual settlement will likely vary from those predicted using the above curves.

ALAMEDA LANDING
 BACKBONE INFRASTRUCTURE
 Alameda, California



ESTIMATED CONSOLIDATION
 SETTLEMENT vs. TIME
 3 FEET NEW FILL

Date 08/13/12 | Project No. 731584101 | Figure 5



- Notes:
1. Settlement curves are based on assumed existing fill thickness of ten feet. Where the existing fill thickness is less than ten feet, settlements will be somewhat larger. Where the existing fill thickness is more than ten feet, settlements will be somewhat smaller.
 2. Settlement curves are based on a groundwater level three feet below existing grade.
 3. Settlement curves based on average Bay Mud properties at the site. Actual settlement will likely vary from those predicted using the above curves.

**ALAMEDA LANDING
BACKBONE INFRASTRUCTURE**
Alameda, California

Treadwell & Rollo
A LANGAN COMPANY

**ESTIMATED CONSOLIDATION
SETTLEMENT vs. TIME
4 FEET NEW FILL**

Date 08/13/12 | Project No. 731584101 | Figure 6

Appendix B

**Stormwater Treatment Measure Operation and Maintenance
Inspection Report to the The City of Alameda, California**

This report and attached Inspection and Maintenance Checklists document the inspection and maintenance conducted for the identified stormwater treatment measure(s) subject to the Maintenance Agreement between the City and the property owner during the annual reporting period indicated below.

I. Property Information:

Property Address or APN: _____

Property Owner: _____

II. Contact Information:

Name of person to contact regarding this report: _____

Phone number of contact person: _____ Email: _____

Address to which correspondence regarding this report should be directed:

III. Reporting Period:

This report, with the attached completed inspection checklists, documents the inspections and maintenance of the identified treatment measures during the time period from _____ to _____

IV. Stormwater Treatment Measure Information:

The following stormwater treatment measures (identified treatment measures) are located on the property identified above and are subject to the Maintenance Agreement:

Identifying Number of Treatment Measure	Type of Treatment Measure	Location of Treatment Measure on the Property
41	Bioretention Area	Roadside

V. Summary of Inspections and Maintenance:

Summarize the following information using the attached Inspection and Maintenance Checklists:

Identifying Number of Treatment Measure	Date of Inspection	Operation and Maintenance Activities Performed and Date(s) Conducted	Additional Comments

VI. Sediment Removal:

Total amount of accumulated sediment removed from the stormwater treatment measure(s) during the reporting period: _____ cubic yards.

How was sediment disposed?

- landfill
- other location on-site as described in and allowed by the maintenance plan
- other, explain _____

VII. Inspector Information:

The inspections documented in the attached Inspection and Maintenance Checklists were conducted by the following inspector(s):

Inspector Name and Title	Inspector's Employer and Address

VIII. Certification:

I hereby certify, under penalty of perjury, that the information presented in this report and attachments is true and complete:

Signature of Property Owner or Other Responsible Party

Date

Type or Print Name

Company Name

Address

Phone number: _____ Email: _____

Appendix C

Bioretention Area Maintenance Plan for Alameda Landing Backbone Infrastructure

August 2012

Project Address and Cross Streets _____

Assessor's Parcel No.: _____

Property Owner: _____ Phone No.: _____

Designated Contact: _____ Phone No.: _____

Mailing Address: _____

The property contains 46 bioretention areas, located as shown in the attached site plan¹.

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

Table 1 Routine Maintenance Activities for Bioretention Areas		
No.	Maintenance Task	Frequency of Task
1	Remove obstructions, debris and trash from bioretention area and dispose of properly.	Quarterly with 1 inspection occurring prior to rainy season, or as needed after major storm events
2	Inspect bioretention area to ensure that it drains between storms and within five days after rainfall.	Annually during rainy season, or as needed after major storm events
3	Inspect inlets for channels, soil exposure or other evidence of erosion. Clear obstructions and remove sediment.	Quarterly, or as needed after major storm events
4	Remove and replace all dead and diseased vegetation.	Annually prior rainy season
5	Maintain vegetation and the irrigation system. Prune and weed to keep bioretention area neat and orderly in appearance.	Annually prior rainy season
6	Check that mulch is at appropriate depth (3 inches per soil specifications) and replenish as necessary before wet season begins.	Annually prior rainy season
7	Inspect bioretention area using the attached inspection checklist.	Quarterly with 1 inspection occurring prior to rainy season, or as needed after major storm events

II. Prohibitions

The use of pesticides and quick release fertilizers shall be minimized, and the principles of integrated pest management (IPM) followed:

1. Employ non-chemical controls (biological, physical and cultural controls) before using chemicals to treat a pest problem.
2. Prune plants properly and at the appropriate time of year.
3. Provide adequate irrigation for landscape plants. Do not over water.
4. Limit fertilizer use unless soil testing indicates a deficiency. Slow-release or organic fertilizer is preferable. Check with municipality for specific requirements.

¹ Attached site plan must match the site plan exhibit to Maintenance Agreement.

Bioretention Area Maintenance Plan
Property Address: _____

Date of Inspection: _____
Treatment Measure No.: _____

- 5. Pest control should avoid harming non-target organisms, or negatively affecting air and water quality and public health. Apply chemical controls only when monitoring indicates that preventative and non-chemical methods are not keeping pests below acceptable levels. When pesticides are required, apply the least toxic and the least persistent pesticide that will provide adequate pest control. Do not apply pesticides on a prescheduled basis.
- 6. Sweep up spilled fertilizer and pesticides. Do not wash away or bury such spills.
- 7. Do not over apply pesticide. Spray only where the infestation exists. Follow the manufacturer's instructions for mixing and applying materials.
- 8. Only licensed, trained pesticide applicators shall apply pesticides.
- 9. Apply pesticides at the appropriate time to maximize their effectiveness and minimize the likelihood of discharging pesticides into runoff. With the exception of pre-emergent pesticides, avoid application if rain is expected.
- 10. Unwanted/unused pesticides shall be disposed as hazardous waste.

Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the Alameda County Mosquito Abatement District (ACMAD), as needed for assistance. In Albany, contact the Alameda County Vector Control Services District (ACVCSD). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the ACMAD or ACVCSD, and then only by a licensed professional or contractor. Contact information for ACMAD and ACVCSD is provided below.

III. Vector Control Contacts

Alameda County Mosquito Abatement District
23187 Connecticut St.
Hayward, CA 94545
Phone: (510) 783-7747

Alameda County Vector Control Services District
1131 Harbor Bay Parkway, Ste. 166
Alameda, CA 94502
Phone: (510) 567-6800

IV. Inspections

The attached Bioretention Area Inspection and Maintenance Checklist shall be used to conduct inspections annually or quarterly (or as needed), identify needed maintenance, and record maintenance that is conducted.

Bioretention Area Inspection and Maintenance Checklist

Property Address: _____ Property Owner: Alameda County (City)

Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Quarterly Pre-Wet Season
 After heavy runoff End of Wet Season
 Other: _____ Annually

Inspector(s): _____

Defect	Conditions When Maintenance Is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance Is Performed
1. Standing Water	When water stands in the bioretention area between storms and does not drain within five days after rainfall.			There should be no areas of standing water once inflow has ceased. Any of the following may apply: sediment or trash blockages removed, improved grade from head to foot of bioretention area, or added underdrains.
2. Trash and Debris Accumulation	Trash and debris accumulated in the bioretention area.			Trash and debris removed from bioretention area and disposed of properly.
3. Sediment	Evidence of sedimentation in bioretention area.			Material removed so that there is no clogging or blockage. Material is disposed of properly.
4. Erosion	Channels have formed around inlets, there are areas of bare soil, and/or other evidence of erosion.			Obstructions and sediment removed so that water flows freely and disperses over a wide area. Obstructions and sediment are disposed of properly.
5. Vegetation	Vegetation is dead, diseased and/or overgrown.			Vegetation is healthy and attractive in appearance.
6. Mulch	Mulch is missing or patchy in appearance. Areas of bare earth are exposed, or mulch layer is less than 3 inches in depth.			All bare earth is covered, except mulch is kept 6 inches away from trunks of trees and shrubs. Mulch is even in appearance, at a depth of 3 inches.
7. Miscellaneous	Any condition not covered above that needs attention in order for the bioretention area to function as designed.			Meet the design specifications.

EXHIBIT E

LANDSCAPE WEEKLY REPORT SAMPLE

EXHIBIT E

LOCATION	LITTER	WEED	TRIM	MOW	CLEANUP	COMMENTS
ONCE A WEEK AREAS						
Ballena Blvd.						
City Hall 1-9-17	✓	✓		✓	✓	Se esprearon hierbas
Constitution Way						
Encinal Ave.						
Encinal at High St/Fountain						
Fernside Ave at Lincoln School 1-9-17/1-11-17	✓	✓				Se cortaron hierbas en los Planteros
Ferry Terminal 1-13-17	✓	✓				Se cortaron hierbas en la entrada
Marina Cove 1-13-17	✓	✓		✓	✓	
Mastick Senior Center 1-11-17	✓	✓		✓	✓	Se quitaron hierbas
Oak St. Mini Park						
Alameda Police Station 1-9-17	✓	✓			✓	Se esprearon hierbas
Palmera Ct.						
Thompson Ave.						
Veterans Memorial Building 1-12-17	✓	✓	✓	✓	✓	Se esprearon hierbas, se recogió Colchan, se pedo inv.
Westline Dr.						
Park St. - Lincoln to San Jose 1-14-17	✓	✓				Se levanto un shopping cart
Webster St. - Central to Tube 1-14-17	✓	✓				Se esprearon hierbas al norte de Atlantic Ave.
Stargell Ave. - Webster to 5th						
Atlantic Ave. - Const. to Webster						
Bayport						
Bike Path Area N/S Bay Farm						
Buena Vista at Everett St.						
Caroline St. - South End						
Central Garage - 2400 Grand St.						
Doolittle Dr. - Island to Harbour Bay						
Eagle Ave. and Tilden Way						
Grand St. at Lagoon						
High St. at Fernside Blvd.						
Library - Santa Clara and Oak 1-9-17	✓	✓				Se esprearon hierbas
Lincoln Ave. - Sherman and St. Charles						
Maintenance Service Center						

Alameda Free library 1-9-17 = se soplo, se juro to basura, se arrancaron y se esprearon hierbas.

EXHIBIT E

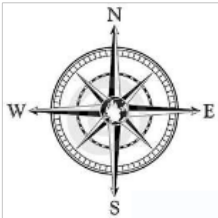
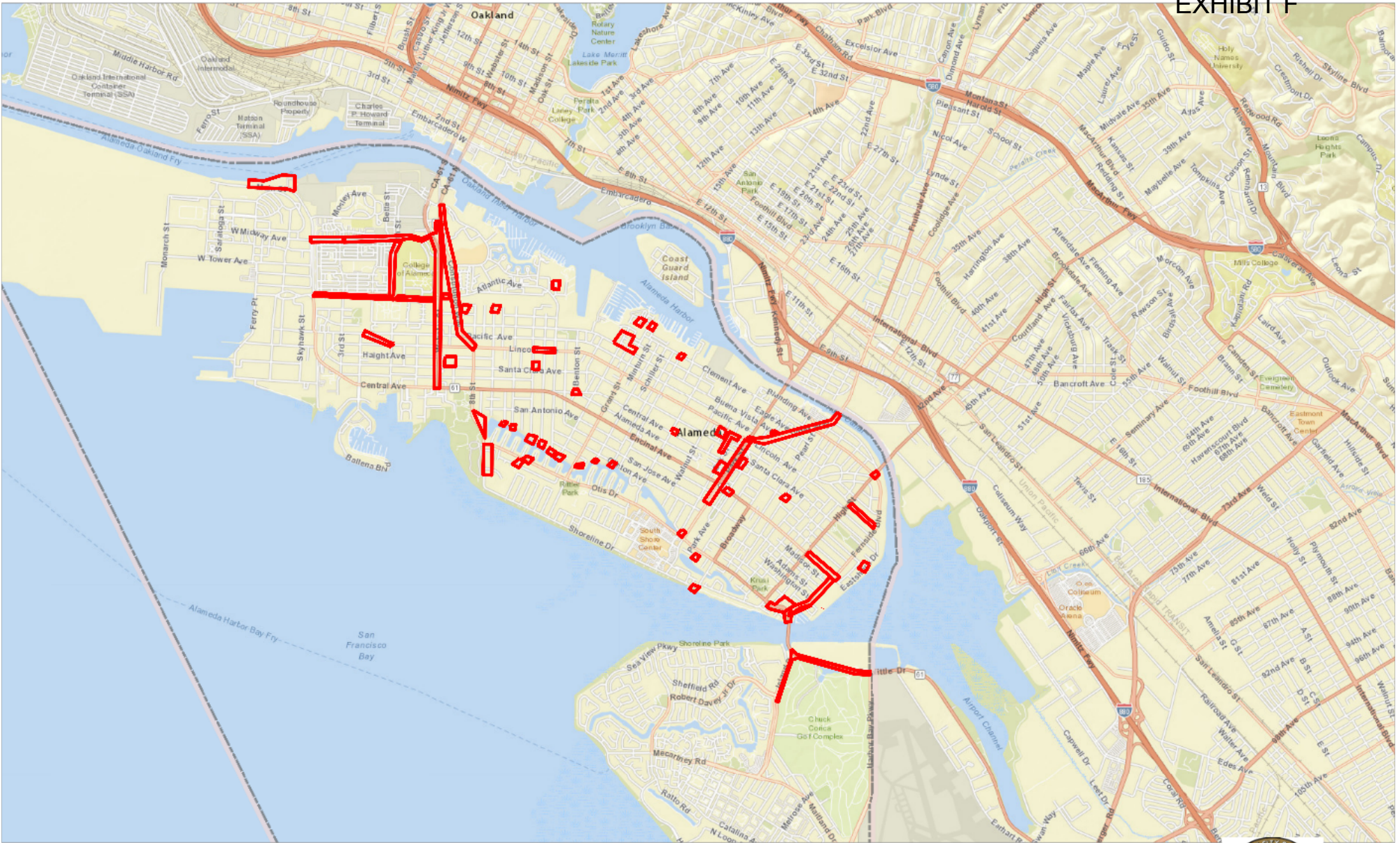
Marina Dr. at Versailles						
Marshall Way						
Alameda Landing	1-14-17	Se junto basura, se quitaron hierbas y se limpiaron alcantarillas.				
Twice a Month						
Parking Lot A						
Parking Lot C						
Parking Lot W						
Park St. at Lincoln Ave.						
Paru St. at Lagoon						
Portola Traingle at Portola Ave.						
St. Charles St. at Lagoon						
Sherman St. South End						
Story Book Walk						
Tilden Way - Miller Sweeney to Park						
Union St. at Lagoon						
Weber St South End						
Lincoln Ave. - City Parking Lot						
Thau Way - Alameda Food Bank						
Once Per Month						
Bay St. North End						
Benton St. at Central Ave.						
Central Ave. East End						
Chestnut St. South End						
Court St. at Waterton Isle						
Gibbons Dr. at Central Ave.						
Heather Walk - Otis and Sand Beach						
Lafayette St. at Lagoon						
La Jolla Dr. East End						
Ninth St. South End						
Roosevelt Dr. West End						
Once Every Four Months						
900 Block of Pear St. at Dead End						
Beach Rd. across from Golf Course						
Beltline - Buena Vista Parking Strip						

MAINTENANCE REPORT

RAMP - Field from Main to Webster						
Beltline - Sherman Field Area						
Broadway at Shoreline						
Broadway at Tilden						
Buena Vista Parking Strip - North Side						
Central Ave. at Sherman						
Doolittle Hardscape Median						
Estuary Parking Lot						
Fernside Medians & West Side Fence						
Gibbons Dr. at High St. Median						
Little Main St Parkway						
Mariners Square Dr. - Fields/Parking						
Mariners Square Loop						
Mastick Senior Center Parking Strip						
Otis Dr. Median, North Fence Line						
Park Ave. at Encinal Ave						
Path - Aeolian Yacht to Washington Ct						
Potola Sidewalk along field						
RAMP Median Webster to Main						
RAMP Tree Wells Webster to 5th						
Stargell Ave. Field north Side						
Twice a Month - Concrete Median Maintenance, Trash and Weeds						
Otis Dr. - Fernside to High St						
RAMP from Main to Webster						
Webster St. from RAMP South						
Buena Vista - Ohlone to Sherman						
Marshall Way from 5th to Fourth						

EXHIBIT F

SITE MAP



City of Alameda Web Map



The City of Alameda does not guarantee the information contained in this map to be an accurate representation of actual existing conditions.

