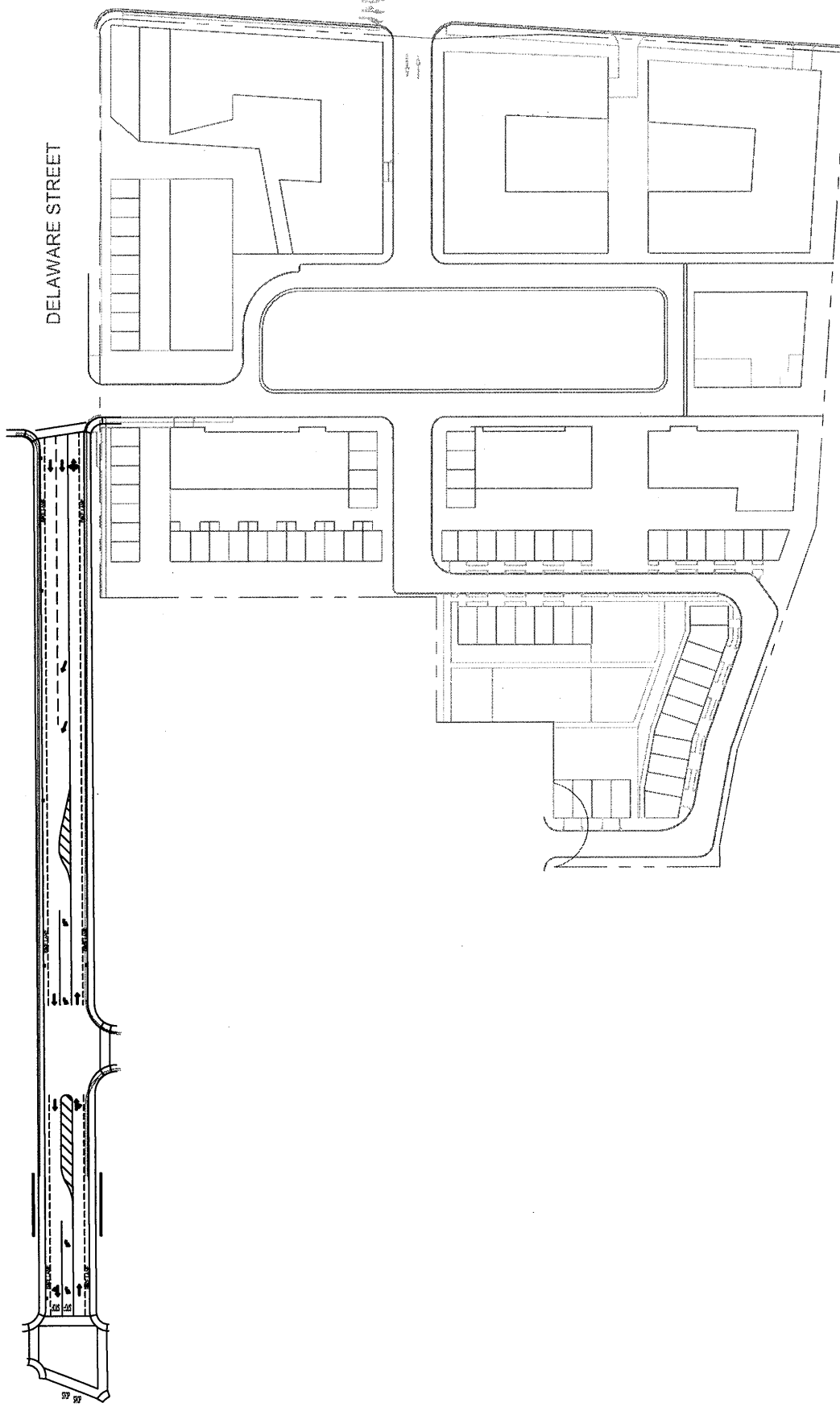


PRELIMINARY FOR DISCUSSION ONLY

NOTE:
 1. TOPOGRAPHIC INFORMATION, STREET RIGHT-OF-WAY AND/OR PROPERTY LINE ARE SHOWN ILLUSTRATIVELY.
 2. EXISTING R/W WIDTH IS APPROXIMATE, AS TWO DISCRETE SURVEYS HAVE BEEN OVERLAID TO CREATE THIS EXHIBIT
 3. 2- FEET ZONE IS TO PROVIDE CLEARANCE FROM THE BUILDING TO MULTI-USE PATH PER AASHTO'S BICYCLES GUIDE RECOMMENDATION. RETAIL DOORS SHOULD OPEN INWARDS

DELAWARE STREET



**PRELIMINARY
FOR DISCUSSION
ONLY**

Project No. 2008-0001
Delaware Street
Development PH2
Site Plan
Scale: 1/8" = 1'-0"
Date: 02/20/09

Client: Bay Meadows
Development PH2
Site Plan
Scale: 1/8" = 1'-0"
Date: 02/20/09

ARUP
1111 Market Street, Suite 200
San Francisco, CA 94102
Tel: (415) 774-2000 Fax: (415) 774-2001
www.arup.com

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MEMORANDUM

DATE: May 5, 2009
TO: Lisa Ring, City of San Mateo
FROM: ARJAX Railroad Associates II, LLC
REGARDING: "Station Park Green" – Public Benefit for 19th Avenue Park

The 19th Avenue Street Trees Program offered to residents of 19th Avenue Park as part of Station Park Green's public benefit, as outlined in the corresponding development agreement, is intended to both enhance the streets within the 19th Avenue Park neighborhood, as well as improve design continuity between two adjacent neighborhoods. The benefit project is briefly described below.

Tree Sizes and Species: The City's Arborist and the Developer's landscape architect will select the range of trees offered as part of the benefit. Trees will be of the same size and species as other trees planted at Station Park Green. Their boxes will be, at minimum, twenty-four inches (24"). Trees will be planted on private property according to a design completed by the Developer's landscape architect.

The following tree species have been reviewed and approved by the City's Arborist, Dennis Pawl:

Sycamore or London Plane Tree (*Platanus acerifolia*)

Southern Live Oak (*Quercus virginiana*)

Ulmus parvifolia (Chinese Elm)

Ginkgo (*Ginkgo biloba*)

In the event that residents request smaller, flowering trees, the following has been suggested and approved:

Tulip Tree or Deciduous Magnolia (*Magnolia soulangeana*)

Project Boundaries: This benefit is intended to serve the residents of 19th Avenue Park, and therefore the neighborhood association's boundaries are (we believe) those outlined below. The Developer intends to offer the public benefit of street trees only within the depicted outlined area.



Tree Quantity and Placement: The developer estimates the outer threshold of trees planted to be three hundred (300). Exact placement of trees must be determined by a landscape architect, as an architect must review the total number of residents who would like to participate in the benefit simultaneous with mapping the final design, which will include an existing-utility study to assure that the gas, sewer, and water lines running through the sidewalk are not affected by this benefit.

Maintenance and Care: After planting the trees, the Developer will be responsible for their maintenance (pruning as necessary, water) and care for 24 consecutive months. Thereafter the trees will be the responsibility of each private owner on whose property a tree has been planted.

Program Participation: Participation in the program by homeowners in the 19th Avenue Park neighborhood is entirely voluntarily (i.e., Property owners may opt-in or opt-out of the program).