

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

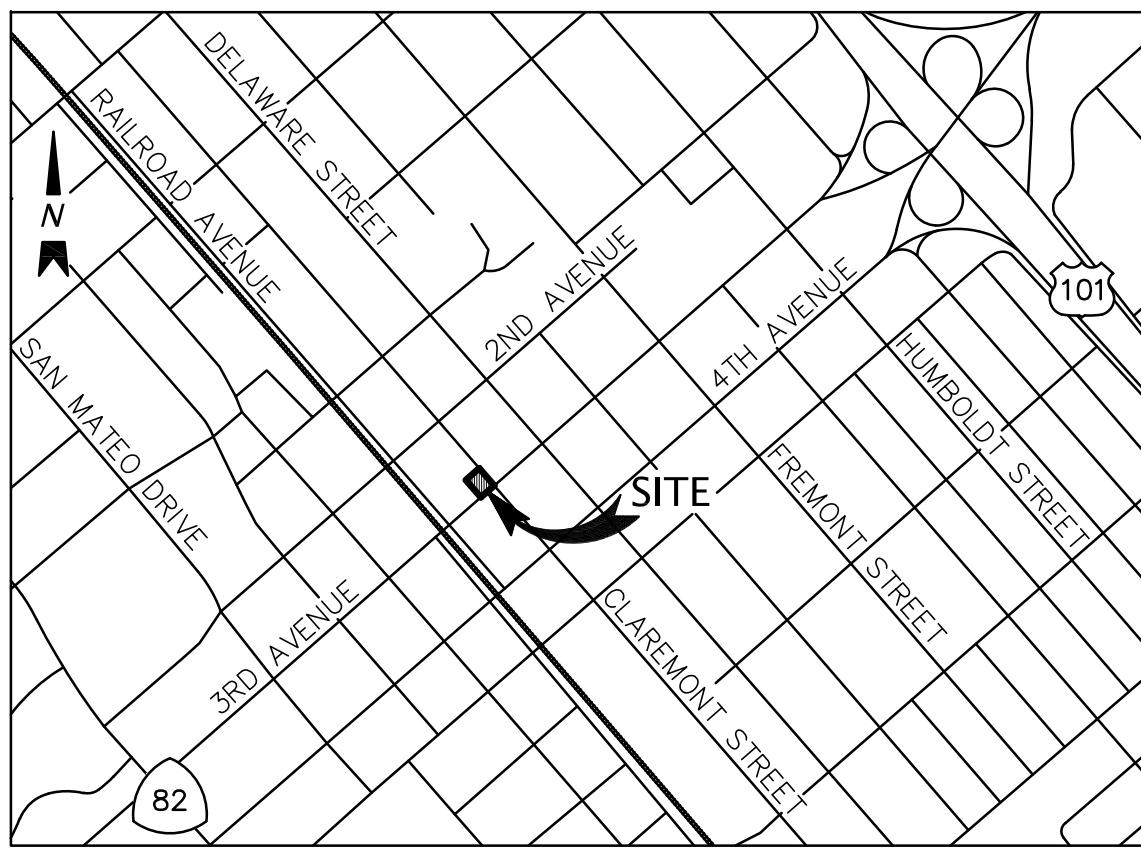
LOTS 1 AND 2 IN BLOCK 17, AS DESIGNATED ON THE MAP ENTITLED "MAP OF THE TOWN OF SAN MATEO, SAN MATEO COUNTY, CAL." WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JANUARY 24, 1863 IN BOOK 2 OF MISCELLANEOUS RECORDS, AT PAGE 95, AND A COPY THEREOF ENTERED IN BOOK 1 OF MAPS AT PAGE 45.

REFERENCES

R1	MAP OF TOWN OF SAN MATEO	1 RSM 45
R2	PARCEL MAP NO. 457	83 PM 59-60
R3	PARCEL MAP NO. 469	85 PM 21-22
R4	CORNER RECORD	1215
R5	RECORD OF SURVEY	27 M 2
R6	PARCEL MAP NO. 440	81 PM 4

LEGEND

DISTINCTIVE BORDER LINE
ADJACENT PROPERTY LINE
CENTERLINE
EASEMENT LINE
TIKE LINE
LOT LINE TO BE REMOVED
BUILDING LINE
CONCRETE CURB
CONCRETE CURB & GUTTER
DRIVEWAY
SITE BENCHMARK, AS NOTED
AREA LIGHT
CONTOUR LINE-MAJOR
CONTOUR LINE-MINOR
ELECTRIC LINE
FIRE HYDRANT
GAS LINE
GUY WIRE
JOINT POLE
OVERHEAD LINE
PARKING METER
SANITARY SEWER MANHOLE
SANITARY SEWER LINE
SIGN
STORM DRAIN MANHOLE
WATER LINE
STREET LIGHT
TRAFFIC SIGNAL
TREE
WATER VALVE
FOUND CITY MONUMENT WELL, AS NOTED
RECORD INFORMATION W/ REFERENCE
FND 3/4" I.P. W/ PLUG OR LEAD & TAG, LS 6256



VICINITY MAP

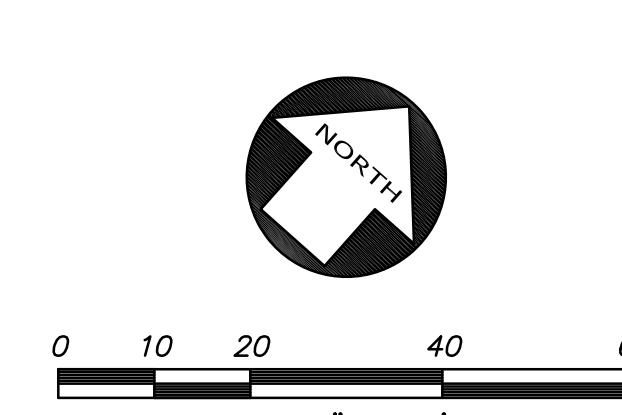
NOT TO SCALE

NOTES

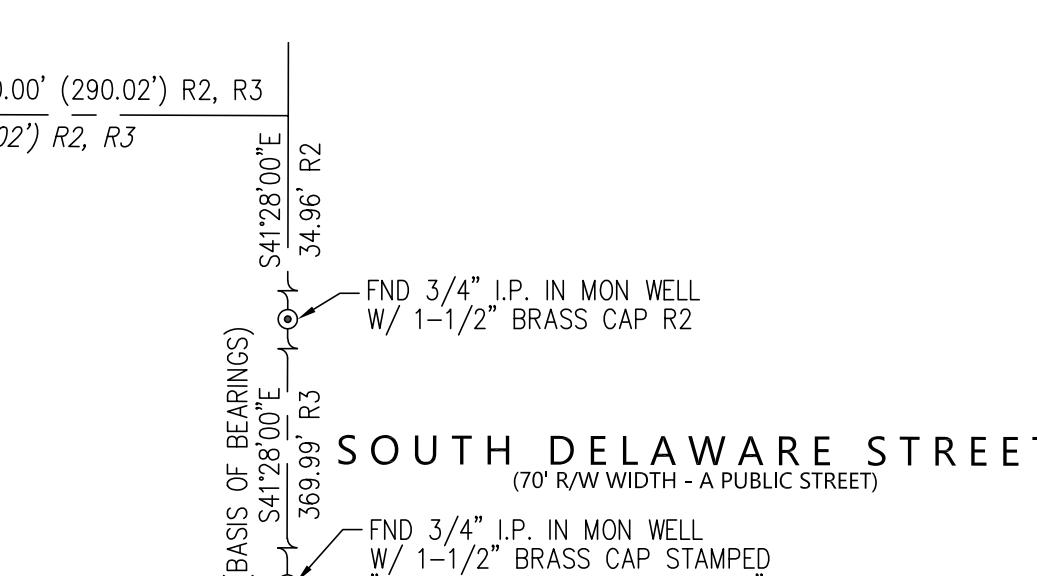
- OWNER/DEVELOPER: WENDY HILL PROPERTY VENTURES ATTN: MIKE FIELDS 530 EMERSON STREET, SUITE 150 PALO ALTO, CALIFORNIA 94301 (650)847-1537
- CIVIL ENGINEER: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING 22 SANTA CLARA, CALIFORNIA 95054 (408)727-6665
- A.P.N.: 034-181-160
- EXISTING USE: COMMERCIAL
- PROPOSED USE: COMMERCIAL/RESIDENTIAL MIXED USED
- EXISTING ZONING: CBD/S CENTRAL BUSINESS SUPPORT
- PROPOSED ZONING: CBD/S CENTRAL BUSINESS SUPPORT
- GENERAL PLAN: DOWNTOWN RETAIL CORE SUPPORT
- EXISTING NUMBER OF LOTS: 2
- PROPOSED NUMBER OF LOTS: 1
- TOTAL ACREAGE: 0.2533± ACRES
- ALL DISTANCES AND AREAS ARE APPROXIMATE
- NO NEW STREET NAMES ARE INVOLVED
- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 15, 2022, ORDER NUMBER NCS-116241-SM. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINATEMENT OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0154G FOR COMMUNITY NUMBER 060328 (CITY OF SAN MATEO), WITH AN EFFECTIVE DATE OF APRIL 05, 2019, AS BEING LOCATED IN FLOOD ZONE "X" (UNSHADeD).
- ACCORDING TO FEMA, THE DEFINITION OF ZONE "X" (UNSHADeD) IS: AREAS OF MINIMAL FLOOD HAZARD
- BASIS OF BEARINGS:
- THE BEARING OF SOUTH 41° 28' 00" EAST TAKEN ON THE CENTERLINE OF DELAWARE STREET AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 457 FILED FOR RECORD ON OCTOBER 23, 2017 IN BOOK 83 OF PARCEL MAPS AT PAGE 59 & 60, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- BENCHMARK:
- THE ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON A NETWORK GNSS FIELD SURVEY PERFORMED BY BKF UTILIZING THE CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN). BKF CONTROL POINT NO. 10, A CUT CROSS IN CONCRETE IN THE NORTHWESTERLY RIGHT-OF-WAY OF 3RD AVENUE, WAS TAKEN AS THE SITE BENCHMARK FOR THIS PROJECT.
- ALL RECORD MONUMENTS ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH CLAREMONT STREET BETWEEN EAST 3RD AVENUE AND EAST 4TH AVENUE, AS SHOWN ON (R2), (R3), AND (R4), WERE SEARCHED FOR, NOT FOUND.
- SOUTH CLAREMONT STREET BETWEEN E. 2ND AVE. AND E. 3RD AVE. WAS DETERMINED BY SPLITTING CURBS. EAST 2ND AVE. BETWEEN SOUTH RAILROAD AVE. AND SOUTH CLAREMONT STREET WAS DETERMINED BY SPLITTING CURBS AND HOLDING THE FOUND PK NAIL PER R5 & R6.

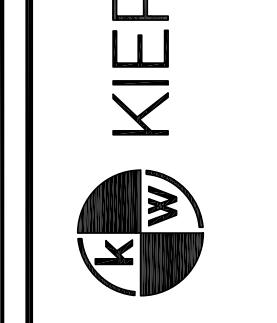
ABBREVIATIONS

AC	ASPHALTIC CONCRETE	N	NORTH
APN	ASSESSOR'S PARCEL NUMBER	O.R.	OFFICIAL RECORDS
BKF	BRIAN, KANGAS & FOULK	PM	PARKING METERS
BOL	BOLLARD	P.U.E.	PUBLIC UTILITY EASEMENT
(C)	CALCULATED DISTANCE	RE	RIM ELEVATIONS
CAB	CABINET	R/W	RIGHT OF WAY
COMM	COMMUNICATIONS	S	SOUTH
CONC	CONCRETE	SDCB	STORM DRAIN CATCH BASIN
E	EAST	SDDI	STORM DRAIN INLET
EB	ELECTRIC BOX	SDMH	STORM DRAIN MANHOLE
ELEC	ELECTRIC	SLB	STREET LIGHT BOX
EV	ELECTRIC VAULT	SQ. FT.	SQUARE FEET
FND	FOUND	SSCO	SANITARY SEWER CLEANOUT
GV	GAS VAULT	SSMH	SANITARY SEWER MANHOLE
HCR	HANDICAP RAMP	S.W.E.	SIDEWALK EASEMENT
IE	INVERT ELEVATION	W	WEST
I.P.	IRON PIPE	W/	WITH
MON	MONUMENT	WB	WATER BOX



Scale 1" = 20'



TENTATIVE PARCEL MAP - EXISTING CONDITIONS		 KIER+RIGHT
OF		435 EAST 3RD AVENUE
FOR		ARC TEC, INC.
CALIFORNIA		SAN MATEO
DATE	FEBRUARY, 2023	
SCALE	1" = 20'	
SURVEYOR	LEII	
DRAWN BY	LEII	
JOB NO.	A22186	
SHEET	1	OF 2 SHEETS

