

2121 EL CAMINO REAL

COMMERCIAL TO RESIDENTIAL CONVERSION
PRELIMINARY APPLICATION SB 330

NOVEMBER 3, 2025



*THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.



PROJECT DESCRIPTION

This project proposes the adaptive reuse of an existing 12-story office tower into residential use, transforming an underutilized commercial building into a vibrant, transit-oriented housing community consistent with the City of San Mateo’s General Plan goals for mixed-use infill redevelopment.

The tower is part of an office complex built in the early 1970s totaling approximately 202,014 square feet of commercial space. The complex includes the tower, four (4) one- to two-story office buildings, and a multi-level parking structure and a surface parking lot. The site is zoned C4-1 and C3-1/R4 and designated Mixed-Use High under the City’s General Plan and El Camino Real Corridor Plan.

Located along El Camino Real, the tower sits atop a podium with direct pedestrian access from the public side-walk. The existing basement, parking structure, and surface lot will remain, maintaining 586 parking spaces.

The conversion will provide 156 residential units, including studio, one-bedroom, and two-bedroom apartments, expanding San Mateo’s housing supply in a centrally located, transit-accessible setting.

Ground-level improvements will include resident amenities that foster community and activate the streetscape such as a lobby, lounge, fitness area, and landscaped courtyards. Bicycle parking and enhanced pedestrian connections will promote sustainable travel options.

Architectural upgrades will modernize the facade, introducing energy-efficient window systems and a refreshed paint scheme to highlight the existing pre-cast concrete design. The neutral, natural color palette will complement the surrounding urban context along El Camino Real.

The project seeks approval under AB 2011 (Housing for Working Families Act of 2022) and the State Density Bonus Law, supporting the City’s goals for sustainability, infill development, and efficient reuse of existing urban land, while transforming an aging office property into a contemporary, livable residential community.

VICINITY MAP



PROJECT TEAM

DEVELOPER:



Tourbineau Real Estate Partners, Inc.
5016 Centennial Boulevard, Suite 200
Nashville, TN 37209
Contact: John Sweeney

P: 518.818.2404

www.tourbineau.com
jsweeney@tourineau.com

ARCHITECT:



TCA Architects
1111 Broadway, Suite 1320
Oakland, CA 94607
Contact: Douglas Oliver

P: 510.545.4222

www.tca-arch.com
doliver@tca-arch.com

INDEX

GENERAL:

G-1.1	PROJECT INDEX
G-1.2	EXISTING SITE CONTEXT
G-1.3	PERSPECTIVE VIEWS
G-1.4	ZONING & PROJECT SUMMARY

ARCHITECTURE:

A-1.1	PODIUM LEVEL SITE PLAN
A-1.2	PRELIMINARY SUBDIVISION DIAGRAM
A-1.3	EXISTING BASEMENT LEVEL SITE PLAN
A-1.4	EXISTING GROUND FLOOR PLAN
A-1.5	MEZZANINE FLOOR PLAN
A-1.6	TYPICAL FLOOR PLAN
A-1.7	12TH FLOOR PLAN
A-1.8	ROOF PLAN
A-2.1	ELEVATIONS
A-2.2	ELEVATIONS
A-2.3	ELEVATIONS
A-2.4	ELEVATIONS
A-3.1	SECTION

CIVIL:

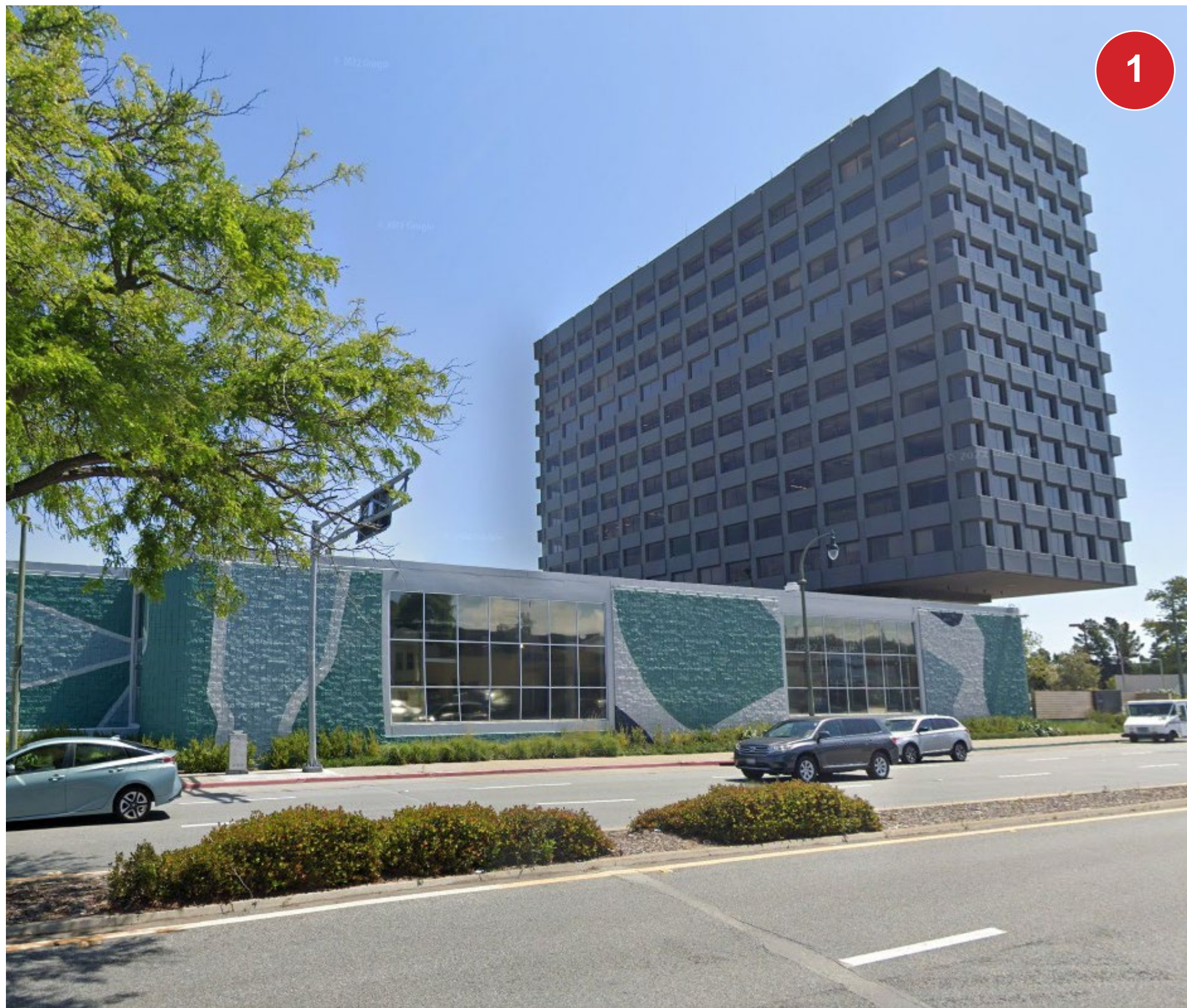
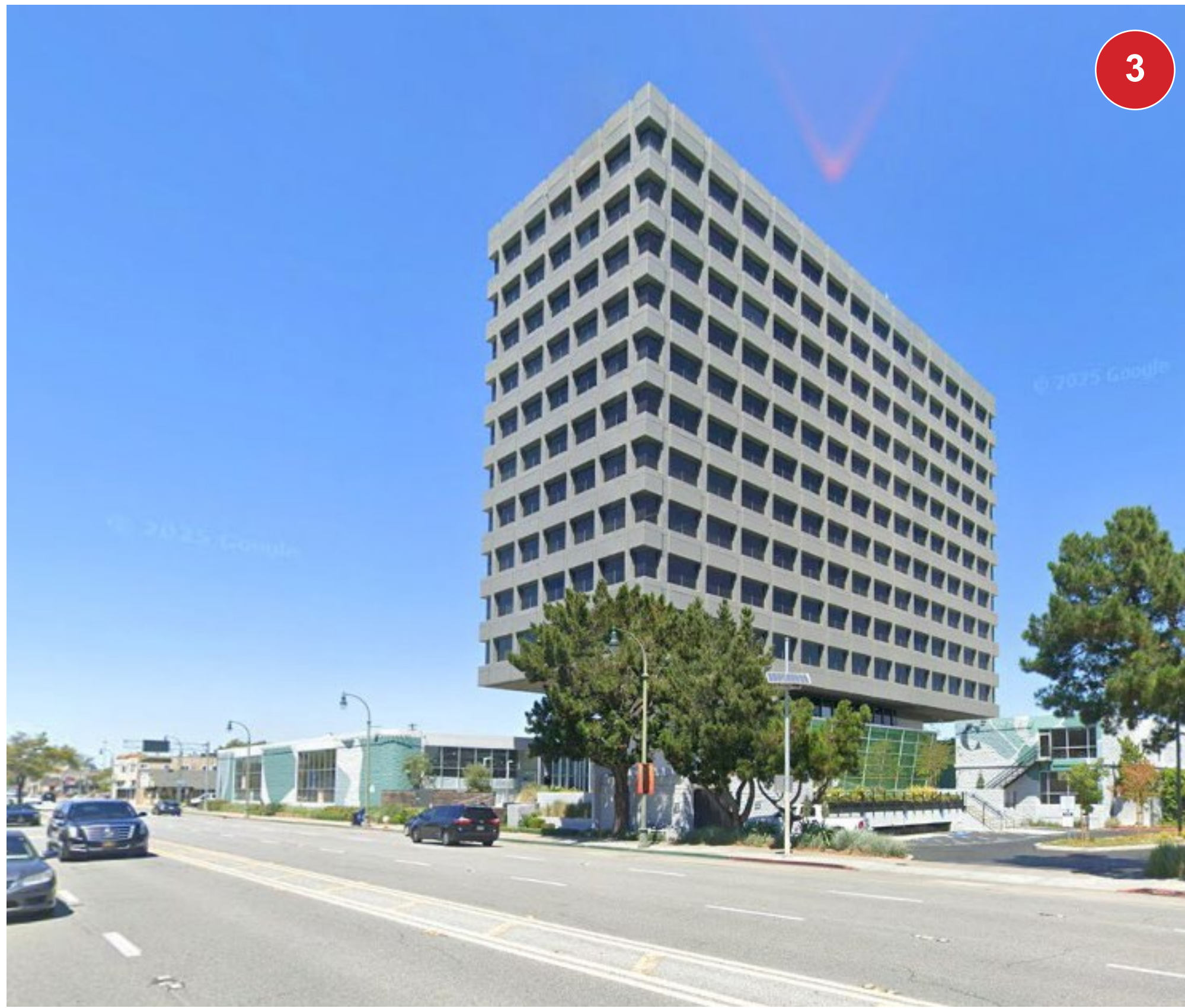
C-1.0	EXISTING CONDITIONS
C-2.0	EXISTING SITE PLAN

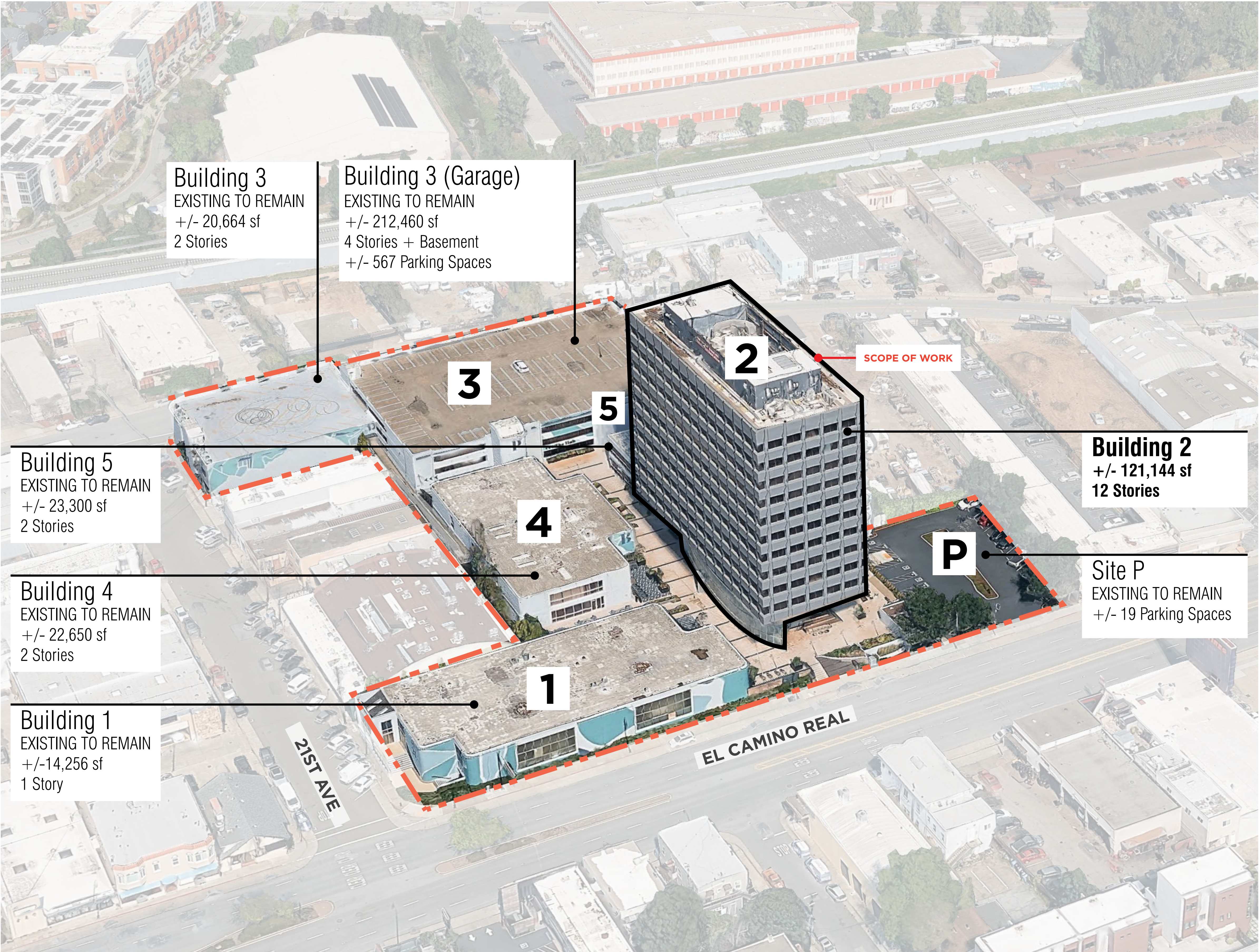
SCOPE OF WORK MAP



2121 EL CAMINO REAL
SAN MATEO, CA
TCA # 2025-066

PRELIMINARY APPLICATION SB 330
NOVEMBER 3, 2025





Building 3
EXISTING TO REMAIN
+/- 20,664 sf
2 Stories

Building 3 (Garage)
EXISTING TO REMAIN
+/- 212,460 sf
4 Stories + Basement
+/- 567 Parking Spaces

Building 5
EXISTING TO REMAIN
+/- 23,300 sf
2 Stories

Building 4
EXISTING TO REMAIN
+/- 22,650 sf
2 Stories

Building 1
EXISTING TO REMAIN
+/-14,256 sf
1 Story

Building 2
+/- 121,144 sf
12 Stories

Site P
EXISTING TO REMAIN
+/- 19 Parking Spaces

	EXISTING AREA	PROPOSED AREA	PARKING
<u>BUILDING 1</u> 1 STORY	+/- 14,256 SF	+/- 14,256 SF	
<u>BUILDING 2</u> 12 STORIES	+/- 121,144 SF	+/- 121,144 SF	
<u>BUILDING 3</u> 2 STORIES	+/- 20,664 SF	+/- 20,664 SF	
<u>BUILDING 3</u> (GARAGE) 4 STORIES + BASEMENT	+/- 212,460 SF	+/- 212,460 SF	+/- 567 Spaces
<u>BUILDING 4</u> 2 STORIES	+/- 22,650 SF	+/- 22,650 SF	
<u>BUILDING 5</u> 2 STORIES	+/- 23,300 SF	+/- 23,300 SF	
<u>SITE P</u>			+/- 19 Spaces
<u>TOTAL</u>	202,014 SF COMMERCIAL AREA	121,144 SF RESIDENTIAL AREA 80,870 SF COMMERCIAL AREA	+/- 586 Spaces

NOTE:
THE SCOPE OF PROJECT IS TO CONVERT THE EXISTING
OFFICE TOWER (BUILDING T) TO RESIDENTIAL.
THE REST OF THE SITE WILL REMAIN.

ZONING SUMMARY

ADDRESS: 2121 EL CAMINO REAL,
SAN MATEO, CA 94403

APN: 039-073-490
039-073-500

ZONING: **C3-1** (REGIONAL/COMMUNITY
COMMERCIAL)/ **R4** (RESIDENTIAL
OVERLAY, HIGH DENSITY)

C4-1 (SERVICE COMMERCIAL)

LOT AREA: +/- 146,661 SF (3.36 ACRES)
PARCEL 2 AREA: 15,912 SF (0.37 ACRES)
LOT SLOPE: 0.01%

OCCUPANCIES: RESIDENTIAL R-2
PARKING S-2
ASSEMBLY A-3
BUSINESS B

TYPE OF CONSTRUCTION: TYPE IA
FULLY SPRINKLERED

NUMBER OF UNITS:
EXISTING 0 UNITS
PROPOSED 156 UNITS

UNIT TYPES:
STUDIO 40
1-BEDROOM 108
2-BEDROOM 8
TOTAL: 156

PARKING:
REQUIRED: NOT REQUIRED PER AB 2097

EXISTING/PROVIDED: 586 SPACES TOTAL

SITE P: 19
PARKING GARAGE: 567

HEIGHT (PER SAN MATEO BUILDING HEIGHT PLAN)			
ALLOWED			EXISTING/PROVIDED
C3	C4	PER GENERAL PLAN 2040 LAND USE MAP	
40'-55'	30'		+/-175'
		5-8 STORIES	12 STORIES + 1 LEVEL OF BASEMENT

DENSITY (PER GENERAL PLAN 2040 LAND USE MAP)		
ALLOWED	PROVIDED	PROVIDED AFTER SUBDIVISION
R4 (OVERLAY DISTRICT)		
100-130 DU/AC	45 DU/AC	421 DU/AC

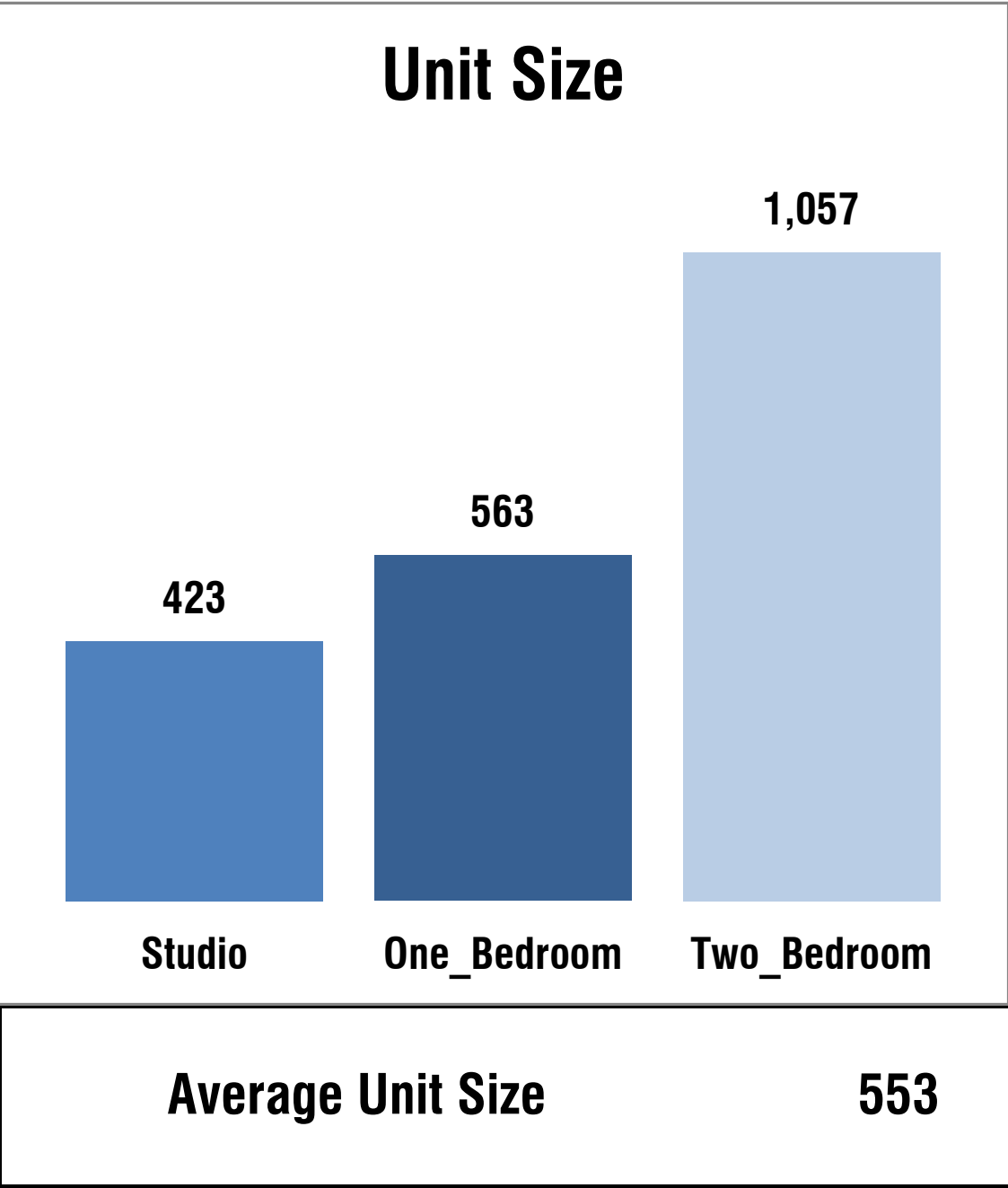
FAR (PER SMMC 27.34.050 (a))			
ALLOWED			EXISTING/PROVIDED
C3-1	C4-1	R4 (OVERLAY DISTRICT)	
1.0	1.0	2.0	1.4

SETBACKS (PER SMMC 27.30.060)		
	REQUIRED	
	C3	C4
FRONT	10'	
BUILD-TO-LINE	ALLOWED FOR 50% MAX OF THE FRONTAGE	
	40%	

BIKE PARKING OUTSIDE DOWNTOWN AREA (PER SMMC 27.64.262 (f)(2)(A))				
	LONG-TERM		SHORT-TERM	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
STUDIO	1.0 PER UNIT	40	0.05 PER UNIT	2
ONE-BEDROOM	1.0 PER UNIT	108	0.05 PER UNIT	6
TWO-BEDROOM	1.25 PER UNIT	10	0.1 PER UNIT	1
TOTAL		158		9

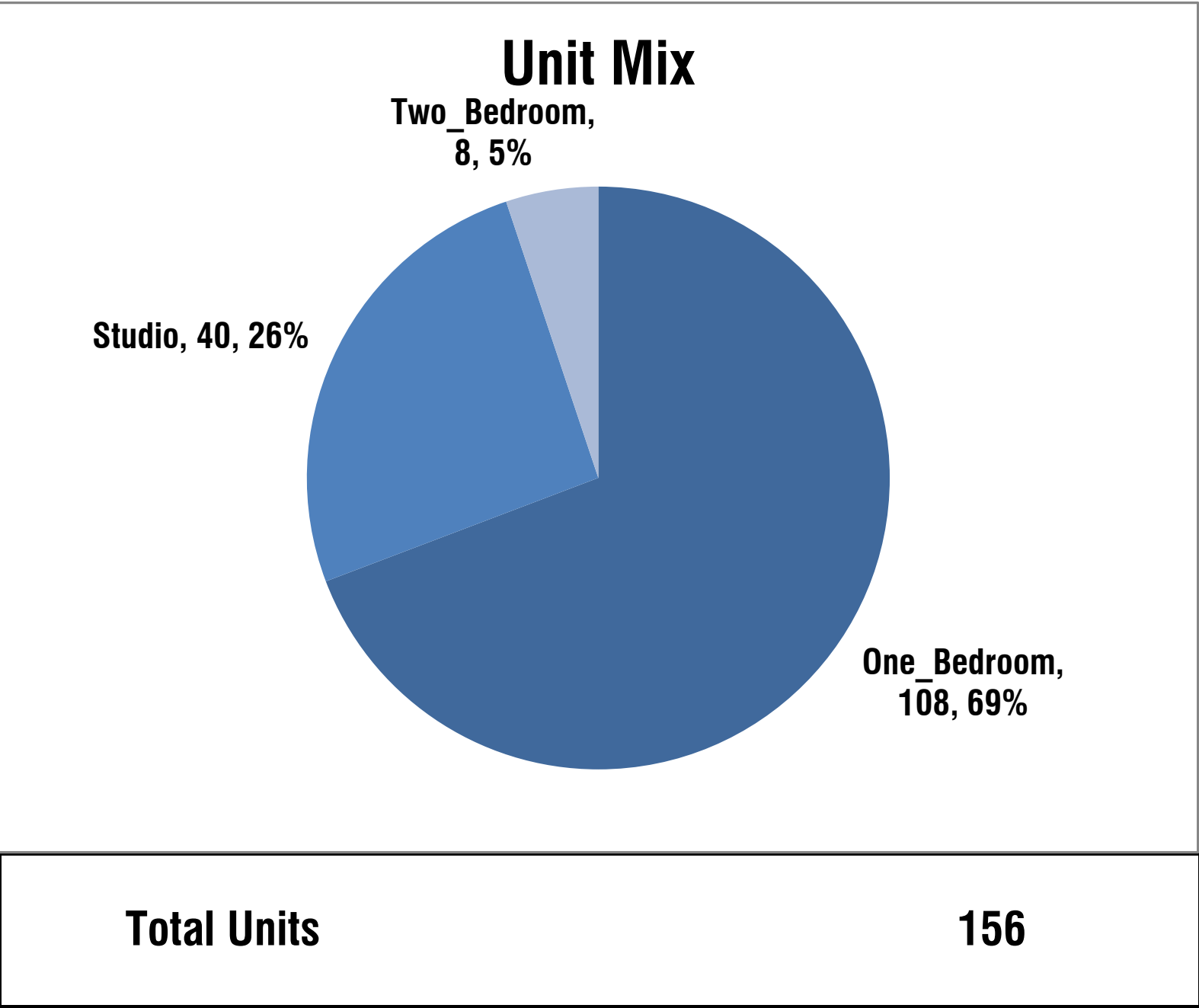
DEFINITIONS:
1. F.A.R. PER SAN MATEO ZONING CODE IS THE GROSS FLOOR AREA OF THE BUILDINGS ON A ZONING PLOT DIVIDED BY THE NET LOT AREA AND SHALL NOT INCLUDE THE FOLLOWING: OFF-STREET PARKING AND LOADING FACILITIES, INCLUDING AISLES, RAMPS, AND MANEUVERING SPACE.

PROJECT SUMMARY



Row Labels	Unit Area	Unit Count
Two_Bedroom	1,057	8
Unit-B1	1,111	2
Unit B2	1,121	4
Unit B3	874	2
Studio	423	40
Unit S1	407	36
Unit S2	570	4
One_Bedroom	563	108
Unit A1	568	18
Unit A2	694	36
Unit A3	485	36
Unit A4	455	18
Grand Total	553	156

UNIT SUMMARY



Tower	
Total Units	156
Average Unit Size	553
Net Leasable	86,232
Total SF	121,144

Sum of Area	Column Labels				
Row Labels	Amenity	Circulation	Residential	Service	Grand Total
Level-00-B1		872		349	1,221
Level-01	4,215	872		349	5,436
Level-02		1,220	2,280	349	3,849
Level-03		1,342	8,389	349	10,080
Level-04		1,342	8,389	349	10,080
Level-05		1,342	8,389	349	10,080
Level-06		1,342	8,389	349	10,080
Level-07		1,342	8,389	349	10,080
Level-08		1,342	8,389	349	10,080
Level-09		1,342	8,389	349	10,080
Level-10		1,342	8,389	349	10,080
Level-11		1,342	8,389	349	10,080
Level-12		1,279	8,454	349	10,082
Level-Roof		521		349	870
Amenity	8,972				8,972
Grand Total	13,186	16,840	86,232	4,886	121,144

ZONING & PROJECT SUMMARY



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH
- PROPERTY LINE
- ACCESSIBLE PATH
- WHEELCHAIR LIFT

NOTE:
THE SCOPE OF PROJECT IS TO CONVERT THE EXISTING OFFICE TOWER (BUILDING T) TO RESIDENTIAL. THE REST OF THE SITE WILL REMAIN.

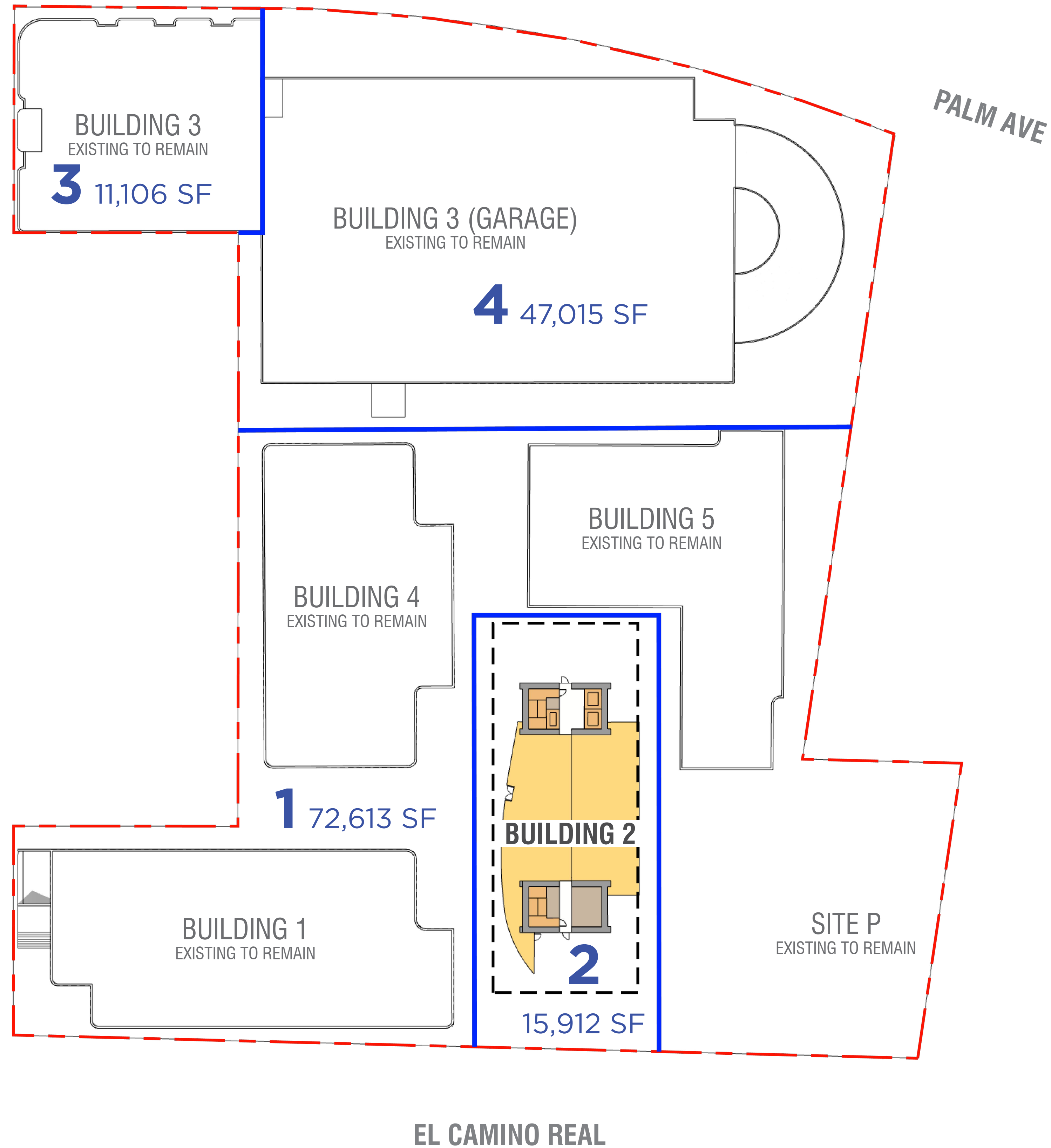


2121 EL CAMINO REAL
SAN MATEO, CA
TCA # 2025-066

PRELIMINARY APPLICATION SB 330
NOVEMBER 3, 2025

EXISTING PODIUM LEVEL
SITE PLAN

21ST AVE.



LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH
- PROPERTY LINE

120'

60'

30'





EL CAMINO REAL

BUILDING 1
EXISTING TO REMAIN

BUILDING 4
EXISTING TO REMAIN

BUILDING 5
EXISTING TO REMAIN

LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH
- PROPERTY LINE

NOTES:

- EXISTING ELEVATORS
- EXISTING STAIR
- TOWER ABOVE

22.72' FRONT SETBACK

RESIDENT
PEDESTRIAN
ENTRY

LEASING

LOBBY/MAIL

B.O.H.
TRASH

FITNESS

111'-2"

61'-2"

32'

21'

10'

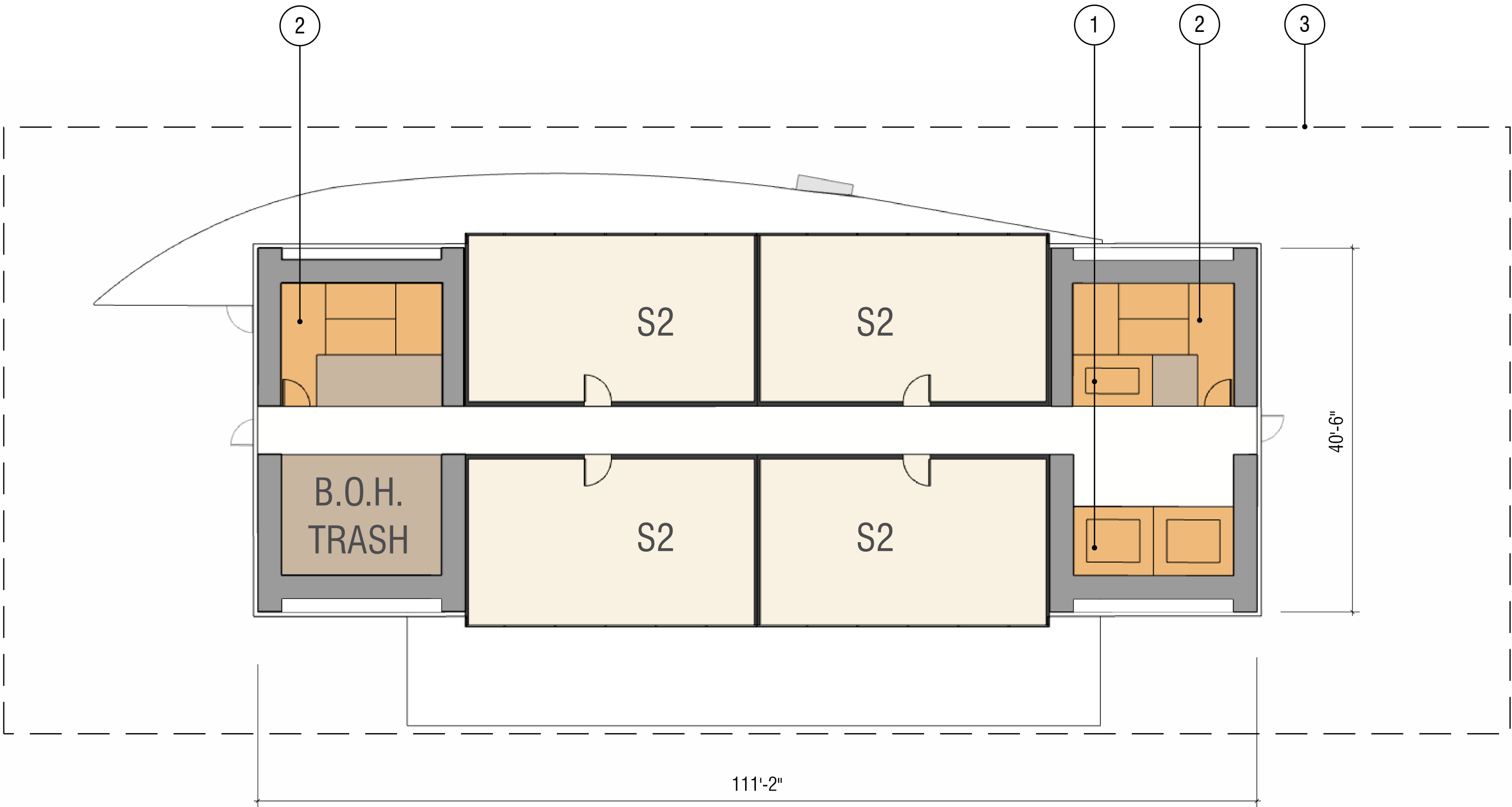


LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH

NOTES:

- 1. EXISTING ELEVATORS
- 2. EXISTING STAIR
- 3. TOWER ABOVE

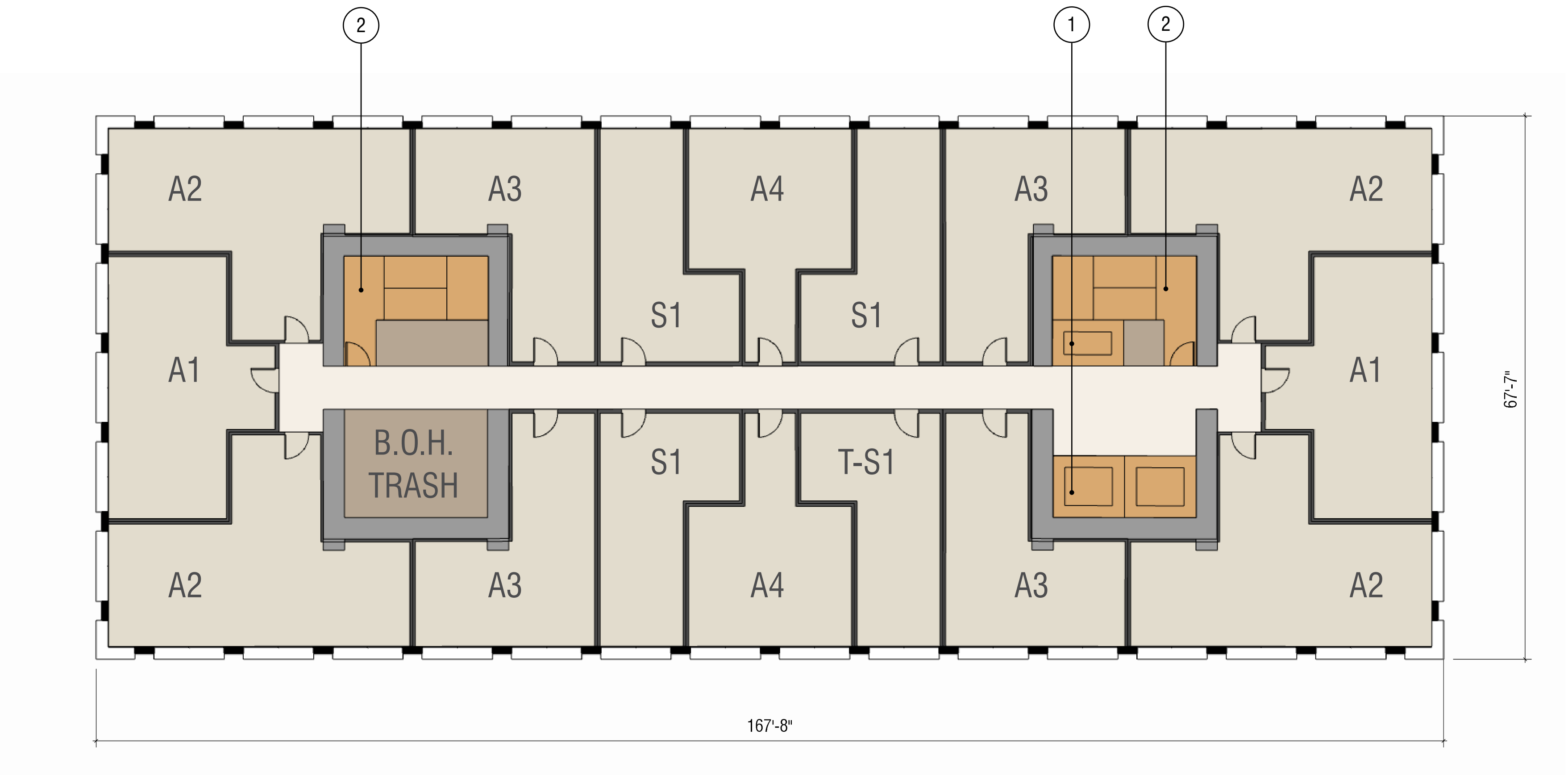


LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH

NOTES:

- 1. EXISTING ELEVATORS
- 2. EXISTING STAIR



32'

21'

10'

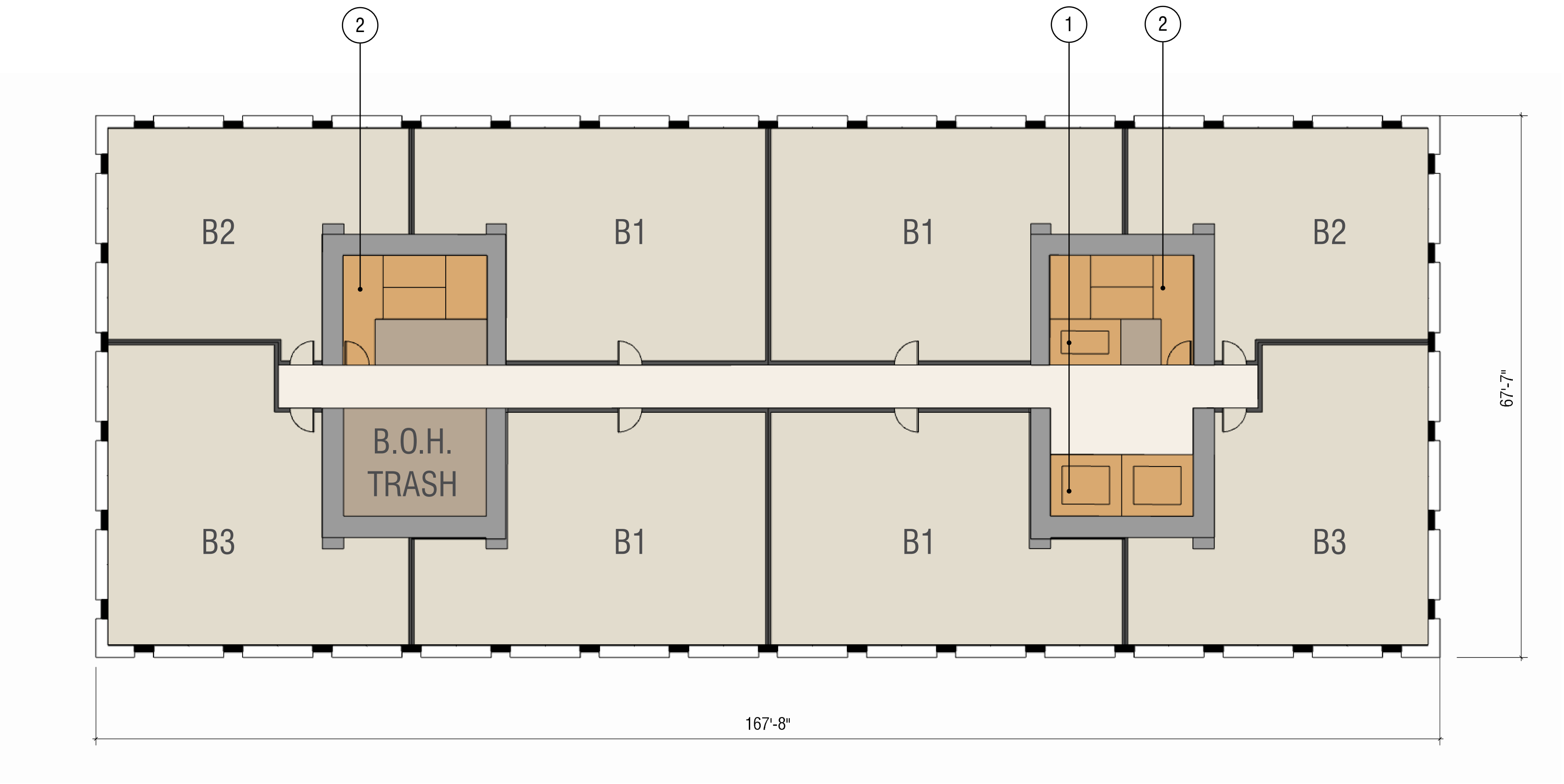


LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH

NOTES:

- 1. EXISTING ELEVATORS
- 2. EXISTING STAIR

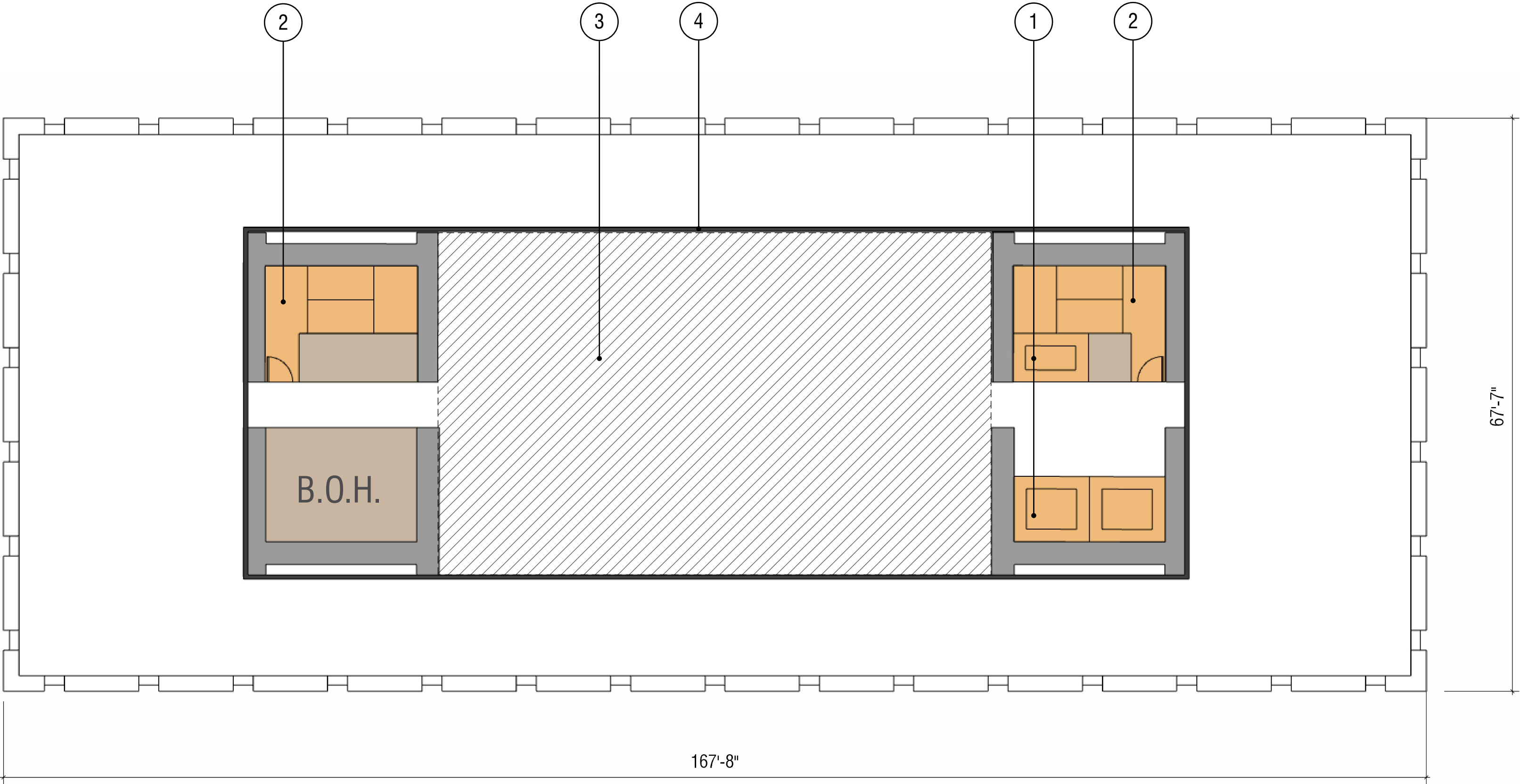


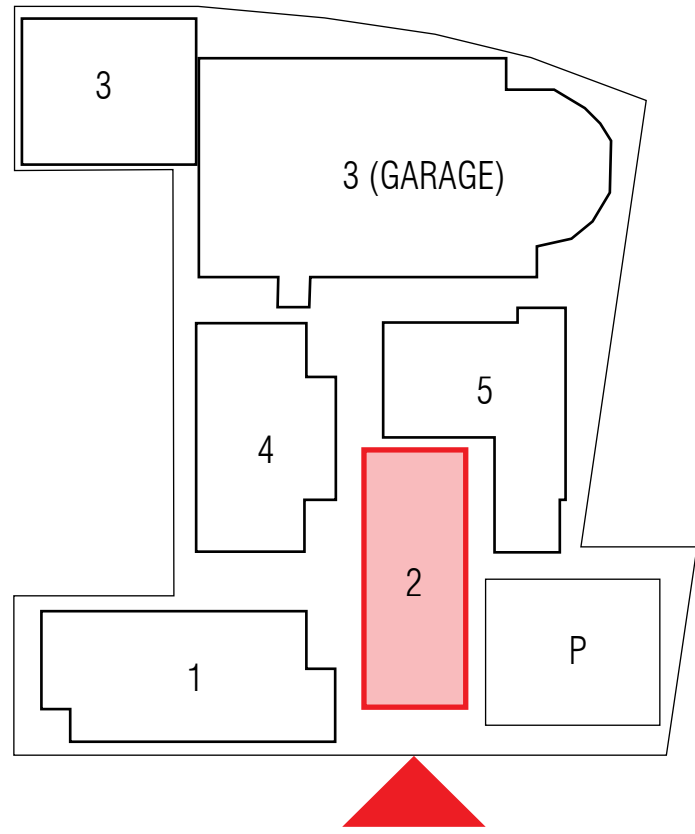
LEGEND

- UNITS
- LOBBY / LEASING / AMENITY
- VERTICAL CIRCULATION
- CORRIDOR
- PARKING
- BOH

NOTES:

- 1. EXISTING ELEVATOR
- 2. EXISTING STAIR
- 3. MECHANICAL EQUIPMENT
- 4. MECHANICAL SCREEN





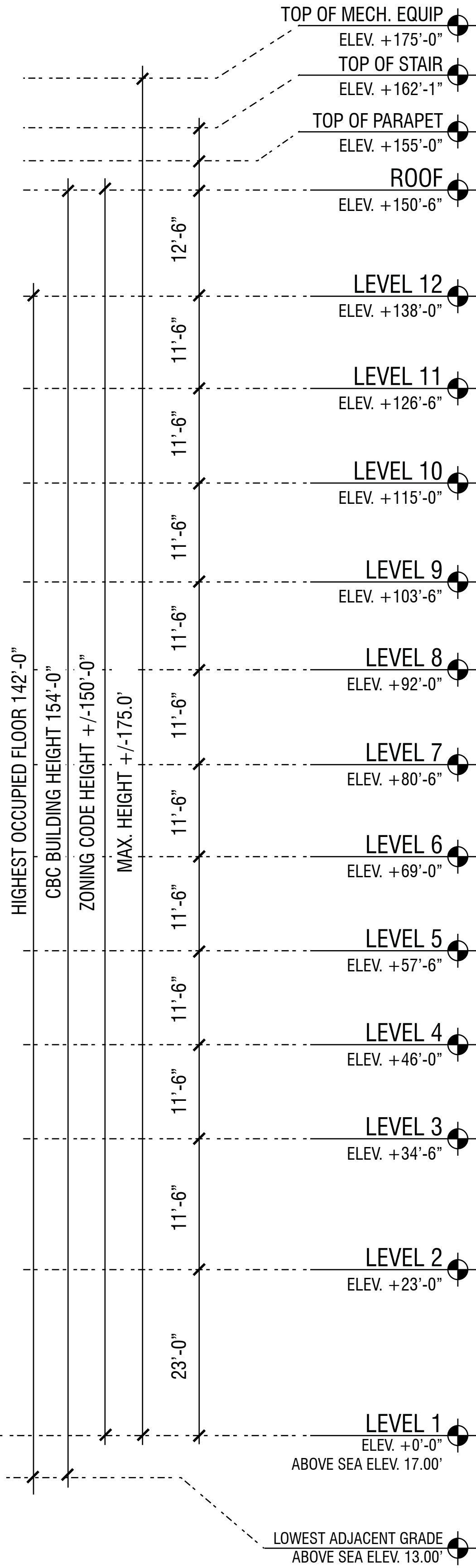
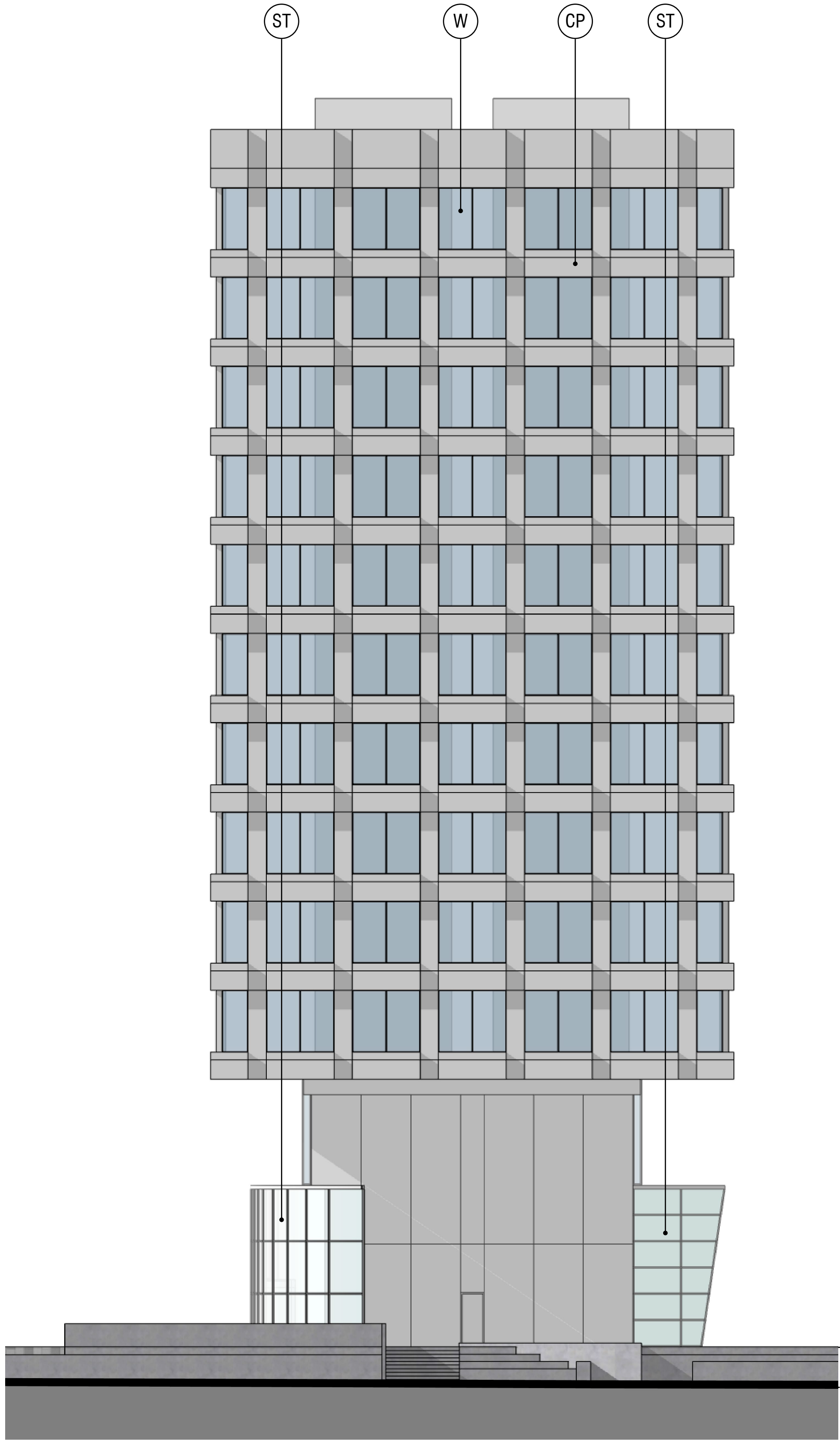
MATERIAL KEY:

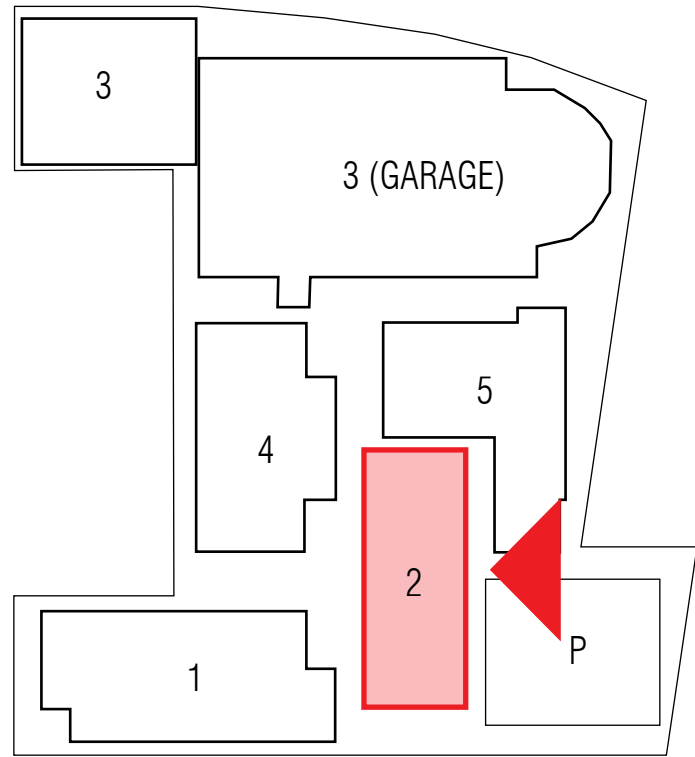
W - NEW WINDOWS TO MATCH EXISTING

ST - EXISTING STOREFORNT TO REMAIN

CP - EXISTING PRECAST CONCRETE PANELS TO REMAIN

NOTE:
NO CHANGE IS PROPOSED TO EXISTING ELEVATIONS





MATERIAL KEY:

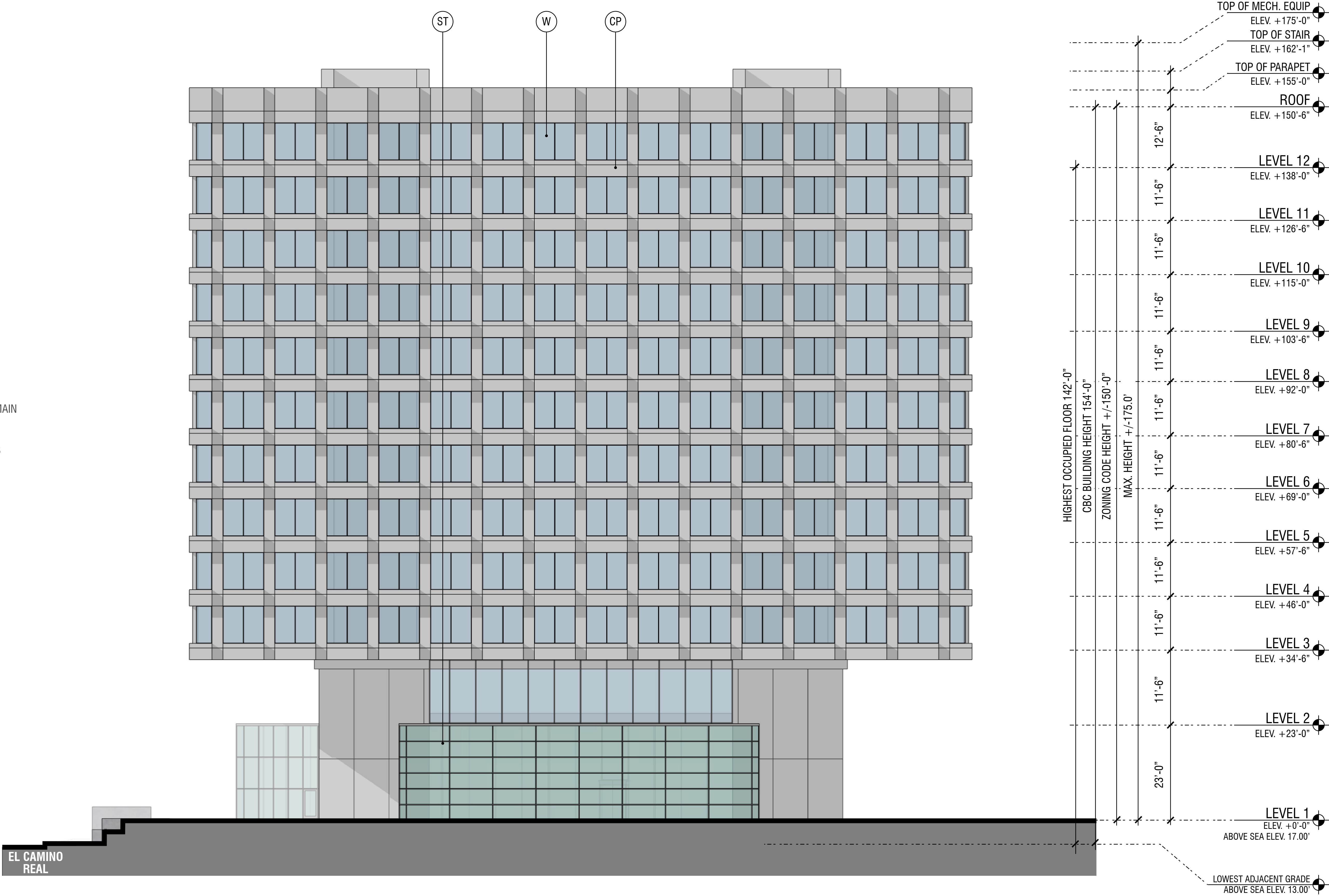
W - NEW WINDOWS TO MATCH EXISTING

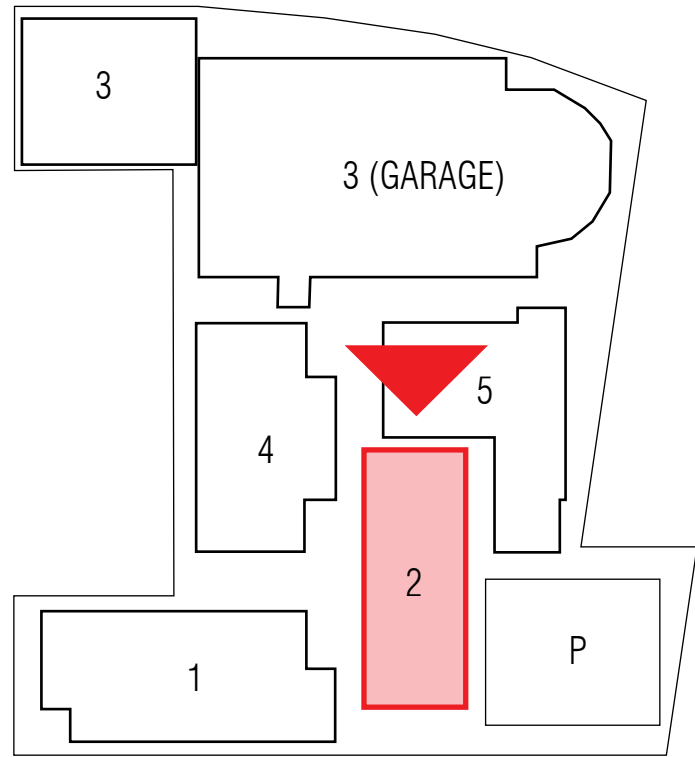
ST - EXISTING STOREFRONT TO REMAIN

CP - EXISTING PRECAST CONCRETE PANELS TO REMAIN

NOTE:

NO CHANGE IS PROPOSED TO EXISTING ELEVATIONS





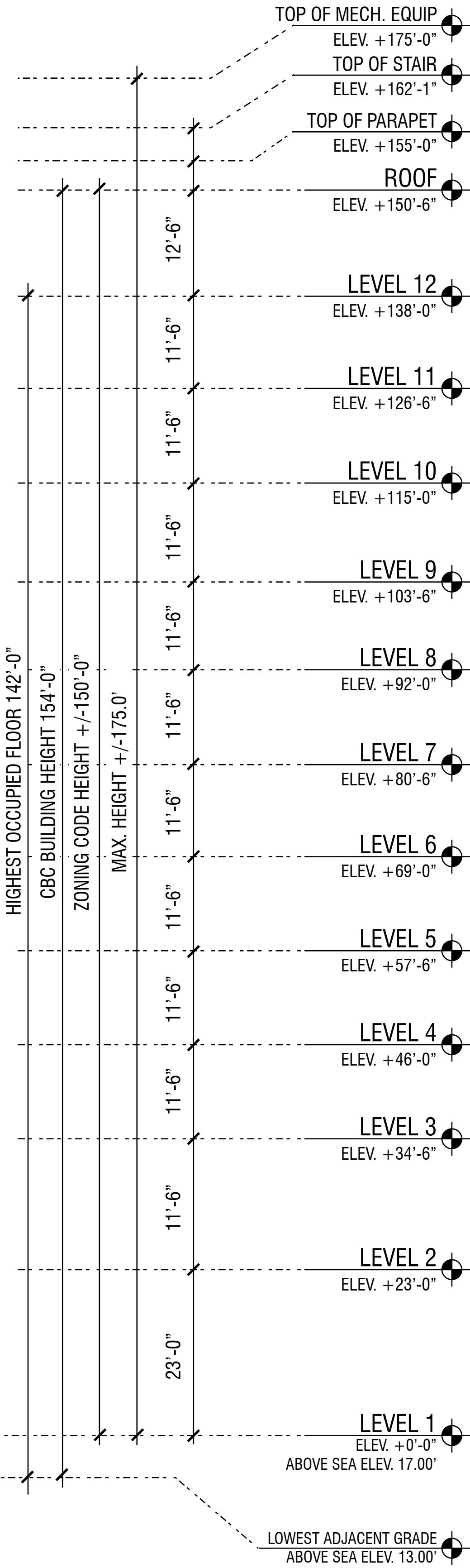
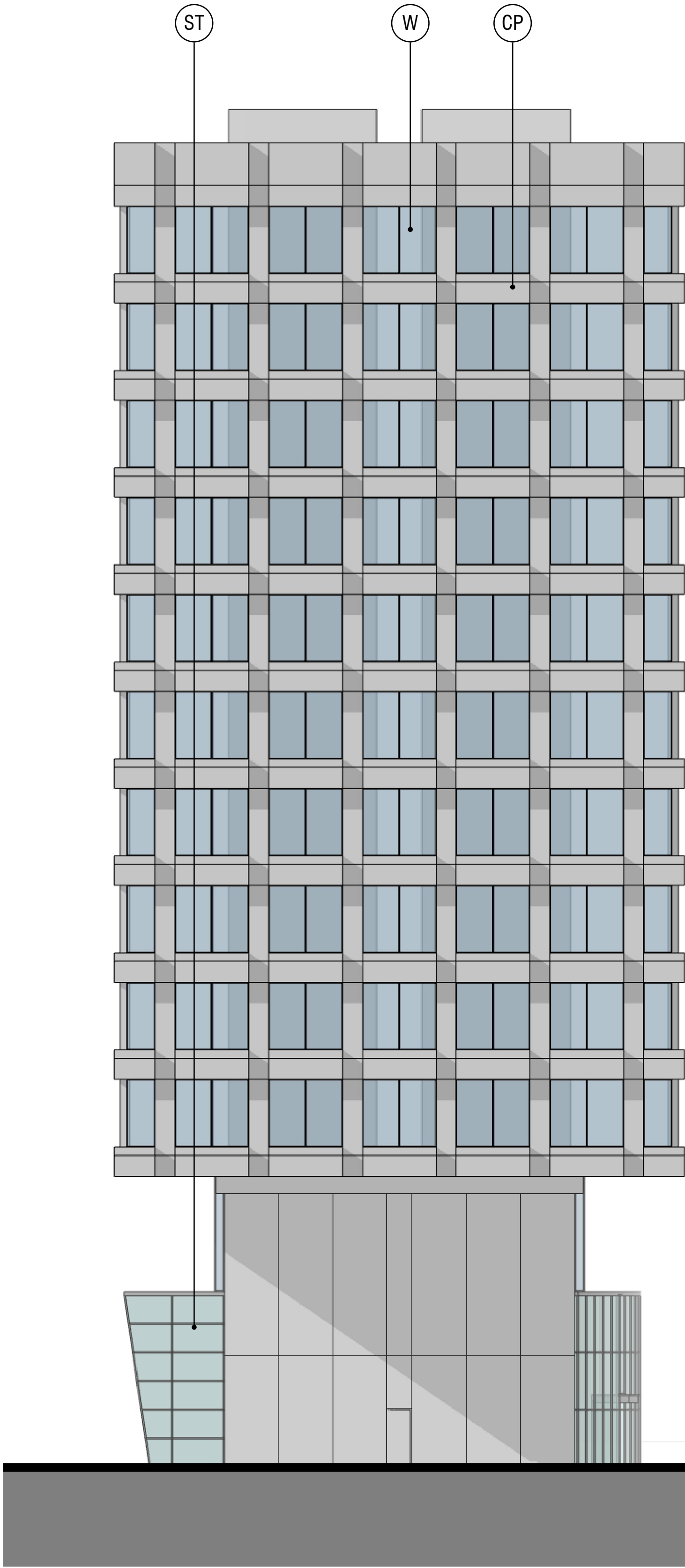
MATERIAL KEY:

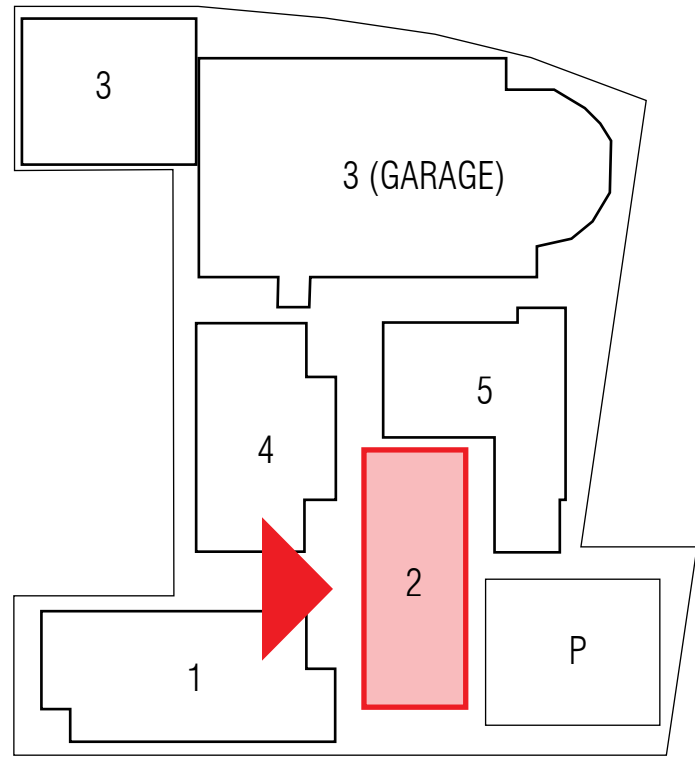
W - NEW WINDOWS TO MATCH EXISTING

ST - EXISTING STOREFORNT TO REMAIN

CP - EXISTING PRECAST CONCRETE PANELS TO REMAIN

NOTE:
NO CHANGE IS PROPOSED TO EXISTING ELEVATIONS





EL CAMINO REAL

MATERIAL KEY:

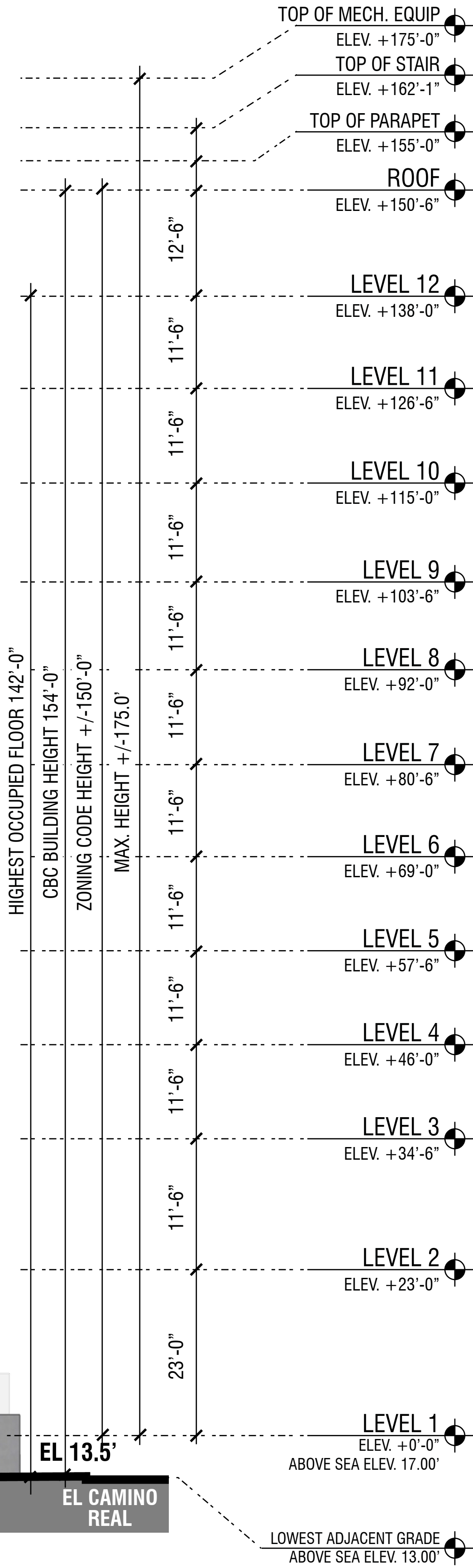
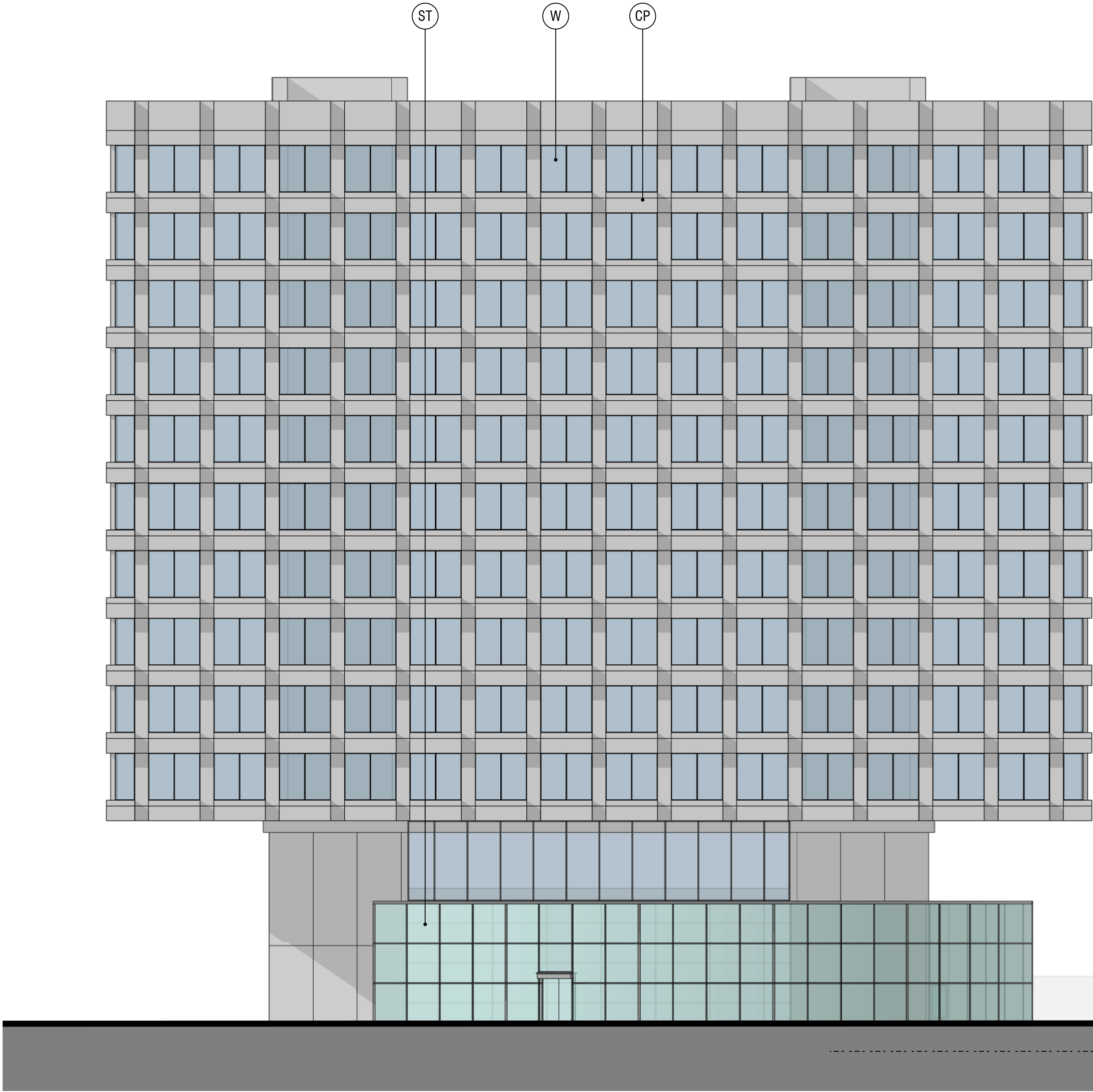
W - NEW WINDOWS TO MATCH EXISTING

ST - EXISTING STOREFORNT TO REMAIN

CP - EXISTING PRECAST CONCRETE PANELS TO REMAIN

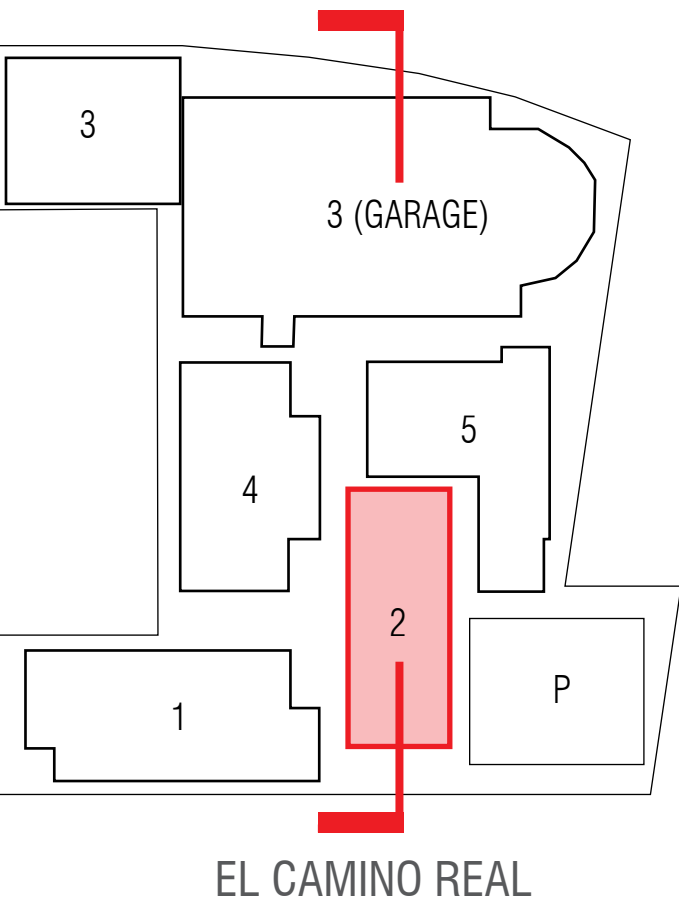
NOTE:

NO CHANGE IS PROPOSED TO EXISTING ELEVATIONS

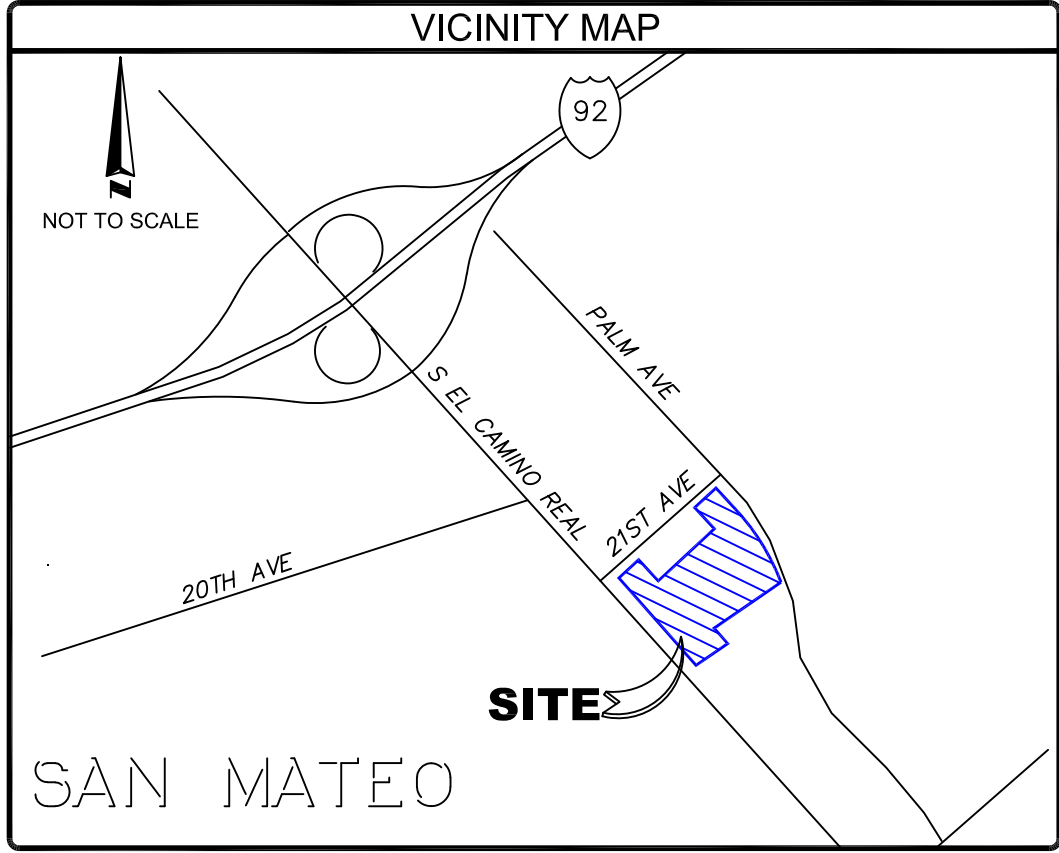




DEFINITIONS:
1. BUILDING HEIGHT PER CBC IS THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.
2. BUILDING HEIGHT PER SAN MATEO ZONING CODE IS THE VERTICAL DISTANCE, MEASURED FROM EXISTING GRADE AT ANY POINT ALONG THE PERIMETER OF A BUILDING, TO THE HIGHEST PLATE LINE OF THE STRUCTURE DIRECTLY ABOVE THAT POINT, REGARDLESS OF WHETHER THAT POINT IS ON THE SAME PLANE AS THE BUILDING WHERE IT TOUCHES THE GROUND.



- LEGEND**
- UNITS
 - LOBBY / LEASING / AMENITY
 - VERTICAL CIRCULATION
 - CORRIDOR
 - PARKING
 - BOH



BASIS OF BEARING

THE WEST LINE OF PARCEL A, TAKEN AS N41°29'00"W, AS SHOWN ON THE MAP FILED FOR RECORD IN BOOK 42, OF MAPS, PAGE 31, OFFICIAL RECORDS OF SAN MATEO COUNTY.

OBSERVED SIGNIFICANT OBSERVATIONS

BUILDING CROSSES OVER BSL BY 0.3'-1

ZONING INFORMATION

ZONING INFORMATION PROVIDED BY PARTNER
REPORT DATE: APRIL 16, 2025
REVISED DATE: APRIL 30, 2025
PARTNER PROJECT NO. 25-491813.3

ZONING DESIGNATION: C4-1 SERVICE COMMERCIAL DISTRICT AND C3-1/R4 REGIONAL COMMUNITY COMMERCIAL WITH RESIDENTIAL OVERLAY- MULTIPLE FAMILY DWELLINGS (HIGH DENSITY) DISTRICT - MIXED USE

SETBACKS
MINIMUM SETBACK - EL CAMINO REAL FRONTAGE AND CORNER LOTS FRONTING ON EL CAMINO REAL: (I)10 FEET FROM THE BACK OF THE CURB ALONG EL CAMINO REAL WHERE PROPERTY IS DEVELOPED WITH PARKING LOTS AND / OR BUILDINGS UP TO 2 STORIES OR 28 FEET IN HEIGHT FROM GRADE OF SIDEWALK; (II)OVER 2 STORIES OR 28 FEET IN HEIGHT SHALL BE SET BACK A MINIMUM OF 10 FEET FROM THE PROPERTY LINE ALONG THE EL CAMINO REAL FRONTAGE, (III)WHERE THE PROPERTY IS ADJACENT TO RESIDENTIAL DISTRICTS, BUILDINGS OVER TWO STORIES AND / OR 28 FEET IN HEIGHT FROM GRADE OF SIDEWALK, SHALL BE SETBACK 1/2 THE HEIGHT OF THE BUILDING ALONG EL CAMINO REAL FRONTAGE; AND (IV)CORNER PROPERTIES ALONG EL CAMINO REAL SHALL PROVIDE SETBACKS INDICATED IN SUBSECTION (A2)(I) THROUGH (III) ALONG THE SIDE STREET FRONTAGES FOR A MINIMUM OF 50% OF PROPERTY FRONTAGE MEASURED FROM THE CORNER OF THE INTERSECTION.

MINIMUM BUILD-TO - EL CAMINO REAL FRONTAGE AND CORNER LOTS FRONTING ON EL CAMINO REAL BUILDINGS SHALL BE BUILT TO THE SETBACK LINE INDICATED (NOTED ABOVE) FOR A MINIMUM OF 50% OF THE FRONTAGE ON EL CAMINO REAL. THE BUILDING SHALL BE CONTIGUOUS ALONG THE BUILD-TO-LINE ALTHOUGH THE BUILDING FACADES MAY BE ARTICULATED. (B)(2) BUILDING ON CORNER PARCELS SHALL BE BUILT TO THE CORNER ALONG THE SETBACK LINE INDICATED (NOTED ABOVE) FOR A MINIMUM OF 50% OF THE FRONTAGE ON EL CAMINO REAL AND SHALL CONTINUE THE MINIMUM SETBACK LINE NOTED ABOVE FOR AT LEAST 50% OF THE SIDE STREET FRONTAGE. IN CASE OF PARCELS WITH DEPTH LESS THAN 100 FEET, THE 50% BUILD-TO LINE ALONG THE SIDE STREET MAY BE REDUCED TO ACCOMMODATE NECESSARY PARKING EXCEED FROM THE SIDE STREET

MAXIMUM BUILDING HEIGHT: SHALL NOT EXCEED THE STANDARDS SET FORTH ON THE BUILDING HEIGHT PLAN OF THE GENERAL PLAN
PER THE GENERAL PLAN - PROPERTY IS IN THE MIXED-USE MEDIUM II & MIXED-USE HIGH LAND USE AREAS
HEIGHT FOR THE MIXED-USE MEDIUM II = 4-6 STORIES
HEIGHT FOR THE MIXED-USE HIGH - 5-8 STORIES

MINIMUM LOT AREA: NONE SPECIFIED
MINIMUM LOT WIDTH: NONE SPECIFIED
MAXIMUM FLOOR AREA RATIO: "C3-1" DISTRICT & "C4-1" DISTRICT - 1.00

PARKING: TOTAL REQUIRED PARKING SPACES = 679

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY: THIS PROPERTY IS LOCATED IN ZONE "UNSHADED X", "SHADED X", "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06081C0166F, WHICH BEARS AN EFFECTIVE DATE OF 7/16/2015 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

-ZONE "UNSHADED X" DENOTES AREAS ABOVE THE 500 YEAR FLOODPLAIN.
-ZONE "SHADED X" DENOTES AREAS OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE 100 YEAR AND 500 YEAR FLOODPLAIN, OR AREAS PROTECTED BY LEVEE.
-ZONE "AH" DENOTES AREAS OF HIGH RISK WITH THE 1% CHANCE OF SHALLOW FLOODING WITH THE AVERAGE DEPTH OF 1 TO 3 FEET.

COPYRIGHT © PARTNER ALL RIGHTS RESERVED. USE OF THIS FORMAT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS

(1) COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 14, 1928 AS INSTRUMENT NO. 5568-B IN BOOK 335, PAGE 151 OF OFFICIAL RECORDS
(NOTHING TO PLOT, BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)

(2) AN EASEMENT FOR SEWERS AND INCIDENTAL PURPOSES, RECORDED MARCH 24, 1930 AS BOOK 464, PAGE 206 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF SAN MATEO
AFFECTS: AS DESCRIBED THEREIN
(NOT PLOTTED, EASEMENT FALLS WITHIN THE RIGHT OF WAY)

(3) TERMS AND PROVISIONS AS CONTAINED IN THE FOLLOWING DEEDS:
(A)
FROM: MARK DILLION, A SINGLE MAN
TO: STATE OF CALIFORNIA
DATED: JULY 19, 1956
RECORDED: AUGUST 30, 1956
DOCUMENT NO. 83782-N
BOOK 3086 AT PAGE 403, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
(NOT PLOTTED, FALLS WITHIN THE RIGHT OF WAY OF S EL CAMINO REAL)

(B)
FROM: JOSEPH MARASCHIN AND AMPELIA MARASCHIN, HUSBAND AND WIFE
TO: STATE OF CALIFORNIA
DATED: SEPTEMBER 1, 1956
RECORDED: OCTOBER 24, 1956
DOCUMENT NO. 86294-N
BOOK 3116 AT PAGE 361 RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
(NOT PLOTTED, FALLS WITHIN THE RIGHT OF WAY OF S EL CAMINO REAL)

(C)
FROM: HENRY KEIM, A SINGLE MAN
TO: STATE OF CALIFORNIA
DATED: FEBRUARY 19, 1957
RECORDED: APRIL 2, 1957
DOCUMENT NO. 39822-P
BOOK 3197 AT PAGE 394, RECORDS OF SAN MATEO COUNTY, CALIFORNIA.
(NOT PLOTTED, FALLS WITHIN THE RIGHT OF WAY OF S EL CAMINO REAL)

(4) AN EASEMENT FOR STORM DRAIN AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 28, 1976 AS INSTRUMENT NO. 40263-AK IN BOOK 7283, PAGE 92 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF SAN MATEO, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED, AFFECTS SUBJECT PROPERTY)

(5) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 28, 1976 AS INSTRUMENT NO. 40264-AK IN BOOK 7283, PAGE 96 OF OFFICIAL RECORDS.
IN FAVOR OF: CITY OF SAN MATEO, A MUNICIPAL CORPORATION
AFFECTS: AS DESCRIBED THEREIN
(PLOTTED, AFFECTS SUBJECT PROPERTY)

BUILDING AREA	BUILDING HEIGHT
BUILDING 1: 14,256 SQ. FT. BUILDING 2: 5,846 SQ. FT. BUILDING 3: 42,492 SQ. FT. BUILDING 4: 11,325 SQ. FT. BUILDING 5: 11,821 SQ. FT.	BUILDING 1: 24.0' ± BUILDING 2: 155.2' ± BUILDING 3: 38.0' ± BUILDING 4: 24.0' ± BUILDING 5: 24.0' ±

LAND AREA	PARKING
TOTAL AREA: 146,661 SQ. FT. 3.3669 ACRES	OUTDOOR: 15 OUTDOOR HANDICAP: 4 PARKING GARAGE: 550 GARAGE HANDICAP: 17 TOTAL PARKING: 566

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

TITLE DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MATEO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP NO. 189 SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON MAY 31, 1978 IN BOOK 42 OF PARCEL MAPS AT PAGE 31.

JPN: 039-007-073-43A AND 039-007-073-31.01A

TAX I.D. NUMBER: 039-073-490 AND 039-073-500

THE SURVEYED PROPERTY IS THE SAME PROPERTY AS SHOWN ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 9866-6561857, COMMITMENT DATE: MARCH 12, 2025 AT 8:00 AM

TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS ARE THE SAME AS SHOWN ON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 9866-6561857, COMMITMENT DATE: MARCH 12, 2025 AT 8:00 AM

SURVEYOR'S CERTIFICATE

TO:
TREP 919S PURSUITCO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS SUCCESSORS AND/OR ASSIGNS;
LAND SERVICES USA, LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY;
TREP 2121 ECR LLC, A DELAWARE LIMITED LIABILITY COMPANY;
TREP 2121 ECR HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/10/2025.

DATE OF PLAT OR MAP: 4/16/2025
LAST REVISED: 5/16/2025

SURVEYOR: MATT RUSSELL
REGISTRATION NUMBER LS9010
STATE OF REGISTRATION CA

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

**SHEET 1
OF 2**

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

2. SUBJECT TRACT HAS DIRECT PHYSICAL DRIVEWAY ACCESS TO S EL CAMINO AND PALM AVE, A DEDICATED PUBLIC RIGHT-OF-WAY.

3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.

4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.

5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY, ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.

7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.

8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.

9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.

10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.

11. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.

12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

13. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

14. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES (OTHER THAN TO ASSIGNEES OR TRANSFEREES WITH RESPECT TO ANY TRANSFER OF THE RELATED NOTE AS TO SUCCESSORS OR ASSIGNS THEREOF WHETHER BY PURCHASE OR OPERATION OF LAW) OR REAL ESTATE TRANSACTIONS.

15. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THEIR SUCCESSORS AND/OR ASSIGNS; NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH (I) THE ORIGINAL TRANSACTION, (II) DISCLOSURES REQUIRED TO SECURITIZE ANY RELATED LOAN, (III) WITH RESPECT TO ANY SUBSEQUENT SALE OR TRANSFER OF THE LOAN, OR (IV) IN CONJUNCTION WITH ANY FUTURE EXERCISE OF REMEDIES BY OR ON BEHALF OF THE THEN OWNER OF THE NOTE INCLUDING ANY NOTE SALE OR REO SALE DUE DILIGENCE PACKAGE.

16. UNLESS THIS SURVEY HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, IT SHALL BE DEEMED A PRELIMINARY DRAFT.

2021 ALTA/NSPS LAND TITLE SURVEY

TOWER PLAZA
SITE ADDRESS
2121 S EL CAMINO REAL
SAN MATEO, CA 94403
SAN MATEO COUNTY

PARTNER PROJECT NUMBER: 25-491813.4

COORDINATED BY

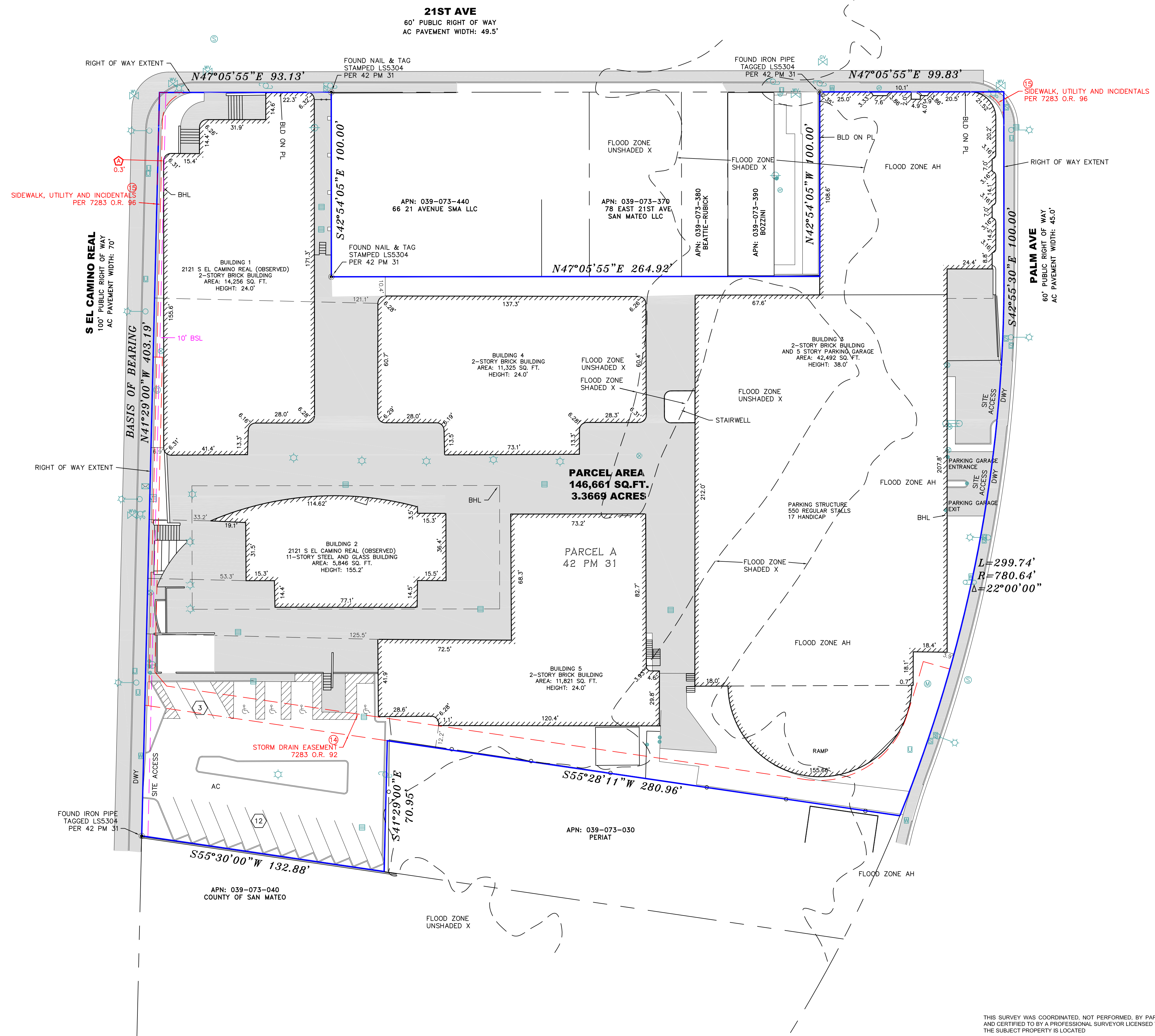
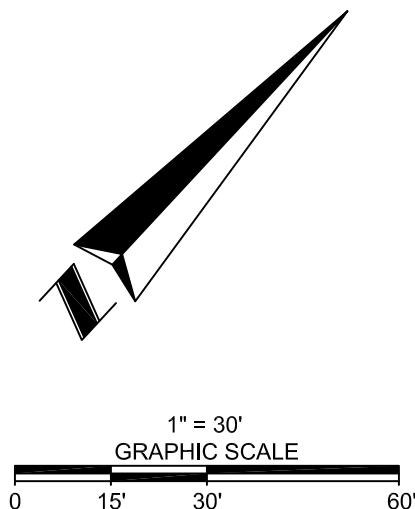
PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7473
ALTA@partneresl.com
www.partneresl.com

DATE	REVISIONS	DRAWN BY: DRAWN	DRAWING SCALE: 1"= 30'
-	-	CHECKED BY:	JOB NO.: PROJ
-	-	FILENAME: 13516-01.DWG	
-	-		
-	-		
-	-		
-	-		

SURVEYED BY

SURVEY PREPARED BY:
SLOOTEN CONSULTING, INC.
4600 NORTHGATE BLVD., SUITE 105
SACRAMENTO, CA 95834
(916)641-7570
SLOOTEN.COM
OFFICE@SLOOTEN.COM



LEGEND			
AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BHL	BUILDING HEIGHT LOCATION	PP	POWER POLE
BOL	BOLLARD	PL	PROPERTY LINE
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	SQ. FT.	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
CL	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCO	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE BOX
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EV	ELECTRICAL VAULT	TRANS	TRANSFORMER
EVS	E.V. CHARGING STATION	TS	TRAFFIC SIGNAL
FC	FACE OF CURB	TSB	TRAFFIC SIGNAL BOX
FDC	FIRE DEPARTMENT CONNECTION	UB	UTILITY BOX
FH	FIRE HYDRANT	VT	UTILITY VAULT
GP	GATE POST	WM	WATER METER
GMH	GAS MANHOLE	WV	WATER VALVE
GM	GAS METER	YL	YARD LIGHT
GV	GAS VALVE		DENOTES SIGNIFICANT OBSERVATIONS
MB	MAILBOX		CORRESPONDS TO SCHEDULE B
MH	MANHOLE		CORRESPONDS TO PARKING COUNT
MW	MONITORING WELL		GUY WIRE
MON	FOUND MONUMENT		PROPERTY LINE
			EASEMENT LINE

2021 ALTA/NSPS LAND TITLE SURVEY

TOWER PLAZA
SITE ADDRESS
2121 S EL CAMINO REAL
SAN MATEO, CA 94403
SAN MATEO COUNTY

PARTNER PROJECT NUMBER: 25-491813.4

COORDINATED BY

PARTNER

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7473
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: DRAWN	DRAWING SCALE: 1"= 30'
-	-	CHECKED BY:	JOB NO.: PROJ
-	-	FILENAME: 13516-01.DWG	
-	-		
-	-		
-	-		
-	-		

SURVEYED BY

SURVEY PREPARED BY:
SLOOTEN CONSULTING, INC.
4600 NORTHGATE BLVD., SUITE 105
SACRAMENTO, CA 95834
(916)641-7570
SLOOTEN.COM
OFFICE@SLOOTEN.COM



SHEET 2
OF 2

COPYRIGHT © PARTNER ALL RIGHTS RESERVED. USE OF THIS FORMAT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT.

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE. THE SUBJECT PROPERTY IS LOCATED