ALTA/NSPS LAND TITLE SURVEY

384 FOSTER CITY BLVD,
FOSTER CITY, CA 94404

N
W E
S

30' 0' 30' 60

SCALE: 1" = 30'

LAND AREA:

114,422 SQUARE FEET
2.63 ACRES

BASIS OF BEARINGS:

THE BEARING OF N02°31'51"E ALONG THE CENTERLINE OF VINTAGE PARK DRIVE PER PARCEL MAP NO. 52-83 IN THE CITY OF FOSTER CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD NOTE:

ZONE – "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 06081C0159G, EFFECTIVE ON 04/05/2019.

ZONE "X" DENOTES AREAS WITH REDUCED FLOOD RISK DUE TO LEVEES.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LEGEND:

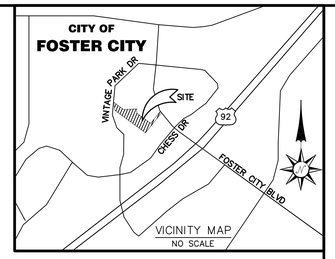
AC – ASPHALTIC CONCRETE
APN – ASSESSOR'S PARCEL NUMBER
E – EAST
FD – FOUND
LA – LANDSCAPE
N – NORTH
S – SOUTH
W – WEST

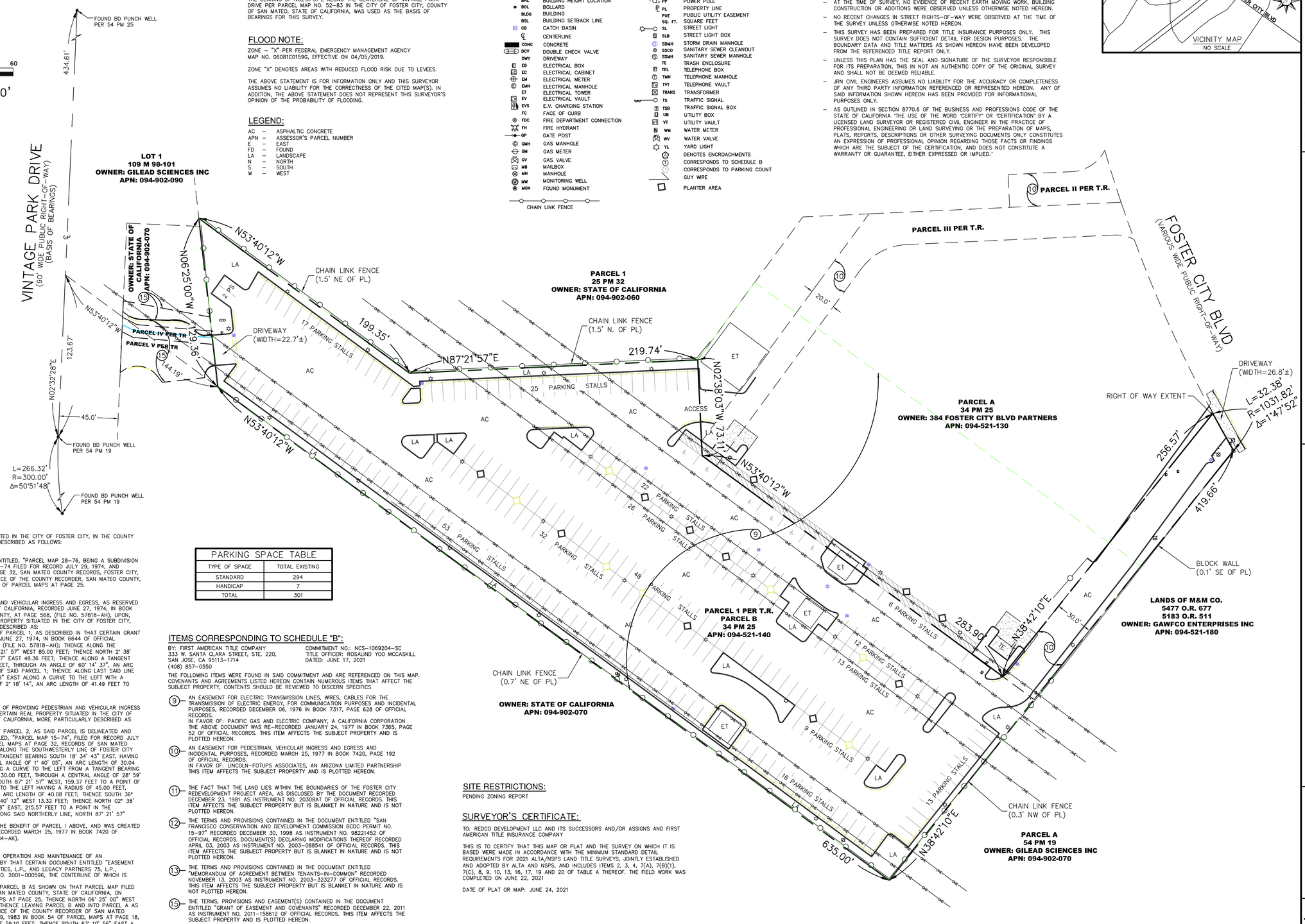
LEGEND

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

NOTE:

- THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY LINE CORNERS UNLESS OTHERWISE NOTED.
- THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY PRINT ARE TRUE AND CORRECT. THIS SURVEY ACCURATELY REPRESENTS THE BOUNDARIES AND AREA OF THE PREMISES DENOTED ON THE TITLE ORDER REFERENCED HEREON AND IS THE SAME PROPERTY AS DESCRIBED THEREIN.
- AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED UNLESS OTHERWISE NOTED HEREON.
- NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED AT THE TIME OF THE SURVEY UNLESS OTHERWISE NOTED HEREON.
- THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY DOES NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT ONLY.
- UNLESS THIS PLAN HAS THE SEAL AND SIGNATURE OF THE SURVEYOR RESPONSIBLE FOR ITS PREPARATION, THIS IN NOT AN AUTHENTIC COPY OF THE ORIGINAL SURVEY AND SHALL NOT BE DEEMED RELIABLE.
- JRN CIVIL ENGINEERS ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF ANY THIRD PARTY INFORMATION REFERENCED OR REPRESENTED HEREON. ANY OF SAID INFORMATION SHOWN HEREON HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AS OUTLINED IN SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA "THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."





LEGAL DESCRIPTION:

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

PARCEL I:
PARCEL B, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP 28-76, BEING A SUBDIVISION OF PARCEL 2, AS SHOWN UPON PARCEL MAP 15-74 FILED FOR RECORD JULY 29, 1974, AND RECORDED IN BOOK 25 OF PARCEL MAPS AT PAGE 32, SAN MATEO COUNTY RECORDS, FOSTER CITY, SAN MATEO CO., CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER, SAN MATEO COUNTY, CALIFORNIA ON DECEMBER 17, 1976 IN BOOK 34 OF PARCEL MAPS AT PAGE 25.

PARCEL II:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, AS RESERVED IN THAT CERTAIN GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 27, 1974, IN BOOK 6644 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 568, (FILE NO. 57818-AH), UPON, OVER AND ACROSS THE FOLLOWNG DESCRIBED PROPERTY SITUATED IN THE CITY OF FOSTER CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS:
COMMENCING AT THE SOUTHEASTERLY CORNER OF PARCEL 1, AS DESCRIBED IN THAT CERTAIN GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED JUNE 27, 1974, IN BOOK 6644 OF OFFICIAL RECORDS OF SAN MATEO COUNTY, AT PAGE 568 (FILE NO. 57818-AH); THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1, SOUTH 87° 21' 57" WEST 85.00 FEET; THENCE NORTH 2° 38' 03" WEST 25.00 FEET; THENCE NORTH 87° 21' 57" EAST 48.36 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET, THROUGH AN ANGLE OF 60° 14' 37", AN ARC LENGTH OF 31.54 FEET TO THE EASTERLY LINE OF SAID PARCEL 1; THENCE ALONG LAST SAID LINE FROM A TANGENT THAT BEARS SOUTH 16° 16' 29" EAST ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1031.81 FEET, THROUGH AN ANGLE OF 2° 18' 14", AN ARC LENGTH OF 41.49 FEET TO THE POINT OF COMMENCEMENT.

PARCEL III:
A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PROVIDING PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO PARCEL I ABOVE, OVER THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF FOSTER CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 2, AS SAID PARCEL IS DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP 15-74", FILED FOR RECORD JULY 29, 1974, AND RECORDED IN BOOK 25 OF PARCEL MAPS AT PAGE 32, RECORDS OF SAN MATEO COUNTY AND RUNNING THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF FOSTER CITY BOULEVARD ON A CURVE TO THE LEFT FROM A TANGENT BEARING SOUTH 18° 34' 43" EAST, HAVING A RADIUS OF 1031.81 FEET, THROUGH A CENTRAL ANGLE OF 1° 40' 05", AN ARC LENGTH OF 30.04 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT FROM A TANGENT BEARING NORTH 63° 38' 35" WEST, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 28° 59' 28", AN ARC LENGTH OF 15.18 FEET; THENCE SOUTH 87° 21' 57" WEST, 159.37 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 51° 02' 09", AN ARC LENGTH OF 40.08 FEET; THENCE SOUTH 36° 19' 48" WEST 186.37 FEET; THENCE NORTH 53° 40' 12" WEST 13.32 FEET; THENCE NORTH 02° 38' 03" WEST 10.62 FEET; THENCE SOUTH 36° 19' 48" EAST, 215.57 FEET TO A POINT IN THE NORTHERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID NORTHERLY LINE, NORTH 87° 21' 57" EAST, 192.22 FEET TO THE POINT OF BEGINNING.
SAID EASEMENT IS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I ABOVE, AND WAS CREATED BY THAT CERTAIN GRANT DEED OF EASEMENT RECORDED MARCH 25, 1977 IN BOOK 7420 OF OFFICIAL RECORDS AT PAGE 198, (FILE NO. 97084-AK).

PARCEL IV:
A NON-EXCLUSIVE EASEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF AN UNDERGROUND STORM DRAIN LINE, AS CREATED BY THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AGREEMENT", BY AND BETWEEN SPIEKER PROPERTIES, L.P., AND LEGACY PARTNERS 75, L.P., RECORDED JANUARY 23, 2001 AS INSTRUMENT NO. 2001-000596, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWESTERLY CORNER OF PARCEL B AS SHOWN ON THAT PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON DECEMBER 17, 1976 IN BOOK 34 OF PARCEL MAPS AT PAGE 25, THENCE NORTH 06° 25' 00" WEST 37.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING PARCEL B AND INTO PARCEL A AS SHOWN ON THAT PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON DECEMBER 29, 1983 IN BOOK 54 OF PARCEL MAPS AT PAGE 18, THENCE SOUTH 84° 59' 44" EAST A DISTANCE OF 59.10 FEET; THENCE SOUTH 63° 10' 56" EAST A DISTANCE OF 11.40 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF PARCEL A.

PARCEL V:
A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UNDERGROUND WATER SERVICE LINE, AS CREATED BY THAT CERTAIN "GRANT OF EASEEMTNS AND COVENANTS" RECORDED DECEMBER 22, 2011 AS INSTRUMENT NO. 2011-158612, SAN MATEO COUNTY RECORDS.

JPN: 094-052-521-07A
A.P.N: 094-521-140

PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
STANDARD	294
HANDICAP	7
TOTAL	301

ITEMS CORRESPONDING TO SCHEDULE "B":

BY: FIRST AMERICAN TITLE COMPANY
333 W. SANTA CLARA STREET, STE. 220,
SAN JOSE, CA 95113-1714
(408) 857-0550

COMMITMENT NO.: NCS-1069204-SC
TITLE OFFICER: ROSALIND YOO MCCASKILL
DATED: JUNE 17, 2021

THE FOLLOWING ITEMS WERE FOUND IN SAID COMMITMENT AND ARE REFERNCED ON THIS MAP. COVENANTS AND AGREEMENTS LISTED HEREON CONTAIN NUMEROUS ITEMS THAT AFFECT THE SUBJECT PROPERTY, CONTENTS SHOULD BE REVIEWED TO DISCERN SPECIFICS

(9) AN EASEMENT FOR ELECTRIC TRANSMISSION LINES, WIRES, CABLES FOR THE TRANSMISSION OF ELECTRIC ENERGY, FOR COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 06, 1976 IN BOOK 7317, PAGE 628 OF OFFICIAL RECORDS.
IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
THE ABOVE DOCUMENT WAS RE-RECORDED JANUARY 24, 1977 IN BOOK 7365, PAGE 52 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(10) AN EASEMENT FOR PEDESTRIAN, VEHICULAR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 25, 1977 IN BOOK 7420, PAGE 192 OF OFFICIAL RECORDS.
IN FAVOR OF: LINCOLN-FOTUPS ASSOCIATES, AN ARIZONA LIMITED PARTNERSHIP
THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(11) THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE FOSTER CITY REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED DECEMBER 23, 1981 AS INSTRUMENT NO. 20308AT OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(12) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SAN FRANCISCO CONSERVATION AND DEVELOPMENT COMMISSION BCDC PERMIT NO. 15-97" RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98221452 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 03, 2003 AS INSTRUMENT NO. 2003-088541 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(13) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT BETWEEN TENANTS-IN-COMMON" RECORDED NOVEMBER 13, 2003 AS INSTRUMENT NO. 2003-323277 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.

(15) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND COVENANTS" RECORDED DECEMBER 22, 2011 AS INSTRUMENT NO. 2011-158612 OF OFFICIAL RECORDS. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

(16) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. THE EXTENT TO WHICH THIS ITEM AFFECTS THE SUBJECT PROPERTY CAN NOT BE DETERMINED FROM THE TITLE REPORT OR DOCUMENTS PROVIDED AND IS NOT PLOTTED HEREON.

ITEMS #'S SHOWN HEREON ARE STATED AS EXCEPTIONS ON ABOVE REFERENCED COMMITMENT. NO RESPONSIBILITY FOR THE COMPLETENESS, ACCURACY, OR CONTENT OF SAID REPORT IS ASSUMED BY THIS MAP.

SITE RESTRICTIONS:

PENDING ZONING REPORT

SURVEYOR'S CERTIFICATE:

TO: REDCO DEVELOPMENT LLC AND ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR 2021 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 22, 2021

DATE OF PLAT OR MAP: JUNE 24, 2021

SLOOTEN L.S. NO. XXXXX

REVISIONS

JRN CIVIL ENGINEERS
PHONE (949) 248-4685
FAX (949) 248-4687
232 AVENIDA FABRICANTE, STE. 107
SAN CLEMENTE, CALIFORNIA 92672
PROJECT COORDINATOR: TRAVIS EDWARDS (TEDWARDS@JRNCIVIL.COM)

ALTA/NSPS LAND TITLE SURVEY

ADDRESS: 384 FOSTER CITY BLVD, FOSTER CITY, CA 94404

CLIENT: REDCO DEVELOPMENT LLC

SHEET 1 OF 1

SCALE: 1" = 30'

DATE: 6-23-21

DRAWN BY: ACM

CHKD. BY: JRN

FILE NO. 20258