

# Exhibit A - Final Map

## OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATES THAT IT IS THE OWNER OF THE LAND EMBRACED WITHIN THE HEAVY BLACK LINES OF THE HEREIN EMBODIED PARCEL MAP NO. 17-0004, CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA, CONSISTING OF FOUR (4) SHEETS, THAT IT IS THE OWNER OF SAID LAND BY VIRTUE OF THE GRANT DEED RECORDED ON JULY 16, 2018 AS RECORDERS SERIES NO. 2018055228, OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA, AND THAT IT CONSENTS TO THE PREPARATION AND RECORDING OF THIS PARCEL MAP.

THE REAL PROPERTY SHOWN ON THIS PARCEL MAP ON PARCEL A AS (7' PUE AND AS 9.5' PUE) IS HEREBY DEDICATED TO THE CITY OF SOUTH SAN FRANCISCO AS A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE PURPOSES OF CONSTRUCTION, OPERATION AND MAINTENANCE OF APPLICABLE STRUCTURES AND APPURTENANCES THERETO INCLUDING BUT NOT LIMITED TO ELECTRICAL, GAS, AND TELECOMMUNICATION FACILITIES. SAID AREAS SHALL BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT FOR APPLICABLE UTILITY STRUCTURES AND APPURTENANCES THERETO, LAWFUL FENCES, AND LAWFUL SUPPORTED OVERHANGS. IT IS UNDERSTOOD AND AGREED THAT THE CITY OF SOUTH SAN FRANCISCO AND ITS SUCCESSORS OR ASSIGNS SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH DEDICATION AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN.

THE REAL PROPERTY SHOWN ON THIS PARCEL MAP ON LOT A AS (PAE, 5' PAE, 7' PAE, AND AS 9.5' PAE) IS HEREBY DEDICATED TO THE CITY OF SOUTH SAN FRANCISCO AS A NON-EXCLUSIVE PUBLIC ACCESS EASEMENT. IT IS UNDERSTOOD AND AGREED THAT THE CITY OF SOUTH SAN FRANCISCO AND ITS SUCCESSORS OR ASSIGNS SHALL INCUR NO LIABILITY WITH RESPECT TO SUCH DEDICATION AND SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE EASEMENT OR ANY IMPROVEMENTS THEREON OR THEREIN.

AS OWNER: SUMMERHILL

SHAC 988 ECR APARTMENTS LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

BY: SHAC 988 ECR APARTMENTS VENTURE LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: SHAC 988 ECR APARTMENTS MANAGER LLC,  
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: SUMMERHILL APARTMENT COMMUNITIES,  
A CALIFORNIA CORPORATION, ITS MANAGING MEMBER

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
ITS: \_\_\_\_\_

## OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_,  
(INSERT NAME AND TITLE OF OFFICER)

A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## OMITTED SIGNATURES

IN ACCORDANCE WITH SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING HOLDERS OF RIGHTS OF WAY OR EASEMENTS, WHICH CANNOT RIPEN INTO FEE HAVE BEEN OMITTED.

- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS & EGRESS RECORDED MARCH 5, 1971 AS BOOK 5906, PAGE 7 INSTRUMENT NO. 87543-AD OF OFFICIAL RECORDS.
- AN EASEMENT FOR GAS PIPE LINES; COMMUNICATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED JUNE 24, 2014 AS INSTRUMENT NO. 2014-055335 OF OFFICIAL RECORDS.

# PARCEL MAP NO. 17-0004 988 EL CAMINO REAL

CONSISTING OF 4 SHEETS  
BEING A LOT MERGER OF THOSE LANDS DESCRIBED IN DOCUMENT NO.  
2006-010133, DOCUMENT NO. 2006-010135, AND DOCUMENT NO. 2007-069341.  
CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO,  
STATE OF CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON • WEST SACRAMENTO

JULY 2019

## SOILS REPORT

A SOILS REPORT ON WAS PREPARED BY ROCKRIDGE GEOTECHNICAL, DATED JUNE 7 2018, PROJECT NO. 17-1272, SIGNED BY CRAIG S. SHIELDS, GE# 2116 AND LINDA H. J. LIANG, GE# 2663 AND HAS BEEN FILED AT THE OFFICE OF THE CITY ENGINEER.

## STATEMENT OF MAP INTENT

THE INTENT OF THIS PARCEL MAP IS TO MERGE THE EXISTING LOTS AND CONVEY THE EASEMENTS TO THE CITY OF SOUTH SAN FRANCISCO. ALL PROPOSED UTILITY AND ACCESS EASEMENTS SHALL BE PUBLIC.

## OWNER'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_, BEFORE ME, \_\_\_\_\_,  
(INSERT NAME AND TITLE OF OFFICER)

A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: \_\_\_\_\_

NAME (PRINT): \_\_\_\_\_

PRINCIPAL COUNTY OF BUSINESS: \_\_\_\_\_

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

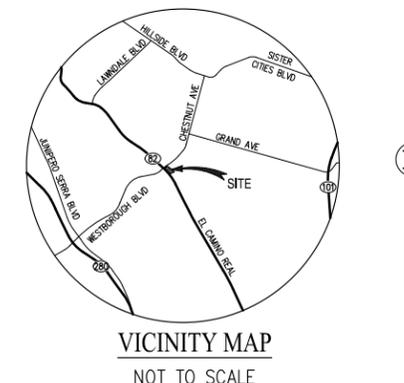
## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUMMERHILL APARTMENT COMMUNITIES ON MAY 1, 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE SEPTEMBER 31, 2021, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE \_\_\_\_\_



MARK H. WEHBER, P.L.S.  
L.S. NO. 7960



## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE VESTING TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE VESTING TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

BY: EUNEJUNE KIM, C.E. C 54268  
CITY OF SOUTH SAN FRANCISCO, CALIFORNIA  
LICENSE EXPIRES 12/31/2019

DATE: \_\_\_\_\_

## CITY CLERK'S STATEMENT

I KRISTA MARTINELLI, HEREBY STATE THAT THE CITY COUNCIL OR THE CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO STATE OF CALIFORNIA, AT ITS REGULAR MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019, DID DULY APPROVE THE PARCEL MAP, AUTHORIZED RECORDATION AND ACCEPTED ON BEHALF OF THE PUBLIC ALL EASEMENTS OFFERED FOR DEDICATION TO THE PUBLIC USE IN CONFORMITY WITH THE OFFER OF DEDICATION AND DID ABANDON IN ITS ENTIRETY WITHIN THE BOUNDARIES OF THIS MAP, THE 66' WIDE PUBLIC UTILITY EASEMENT RECORDED SEPTEMBER 28, 1983 AS INSTRUMENT NO. 83105481, AS APPROVED FOR VACATION BY CITY COUNCIL ON JULY 19, 2018, THE 10' WIDE SANITARY SEWER EASEMENT RECORDED SEPTEMBER 28, 1983 AS INSTRUMENT NO. 83105481 AND THE 10' WIDE SANITARY SEWER EASEMENT AS SHOWN ON THE PARCEL MAP RECORDED DECEMBER 20, 1983 IN BOOK 54 PAGE 15 OF PARCEL MAPS, ALL OF OFFICIAL RECORDS PER SECTION 66434(g) OF THE SUBDIVISION MAP ACT.

APN: 011-325-030, 011-325-070, 014-011-260, 014-011-280

KRISTA MARTINELLI  
SOUTH SAN FRANCISCO CITY CLERK (ACTING) DATE \_\_\_\_\_  
SAN MATEO COUNTY, CALIFORNIA

## TECHNICAL REVIEWERS STATEMENT

THIS PARCEL MAP HAS BEEN REVIEWED AND FOUND TO BE TECHNICALLY CORRECT.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

MAURICE KAUFMAN  
L.S. NO. 7256  
EXPIRES: 12/31/2020

## COUNTY RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_

OF PARCEL MAPS AT PAGES \_\_\_\_\_ OF OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, AT THE REQUEST OF CITY OF SOUTH SAN FRANCISCO

FILE NO: \_\_\_\_\_

MARK CHURCH  
SAN MATEO COUNTY RECORDER

FEE: \_\_\_\_\_

BY: \_\_\_\_\_  
DEPUTY

# Exhibit A - Final Map

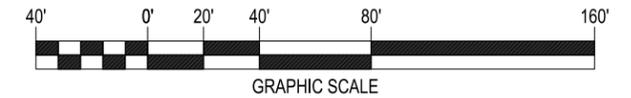
## PARCEL MAP NO. 17-0004 988 EL CAMINO REAL

CONSISTING OF 4 SHEETS  
BEING A LOT MERGER OF THOSE LANDS DESCRIBED IN DOCUMENT NO.  
2006-010133, DOCUMENT NO. 2006-010135, AND DOCUMENT NO. 2007-069341.  
CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO,  
STATE OF CALIFORNIA

### Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 40'      JULY 2019



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND IRON PIPE MONUMENTS ON THE NORTHEASTERLY LINE OF THE SUBJECT PROPERTY SHOWN HEREON, THE BEARING BEING N54°47'25"W PER RECORD OF SURVEY NO.2066 FILED IN BOOK 33 OF L.L.S. MAPS AT PAGE 39 (33 LLS 39)

### LEGEND

	SUBDIVISION BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EXISTING LOT LINE TO BE MERGED
	EASEMENT LINE
	CENTERLINE
	TIE LINE
(T)	TOTAL
(R)	RADIAL
●	FOUND MONUMENT AS NOTED
⊗ SNF	MONUMENT SEARCHED FOR, NOT FOUND
○	SET 5/8" REBAR & CAP OR NAIL & TAG LS 7960
PAE	PUBLIC ACCESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT

### REFERENCES:

- (#) INDICATES REFERENCE NUMBER
- (1) RECORD OF SURVEY 2066 (33 LLS 39)
- (2) PARCEL MAP (54 PM 15)
- (3) RECORD OF SURVEY (34 LLS 1)
- (4) DOCUMENT NO. 2006-010135
- (5) DOCUMENT NO. 2006-010133
- (6) DOCUMENT NO. 2007-069341

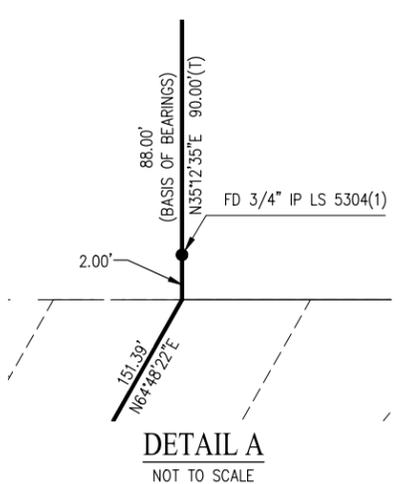
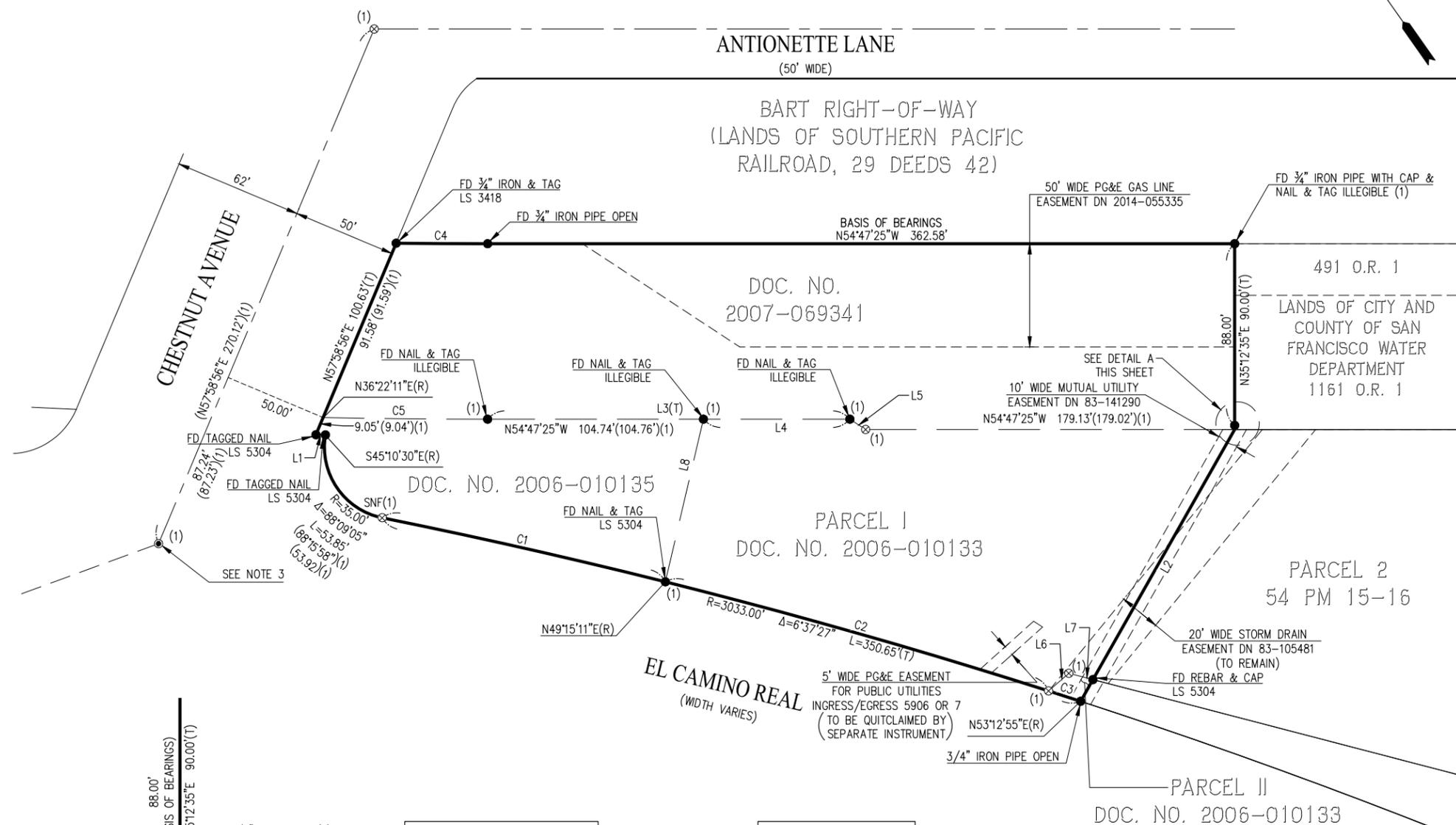
### NOTES:

1. DISTANCES SHOWN ARE FEET (GROUND) AND DECIMALS THEREOF.
2. ALL BEARINGS NOT SHOWN ARE OR AT RIGHT ANGLES TO GROUND BEARINGS.
3. THE EXISTING SURVEY MONUMENT LOCATED AT THE INTERSECTION OF CHESTNUT AVENUE AND EL CAMINO REAL WAS NOT LOCATED DUE TO SAFETY CONCERNS.

### ABANDONMENT NOTE:

PURSUANT TO ARTICLE 2, SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THIS MAP SHALL CONSTITUTE THE ABANDONMENT IN ITS ENTIRETY, WITHIN THE BOUNDARIES OF THIS MAP

1. THE 66' WIDE PUBLIC UTILITY EASEMENT RECORDED SEPTEMBER 28, 1983 AS INSTRUMENT NO. 83105481 OF OFFICIAL RECORDS.
2. THE 10' WIDE SANITARY SEWER EASEMENT RECORDED SEPTEMBER 28, 1983 AS INSTRUMENT NO. 83105481 OF OFFICIAL RECORDS.
3. THE 10' WIDE SANITARY SEWER EASEMENT AS SHOWN ON THE PARCEL MAP RECORDED DECEMBER 20, 1983 IN BOOK 54 PAGE 15 OF PARCEL MAPS, OF OFFICIAL RECORDS.



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	3033.00'	2°39'43"	140.91'
C2	3033.00'	3°39'13"	193.41'
C3	3033.00'	0°18'31"	16.33'
C4	3859.80'	0°39'33"	44.41'
C5	3944.80'	1°09'36"	79.86'

LINE TABLE		
NO	BEARING	LENGTH
L1	N53°58'01"W	4.63'
L2	N64°48'22"E	151.39'
L3	N54°47'25"W	175.83'
L4	N54°47'25"W	71.09'
L5	N21°34'40"W	9.13'
L6	N84°11'48"E	13.01'
L7	N40°13'30"W	12.08'
L8	N48°23'49"E	80.89'

# Exhibit A - Final Map

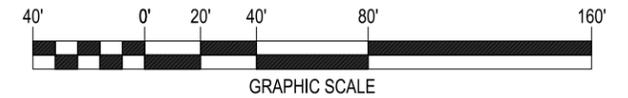
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STATE OF CALIFORNIA

**Carlson, Barbee & Gibson, Inc.**

CIVIL ENGINEERS • SURVEYORS • PLANNERS  
SAN RAMON • WEST SACRAMENTO

SCALE: 1" = 40'      JULY 2019



### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND IRON PIPE MONUMENTS ON THE NORTHEASTERLY LINE OF THE SUBJECT PROPERTY SHOWN HEREON, THE BEARING BEING N54°47'25"W PER RECORD OF SURVEY NO.2066 FILED IN BOOK 33 OF L.L.S. MAPS AT PAGE 39 (33 LLS 39)

### LEGEND

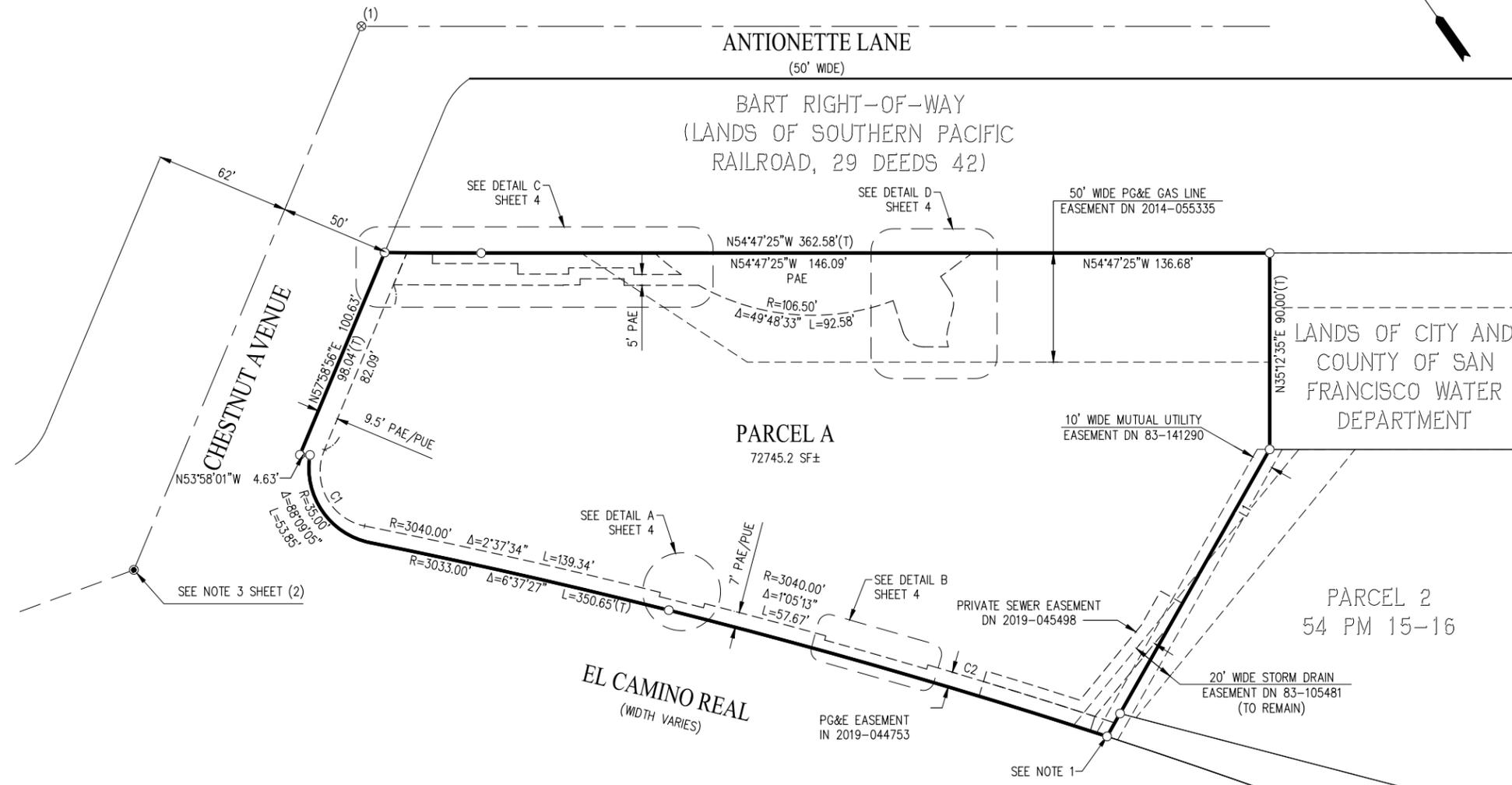
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●	FOUND MONUMENT AS NOTED
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- (3) RECORD OF SURVEY (34 LLS 1)
- (4) DOCUMENT NO. 2006-010135
- (5) DOCUMENT NO. 2006-010133
- (6) DOCUMENT NO. 2007-069341

### NOTES:

1. ANY EXISTING MONUMENTATION DESTROYED DURING CONSTRUCTION SHALL BE RESET PER THIS MAP BY SEPTEMBER 31, 2021.



CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	25.50'	101°27'50"	45.16'
C2	3040.00'	1°41'44"	89.97'

LINE TABLE		
NO	BEARING	LENGTH
L1	N64°48'22"E	151.39' (T)

# Exhibit A - Final Map

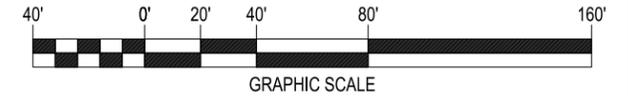
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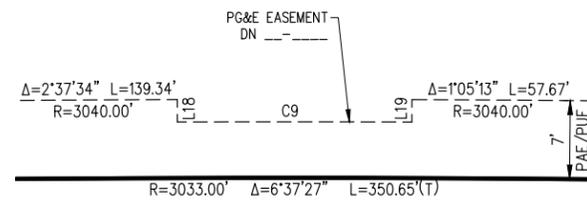
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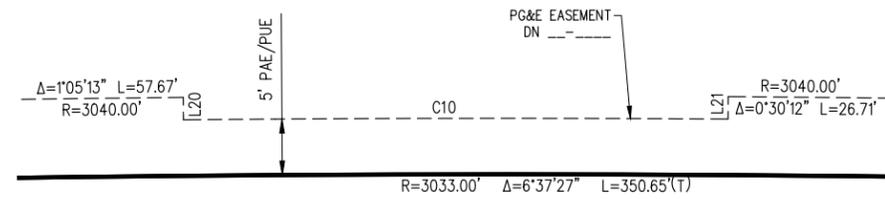
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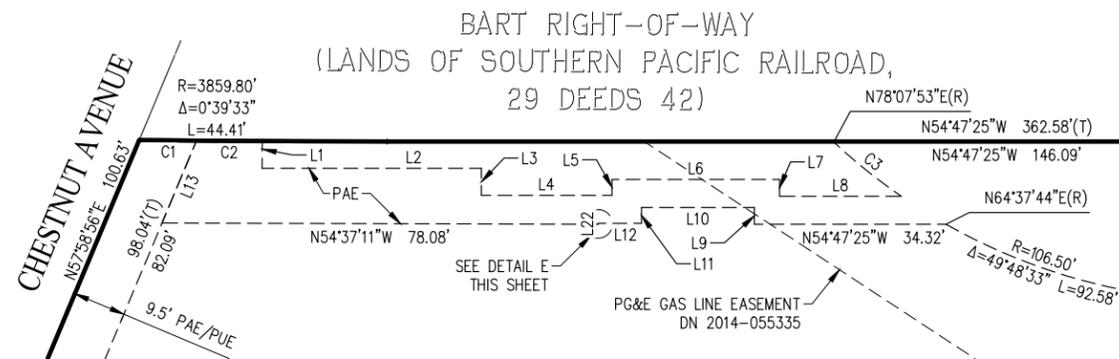
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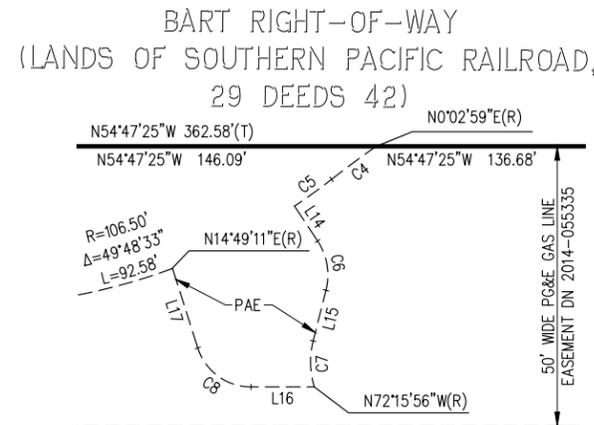
DETAIL A  
NOT TO SCALE



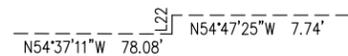
DETAIL B  
NOT TO SCALE



DETAIL C  
NOT TO SCALE



DETAIL D  
NOT TO SCALE



DETAIL E  
NOT TO SCALE

LINE TABLE		
NO	BEARING	LENGTH
L1	N35°32'31"E	4.85'
L2	N54°47'25"W	39.25'
L3	N35°12'35"E	4.84'
L4	N54°47'25"W	23.38'
L5	N35°12'35"E	2.84'
L6	N54°47'25"W	30.00'
L7	N35°12'35"E	3.00'
L8	N54°47'25"W	21.78'
L9	N35°12'35"E	3.00'
L10	N54°47'25"W	20.19'
L11	N35°22'47"E	2.84'
L12	N54°47'25"W	7.74'
L13	N57°58'56"E	15.95'
L14	N01°36'14"E	7.47' (R)
L15	N49°30'47"E	9.34'
L16	N54°47'25"W	11.34'
L17	N17°32'06"E	14.90'
L18	N49°08'41"E	2.00' (R)
L19	N49°32'26"E	2.00' (R)
L20	N50°37'39"E	2.00' (R)

LINE TABLE		
NO	BEARING	LENGTH
L21	N51°32'48"E	2.00' (R)
L22	N35°22'26"E	0.17'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	3859.80'	0°09'08"	10.26'
C2	3859.80'	0°10'29"	11.77'
C3	106.50'	8°25'09"	15.65'
C4	200.00'	2°50'54"	9.94'
C5	106.50'	4°24'10"	8.18'
C6	11.00'	47°54'33"	9.20'
C7	15.00'	31°46'43"	8.32'
C8	10.00'	72°19'31"	12.62'
C9	3038.00'	0°23'45"	20.99'
C10	3038.00'	0°55'09"	48.74'