RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

SHAC 988 ECR Apartments LLC
3000 Executive Parkway, Suite 450
San Ramon, CA 94583
Attention: COO
CC: General Counsel

This Space For Recorder's Use Only

ENCROACHMENT AND MAINTENANCE AGREEMENT

THIS ENCROACHMENT AND MAINTENANCE AGREEMENT ("Agreement") is entered into as of this _____ day of _____, 2019 ("Effective Date"), by and between SHAC 988 ECR APARTMENTS LLC, a Delaware limited liability company ("Owner"), and CITY OF SOUTH SAN FRANCISCO, a municipal corporation ("City"), with reference to the facts set forth in the Recitals below.

RECITALS

- A. Owner is the owner of certain real property in the City of South San Francisco, County of San Mateo, State of California, as more particularly described in **Exhibit A** attached hereto ("**Property**"); and
- B. Owner intends to develop the Property with a mixed-use building that includes residential units, retail spaces, parking improvements, landscaping, and other improvements ("**Project**") in accordance with the Conditions of Approval applying to applications P17-0060, UP17-0013, DR17-0049, PM17-0004, and TDM17-0006 for 988 El Camino Real (as approved by the City Council on February 28, 2018) ("**Conditions of Approval**"); and
- C. Owner has proposed to install certain tiebacks and structural elements within the City's public right-of-way, which are described more particularly in the attached **Exhibit C**, to be utilized as temporary construction support for the Project; and
- D. The City has the authority to regulate the terms and conditions for the use of the surface, the air space above the surface, and the area below the surface of the public streets, roads, sidewalks, lanes, courts, ways, alleys, and boulevards, including, without limitation, all public utility easements and public service easements as the same now or may thereafter exist that are under the jurisdiction of the City ("**Public Right-of-Way**") for the construction, installation and maintenance of private buildings and improvements; and
- E. The City has agreed to allow the tiebacks and structural elements to remain in place in the Public Right-of-Way at a depth greater than 10-feet after completion of the Project, and Developer has agreed to release and relinquish all ownership of the tiebacks and structural elements within the Public Right-of-Way upon completion of construction; and
- F. The Conditions of Approval obligate Owner to install and maintain landscaping constructed as a part of the Project ("**Project Improvements**"), which are located within the Public

Right-of-Way areas which are further described in **Exhibit B**, attached hereto ("**Encroachment and Maintenance Area**").

- G. The City has approved the encroachment of the Project Improvements into the Encroachment and Maintenance Area (the "Encroachments"), subject to the terms and conditions of this Agreement; and
- H. The parties desire to enter into this Agreement to set forth the terms and conditions upon which Owner will maintain the Project Improvements and upon which City consents to the Encroachments.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the parties agree as follows:

- 1. <u>Construction and Maintenance Obligations</u>. Owner shall, at its sole cost and expense, construct, install, maintain and locate the Project Improvements located within the Encroachment and Maintenance Area as depicted in the 988 El Camino Real Public Improvement Plans dated March, 1 2019,(the "Maintenance Obligations").
- 2. <u>Consent to Encroachments</u>. City hereby consents to the existence of the Encroachments within the Encroachment and Maintenance Area, subject to the terms and conditions of this Agreement.
- 3. <u>Use and Maintenance of Encroachments</u>. Owner and City hereby agree that so long as this Agreement remains in effect, Owner may use, maintain, repair, replace and/or remove the Encroachments located within the Encroachment and Maintenance Area. Owner shall not construct or add any improvements in the Encroachment and Maintenance Area other than the Encroachments without the City's prior express written consent, which shall not be unreasonably withheld, conditioned or delayed, provided that the work complies with all applicable laws and Owner obtains or causes to be obtained all required permits.
- 4. <u>Damage to Facilities in Encroachment and Maintenance Area.</u> Owner shall be responsible for (i) any damage to City street pavements, existing utilities, curbs, gutters, sidewalks caused by Owner's installation, maintenance, repair or removal of the Project Improvements, (ii) costs for issuance of permits and inspection of the Project Improvements, and (iii) repair, replacement and restoration in kind of damaged Project Improvements (other than to the extent such damage is caused by the City, its employees, officers or agents), in each case, at its sole expense. Owner shall notify all utilities of any damage caused by Owner's installation, maintenance, repair or removal of the Project Improvements. Owner shall be responsible to all utilities for any damage caused to facilities owned by utilities caused by Owner's installation, maintenance, repair or removal of the Project Improvements.

Owner shall be responsible for verifying the location of any pre-existing improvements or installations within the Encroachment and Maintenance Area and to notify the City and any third party owner of such pre-existing improvements of the Project Improvements that will be installed within the Encroachment and Maintenance Area. The reasonable documented cost to perform any

work required by such third party in order for the City to provide adequate space or clearance necessary to accommodate Owner's installation of the Project Improvements in the Encroachment and Maintenance Area shall be borne solely by Owner. City shall inform Owner of any such costs that may be incurred at least 30 days prior to performing the work related to such costs and any such cost to be borne by Owner or reimbursed to City by Owner shall be paid by Owner within 60 days after receipt of such invoice by Owner that includes reasonable detail and documentation of such costs incurred.

- 5. **Records and Field Locations.** Owner shall maintain accurate maps and improvement plans of the Encroachments and Project Improvements. Owner_shall submit to the City at the conclusion of installation of the Project Improvements copies of all maps accurately depicting the actual location of the Project Improvements as-built. Further, Owner shall submit such maps and plans as may be required by the City to show in detail the location, depth, and description of all Encroachments installed within said Encroachment and Maintenance Area.
- 6. <u>Hold Harmless and Indemnification</u>. Owner, jointly and severally, for itself, its successors, agents, contractors and employees, agrees to indemnify, defend (with counsel selected by Owner and acceptable to City) and hold harmless City, its officers, employees and agents (each a "City Indemnified Party") from and against any and all claims, demands, losses, damages, liabilities, fines, penalties, charges, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, and all costs and cleanup actions of any kind, all costs and expenses incurred in connection therewith, including, without limitation, reasonable attorneys' fees and costs of defense (collective, the "Losses") to the extent associated with the Encroachments and/or resulting from the activities of Owner described in this Agreement, except to the extent arising from the City's or any City Indemnified Party's willful misconduct or grossly negligent acts or omissions.
- 7. <u>Insurance</u>. Owner shall ensure that all contractors performing work on the Encroachments shall procure and maintain the following insurance during the performance of such work:
 - a. Minimum Limits of Insurance. Owner shall maintain limits no less than:
 - 1) Commercial General Liability: In an amount not less than ONE MILLION DOLLARS (\$1,000,000) for injuries including, but not limited to, death to any one person and subject to the same limit for each person; in an amount not less than TWO MILLION DOLLARS (\$2,000,000) combined single limit per occurrence for bodily injury, personal injury and property damage.
 - 2) <u>Automobile Liability (Code 1) Insurance</u>: In an amount not less than ONE MILLION DOLLARS (\$1,000,000) combined single limit per accident for bodily injury and property damage.
 - Workers' Compensation and Employers Liability: Worker's compensation and Employers liability insurance in the limits as required by the Labor Code of the State of California.

- b. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City Risk Manager, which approval shall not be unreasonably withheld, conditioned or delayed. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, and employees; or Owner shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.
- c. Other Insurance Provisions: The policies are to contain, or be endorsed to contain, the following provision:
 - 1) General Liability Coverage and Automobile Liability Coverage.
 - a) The City, its officers, officials, employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of Owner; products and completed operations of Owner, premises owned, occupied or used by Owner. The coverage shall contain no special limitations on the scope of the protection afforded to the City, its officers, officials, employees or volunteers.
 - b) Each insurance policy shall contain the following endorsement language: "Notwithstanding any other provisions in this policy, the insurance afforded hereunder to the City of South San Francisco shall be primary as to any other insurance or reinsurance covering or available to the City of South San Francisco, and such other insurance or reinsurance shall not be required to contribute to any liability or loss until and unless the approximate limit of liability afforded hereunder is exhausted."
 - c) Owner's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees of volunteers shall be excess of Owner's insurance and shall not contribute with it.
 - d) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees, or volunteers.
 - e) Owner's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
 - 2) Worker's Compensation and Employers Liability Coverage: The insurer shall agree to waive all rights of subrogation against the City, its officers,

- officials, employees and volunteers for losses arising from the Encroachments or Facilities.
- 3) All Coverages: Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided, cancelled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by regular mail, has been given to the City.
- d. Acceptability of Insurers: Insurance is to be placed with insurers with a Bests' rating of no less than A:VII.
- e. Verification of Coverage: Owner shall furnish City with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be received and approved by the City before execution of this Agreement.
- f. Subcontractors: Owner shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.
- g. The City's Risk Manager may approve a variation in those insurance requirements upon a determination that the coverages, scope, limits and forms of such insurance are either not commercially available or that the City's interests are otherwise fully protected.
- 8. **Duration of Agreement**. This Agreement shall continue in perpetuity unless and until an agreement terminating this Agreement is executed and acknowledged by the City and all of the respective legal owners of the Property, and such agreement is recorded in the Official Records of San Mateo County. Upon mutual termination of the Agreement, and upon written request by City, Owner (or the successor owner of the Property if Owner no longer owns the Property), at its own cost and expense, agrees to remove or, at City's discretion, abandon in place, some or all of the Project Improvements and restore the Encroachment and Maintenance Area to substantially the same condition it was in prior to Owner's installation of the Project Improvements. Should Owner or the successor owner of the Property, if Owner no longer owns the Property, in such event fail, neglect or refuse to make such removals or restoration within one hundred twenty (120) days of City's written request, at the sole option of City, such removal and restoration may be performed by City at the expense of Owner, which reasonable and documented expense Owner agrees to pay to City within 30 days after receipt of written demand. Upon removal of the Project Improvements in accordance with this Agreement, the City shall within 60 days thereafter record a release of this Agreement in the Official Records of San Mateo County.
- 9. <u>Severability</u>. If any one or more of the covenants or agreements or portions thereof provided in this Agreement shall be held by a court of competent jurisdiction in a final judicial action to be void, voidable or unenforceable, such covenant or covenants, such agreement

or agreements, or such portions thereof shall be null and void and shall be deemed separable from the remaining covenants or agreements or portions thereof and shall in no way affect the validity or enforceability of the remaining portions of this Agreement.

10. <u>Notices</u>. All notices given or which may be given pursuant to this Agreement shall be in writing and transmitted by United States mail or by private delivery systems or by facsimile if followed by United States mail or by private delivery systems as follows:

To the City: Attn: Engineering Division

City of South San Francisco

315 Maple Avenue

South San Francisco, CA 94080

To Owner:

SHAC 988 ECR Apartments

3000 Executive Parkway, Suite 450

San Ramon, CA 94583

ATTN: COO

Copy to:

SHAC 988 ECR Apartments 777 California Avenue

Palo Alto, CA 94304 ATTN: General Counsel

- Owner and City, respectively, set forth in this Agreement shall be covenants and obligations of Owner and City, respectively, set forth in this Agreement shall be covenants that run with the land and shall be binding upon all successors of Owner and City, respectively, for the benefit of the owner of the other property and such owner's successors in accordance with Section 1468 of the California Civil Code. Owner agrees that whenever the Property or any portion thereof is held, sold, conveyed or otherwise transferred, the Property shall be subject to this Agreement which shall apply to, bind and be obligatory to all subsequent owners of the Property. Notwithstanding any provision of this Agreement to the contrary, nothing contained herein shall be deemed to be a gift or dedication of any portion of the Encroachment and Maintenance Area to the general public or for the general public or for any public purpose whatsoever, and this Agreement shall be strictly limited to and for the purposes expressed in this Agreement.
- 12. **Cooperation**. If any additional documents are reasonably necessary to accomplish the express purposes of this Agreement, the parties hereto agree to cooperate reasonably and in good faith in the preparation of any such documents, and agree to promptly sign and deliver any such documents.
- 13. <u>Entire Document/Modification</u>. This Agreement constitutes the entire agreement between the parties hereto with respect to the Maintenance Obligations, Encroachments and the Encroachment and Maintenance Area, and supersedes as of the date hereof any prior agreement(s) between the parties, written or oral, concerning the subject matter of this Agreement. Any subsequent modification of this Agreement shall be in a writing signed by both parties or their respective successors in interest.

- 14. <u>Invalidity</u>. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect and shall in no way be impaired or invalidated, and the parties agree to substitute for the invalid or unenforceable provision a valid and enforceable provision that most closely approximates the intent and effect of the invalid or unenforceable provision.
- 15. <u>Liens Not Impaired</u>. No breach of the covenants or terms of this Agreement or any enforcement thereof shall defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value, now or hereafter executed upon the Property or any portion thereof. None of the covenants or terms of this Agreement shall supersede or in any way reduce the security or affect the validity of any such mortgage or deed of trust; provided, however, that any such covenant or term shall be binding upon and effective against the owner of the Property or any portion thereof whose title to the Property or such portion thereof is acquired by foreclosure, trustee's sale or otherwise.
- 16. <u>Attorneys' Fees</u>. In the event of any controversy, claim or dispute arising out of this Agreement or any breach hereof, the prevailing party in any legal action shall be entitled to recover from the losing party its costs and expenses, including reasonable attorneys' fees and costs.
- 17. <u>Applicable Law</u>. This Agreement shall be governed by and construed in accordance with the laws of the State of California, without reference to principles of conflicts of law.
- 18. <u>Counterparts</u>. This Agreement may be executed in one or more counterparts, each of which shall, for all purposes, be deemed an original and all of such counterparts, taken together, shall constitute one and the same instrument.

[signatures on following page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed.

		UTH SA orporati	AN FRANCISCO, on			
Ву: <u>С</u>	harles l	M. Futro	ell, City Manager			
ATTE	ST:					
City C	lerk		_			
APPR	OVED	AS TO	FORM:			
City A	ttorney					
		-	artments LLC, ability company			
Ву:		SHAC 988 ECR Apartments Venture LLC, a Delaware limited liability company, its manager				
	By:	y: SHAC 988 ECR Apartments Member LLC a Delaware limited liability company, its manager				
		By:	SummerHill Apartment Communities, A California corporation, its managing member			
			By: Name: Its:			
			By: Name: Its:			

ACKNOWLEDGMENTS

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 CALIFO	RNIA)	
COUNTY OF)	
On	, before me,	, a Notary Public
subscribed to the with in his/her/their author	the basis of satisfactory evidence in instrument and acknowledged to	to be the person(s) whose name(s) are/is o me that he/she/they executed the same er/their signature(s) on the instrument the s) acted, executed the instrument.
I certify under PENA foregoing paragraph i		aws of the State of California that the
WITNESS my hand a	and official seal.	
Signature	(Se	eal)

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 CALIFO	RNIA)	
COUNTY OF)	
On	, before me,	, a Notary Public
personally appeared		
subscribed to the wit in his/her/their author	hin instrument and acknowledged to	to be the person(s) whose name(s) are/is of me that he/she/they executed the same er/their signature(s) on the instrument the stated, executed the instrument.
I certify under PEN foregoing paragraph		aws of the State of California that the
WITNESS my hand	and official seal.	
Signature	(Se	eal)

EXHIBIT A

Legal Description

Real property in the City of South San Francisco, County of San Mateo, State of California, described as follows:

LEGAL DESCRIPTION

Real property in the City of South San Francisco, County of San Mateo, State of California, described as follows:

PARCEL ONE:

BEGINNING AT A POINT ON THE DIVIDING LINE BETWEEN LANDS FORMERLY OF JAMES L. FLOOD AND THE LANDS OF THE UNITED RAILROAD RIGHT-OF WAY DISTANT THEREON SOUTH 55° 30' EAST 215.23 FEET FROM THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN PARCEL 2 IN DEED FOR HIGHWAY PURPOSES FROM JAMES L. FLOOD TO COUNTY OF SAN MATEO, DATED MARCH 10, 1913 AND RECORDED MAY 19, 1913 IN BOOK 225 OF DEEDS AT PAGE 14, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG SAID DIVIDING LINE SOUTH 55° 30' EAST 193.77 FEET; THENCE SOUTH 47° 20' WEST 68.60 FEET TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE STATE HIGHWAY (NOW EL CAMINO REAL); THENCE NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 3033 FEET, A CENTRAL ANGLE OF 3° 11' 49", AN ARC DISTANCE OF 169.23 FEET TO THE SOUTHEASTERLY LINE OF CHESTNUT AVENUE, AT WHICH POINT THE RADIAL BEARING BEARS SOUTH 44° 36' 58" WEST; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF CHESTNUT AVENUE, TANGENT TO THE PROCEEDING COURSE, ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20 FEET, A CENTRAL ANGLE OF 102° 06' 02", AN ARC DISTANCE OF 35.64 FEET AND NORTH 56° 43' EAST 5.70 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THAT PORTION THEREOF CONVEYED TO THE CITY OF SOUTH SAN FRANCISCO, A MUNICIPAL CORPORATION IN THAT CERTAIN DEED OF DEDICATION RECORDED SEPTEMBER 19, 1955 IN BOOK 2878, PAGE 166 OF OFFICIAL RECORDS.

PARCEL TWO:

PORTIONS OF PARCELS 5 AND 6, SAN MATEO COUNTY LANDS, DESCRIBED IN THE DEED FROM THE MARKET STREET RAILWAY COMPANY TO THE CITY AND COUNTY OF SAN FRANCISCO, RECORDED IN BOOK 1161 OF OFFICIAL RECORDS AT PAGE 1 AND A PORTION OF PARCEL 24 DESCRIBED IN THE DEED FROM THE SPRING VALLEY WATER COMPANY TO THE CITY AND COUNTY OF SAN FRANCISCO RECORDED IN BOOK 491 OF OFFICIAL RECORDS AT PAGE 1 IN THE SAN MATEO COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY CORNER OF PARCEL D-3106-4C DESCRIBED IN EXHIBIT A-15 ATTACHED TO THE FINAL ORDER OF CONDEMNATION FILED IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF SAN MATEO, ENTITLED "SAN MATEO COUNTY TRANSIT DISTRICT, PLAINTIFF, VS. CITY AND COUNTY OF SAN FRANCISCO, DEFENDANT," CASE NO. 405695 AND RECORDED FEBRUARY 11, 2004 UNDER RECORDER'S SERIES NO. 2004-025111 IN THE SAN MATEO COUNTY RECORDS; THENCE THROUGH THE FOLLOWING NUMBERED COURSES:

- 1) NORTH 54° 47' 38" WEST FOR 362.58 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 3859.53 FEET.
- 2) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 39' 27" FOR AN ARC LENGTH OF 44.29 FEET TO THE SOUTHEASTERLY LINE OF CHESTNUT AVENUE, 112 FEET WIDE,

- 3) SOUTH 57° 58' 43" WEST ALONG SAID AVENUE FOR 91.58 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3944.52 FEET FROM WHICH THE RADIUS POINT BEARS NORTH 36° 21' 52" EAST, 4) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 09' 30" FOR AN ARC LENGTH OF 79.75 FEET,
- 5) SOUTH 54° 47' 38" EAST FOR 175.96 FEET TO THE FORMER CENTERLINE OF MISSION ROAD.
- 6) SOUTH 21° 23' 10" EAST ALONG SAID LINE FOR 9.08 FEET,
- 7) SOUTH 54° 47' 38" EAST FOR 179.03 FEET TO THE NORTHWESTERLY LINE OF PARCEL D-3108-4 DESCRIBED IN SAID FINAL ORDER OF CONDEMNATION,
- 8) NORTH 35° 12' 22" EAST ALONG SAID PARCEL AND ALONG SAID PARCEL D-3106-4C FOR 89.99 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

PARCEL 3, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP OF LANDS OF GIGLI AND LANDS OF PETROCCHI SOUTH SAN FRANCISCO, CALIFORNIA", RECORDED IN DECEMBER 20, 1983 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, IN BOOK 54 OF PARCEL MAPS, AT PAGES 15 AND 16.

PARCEL FOUR:

BEING PORTIONS OF EL CAMINO REAL AND MISSION ROAD AS EXISTING ON DECEMBER 31, 1983 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING FOR REFERENCE ON THE CENTER LINE OF MISSION ROAD (66 FEET WIDE) AT THE INTERSECTION THEREOF WITH THE SOUTHWESTERLY PROLONGATION OF THE LINE DIVIDING LOTS 39 AND 40, BLOCK 1, AS SAID ROAD, LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED, "SECTION, WEST OF RAILROAD, OF THE TOWN OF BADEN, PART OF RANCHO BURI BURI, SAN MATEO CO., CAL.", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON NOVEMBER 30, 1891, IN BOOK "E" OF MAPS, AT PAGE 62; THENCE ALONG SAID SOUTHWESTERLY PROLONGATION OF THE LINE DIVIDING LOTS 39 AND 40, SOUTH 63° 38' 30" WEST, 38.65 FEET TO THE NORTHEASTERLY LINE OF THE STATE HIGHWAY, KNOWN AS EL CAMINO REAL AND THE TRUE POINT OF COMMENCEMENT; THENCE ALONG SAID NORTHEASTERLY LINE NORTH 40° 36' 30" WEST, 12.17 FEET; THENCE SOUTH 83° 14' 30" WEST 13.00 FEET; THENCE, FROM A TANGENT THAT BEARS SOUTH 38° 13' 19" EAST, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3033.00 FEET, THROUGH AN ANGLE OF 0° 18' 42", AN ARC DISTANCE OF 16.50 FEET TO SAID PROLONGATION OF LINE BETWEEN LOTS 39 AND 40; THENCE ALONG SAID PROLONGATION NORTH 63° 38' 30" EAST, 11.89 FEET TO THE TRUE POINT OF COMMENCEMENT.

PARCEL FIVE:

SO MUCH OF THE HEREIN DESCRIBED PARCEL "A" AS LIES WITHIN THE HEREIN DESCRIBED PARCEL "B"

PARCEL "A":

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

BOUNDED ON THE NORTHEAST BY THAT CERTAIN PARCEL CONVEYED BY JAMES L. FLOOD, ET AL, TO JOHN FLOURNOY, BY DEED DATED NOVEMBER 2, 1900 AND RECORDED DECEMBER 13, 1900 IN BOOK 88 OF DEEDS AT PAGE 219 (MARKET STREET RAILWAY LINE); ON THE NORTHWEST BY THE SOUTHEASTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ALVINA M. BORTIS TO KAISER FOUNDATION HOSPITALS BY DEED DATED SEPTEMBER 12, 1966 AND RECORDED SEPTEMBER 14, 1966 IN BOOK 5214 OF OFFICIAL RECORDS AT PAGE 708 (FILE NO. 95676-Z), RECORDS OF SAN MATEO COUNTY, CALIFORNIA; AND ON THE SOUTHWEST BY THAT CERTAIN PARCEL OF LAND CONVEYED BY JAMES L.

FLOOD, TO COUNTY OF SAN MATEO BY DEED DATED MARCH 10, 1913 AND RECORDED MAY 19, 1913 IN BOOK 225 OF DEEDS AT PAGE 14 (EL CAMINO REAL).

PARCEL "B":

A PORTION OF PARCEL 24 AS SET FORTH IN DEED FROM SPRING VALLEY WATER COMPANY, A CORPORATION, TO CITY AND COUNTY OF SAN FRANCISCO, A MUNICIPAL CORPORATION, DATED MARCH 3, 1930 AND RECORDED MARCH 3, 1930 IN BOOK 491 OF OFFICIAL RECORDS AT PAGE 1, RECORDS OF SAN MATEO COUNTY, CALIFORNIA, AND A PORTION OF THE LANDS CONVEYED FROM THE MARKET STREET RAILWAY COMPANY TO THE CITY AND COUNTY OF SAN FRANCISCO BY THAT CERTAIN DEED RECORDED SEPTEMBER 29, 1944 IN BOOK 1161 OF OFFICIAL RECORDS AT PAGE 1, SAN MATEO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

THAT PORTION OF SAID ABOVE LANDS WHICH IS BOUNDED NORTHEASTERLY BY THE NORTHWESTERLY LINE OF OLD MISSION ROAD; BOUNDED SOUTHERLY BY THE NORTHERLY LINE OF THE LANDS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED FROM FLOOD REALTY COMPANY, A CORPORATION, TO EMILIO A. PETROCCHI, ET AL, RECORDED JANUARY 22, 1954 IN BOOK 2527 OF OFFICIAL RECORDS AT PAGE 491, SAN MATEO COUNTY, CALIFORNIA; (FILE NO. 31864-L); AND BOUNDED NORTHWESTERLY BY THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF CHESTNUT AVENUE EXTENSION AS ESTABLISHED BY DEED TO THE CITY OF SOUTH SAN FRANCISCO, A MUNICIPAL CORPORATION, RECORDED FEBRUARY 8, 1971 IN BOOK 5892 OF OFFICIAL RECORDS AT PAGE 452, SAN MATEO COUNTY, CALIFORNIA (FILE NO. 80162-AD).

APN: 011-325-030 (Affects Parcel One) 011-325-070 (Affects Parcels Two and Five) 014-011-260 (Affects Parcel Three) 014-011-280 (Affects Parcel Four)

JPN:

011-032-325-03A 093-033-331-04A

014-001-011-01.01A, 11.02A, 13.01A and 15A

014-001-011-17A

EXHIBIT B

Encroachment And Maintenance Area

[SEE ATTACHED]

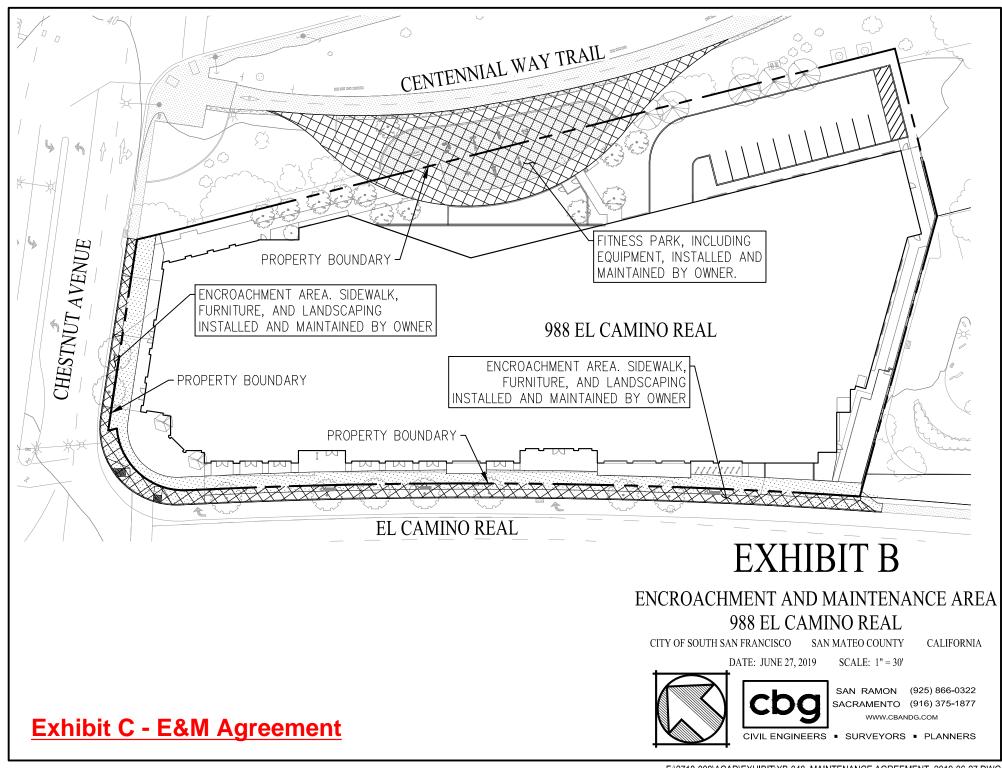


EXHIBIT "C"

TIE BACK PLANS

[SEE ATTACHED]

SCOPE OF WORK EXCAVATION SHORING OF 988 EL CAMINO REAL WITH TIEBACKS AND WOOD LAGGING ALONG CHESTNITT STREET EXCAVATION SHORING OF 988 EL CAMINO REAL WITH INTERNAL BRACING WITH RAKERS AND WALERS ELSEWHERE NOT SHOWN ON THESE PLANS. GENERAL NOTES

- CONSTRUCTION SHALL CONFORM TO THE 2015 CALIFORNIA BUILDING CODE (2015 CBC), APPLICABLE SAFETY CODES AND TO THE RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.
- SHORING AND UNDERPINNING SYSTEM DESIGN CRITERIA BELOW IS BASED ON REFERENCED GEOTECHNICAL DOCUMENT.

- C. PASSIVE PRESSURE APPLIED OVER MAX. 3 DIAMETERS.
- D. SURCHARGES: MISC AND TRAFFIC = 100 PSF UNIFORM IN TOP 10 FEET
- GEOTECHNICAL ENGINEER SHALL VERIFY SOIL STRATA DURING SOLDIER BEAM INSTALLATION AND NOTIFY TUAN AND ROBINSON STRUCTURAL ENGINEERS, INC. (THE SHORING ENGINEER), IF FIELD CONDITIONS ARE DIFFERENT FROM THOSE DESCRIBED IN THE GEOTECHNICAL REPORT.
- A. SUBMIT DEWATERING PLAN, IF USED, TO THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- THE SHORING SYSTEMS ARE A TEMPORARY MEANS OF RETAINING THE EXCAVATED BANKS DURING CONSTRUCTION. NEW BUILDING SHALL BE CONSTRUCTED IN A TIMELY MANNER AND DESIGNED TO RESTRAIN SOIL AND APPROPRIATE SURCHARGES.
- . Surcharges at the top of the shoring shall be limited as follows except as noted on the shoring plan or elevations:
- B. TRUCK TRAFFIC AND EQUIVALENT (H20) EQUIPMENT LOADING: 5-FEET BACK FROM TOP OF SHORING, TYP.
- C. EXCAVATOR, CRANE OR OTHER SIMILAR HEAVY EQUIPMENT 10-FEET BACK FROM TOP OF SHORNO, SURCHARGE FOR HEAVY EQUIPMENT GREATER THAN ABOVE SHALL BE COMPRISED. BITH THE SHORNOR EXCHER FAM ONLY FEEDING FROM FROM THE SHORNOR FORMER AND MAY FEEDING FROM FOR THE MEASURES TO ANDO FOR STRESSING THE SHORNOR SYSTEM.
- ALL STRUCTURAL DETAILS AND SHAPES SHOWN ARE MINIMUM SIZES REQUIRED. SHORING CONTRACTOR MAY SUBSTITUTE EQUAL OR GREATER SIZES WITH THE SHORING ENGINEER'S PRIOR APPROVAL.
- DEMOLITION, GENERAL SITE EXCAVATION, SITE DEWATERING AND REMOVAL OF EXIST OBSTRUCTIONS AND FOUNDATIONS SHALL BE COORDINATED WITH INSTALLATION OF SHORING SYSTEM TO PREVENT LOSS OF GROUND AND CAVING OF BANKS.
- A. EXISTING FOUNDATIONS SHALL BE REMOVED IN COORDINATION WITH SHORING. SEE SOLDIER BEAM AND HAND-DUG PIT INSTALLATION PROCEDURES.

- I.During Shoring and New Construction the Contractor Shall Monitor the Shoring System and Augusti Improvements for Indications of Monebust or Society of Monebust or Society of Society of
- 2. ALL CHANGES TO THE SHORING SYSTEMS AND ANY INFORMATION REGARDING INSTALLATION OF THE SHORING SYSTEMS OTHER THAN AS SHOWN OR SPECIFIED ON TH SHORING DRAWINGS AND NOTES SHALL BE SUBMITTED FOR REVIEW BY THE SHORING ENGINEER PRIOR TO CONSTRUCTION.
- 14. DESIGN OF TEMPORARY SLOPES ARE NOT INCLUDED IN THE SCOPE OF WORK. TEMPORARY SLOPES SHOULD BE DESIGNED BY OTHERS AND SHOULD CONFORM TO APPLICABLE CALIFORNIA CODE OF REGULATIONS TITLE 8 SUBCHAPTER 4 CONSTRUCTION SAFETY ORDERS (CAL OSHA SAFETY ORDERS).
- 15. CONTRACTOR PERFORMANC THE SHORMON WORK SHALL HAVE A MAMMAIN OF 5 YEARS OF DEPERBINE IN CONSTRUCTION OF DRILLED SHAFT SOLDER BEAMS, TREADOR PERS SMILAR TO THE SOPER AND MACHINE OF WORK SHOWN ON THE DRAWNING CONTRACTOR'S FELL PERMAN SUPERINTENDED SHALL HAVE A MINIMUM OF 2-YEARS DEPERBINE ON CONSTRUCTION OF HAND-OUG APPROACH PISYPERS. CONTRACTOR SHALL SHAMIT EVIDENCE OF EMPERENCE TO THE SHORMO ENGINEER PRIOR TO CONSTRUCTION.
- 6. DOZING UTILITES AND OTHER MAPROMENTS SHOPM ON THE TROPOGRAPHIC DASE MAY BE DEED IN RECORD DECORDISC ADMINISTRATING MAY BE PRESENT OF IN MAY BE DESCRIBED THE RECORDING THE CONTRACTOR SHALL CONFIRM AND OR DETERMINE THE LOCATION OF ALL UTILITIES AND DETERMINE CLERANCE PROBE OF PROPEDEDING WITH DRILLING OPERATIONS. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT AT LEAST TWO WORKNOW DAYS PRIOR TO STAFF OF PRILLING.
- A CONTRACTOR SHALL OPEN EXISTING SIDEWALK AND STREET VAULTS MEASURE INVERTS AND CONFIRM CLEARANCE OF TIEBACKS FROM VAULTS AND EXITING CONDUITS.
- CONSULT THE ENGINEER IF UTILITY LINES, PIPING OR OTHER OBSTRUCTIONS REQUIRE RELOCATION OF SHORING OR UNDERPINNING.
- .Stop drelling and consult the engineer if utility lines, piping, foundations or indications of obstructions are encountered during drelling of solder beams or tienches, lies care in Drellines of that the Following indications of utilities or foundations in the way are recognized:
- A. ABNORMAL RESISTANCE TO DRILLING. B. FOREIGN MATERIAL PULLED FROM THE HOLE
- 8. SHORING AND TIEBACKS WILL EXTEND ON TO ADJACENT PROPERTIES AND STREETS AS NOTED ON THESE DRAWINGS. THE PROJECT OWNER SHALL OBTAIN REQUIRED PERMISSION FROM ADJACENT PROPERTY OWNERS PRIOR TO CONSTRUCTION OF SHORING, AND TIEBACKS ON ADJACENT PROPERTIES.

PROCEDURE FOR INSTALLATION OF SOLDIER BEAMS

- SOLDIER BEAMS SHALL BE ERECTED IN DRILLED HOLES (SHAFTS). DRIVING OR VIBRATING OF SOLDIER BEAMS IS NOT PERMITTED.
- A. SHAFTS SHALL BE CASED AND SLURRY, IF REQUIRED, TO PROVIDE PROTECTION AGAINST SLOUGHING OR CAVING.
- . PLACE SOLDIER BEAMS. SOLDIER BEAMS SHALL BE INSTALLED TO THE FOLLOWING TOLERANCES.
- A. 0" TO 2" FROM THE BACK OF THE NEW BUILDING WALL OR SHORING LINE. B. SOLDIER BEAMS SHALL NOT ENCROACH ON PERMANENT CONCRETE WALL.
- FILL THE SHAFT WITH CONCRETE AS REQUIRED BY THE DETAILS. RETRACT CASING, IF USED, AS CONCRETE SPLACED. CONCRETE SHALL BE, PLACED EVENLY ON ALL SIDES OF THE BEAM AND SHALL BE PLACE USING THE REME METHOD IF MORE THAN 1-FOOT OF WATER IS PRESENT IN THE BOTTOM OF THE HOLE.
- 5. INSTALL AND TEST THE TIEBACKS WHERE REQUIRED PER THE INSTALLATION PROCEDURES BELOW.
- . AFTER TIEBACKS ARE SUCCESSFULLY TESTED AND LOCKED OFF, CONTINUE EXCAVATION, PLACE LAGGING AS THE EXCAVATION PROCEEDS TO PREVENT LOSS OF GROUND.

ONTO THE BENNY UNDERPINNING BOTTOM OF EXCAVATION BOTTOM OF SHORING (LAGGING) FINISHED GRADE FINISHED SURFACE HORIZONTAL MAXIMUM MINIMUM NOT TO SCALE

ON CENTER
SEE ARCHITECTURAL DRAWING
SEE STRUCTURAL DRAWING
SEE CIVIL DRAWING
TOP OF STEEL, TOP OF SHORING
TOP OF WALL
TYPICAL
VERTICAL

SPECIAL INSPECTION ITEMS (PROVIDED BY OWNER)

THE FOLLOWING SPECIAL INSPECTION ITEMS SHALL BE PERFORMED BY AGENCY SELECTED AND PROVIDED BY THE OWNER OF THE PROJECT I ACCORDANCE WITH THE CBC AND APPROVED BY SHORING ENGINEER.

- 1. SOLDIER BEAM INSTALLATION (BY GEOTECHNICAL ENGINEER).
- SELECTION OF MATERIALS AND MIXING AND PLACING OF CONCRETE AND GROUT SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND ACI SPECIFICATIONS. TIEBACKS: INTERMITTENT OBSERVATION OF INSTALLATION, FULL TIME OBSERVATION OF ALL TESTING.
- A. GROUT USED IN PENETRATION LENGTH OF THE TERANCS SHALL BE "PORTAND CENEM" SURFEY OR SHOPED CONCRETE AND SHALL HAVE A COMPRESSES STRENG FOR 3000 F98 AT 28 DAYS AND CONTAIN A MINIMUM OF THE AND A HAY (5.5). SACKS OF CEMENT FER CUBIC YARD. THE SHORING CONTRACTOR SHALL INCREASE HE CEMENT CONTROL OR OF THE CHARGE SHALL INCREASE HAVE CARRY TO ACHIEVE THE SHOPE CHARGE SHOULD SHALL THE ANCHORS WILL BE AREL TO ACHIEVE THE SHOPE CHARGE SHOULD SHALL THE ANCHORS WILL BE AREL TO ACHIEVE THE SHOPE SHOULD SHOW THE SHALL ROOM THE SHALL SHOW THE SHALL SHA 3. LAGGING PLACEMENT: INTERMITTENT OBSERVATION
 - 4. FILLET WELDS (LESS THAN 5/16): INTERMITTENT VISUAL OBSERVATION

8. BEARING SOIL (GEOTECHNICAL CONDITIONS): BY GEOTECHNICAL ENGINEER.

PRIOR TO SHORING WORK AT THE SITE, A VISUAL SURVEY SHALL BE MADE AND PHOTOGRAPHS TAKEN (GENERAL CONTRACTOR) OF IMPROVEMENTS NEAR THE PLANNED SHORING TO ESTABLESH EXISTING CONDITIONS. PHOTOS SURVEY SHALL INCLUDE INTERIORS OF ADJACENT BUILDINGS.

ADJACENT BUILDINGS SHALL BE MONITORED (SURVEYED) FOR HORIZONTAL AND VERTICAL MOVEMENT BY AN INDEPENDENT LICENSED LAND SURVEYOR

D. MINIMUM FOUR SURVEY POINTS BETWEEN SOLDIER BEAM NO.1 AND NO.10 AND MINIMUM FOUR SURVEY POINTS BETWEEN SOLDIER BEAM NO.11 AND NO.20 AND AT A MINIMUM OF EVERY 25 FEET.

A. PRIOR TO DEMOLITION AND DEWATERING.

B. AFTER DEMOLITION OF SITE BUILDINGS.

C. LIPON INSTALLATION EACH SEQUENCE OF APPROACH PITS/SOLDIER PILES.

D. LIPON COMPLETION OF FACH ROW OF TIEBACKS.

E. UPON COMPLETION OF GENERAL EXCAVATION.

F. ONCE A WEEK WITHIL NEW CONSTRUCTION REACHES STREET GRADE.

THE CONTRACTOR SHALL STOP EXCAVATION AND NOTIFY TUAN AND ROBINSON STRUCTURAL ENGINEERS AND THE GEOTECHNICAL ENGINEER IF MORE THAN 0.3 FEET OF HORDONTAL OR VERTICAL MOVEMENT OF SOLDIER BEAMS IS OBSERVED, MONITORING FREQUENCY SHALL BE INCREASED TO ONCE A DAY IF MORE THAN 0.5 INCHES OF MOVEMENT IS OBSERVED. EXCAVATION SHALL STOP IF MORE THAN 1 INCH OF MOVEMENT IS OBSERVED WITH AN APPROVED CONTINGENCY PLAN CAN BE ACTED UPON TO PREVENT ANY FURTHER MOVEMENT.

SURVEY MONITORING RESULTS SHALL BE SUBMITTED TO TUAN AND ROBINSON STRUCTURAL ENGINEER WITHIN 3-DAYS OF FIELD SURVEY MESSURMEMINS. THE SURVEY RESULTS SHALL BE PRESENTED IN A COORDINATE SYSTEM PARALLEL AND NORMAL TO THE WALL BEING MESSURED. THE COORDINATE SYSTEM USED IN THE SURVEY SHALL ALSO BE PROVIDED.

6. ADDITIONAL SURVEY MEASUREMENTS DURING OR AFTER CONSTRUCTION SHALL BE MADE IF REQUESTED BY TUAN AND ROBINSON STRUCTURAL ENGINEERS.

7. DURING SHORING AND NEW CONSTRUCTION THE GENERAL CONTRACTOR SHALL VISUALLY MONTOR THE SHORING SYSTEM AND NEARBY MPROVEMENTS ON A DAILY BASIS FOR INDICATIONS OF MOVEMENT. THE GENERAL CONTRACTOR SHALL STOP EXCAVATION OPERATIONS IF DEFLECTION OR DISTRESS OBSERVED AND SHALL IMMEDIATELY NOTIFY THE SHORING ENGINEER.

GEOTECHNICAL REPORT: "REVISION – 1 FINAL GEOTECHNICAL INVESTIGATION, PROPOSED MIXED-USE DEVELOPMENT, 988 EL CAMINO REAL, SOUTH SAN FRANCISCO, CALIFORNIA" PREPARED BY ROCKRIDGE GEOTECHNICAL DATED MARCH 11, 2019 PROJECT NO. 17-1272

SUPPLEMENTAL GEOTECHNICAL RECOMMENDATIONS "SUPPLEMENTAL RECOMMENDATIONS — GROUNDWAITER LEVELS, PROPOSED MIXED—USED DEVELOPMENT SIDES EL CAMINO REAL, SUDIT 5-AN TRANCISCO, CALIFORNIA PREPARED BY ROCKRIDGE GEOTECHNICAL DATED JANUARY 31, 2019 PROJECT NO. 17-1272

CMIL/SURVEY: "988 EL CAMINO REAL PRIVATE IMPROVEMENT PLANS" 100% DD SET PREPARED BY CARLSON, BARBEE & GIBSON, INC. DATED AUGUST 1, 2018 PROJECT NO. 2718-000.

SH1.0 GENERAL NOTES, SITE PLAN, AND TYPICAL DETAILS SH2.0 PLAN, ELEVATION, AND SECTION

Sp

CAMINO.

SITE MAP (NOT TO SCALE)

DRAWING LIST

STRUCTURAL DRAWINGS: "SUMMERHILL APARTMENT COMMUNITIES, 988 EL CAMINO REAL" 100% DD SET PREPARED BY KTGY GROUP, INC. PROJECT

988 EXCAVATION

SHORING

OR QUALIFIED CIVIL ENGINEER (PROVIDED BY GENERAL CONTRACTOR) AT THE FOLLOWING LOCATIONS PROVIDED ACCESS FROM THE NEIGHBORS.

B. CORNERS AND EVERY 25 FEET ALONG THE ADJACENT BUILDINGS.

MONITORING POINTS SHALL BE SURVEYED AND FOR HORIZONTAL AND VERTICAL MOVEMENT AT THE FOLLOWING INTERVALS.

A. TOP OF THE SOLDIER BEAM 40± FEET ON CENTER

- B. LEAN CONCRETE FOR SOLDIER BEAM BACKFILL: 1-1/2 SACKS OF CEMENT PER CUBIC YARD. 6. TEMPORARY SOIL BERM AT INTERNAL BRACING
- C. UNDERPINNING PIERS AND CANTILEVER SOLDIER BEAM TOES: 2500 PSI (5.5 SACK MIN.)

N-FUNGE: ASTM A992.
PLATE AND ANGLE: ASTM A992.
HOLLOW STRUCTURAL SECTIONS (HSS)
ASTM A500, GRADE B

- D. DRYPACK SHALL CONSIST OF 2 PARTS SAND TO 1 PART CEMENT. 3. TIEBACKS TENDONS SHALL BE DEFORMED ROOS, CONFORMING TO ASTM 615 GR. 75 OR ASTM A722 GRADE 150 WITH UPSET THREADS OR SEVEN WIRE, 0.6-MICH DAWETER (AS = 0.217 N°2 PER STRAND) UNCOATED STANDS CONFORMING TO ASTM 416 WITH ULTIMATE STRENGTH OF 270 KSI.
- REINFORCING STEEL SHALL CONFORM TO REQUIREMENTS OF ASTM A615, GRADE 40 FOR #4 AND SMALLER; GRADE 60 FOR #5 AND LARGER. WOOD LAGGING SHALL BE DOUGLAS FIR NORTH GRADE NO. 2 OR EQUIVALENT PRESSURE TREATED PER THE LATEST EDITION OF AMERICAN WOOD PRESERVER'S ASSOCIATION STANDARGO SEC ACTEGORY A UND. LAGGING BOARDS WITH LARGE KNOTS, CRACKS OR OTHER DEFICIENCIES SHALL NOT BE USED.
- . Welding shall conform to the requirements of the American Welding Society's Structural Welding Code Steel (AWS D1.1—04). All Welders shall be QUALIFIED IN ACCORDANCE WITH AWS. ELECTRODES SHALL BE E70.

PROCEDURES FOR INSTALLATION OF TIEBACKS

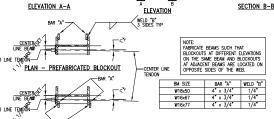
- . TIEBACKS SHALL BE INSTALLED USING A SMOOTH OUTER CASING ADVANCED AS DRILLING PROCEEDS TO PREVENT CAVING OF GROUND. DRILL CASING SHALL EXTENDING TO THE BOTTOM OF THE DRILL HOLE (TIEBACK LENGTH).
- A. DRILLING WITH EXTERNAL FLUSHING OF CUTTINGS (OUTSIDE OF CASING) SHORING SHALL NOT BE USED.
- B. CONTRACTOR SHALL DESIGN PENETRATION (BONDED) LENGTHS FOR TIEBACKS, GIVEN THE REQUIREMENTS OF THESE DRAWINGS.
- INSTALL TENDON THROUGH THE CASING. BACKFILL TIEBACK WITH GROUT THROUGH THE DRILL CASING. RETRACT CASING AS GROUT OR BACKFILL IS PLACED. CONTRACTOR SHOULD TAKE CARE TO PREVENT LOSS OF BACKFILL (GROUT) INTO NEARBY PROPERTIES OR STRUCTURES.
- B. POST GROUT AS REQUIRED TO ACHIEVE TIEBNOK TEST LOADS, DURING PRESSURE GROUTING OPERATIONS, CONTRACTOR SHALL OSSERVE IMPROVEMENTS BEYOND TO WATCH FOR VISUAL SIGNS OF HEAVING GROUND, LOSS OF GROUND, OR DAMAGE TO SLAGS-ON-GROUE.
- A ANCHORS SHALL BE STRESSED STRAIGHT AND TRUE. STOP TESTING AND NOTIFY SHORING ENGINEER IF SOLDIER BEAM ROTATION, OR KINKING OF THE TENDON OCCUR:
- 3. SHORING CONTRACTOR SHALL MONITOR THE MOVEMENT OF THE TIEBACK TENDON ANCHORAGE USING A TRIPOD MOUNTED DIAL GAUGE WITH A PRECISION OF 0.001 INCHES.
- A PERFORMANCE TEST: FIRST 2 TEBACKS AND 2 PERCENT OF REMANING TEBACKS SHALL BE INCREMENTALLY LOADED TO 1.33 TIMES THE DESIGN LOAD. APPLY AN ALLOMANT LOOP OF 25 PERCENT OF THE DESIGN LOAD. APPLY TEST LOAD IN INCREMENTS OF 0.25 TIMES THE DESIGN LOOP FIGURE DECREPANT OF 0.25 TIMES THE DESIGN LOOP FIGURE DECREPANT OF 0.25 TIMES THE DESIGN LOOP FIGURE DECREPANT OF 0.25 TIMES THE DESIGN AND APPLY TEST LOAD IN INCREMENTS OF 0.25 TIMES THE THE FIRM. HOLD PERCOL. RECORD THE ELONATION AT EACH INCREMENT AND ATTER THE FIRM. HOLD PERCOL. RECORD THE ELONATION AT EACH INCREMENTS AND ATTER THE FIRM. ALGOMENT LOAD. HOLD THE STEEL LOAD FOR IN OWNINGES AND ECONOMISES CONTINUES AND ECONOMISES OF MOVINGES CONTINUES TO HOLD THE 1 MOVINGES TO THE OWNINGES OF SERVISES THAN OUT ROSES CONTINUES TO HOLD THE TEST LOAD FOR AND THE ALLOWARD LOAD.
- B. LOCK NUTS OR WEDGES SHALL NOT BE USED DURING PERFORMANCE TESTING.
- C. PROOF TESTING. ALL TIEBLACKS NOT PERFORMANCE TESTING HEALTH PROOF TESTING TO THE TESTING ALL TIEBLACKS NOT PERFORMANCE TESTING HEALTH PROOF TESTING TO THE TESTING HEALTH PROOF TESTING HEALTH PROO
- 5. TIEBACK TESTS SHALL BE CONSIDERED ACCEPTABLE IF:
- . THE TOTAL DISPLACEMENT BETWEEN THE ALIGNMENT LOAD AND TEST LOAD EXCEEDS 80 PERCENT OF THE THEORETICAL ELASTIC ELONGATION OF THE UMBONDED LENGTH [[TEST LOAD ALIGNMENT LOAD) x UMBONDED LENGTH DWIDED BY AREA OF TENDON AND 29,000 KS]
- C. A PULLOUT FAILURE DOES NOT OCCUR. PULLOUT FAILURE IS DEFINED AT THE CONDITION WHEN CONTINUED PUMPING OF THE JACK DOES NOT INCREASE THE LOAD (GAUGE PRESSURE) WHILE THE TIEBACK DISPLACEMENT IS CONTINUING TO INCREASE.
- 5. IN THE DUENT A TIERROX FAILS TO MEET THE TEST CRITERIA THE CONTRACTOR MAY CHOOSE TO REGROUT AND RETEST THE TIERROX OR LOCK OFF THE TIERROX AT 50X OF THE ULTIMATE LOOD MANTANDE DURING THE TO-AMBIE HOUR DAY PROPOSE ADMITIONAL MAKE—IP TIERROXS PER BELOX. SPOATED TIERROXS THAT TEST ABOVE THE DESIGN LOOP BUT FAIL TO LEET THE TEST CRITERIA MAY BE REVIEWED AND ACCEPTED BY THE SHORING DIGNEES.
- A. SHORING CONTRACTOR SHALL PROVIDE AND TEST ADDITIONAL MAKE-UP TIEBACKS AND ANCHORAGE FOR TEBACKS FAIR FAIL TO MEET THE TEST REQUIREMENTS. MAKE-UP TIEBACKS SHALL HAWE A DESIGN LOAD EQUAL TO THE DIFFERENCE ENTERED THE LOCKED-OFF LOAD OF THE FAILED TIEBACK AND DESIGN LOAD SHOWN ON THE LOCKED-OFF LOAD OF THE FAILED TIEBACK. AND DESIGN LOAD SHOWN ON THE TIEBACK. COST FOR MAKE-UP TIEBACKS AND ASSOCIATED WORK SHALL BE THE RESPONSIBILITY OF THE SHORDS. CONTRACTOR.
- CUT THE TENDON AT LENGTH SPECIFIED PER TIEBACK MANUFACTURER SHOP DRAWINGS FROM THE LOCK NUT OR WEDGES.

- DICAMATE TO EXPOSE THE LEVEL OF THE TEBACK AS SHOWN ON THE DETAILS, PLACE
 LAGGING IN SPACES RETIREE PILES OF THE WHILE DECAMATING. TECHNICAL USE
 BERN LETT IN PLACE AGAINST THE EDCAMATION FACE AS REQUIRED TO REVENT COMMON FACE AS REQUIRED TO REVENT COMMON FOR STATE AND ASSETTING THE PREVIOUS DECIMINED OF SOIL MASS EXCAMATION LETT HEIGHT SHALL BE REDUCED AS REQUIRED TO
 PREVIOUS EXCUMINION OF COMING OF GROUNG.
- A. EXPOSED (UNLAGGED) VERTICAL FACE (WITHIN THE 5'-0" MASS EXCAVATION LIFT) FOR LAGGING SHALL BE REDUCED TO THE HEIGHT THE SOIL WILL STAND UNSUPPORTED AND SHALL NOT EXCEED 2-FEET HIGH.
- B. SMALL VOIDS BETWEEN LAGGING BOARDS AND EXCAVATION FACE RELATED TO TYPICAL EXCAVATION AND LAGGING INSTALLATION SHALL BE PRACED THAT WITH SITE SOLD FOR THE PROPERTY OF THE

ABBREVIATIONS

OC SAD SSD SCD TOS TOW TYP VERT WWF (N) (E) BF/BOF BOTTOM OF FOOTING BOT BOTTOM OF TOE, STEEL BEAM/ VERTICAL WELDED WIRE FABRIC NEW EXISTING

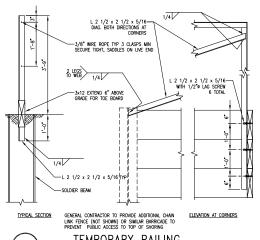
3 SIDES TYP ELEVATION A-A



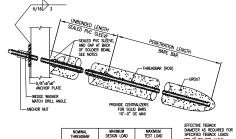
BEYOND CENTER ON NOTCH

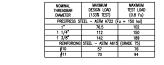
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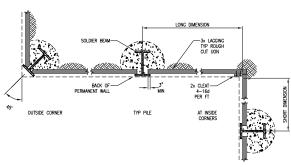






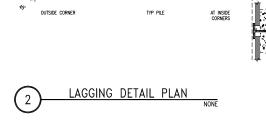




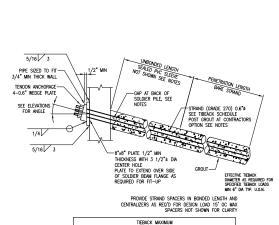


APPROPRIATE BARRIER WHERE REQUIRED TO PREVENT PUBLIC ACCESS TO THE TOP OF

SOLDIER BEAM TOLERANCE: 0" TO 2" CLEAR FOR DEPTH 0 TO 35 FEET

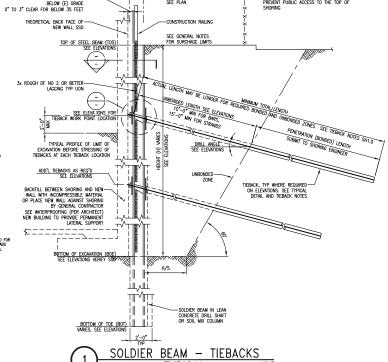


LOCATION VARIES SEE PLAN



TIEBACK MAXIMUM LOADS 0.6" DIA STRAND, ASTM 416 FU = 270 KSI AS = 0.217 /STRAND MAXIMUM DESIGN LOAD MAXIMUM TEST LOAD (60% FU) kips (80% FU) kips TIEBACK STRAND DETAIL

TYPICAL



TYPICAL

TEMPORARY SHORING 988 EL CAMINO REAL SOUTH SAN FRANCISCO, A PLAN SECTION

CLENT BURGER HILL APARTMENT 777 S. CALIFORNIA AVENUE PALO ALTO, CA 96304

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05/21/1 SCALE AS NOTED DRAWN SN JOB 2018.115.00 SH1.0

SE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF TUAN AND ROBINSON STRUCTURAL PRESE DEMINIOS AND STELLINGUISTANCE THE PROVINCENT OF THIS MAD VIOLATION STRONGERS, NO. (THIS PHEY SHALL NOT BE USED ON ANY OTHER WORK, EXCEPT BY RORELENDER WITH THISE, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OF SCALED DIMENSIONS, SHALL BE VERTIER ON THE JOB SITE AND DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF TIRSE PRIOR TO COMMENCEMENT OF WORK.

