

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE HEREIN PARCEL MAP 22-1236 CONSISTING OF FOUR (4) SHEETS, THIS STATEMENT BEING ON SHEET ONE (1) THEREOF, THAT I WE ARE THE ONLY PERSON(S) WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE ACQUIRED TITLE TO SAID LAND BY VIRTUE OF THAT GRANT DEED RECORDED 12/28/2021 AS DOCUMENT NO. 2021-176104, SAN MATEO COUNTY RECORDS, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF SAID PARCEL MAP 22-1236 AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO THE CITY OF SOUTH SAN FRANCISCO, A NON-EXCLUSIVE PUBLIC SIDEWALK EASEMENT IN THE AREA SHOWN ON THIS PARCEL MAP AS “PUBLIC SIDEWALK EASEMENT DEDICATED HEREIN” FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION ACCESS, OPERATION AND MAINTENANCE OF A PUBLIC SIDEWALK.

WE ALSO HEREBY DEDICATE TO THE CITY OF SOUTH SAN FRANCISCO, A NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT OVER AND ACROSS SAID REAL PROPERTY DELINEATED ON THIS MAP AS “E.V.A.E DEDICATED HEREIN”. IT IS UNDERSTOOD AND AGREED THAT THE CITY, 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.

WE HEREBY RESERVE FOR THE OWNERS OF PARCEL B, PARCEL C AND PARCEL D EASEMENTS FOR PRIVATE UTILITIES PURPOSES DESIGNATED AND DELINEATED AS "PRIVATE UTILITY EASEMENT". THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES, AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR, AND /OR REPLACEMENT OF PRIVATE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SOUTH SAN FRANCISCO.

WE ALSO HEREBY RESERVE FOR THE OWNERS OF PARCEL B, PARCEL C AND PARCEL D EASEMENTS FOR PRIVATE UTILITIES PURPOSES DESIGNATED AND DELINEATED AS "PRIVATE WATER LINE EASEMENT" AND "PRIVATE STORM DRAIN EASEMENT". THESE EASEMENTS ARE TO BE KEPT OPEN AND FREE FROM ALL BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES, AND ALL LAWFUL UNSUPPORTED ROOF OVERHANGS. THE MAINTENANCE, REPAIR, AND /OR REPLACEMENT OF PRIVATE FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS BENEFITED, AS DETERMINED BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF SOUTH SAN FRANCISCO.

AS OWNERS:

US 180 EL CAMINO OWNER, LLC, a Delaware limited liability company

BY: US 180 El Camino Venture, LLC, a Delaware limited liability company
AS: Sole Member

BY: US 180 El Camino Manager LLC, a Delaware limited liability company,
AS: Administrative Manager

BY: SW El Camino GP, LLC, a Delaware limited liability company,
AS: Administrative Manager

BY: SW El Camino Investments, LLC, a Delaware limited liability company,
ITS: Managing Member

BY: SteelWave, LLC, a Delaware limited liability company,
ITS: Managing Member

BY: Rick Wada
Senior Vice President

EXHIBIT A - DRAFT PARCEL MAP

CITY ENGINEER'S STATEMENT

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

DATE EUNEJUNE KIM, P.E. NO. 54268
CITY ENGINEER
CITY OF SOUTH SAN FRANCISCO
COUNTY OF SAN MATEO, CALIFORNIA

CITY CLERK'S STATEMENT

I, ROSA GOVEA ACOSTA, HEREBY STATE THAT THE CITY ENGINEER OF THE CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DID DULY APPROVE THIS PARCEL MAP 22-1236 ON THE DAY OF , 2023, PURSUANT TO THE AUTHORITY VESTED IN HIM IN TITLE 19 "SUBDIVISIONS" OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE.

DATE ROSA GOVEA ACOSTA
CITY CLERK
CITY OF SOUTH SAN FRANCISCO
COUNTY OF SAN MATEO, CALIFORNIA

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 SS.
COUNTY OF

ON , 2023 BEFORE ME, 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 THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY'S SIGNATURE:

PRINTED NOTARY'S NAME:

NOTARY'S PRINCIPAL PLACE OF BUSINESS:

MISSION NUMBER:

F NOTARY'S COMMISSION:

TECHNICAL REVIEWER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE MAP IS TECHNICALLY CORRECT AS REQUIRED BY THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA "SUBDIVISION MAP ACT" AND LOCAL ORDINANCES.

DATE MAURICE KAUFMAN, P.L.S. 7256

CERTIFICATE OF ACCEPTANCE

IN ACCORDANCE WITH CITY COUNCIL RESOLUTION NO. 45-83, AS INTERIM CITY MANAGER OF THE CITY OF SOUTH SAN FRANCISCO, I DO HEREBY EXERCISE THE DISCRETION DELEGATED TO ME AND ACCEPT ON BEHALF OF THE PUBLIC, ALL EASEMENTS OFFERED FOR DEDICATION TO THE PUBLIC FOR USE IN CONFORMITY WITH THE OFFER OF DEDICATION WITHIN THE BOUNDARY OF THIS MAP. CITY OF SOUTH SAN FRANCISCO, A MUNICIPAL CORPORATION

BY: SHARON RANALS, INTERIM CITY MANAGER DATE

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 STEELWAVE IN JULY, 2022. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE SHANE R. BARBER L.S. 9097



COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD THIS DAY OF , 2023, AT .M., IN BOOK OF MAPS AT PAGES , UNDER SERIES NO.

AT THE REQUEST OF COMPANY IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA.

FEE PAID: MARK CHURCH
COUNTY RECORDER IN AND FOR THE COUNTY
SAN MATEO, STATE OF CALIFORNIA

BY: DEPUTY COUNTY RECORDER

PARCEL MAP 22-1236

BEING A SUBDIVISION OF THE REMAINDER PARCEL AS SHOWN ON THE PARCEL MAP 22-0269 FILED SEPTEMBER 02, 2022, IN BOOK 86 OF PARCEL MAPS AT PAGES 57-59, SAN MATEO COUNTY RECORDS

CITY OF SOUTH SAN FRANCISCO
SAN MATEO COUNTY, STATE OF CALIFORNIA

JANUARY, 2023
SHEET 1 OF 4



PARCEL MAP 22-1236

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SHEET 2 OF 4



NOTES

- 1. DISTANCES SHOWN HEREON, ARE GROUND DISTANCES SHOWN IN U.S. SURVEY FEET AND DECIMALS HEREON.
- 2. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 11.214 ± ACRES.

BASIS OF BEARINGS

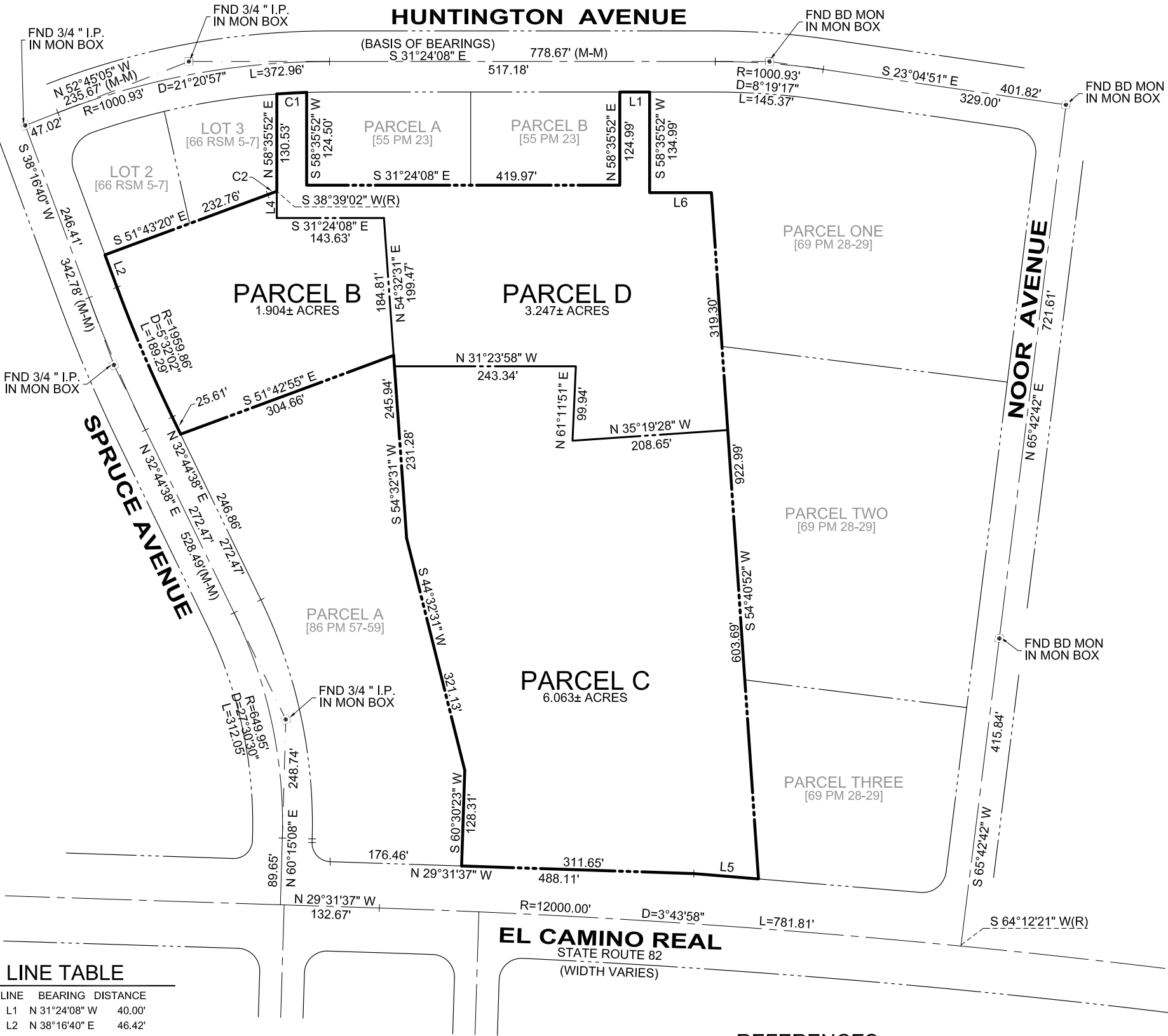
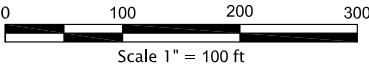
THE BEARING OF SOUTH 31° 24' 08" EAST TAKEN ON THE CENTERLINE OF HUNTINGTON AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRANFORAN PARK UNIT NO. 2" FILED FOR RECORD ON JANUARY 5TH, 1967 IN VOLUME 66 OF MAPS AT PAGES 5-7, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

LEGEND

SUBJECT PROPERTY	-----
NEW PROPERTY LINE	-----
ADJACENT PROPERTY LINE	-----
CENTERLINE	-----
TIE LINE / RADIAL LINES	-----
EXISTING EASEMENTS	-----
PROPOSED EASEMENTS	-----
RECORD INFORMATION W/ REFERENCE	() ①
FOUND MONUMENT AS NOTED	⊕
FND IRON PIPE OR AS NOTED	●
SET 3/4" I.P. W/ PLUG "LS 9097"	○
SET NAIL/TAG "LS 9097"	⊕

ABBREVIATIONS

BD	BRASS DISK
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
I.P.	IRON PIPE
MON	MONUMENT
O.R.	OFFICIAL RECORDS
P.W.L.E.	PRIVATE WATER LINE EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
PR.U.E.	PRIVATE UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 31°24'08" W	40.00'
L2	N 38°16'40" E	46.42'
L3	N 60°15'08" E	4.90'
L4	N 58°35'52" E	35.85'
L5	N 26°38'46" W (N 27°54'38" W) (86.78')	86.94'
L6	S 31°24'08" E (S 32°40'36" E)	82.92'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH
C1	R= 959.93'	D=02°23'28"	L=40.06'
C2	R=1999.86'	D=00°22'22"	L=13.01'

REFERENCES

- ① TANFORAN PARK UNIT NO. 2 (66 RSM 5-7)
- ② RECORD OF SURVEY (6 LLS 77)
- ③ PARCEL MAP 96-025 (69 PM 28-29)
- ④ PARCEL MAP (55 PM 23)
- ⑤ PARCEL MAP 22-0269 (86 PM 57-59)

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CITY OF SOUTH SAN FRANCISCO

SAN MATEO COUNTY, STATE OF CALIFORNIA

JANUARY, 2023

SHEET 3 OF 4



261 Boeing Court (925) 344-6461
Livermore, CA 94551

EASEMENT LINE TABLE

E1	S 31°24'08" E	26.00'
E2	S 31°24'08" E	53.36'
E3	R=40.00'	D=86°05'00" L=60.10'
E4	N 26°38'46" W	26.30'
E5	R=20.00'	D=85°14'06" L=29.75'
E6	N 30°33'14" W	34.07'
E7	N 32°16'14" W	33.03'
E8	R=15.00'	D=86°10'46" L=22.56'
CHORD: N 11°41'15" E	20.49'	
E9	R=1000.00'	D=3°55'35" L=68.53'
E10	R=67.22'	D=36°47'23" L=43.16'
CHORD: N 07°11'59" W	42.42'	
E11	R=1020.00'	D=03°55'35" L=69.90'

SIDEWALK LINE TABLE:

E12	S 60°32'44" W	10.58'
E13	S 54°40'52" W	9.68'

PR.U.E. LINE TABLE:

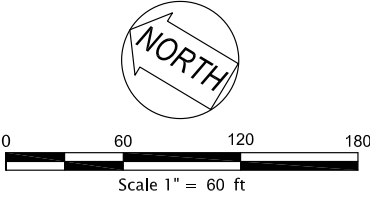
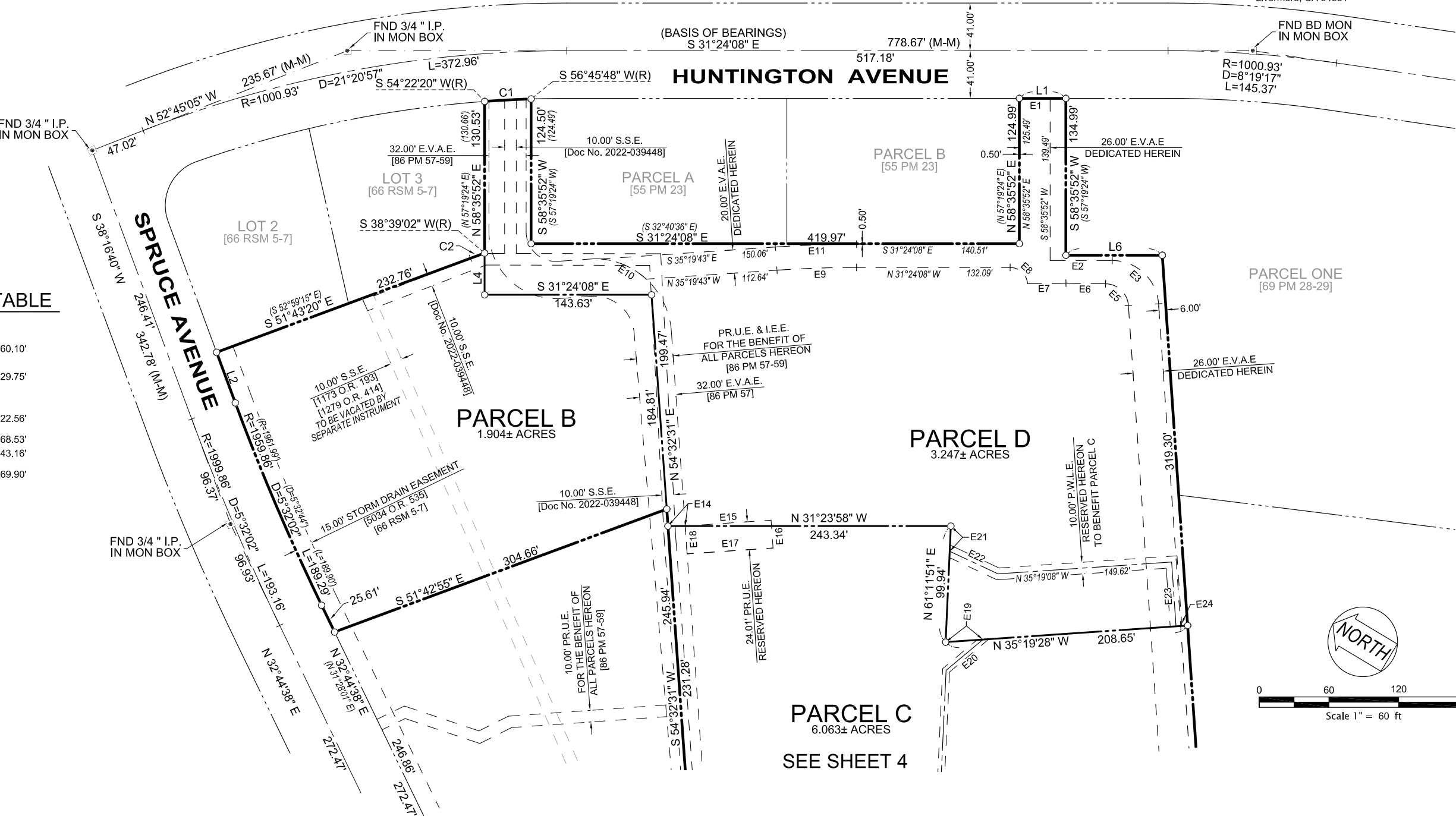
E14	N 31°23'58" W	14.80' (TIE)
E15	S 35°19'08" E	74.09'
E16	S 54°40'52" W	24.00'
E17	N 35°19'08" W	74.04'
E18	N 54°32'38" E	24.00'

P.S.D.E. LINE TABLE:

E19	N 35°19'28" W	32.19' (TIE)
E20	N 71°19'08" W	41.32'

P.W.L.E. LINE TABLE:

E21	N 61°11'51" E	21.76' (TIE)
E22	N 06°22'07" W	45.89'
E23	N 54°40'52" E	55.45'
E24	S 35°19'28" E	10.00' (TIE)



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JANUARY, 2023
SHEET 4 OF 4



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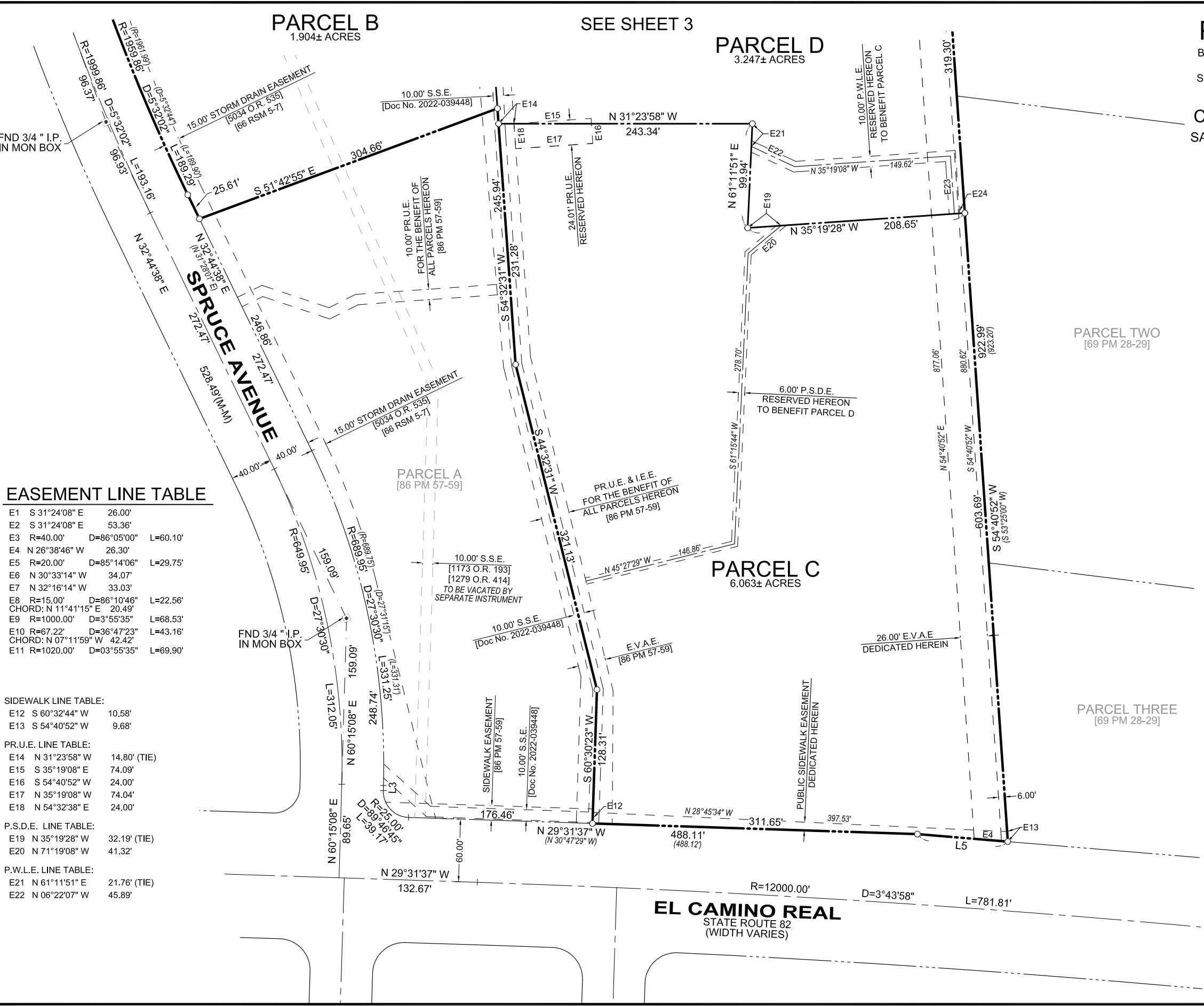
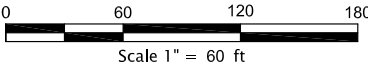
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