

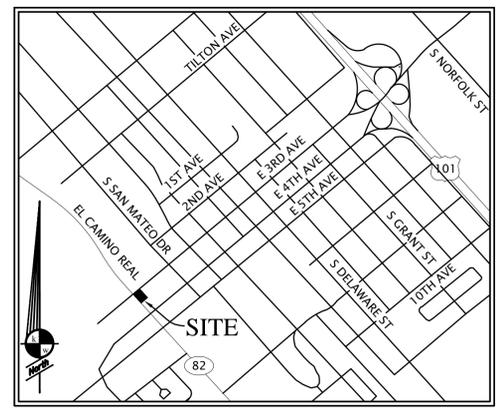
LEGAL DESCRIPTION

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

PARCEL I:
 LOT 34 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SUBDIVISION OF THE VISION REALTY CO., SAN MATEO, CALIF." FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON NOVEMBER 9, 1925 IN BOOK 13 OF MAPS AT PAGE 1, 2 AND 3, DESCRIBED AS:

BEGINNING AT THE MOST EASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO STANDING OIL COMPANY, BY DEED RECORDED OCTOBER 11, 1924 IN BOOK 130 OF OFFICIAL RECORDS AT PAGE 366, RECORDS OF SAN MATEO COUNTY, CALIFORNIA, SAID CORNER BEARING ALSO COMMON TO A PARCEL NOW OR FORMERLY OF D.A. RAYBOULD AND TO LOTS 30 AND 34 OF THE VISION REALTY CO. SUBDIVISION SHOWN ON MAP ABOVE REFERRED TO; RUNNING THENCE FROM SAID POINT OF BEGINNING ON AND ALONG THE LINE DIVIDING SAID PARCEL OF THE STANDARD OIL CO AND SAID LOT 34 AND THE PROJECTION THEREOF SOUTH 48°± 30' WEST 70.38 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 34 AND THE NORTHEASTERLY LINE OF THE STATE HIGHWAY COMMONLY KNOWN AS EL CAMINO REAL; THENCE ON AND ALONG SAID NORTHEASTERLY LINE OF EL CAMINO REAL SOUTH 41°± 30' EAST 35.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 34, NORTH 48°± 30' EAST 70.38 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE ON AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 34, NORTH 41°± 30' WEST 35.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:
 COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF STATE HIGHWAY COMMONLY KNOWN AS EL CAMINO REAL DISTANT THEREON NORTH 41°± 29' 30" WEST 499.12 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE NORTHWESTERLY LINE OF 5TH AVENUE AS SAID HIGHWAY AND AVENUE APPEAR ON MAP OF THE CITY OF SAN MATEO (1922); THENCE FROM SAID POINT OF BEGINNING NORTH 41°± 29' 30" WEST ON AND ALONG SAID NORTHEASTERLY LINE OF SAID STATE HIGHWAY 60 FEET TO A POINT DISTANT IN THE SAME COURSE ALONG SAID NORTHEASTERLY LINE OF SAID STATE HIGHWAY AND ITS PRODUCTION 40 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHEASTERLY LINE OF 3RD AVENUE AS SHOWN ON SAID OFFICIAL MAP, SAID LINE OF 3RD AVENUE BEING THE NORTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED BY BAYSIDE COMPANY TO MARIE CHRISTINE DE GUIGNE, ET AL, BY DEED DATED DECEMBER 22, 1911 AND RECORDED DECEMBER 23, 1911 IN BOOK 200 OF DEEDS AT PAGE 486, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE ON THAT ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30 FEET A DISTANCE OF 47.13 FEET TO A POINT IN A LINE WHICH SAID LINE IS PARALLEL TO AND DISTANT 10 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE SAID SOUTHEASTERLY LINE OF 3RD AVENUE; THENCE NORTH 48°± 30' EAST ON AND ALONG SAID LINE WHICH IS PARALLEL TO AND DISTANT 10 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE OF 3RD AVENUE A DISTANCE OF 40 FEET; THENCE SOUTH 41°± 20' EAST 90 FEET; THENCE SOUTH 48°± 30' WEST 70.01 FEET TO THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY AND THE POINT OF COMMENCEMENT.



VICINITY MAP
NOT TO SCALE

NOTES

- All distances shown hereon are in feet and decimals thereof.
- This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company, dated July 11, 2014, Title No. NCS-684811-SM. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
- Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown with the exception of underground utility lines. The locations of these underground utility lines have been compiled from available plans and no warranty is implied as to the exact location of these lines. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
- A.P.N.: 034-143-010
- Zoning Note:
 This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

The subject property is currently zoned "CBD/R";
 Central Business District with a Residential District Overlay

The current building setbacks for the CBD zoning designation are:

- New developments shall be built to the property line to a minimum height of twenty-six (26) feet, up to the maximum height as permitted in the street wall area or to the maximum height permitted for parcels outside the street wall area, except where a setback is required to meet ground floor open space requirements or where a setback buffer is required adjacent to a residential district pursuant to the Building Height and Bulk Plan in the Downtown Specific Plan.
- Up to twenty-five percent (25%) of the building line may be set back from the property line to provide for open space in excess of that required where the building is along a street designated for Required Retail Frontage. An additional fifteen percent (15%) may be set back in addition to the twenty-five percent (25%) if the site is not along a street designated for Required Retail Frontage.
- Transfers of these requirements may be permitted among properties by Planning Commission approval of a Special Permit where the requirements are met for the entire block face. A transfer shall be by an agreement between the property owner and the City and shall be recorded. (Ord. 2001-28 § 1, 2001; Ord. 1997-7 § 1; Ord. 1986-14 § 1 (part), 1986).

Floor Area Ratio: The floor area ratio shall not exceed 3.0
 Building Height: 55'-75' per City of San Mateo Building Height Plan

Information was obtained from the City of San Mateo, Planning Department Website on October 7, 2014.

- Basis of Bearings:
 The bearing of North 48°32'45" East taken on the monument line of East Fourth Avenue as shown on that certain Parcel Map No. 400 filed for record on June 18, 2004 in Book 75 of Parcel Maps at Pages 53 and 54, San Mateo County Records was taken as the Basis of all Bearings shown hereon.

- Flood Zone Note:
 The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Numbers 060328 0154 E and 060311 0162 E, dated October 16, 2012, as being located in Flood Zone "X";

Areas determined to be outside the 0.2% annual chance flood.

Information was obtained from the FEMA website (www.fema.gov) on October 7, 2014.

EXCEPTION TABLE

- General and special taxes and assessments for the fiscal year 2014-2015, a lien not yet due or payable.
 (NOT A SURVEY MATTER)
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
 (NOT A SURVEY MATTER)
- The fact that the land lies within the boundaries of the San Mateo City Downtown Redevelopment Project Area, as disclosed by the document recorded July 10, 1981 as Instrument No. 1981-65717AS OF OFFICIAL RECORDS.
 (NOT PLOTTABLE)
- Any rights, interests or easements in favor of the public which exist or are claimed to exist over any portion of said land covered by water.
- Water rights, claims or title to water, whether or not shown by the public records.
- Rights of parties in possession.

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	- - - - -
CENTERLINE	=====
MONUMENT LINE	=====
EASEMENT	- - - - -
BUILDING LINE	=====
BUILDING OVERHANG	=====
FOUND MONUMENT AS NOTED	■
FOUND IRON PIPE OR AS NOTED	●
LIGHT	⊙
STREET LIGHT	⊙
TRAFFIC SIGNAL POLE	⊙
FIRE HYDRANT	⊙
STORM DRAIN MANHOLE	⊙
MANHOLE	⊙
CLEAN OUT	⊙
WATER VALVE (UNLESS OTHERWISE SPECIFIED)	⊙
CATCH BASIN / DROP INLET	⊙
FIRE DEPARTMENT CONNECTION	⊙
BACK FLOW PREVENTER	⊙
UTILITY BOX (SIZE VARIES)	⊙
SIGN	⊙
BOLLARD (UNLESS OTHERWISE SPECIFIED)	⊙
CURB	=====
CURB & GUTTER	=====
CONCRETE	=====
FENCE	=====
CONCRETE WALL	=====
SIGN	⊙
POST	⊙
FLAG POLE	⊙
TITLE REPORT EXCEPTION NUMBER	⊙
RECORD INFORMATION W/ REFERENCE	(100.00)⊙
CURB	=====
CURB & GUTTER	=====
CONCRETE	=====
FENCE	=====
GUARDRAIL	=====
RETAINING WALL	=====
EDGE OF PAVEMENT	-----
SANITARY SEWER	-----
STORM DRAIN	-----
WATER	-----
GAS	-----
UNDERGROUND ELECTRIC	-----
TELEPHONE	-----
LIGHTING CONDUIT	-----
FIBER OPTIC CABLE	-----

SURVEYOR'S CERTIFICATE

TO: Windy Hill
 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 8, 9, 10, 11(a), 11(b), 13 and 14 of Table A thereof. The field work was completed on October 10, 2014.

DRAFT PRINT



DATE _____ JIMMY R. VIGIL L.S. 6256

REFERENCES

- SUBDIVISION OF THE VISION REALTY CO. (13 M 1-3)
- TAYLOR ADDITION (3 M 68)
- PARCEL MAP NO. 400 (75 PM 53&54)
- PARCEL MAP NO. 345 (68 PM 11)
- PARCEL MAP NO. 219 (48 PM 1)
- PARCEL MAP NO. 250 (53 PM 74 & 75)

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	O.R.	OFFICIAL RECORD
BD	BRASS DISK	PL	PROPERTY LINE
BL	BUILDING	PM	PARCEL MAP
CATV	CABLE TELEVISION	S	SOUTH
CO	CLEAN OUT TO GRADE	SE	SOUTHEAST
DI	DROP INLET	SLB	STREET LIGHT BOX
EB	ELECTRIC BOX	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE	SW	SOUTHWEST
FC	FACE OF CURB	TB	TELEPHONE BOX
FND	FOUND	TSB	TRAFFIC SIGNAL BOX
I.P.	IRON PIPE	TOW	TOP OF WALL
MH	MANHOLE	TW	TREE WELL
MON	MONUMENT	UB	UTILITY BOX
N	NORTH	WB	WATER BOX
NE	NORTHEAST	WM	WATER METER
NO.	NUMBER	WV	WATER VALVE
NW	NORTHWEST		

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A Preliminary Planning Application For:
WINDY HILL
PROPERTY VENTURES
 2 East 3rd Avenue
 San Mateo, CA

DATE	DESCRIPTION
09.26.14	PLANNING DEPT. SUBMITTAL
10.13.14	PLANNING DEPT. RESUBMITTAL

EXISTING SITE PLAN

A1.00
 PROJECT NO: 143849



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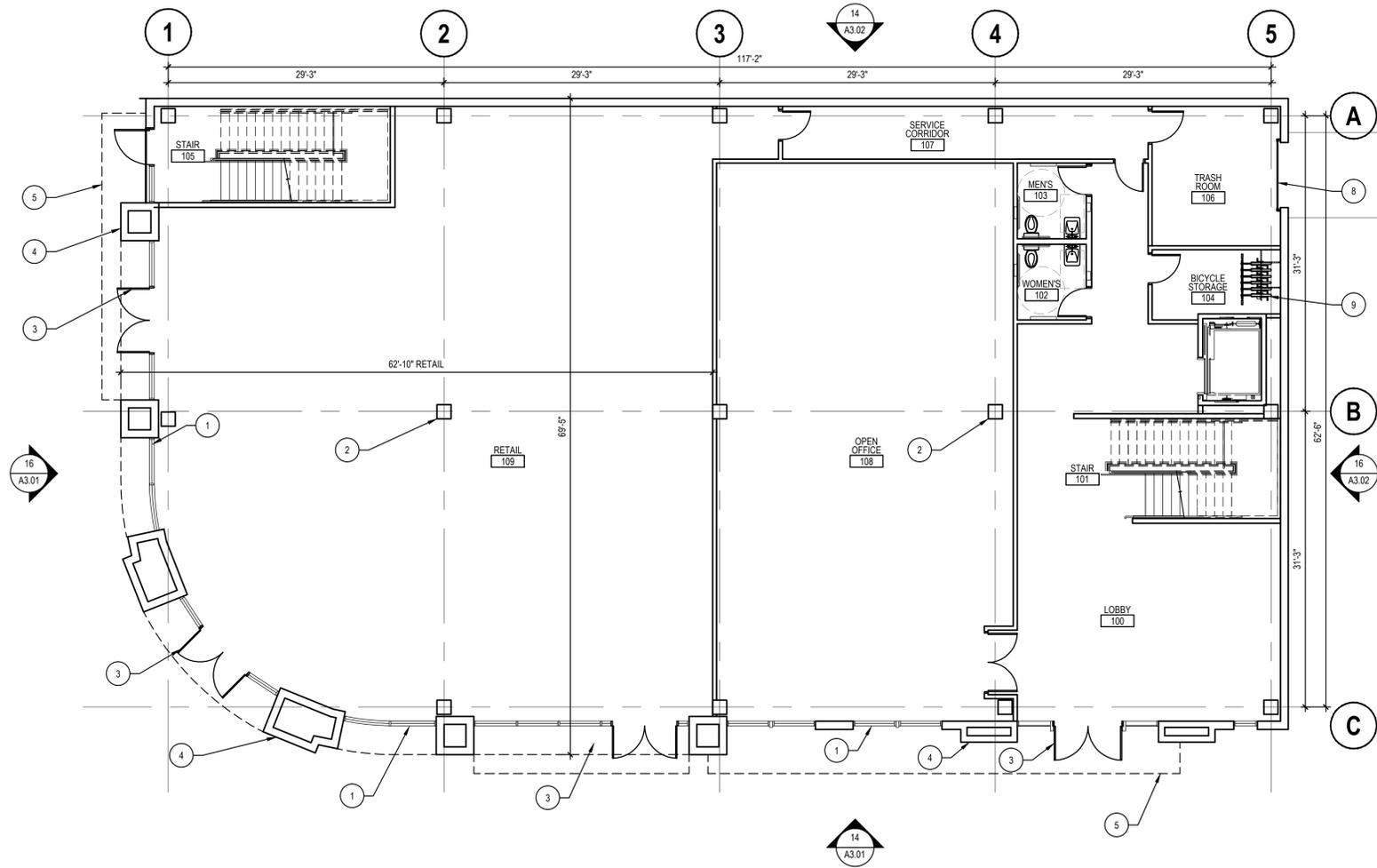
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1 FIRST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 ENTRY/EXIT DOOR
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 ALUMINUM CANOPY ABOVE, SHOWN DASHED
- 6 TREE AND PLANTER TO BE ADDED TO PUBLIC SIDEWALK

- 7 LINE OF COLONNADE BELOW
- 8 ROLL UP DOOR, 3/4 HOUR RATED
- 9 LONG TERM BIKE STORAGE

FLOOR PLAN SYMBOLS LEGEND

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING

- PARTITION OR WALL (UNRATED)
- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- FURNISH AND INSTALL DOOR & FRAME

DATE	DESCRIPTION
09.26.14	PLANNING DEPT. SUBMITTAL
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FIRST LEVEL FLOOR PLAN

A2.11

PROJECT NO: 143849



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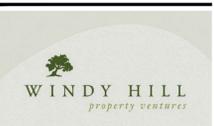
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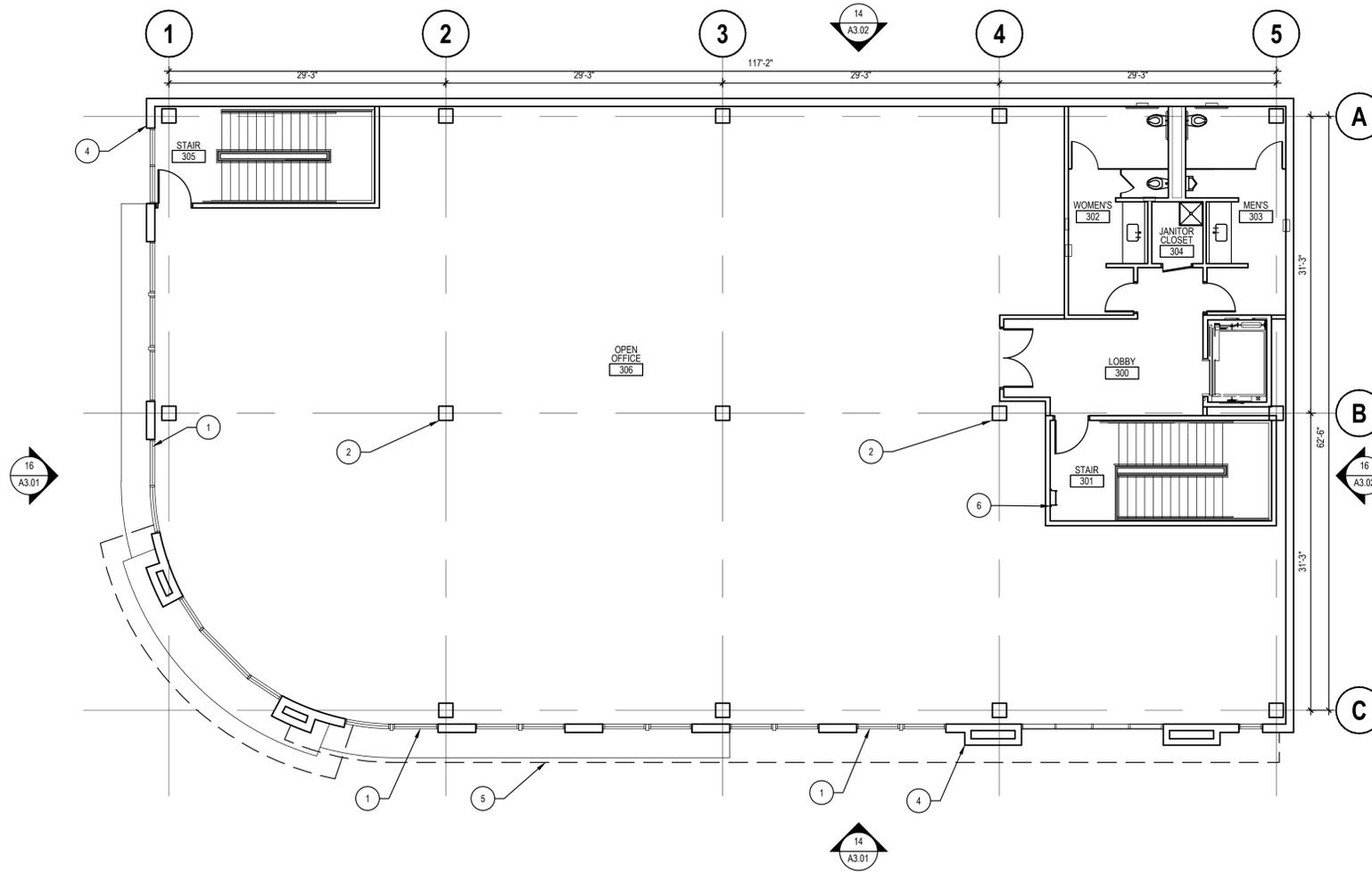
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1 THIRD LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 ENTRY/EXIT DOOR
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 ALUMINUM CANOPY ABOVE, SHOWN DASHED
- 6 ROOF ACCESS LADDER

FLOOR PLAN SYMBOLS LEGEND

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING

- PARTITION OR WALL (UNRATED)
- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- FURNISH AND INSTALL DOOR & FRAME

DATE	DESCRIPTION
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THIRD LEVEL FLOOR PLAN

A2.13

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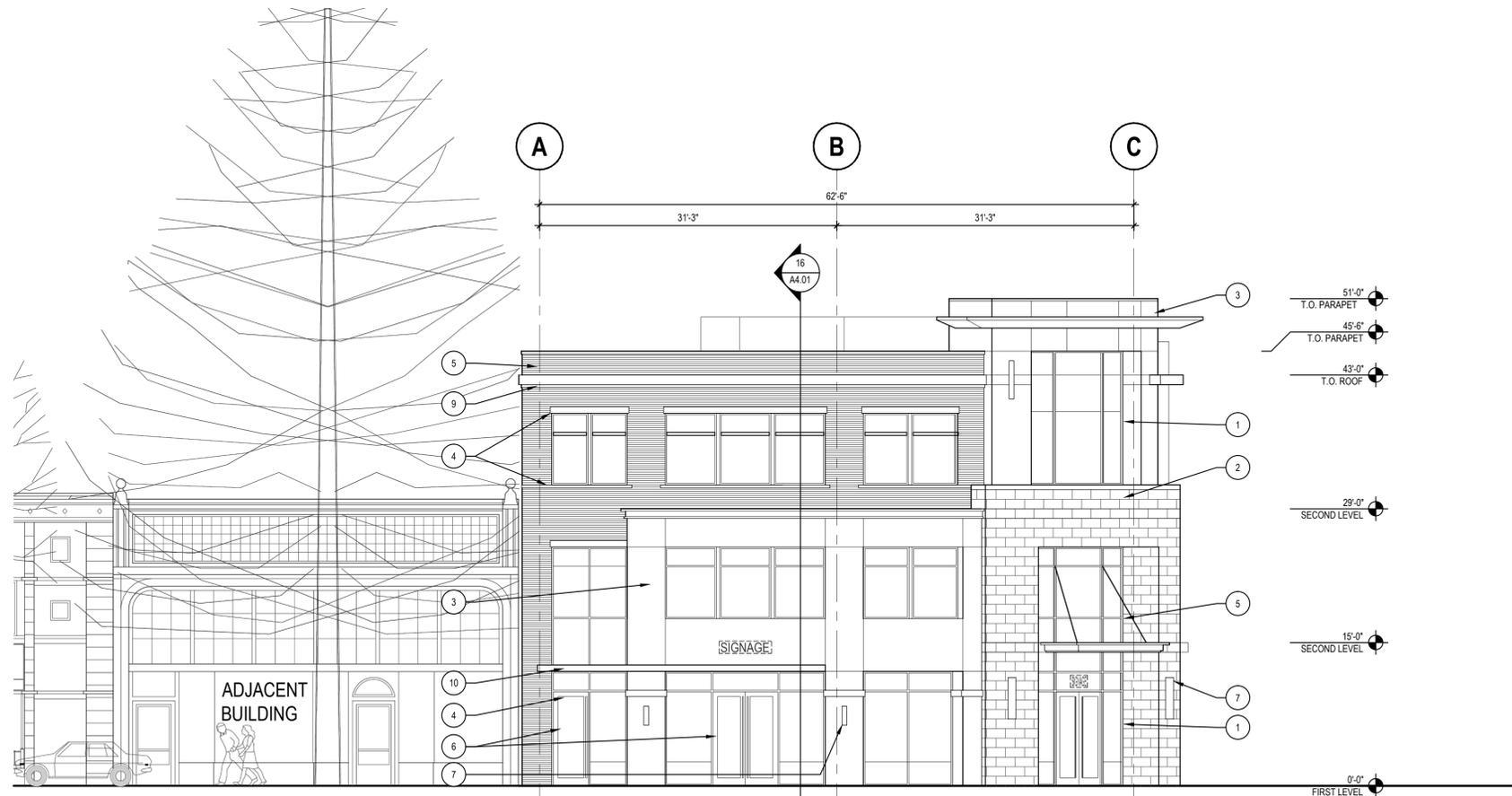
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EXTERIOR ELEVATIONS

A3.01
PROJECT NO: 143849



14 WEST ELEVATION
SCALE: 1/8" = 1'-0"



16 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

NOTE: NOT ALL KEYNOTES MAY APPLY

- 1 CLEAR ANODIZED ALUMINUM FRAME AND 1" INSULATED GLAZING SYSTEM
- 2 ALUMINUM SUNSCREEN
- 3 STUCCO FINISH
- 4 STONE TILE
- 5 BRICK VENEER
- 6 ALUMINUM AND GLASS DOOR
- 7 EXTERIOR WALL SCONCE
- 8 12" HIGH METAL ADDRESS NUMERALS WITH 1" MIN. STROKE, PAINTED BLACK
- 9 PRECAST CORNICE
- 10 ALUMINUM AWNING AT ENTRY
- 11 PRECAST LINTEL AND SILL
- 12 ROLL UP DOOR AT TRASH ROOM

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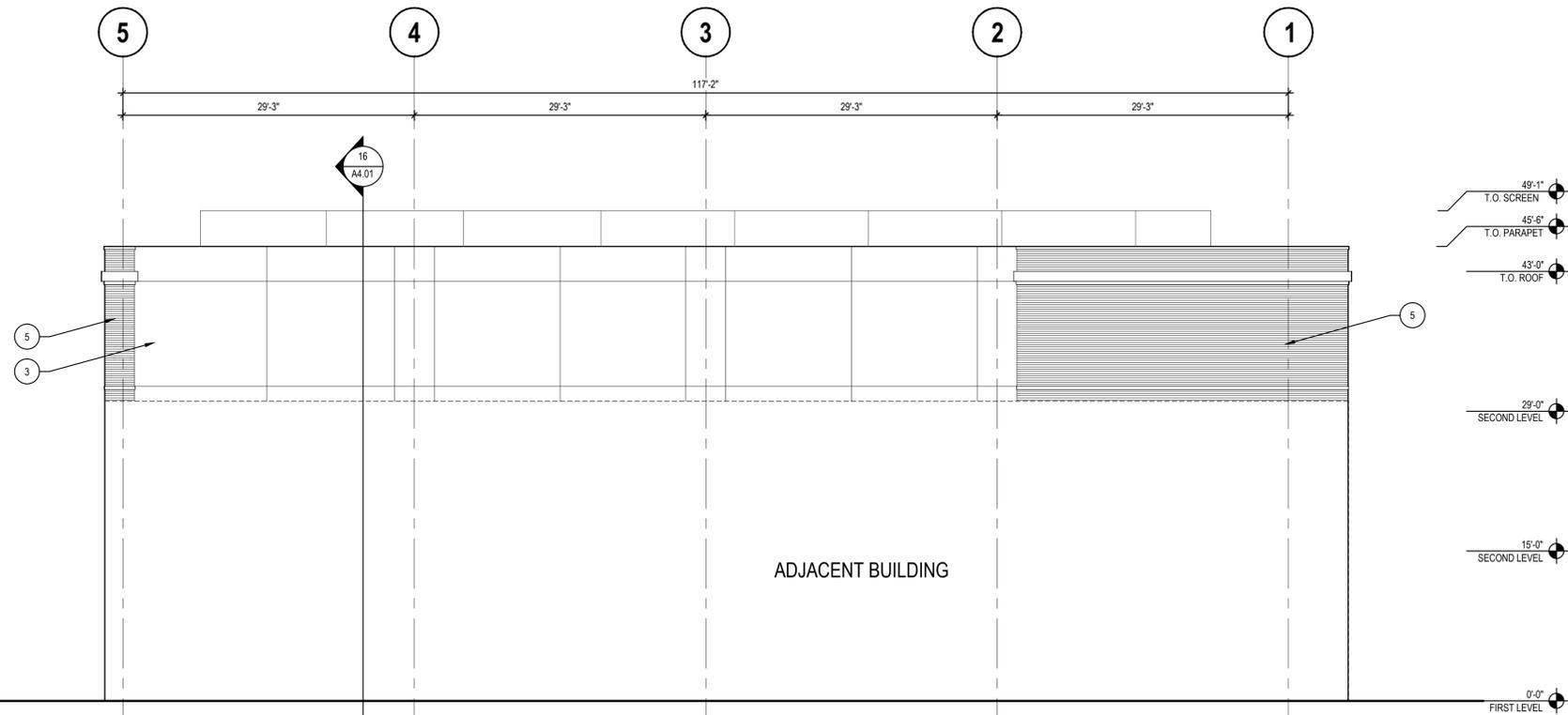
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DATE	DESCRIPTION
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EXTERIOR ELEVATIONS

A3.02

PROJECT NO: 143849

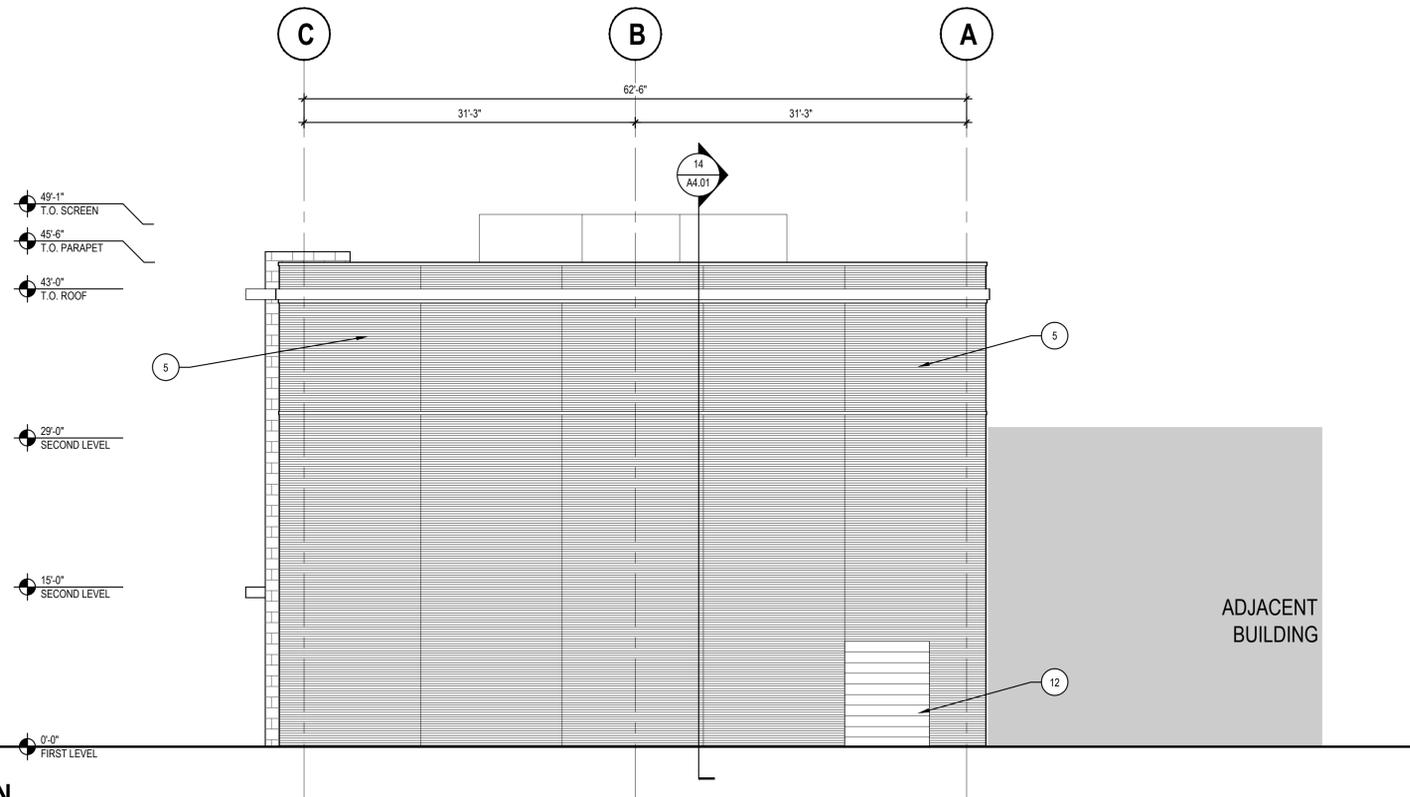


14 EAST ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

NOTE: NOT ALL KEYNOTES MAY APPLY

- 1 CLEAR ANODIZED ALUMINUM FRAME AND 1" INSULATED GLAZING SYSTEM
- 2 ALUMINUM SUNSCREEN
- 3 STUCCO FINISH
- 4 STONE TILE
- 5 BRICK VENEER
- 6 ALUMINUM AND GLASS DOOR
- 7 EXTERIOR WALL SCONCE
- 8 12" HIGH METAL ADDRESS NUMERALS WITH 1" MIN. STROKE, PAINTED BLACK
- 9 PRECAST CORNICE
- 10 ALUMINUM AWNING AT ENTRY
- 11 PRECAST LINTEL AND SILL
- 12 ROLL UP DOOR AT TRASH ROOM



16 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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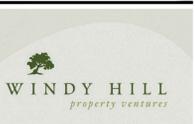
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RENDERED EXTERIOR ELEVATIONS

A3.11
PROJECT NO: 143849



14 WEST ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

- 1" INSULATED LOW E GLAZING SYSTEM WITH CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED VERTICAL AND HORIZONTAL JOINTS
- 1" INSULATED LOW E GLAZING SYSTEM WITH GREEN TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED VERTICAL JOINTS
- STUCCO FINISH, PAINTED
- TORREON STONE, ARIZONA STONE TILE AND EXTERIOR SHEATHING OVER METAL STUD FRAME
- BRICK VENEER
- ALUMINUM SUNSCREEN, FINISH: REYNOBOND COLORWELD 500 XL "CHAMPAGNE METALLIC"



16 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

