

**OWNER'S STATEMENT**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE CITY OF SAN MATEO FOREVER FOR THE PURPOSES OF PUBLIC STREETS, HIGHWAYS, AND RIGHTS-OF-WAY (SUBJECT TO ACCEPTANCE BY THE CITY CONCURRENT WITH THE CITY ENGINEER'S ACCEPTANCE OF REQUIRED PUBLIC IMPROVEMENTS AS COMPLETE) THOSE PORTIONS OF LAND DESIGNATED HEREIN AS KYNE STREET, DERBY AVENUE, LANDING AVENUE AND FRANKLIN PARKWAY AS DELINEATED AND EMBRACED WITHIN THE BOUNDARIES OF THE HEREIN EMBODIED MAP. SOME VERTICAL PORTIONS OF THE RIGHTS-OF-WAY ARE RESERVED FROM THIS DEDICATION TO ACCOMMODATE THE BUILDINGS ABOVE STREET, AS SHOWN HEREON AS "V.B.R." (VERTICAL BUILDING RESERVATION).

WE ALSO HEREBY DEDICATE TO THE CITY OF SAN MATEO NON-EXCLUSIVE EASEMENTS AND RIGHTS-OF-WAY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REMOVING, REPLACING, REPAIRING, MAINTAINING, OPERATING AND USING PUBLIC SERVICE FACILITIES, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITIES, FIRE HYDRANTS, STREET LIGHTS, AND ALL NECESSARY BRACES, CONNECTIONS FASTENINGS OR OTHER FACILITIES AND OTHER APPLIANCES AND FIXTURES FOR USE IN CONNECTION THEREWITH OR APPURTENANT THERETO, IN, UNDER, ALONG, AND ACROSS ANY AREA OR STRIP OF LAND DESIGNATED "P.S.E." (PUBLIC SERVICE EASEMENT) AS DELINEATED AND EMBRACED WITHIN THE BOUNDARY OF SAID MAP. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES, IRRIGATION SYSTEMS AND APPURTENANCES, FENCES AND LAWFUL ROOF OVERHANGS.

WE ALSO HEREBY DEDICATE TO THE CITY OF SAN MATEO EASEMENTS FOR PUBLIC PEDESTRIAN INGRESS AND EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF SIDEWALKS OVER AND ACROSS THOSE PORTIONS OF LAND DESIGNATED "S.W.E." (SIDEWALK EASEMENT) AS DELINEATED AND EMBRACED WITHIN THE BOUNDARY OF SAID MAP. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES, IRRIGATION SYSTEMS AND APPURTENANCES, FENCES AND LAWFUL ROOF OVERHANGS.

WE ALSO HEREBY DEDICATE TO THE CITY OF SAN MATEO EASEMENTS WITH THE RIGHT OF INGRESS AND EGRESS OF EMERGENCY VEHICLES OVER AND ACROSS THOSE PORTIONS OF LAND DESIGNATED "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT) AS DELINEATED AND EMBRACED WITHIN THE BOUNDARY OF SAID MAP. SAID EASEMENT AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT APPLICABLE UTILITY STRUCTURES AND APPURTENANCES, IRRIGATION SYSTEMS AND APPURTENANCES, FENCES AND LAWFUL ROOF OVERHANGS.

WE ALSO HEREBY DEDICATE TO THE CITY OF SAN MATEO EASEMENTS FOR PUBLIC ACCESS OVER AND ACROSS THOSE PORTIONS OF LAND DESIGNATED "P.A.E." (PUBLIC ACCESS EASEMENT). THE PUBLIC ACCESS EASEMENT IS FOR SURFACE ACCESS ONLY.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS/HAVE CAUSED THIS STATEMENT AND THESE DEDICATIONS TO BE EXECUTED THIS 17<sup>th</sup> DAY, OF December, 2012.

OWNER: BAY MEADOWS MAIN TRACK INVESTORS, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: Stephen Pilch  
STEPHEN PILCH  
VICE PRESIDENT

DATE: 12-17-12

**BAY MEADOWS PHASE II, NO. 4**

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS

BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13 IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS

AND LYING ENTIRELY WITHIN THE

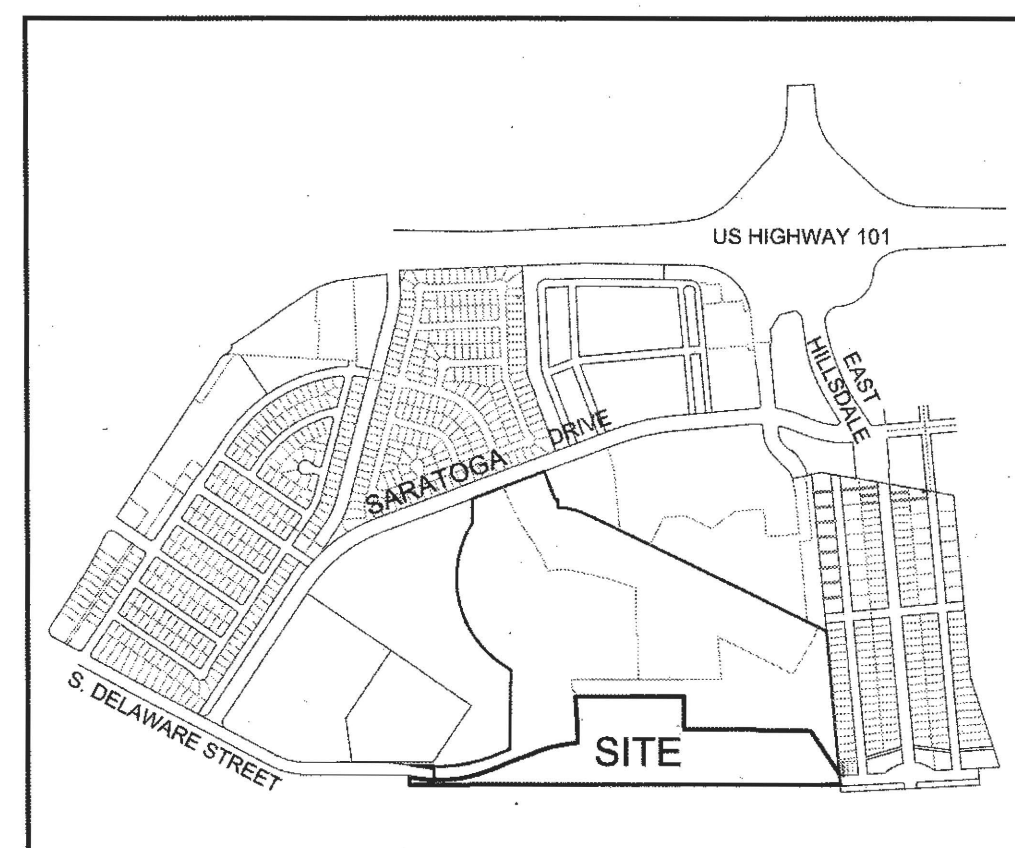
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA

JANUARY 2013

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113

Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmanconsulting.com



VICINITY MAP  
NTS

**OWNER'S ACKNOWLEDGMENT**

STATE OF California

COUNTY OF San Francisco ) SS.

ON December 17, 2012 BEFORE ME, Renee Adams, A

NOTARY PUBLIC, PERSONALLY APPEARED Stephen Pilch, 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 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:

SIGNATURE Renee Adams

PRINTED NAME Renee Adams  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

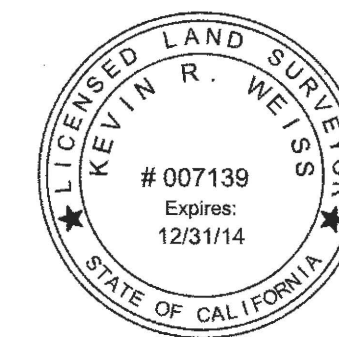
PRINCIPAL COUNTY OF BUSINESS San Francisco

COMMISSION EXPIRES 10/21/15

COMMISSION NUMBER 1953565

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, WAS BASED ON A FIELD SURVEY AND COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BAY MEADOWS MAIN TRACK INVESTORS, LLC IN MARCH 2010. I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITION ON OR BEFORE DECEMBER 2015, AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



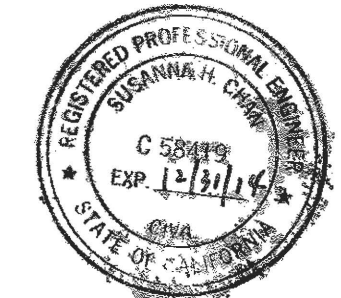
Kevin R. Weiss  
KEVIN R. WEISS, L.S. 7139  
EXPIRES 12/31/14

12-19-12  
DATE

**CITY ENGINEER'S STATEMENT**

I HAVE EXAMINED THE MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS OF THE TENTATIVE MAP, IF ANY. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

Susanna Chan  
SUSANNA CHAN, CITY ENGINEER  
REGISTRATION NO. 58419  
EXPIRATION 12/31/14

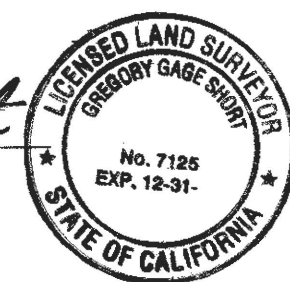


2/19/13  
DATE

**CITY SURVEYOR'S STATEMENT**

I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

Gregory G. Short  
GREGORY G. SHORT, CITY SURVEYOR  
LS NO. 7125  
EXPIRATION 12/31/14



2-13-13  
DATE

**DIRECTOR OF COMMUNITY DEVELOPMENT'S STATEMENT:**

THIS MAP HAS BEEN FOUND TO CONFORM SUBSTANTIALLY WITH THE TENTATIVE MAP APPROVED BY THE PLANNING COMMISSION.

Feb. 5, 2013  
DATE

Lisa Grote  
LISA GROTE  
COMMUNITY DEVELOPMENT DIRECTOR

**COUNTY RECORDER'S STATEMENT**

FILED THIS 20th DAY OF March, 2013, AT 3:46P M. IN BOOK 139 OF MAPS AT  
PAGE(S) 11-24, AT THE REQUEST OF PATRICE OLDS, CITY CLERK OF THE CITY OF SAN MATEO.

FILE NO. 2013-900025  
FEE PAID \$ 36.00

BY: Dan F. Furell  
DEPUTY

WARREN SLOOM, SAN MATEO COUNTY RECORDER  
MARK CHURCH,

SHEET 1 OF 14

JMH JOB# 4542

## BAY MEADOWS PHASE II, NO. 4

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS

BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON  
THAT CERTAIN MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS  
RECORDED ON 3-20-13 IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN  
MATEO COUNTY OFFICIAL RECORDS

AND LYING ENTIRELY WITHIN THE

CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA

JANUARY 2013

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
150 S. Alameda Boulevard, Ste 700  
San Jose, CA 95113

Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmanconsulting.com

## SOILS AND GEOLOGICAL REPORT

A GEOTECHNICAL REPORT ON THIS PROPERTY HAS BEEN PREPARED BY TREADWELL & ROLLO, DATED  
SEPTEMBER 24, 2008, PROJECT NO. 3425.03, COPIES OF WHICH HAVE BEEN FILED WITH THE CITY  
CLERK OF THE CITY OF SAN MATEO.

## TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST RECORDED  
JUNE 11, 2012, AS DOCUMENT NO. 2012-081648, OFFICIAL RECORDS OF SAN MATEO COUNTY, CALIFORNIA,  
DOES HEREBY CONSENT TO THE PREPARATION OF THIS SUBDIVISION MAP AND JOINS IN ALL OFFERS OF  
DEDICATION HEREON.

BY: Nancy Tarr  
NAME: NANCY TARR  
TITLE: VICE PRESIDENT

## TRUSTEE'S ACKNOWLEDGMENT

STATE OF California )  
COUNTY OF Santa Clara ) SS.

ON 1/3/13, BEFORE ME, Lynn McFarland, A

NOTARY PUBLIC, PERSONALLY APPEARED Nancy Tarr  
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 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:

SIGNATURE Lynn McFarland

PRINTED NAME Lynn McFarland  
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS Santa Clara

COMMISSION EXPIRES 1/8/15

COMMISSION NUMBER 1921022

## CITY ATTORNEY'S STATEMENT

APPROVED AS TO FORM.

2-5-13  
DATE

Shawn Mason  
SHAWN MASON, CITY ATTORNEY

## CITY CLERK'S STATEMENT

I, PATRICE OLDS, CITY CLERK OF THE CITY OF SAN MATEO, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID

CITY AT ITS REGULAR MEETING HELD ON January 7, 2013 DULY APPROVED  
THE MAP SHOWN HEREON, AUTHORIZED ITS RECORDATION AND ACCEPTED ON BEHALF OF THE CITY OF SAN  
MATEO ALL REAL PROPERTY AS SHOWN AND DESIGNATED ON SAID MAP AS BEING OFFERED FOR DEDICATION TO  
THE CITY OF SAN MATEO IN CONFORMITY WITH THE TERMS OF SAID OFFER OF DEDICATION.

AND, PURSUANT TO SECTION 66499.20 1/2 AND 66434(g), THE CITY DOES HEREBY ABANDON AND VACATE THE  
FOLLOWING EASEMENTS:

- SANITARY SEWER EASEMENT, REFLECTED IN DEEDS RECORDED APRIL 6, 2011 (SERIES NO. 2011-038610) AND RECORDED JUNE 3, 2011 (SERIES NO. 2011-062337)
- WATER LINE EASEMENT, RECORDED ON MARCH 15, 1957, IN REEL 3189, IMAGE 574
- 26 FT WIDE EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN ON SHEETS 6 AND 7 OF THE MAP ENTITLED "BAY MEADOWS, PHASE II, MAP NO. 3", RECORDED 3-20-13 IN BOOK 139 OF MAPS, AT PAGES 1-10 AS THE EASEMENT WILL BE WITHIN THE PUBLIC RIGHT-OF-WAY OF SOUTH DELAWARE STREET, AS DEDICATED BY THIS MAP.
- PORTION OF THE PUBLIC ACCESS AND LANDSCAPE EASEMENT, RECORDED ON JUNE 8, 1999, IN BOOK 129 OF MAPS, PAGES 47-57, AS THAT PORTION WILL BE WITHIN THE PUBLIC RIGHT-OF-WAY FOR SOUTH DELAWARE STREET, AS DEDICATED BY THIS MAP.

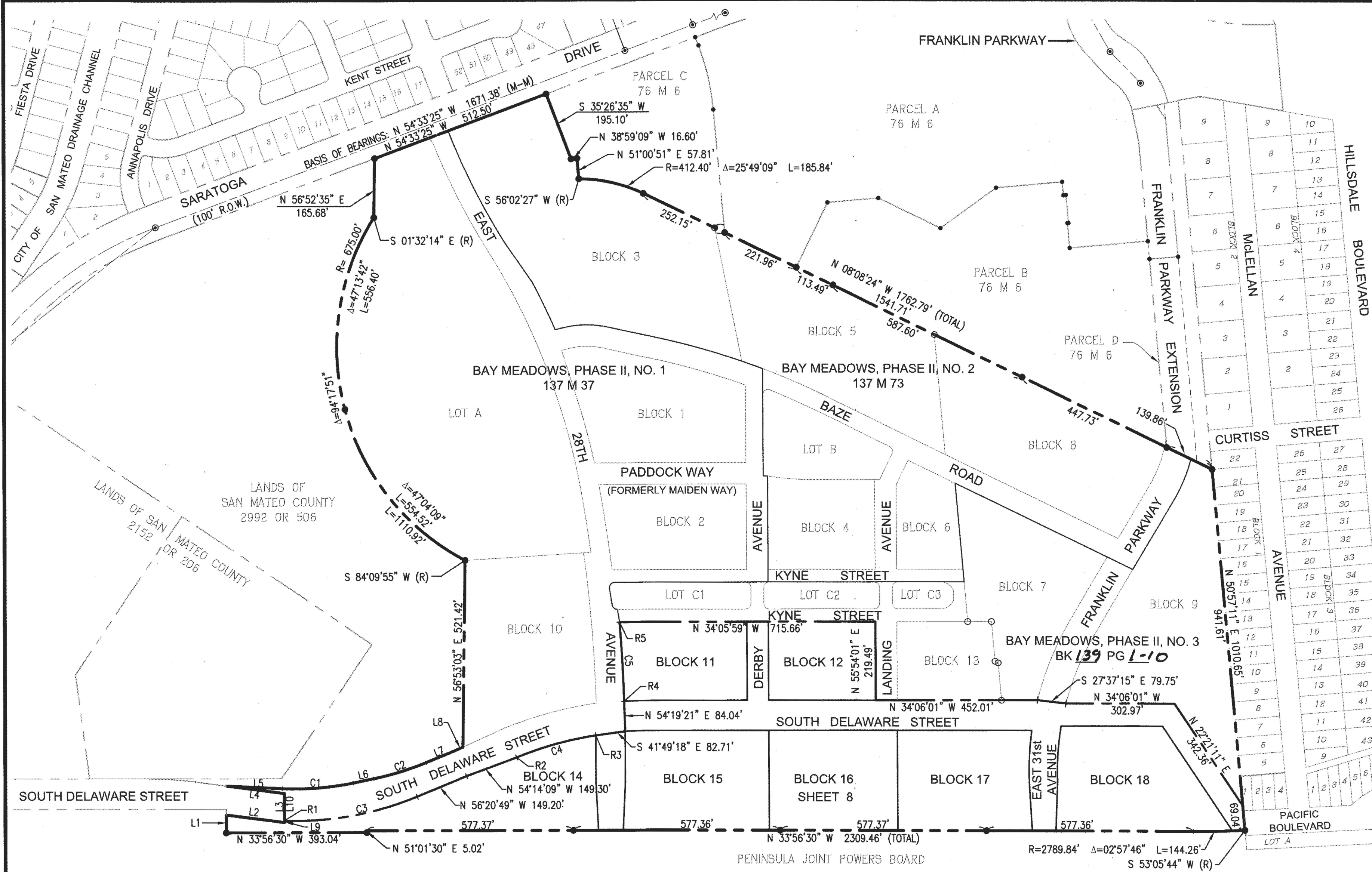
I FURTHER STATE THAT ALL AGREEMENTS AND SURETY AS REQUIRED BY LAW TO ACCOMPANY THE WITHIN FINAL  
MAP HAVE BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF SAN MATEO AND ARE FILED IN MY OFFICE.

2/20/13  
DATE

for Patrice Olds, ASST TO CITY CLERK  
PATRICE OLDS, CITY CLERK







**LEGEND & ABBREVIATIONS:**

- EXISTING CITY MONUMENT
- STREET MONUMENT, SEE NOTE #2
- STREET MONUMENT, SEE NOTE #3
- STREET MONUMENT, SEE NOTE #4
- STREET MONUMENT TO BE SET, LS 7139
- RECORD IRON PIPE, PER 129 M 47
- 3/4" IRON PIPE TO BE SET, LS 7139
- 3/4" IRON PIPE, SEE NOTE #2
- 3/4" IRON PIPE, SEE NOTE #3
- 3/4" IRON PIPE, SEE NOTE #4
- EXISTING MONUMENT LINE/CENTERLINE
- NEW MONUMENT LINE/CENTERLINE
- EXISTING DEVELOPMENT BOUNDARY LINE
- DISTINCTIVE BOUNDARY LINE
- NEW BLOCK LINE
- NEW LOT LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- EX. INSTR. NO. INSTRUMENT NUMBER
- PG&E PACIFIC GAS & ELECTRIC
- PT&T PACIFIC TELEPHONE & TELESYS COMPANY
- I.E.E. INGRESS AND EGRESS EASEMENT
- G.I.A. GATEWAY IMPROVEMENT AREA
- P.A.E. PUBLIC ACCESS EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- S.D.E. STORM DRAIN EASEMENT
- S.W.E. SIDEWALK EASEMENT

- NOTES:**
- ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10.

LINE TABLE			
L1	N 56°03'30" E	49.74'	
L2	N 26°30'08" W	163.85'	
L3	N 56°03'30" E	80.68'	
L4	N 26°30'08" W	162.18'	
L5	N 31°11'21" W	155.12'	
L6	N 45°32'53" W	57.67'	
L7	N 56°20'49" W	89.68'	
L8	N 58°26'49" W	22.36'	
L9	N 56°03'30" E	4.90'	
L10	N 56°03'30" E	75.78'	
L11	N 46°53'56" E	35.44'	
L12	S 46°52'39" W	45.56'	

CURVE TABLE			
C1	R=800.00'	Δ=14°21'32"	L=200.49'
C2	R=811.00'	Δ=10°47'56"	L=152.85'
C3	R=889.00'	Δ=24°30'10"	L=380.18'
C4	R=955.50'	Δ=13°46'44"	L=229.79'
C5	R=4039.50'	Δ=0°30'37"	L=221.63'
C6	R=15.00'	Δ=80°58'38"	L=21.20'
C7	R=15.00'	Δ=99°01'22"	L=25.92'
C8	R=454.50'	Δ=15°45'21"	L=124.98'
C9	R=2012.00'	Δ=01°45'05"	L=61.50'

RADIAL BEARINGS	
R1	N 58°09'21" E
R2	S 33°39'11" W
R3	S 47°25'55" W
R4	N 35°35'30" W
R5	S 38°44'07" E
R6	N 55°54'01" E
R7	N 19°04'33" W
R8	S 76°44'06" W
R9	N 74°59'01" E

SEE NOTES ON SHEET 4

**BAY MEADOWS PHASE II, NO. 4**

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON **3-20-13**  
IN BOOK **139** OF MAPS, AT PAGES **1-10**, SAN MATEO COUNTY OFFICIAL RECORDS  
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmanco.com

**NOTES:**

1. BASIS OF BEARINGS: THE BEARING, NORTH 54°33'25" WEST, OF THE LINE BETWEEN TWO FOUND MONUMENTS ON SARATOGA DRIVE AS SHOWN ON THE MAP ENTITLED "BAY MEADOWS NO. 1, CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA," RECORDED ON JUNE 8, 1999 IN BOOK 129, AT PAGES 47 THROUGH 57, SAN MATEO COUNTY RECORDS.
2. THIS MAP REPRESENTS A SUBDIVISION WHICH CONTAINS APPROXIMATELY 20.543± ACRES OF LAND. DISTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
3. EASEMENTS: SEE EASEMENT NOTES ON SHEET 5.
4. MAP REFERENCE:
  - A. FIESTA GARDENS, UNIT NO. 1, VOLUME 39 OF MAPS, PAGE 9-10
  - B. FIESTA GARDENS, UNIT NO. 2, VOLUME 42 OF MAPS, PAGES 19-20
  - C. BAY MEADOWS NO. 1, VOLUME 129 OF MAPS, PAGES 47-57
  - D. BAY MEADOWS NO. 2, VOLUME 130 OF MAPS, PAGES 9-15
  - E. PARCEL MAP NO. 395, BOOK 76 OF PARCEL MAPS, PAGES 6-7
  - F. PARCEL MAP NO. 409, BOOK 77 OF PARCEL MAPS, PAGES 14-17
  - G. BAY MEADOWS, PHASE II, NO. 1, BOOK 137 OF MAPS, PAGES 37-46
  - H. BAY MEADOWS, PHASE II, NO. 2, BOOK 137 OF MAPS, PAGES 73-81
  - I. BAY MEADOWS, PHASE II, NO. 3, BOOK 139 OF MAPS, PAGES 1-10
5. FRANKLIN PARKWAY EXTENSION: PURSUANT TO AN EASEMENT AGREEMENT BETWEEN FRANKLIN TEMPLETON COMPANIES AND BAY MEADOWS MAIN TRACK INVESTORS, LLC, WHICH WAS RECORDED ON JUNE 29, 2006, UNDER INSTRUMENT NO. 2006-096825, AN EASEMENT IS GRANTED TO BAY MEADOWS FOR STREET PURPOSES, PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO, VEHICULAR INGRESS, EGRESS AND ACCESS OF VEHICLES, BICYCLES AND PEDESTRIANS, TOGETHER WITH SEWER, UTILITY AND OTHER ASSOCIATED STREET FUNCTIONS, ON, OVER, UNDER AND ACROSS SAID EASEMENT AREA. SAID EASEMENT AREA TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY TO THE CITY OF SAN MATEO AT SOME POINT IN THE FUTURE.
6. A ¾" IRON PIPE WITH TAG LS 7139 TO BE SET AT INTERIOR PROPERTY CORNERS, AS SHOWN HEREON.
7. OWNER INTENDS TO RESERVE THOSE PORTIONS OF THE LAND IDENTIFIED AS "G.I.A." (GATEWAY IMPROVEMENT AREA) FOR PROJECT GATEWAY RELATED IMPROVEMENTS SUCH AS SIGNS, MONUMENTS AND LANDSCAPING.
8. IN ADDITION TO THE DEDICATION OF AN E.V.A.E. TO THE CITY ON LOT 3 OF BLOCK 15 AND LOT 3 OF BLOCK 16, OWNER INTENDS TO RESERVE THESE LOTS AS PRIVATE STREETS FOR THE BENEFIT OF THE IMMEDIATELY ADJOINING BLOCKS, SUBJECT TO THE RIGHTS AND RESPONSIBILITIES GOVERNING USE AS SET FORTH IN THE PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED ON AUGUST 25, 2010, AS INSTRUMENT NO. 2010-095916. IN ADDITION, PURSUANT TO THE CONDITION #41 OF THE CONDITIONS OF APPROVAL, AS APPROVED BY THE CITY COUNCIL ON APRIL 21, 2008, IF THE HILLSDALE CALTRAIN STATION IS RELOCATED OR THE EXISTING PLATFORM EXTENDED NORTH OF THE EXISTING PLATFORM ADJACENT TO LANDING AVENUE AND/OR DERBY AVENUE, THE APPLICABLE OWNER WILL BE REQUIRED TO PROVIDE PEDESTRIAN AND BICYCLE ACCESS TO THE CALTRAIN STATION ACROSS LOT 3 OF BLOCK 15 AND LOT 3 OF BLOCK 16 (FROM LANDING AVENUE AND/OR DERBY AVENUE, AS APPLICABLE) DURING THE TIMES THAT THE TRAIN IS OPERATING, IF REQUIRED BY THE JPB AND/OR THE CITY OF SAN MATEO DIRECTOR OF PUBLIC WORKS OR HIS DESIGNEE.
9. THE OWNER INTENDS TO RESERVE A PORTION OF THE LAND FOR FUTURE PUBLIC RIGHT OF WAY USE AND IS DESIGNATED AS "RIGHT OF WAY RESERVATION" ON BLOCKS 14, 15, 17 AND 18.
10. THE PROPERTY COVERED BY THIS MAP IS SUBJECT TO THE BAY MEADOWS PHASE II DEVELOPMENT AGREEMENT, DATED NOVEMBER 21, 2005, THE BAY MEADOWS PHASE II SPECIFIC PLAN AMENDMENT, ADOPTED BY THE CITY ON NOVEMBER 7, 2005 (the "SPA"), AND RELATED CONDITIONS OF APPROVAL (COLLECTIVELY THE "PROJECT APPROVALS"). CONSISTENT WITH THE PROJECT APPROVALS, THE MAXIMUM DENSITY OR SQUARE FOOTAGE AND NUMBER OF UNITS PER BLOCK ARE:

BLOCK 11	50 DU/AC, 88 RESIDENTIAL UNITS 12 RETAIL UNITS (20,000 SF) COMMERCIAL/OFFICE: 125,000 SF
BLOCK 12	50 DU/AC, 76 RESIDENTIAL UNITS 12 RETAIL UNITS (15,000 SF) COMMERCIAL/OFFICE: 125,000 SF
BLOCK 14	11 RETAIL UNITS (15,000 SF) COMMERCIAL/OFFICE: 100,000 SF
BLOCK 15	12 RETAIL UNITS (20,000 SF) COMMERCIAL/OFFICE: 200,000 SF
BLOCK 16	9 RETAIL UNITS (20,000 SF) COMMERCIAL/OFFICE: 175,000 SF
BLOCK 17	14 RETAIL UNITS (20,000 SF) COMMERCIAL/OFFICE: 200,000 SF
BLOCK 18	6 RETAIL UNITS (15,000 SF) COMMERCIAL/OFFICE: 100,000 SF

## 10. CONT'D:

PURSUANT TO THE PROJECT APPROVALS, THE AMOUNT OF DEVELOPMENT ALLOCATED TO A PARTICULAR BLOCK MAY BE INCREASED OR DECREASED AS LONG AS: (1) THE OVERALL AGGREGATE MAXIMUM PROGRAM FOR ALL BLOCKS IS CONSISTENT WITH THE SPA; (2) THE MAXIMUM AGGREGATE NET RESIDENTIAL DENSITY, FOR ANY INDIVIDUAL BLOCK IN THE RESIDENTIAL PARCEL, AS DEFINED IN THE SPA, IS 50 DU/ACRE; AND (3) TRANSFERS OF DENSITY OR UNITS AMONG BLOCKS SHALL BE EVIDENCED BY A RECORDED AGREEMENT BETWEEN THE OWNER OF THE LOT OR BLOCK RELINQUISHING DENSITY AND THE OWNER OF THE LOT OR BLOCK RECEIVING DENSITY, IN ACCORDANCE WITH THE PROJECT APPROVALS, WITHOUT FURTHER AMENDMENT TO THIS MAP.

CONDOMINIUM PLANS MAY BE RECORDED ON THE LOTS AND BLOCKS CREATED HEREON WITHOUT FURTHER CITY APPROVAL PURSUANT TO THE AUTHORITY OF THE SUBDIVISION MAP ACT SECTION 66427(e). ANY ADDITIONAL SUBDIVISIONS OF THE LOTS AND BLOCKS CREATED HEREON (OTHER THAN THE CONDOMINIUM PLAN) ARE SUBJECT TO CITY REVIEW AND APPROVAL.

DENSITY CHANGES. TRANSFERS OF DENSITY OR UNITS AMONG BLOCKS SHALL BE EVIDENCED BY A RECORDED AGREEMENT BETWEEN THE OWNER OF THE LOT OR BLOCK RELINQUISHING DENSITY AND THE OWNER OF THE LOT OR BLOCK RECEIVING DENSITY, IN ACCORDANCE WITH THE PROJECT APPROVALS, AND WITHOUT FURTHER AMENDMENT TO THIS MAP REQUIRED. BECAUSE DENSITY TRANSFERS WERE CONTEMPLATED IN THE SPECIFIC PLAN AMENDMENT, THE CITY'S DENSITY TRANSFER ORDINANCE WILL NOT APPLY. HOWEVER, AN AMENDMENT TO THE SPAR WILL BE REQUIRED IF THE DENSITY ALLOCATED TO ANY BLOCKS CHANGE FROM THE DENSITIES SHOWN IN THE SPAR.

11. PURSUANT TO THE AUTHORITY OF SECTION 66427(e) OF THE CALIFORNIA GOVERNMENT CODE, THE PARCELS OF REAL PROPERTY CONTAINED ON THE WITHIN MAP MAY BE FURTHER SUBDIVIDED BY WAY OF MULTIPLE CONDOMINIUM PLANS, WITHOUT THE NEED TO OBTAIN FURTHER COUNTY APPROVAL, TO ACCOMMODATE PHASED SALES.

**BAY MEADOWS PHASE II, NO. 4**

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-28-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS

AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA

JANUARY 2013

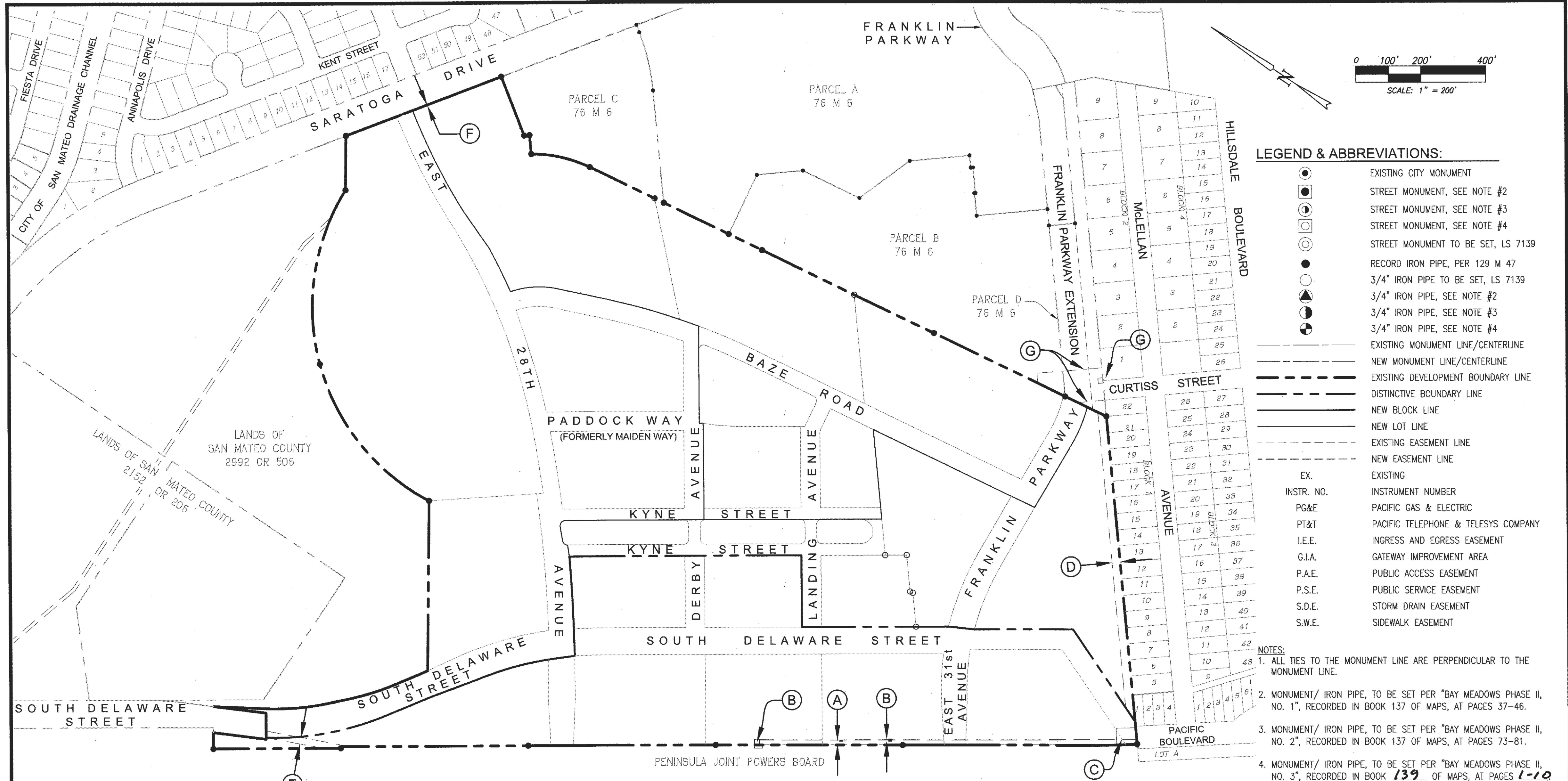
**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmancg.com

SHEET 4 OF 14

JMH JOB# 4542



**EASEMENT NOTES:**

- FOR CLARITY, THE FOLLOWING EXISTING EASEMENTS ARE SHOWN ON THIS SHEET ONLY. THESE EASEMENTS STILL ENCUMBER THE SUBJECT PROPERTY. SOME ARE TO BE ABANDONED OR QUITCLAIMED BY SEPARATE INSTRUMENT AT A FUTURE DATE:
  - UNDERGROUND CONDUIT EASEMENT, RECORDED AUGUST 16, 1955, IN REEL 2857, IMAGE 675
  - UNDERGROUND CONDUIT EASEMENT, RECORDED JANUARY 10, 1975, REEL 6765, IMAGE 637
  - PACIFIC GAS & ELECTRIC EASEMENT, RECORDED ON JULY 6, 1989, UNDER INSTRUMENT NO. 89088176
  - PUBLIC ACCESS AND LANDSCAPE EASEMENT, AS SHOWN ON BAY MEADOWS NO. 1, RECORDED ON JUNE 8, 1999, IN BOOK 129 OF MAPS, PAGES 47-57
  - PACIFIC GAS & ELECTRIC EASEMENT, RECORDED ON JULY 8, 1988, UNDER INSTRUMENT NO. 88071668
  - SIDEWALK EASEMENT, RECORDED ON JUNE 8, 1999, IN BOOK 129 OF MAPS, AT PAGES 47-57
- A PORTION OF THE FOLLOWING EASEMENT ENCUMBERING THE SUBJECT PROPERTY WAS QUITCLAIMED BY DEED RECORDED ON MARCH 2, 2009, UNDER INSTRUMENT NO. 2009-022168.
  - PACIFIC GAS & ELECTRIC EASEMENT, RECORDED ON AUGUST 22, 1961, IN REEL 4040, IMAGE 434
- FOR CLARITY, THOSE EASEMENTS DEDICATED ON THE MAPS ENTITLED "BAY MEADOWS, PHASE II, MAP NO. 1" (137 M 37), "BAY MEADOWS, PHASE II, MAP NO. 2" (137 M 73) AND "BAY MEADOWS, PHASE II, MAP NO. 3" (139 M 1-10) ARE NOT SHOWN HEREON. THOSE EASEMENTS, UNLESS OTHERWISE QUITCLAIMED, STILL ENCUMBER THE DEVELOPMENT.

- PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66434(g), THE FOLLOWING EASEMENTS ARE NOT SHOWN HEREON AND ARE HEREBY ABANDONED BY THIS MAP:
  - SANITARY SEWER EASEMENT, REFLECTED IN DEEDS RECORDED APRIL 6, 2011 (SERIES NO. 2011-038610) AND RECORDED JUNE 3, 2011 (SERIES NO. 2011-062337)
  - WATER LINE EASEMENT, RECORDED ON MARCH 15, 1957, IN REEL 3189, IMAGE 574
  - 26 FT WIDE EMERGENCY VEHICLE ACCESS EASEMENT, AS SHOWN ON SHEETS 6 AND 7 OF THE MAP ENTITLED "BAY MEADOWS, PHASE II, MAP NO. 3" RECORDED ON 3-20-13 IN BOOK 139 OF MAPS, AT PAGES 1-10 AS THE EASEMENT WILL BE WITHIN THE PUBLIC RIGHT-OF-WAY FOR SOUTH DELAWARE STREET, AS DEDICATED BY THIS MAP.
  - PORTION OF THE PUBLIC ACCESS AND LANDSCAPE EASEMENT, RECORDED ON JUNE 8, 1999, IN BOOK 129 OF MAPS, PAGES 47-57, AS THAT PORTION WILL BE WITHIN THE PUBLIC RIGHT-OF-WAY FOR SOUTH DELAWARE STREET, AS DEDICATED BY THIS MAP.

**BAY MEADOWS PHASE II, NO. 4**

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
 CONSISTING OF FOURTEEN (14) SHEETS  
 BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
 MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
 IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS

AND LYING ENTIRELY WITHIN THE  
 CITY OF SAN MATEO, SAN MATEO COUNTY  
 STATE OF CALIFORNIA

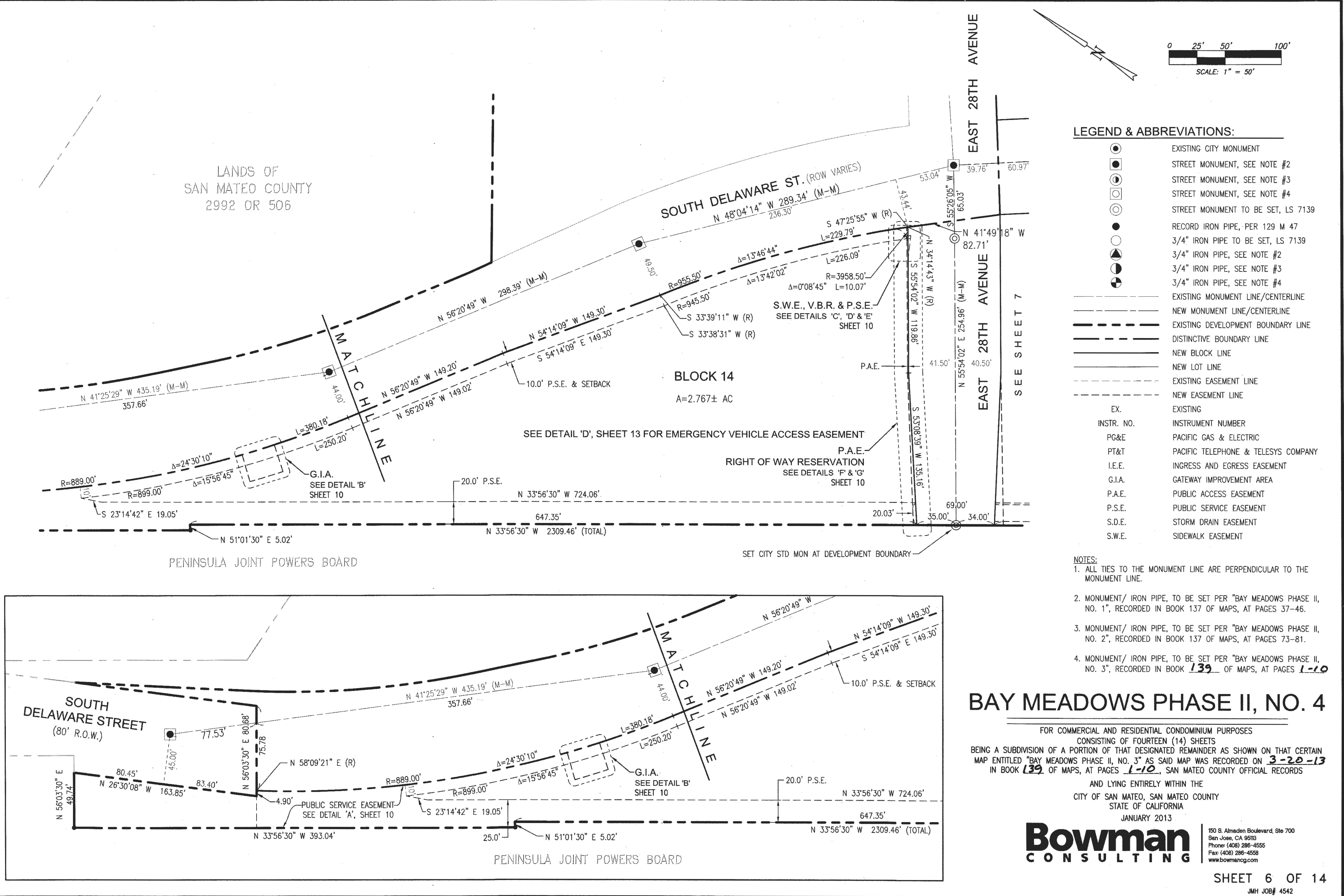
JANUARY 2013

**Bowman**  
 CONSULTING

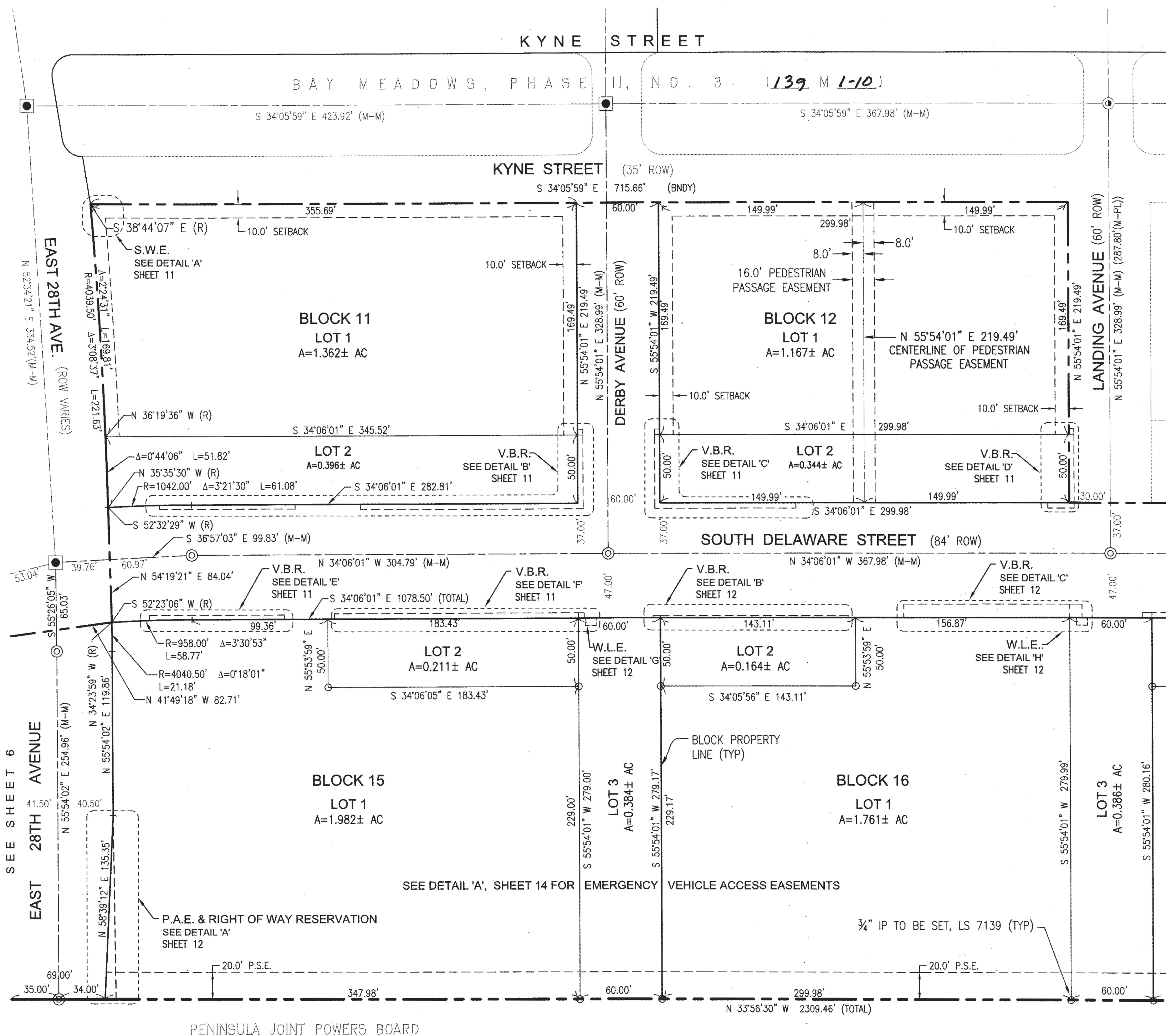
150 S. Almaden Boulevard, Ste 700  
 San Jose, CA 95113  
 Phone: (408) 286-4555  
 Fax: (408) 286-4558  
 www.bowmaneng.com

SHEET 5 OF 14











JMH JOB# 4542







LEGEND & ABBREVIATIONS:

- |   |                                     |
|---|-------------------------------------|
|  | EXISTING CITY MONUMENT              |
|  | STREET MONUMENT, SEE NOTE #2        |
|  | STREET MONUMENT, SEE NOTE #3        |
|  | STREET MONUMENT, SEE NOTE #4        |
|  | STREET MONUMENT TO BE SET, LS 7139  |
|  | RECORD IRON PIPE, PER 129 M 47      |
|  | 3/4" IRON PIPE TO BE SET, LS 7139   |
|  | 3/4" IRON PIPE, SEE NOTE #2         |
|  | 3/4" IRON PIPE, SEE NOTE #3         |
|  | 3/4" IRON PIPE, SEE NOTE #4         |
| ----  | EXISTING MONUMENT LINE/CENTERLINE   |
| ----  | NEW MONUMENT LINE/CENTERLINE        |
| ----  | EXISTING DEVELOPMENT BOUNDARY LINE  |
| ----  | DISTINCTIVE BOUNDARY LINE           |
| ----  | NEW BLOCK LINE                      |
| ----  | NEW LOT LINE                        |
| ----  | EXISTING EASEMENT LINE              |
| ----  | NEW EASEMENT LINE                   |
| EX.   | EXISTING                            |
| INSTR. NO.  | INSTRUMENT NUMBER                   |
| PG&E  | PACIFIC GAS & ELECTRIC              |
| PT&T  | PACIFIC TELEPHONE & TELESYS COMPANY |
| I.E.E.  | INGRESS AND EGRESS EASEMENT         |
| G.I.A.  | GATEWAY IMPROVEMENT AREA            |
| P.A.E.  | PUBLIC ACCESS EASEMENT              |
| P.S.E.  | PUBLIC SERVICE EASEMENT             |
| S.D.E.  | STORM DRAIN EASEMENT                |
| S.W.E.  | SIDEWALK EASEMENT                   |

NOTES:

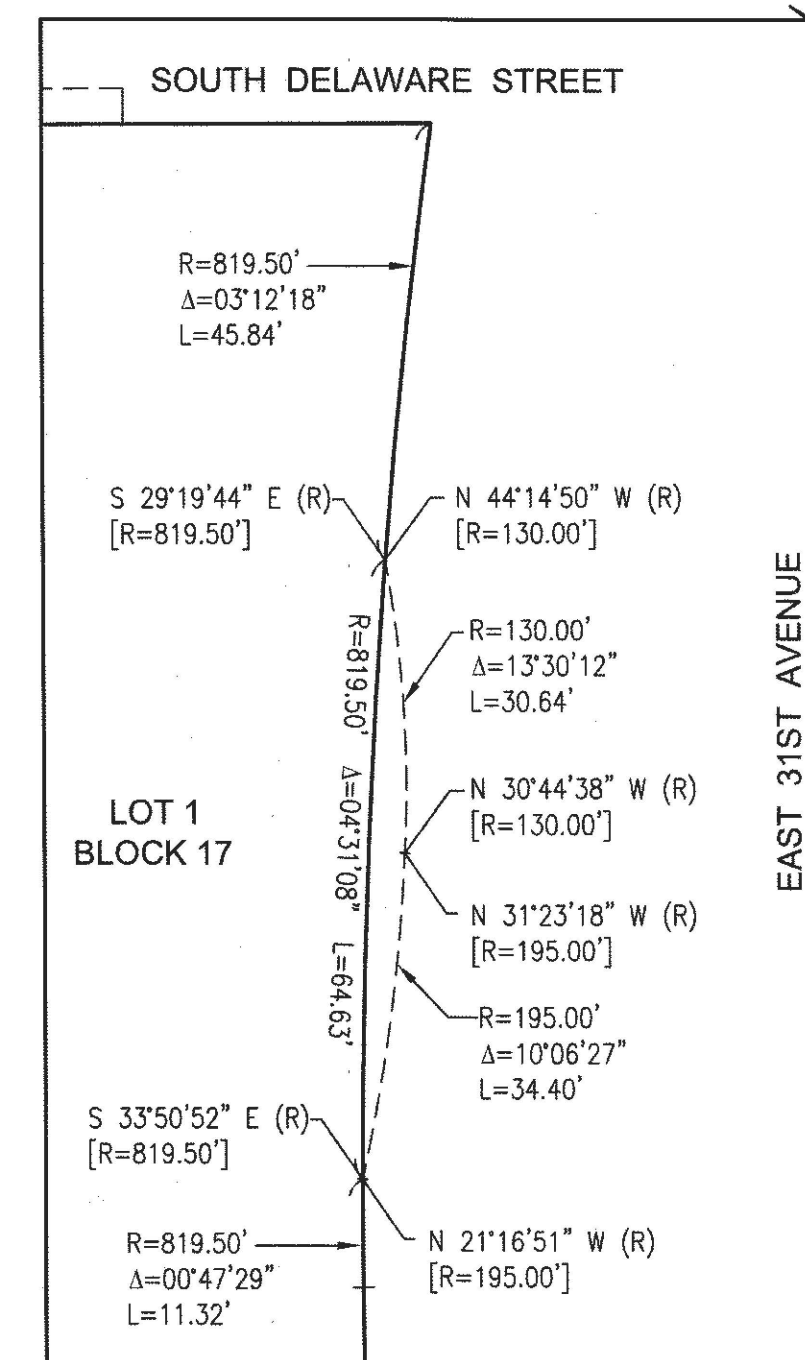
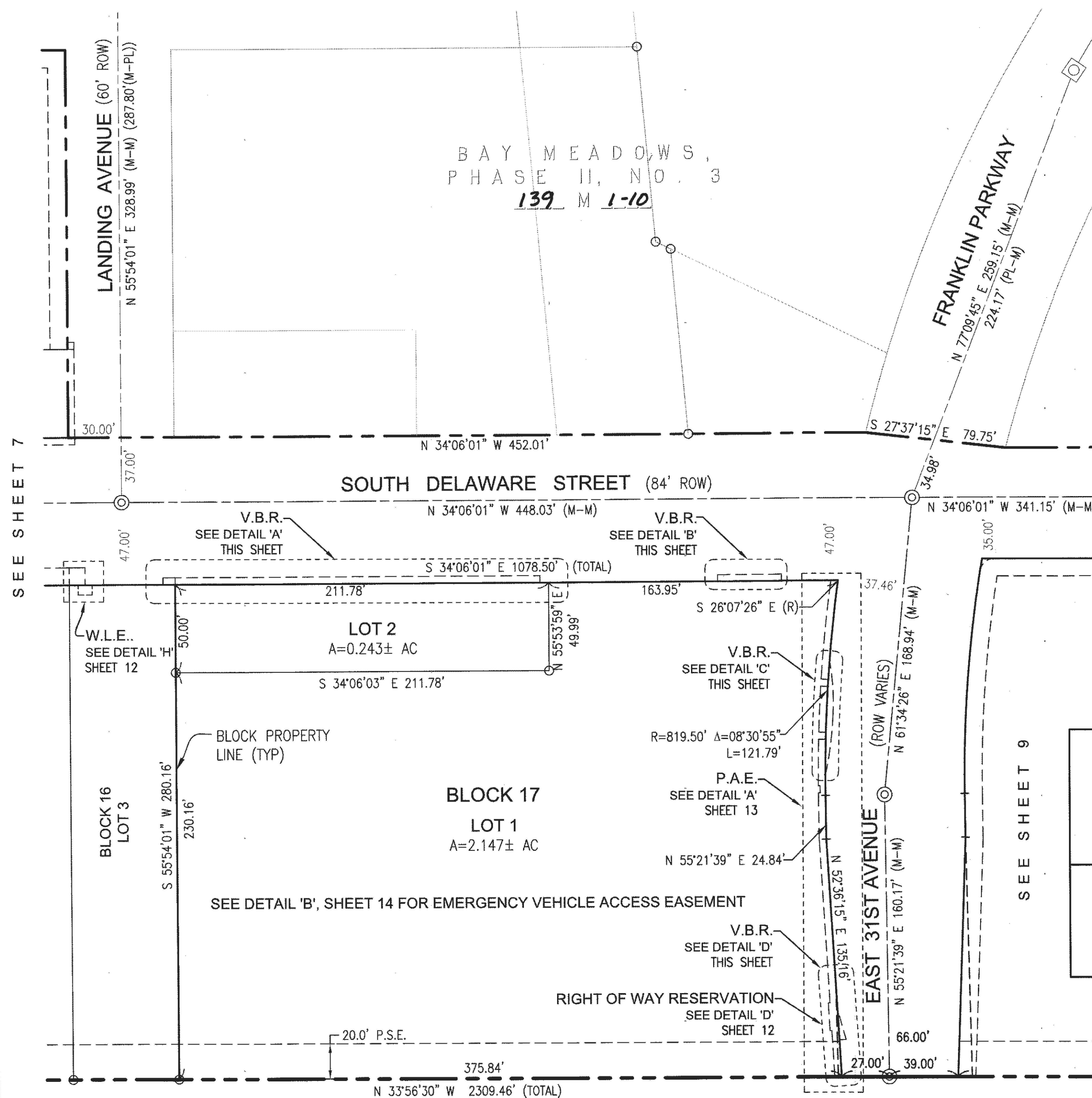
- NOTES:
1. ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  2. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  3. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  4. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10

## BAY MEADOWS PHASE II, NO. 4

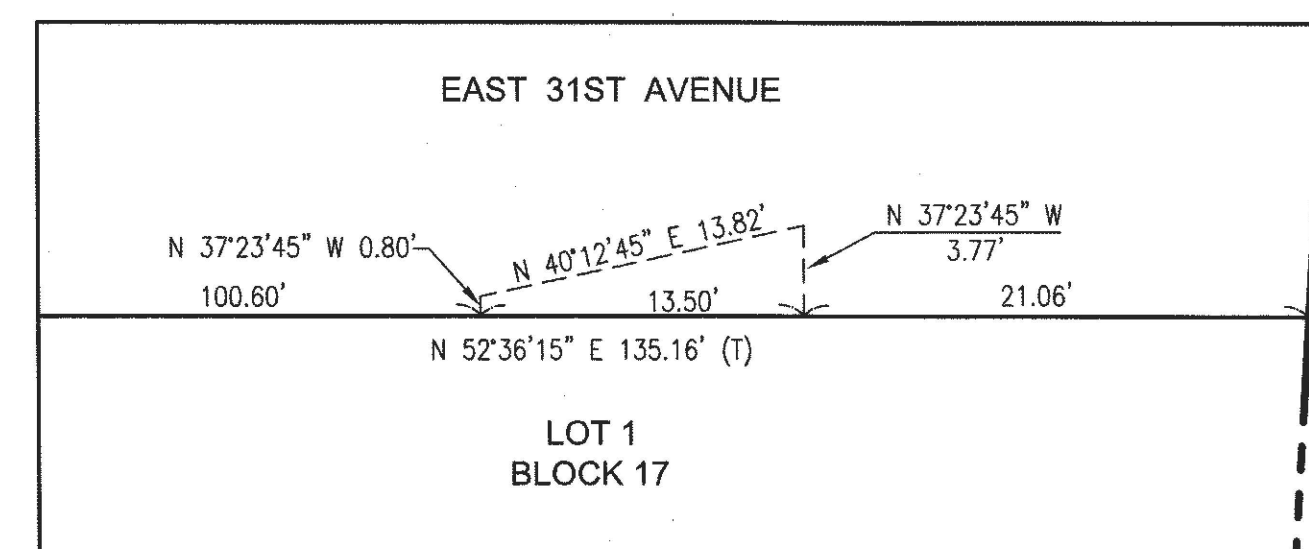
FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS  
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
[www.bowman-cg.com](http://www.bowman-cg.com)



**DETAIL 'C':**  
**VERTICAL BUILDING RESERVATION (V.B.R.)**  
LOT 1, BLOCK 17  
NTS



**DETAIL 'D':**  
**VERTICAL BUILDING RESERVATION (V.B.R.)**  
LOT 1, BLOCK 17  
NTS

## LEGEND & ABBREVIATIONS:

○	EXISTING CITY MONUMENT
●	STREET MONUMENT, SEE NOTE #2
○	STREET MONUMENT, SEE NOTE #3
○	STREET MONUMENT, SEE NOTE #4
○	STREET MONUMENT TO BE SET, LS 7139
●	RECORD IRON PIPE, PER 129 M 47
○	3/4" IRON PIPE TO BE SET, LS 7139
○	3/4" IRON PIPE, SEE NOTE #2
○	3/4" IRON PIPE, SEE NOTE #3
○	3/4" IRON PIPE, SEE NOTE #4
---	EXISTING MONUMENT LINE/CENTERLINE
---	NEW MONUMENT LINE/CENTERLINE
---	EXISTING DEVELOPMENT BOUNDARY LINE
---	DISTINCTIVE BOUNDARY LINE
---	NEW BLOCK LINE
---	NEW LOT LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
EX.	EXISTING
INSTR. NO.	INSTRUMENT NUMBER
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELESYS COMPANY
I.E.E.	INGRESS AND EGRESS EASEMENT
G.I.A.	GATEWAY IMPROVEMENT AREA
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.W.E.	SIDEWALK EASEMENT

- NOTES:**
- ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10.

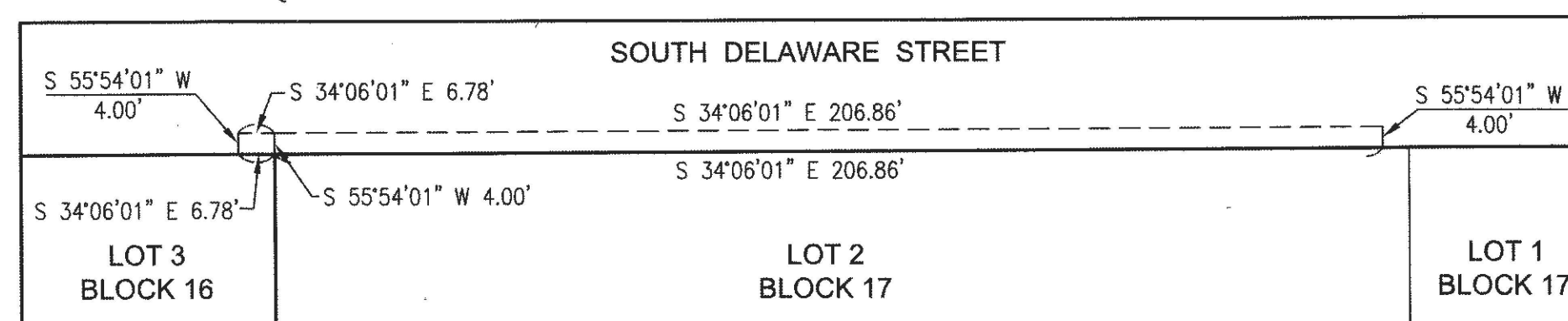
## BAY MEADOWS PHASE II, NO. 4

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS

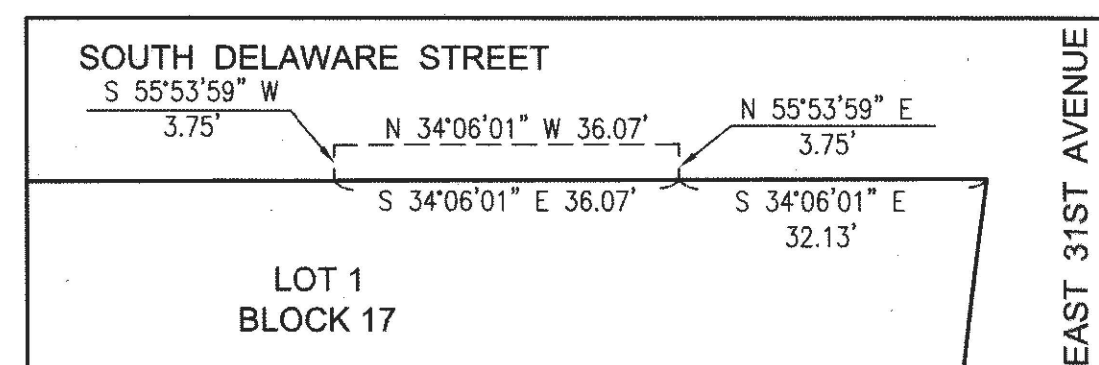
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmaneng.com

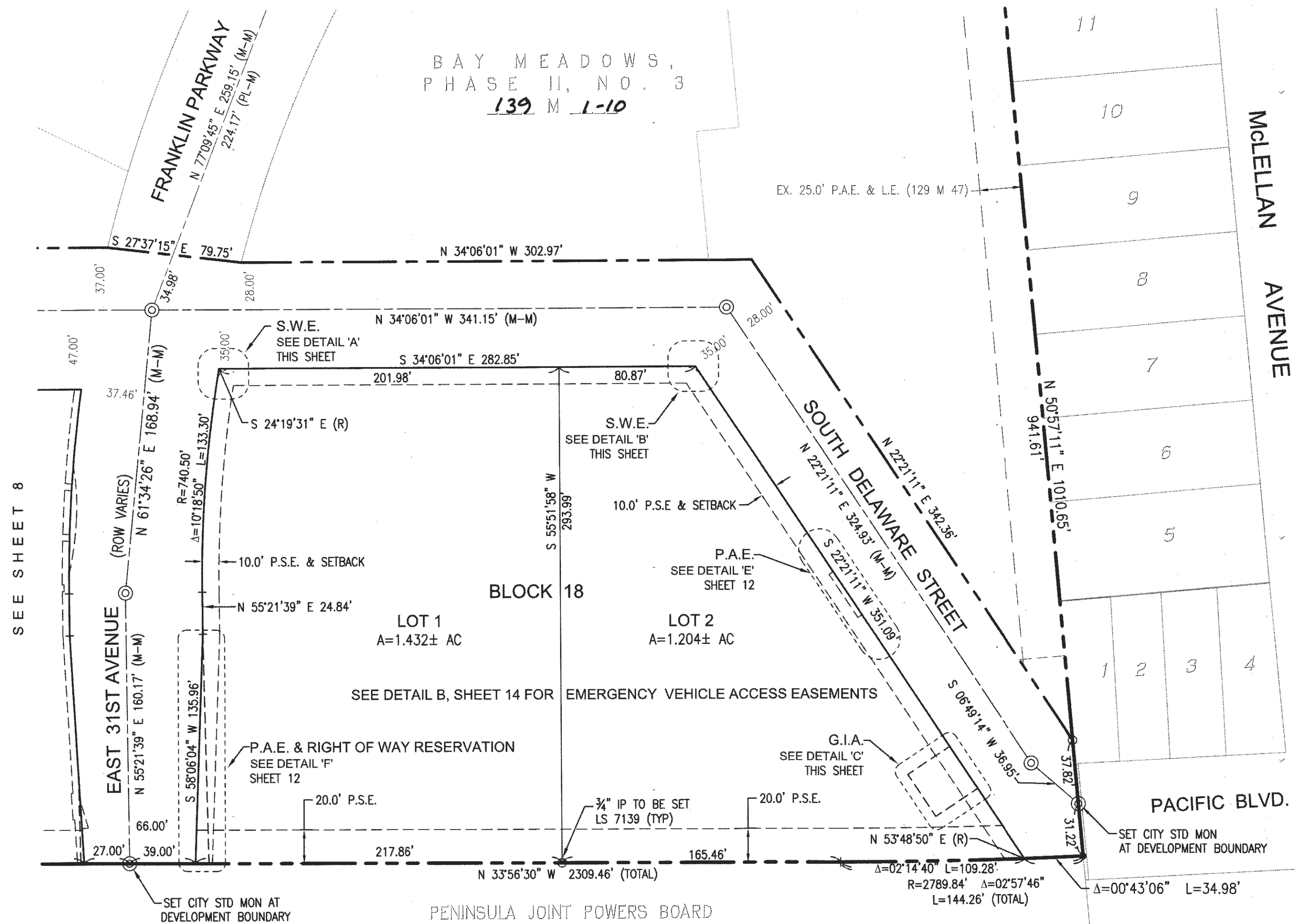


**DETAIL 'A': VERTICAL BUILDING RESERVATION (V.B.R.)**  
LOT 3, BLOCK 16 & LOT 1, BLOCK 17  
NTS



**DETAIL 'B': VERTICAL BUILDING RESERVATION (V.B.R.)**  
LOT 1, BLOCK 17  
NTS





**LEGEND & ABBREVIATIONS:**

●	EXISTING CITY MONUMENT
■	STREET MONUMENT, SEE NOTE #2
○	STREET MONUMENT, SEE NOTE #3
□	STREET MONUMENT, SEE NOTE #4
○	STREET MONUMENT TO BE SET, LS 7139
●	RECORD IRON PIPE, PER 129 M 47
○	3/4" IRON PIPE TO BE SET, LS 7139
▲	3/4" IRON PIPE, SEE NOTE #2
●	3/4" IRON PIPE, SEE NOTE #3
●	3/4" IRON PIPE, SEE NOTE #4
---	EXISTING MONUMENT LINE/CENTERLINE
---	NEW MONUMENT LINE/CENTERLINE
---	EXISTING DEVELOPMENT BOUNDARY LINE
---	DISTINCTIVE BOUNDARY LINE
---	NEW BLOCK LINE
---	NEW LOT LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
EX.	EXISTING
INSTR. NO.	INSTRUMENT NUMBER
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELESYS COMPANY
I.E.E.	INGRESS AND EGRESS EASEMENT
G.I.A.	GATEWAY IMPROVEMENT AREA
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.W.E.	SIDEWALK EASEMENT

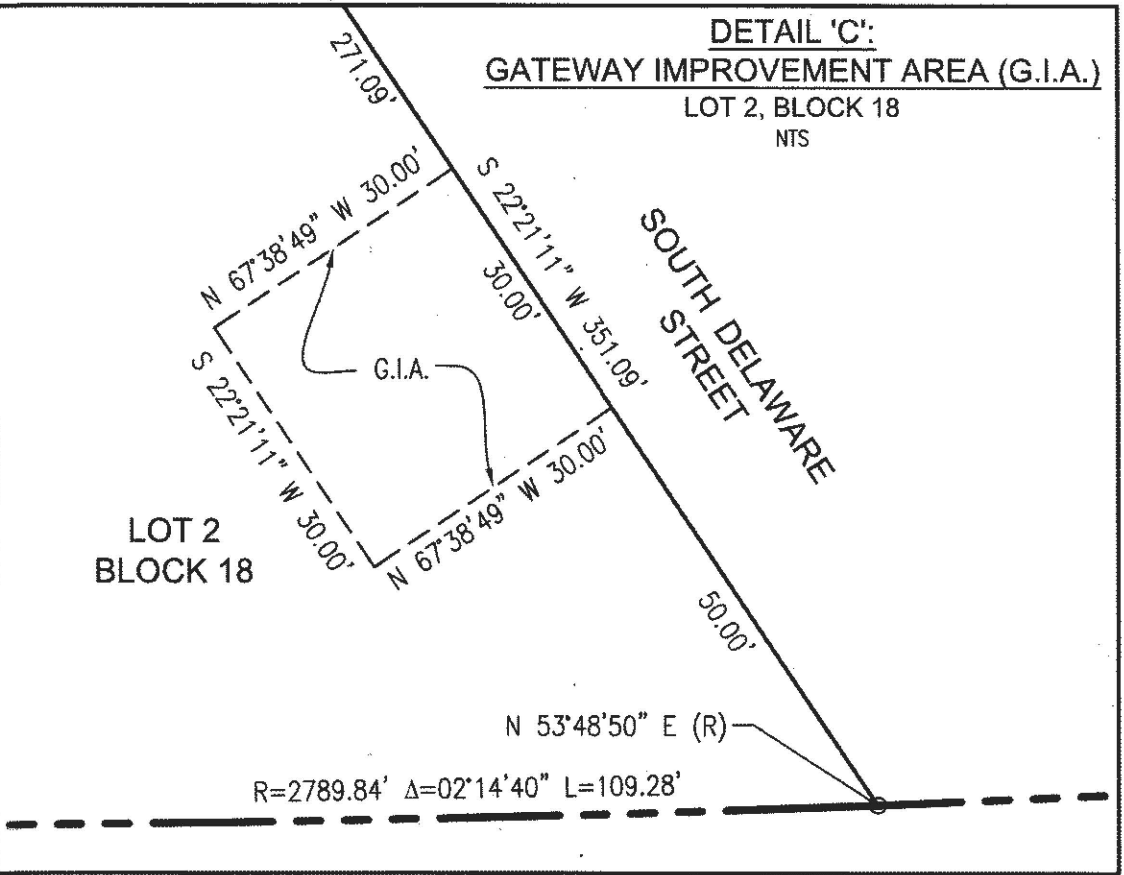
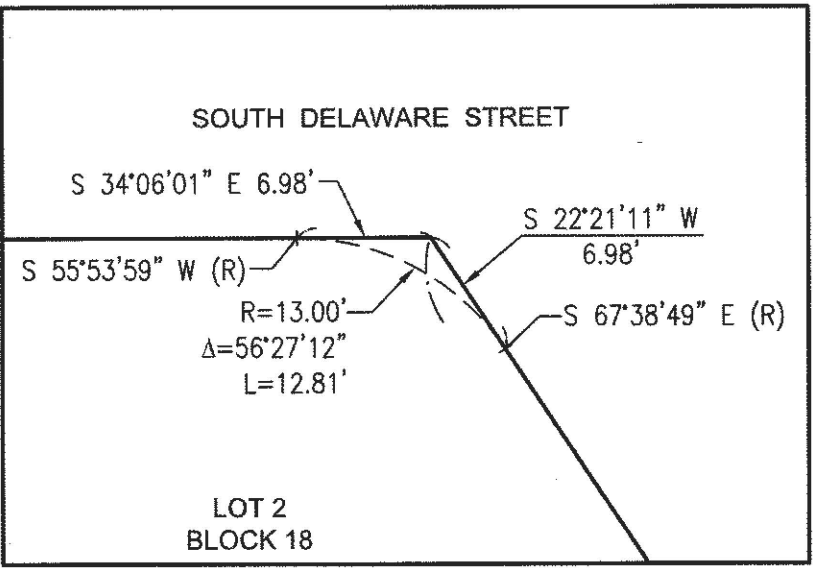
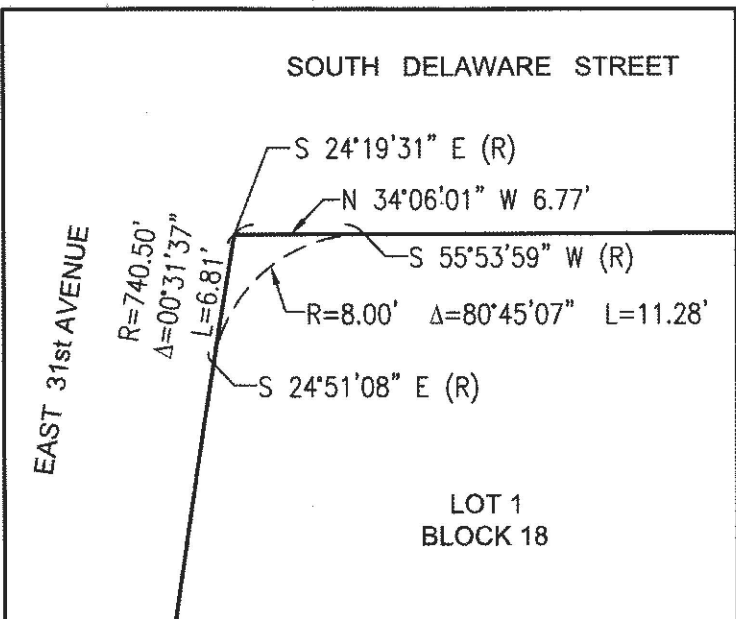
- NOTES:**
- ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10.

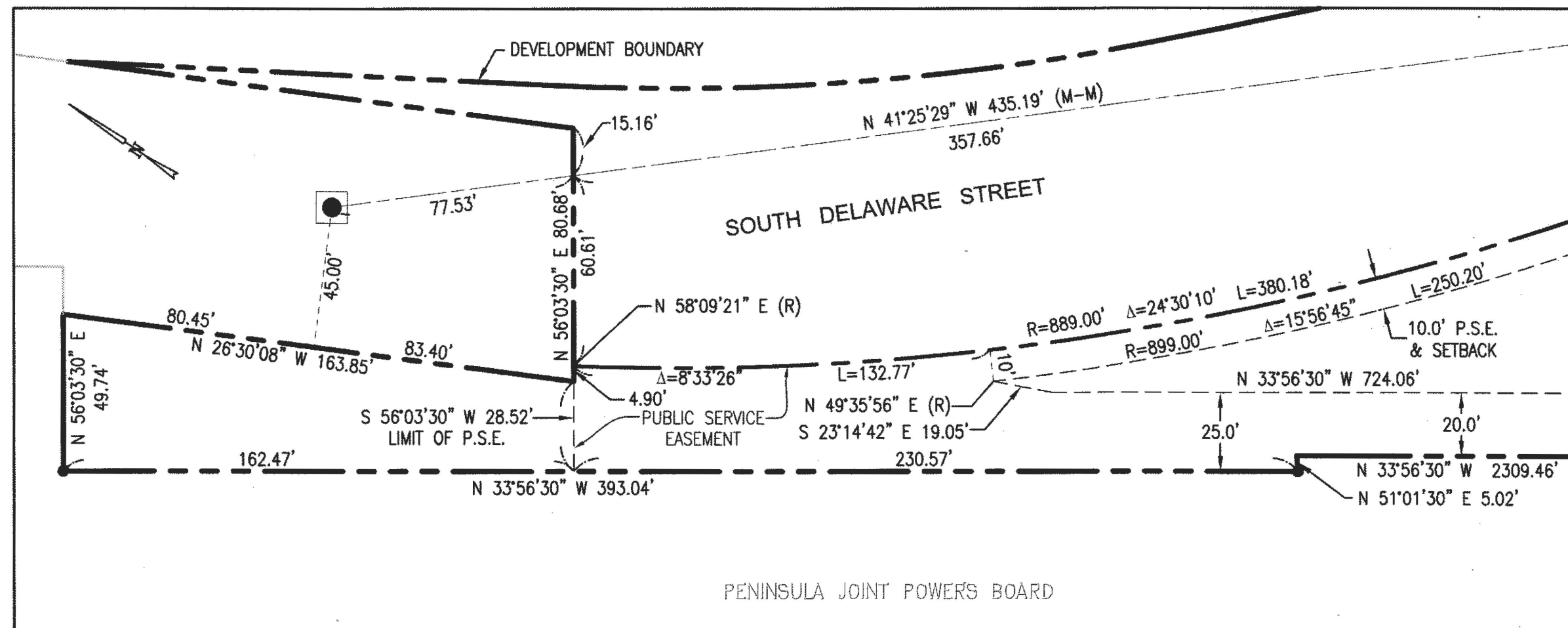
**BAY MEADOWS PHASE II, NO. 4**

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON **3-20-13**  
IN BOOK **139** OF MAPS, AT PAGES **1-10**, SAN MATEO COUNTY OFFICIAL RECORDS  
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

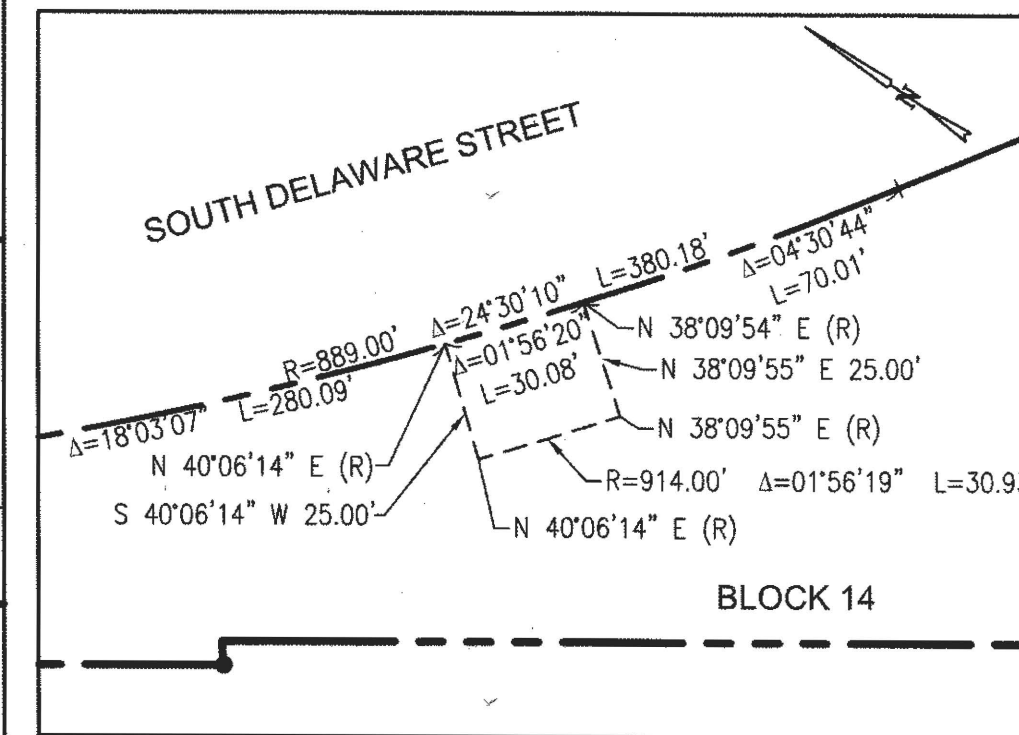
**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmanco.com

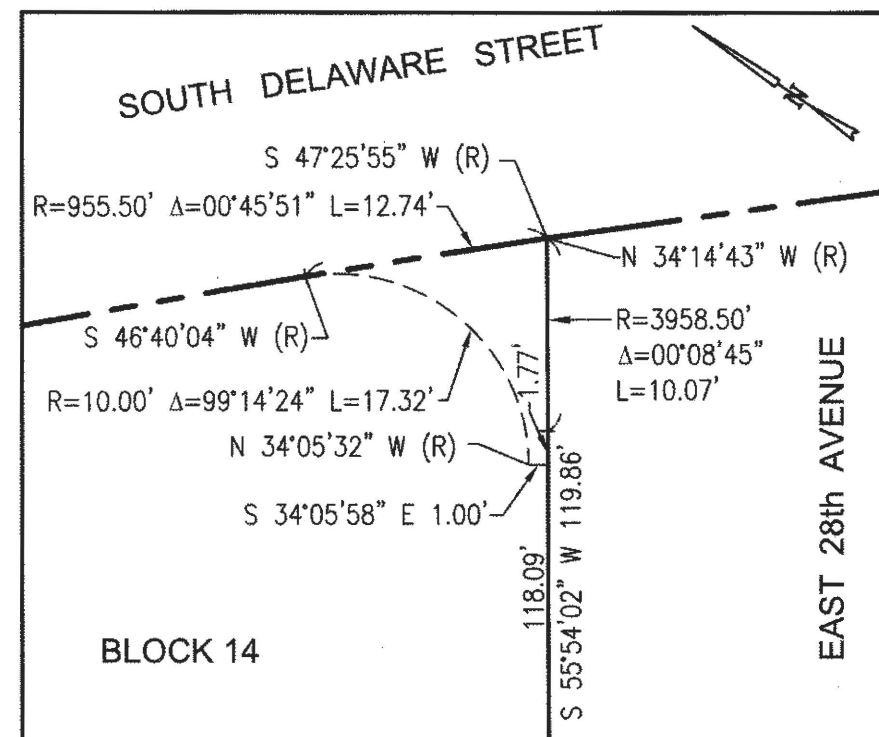




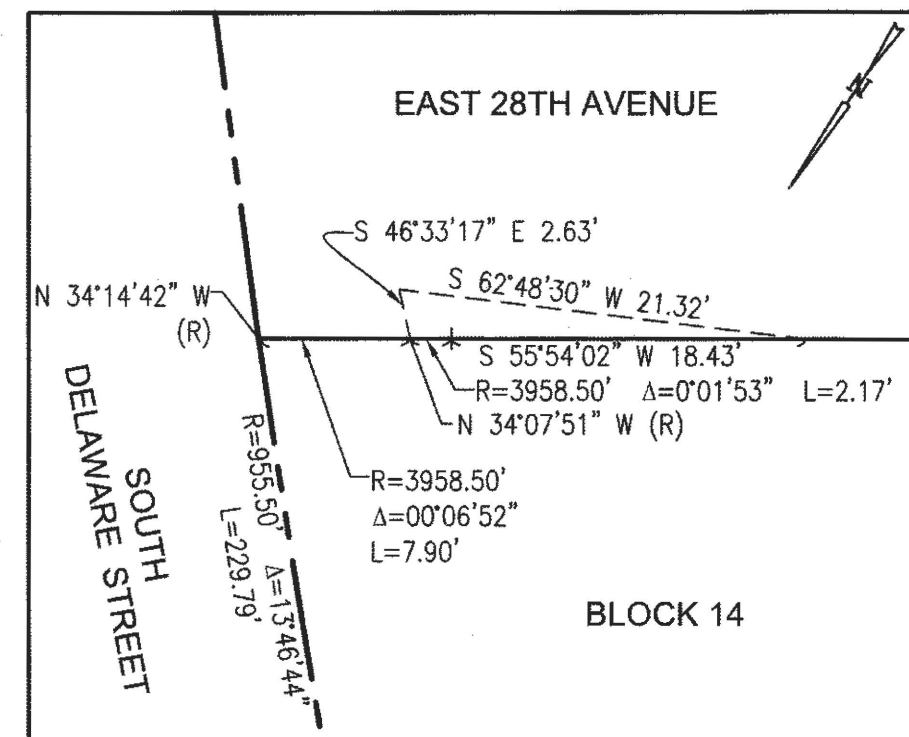
DETAIL 'A' - PUBLIC SERVICE EASEMENT (P.S.E.)  
BLOCK 14  
NTS



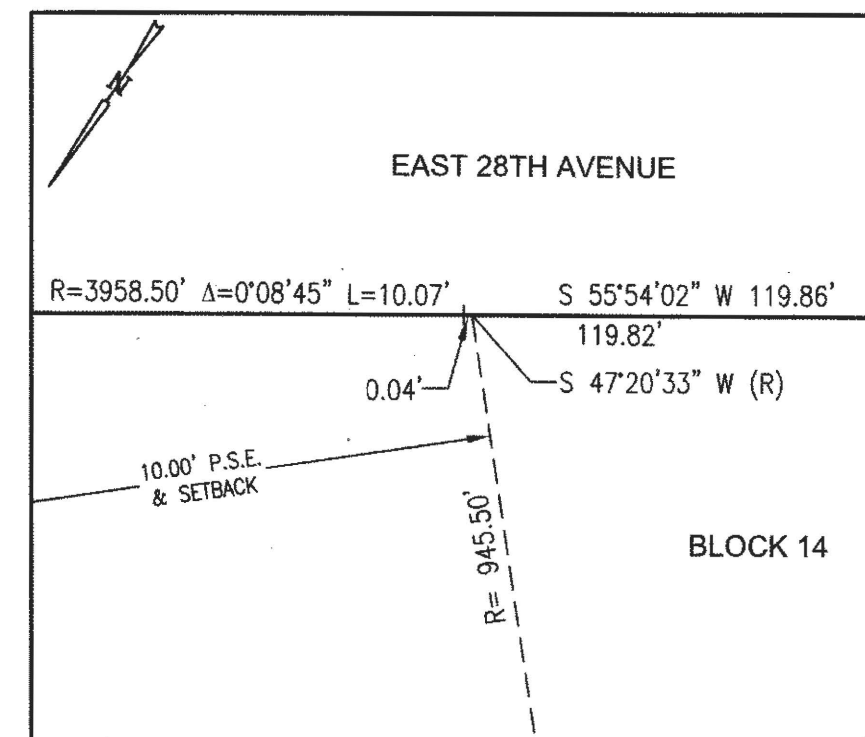
DETAIL 'B' - GATEWAY IMPROVEMENT AREA (G.I.A.)  
BLOCK 14  
NTS



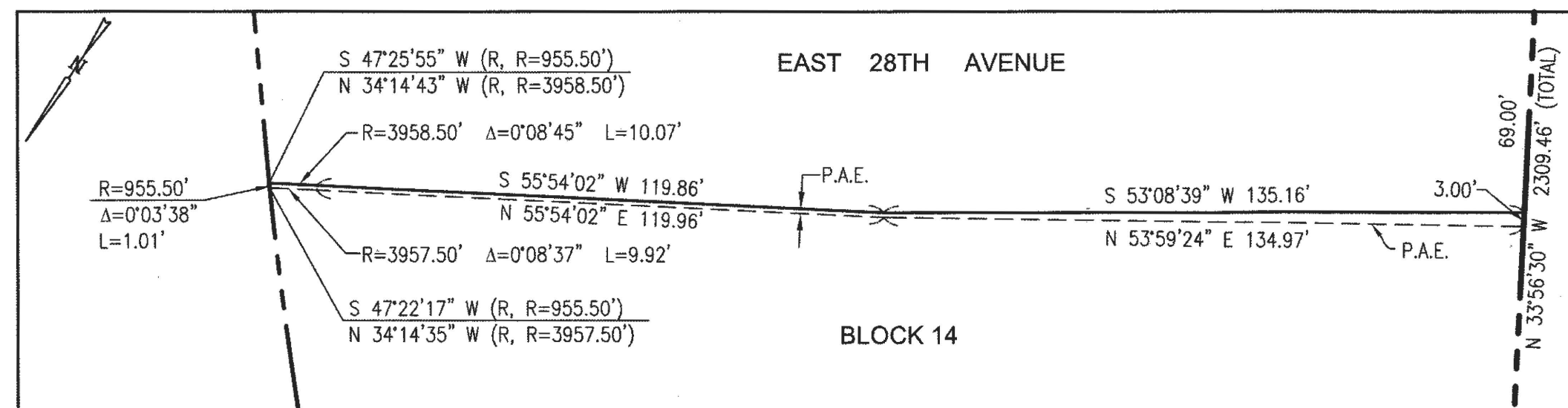
DETAIL 'C' - SIDEWALK EASEMENT (S.W.E.)  
BLOCK 14  
NTS



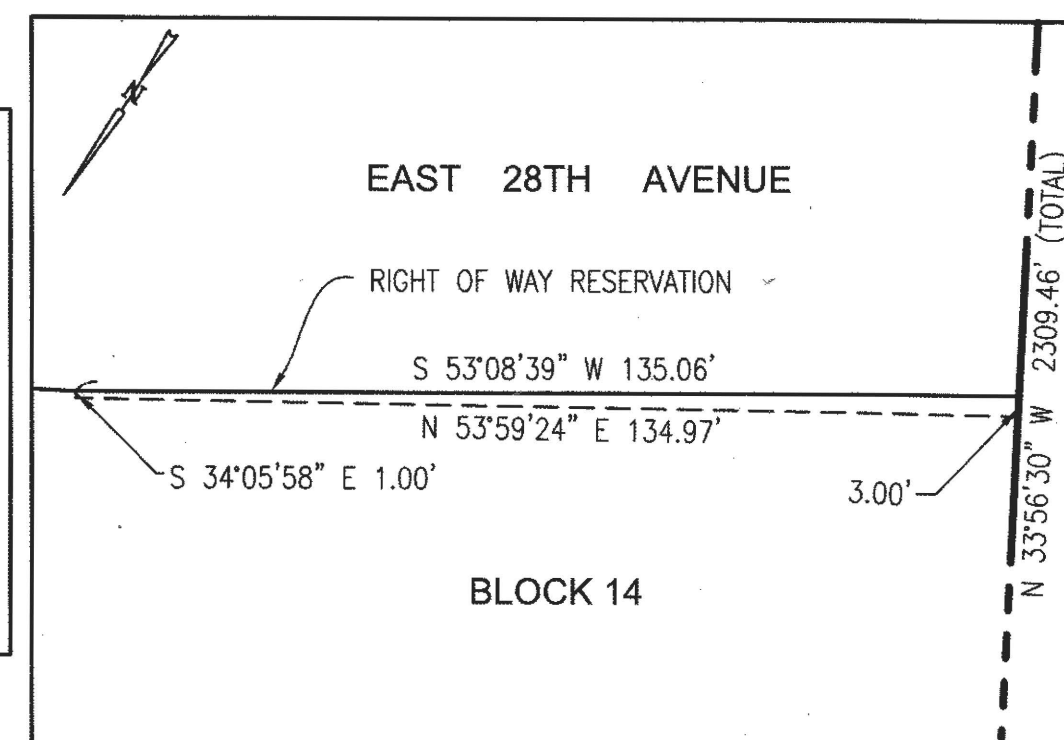
DETAIL 'D' - VERTICAL BUILDING RESERVATION (V.B.R.)  
BLOCK 14  
NTS



DETAIL 'E' - PUBLIC SERVICE EASEMENT (P.S.E.)  
BLOCK 14  
NTS



DETAIL 'F' - PUBLIC ACCESS EASEMENT (P.A.E.)  
BLOCK 14  
NTS



DETAIL 'G' - RIGHT OF WAY RESERVATION  
BLOCK 14  
NTS

LEGEND & ABBREVIATIONS:

	EXISTING CITY MONUMENT
	STREET MONUMENT, SEE NOTE #2
	STREET MONUMENT, SEE NOTE #3
	STREET MONUMENT, SEE NOTE #4
	STREET MONUMENT TO BE SET, LS 7139
	RECORD IRON PIPE, PER 129 M 47
	3/4" IRON PIPE TO BE SET, LS 7139
	3/4" IRON PIPE, SEE NOTE #2
	3/4" IRON PIPE, SEE NOTE #3
	3/4" IRON PIPE, SEE NOTE #4
	EXISTING MONUMENT LINE/CENTERLINE
	NEW MONUMENT LINE/CENTERLINE
	EXISTING DEVELOPMENT BOUNDARY LINE
	DISTINCTIVE BOUNDARY LINE
	NEW BLOCK LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
EX.	EXISTING
INSTR. NO.	INSTRUMENT NUMBER
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELESYS COMPANY
I.E.E.	INGRESS AND EGRESS EASEMENT
G.I.A.	GATEWAY IMPROVEMENT AREA
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.W.E.	SIDEWALK EASEMENT

- NOTES:
- ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10.

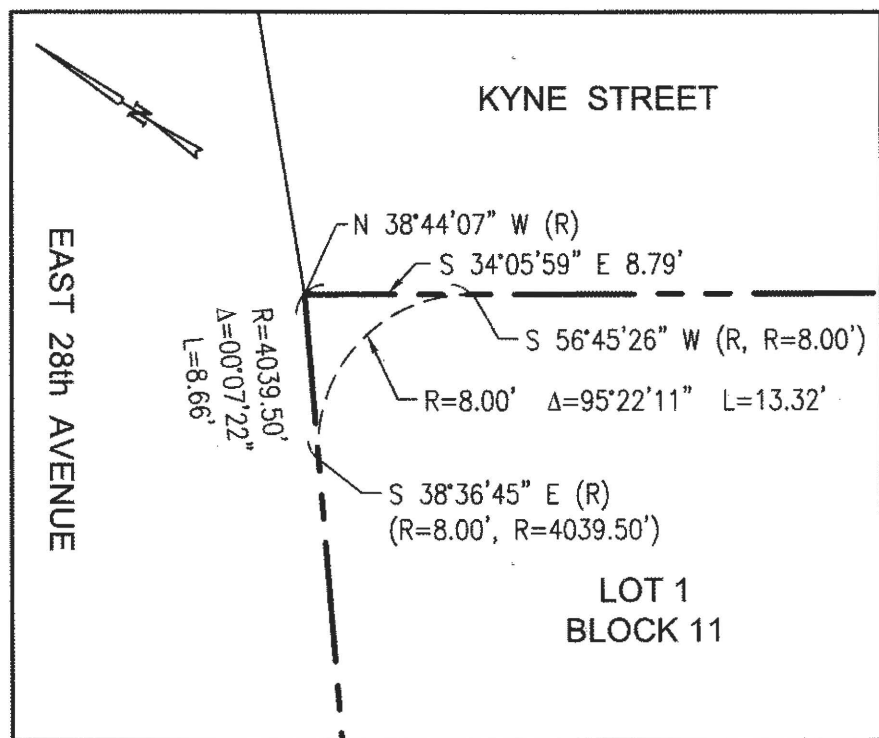
BAY MEADOWS PHASE II, NO. 4

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS  
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

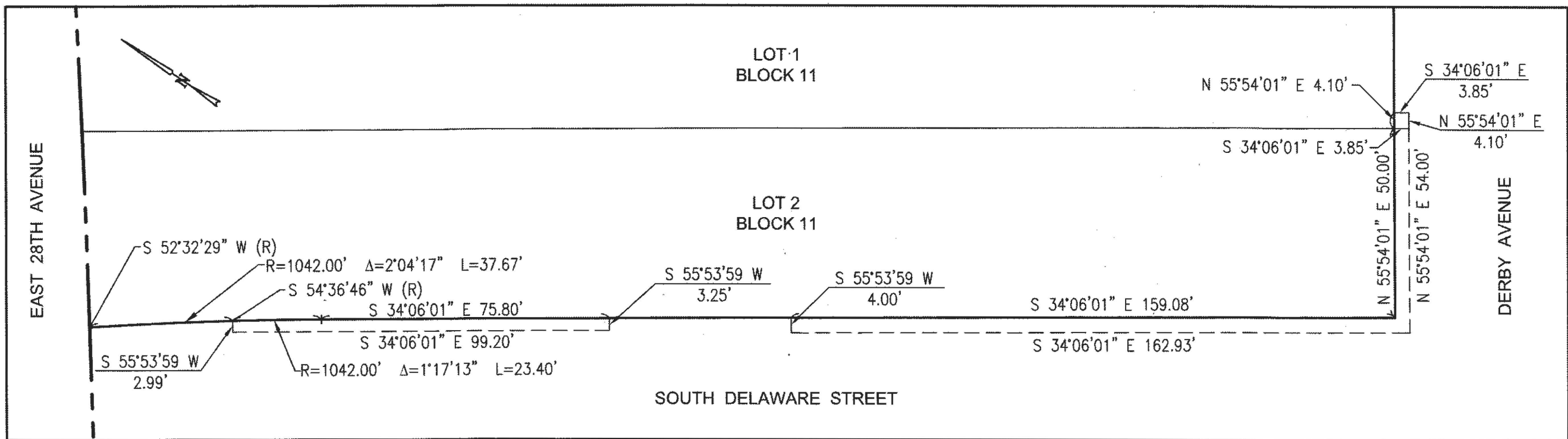
**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4558  
Fax: (408) 286-4558  
www.bowmanncg.com

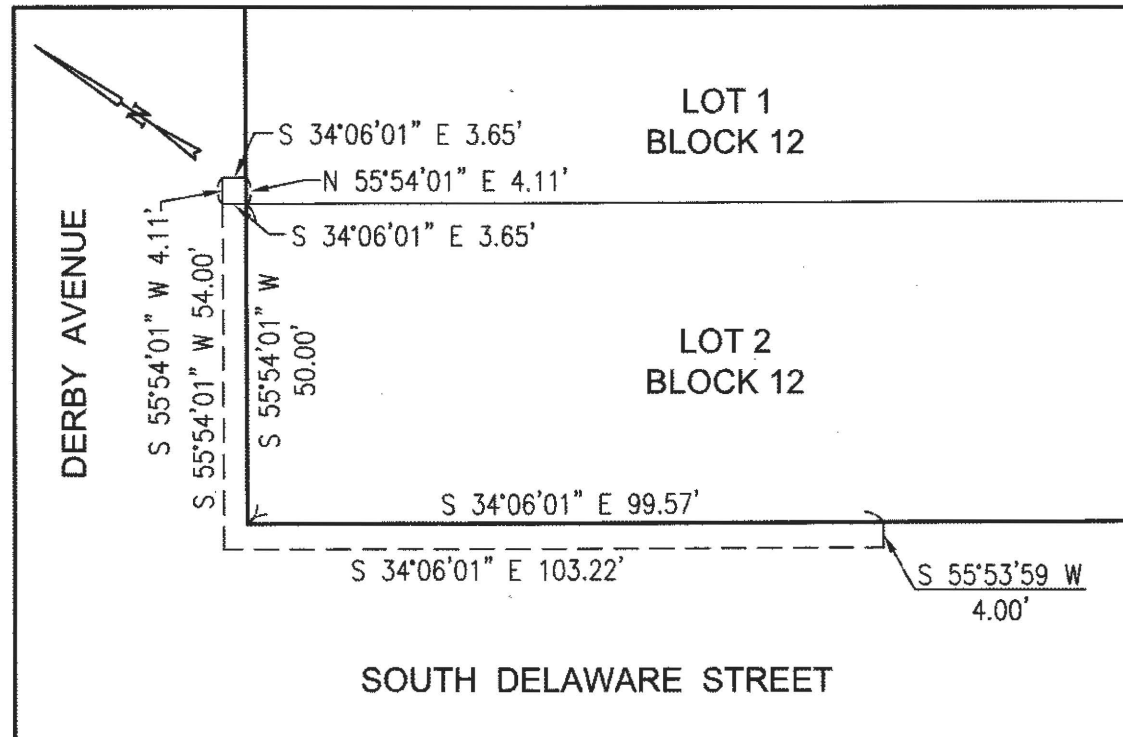




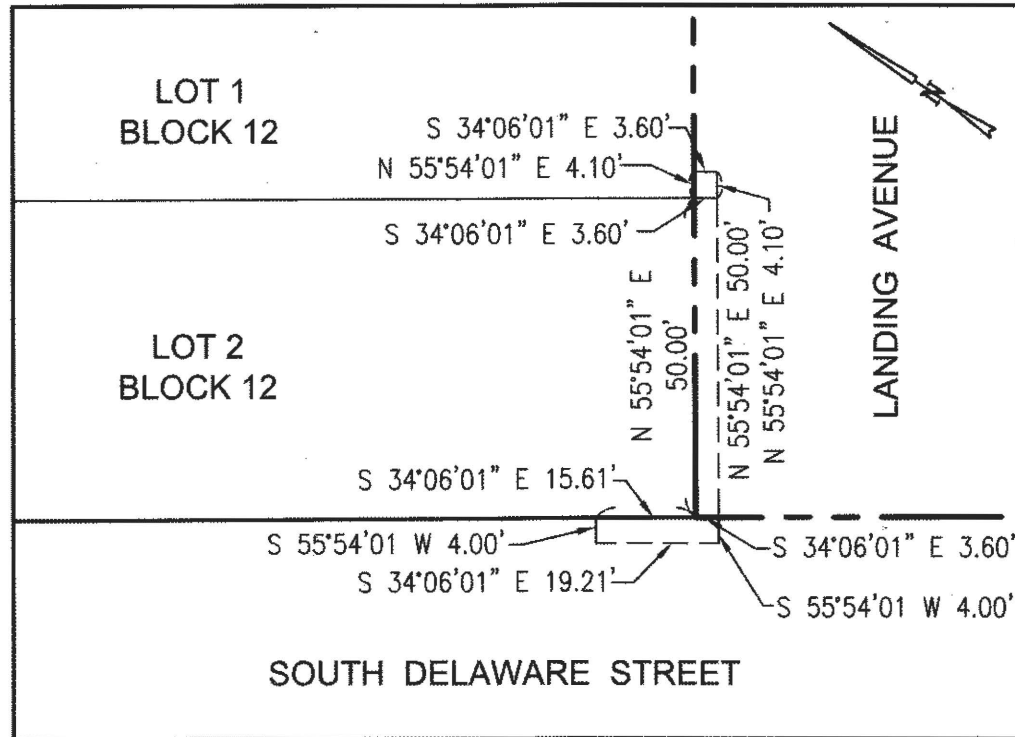
DETAIL 'A' - SIDEWALK EASEMENT (S.W.E.)  
LOT 1, BLOCK 11  
NTS



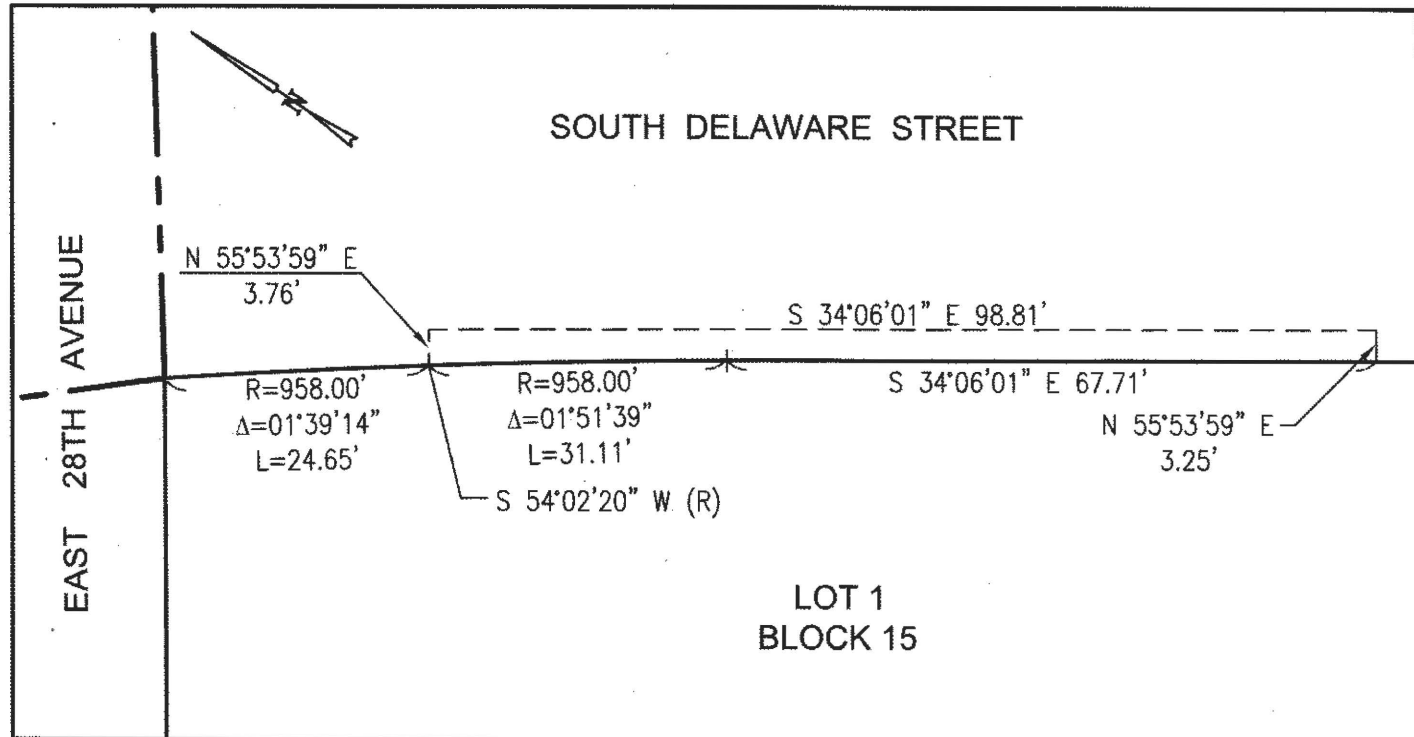
DETAIL 'B' - VERTICAL BUILDING RESERVATION (V.B.R.)  
LOT 2, BLOCK 11  
NTS



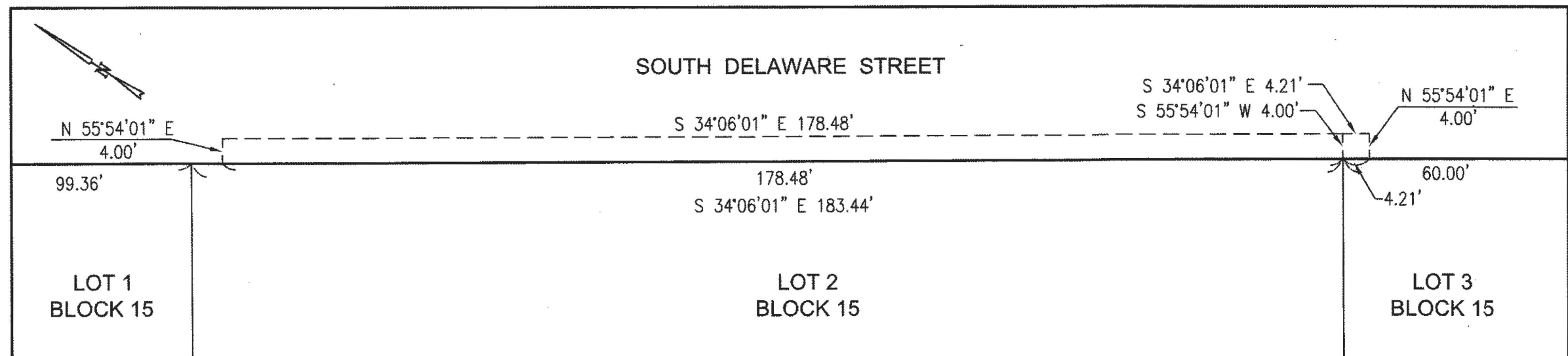
DETAIL 'C' - VERTICAL BUILDING RESERVATION (V.B.R.)  
LOT 1 & 2, BLOCK 12  
NTS



DETAIL 'D' - VERTICAL BUILDING RESERVATION (V.B.R.)  
LOT 1 & 2, BLOCK 12  
NTS



DETAIL 'E' - VERTICAL BUILDING RESERVATION (V.B.R.)  
LOT 1, BLOCK 15  
NTS



DETAIL 'F' - VERTICAL BUILDING RESERVATION (V.B.R.)  
LOT 2 & 3, BLOCK 15  
NTS

LEGEND & ABBREVIATIONS:

	EXISTING CITY MONUMENT
	STREET MONUMENT, SEE NOTE #2
	STREET MONUMENT, SEE NOTE #3
	STREET MONUMENT, SEE NOTE #4
	STREET MONUMENT TO BE SET, LS 7139
	RECORD IRON PIPE, PER 129 M 47
	3/4" IRON PIPE TO BE SET, LS 7139
	3/4" IRON PIPE, SEE NOTE #2
	3/4" IRON PIPE, SEE NOTE #3
	3/4" IRON PIPE, SEE NOTE #4
	EXISTING MONUMENT LINE/CENTERLINE
	NEW MONUMENT LINE/CENTERLINE
	EXISTING DEVELOPMENT BOUNDARY LINE
	DISTINCTIVE BOUNDARY LINE
	NEW BLOCK LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
EX.	EXISTING
INSTR. NO.	INSTRUMENT NUMBER
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELESYS COMPANY
I.E.E.	INGRESS AND EGRESS EASEMENT
G.I.A.	GATEWAY IMPROVEMENT AREA
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.W.E.	SIDEWALK EASEMENT

- NOTES:
1. ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  2. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  3. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  4. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10

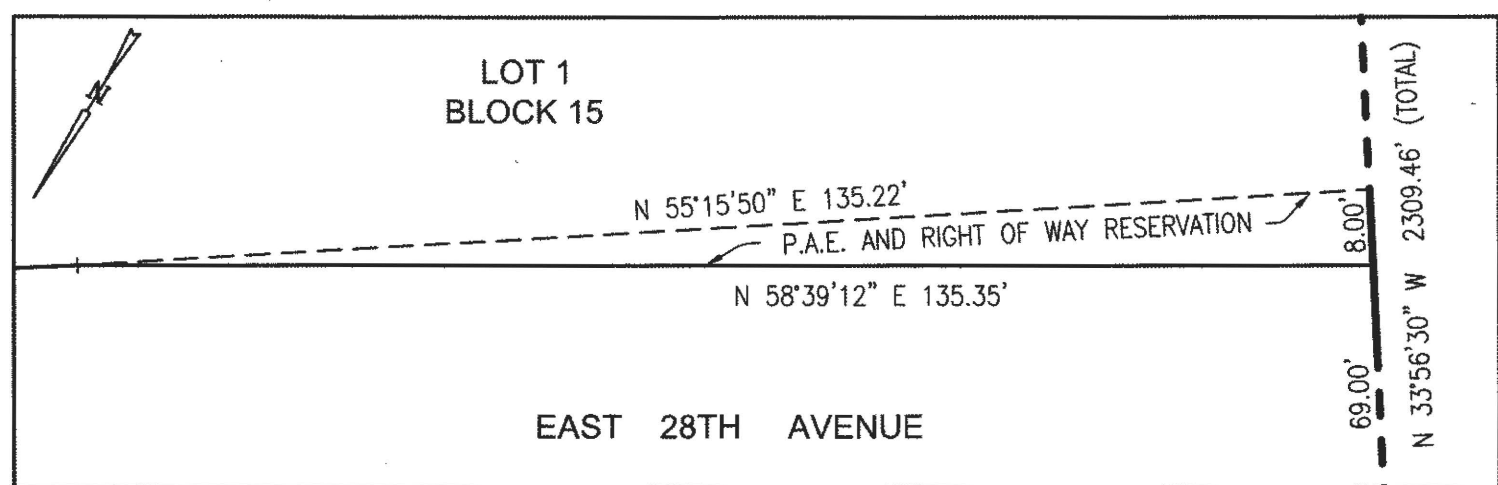
BAY MEADOWS PHASE II, NO. 4

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS

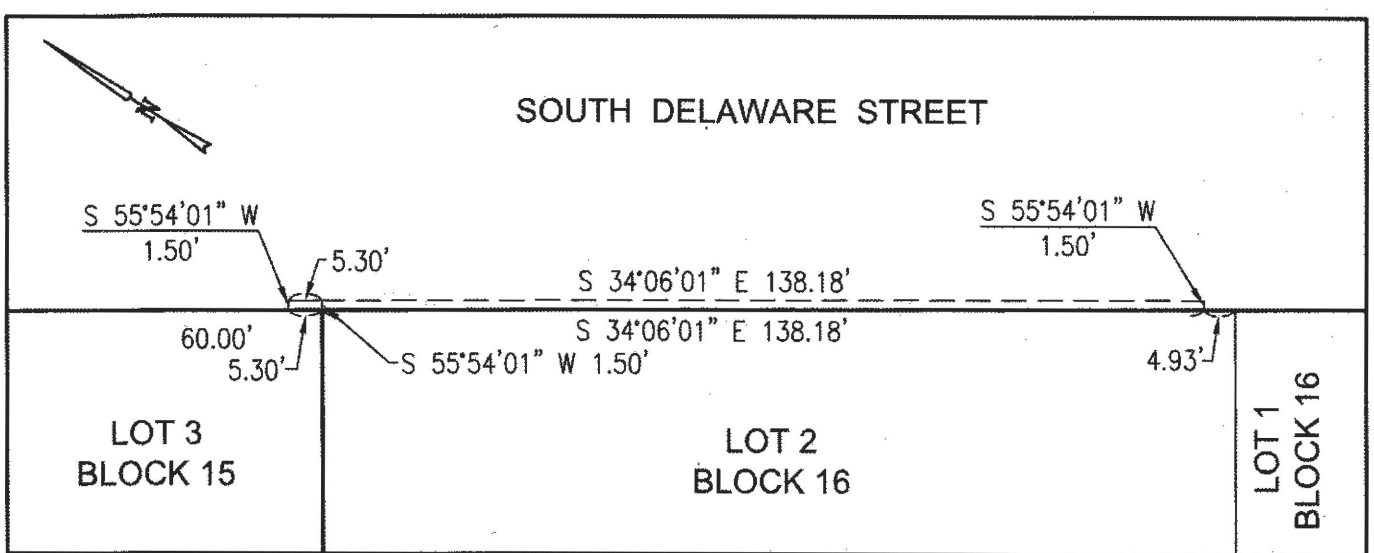
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

**Bowman**  
CONSULTING

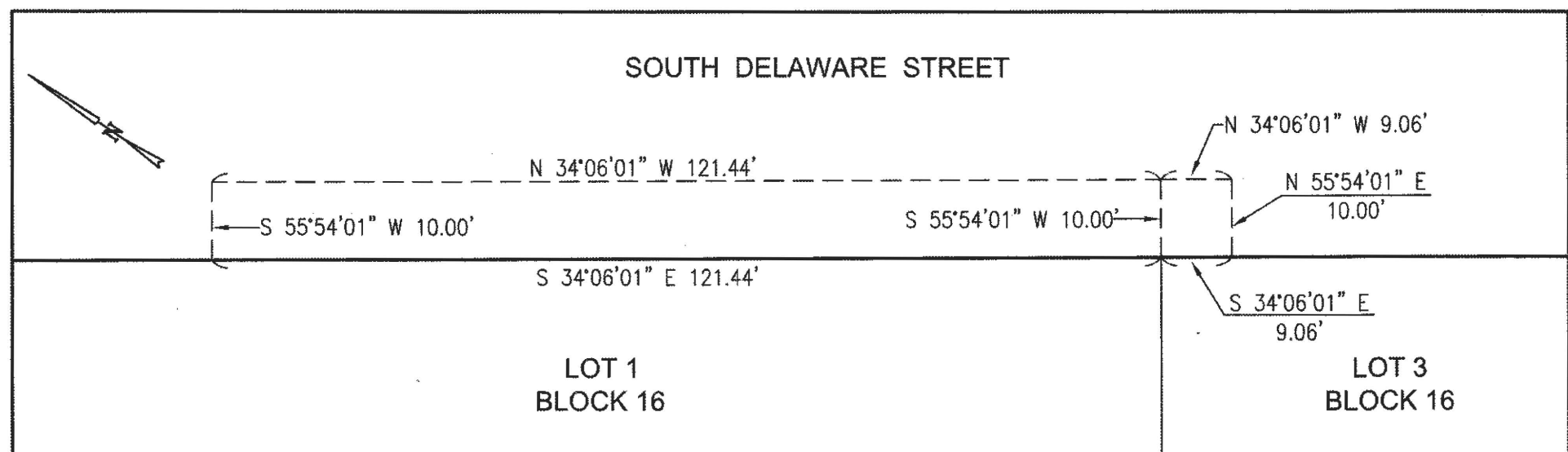
150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95110  
Phone: (408) 286-4555  
Fax: (408) 286-4556  
www.bowmancg.com



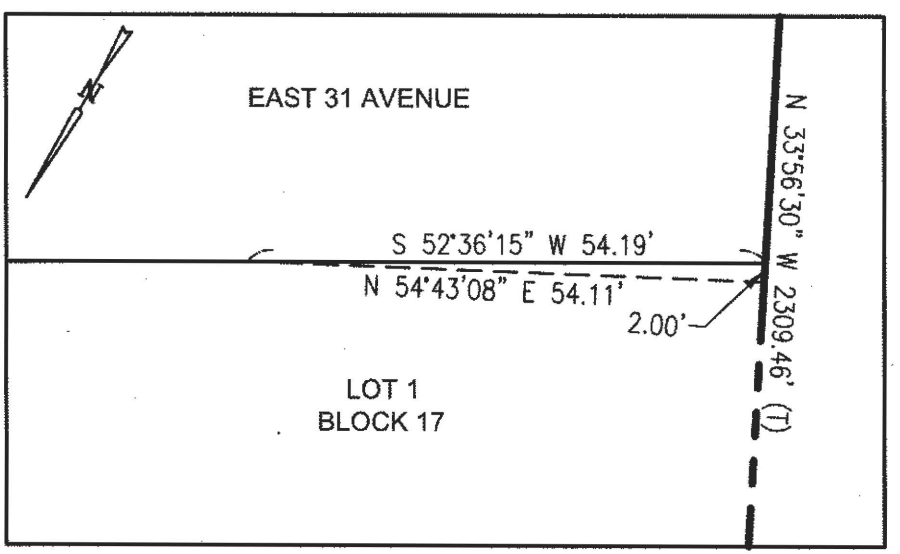
DETAIL 'A' - PUBLIC ACCESS EASEMENT (P.A.E.)  
AND RIGHT-OF-WAY RESERVATION  
LOT 1, BLOCK 15  
NTS



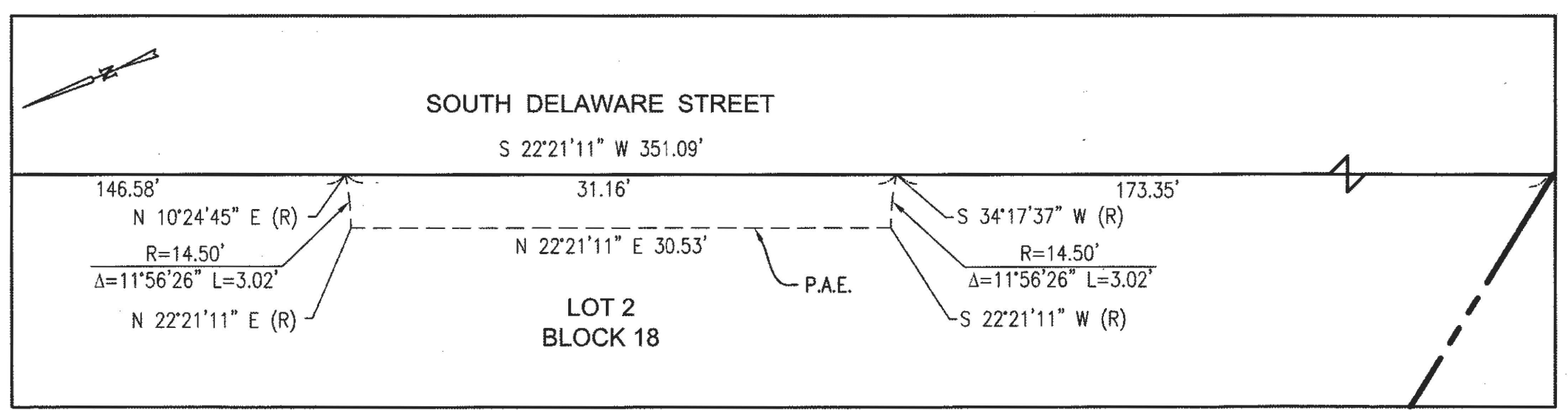
DETAIL 'B' - VERTICAL BUILDING RESERVATION (V.B.R.)  
LOT 3, BLOCK 15 AND LOT 2, BLOCK 16  
NTS



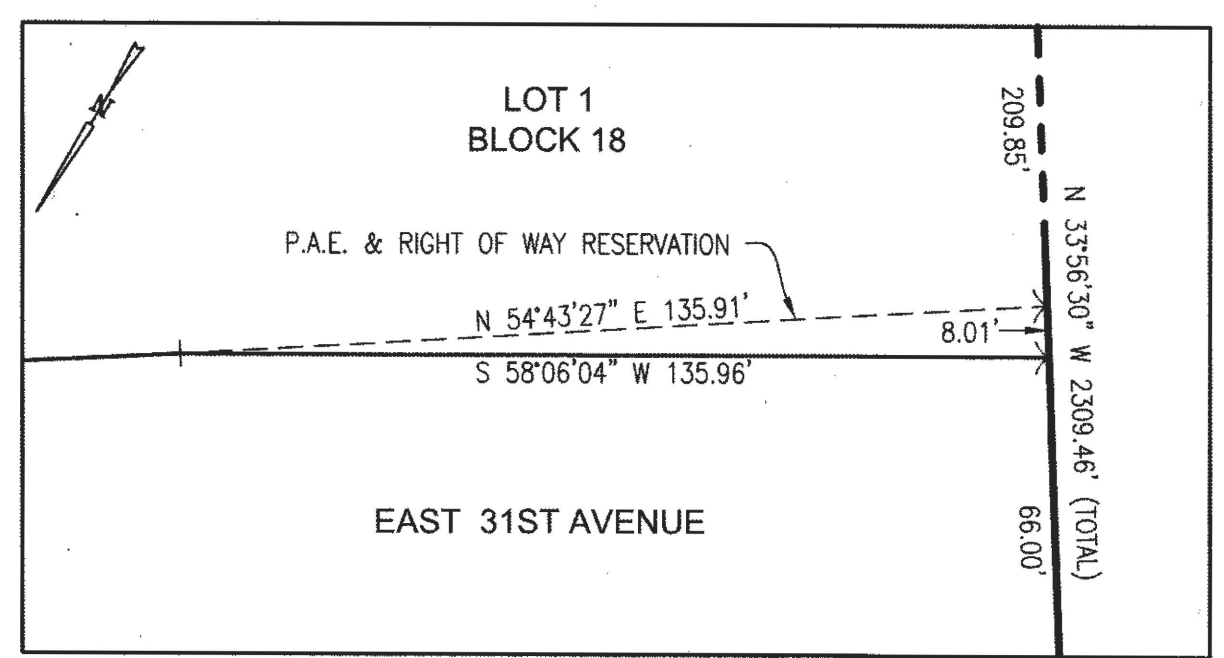
DETAIL 'C' - VERTICAL BUILDING RESERVATION (V.B.R.)  
LOT 1 & 3, BLOCK 16  
NTS



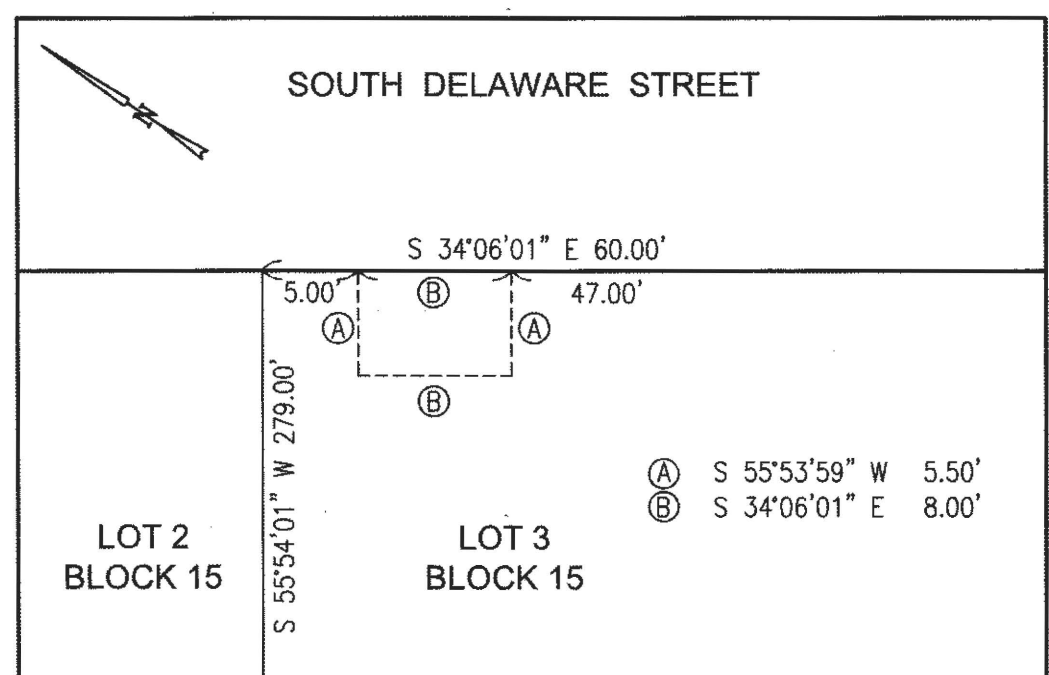
DETAIL 'D' - RIGHT-OF-WAY RESERVATION  
LOT 1, BLOCK 17  
NTS



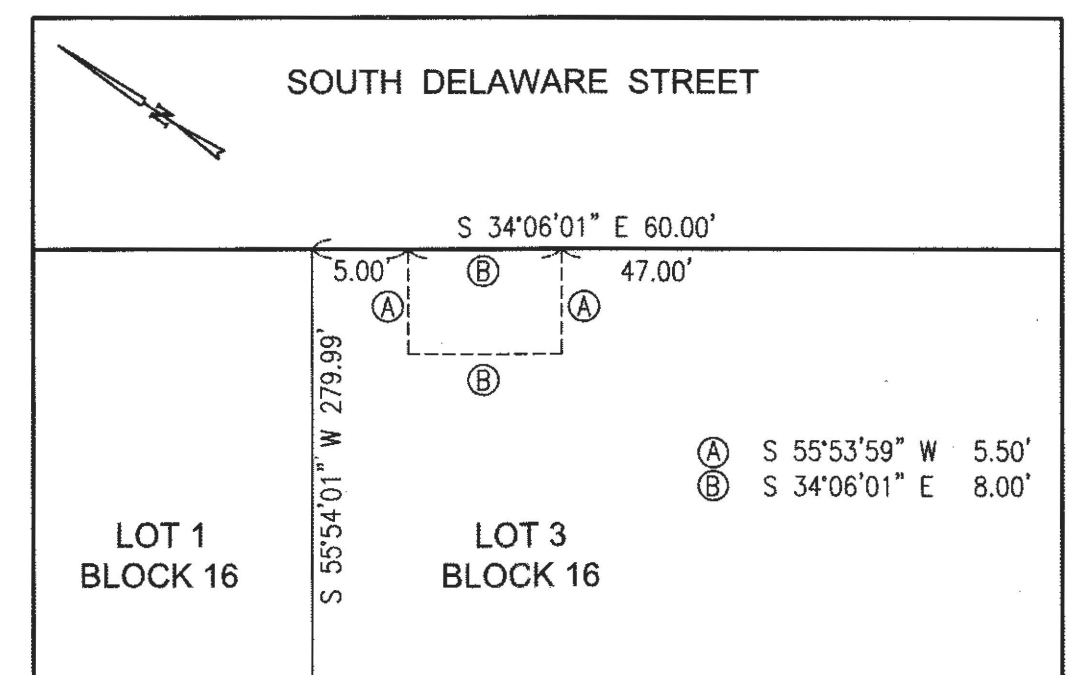
DETAIL 'E' - PUBLIC ACCESS EASEMENT (P.A.E.)  
LOT 2, BLOCK 18  
NTS



DETAIL 'F' - PUBLIC ACCESS EASEMENT (P.A.E.)  
& RIGHT OF WAY RESERVATION  
LOT 1, BLOCK 18  
NTS



DETAIL 'G' - WATER LINE EASEMENT (W.L.E.)  
LOT 2 & 3, BLOCK 15  
NTS



DETAIL 'H' - WATER LINE EASEMENT (W.L.E.)  
LOT 1 & 3, BLOCK 16  
NTS

**LEGEND & ABBREVIATIONS:**

●	EXISTING CITY MONUMENT
■	STREET MONUMENT, SEE NOTE #2
○	STREET MONUMENT, SEE NOTE #3
□	STREET MONUMENT, SEE NOTE #4
○	STREET MONUMENT TO BE SET, LS 7139
●	RECORD IRON PIPE, PER 129 M 47
○	3/4" IRON PIPE TO BE SET, LS 7139
▲	3/4" IRON PIPE, SEE NOTE #2
●	3/4" IRON PIPE, SEE NOTE #3
●	3/4" IRON PIPE, SEE NOTE #4
---	EXISTING MONUMENT LINE/CENTERLINE
---	NEW MONUMENT LINE/CENTERLINE
---	EXISTING DEVELOPMENT BOUNDARY LINE
---	DISTINCTIVE BOUNDARY LINE
---	NEW BLOCK LINE
---	NEW LOT LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
EX.	EXISTING
INSTR. NO.	INSTRUMENT NUMBER
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELESYS COMPANY
I.E.E.	INGRESS AND EGRESS EASEMENT
G.I.A.	GATEWAY IMPROVEMENT AREA
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.W.E.	SIDEWALK EASEMENT

- NOTES:**
- ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10.

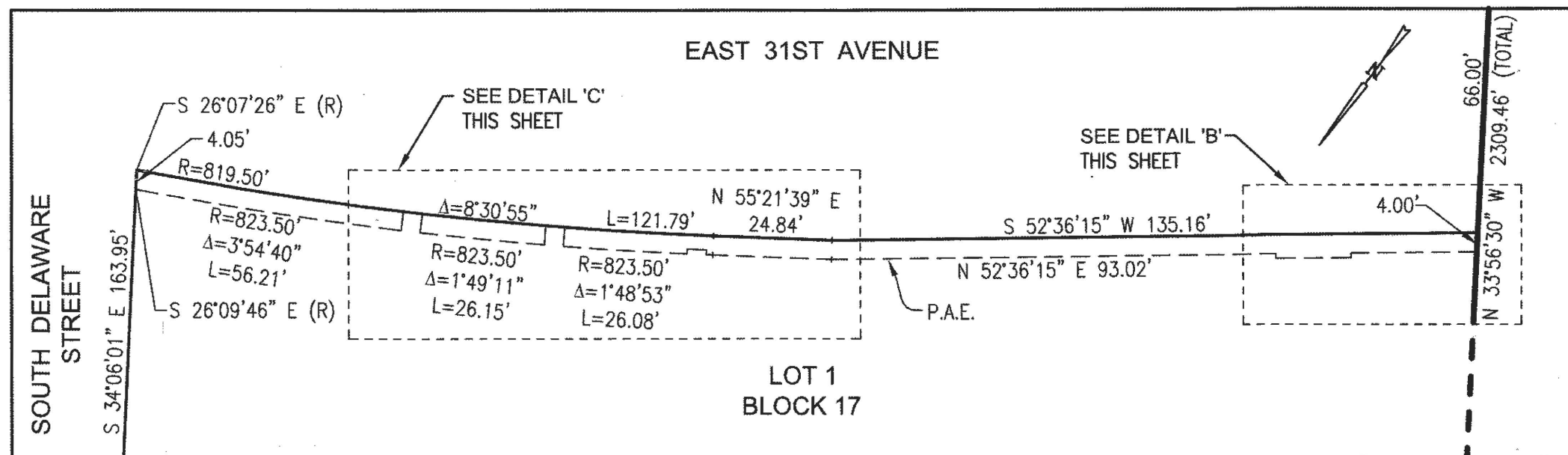
## BAY MEADOWS PHASE II, NO. 4

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS  
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

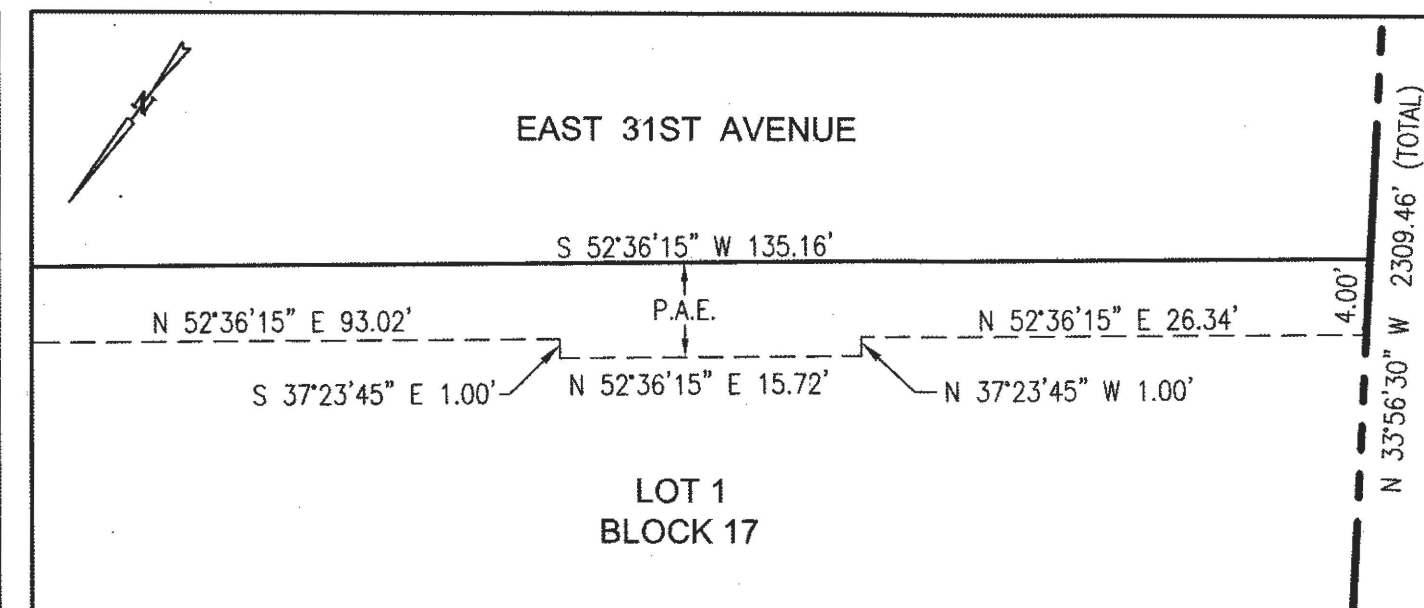
**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmancg.com

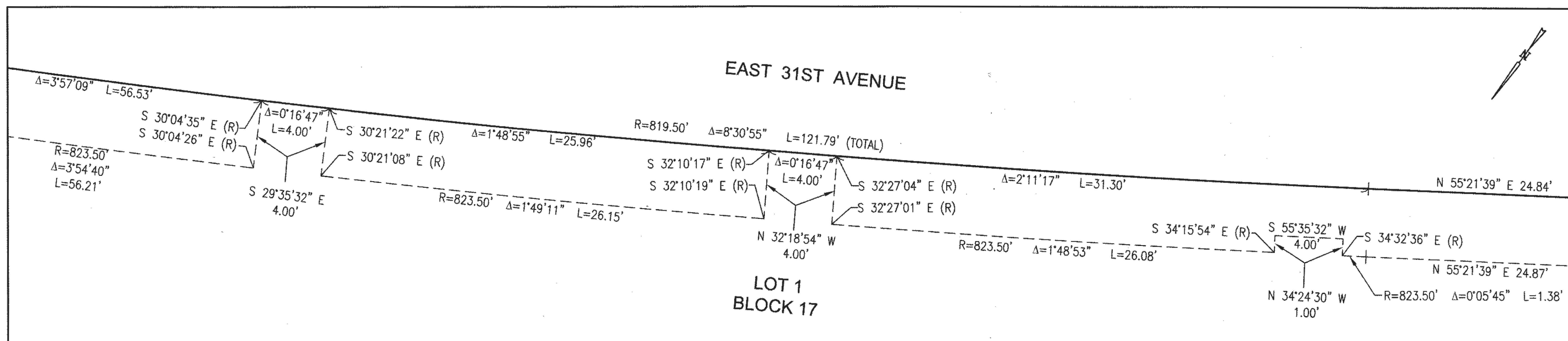




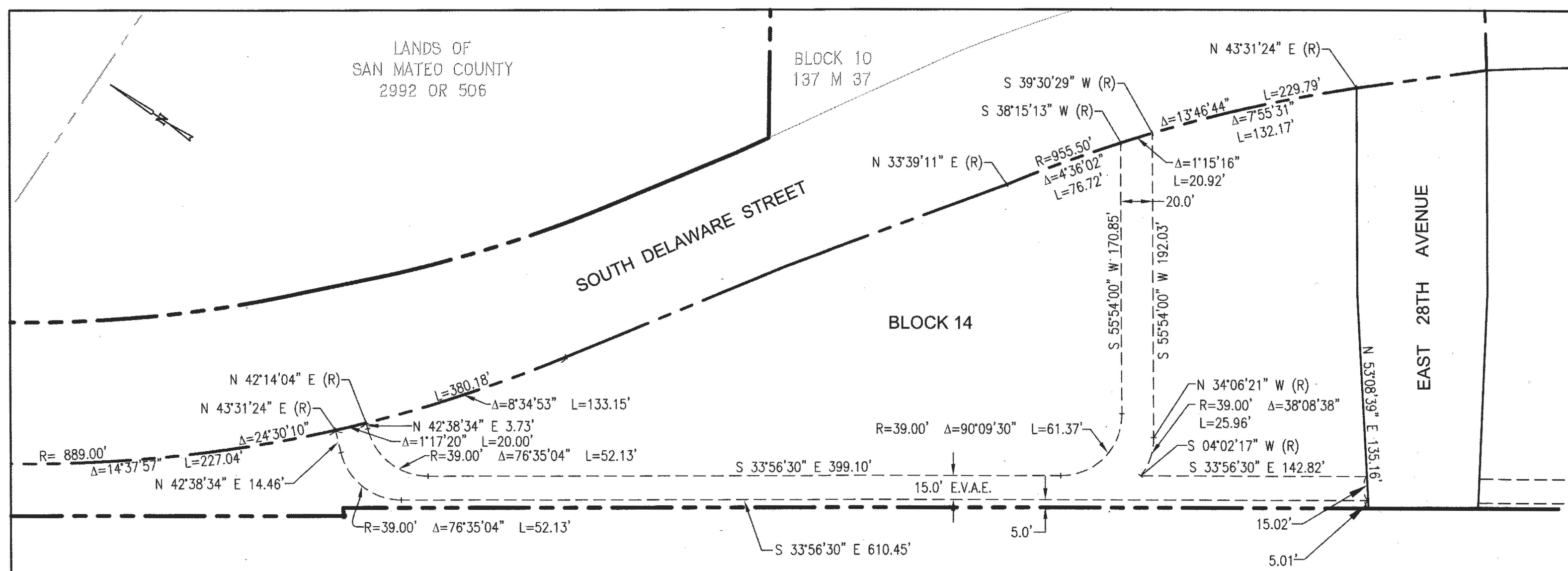
DETAIL 'A' - PUBLIC ACCESS EASEMENT (P.A.E.)  
LOT 1, BLOCK 17  
NTS



DETAIL 'B' - PUBLIC ACCESS EASEMENT (P.A.E.)  
LOT 1, BLOCK 17  
NTS



DETAIL 'C' - PUBLIC ACCESS EASEMENT (P.A.E.)  
LOT 1, BLOCK 17  
NTS



DETAIL 'D' - EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)  
BLOCK 14  
NTS

LEGEND & ABBREVIATIONS:

●	EXISTING CITY MONUMENT
■	STREET MONUMENT, SEE NOTE #2
⊙	STREET MONUMENT, SEE NOTE #3
□	STREET MONUMENT, SEE NOTE #4
⊗	STREET MONUMENT TO BE SET, LS 7139
●	RECORD IRON PIPE, PER 129 M 47
○	3/4" IRON PIPE TO BE SET, LS 7139
▲	3/4" IRON PIPE, SEE NOTE #2
●	3/4" IRON PIPE, SEE NOTE #3
●	3/4" IRON PIPE, SEE NOTE #4
---	EXISTING MONUMENT LINE/CENTERLINE
---	NEW MONUMENT LINE/CENTERLINE
---	EXISTING DEVELOPMENT BOUNDARY LINE
---	DISTINCTIVE BOUNDARY LINE
---	NEW BLOCK LINE
---	NEW LOT LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
EX.	EXISTING
INSTR. NO.	INSTRUMENT NUMBER
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELESYS COMPANY
I.E.E.	INGRESS AND EGRESS EASEMENT
G.I.A.	GATEWAY IMPROVEMENT AREA
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.W.E.	SIDEWALK EASEMENT

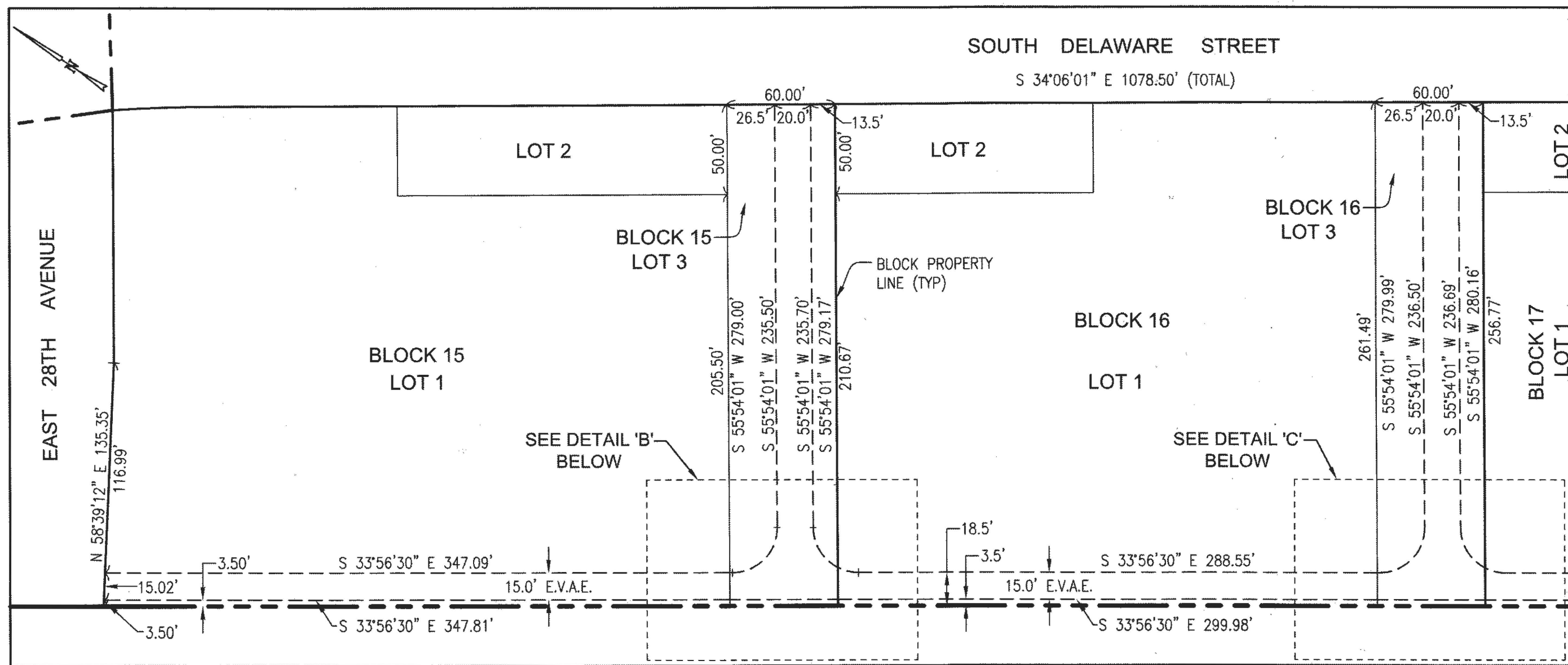
- NOTES:
- ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
  - MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10.

BAY MEADOWS PHASE II, NO. 4

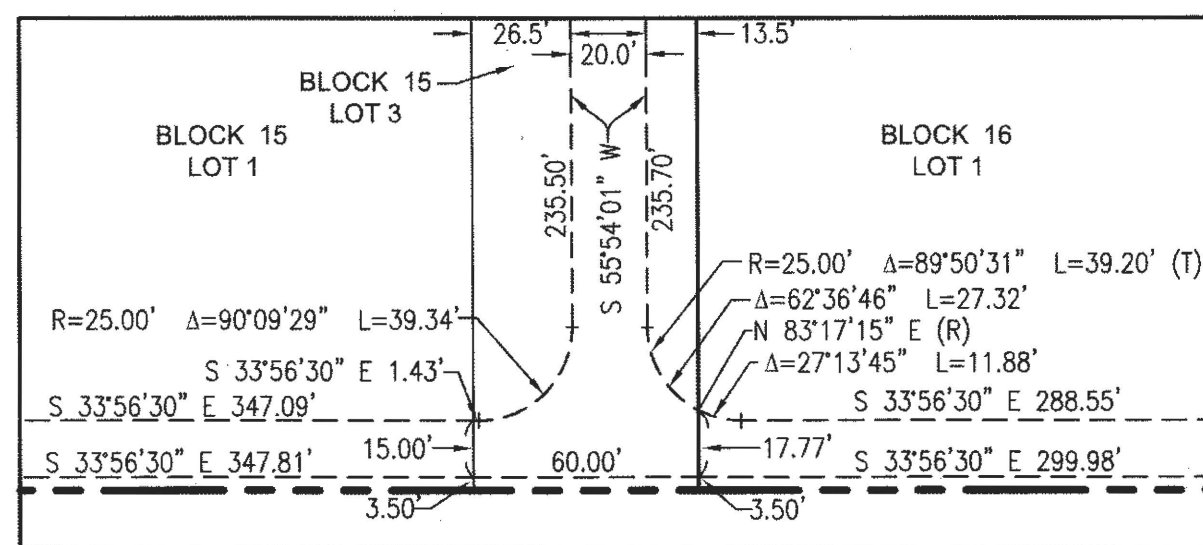
FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS  
AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
www.bowmancg.com



DETAIL 'A' - EMERGENCY VEHICLE  
ACCESS EASEMENT (E.V.A.E.)  
BLOCKS 15 & 16  
NTS

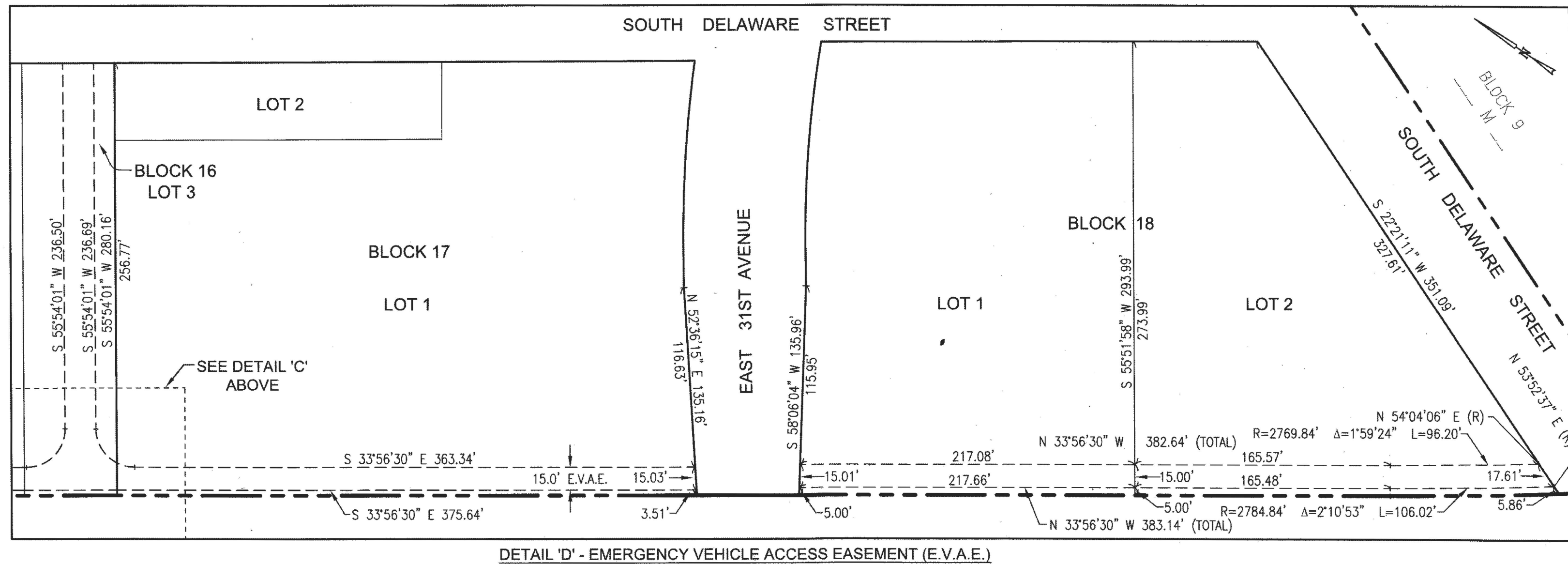
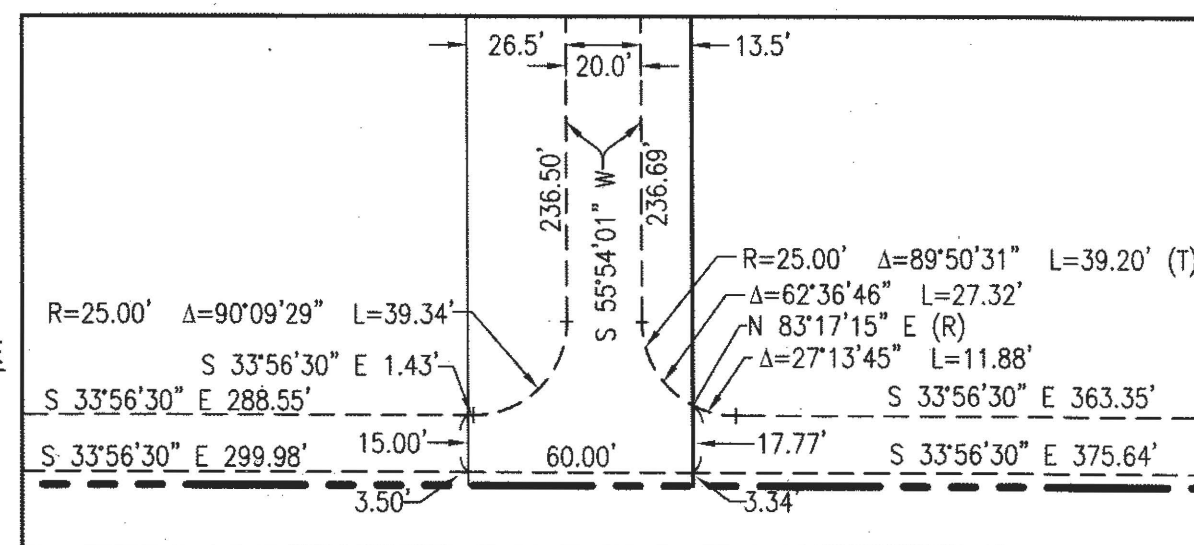


DETAIL 'B' - EMERGENCY VEHICLE  
ACCESS EASEMENT (E.V.A.E.)

BLOCKS 15 & 16  
-NTS

DETAIL 'C' - EMERGENCY VEHICLE  
ACCESS EASEMENT (E.V.A.E.)



















BLOCKS 15 & 16  
NTS



DETAIL 'D' - EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)

BLOCKS 17 & 18  
NTS

## LEGEND & ABBREVIATIONS

	EXISTING CITY MONUMENT
	STREET MONUMENT, SEE NOTE #2
	STREET MONUMENT, SEE NOTE #3
	STREET MONUMENT, SEE NOTE #4
	STREET MONUMENT TO BE SET, LS 7139
	RECORD IRON PIPE, PER 129 M 47
	3/4" IRON PIPE TO BE SET, LS 7139
	3/4" IRON PIPE, SEE NOTE #2
	3/4" IRON PIPE, SEE NOTE #3
	3/4" IRON PIPE, SEE NOTE #4
	EXISTING MONUMENT LINE/CENTERLINE
	NEW MONUMENT LINE/CENTERLINE
	EXISTING DEVELOPMENT BOUNDARY LINE
	DISTINCTIVE BOUNDARY LINE
	NEW BLOCK LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
EX.	EXISTING
INSTR. NO.	INSTRUMENT NUMBER
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELESYS COMPANY
I.E.E.	INGRESS AND EGRESS EASEMENT
G.I.A.	GATEWAY IMPROVEMENT AREA
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.W.E.	SIDEWALK EASEMENT

NOTES:

1. ALL TIES TO THE MONUMENT LINE ARE PERPENDICULAR TO THE MONUMENT LINE.
2. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 1", RECORDED IN BOOK 137 OF MAPS, AT PAGES 37-46.
3. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 2", RECORDED IN BOOK 137 OF MAPS, AT PAGES 73-81.
4. MONUMENT/ IRON PIPE, TO BE SET PER "BAY MEADOWS PHASE II, NO. 3", RECORDED IN BOOK 139 OF MAPS, AT PAGES 1-10

# BAY MEADOWS PHASE II, NO. 4

FOR COMMERCIAL AND RESIDENTIAL CONDOMINIUM PURPOSES  
CONSISTING OF FOURTEEN (14) SHEETS  
BEING A SUBDIVISION OF A PORTION OF THAT DESIGNATED REMAINDER AS SHOWN ON THAT CERTAIN  
MAP ENTITLED "BAY MEADOWS PHASE II, NO. 3" AS SAID MAP WAS RECORDED ON 3-20-13  
IN BOOK 139 OF MAPS, AT PAGES 1-10, SAN MATEO COUNTY OFFICIAL RECORDS

AND LYING ENTIRELY WITHIN THE  
CITY OF SAN MATEO, SAN MATEO COUNTY  
STATE OF CALIFORNIA  
JANUARY 2013

**Bowman**  
CONSULTING

150 S. Almaden Boulevard, Ste 700  
San Jose, CA 95113  
Phone: (408) 286-4555  
Fax: (408) 286-4558  
[www.bowman-cg.com](http://www.bowman-cg.com)

SHEET 14 OF 14

JMH JOB# 4542