

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 SUBDIVISION SHOWN UPON THE HEREIN MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY; AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER.

IN WITNESS WHEREOF, THE UNDERSIGNED, HAS/HAVE CAUSED THIS STATEMENT TO BE EXECUTED
THIS 7th DAY OF October, 2020.

OWNER: BAY MEADOWS STATION 5 INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: [Signature]

PRINTED NAME: Terrence E. Fancher

TITLE: Executive Managing Director

OWNER'S ACKNOWLEDGMENT

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

STATE OF California
COUNTY OF San Francisco
ON October 7, 2020, BEFORE ME, Renee Adams, a

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

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

WITNESS MY HAND:

NOTARY'S SIGNATURE

NOTARY'S PRINTED NAME

NOTARY'S PRINCIPAL PLACE OF BUSINESS, COUNTY San Francisco

EXPIRATION OF NOTARY'S COMMISSION October 21, 2023

COMMISSION NUMBER 2306717

PARCEL MAP NO. 470

FOR COMMERCIAL CONDOMINIUM PURPOSES
CONSISTING OF TWO (2) SHEETS

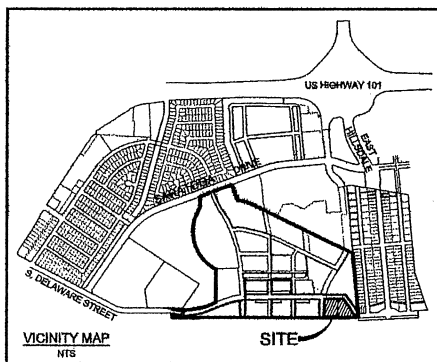
BEING A LOT MERGER OF LOTS 1 AND 2 OF BLOCK 18, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "BAY MEADOWS PHASE II, NO. 4", FILED FOR RECORD ON MARCH 20, 2013 IN BOOK 139 OF MAPS, AT PAGES 11-24, SAN MATEO COUNTY OFFICIAL RECORDS

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

OCTOBER 2020

JMH WEISS, INC.

Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Suite #880 San Jose, CA 95110



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 BAY MEADOWS STATION 5 INVESTORS, LLC IN DECEMBER 2018. 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 2023, AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



[Signature]
KEVIN R. WEISS, L.S. 7139

DATE 10/08/2020

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 ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

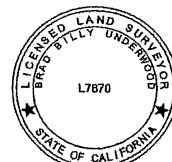


[Signature]
BRAD B. UNDERWOOD, DIRECTOR OF PUBLIC WORKS
REGISTRATION NO.: 43093
EXPIRATION: 3/31/2022

DATE 10/19/20

CITY SURVEYOR'S STATEMENT

I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.



[Signature]
BRAD B. UNDERWOOD, CITY SURVEYOR
LS NO: 7870
EXPIRATION: 12/31/2020

DATE 10/19/20

CONSENT AND ACCEPTANCE STATEMENT

I, BRAD B. UNDERWOOD, DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN MATEO, HEREBY ACCEPT THE ABANDONMENT AND VACATION OF THE FOLLOWING EASEMENT, ON BEHALF OF THE CITY OF SAN MATEO, PURSUANT TO SECTION 66499.20.2 AND 66445(i) OF THE SUBDIVISION MAP ACT:

EMERGENCY VEHICLE ACCESS EASEMENT, AS IT ENCUMBERS LOTS 1 AND 2 OF BLOCK 18, AS SHOWN IN DETAIL "D" ON SHEET 14 OF THE MAP ENTITLED "BAY MEADOWS, PHASE II, MAP NO. 4", RECORDED ON MARCH 20, 2013 IN BOOK 139 OF MAPS, AT PAGES 11-24.

DATE 11/5/20

[Signature]
BRAD B. UNDERWOOD, DIRECTOR OF PUBLIC WORKS

COUNTY RECORDER'S STATEMENT

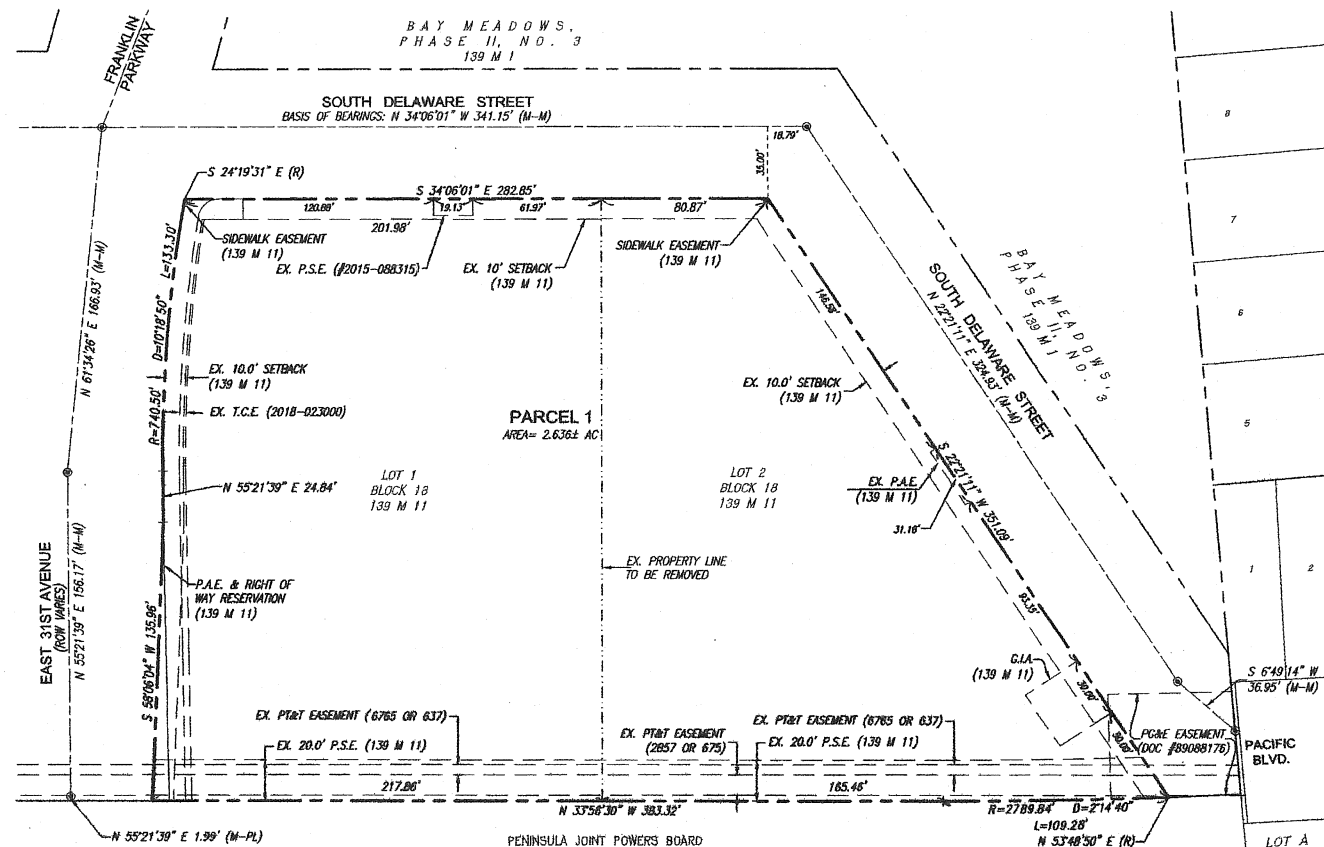
FILED THIS 20th DAY OF Nov. 2020 AT 4:51 PM IN BOOK 85 OF MAPS AT PAGE(S) 70-71, AT THE REQUEST OF PATRICE M. OLDS, CITY CLERK OF THE CITY OF SAN MATEO.

FILE NO. 2020-900151

FEE PAID \$ 161.00

MARK CHURCH, SAN MATEO COUNTY RECORDER

[Signature]
DEPUTY RECORDER



_____	FOUND EXISTING STANDARD CITY MONUMENT
_____	MONUMENT LINE/CENTERLINE, AS NOTED
_____	DISTINCTIVE BOUNDARY LINE
_____	EXISTING BOUNDARY LINE - OFFSITE
_____	EXISTING EASEMENT LINE
(139 M 11)	RECORDING BOOK AND PAGE
EX	EXISTING
G.I.A.	GATEWAY IMPROVEMENT AREA
M	MAPS
(M-M)	MONUMENT TO MONUMENT
(M-PL)	MONUMENT TO PROPERTY LINE
P.A.E.	PUBLIC ACCESS EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
(R)	RADIAL BEARING
T.C.E.	TEMPORARY CONSTRUCTION EASEMENT

THE BEARING, NORTH 34°06'01" WEST, OF THE LINE BETWEEN TWO FOUND MONUMENTS ON SOUTH DELAWARE STREET, AS SHOWN ON THE MAP ENTITLED "BAY MEADOWS PHASE II, NO. 4, CITY OF SAN MATEO, SAN MATEO COUNTY, CALIFORNIA," RECORDED ON MARCH 20, 2013 IN BOOK 139, AT PAGES 11 THROUGH 24, SAN MATEO COUNTY RECORDS.

1. THIS MAP REPRESENTS A SUBDIVISION WHICH CONTAINS APPROXIMATELY 2.6368 ACRES OF LAND. DISTANCES AND DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. 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").
3. CONDOMINIUM PLANS MAY BE RECORDED ON THE PARCEL CREATED WITHIN FURTHER CITY OF APPROVAL PLAN TO THE AUTHORITY OF THE CITY REVIEW MAP ACT SECTION 66427(c), ANY ADDITIONAL SUBDIVISIONS, OTHER THAN THE CONDOMINIUM PLAN, ARE SUBJECT TO CITY REVIEW AND APPROVAL.

1. BAY MEADOWS, PHASE II, NO. 1, BOOK 137 OF MAPS, PAGES 37-46
2. BAY MEADOWS, PHASE II, NO. 2, BOOK 137 OF MAPS, PAGES 73-81
3. BAY MEADOWS, PHASE II, NO. 3, BOOK 139 OF MAPS, PAGES 1-10
4. BAY MEADOWS, PHASE II, NO. 4, BOOK 139 OF MAPS, PAGES 11-24
5. CERTIFICATE OF CORRECTION, DOCUMENT NO. 2015-054273

PURSUANT TO THE SUBDIVISION MAP ACT, SECTION 66499.20.2 AND 66445(j), THE FOLLOWING EASEMENTS ARE NOT SHOWN HEREON AND ARE HEREBY ABANDONED BY THIS MAP:

EMERGENCY VEHICLE ACCESS EASEMENT, AS IT ENCUMBERS LOTS 1 AND 2 OF BLOCK 18, AS SHOWN IN DETAIL 'D' ON SHEET 14 OF THE MAP ENTITLED "BAY MEADOWS, PHASE II, MAP NO. 4", RECORDED ON MARCH 20, 2013 IN BOOK 139 OF MAPS, AT PAGES 11-24.

FOR COMMERCIAL CONDOMINIUM PURPOSES
CONSISTING OF TWO (2) SHEETS
BEING A MERGER OF LOTS 1 AND 2 OF BLOCK 18, AS SAID LOTS AND BLOCK
ARE SHOWN ON THAT CERTAIN MAP ENTITLED "BAY MEADOWS PHASE II, NO. 4" AS SAID
MAP WAS FILED FOR RECORD ON MARCH 20, 2013 IN BOOK 139 OF MAPS, AT PAGES
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AND LYING ENTIRELY WITHIN THE
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