

Legal Description of Subject Property

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

PARCEL A:

Parcel 1, as shown on the certain Map entitled, "Parcel Map No. 1096, Lands of 2700 Middlefield Road", filed in the Office of the County Recorder of San Mateo County, California, on August 14, 2012, in Volume 80 of Parcel Maps, at Pages 38-39.

PARCEL B:

A Non-Exclusive Easement for roadway purposes upon, over, across and along that certain strip of land 45 feet wide, lying Northerly of, and contiguous to, the following three courses of Parcel A, according to Map thereof recorded April 21, 1980, in Volume 49 of Parcel Maps, Page 51, Records of San Mateo County.

1. South 74° 30' 00" East, 100.37 feet;
2. North 60° 20' 00" East, 98.70 feet;
3. North 30° 00' 00" East, 30.73 feet.

Said Easement is appurtenant to Parcel One above and was created by that certain Deed Recorded on July 30, 1980, in Reel 7975, at Image 1306 (70731-AP), Records of San Mateo County.

PARCEL C:

(a) A Non-Exclusive Easement for private utilities (P.U.E.) within the Northeasterly 5 feet of said Parcel Three.

(b) A Non-Exclusive Easement for private utilities within the Southwesterly 5 feet and the Northeasterly 10 feet of said Parcel Four.

Said Easements are appurtenant to and for the benefit of Parcel One above as created by that certain Deed which Recorded September 18, 1987, as Document No. 87144820 of Official Records of San Mateo County, California.

APN: 054-113-130

Legal Description of the Easements

EXHIBIT "A-1"

Land descriptions of two (2) parcels of land in the unincorporated area of the County of San Mateo, State of California, being portions of Parcel 1, as said parcel is shown on that Map entitled "Parcel Map No. 1096, Lands of 2700 Middlefield Road," filed on August 14, 2012 in Volume 80 of Parcels Maps at Pages 38 and 39, Records of said County, more particularly described as follows:

ACCESS EASEMENT

An easement for access purposes and incidents thereto in and to that portion of said Parcel 1 described as follows:

BEGINNING at a point on the generally westerly line of said Parcel 1, said point of beginning lying South 30°00'00" West, 13.16 feet from the most northerly corner of said Parcel 1 and lying 13.00 feet southwesterly of the northeasterly line of said Parcel 1; thence parallel to and 13.00 feet southwesterly of said northeasterly line the following one (1) course,

- 1) South 51°04'06" East, 24.71 feet; thence,
- 2) Southwesterly, along the arc of a non-tangent curve to the right, concave to the northwest, the center of which bears North 52°32'56" West, 139.11 feet, through a central angle of 26°51'19", an arc distance of 65.20 feet to a point of compound curvature; thence,
- 3) Westerly, along the arc of a curve to the right, concave to the north, having a radius of 156.89 feet, through a central angle of 24°07'08", an arc distance of 66.04 feet to a point on the general westerly line of said Parcel 1; thence along said general westerly line the following two (2) courses,
- 4) North 60°20'00" East, 91.20 feet;
- 5) North 30°00'00" East, 30.72 feet to the **POINT OF BEGINNING**.

Containing 1,944 square feet, more or less.

UTILITY EASEMENT

An easement for utility purposes and incidents thereto in and to that portion of said Parcel 1 described as follows:

BEGINNING at a point on the easterly line of said Parcel 1, said point of beginning lying South 17°17'04" West, 13.99 feet from the most easterly corner of said Parcel 1 and lying 13.00 feet southwesterly of the northeasterly line of said Parcel 1; thence along said easterly line,

- 1) South 17°17'04" West, 17.21 feet; thence departing said easterly line,
- 2) North 51°04'06" West, 25.95 feet; thence,
- 3) North 18°29'00" East, 17.08 feet to a point lying 13.00 feet southwesterly of said northeasterly line; thence parallel to and 13.00 feet southwesterly of said northeasterly line,
- 4) South 51°04'06" East, 25.56 feet to the **POINT OF BEGINNING**.

Containing 412 square feet, more or less.

A Plat to Accompany Description, Exhibit "B", is attached hereto and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.



Brian M. Coleson, LS 8367

9/25/2020

Date



Legal Description of the Temporary Construction Easement

EXHIBIT "A-1"

Land description of one (1) parcel of land in the unincorporated area of the County of San Mateo, State of California, being a portion of Parcel 1, as said parcel is shown on that Map entitled "Parcel Map No. 1096, Lands of 2700 Middlefield Road," filed on August 14, 2012 in Volume 80 of Parcels Maps at Pages 38 and 39, Records of said County, more particularly described as follows:

TEMPORARY CONSTRUCTION EASEMENT

A temporary easement for construction purposes and incidents thereto in and to that portion of said Parcel 1 described as follows:

COMMENCING at a point on the generally westerly line of said Parcel 1, said point of commencement lying South 30°00'00" West, 13.16 feet from the most northerly corner of said Parcel 1 and lying 13.00 feet southwesterly of the northeasterly line of said Parcel 1; thence parallel to and 13.00 feet southwesterly of said northeasterly line, South 51°04'06" East, 24.71 feet to the **TRUE POINT OF BEGINNING**; thence continuing parallel to and 13.00 southwesterly of said northeasterly line the following one (1) course,

- 1) South 51°04'06" East, 13.23 feet; thence,
- 2) South 39°51'48" West, 9.93 feet; thence,
- 3) South 18°29'00" West, 6.48 feet; thence,
- 4) South 51°04'06" East, 12.06 feet; thence,
- 5) South 05°10'57" West, 6.81 feet; thence,
- 6) South 68°11'03" West, 33.45 feet; thence,
- 7) Southerly, along the arc of a non-tangent curve to the right, concave to the west, the center of which bears North 87°29'15" West, 74.00 feet, through a central angle of 14°46'19", an arc distance of 19.08 feet; thence,
- 8) South 17°17'04" West, 62.22 feet; thence,
- 9) North 72°42'56" West, 24.01 feet; thence,
- 10) North 67°39'14" West, 6.49 feet; thence,
- 11) Westerly, along the arc of a non-tangent curve to the right, concave to the north, the center of which bears North 10°18'40" West, 98.90 feet, through a central angle of 27°15'17", an arc distance of 47.05 feet; thence,
- 12) North 73°03'23" West, 94.47 feet; thence,
- 13) Westerly, along the arc of a curve to the left, concave to the south, having a radius of 8.95 feet, through a central angle of 47°24'10", an arc distance of 7.40 feet to a point of compound curvature; thence,
- 14) Southwesterly, along the arc of a curve to the left, concave to the southeast, having a radius of 471.00 feet, through a central angle of 1°25'52", an arc distance of 11.76 feet; thence radially,
- 15) North 31°53'25" West, 49.00 feet to a point on the general westerly line of said Parcel 1; thence along said general westerly line the following three (3) courses,
- 16) Northeasterly, along the arc of a non-tangent curve to the right, concave to the southeast, the center of which bears South 31°53'25" West, 520.00 feet, through a central angle of 4°19'06", an arc distance of 39.19 feet;
- 17) South 74°30'00" East, 100.37 feet;
- 18) North 60°20'00" East, 7.50 feet; thence departing said general westerly line,


Legal Description of the Temporary Construction Easement

- 19) Easterly, along the arc of a non-tangent curve to the left, concave to the north, the center of which bears North $01^{\circ}34'29''$ West, 156.89 feet, through a central angle of $24^{\circ}07'08''$, an arc distance of 66.04 feet to a point of compound curvature; thence,
- 20) Northeasterly, along the arc of a curve to the left, concave to the northwest, having a radius of 139.11 feet, through a central angle of $26^{\circ}51'19''$, an arc distance of 65.20 feet to the **TRUE POINT OF BEGINNING**.

Containing 14,014 square feet, more or less.

A Plat to Accompany Description, Exhibit "B", is attached hereto and made a part hereof.

This real property description has been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.



Brian M. Coleson, LS 8367

9/25/2020
Date



Plat Map for the Easements and Temporary Construction Easement (sheet 1 of 2)

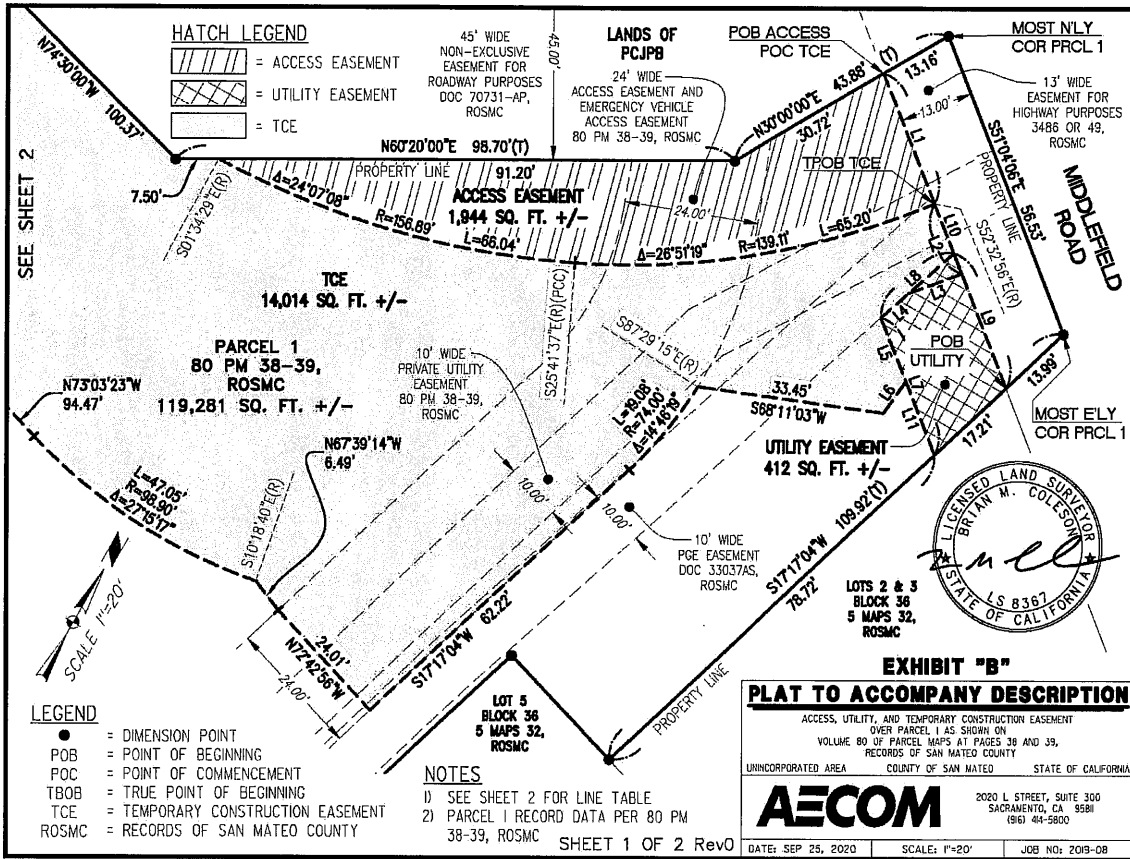


EXHIBIT A-1 (Continued)

**Plat Map for the
Temporary Construction Easement (sheet 2 of 2)**

