

## **EXHIBIT A**

ACCESS EASEMENT--LEGAL DESCRIPTION AND PLAT

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION FOR ACCESS EASEMENT**  
**LANDS OF ASAN NANUM FOUNDATION**  
**1417 SANCHEZ AVENUE, BURLINGAME**  
**SAN MATEO COUNTY, CALIFORNIA**

An easement over that certain real property, situate in the City of Burlingame, County of San Mateo, State of California, said lands being a portion of that certain grant deed recorded April 30, 2024 as document number 2024-022201, Official Records of San Mateo County, said easement is more particularly described as the centerline of a 10.00 foot easement, 5.00 feet on each side of the following described line:

**Commencing** at the most Northeastern corner of said of said lands, thence North 62°08'21" West 12.13 feet to the **Point of Beginning**;

Thence South 55°28'21" West 121.09 feet;

Thence North 37°24'13" West 146.51 feet;

Thence North 62°08'21" West 113.00 feet to a point of terminus on the westerly line of said lands, said point is on the easterly right of way of Sanchez Avenue, 50 feet in width, said point being North 27°50'20" East 6.00 feet to the Northern most corner of said land.

Containing 3,806 square feet, more or less.

End of description.

A plat showing the above described Access Easement is attached hereto and made a part hereof as Exhibit "B".

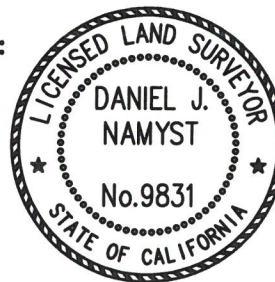
**Basis of Bearing**

The bearing South 62°08'21" East along the centerline of Capuchino Avenue, as shown on that certain Record of Survey No. 3595 filed for record in the office of the County Recorder of San Mateo in Volume 50 of L.L.S. maps at page 36, is the basis of all bearings described herein.

**END OF DESCRIPTION**

**PREPARED BY OR UNDER THE SUPERVISION OF:**

*DJ Namyst*      *4-16-25*  
Daniel J. Namyst, LS 9831      Date



# CAPUCHINO AVENUE (50')

S62°08'21"E 325.00'  
BASIS OF BEARING

N27°50'20"E  
25.00'



4-16-2025

LANDS OF CHASE  
DOC. 2022-056478 O.R.  
APN: 026-223-170

LANDS OF MOMTAHANI  
DOC. 2019-014317 O.R.  
APN: 026-223-160  
POINT OF TERMINUS  
S62°08'21"E 100.00'

S62°08'21"E 100.00'  
LANDS OF LETSOS  
DOC. 2003-260929 O.R.  
APN: 026-223-150

LANDS OF QUAN  
DOC. 2021-142371 O.R.  
APN: 026-223-230

LANDS OF DAFTARI  
DOC. 2024-019944 O.R.  
APN: 026-223-240

LANDS OF COHENDET  
DOC. 2023-004076 O.R.  
APN: 026-223-020

LANDS OF NAIR AND SUNDAR  
DOC. 2024-025670 O.R.  
APN: 026-223-030

LANDS OF MELLMAN AND KOKES  
DOC. 2024-004696 O.R.  
APN: 026-223-040

LANDS OF REN  
DOC. 2019-095274 O.R.  
APN: 026-223-050

LANDS OF BARRACO  
DOC. 2004-162683 O.R.  
APN: 026-223-060

POINT OF COMMENCEMENT  
S62°08'21"E  
12.13'

S62°08'21"E 200.00'

N62°08'21"W 214.33'

N27°50'20"E 40.00'  
N62°08'21"W 113.00'

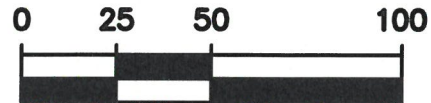
POINT OF BEGINNING  
LANDS OF ASAN  
NANUM FOUNDATION  
DOC. 2024-022201 O.R.  
APN: 026-223-200  
23,557 SQ.FT.  
0.54 ACRES

CENTERLINE OF  
10.0' ACCESS  
EASEMENT  
CONTAINING 3,806± SQ.FT.

S62°08'21"E 104.75'  
N27°50'20"E 27.00'

S62°08'21"E 50.00'

LANDS OF PSJ AND  
ASSOCIATES I, LLC  
DOC. 2019-009298 O.R.  
APN: 026-223-210



SCALE: 1" = 50'



**LEA & BRAZE ENGINEERING, INC.**

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION  
2495 INDUSTRIAL PKWY WEST  
HAYWARD, CALIFORNIA 94545  
(P) (510) 887-4086  
(F) (510) 887-3019

SACRAMENTO REGION  
3017 DOUGLAS BLVD, # 300  
ROSEVILLE, CA 95661  
(P) (916) 966-1338  
(F) (916) 797-7363

WWW.LEABRAZE.COM

## EXHIBIT 'B'

PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR ACCESS EASEMENT

1417 SANCHEZ AVENUE BURLINGAME,  
SAN MATEO COUNTY, CALIFORNIA

JOB NO 2250268

SCALE: 1" = 50'

**EXHIBIT B**

SEWER EASEMENT--LEGAL DESCRIPTION AND PLAT



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION FOR SEWER EASEMENT**  
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**Commencing** at the most Northeastern corner of said of said lands, thence North 62°08'21" West 12.13 feet to the **Point of Beginning**;

Thence South 55°28'21" West 128.46 feet to a point of terminus on the southerly line of said lands, said point being North 62°08'21" West, 12.13 feet of the most Southerly corner of said lands

Containing 1,285 square feet, more or less.

End of Description

A plat showing the above-described Sewer Easement is attached hereto and made a part hereof as Exhibit "B".

**Basis of Bearing**

The bearing South 62°08'21" East along the centerline of Capuchino Avenue, as shown on that certain Record of Survey No. 3595 filed for record in the office of the County Recorder of San Mateo in Volume 50 of L.L.S. maps at page 36, is the basis of all bearings described herein.

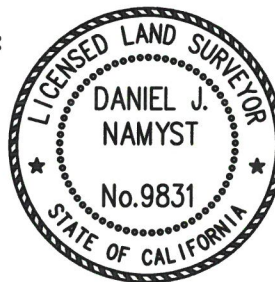
**END OF DESCRIPTION**

**PREPARED BY OR UNDER THE SUPERVISION OF:**

*DJ Namyst* *4-16-2025*

**Daniel J. Namyst, LS 9831**

**Date**



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LANDS OF MOMTAHANI  
DOC. 2019-014317 O.R.  
APN: 026-223-160  
S62°08'21"E 100.00'

N27°50'20"E N62°08'21"W 214.33'  
40.00'  
LANDS OF ASAN  
NANUM FOUNDATION  
DOC. 2024-022201 O.R.  
APN: 026-223-200  
23,557 SQ.FT.  
0.54 ACRES

POINT OF BEGINNING

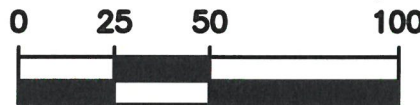
S62°08'21"E 100.00'  
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DOC. 2003-260929 O.R.  
APN: 026-233-150

CENTERLINE OF 10.0' SEWER  
EASEMENT CONTAINING  
1,285± SQ.FT.  
POINT OF TERMINUS

LANDS OF QUAN  
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