PARCEL MAP NO. 24-01

555-577 AIRPORT BOULEVARD
A THREE PARCEL SUBDIVISION

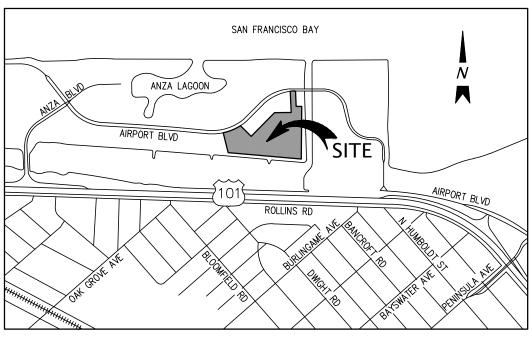
BEING A MERGER AND SUBDIVISION OF PARCELS ONE AND TWO AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JULY 1, 2021 AS DOCUMENT NUMBER 2021-100190 OF OFFICIAL RECORDS, SAN MATEO COUNTY RECORDS, AND LYING ENTIRELY WITHIN THE

CITY OF BURLINGAME - SAN MATEO COUNTY - CALIFORNIA FEBRUARY, 2025

CONSISTING OF SIX SHEETS



3350 Scott Boulevard, Building 22 Phone (408) 727-6665 Santa Clara, California 95054 www.kierwright.com



VICINITY MAP

SOILS AND GEOLOGICAL REPORT

A GEOTECHNICAL INVESTIGATION REPORT ENTITLED "BURLINGAME BAY OFFICE BUILDING AND PARKING STRUCTURE" DATED APRIL 21, 2020 WAS PREPARED BY ROMIG ENGINEERS, INC., PROJECT NO. 5047-1 AND SIGNED BY LUCAS J. OTTOBONI, RCE# 84234 AND GLENN A. ROMIG, GE #2157.

OWNER'S ACKNOWLEDGMENT

INDIVIDUAL V	PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTION WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND SS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.	
STATE OF _	SS.	
COUNTY OF _		
ON	BEFORE ME,, A NOTAR	RY PUBLIC,
THE WITHIN IN IN HIS/HER/T	APPEARED, WHO PROVED TO ME ON THE Y EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCINSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXE	HE SAME (S) ON THE
	DER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE IS TRUE AND CORRECT.	FOREGOING
WITNESS MY H	HAND.	
NOTARY'S SIG	NATURE	
PRINTED NOTA	ARY'S NAME	
	INCIPAL PLACE OF BUSINESS	
NOTARY'S COI	MMISSION NUMBER	
	DF NOTARY'S COMMISSION	

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 THIS MAP, AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID REAL PROPERTY, AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER.

WE ALSO HEREBY DEDICATE TO PUBLIC USE, EASEMENTS FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES ACROSS THOSE AREAS DESIGNATED ON THIS MAP AS "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).

WE ALSO HEREBY RESERVE RECIPROCAL RIGHTS OF INGRESS AND EGRESS OVER AND UNDER THOSE AREAS DESIGNATED ON THIS MAP AS "I.E.E." (INGRESS AND EGRESS EASEMENT). SAID EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE CITY OF BURLINGAME.

AS OWNERS:

PENINSULA OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:		
NAME:	:	
ITS:		

TRUSTEE'S STATEMENT

JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON MAY 20, 2022 AS DOCUMENT NO. 2022—042030 OF OFFICIAL RECORDS, SAN MATEO COUNTY; ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS MAP.

AS TRUSTEE:

JP MORGAN CHASE BANK, N.A., A NATIONAL BANKING ASSOCIATION

BY:		
NAME:		
ITS:		

TRUSTEE'S ACKNOWLEDGMENT

INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT. STATE OF ______ SS. COUNTY OF _____ BEFORE ME, _ , A NOTARY PUBLIC, PERSONALLY APPEARED ___, 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.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE

NOTARY'S SIGNATURE
PRINTED NOTARY'S NAME
NOTARY'S PRINCIPAL PLACE OF BUSINESS
NOTARY'S COMMISSION NUMBER
EXPIRATION OF NOTARY'S COMMISSION

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 LANE PARTNERS IN JANUARY, 2025. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED VESTING TENTATIVE PARCEL MAP, IF ANY, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

		S. JOHNS
KELLY S. JOHNSON, P.L.S. 9126	DATE	No. 9126
		OF CALIFORN

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON PARCEL MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

		PROFESSIONAL PROPERTY OF THE P
KEVIN OKADA ASSISTANT DIRECTOR OF PUBLIC WORKS RCE NO. 65014, EXP. JUNE 30, 2025	DATE	No. 65014 EXP. 06-30-25

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HEREON SUBDIVISION AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

MARK A. HELTON, L.S. 7078 CONSULTING CITY SURVEYOR CITY OF BURLINGAME, CALIFORNIA	DATE

CITY CLERK'S STATEMENT

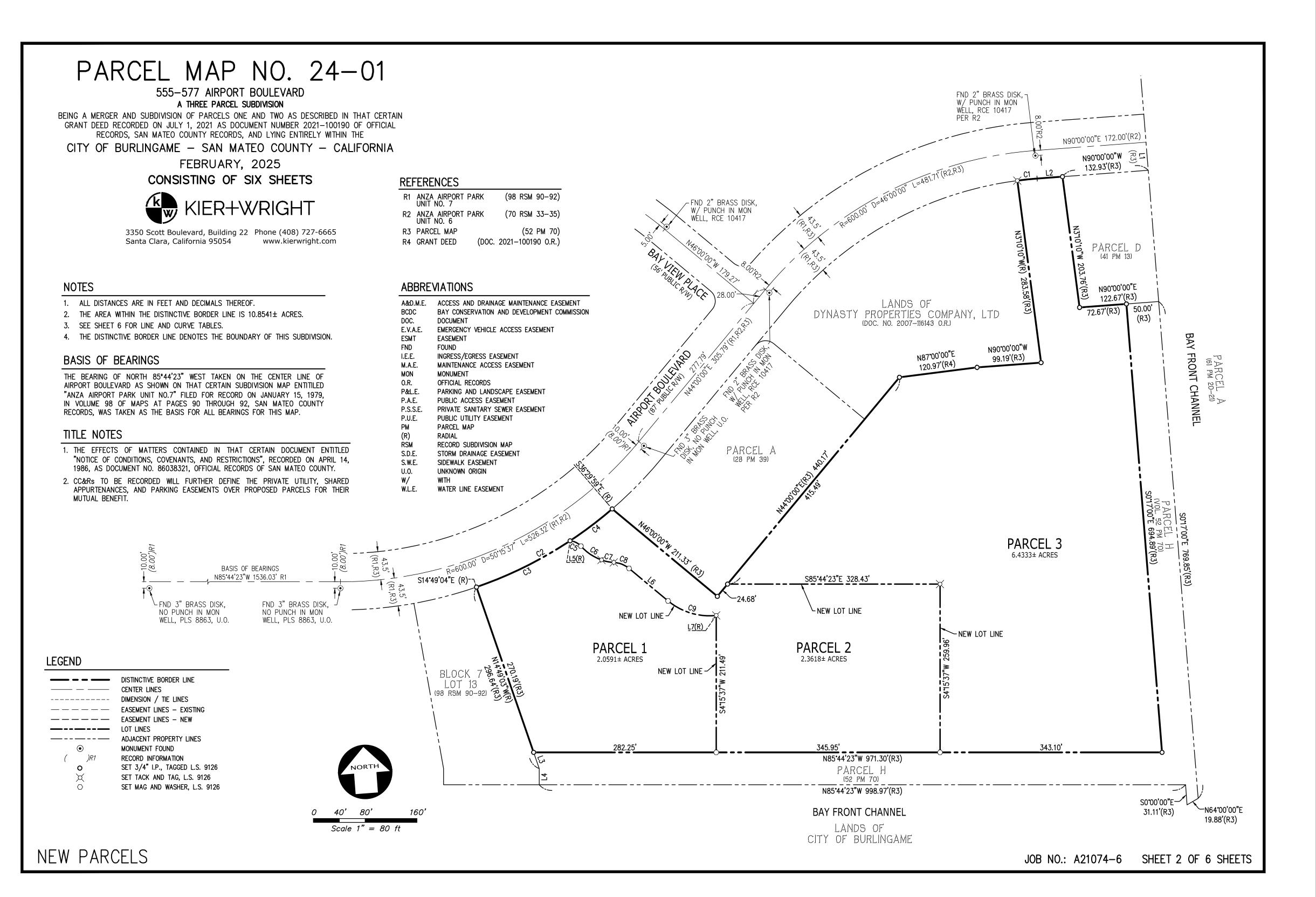
DEPUTY RECORDER

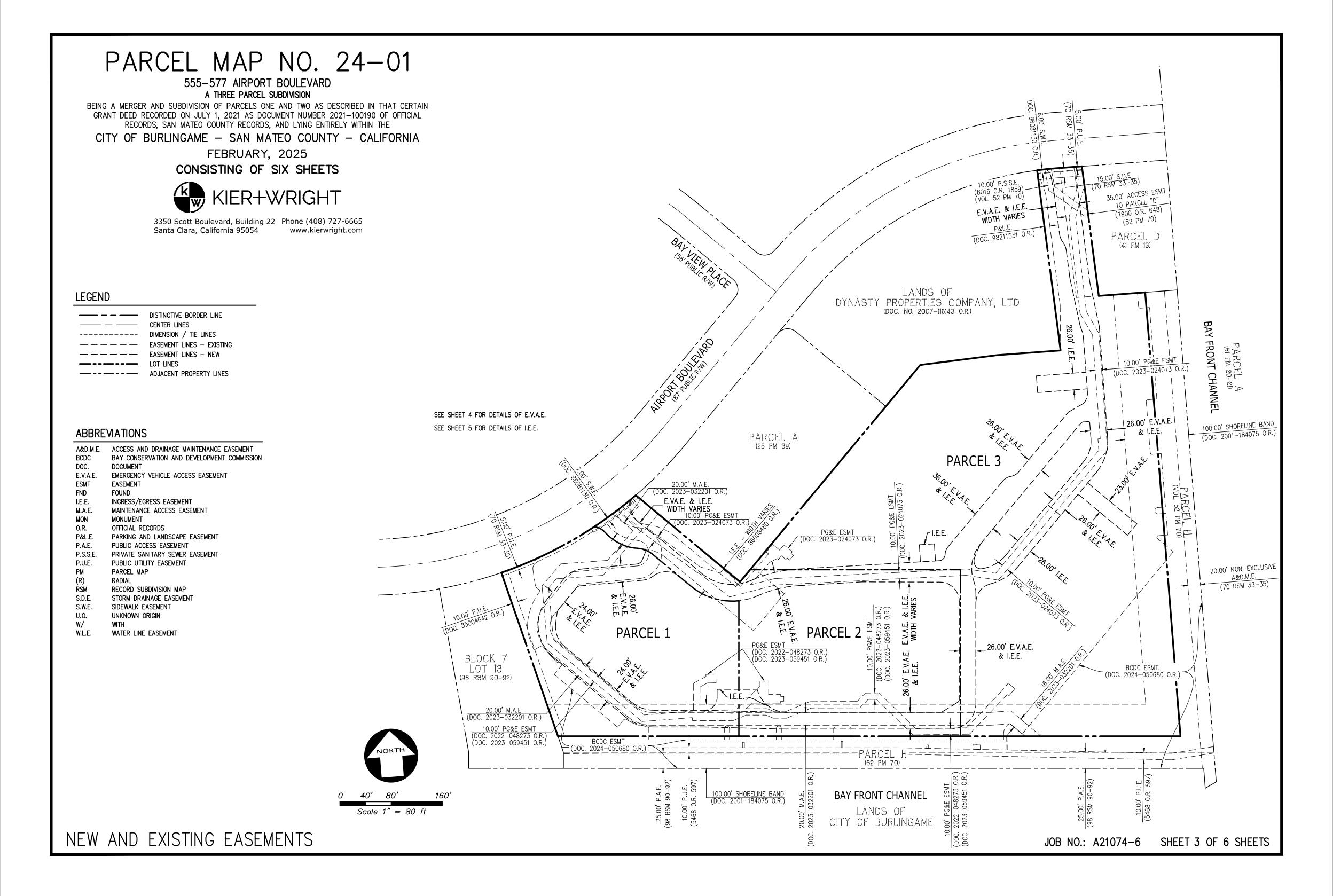
, HEREBY STATE THAT THIS PARCEL MAP, CONSISTING OF 6 (SIX) SHEETS, WAS APPROVED BY THE CITY
COUNCIL OF THE CITY OF BURLINGAME, STATE OF CALIFORNIA, BY RESOLUTION NO
AT A DULY AUTHORIZED MEETING OF SAID CITY COUNCIL HELD ON THE DAY OF,
202, AND THAT BY SAID RESOLUTION EASEMENTS SHOWN ON SAID MAP AND OFFERED FOR DEDICATION,
ARE ACCEPTED ON BEHALF OF THE PUBLIC.

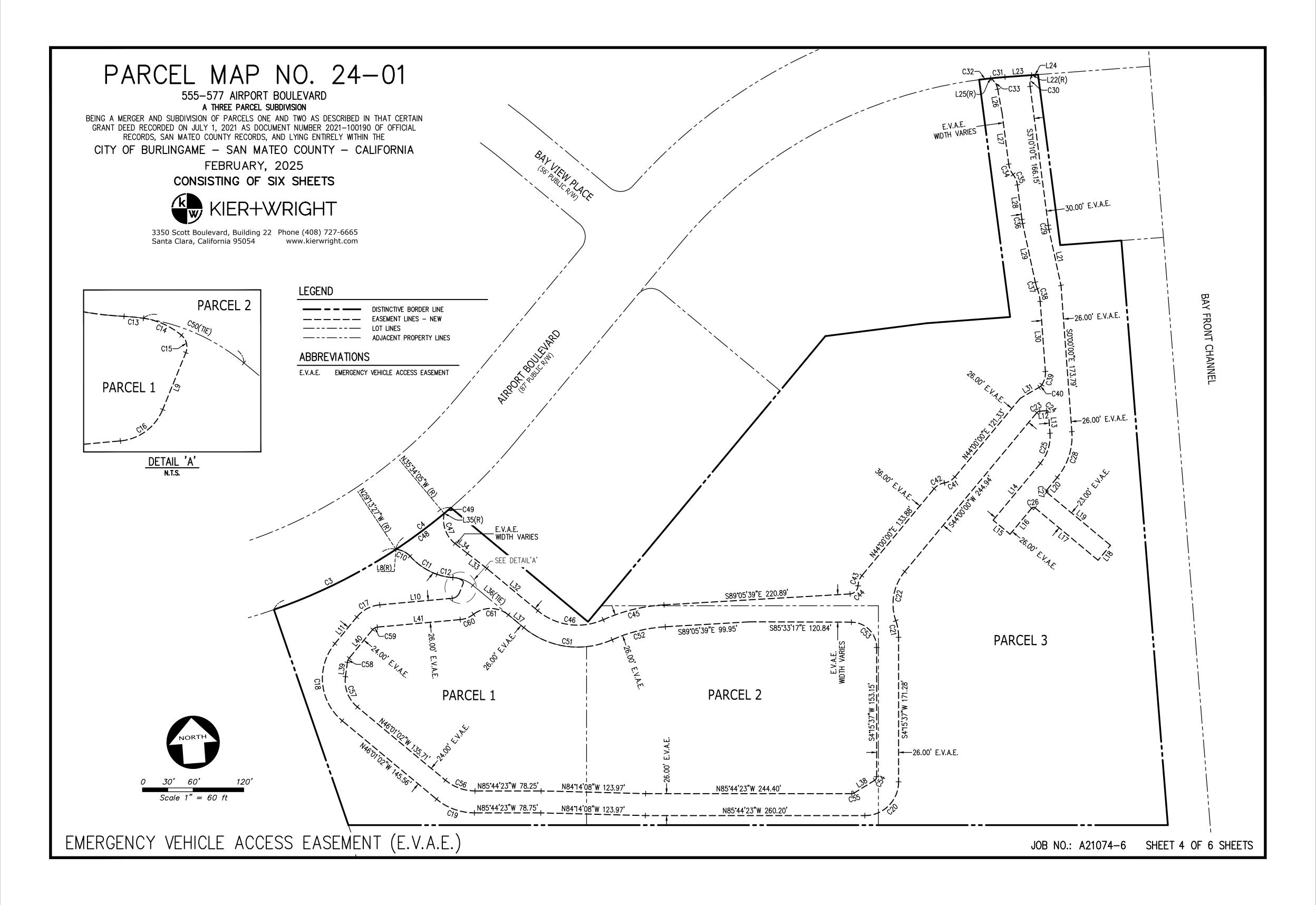
	BY:	
MEGHAN HASSEL-SHEARER CITY CLERK CITY OF BURLINGAME, CALIFORNIA	DEPUTY	
	DATE	

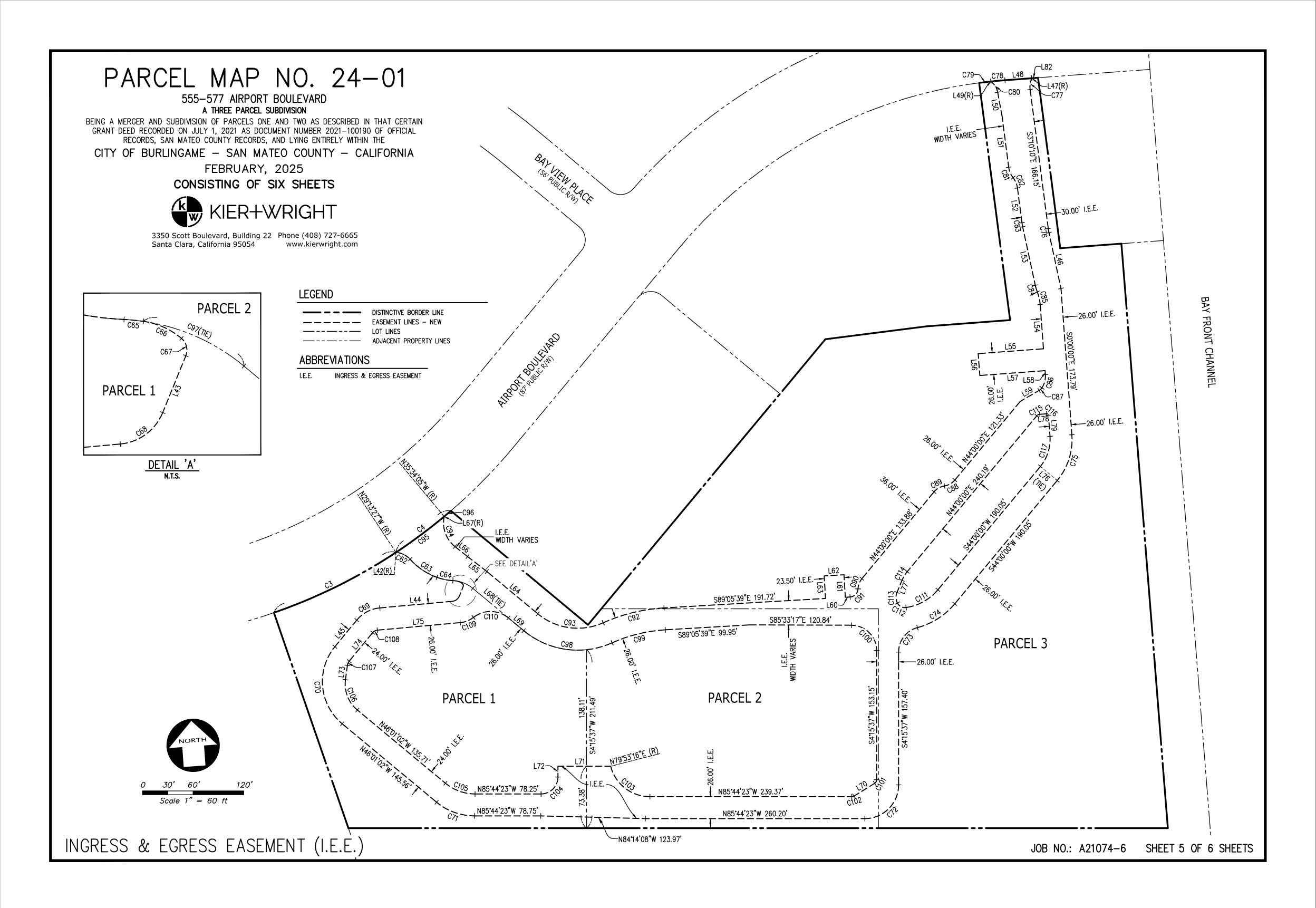
RECORDER'S STATEMEN	Т
	, 202, AT
FILE NO.:	FEE:
MARK CHURCH, SAN MATEO COUNTY RECORDE	R
BY:	

JOB NO.: A21074-6 SHEET 1 OF 6 SHEETS









PARCEL MAP NO. 24-01

555-577 AIRPORT BOULEVARD A THREE PARCEL SUBDIVISION

BEING A MERGER AND SUBDIVISION OF PARCELS ONE AND TWO AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON JULY 1, 2021 AS DOCUMENT NUMBER 2021—100190 OF OFFICIAL RECORDS, SAN MATEO COUNTY RECORDS, AND LYING ENTIRELY WITHIN THE

CITY OF BURLINGAME - SAN MATEO COUNTY - CALIFORNIA

FEBRUARY, 2025

CONSISTING OF SIX SHEETS



3350 Scott Boulevard, Building 22 Phone (408) 727-6665 Santa Clara, California 95054 www.kierwright.com

			1
1	LINE TABL	=	
LINE #	DIRECTION	LENGTH	,
L1	S0°17'00"E	43.50'	(R3)
L2	N90°00'00"E	39.29'	(R3)
L3	N14°49'03"W	26.45	(R3)
L4	S4°15'37"W	25.00'	(R3)
L5	S8°29'33"W	25.00'	
L6	S46°00'00"E	78.47	
L7	N1°45'24"W	100.00'	
L8	S8°29'33"W	25.00'	
L9	N26°22'38"E	12.12'	
L10	N89°04'22"E	86.25	
L11	N43°43'50"E	40.89	
L12	N90°00'00"W	8.22'	
L13	N0°00'00"E	25.00'	
L14	N44°00'00"E	87.53	
L15	N46°00'00"W	26.00'	
L16	S44°00'00"W	40.25	
L17	N46°00'00"W	97.25	
L18	S44°00'00"W	23.00'	
L19	S46°00'00"E	98.50'	
L20	S44°00'00"W	20.03	
L21	S7°53'30"E	67.74	
L22	S61°46'26"E	25.00'	
L23	N90°00'00"E	31.83'	
L24	N90°00'00"E	7.46'	
L25	S39°21'30"W	20.00'	
L26	N6°03'57"W	28.92'	
L27	N3°10'10"W	61.00'	
L28	N3°10'10"W	41.45'	
L29	N7°53'30"W	70.98'	
L30	N0°00'00"E	83.31'	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L31	N64°17'35"E	25.76
L32	S46°00'00"E	78.47
L33	S48°04'46"E	28.98'
L34	S47°13'29"E	18.98'
L35	S73°50'38"E	36.00'
L36	S46°00'00"E	54.85
L37	S46°00'00"E	23.63'
L38	S62°36'17"W	28.73
L39	N11°48'54"E	17.03'
L40	N43°43'50"E	43.84
L41	N89°04'22"E	98.69'
L42	S8°29'33"W	25.00'
L43	N26°22'38"E	12.12'
L44	N89°04'22"E	86.25
L45	N43°43'50"E	40.89
L46	S7°53'30"E	67.74
L47	S61°46'26"E	25.00'
L48	N90°00'00"E	31.83'
L49	S39°21'30"W	20.00'
L50	N6°03'57"W	28.92'
L51	N3°10'10"W	61.00'
L52	N3°10'10"W	41.45'
L53	N7°53'30"W	70.98
L54	N0°00'00"E	52.64
L55	N90°00'00"E	77.61'
L56	N0°00'00"E	26.00'
L57	N90°00'00"W	77.61'
L58	N0°00'00"W	4.67'
L59	N64°17'35"E	25.76'
L60	S89°05'39"E	5.67'

	INC TARK	_	
LINE TABLE			
LINE #	DIRECTION	LENGTH	
L61	S0°54'21"W	26.75	
L62	S89°05'39"E	23.50'	
L63	N0°54'21"E	26.75'	
L64	S46°00'00"E	78.47'	
L65	S48°04'46"E	28.98'	
L66	S47°13'29"E	18.98'	
L67	S73°50'38"E	36.00'	
L68	S46°00'00"E	54.85	
L69	S46°00'00"E	23.63'	
L70	S62°36'17"W	28.73	
L71	N85°44'23"W	62.46	
L72	S4°15'37"W	12.83'	
L73	N11°48'54"E	17.03'	
L74	N43°43'50"E	43.84'	
L75	N89°04'22"E	98.69'	
L76	N46°00'00"W	26.00'	
L77	N26°47'56"E	15.53'	
L78	N90°00'00"W	8.22'	
L79	N0°00'00"E	25.00'	

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	
C1	556.50	3°10'10"	30.78	(30.79'R3)
C2	643.50'	21°40'56"	243.52'	(R3)
C3	643.50'	14°24'23"	161.80'	
C4	643.50'	7°16'32"	81.71'	
C5	25.00'	43°35'59"	19.02'	
C6	80.00'	27°44'17"	38.73'	
C7	64.00'	17°22'12"	19.40'	
C8	40.00'	37°00'57"	25.84	
C9	100.00'	45°45'24"	79.86	
C10	25.00'	43°35'59"	19.02'	
C11	80.00'	27°44'17"	38.73'	
C12	64.00'	17°22'12"	19.40'	
C13	40.00'	5°31'19"	3.85'	
C14	15.00'	31°51'43"	8.34'	
C15	3.00'	72 ° 00'33"	3.77'	
C16	10.00'	62°41'44"	10.94'	
C17	40.00'	45°20'32"	31.65'	
C18	65.00'	89°44'52"	101.82'	
C19	70.00'	39°43'21"	48.53'	
C20	40.00'	90°00'00"	62.83'	
C21	60.00'	19°10'42"	20.08'	
C22	60.00'	58°55'05"	61.70'	
C23	5.00'	46°00'00"	4.01'	
C24	2.00'	90°00'00"	3.14'	
C25	50.00'	44°00'00"	38.40'	
C26	2.75'	90°00'00"	4.32'	
C27	1.50'	90°00'00"	2.36'	
C28	76.00'	44°00'00"	58.36'	
C29	60.00'	4°43'20"	4.95'	

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C31	556.50'	1°44'18"	16.88'
C32	556.50'	1°25'52"	13.90'
C33	20.00'	44°34'33"	15.56'
C34	25.00'	30°50'21"	13.46'
C35	25.00'	30°50'21"	13.46'
C36	60.00'	4°43'20"	4.95'
C37	50.00'	9°31'38"	8.31'
C38	50.00'	17°25'08"	15.20'
C39	25.00'	37°51'11"	16.52'
C40	10.00'	26°26'24"	4.61'
C41	20.00'	41°24'35"	14.45'
C42	20.00'	41°24'35"	14.45'
C43	20.00'	37°45'22"	13.18'
C44	10.00'	84°39'44"	14.78'
C45	206.00'	20°45'41"	74.65
C46	74.00'	63°51'20"	82.47
C47	36.00'	63°22'51"	39.82'
C48	643.50'	6°20'38"	71.25'
C49	643.50'	0°55'54"	10.47'
C50	40.00'	31°29'38"	21.99'
C51	100.00'	63°51'20"	111.45'
C52	180.00'	20°45'41"	65.22
C53	30.00'	89°48'54"	47.03'
C54	5.00'	58°20'40"	5.09'
C55	5.00'	31°39'20"	2.76'
C56	55.00'	39°43'21"	38.13'
C57	40.00'	57°49'56"	40.37
C58	10.00'	31°54'56"	5.57'
C59	8.00'	45°20'32"	6.33'
C60	30.00'	32°46'10"	17.16'

	CURVE	TABLE	
CURVE #	RADIUS	DELTA	LENGTH
C61	33.00'	77°41'48"	44.75
C62	25.00'	43°35'59"	19.02'
C63	80.00'	27°44'17"	38.73'
C64	64.00'	17°22'12"	19.40'
C65	40.00'	5°31'19"	3.85'
C66	15.00'	31°51'43"	8.34'
C67	3.00'	72°00'33"	3.77'
C68	10.00'	62°41'44"	10.94
C69	40.00'	45°20'32"	31.65
C70	65.00'	89°44'52"	101.82
C71	70.00'	39°43'21"	48.53'
C72	40.00'	90°00'00"	62.83'
C73	30.00'	75°13'30"	39.39'
C74	86.00'	35°29'12"	53.26
C75	76.00'	44°00'00"	58.36'
C76	60.00'	4°43'20"	4.95'
C77	25.00'	31°23'44"	13.70'
C78	556.50'	1°44'18"	16.88
C79	556.50'	1°25'52"	13.90'
C80	20.00'	44°34'33"	15.56'
C81	25.00'	30°50'21"	13.46'
C82	25.00'	30°50'21"	13.46'
C83	60.00'	4°43'20"	4.95'
C84	50.00'	9°31'38"	8.31'
C85	50.00'	17°25'08"	15.20'
C86	25.00'	37°51'11"	16.52
C87	10.00'	26°26'24"	4.61'
C88	20.00'	41°24'35"	14.45'
C89	20.00'	41°24'35"	14.45'
C90	20.00'	37°45'22"	13.18'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C91	10.00'	84°39'44"	14.78'
C92	206.00'	20°45'41"	74.65
C93	74.00'	63°51'20"	82.47
C94	36.00'	63°22'51"	39.82
C95	643.50'	6°20'38"	71.25'
C96	643.50'	0°55'54"	10.47
C97	40.00'	31°29'38"	21.99'
C98	100.00'	63°51'20"	111.45'
C99	180.00'	20°45'41"	65.22'
C100	30.00'	89°48'54"	47.03
C101	5.00'	58 ° 20'40"	5.09'
C102	5.00'	31°39'20"	2.76'
C103	48.00'	75°37'39"	63.36
C104	20.00'	90°00'00"	31.42'
C105	55.00'	39°43'21"	38.13'
C106	40.00'	57°49'56"	40.37
C107	10.00'	31°54'56"	5.57'
C108	8.00'	45°20'32"	6.33'
C109	30.00'	32°46'10"	17.16'
C110	33.00'	77°41'48"	44.75'
C111	60.00'	42°05'57"	44.09'
C112	10.00'	70°43'58"	12.35'
C113	15.00'	49°58'06"	13.08'
C114	40.00'	17°12'04"	12.01'
C115	5.00'	46°00'00"	4.01'
C116	2.00'	90°00'00"	3.14'
C117	50.00'	44°00'00"	38.40'

JOB NO.: A21074-6 SHEET 6 OF 6 SHEETS