

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 PARCEL 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.

AS OWNERS:

JEFFREY CHAN AND JUDY F. CHAN, HUSBAND AND WIFE AS JOINT TENANTS

JEFFREY CHAN

JUDY F. CHAN

OWNER'S ACKNOWLEDGEMENT

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 _____)

ON _____ 20__ 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

NOTARY'S SIGNATURE: _____

PRINTED NOTARY'S NAME: _____

COMMISSION NUMBER: _____

EXPIRATION OF NOTARY'S COMMISSION: _____

PRINCIPAL PLACE OF BUSINESS, COUNTY: _____

CITY CLERK'S STATEMENT

I, HEREBY STATE THAT THIS PARCEL MAP, CONSISTING OF TWO (2) 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__.

MEGHAN HAFFEL-SHEARER
CITY CLERK
CITY OF BURLINGAME, CALIFORNIA

BY: _____
DEPUTY

DATE: _____

CITY ENGINEER'S STATEMENT

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

KEVIN OKADA
ASSISTANT DIRECTOR OF PUBLIC WORKS
RCE NO. 65014, EXP. JUNE 30, 2027

DATE _____

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.

CHRIS CINTEAN
ACTING CITY SURVEYOR
P.L.S. NO. 8941

DATE _____

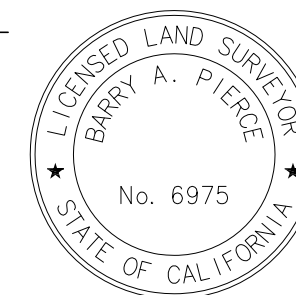


SURVEYOR'S STATEMENT

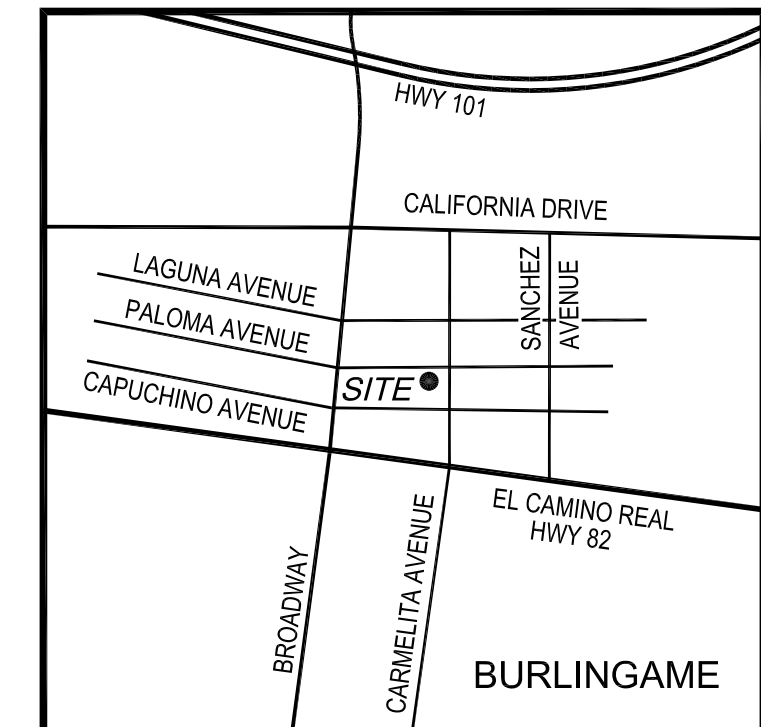
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AND RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JEFFREY CHAN ON MARCH 31, 2022. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE APRIL 30, 2026 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE PARCEL MAP DATED APRIL 2024, CONDITIONALLY APPROVED SEPTEMBER 8, 2025.

BARRY A. PIERCE L.S. 6975

DATE _____



**FOR EXAMINATION
PURPOSES ONLY**



VICINITY MAP

NOT TO SCALE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20__, AT _____ M. IN BOOK _____ OF PARCEL MAPS, AT PAGES _____, AT THE REQUEST OF TRANSAMERICAN ENGINEERS.

FILE NO.: _____ BY: _____
DEPUTY RECORDER

FEE: _____

PARCEL MAP

FOR CONDOMINIUM PURPOSES

A THREE UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF LOT 11 IN BLOCK 4, AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE EASTON ADDITION TO BURLINGAME SAN MATEO CO., CAL", FILED AUGUST 7, 1905 IN BOOK "D" OF MAPS AT PAGE 51 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 70, SAN MATEO COUNTY RECORDS

CITY OF BURLINGAME SAN MATEO COUNTY STATE OF CALIFORNIA
MARCH 2026

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES

SHEET 1 OF 2

JOB NO: 7119

APN: 026-211-100, ADDRESS: 1113-1115 PALOMA AVENUE

BASIS OF BEARINGS

THE BEARING OF THE CENTERLINE OF CARMELITA AVENUE AS SHOWN THAT RECORD OF SURVEY FILED IN BOOK 17 OF LLS MAPS, PAGE 20. TAKEN AS NORTH 27°32'40" EAST.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- TRACT LINE
- CURB LINE
- SUBJECT PROPERTY
- RECORD INFORMATION
- FOUND MAG NAIL, NO TAG (NRM)
- SET 1/2" DIA REBAR & PLASTIC CAP LS 6975

ABBREVIATIONS

- DIA DIAMETER
- LS LAND SURVEYOR
- (M) MEASURED
- NRM NON RECORD MONUMENT
- (#) REFERENCE NUMBER
- SQ FT SQUARE FEET

REFERENCES

- (1) 3 MAPS 70
- (2) 17 LLS 20
- (3) 16 LLS 33
- (4) 135 RSM 29
- (5) 76 PM 92
- (6) 2017-043983

SPECIAL NOTES

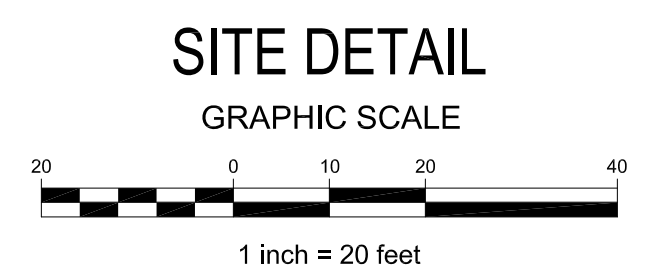
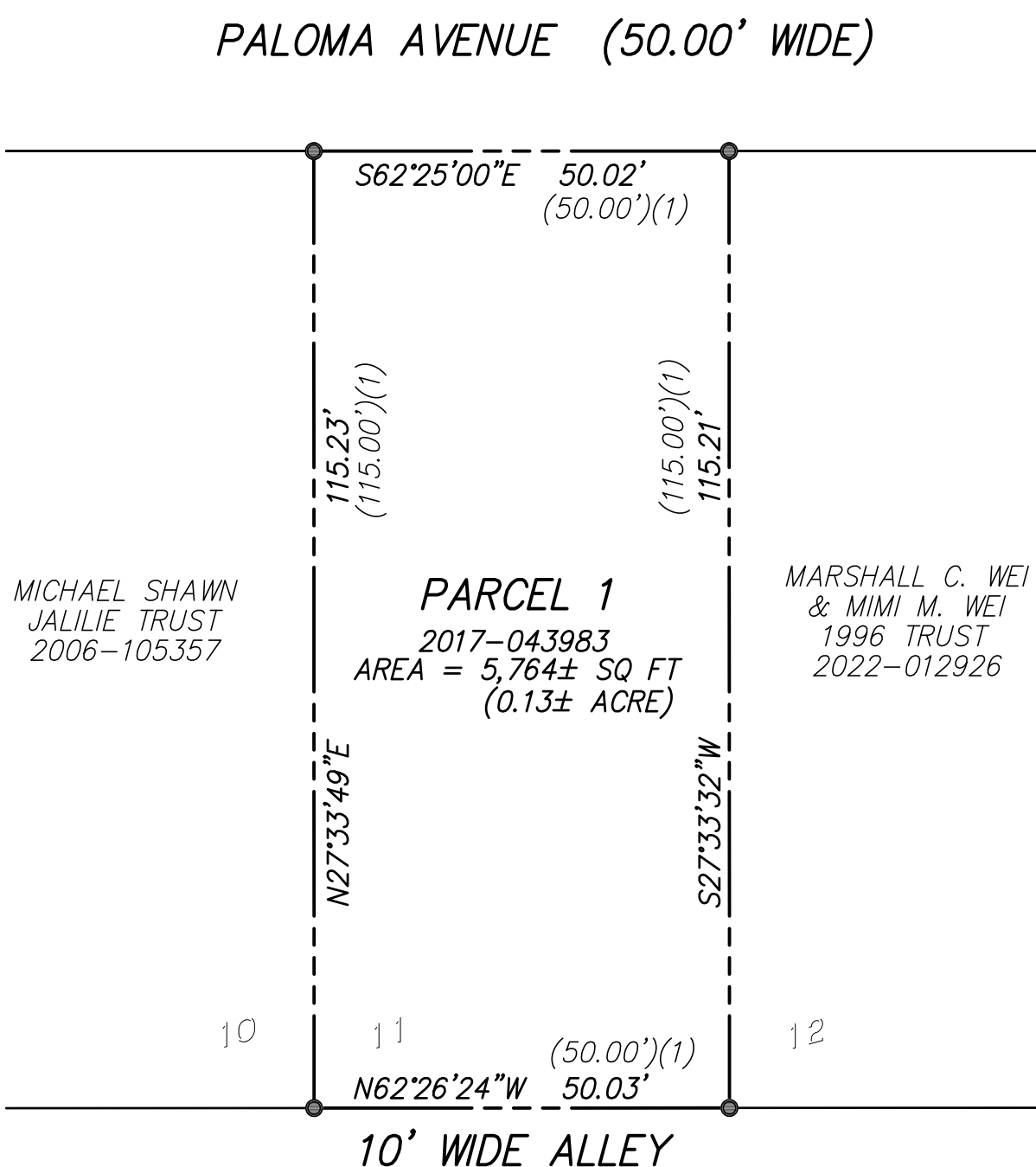
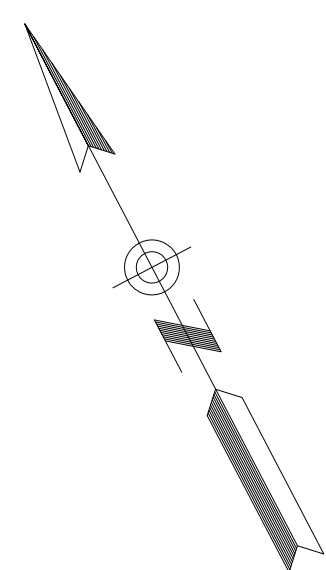
- THE SURVEY OF APN 026-211-100 HEREON WAS ESTABLISHED BY A FIELD SURVEY. SUCH SURVEY WAS BASED UPON THAT CERTAIN DEED RECORDED MAY 22, 2017 AS DOCUMENT NUMBER 2017-043983, SAN MATEO COUNTY OFFICIAL RECORDS.
- ALL MEASURED DISTANCES ARE SHOWN HEREON IN FEET AND DECIMALS THEREOF. ALL OTHERS ARE SHOWN AS PER RECORDS AND NOTED AS SUCH.
- THE FIELD SURVEY FOR THIS MAP WAS COMPLETED ON APRIL 6, 2022. ALL PHYSICAL DETAILS INCLUDING CITY AND PRIVATE MONUMENTATION SHOWN HEREON EXISTED AS OF THE FIELD SURVEY COMPLETION DATE, UNLESS OTHERWISE NOTED.
- MONUMENTATION OF REFERENCED RECORD MAPS ON THE SUBJECT BLOCK NOT SHOWN HEREON WERE SEARCHED FOR, NOT FOUND.
- THE AREA WITHIN THE DISTINCTIVE BORDER IS 5764± SQ FT

GENERAL NOTES

- THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN CALIFORNIA CIVIL CODE SECTIONS 4120 AND 4285. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THREE (3) DWELLING UNITS.
- UNLESS SPECIFIED OTHERWISE IN THE GOVERNING DOCUMENTS OF A CONDOMINIUM HOMEOWNERS' ASSOCIATION, INCLUDING ITS CONDITIONS, COVENANTS, AND RESTRICTIONS, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE, IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:
 - a) ALL GENERAL USE COMMON AREA IMPROVEMENTS; AND
 - b) ALL FRONTING SIDEWALKS, ALL PERMITTED OR UNPERMITTED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET TREES FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.
- IN THE EVENT THE AREAS IDENTIFIED IN (3)(b) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF THOSE AREAS. FAILURE TO UNDERTAKE SUCH MAINTENANCE, REPAIR, AND REPLACEMENT MAY RESULT IN CITY ENFORCEMENT AND ABATEMENT ACTIONS AGAINST THE HOMEOWNERS' ASSOCIATION AND/OR THE INDIVIDUAL HOMEOWNERS, WHICH MAY INCLUDE, BUT NOT BE LIMITED TO IMPOSITION OF A LIEN AGAINST THE HOMEOWNER'S PROPERTY.
- APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DENSITY OR USE OF ANY STRUCTURE(S) OR ANCILLARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY APPROPRIATE CITY AGENCIES NOR SHALL SUCH APPROVAL CONSTITUTE A WAIVER OF THE SUBDIVIDER'S OBLIGATION TO ABATE ANY OUTSTANDING MUNICIPAL CODE VIOLATIONS. ANY STRUCTURES CONSTRUCTED SUBSEQUENT TO APPROVAL OF THIS PARCEL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, HOUSING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

BOUNDARY NOTE

THE BOUNDARY RESOLUTION OF THE BLOCK AND SUBJECT PROPERTY WAS BASED ON THE "MAP OF THE EASTON ADDITION TO BURLINGAME SAN MATEO CO., CAL.", 3 RSM 70. THE FOUND MAG NAIL ON PALOMA AVENUE AND CARMELITA AVENUE WAS TAKEN AS THE CENTERLINE INTERSECTION OF SAID STREETS. THE FOUND MAG NAILS SOUTHERLY OF PALOMA AVENUE WERE ON CENTERLINE AND VERIFIED BY CURB SPLIT. THE RECORD OF SURVEY, 17 LLS 20 WAS USED TO ESTABLISH CARMELITA AND PALOMA DRIVES. THE CENTERLINE OF BROADWAY (64.00 FEET WIDE) AS SHOWN ON SAID MAP AND CAPUCHINO AVENUE WERE DETERMINED BY CURB SPLIT. THE RESULTING BLOCK DIMENSIONS WERE PRORATED TO DETERMINE THE LOT CONFIGURATION.

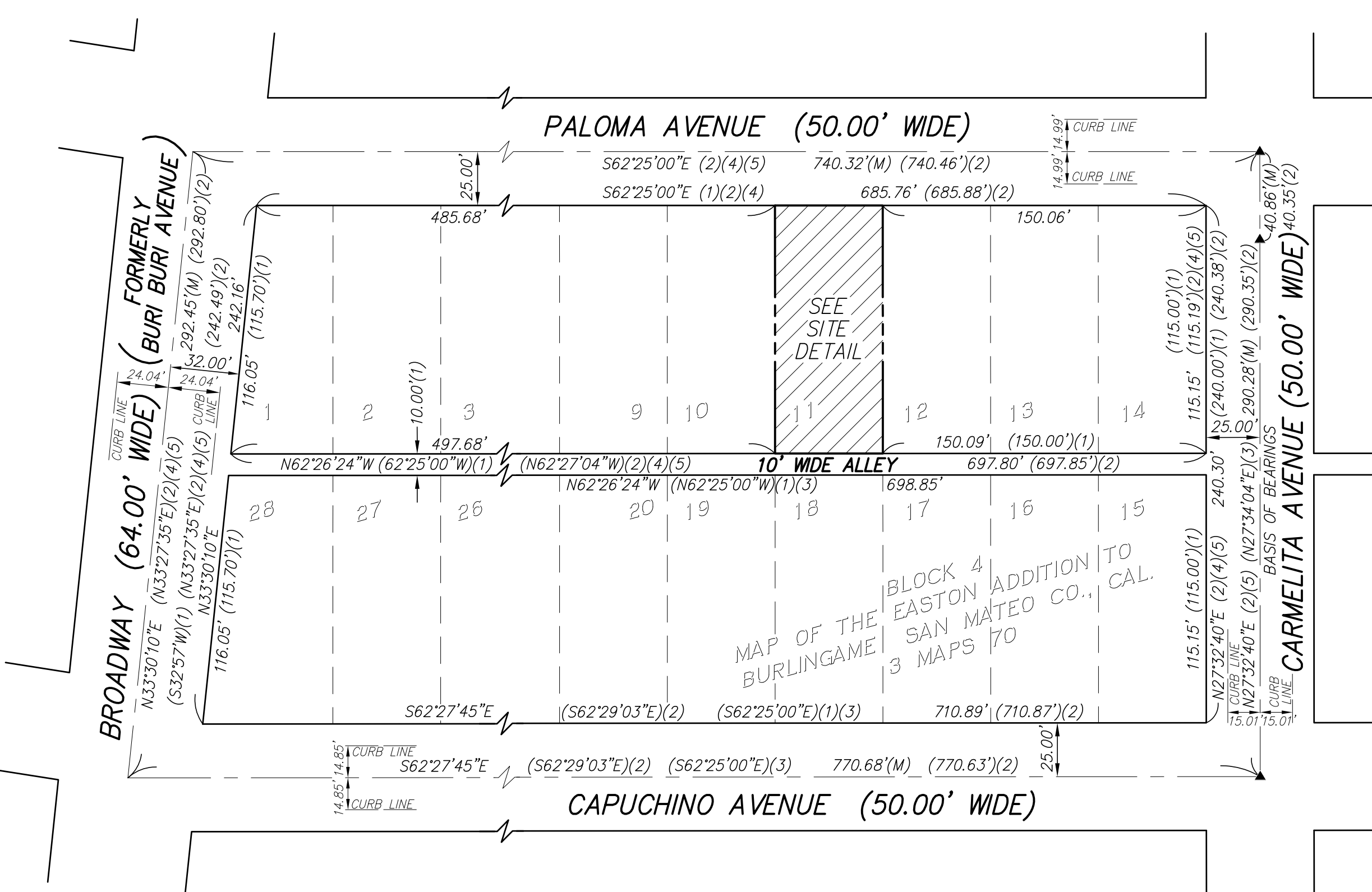


MICHAEL SHAWN JALILIE TRUST 2006-105357

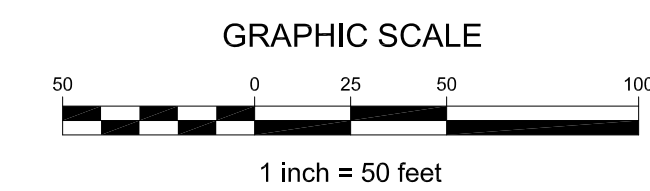
PARCEL 1
2017-043983
AREA = 5,764± SQ FT
(0.13± ACRE)

MARSHALL C. WEI & MIMI M. WEI 1996 TRUST 2022-012926

BLOCK 4 ADDITION TO MAP OF THE EASTON BURLINGAME SAN MATEO CO., CAL. 3 MAPS 70



CONTROL DIAGRAM



FOR EXAMINATION PURPOSES ONLY

PARCEL MAP

FOR CONDOMINIUM PURPOSES

A THREE UNIT RESIDENTIAL CONDOMINIUM PROJECT BEING A SUBDIVISION OF LOT 11 IN BLOCK 4, AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE EASTON ADDITION TO BURLINGAME SAN MATEO CO., CAL.", FILED AUGUST 7, 1905 IN BOOK "D" OF MAPS AT PAGE 51 AND A COPY ENTERED IN BOOK 3 OF MAPS AT PAGE 70, SAN MATEO COUNTY RECORDS

CITY OF BURLINGAME SCALE: AS SHOWN SAN MATEO COUNTY STATE OF CALIFORNIA MARCH 2026

BARRY A. PIERCE
TRANSAMERICAN ENGINEERS & ASSOCIATES