Appendix E – Tree Inventory and Evaluation

MACNAIR & ASSOCIATES
CONSULTING ARBORISTS AND HORTICULTURISTS

August 22, 2021

Jeremy Lui
Vassar Properties
433 California Street, Floor 7
San Francisco, CA 94104

RE: 620 Airport Blvd., Burlingame- Tree Inventory and Evaluation

Dear Mr. Lui,

According to your request, this report documents the trees growing within and adjacent to the commercial property at 620 Airport Blvd. in Burlingame, CA. The adjacent properties are a hotel with a line of eucalyptus growing at the west property line and trees within the State of California property along the tidal area shoreline.

The purpose of this evaluation is to:

- Conduct an inventory of trees growing within and adjacent to the project limits (an existing parking lot and perimeter landscape areas).
- Assess the health and structural condition of the trees.
- Document the canopy overhang of trees on the adjacent property over the proposed project area.
-

Site and Tree Summary Discussion:

The project site is a commercial parking lot with perimeter landscape plantings. The topography is flat, with no buildings occupying the site. Fifty-six (56) trees are evaluated as part of this report. Tree species occurring within the project are four weeping willows (*Salix babylonica*) and seven New Zealand Christmas trees (*Metrosideros excelsa*). There is also a dense planting of the arboreal shrub myoporum (*Myoporum laetum*) in the site's northeast corner.

The California State property includes three species of acacia (*Acacia dealbata*, *A. longifolia*, and *A. melanoxylon*), flowering pear (*Pyrus calleryana*), cherry plum (*Prunus cerasifera*), one weeping willow, one coast live oak (*Quercus agrifolia*), and one European white birch (*Betula pendula*).

The hotel property on the east side has a row of eucalyptus planted along the property line fence that includes one red flowering yellow gum (*Eucalyptus leucoxylon* 'Rosea'), 20 pink ironbarks (*E. sideroxylon* 'Rosea'), and seven white peppermint gum (*E. pulchella*) (tentatively identified).

Appendix A of this report provides the individual tree data, including health and structural ratings, suitability for preservation ratings, and canopy overhang measurements of the property line trees. Also attached are the topographical survey sheets (3) showing tree locations and tag numbers. Images of the trees are also included as part of this report.

Health and Structural Condition:

The trees' general health and structural condition vary, with many trees rated in marginal structural condition. None of the trees appear to be actively managed, and the eucalyptus all have a history of topping (pruning). Detailed observations are provided in Appendix A Tree Data Matrix.

Construction Impact:

Construction grading and utility plans have not been reviewed. Tree protection procedures and an assessment of construction impact can be provided on request.

Individual Tree Evaluations

Following is a description of the various data used in the evaluations.

Tree #:

The trees are assigned a number as indicated on the Tree Location and Numbering Plan (GPS waypoint).

Common and Botanical Name (Species):

The botanical name and common name are provided for each tree.

Trunk and # of Trunks:

Trunk diameter refers to the measurement of the trunk diameter at 54 inches above grade. The # of trunks notes single or multiple trunk trees. Trunks must occur at or below 54 inches above grade for a tree to be considered to have multiple trunks for measurement purposes. Trunk measurements may differ from those shown on the plans due to the method and date of measurement.

Height and Crown Diameters:

These fields are approximate measurements of the tree's height and crown spread. Accuracy is within plus or minus 10% of the indicated estimate. Additionally, the eucalyptuses along the project's east side have the canopy extension distance beyond the fence line.

Health and Structural Ratings and Descriptions:

The following chart describes the health and structural rating system used in the evaluation. It is a rating of relative conditions such as vigor, the extent of decay, structure, and insect or

disease problems. Good and moderate ratings indicate limited structural problems, acceptable vigor, and an absence of significant pest or disease problems. Poor and marginal ratings indicate serious health or structural problems, especially if the tree is situated near structures or public areas. Trees rated as poor or marginal are often hazardous.

Rating Chart:

3.0	Moderate (or better) condition	Normal and correctable problems of structure or pests and diseases.
2.5	Fair condition	Typically indicates moderately low vigor and foliage density with limited branch or twig dieback. Significant but correctable structural defects may be present.
2.0	Marginal condition	Indicates serious problems with health, structure, decay, or significant insect or disease problems.
1.0	Poor condition	Indicates very poor health, vigor, or hazardous structural condition.

Trees may be rated between two conditions, such as 2.5 or 3.5, which indicates the tree does not precisely meet the criteria for either of the two categories and allows the rating system to be used as a continuum.

The comments and observations describe the basis for the health and structural ratings. The specific pests, diseases, and structural defects observed are described and identified, if possible.

This evaluation is of the above-ground structure only, and additional defects may exist at the root collar. Large mature and over-mature trees often require a root collar examination to evaluate the primary structural roots and root collar for decay and disease. In addition, an aerial inspection of the limb structure may be required.

Comments/Observations:

This is a summary discussion of the health and structural ratings and identification of any significant pest or disease issues or structural defects.

Suitability for Preservation Ratings:

Rating Factors:

Tree Health: Vigorous and healthy trees are better able to tolerate construction impacts, including root loss or injury,

Structural Condition: Preserved trees should be structurally sound or have defects that can be effectively abated in areas near structures or high-use areas.

Tree Age and Species: Older trees may have a reduced ability to tolerate construction impacts and adapt to changed site conditions. Additionally, individual tree species have varying tolerances to environmental impacts and changes.

Rating Scale:

Good: Trees in good health and structural condition with high potential for longevity.

Moderate: Trees in fair health and/or with structural defects that can be abated with treatment.

Fair: Trees in marginal health or structural condition that could possibly be mitigated or improved.

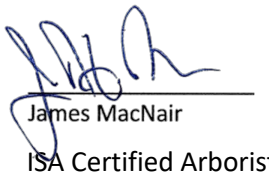
Poor: Trees in poor health and/or structural condition that probably cannot be effectively abated.

Protected Tree Status:

Protected status trees as defined by the City of Burlingame Urban Reforestation and Tree Protection Ordinance. All private trees with a trunk circumference of 48 inches or larger (15-inch diameter) qualify as protected trees.

Please contact me if additional information is required.

Sincerely,



James MacNair

ISA Certified Arborist WE-0603A
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified

Tree Images:

Part of the massing of myoporum shrubs in the northwest corner of the parking lot within the proposed project limits.

Tree #1, a weeping willow located within the project limits.

Tree #2, a weeping willow located within the project limits.

The north section of the eucalyptus row including four trees that extend beyond the project fence corner (trees #3-#6).

Tree #3, a red flowering yellow gum with arrows indicating old topping cut locations.

A portion of the row of pink ironbark. Note the irregular and contorted limb structures. The two trees on the left are in poor health with branch and limb dieback.

The southern portion of the row of the pink ironbarks.

The white peppermint gums are located adjacent to the fence line, with the crowns extending over the proposed project limits.

The row of white peppermint gums is next to the parking structure.

The trees were previously topped and now have extended limb forms.

One of the seven New Zealand Christmas trees is located in the Airport Blvd. frontage.

New Zealand Christmas trees are in variable condition, with this one in an area where the irrigation is apparently not functioning.

One of the two weeping willows is located on the west side of the parking lot. The third tree is dead.

The golden wattle is located on the state property (tree #35).

The glossy privet (tree #36). Likely originated as a volunteer seedling.

A young coast live oak, also likely a volunteer tree (#37).

Several trees and shrubs have declined in this area. The volunteer Canary Island date palm was not included in the inventory (arrow).

A cherry plum is growing next to the pathway (#38).

A group of three silver wattles (acacia). Two of the trees have collapsed in the past.

The largest of the silver wattles is tree #39.

One of the three flowing pears is located along the pathway (tree #42).

A mature blackwood acacia (tree #43).

The low, co-dominant trunk structure of the blackwood acacia.

Thickets of blackwood acacia have established within the area. Blackwood acacia is considered an invasive species.

Tree #45, a flowering pear with a significant trunk lean.

Tree #46, a white birch in decline.

Tree #47, a weeping willow with a trunk lean.

Two Monterey pines (trees #50 and #51) are located in the northeast corner of the state property.

Appendix A

Individual Tree Evaluation Data Matrix

620 Airport Tree Evaluation Matrix

Health and Structural Rating Key: 3.0 = moderate or better condition

2.5 = fair condition

2.0 = marginal condition

1.5 = poor to marginal condition

1.0 = poor condition

Suitability for Preservation Ratings: Good: Trees in good health and structural condition with high potential for longevity.

Moderate: Trees in fair health and/or with structural defects that can usually be abated with treatment.

Fair: Trees in marginal health or structural condition that could possibly be mitigated or improved.

Poor: Trees in poor health and/or structural condition that probably cannot be effectively abated.

Tree Tag #	Species	Trunk Diameter @4.5' (inches)	# of Trunks	Crown Height	Crown Diameter	Crown Extension Over Project Limits	Health Rating	Structural Rating	Comments/Observations	Protected Tree Status (48" trunk circumference/ 15" diameter)	Suitability for Preservation (Based on Condition)
no tag	Myoporum shrub (*Myoporum laetum*)			15'±	15'±		3.0	3.0	Mass planting of myoporum on the northeast side of the parking lot. Multiple trunk form.	No	Moderate to Good
1	weeping willow (*Salix babylonica*)	7	1	18'±	20'±	n/a	2.0	2.5	Smaller tree with significant upper crown dieback. Tree structure is marginal with closely spaced, multiple limb attachments.	No	Fair
2	weeping willow	8	1	18'±	25'±	n/a	2.5	2.5	Smaller tree with sporadic upper crown dieback. Tree structure is marginal with closely spaced, multiple limb attachments.	No	Fair
3	red flowering yellow gum (*Eucalyptus leucoxylon* 'Rosea')	20.5	1	45'-50'±	40'±	20.5'	3.0	2.0	Mature tree with closely spaced, multiple limb attachments forming at 12'. Tree Was previously topped. Extended limbs with possible history of limb failure. Vigor and foliage density are moderate.	Yes	Fair

Tree Tag #	Species	Trunk Diameter @4.5' (inches)	# of Trunks	Crown Height	Crown Diameter	Crown Extension Over Project Limits	Health Rating	Structural Rating	Comments/Observations	Protected Tree Status (48" trunk circumference/ 15" diameter)	Suitability for Preservation (Based on Condition)
4	pink ironbark (*Eucalyptus sideroxylon* 'Rosea')	9	1	30'-45'±	20'-35'±	10'-15'	2.5	2.0	The pink ironbarks have irregular and contorted trunk and limb forms that have not been maintained. Vigor and foliage density are generally low to moderately low except for the specific trees noted. The trees appear to have chronic drought stress. Located in narrow planters adjacent to parking.	No	Poor to Fair
5	pink ironbark	11.5	1	30'-45'±	20'-30'±	10'-15'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
6	pink ironbark	21	1	30'-45'±	20'-30'±	20'	2.5	2.0	See above description (tree #4).	Yes	Poor to Fair
7	pink ironbark	19	1	30'-45'±	20'-30'±	10'-15'	2.5	2.0	See above description (tree #4).	Yes	Poor to Fair
8	pink ironbark	10	1	30'-45'±	20'-30'±	10'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
9	pink ironbark	10.5	1	30'-45'±	20'-30'±	15'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
10	pink ironbark	13	1	30'-45'±	20'-30'±	15'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
11	pink ironbark	15.5	1	30'-45'±	20'-30'±	11'	2.5	2.0	See above description (tree #4).	Yes	Poor to Fair
12	pink ironbark	13	1	30'-45'±	20'-30'±	5'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
13	pink ironbark	9.5	1	30'-45'±	20'-30'±	12'	1.5	2.0	Significant limb and branch dieback occurring.	No	Poor
14	pink ironbark	12	1	30'-45'±	20'-30'±	9'	1.5	2.0	Significant limb and branch dieback occurring.	No	Poor
15	pink ironbark	7	1	30'-45'±	20'-30'±	2'	1.5	2.0	Significant limb and branch dieback occurring.	No	Poor to Fair
16	pink ironbark	14	1	30'-45'±	20'-30'±	8'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
17	pink ironbark	8	1	30'-45'±	20'-30'±	10'	1.5	2.0	Significant limb and branch dieback occurring.	No	Poor
18	pink ironbark	9	1	30'-45'±	20'-30'±	1'	1.5	2.0	Significant limb and branch dieback occurring.	No	Poor
19	pink ironbark	9	1	30'-45'±	20'-30'±	0'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
20	pink ironbark	9.5	1	30'-45'±	20'-30'±	6'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
21	pink ironbark	10.5	1	30'-45'±	20'-30'±	13'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
22	pink ironbark	12	1	30'-45'±	20'-30'±	9'	2.5	2.0	See above description (tree #4).	No	Poor to Fair
23	pink ironbark	11	1	30'-45'±	20'-30'±	5'	2.5	2.0	See above description (tree #4).	No	Poor to Fair

Tree Tag #	Species	Trunk Diameter @4.5' (inches)	# of Trunks	Crown Height	Crown Diameter	Crown Extension Over Project Limits	Health Rating	Structural Rating	Comments/Observations	Protected Tree Status (48" trunk circumference/ 15" diameter)	Suitability for Preservation (Based on Condition)
24	white peppermint gum (*Eucalyptus pulchella*) (tentative identification)	17	1	40'-45'±	30'-40'±	20'-25'	3.0	2.5	Mature trees with generally symmetrical crown forms. Located next to parking structure. In narrow planter along fence line. The trees have 30% to 35% live crown to height ratios. Upright limb structures that were topped in the past. No significant indications of limb breakage observed. Vigor and foliage density are moderate.	Yes	Moderate
25	white peppermint gum	20	1	40'-45'±	30'-40'±	20'-25'	3.0	2.5	See above description (tree #24).	Yes	Moderate
26	white peppermint gum	13	1	40'-45'±	30'-40'±	20'-25'	3.0	2.5	See above description (tree #24).	No	Moderate
27	white peppermint gum	11	1	40'-45'±	30'-40'±	20'-25'	3.0	2.5	See above description (tree #24).	No	Moderate
28	white peppermint gum	12	1	40'-45'±	30'-40'±	20'-25'	3.0	2.5	See above description (tree #24).	No	Moderate
29	white peppermint gum	11.5; 14.5	2	40'-45'±	30'-40'±	20'-25'	3.0	2.5	See above description (tree #24).	Yes	Moderate
30	white peppermint gum	20 (low)	1	40'-45'±	30'-40'±	20'-25'	3.0	2.5	See above description (tree #24).	Yes	Moderate
31	New Zealand Christmas tree (*Metrosideros excelsa*)	5	1	10'±	8'±	n/a	2.0	3.0	Small tree appears moderately stunted from water stress. No significant structural defects.	No	Fair
32	New Zealand Christmas tree	3.5	1	10'±	6'±	n/a	3.0	3.0	This tree has more moderate vigor and foliage density.	No	Moderate
no tag	New Zealand Christmas tree	6	1	8'±	8'±	n/a	3.0	3.0	This tree has more moderate vigor and foliage density.	No	Moderate
no tag	New Zealand Christmas tree	3	1	7'±	6.5'±	n/a	2.5	3.0	This tree has more moderate vigor and foliage density.	No	Moderate
no tag	New Zealand Christmas tree	4	1	10'±	6'±	n/a	2.5	3.0	This tree has more moderate vigor and foliage density.	No	Moderate
no tag	New Zealand Christmas tree	3.5	1	8'±	5'±	n/a	2.0	3.0	Low vigor and foliage density.	No	Fair
no tag	New Zealand Christmas tree	3.5	1	8'±	5'±	n/a	2.5	3.0	This tree has more moderate vigor and foliage density.	No	Moderate
33	weeping willow	9.5	1	12'±	22'±	n/a	3.0	2.0	Semi-mature tree with moderate vigor and foliage density. Marginal structure. Tree has not been maintained.	No	Fair

Tree Tag #	Species	Trunk Diameter @4.5' (inches)	# of Trunks	Crown Height	Crown Diameter	Crown Extension Over Project Limits	Health Rating	Structural Rating	Comments/Observations	Protected Tree Status (48" trunk circumference/ 15" diameter)	Suitability for Preservation (Based on Condition)
34	weeping willow	11	1	15'±	20'±	n/a	3.0	2.0	Semi-mature tree with moderate vigor and foliage density. Marginal structure. Tree has not been maintained.	No	Fair
35	golden wattle (*Acacia longifolia*)	9	low	20'±	20'±	n/a	3.0	3.0	Arboreal shrub species in good vigor and foliage density. No significant structural issues.	No	Moderate to Good
36	glossy privet (*Ligustrum lucidum*)	2 to 3	10	20'±	25'±	n/a	3.0	2.0	Low, multiple trunk structure. Likely a volunteer seedling. Vigor and foliage density are good. Considered invasive.	No	Fair
37	coast live oak (*Quercus agrifolia*)	4	1	18'±	8'±	n/a	3.0	3.0	Young tree with no significant structural issues. vigor and foliage density are good. Likely a volunteer seedling.	No	Good
38	plum (*Prunus cerasifera*)	1 to 4	15±	20'±	25'±	n/a	3.0	2.0	Dense multiple trunk structure. Possibly originated as a volunteer seedling. Vigor and foliage density are moderate.	?	Fair
39	silver wattle (Acacia dealbata)	23	1	35'-40'±	40'±	n/a	3.0	2.5	Mature tree with symmetrical crown form and extended limb structure. Vigor and foliage density are moderate. Classified as an invasive species.	Yes	Fair to Moderate
40	silver wattle	11	1	20'±	20'±	?	3.0	1.5	Collapsed tree located at fence line. Portion may extend past fence.	No	Poor
41	silver wattle	9; 12	2	30'±	25'±	10'	3.0	2.0	Old, partially collapsed tree located at fence line. Single trunk structure. Vigor and foliage density are moderate.	Yes	Fair
42	flowering pear (*Pyrus calleryana*)	3 to 6	6	15'±	20'±	n/a	3.0	2.0	Low, multiple trunk structure. Vigor and foliage density are moderate.	No	Fair
43	blackwood acacia (*Acacia melanoxylon*)	2 to 6	thicket	20'±	40'±	n/a	3.0	2.0	Dense thicket of volunteer seedlings and root sprouts. This species is considered invasive.	No	Poor to Fair

Tree Tag #	Species	Trunk Diameter @4.5' (inches)	# of Trunks	Crown Height	Crown Diameter	Crown Extension Over Project Limits	Health Rating	Structural Rating	Comments/Observations	Protected Tree Status (48" trunk circumference/ 15" diameter)	Suitability for Preservation (Based on Condition)
44	blackwood acacia	23; 24	2	45'±	50'±	n/a	3.0	2.5	Mature tree with low, two trunk structure. Symmetrical crown form/. One included limb attachment. Vigor and foliage density are moderate.	Yes	Moderate
45	flowering pear	9.5	1	20'±	20'±	n/a	3.0	2.0	Leaning tree, possible old, partial root failure. Marginal limb structure. Vigor and foliage density are moderate.	No	Fair
46	European white birch (*Betula pendula*)	4	1	15'±	10'±	n/a	1.5	2.0	Declining tree with significant trunk decay and branch dieback.	No	Poor
47	weeping willow	16.5	1	20'±	30'±	n/a	3	2.5	Low, crown with significant lean. Windswept form. Vigor and foliage density are moderate.	Yes	Fair to Moderate
48	blackwood acacia	2 to 10	thicket	40'±	50'±	n/a	3	2.5	Dense thicket of volunteer seedlings and root sprouts.	No	Poor to Fair
49	flowering pear	12.5	1	20'±	20'±	n/a	3	2	Marginal structure with closely spaced, multiple limb attachments. Vigor and foliage density are moderate.	No	Fair
50	Monterey pine (*Pinus radiata*)	20	1	25'±	40'±	n/a	2.5	2	Low, wide crown form. Lower trunk covered in ivy. Moderately low vigor and foliage density. Possible pine pitch canker infection.	Yes	Fair
51	Monterey pine	8 low	3	20'±	30'±	n/a	2.5	2	Low, multiple trunk structure. Moderately low vigor and foliage density. Possible pine pitch canker infection.	No	Fair

1" = 20'

GRAPHIC SCALE
20 0 20 40

LEGEND

- FOUND 1.5" BRASS DISK IN MON WELL, UNLESS OTHERWISE NOTED
- SITE BENCHMARK
- CONTROL POINT, AS NOTED
- AREA LIGHT
- BACKFLOW PREVENTER
- BOLLARD
- FIRE HYDRANT
- JOINT POLE
- SANITARY SEWER MANHOLE
- SIGN
- TREE
- VALVE, AS NOTED

LINETYPES

- SUBJECT BOUNDARY LINE
- LOT LINE
- HISTORIC LOT LINE
- EASEMENT LINE
- BUILDING STRUCTURE
- CONCRETE LINE
- FENCE LINE
- MONUMENT LINE
- PARKING SPACE
- ROAD CENTERLINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TOP OF CURB

ABBREVIATIONS

A/C	AIR CONDITIONING	EP	EDGE OF PAVEMENT
AC	ASPHALTIC CONCRETE	EV	ELECTRIC VAULT
AL	AREA LIGHT	FC	FACE OF CURB
APN	ASSESSOR'S PARCEL NUMBER	FH	FIRE HYDRANT
BOL	BOLLARD	FL	FLOWLINE
BW	BACK OF WALK	FNC	FENCE
CB	CATCH BASIN	HB	HOSE BIBB
CND	CONDUIT	HDB	HEADERBOARD
COMM	COMMUNICATION	IP	IRON PIPE
CONC	CONCRETE	JP	JOINT POLE
COR	CORNER	LG	LIP OF GUTTER
DI	DRAIN INLET	LSCP	LANDSCAPING
DN	DOCUMENT NUMBER	MON	MONUMENT
DWY	DRIVEWAY	PL	PROPERTY LINE
EB	ELECTRIC BOX	PTR	PRELIMINARY TITLE REPORT
ELEC	ELECTRIC	PVC	POLYVINYL CHLORIDE
(R#)	DENOTES RECORD REFERENCE		
R/W	RIGHT-OF-WAY		
RCP	REINFORCED CONCRETE PIPE		
RSM	RECORD SUBDIVISION MAPS		
SD	STORM DRAIN		
SLB	STREET LIGHT BOX		
SQ. FT.	SQUARE FEET		
SSCO	SANITARY SEWER CLEANOUT		
TC	TOP OF CURB		
TM	PARKING TICKET MACHINE		
TRAN	TRANSFORMER		
UB	UTILITY BOX		
WB	WATER BOX		
W-T	TOP OF WALL		
WV	WATER VALVE		

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

DAVID JUNGMANN, P.L.S. 9267 — 06/24/2021 DATE

PROFESSIONAL LAND SURVEYOR · DAVID C. JUNGMANN · No. 9267 · STATE OF CALIFORNIA

BENCHMARK

THE ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED UPON NETWORK GNSS OBSERVATIONS PERFORMED BY BKF, UTILIZING THE CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN).

BKF POINT #213, A SET MAG NAIL & WASHER ON TOP OF CURB, AS SHOWN HEREON, WAS TAKEN AS THE SITE BENCHMARK FOR THIS SURVEY.

ELEVATION = 5.80 FEET

BASIS OF BEARINGS

THE BASIS OF THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83)(2011) EPOCH 2010.00, CALIFORNIA ZONE III AS DETERMINED BY BKF USING REDUNDANT GNSS FIELD OBSERVATIONS UTILIZING THE CALIFORNIA SURVEY AND DRAFTING SUPPLY REAL-TIME NETWORK (CSDS RTN). THE BEARING OF SOUTH 60°55'49" EAST BETWEEN BKF POINT #212 AND BKF POINT #213, AS SHOWN HEREON, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

RECORD MAP REFERENCES

(R1) GRANT DEED RECORDED OCTOBER 9, 1998 AS DOCUMENT NUMBER 98-164293, OFFICIAL RECORDS OF SAN MATEO COUNTY.

(R2) PARCEL MAP ENTITLED "PARCEL MAP BEING A RESUBDIVISION OF LOTS #4, #5, #6, #7 AND #8, BLOCK 6 ANZA AIRPORT PARK UNIT NO. 6" RECORDED DECEMBER 31, 1997 IN BOOK 70 OF PARCEL MAPS, AT PAGE 32, OFFICIAL RECORDS OF SAN MATEO COUNTY.

(R3) MAP ENTITLED "ANZA AIRPORT PARK - UNIT NO. 6" RECORDED FEBRUARY 27, 1970 IN BOOK 70 OF MAPS, AT PAGES 33 THROUGH 35, OFFICIAL RECORDS OF SAN MATEO COUNTY.

ANZA LAGOON

PTR PARCEL
LANDS OF BOCA LAKE OFFICE, INC.
(DN 98-164293)
(PARCEL A)
(70 PM 32)
APN: 026-342-330

LANDS OF STATE OF CALIFORNIA APN: 026-342-350

LANDS OF HARBOR VIEW HOTELS, INC. (DN 94050585) (LOT D) (49 PM 67)

BASIS OF BEARINGS S60°55'49"E 511.72'

(N89°43'01"E)(R2)(R3) S89°04'43"E 501.58' (501.56')(R2)(R3)

POINT #212 3/4" IP WITH GINTZLER TACK

Tree Location and Numbering Plan
#1of 3
8/22/21
MacNair and Associates

SEE SHEET 2

SEE SHEET 3

BKF
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

TOPOGRAPHIC SURVEY
OF THE LANDS OF
BOCA LAKE OFFICE, INC.
COUNTY OF SAN MATEO CALIFORNIA
BURLINGAME

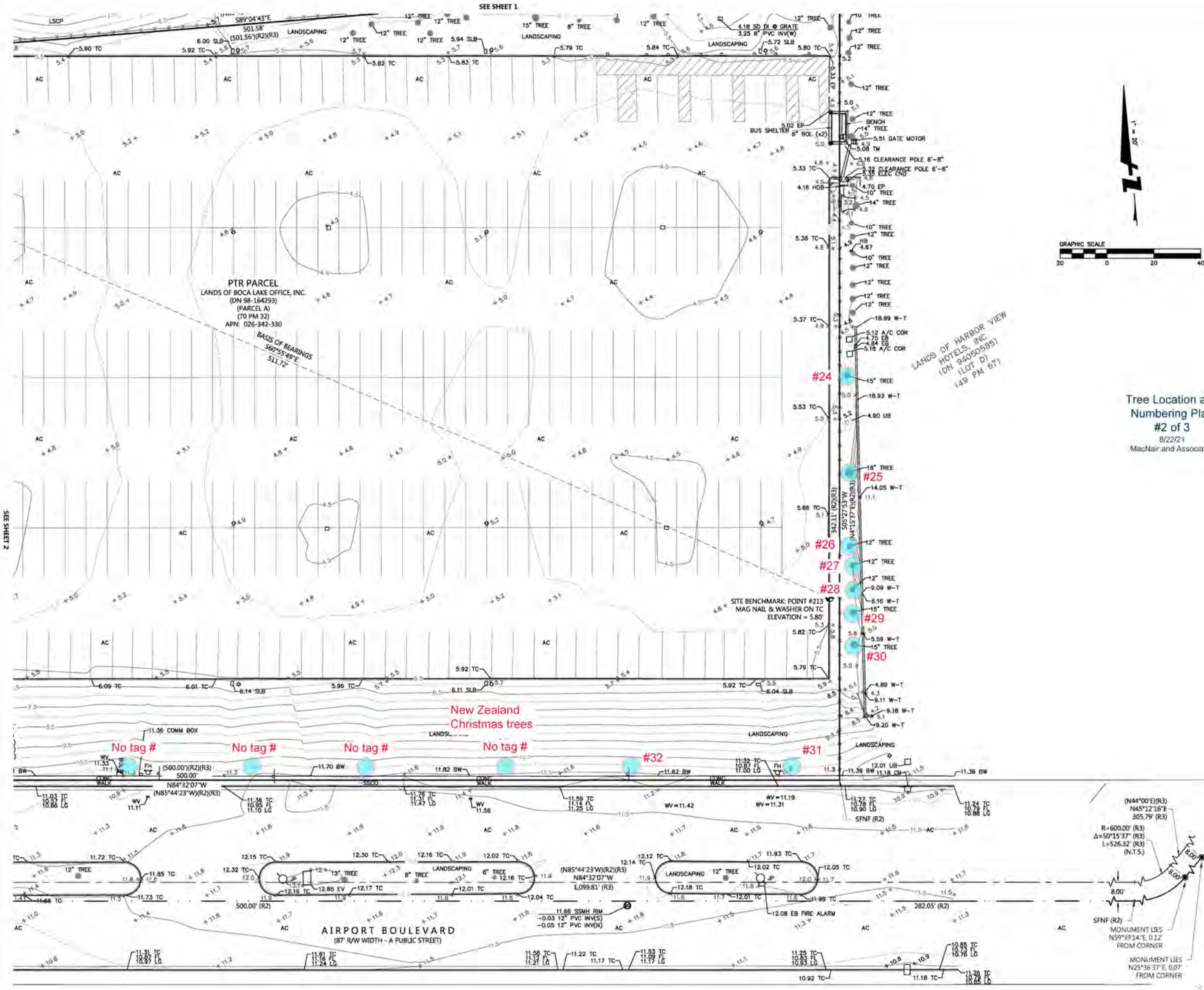
Revisions

No.			

Date: 2021-06-24
Scale: 1" = 20'
Design: JMS
Drawn: AJD
Approved:
Job No.210283-50

Drawing Number:
210283
1 OF 3

DRAWING NAME: K:\2021\210283_BKF Airport_Blvd_Survey\Survey\Topo\210283_Topo_2021-06-24.dwg
PLOT DATE: 06-24-21 PLOTTED BY: Mary



GRAPHIC SCALE
20 0 20 40
1" = 20'

Tree Location and Numbering Plan
#2 of 3
8/22/21
MacNair and Associates

LEGEND

●	FOUND 1.5" BRASS DISK IN MON WELL, UNLESS OTHERWISE NOTED
◆	SITE BENCHMARK
△	CONTROL POINT, AS NOTED
◇	AREA LIGHT
▭	BACKFLOW PREVENTER
●	BOLLARD
	FIRE HYDRANT
	JOINT POLE
S	SANITARY SEWER MANHOLE
	SIGN
	TREE
⋈	VALVE, AS NOTED

ABBREVIATIONS

A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
AL	AREA LIGHT
APN	ASSESSOR'S PARCEL NUMBER
BOL	BOLLARD
BW	BACK OF WALK
CB	CATCH BASIN
CND	CONDUIT
COMM	COMMUNICATION
CONC	CONCRETE
COR	CORNER
DI	DRAIN INLET
DN	DOCUMENT NUMBER
DWY	DRIVEWAY
EB	ELECTRIC BOX
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FC	FACE OF CURB
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
HB	HOSE BIBB
HDB	HEADERBOARD
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
LSCP	LANDSCAPING
MON	MONUMENT
PL	PROPERTY LINE
PTR	PRELIMINARY TITLE REPORT
PVC	POLYVINYL CHLORIDE
(R#)	DENOTES RECORD REFERENCE
R/W	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RSM	RECORD SUBDIVISION MAPS
SD	STORM DRAIN
SLB	STREET LIGHT BOX
SQ. FT.	SQUARE FEET
SSCO	SANITARY SEWER CLEANOUT
TC	TOP OF CURB
TM	PARKING TICKET MACHINE
TRAN	TRANSFORMER
UB	UTILITY BOX
WB	WATER BOX
W-T	TOP OF WALL
WV	WATER VALVE

LINETYPES

- SUBJECT BOUNDARY LINE
- LOT LINE
- HISTORIC LOT LINE
- EASEMENT LINE
- BUILDING STRUCTURE
- CONCRETE LINE
- FENCE LINE
- MONUMENT LINE
- PARKING SPACE
- ROAD CENTERLINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TIE LINE
- TOP OF CURB

BKF
255 SHORELINE DR., SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

TOPOGRAPHIC SURVEY OF THE LANDS OF BOCA LAKE OFFICE, INC.

COUNTY OF SAN MATEO CALIFORNIA

BURLINGAME

No.	Revisions

Date: 2021-06-24
Scale: 1" = 20'
Design: JMS
Drawn: AJD
Approved:
Job No 20210283-50

Drawing Number:
210283
3 OF 3

DRAWING NAME: G:\2021\210283_BOL_Airport_Blvd_San Mateo\SURVEY\Dwg\210283_Topo_2021-06-24.dwg
PLOT DATE: 06-24-21 PLOTTED BY: ajay

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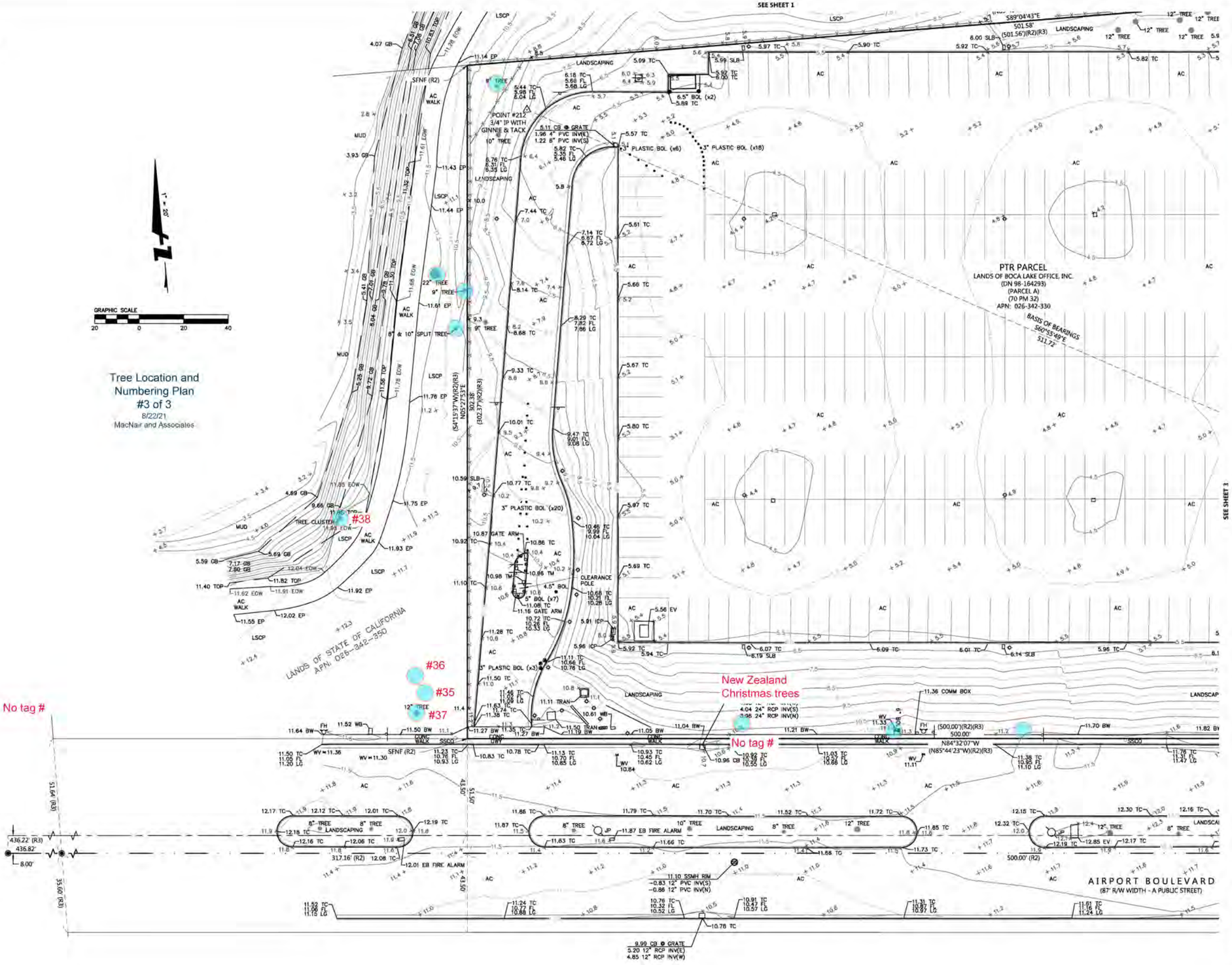

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BURLINGAME

No.	Revisions

Date: 2021-06-24
Scale: 1" = 20'
Design: JMS
Drawn: AJD
Approved:
Job No: 210283-50

Drawing Number:
210283
2 OF 3

DRAWING NAME: s:\2021\210283_426_Airport_Blvd_Burl\Survey\Dwg\210283_Topo_2021-06-24.dwg
PLOT DATE: Jun 24, 21 PLOTTED BY: ajay