



*EXISTING RETAIL* SITE WITH  
DEVELOPMENT POTENTIAL

1707-1731 S EL CAMINO REAL, SAN MATEO, CA

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& PARCEL MAP

*Exclusively  
Listed by*

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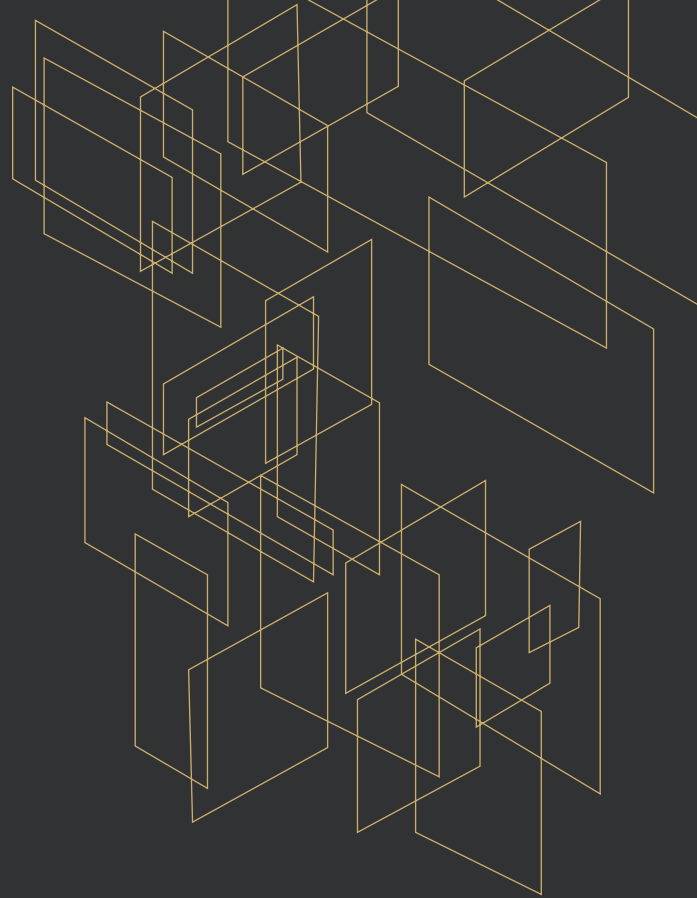
**km Kidder  
Mathews**

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# PROPERTY OVERVIEW

*Section 01*



## PROPERTY OVERVIEW

*Kidder Mathews is pleased to present 1707-1731 S El Camino Real for sale. This property has 3 parcels consisting of two retail buildings and a parking lot.*

### FULL PROPERTY OVERVIEW

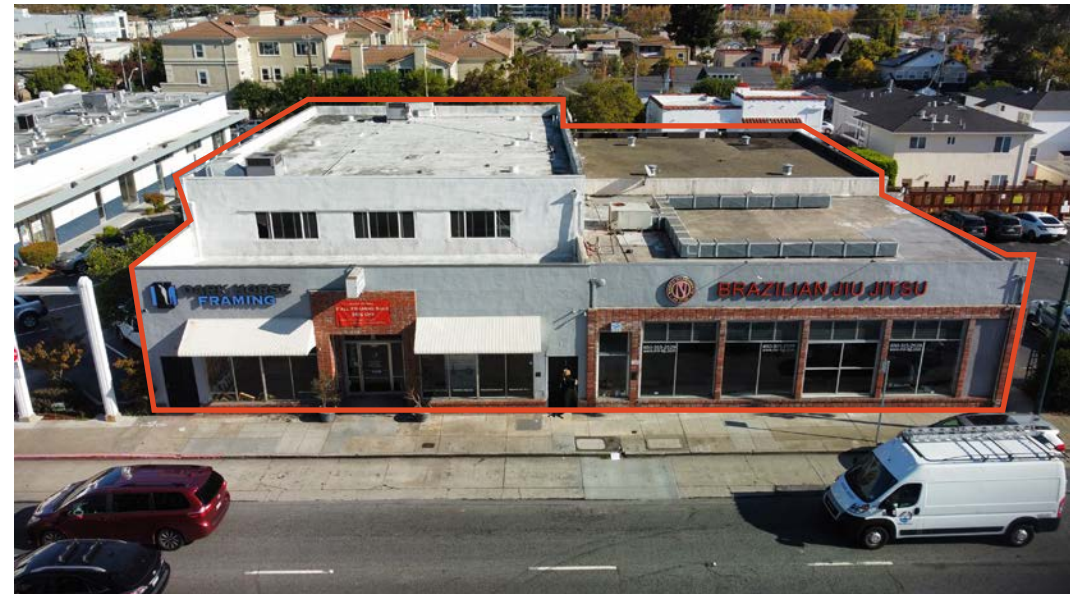
ADDRESS	1707-1731 S El Camino Real, San Mateo, CA
BUILDING TYPE	Retail/Residential
BUILDING SIZE	Two Buildings Consisting of ±18,068 SF
LOT SIZE	±21,875 SF
ZONING	C3-1/R4
PARCEL NO.	035-219-140, 035-219-170, 035-219-150
SALE PRICE	\$7,600,000

### 1717 S EL CAMINO REAL OVERVIEW (TWO PARCELS)

BUILDING SIZE	±12,870 SF
LOT SIZE	±13,125 SF
PARCEL NO.	035-219-150; 035-219-140
TENANTS	Painter's Place Picture Framers, Inc & Marco Nascimento Brazilian Jiu Jitsu
SALE PRICE	\$5,400,000

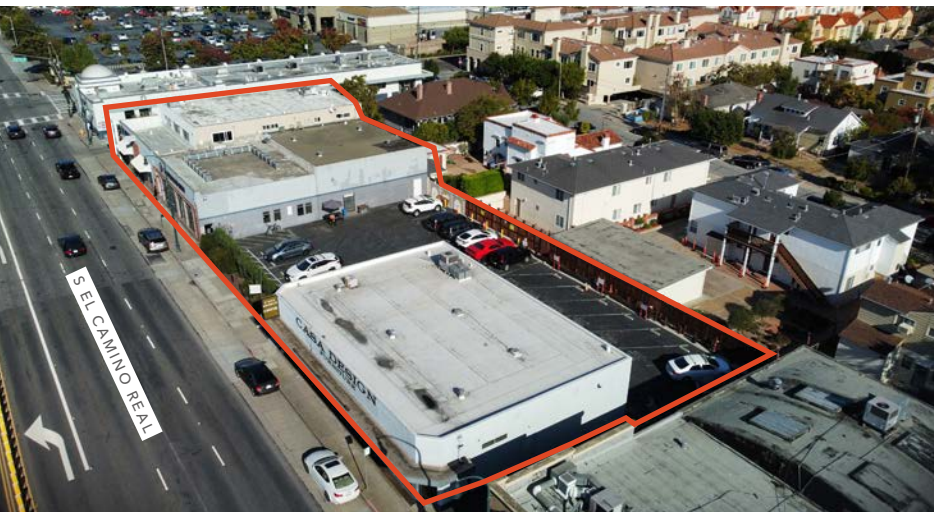
### 1731 S EL CAMINO REAL OVERVIEW

BUILDING SIZE	±3,477 SF
LOT SIZE	±8,750 SF
PARCEL NO.	035-219-170
TENANT	Vacant
SALE PRICE	\$2,200,000



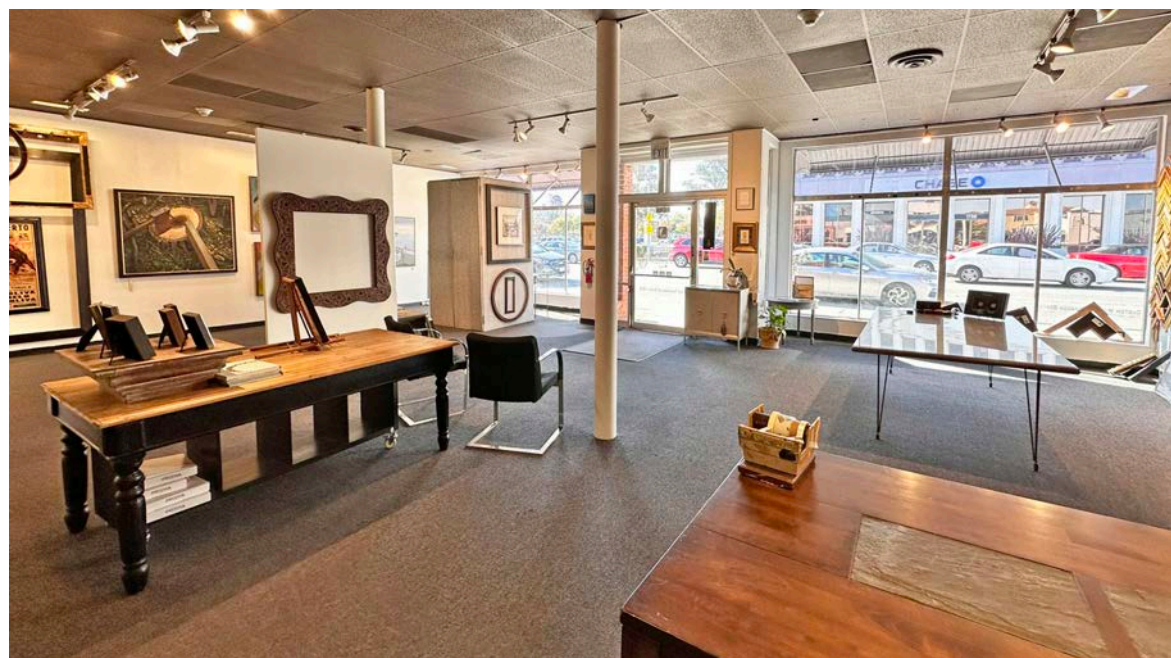
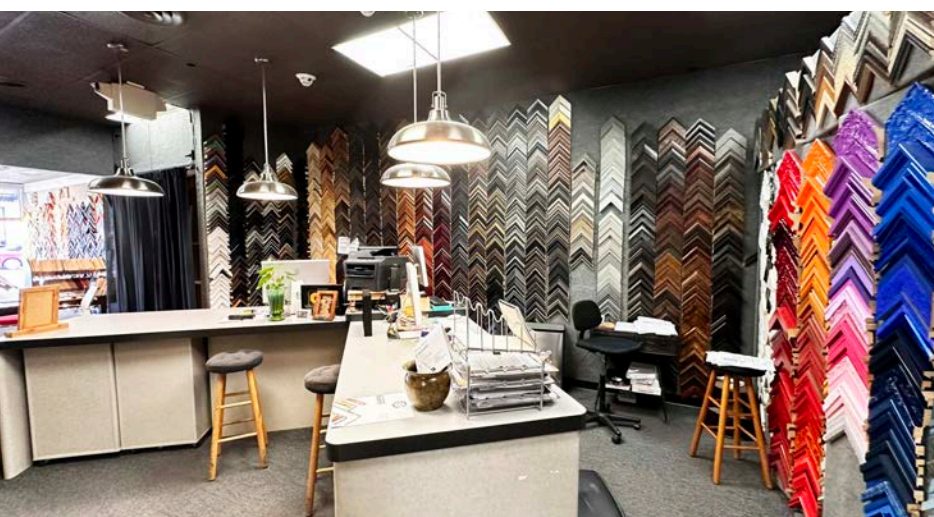
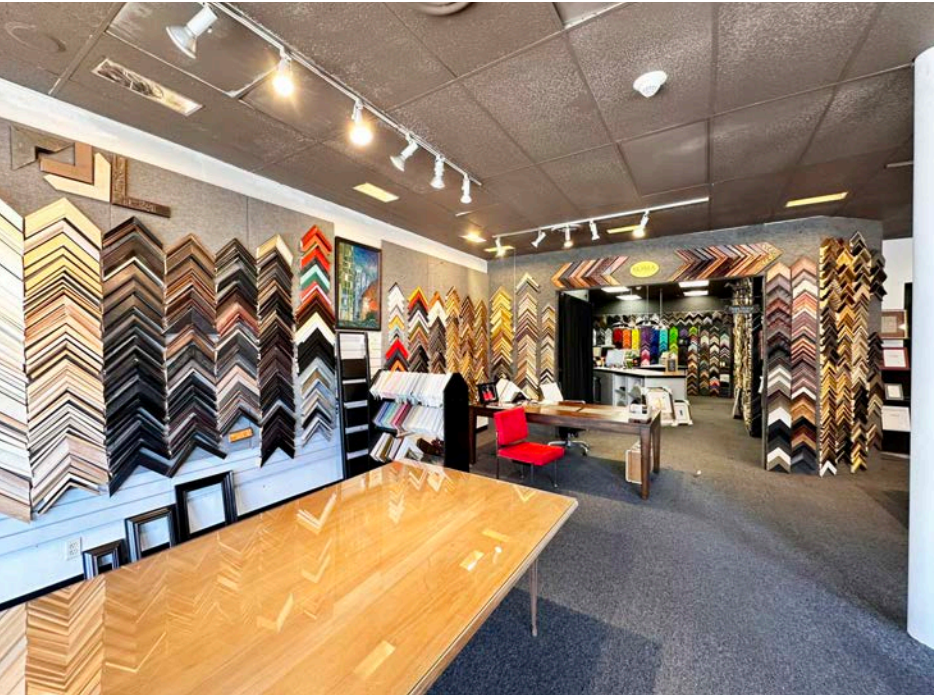


# PROPERTY OVERVIEW



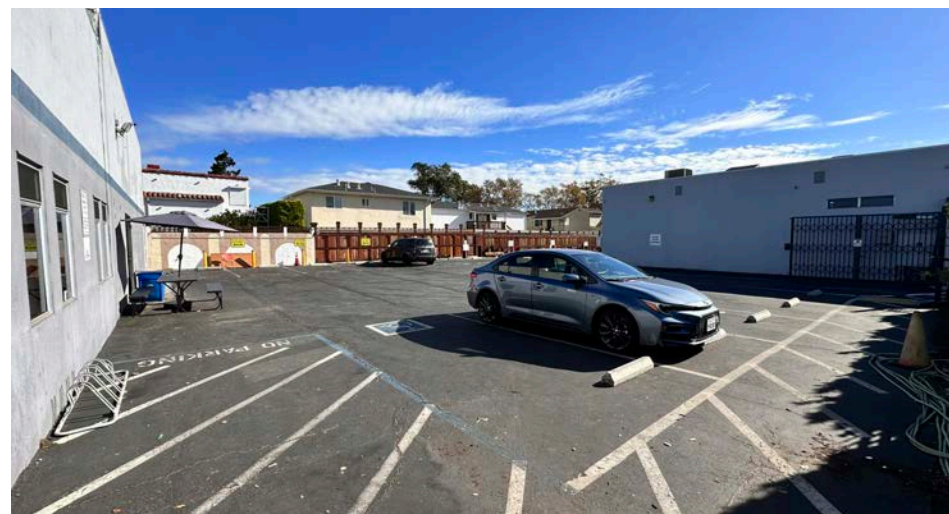
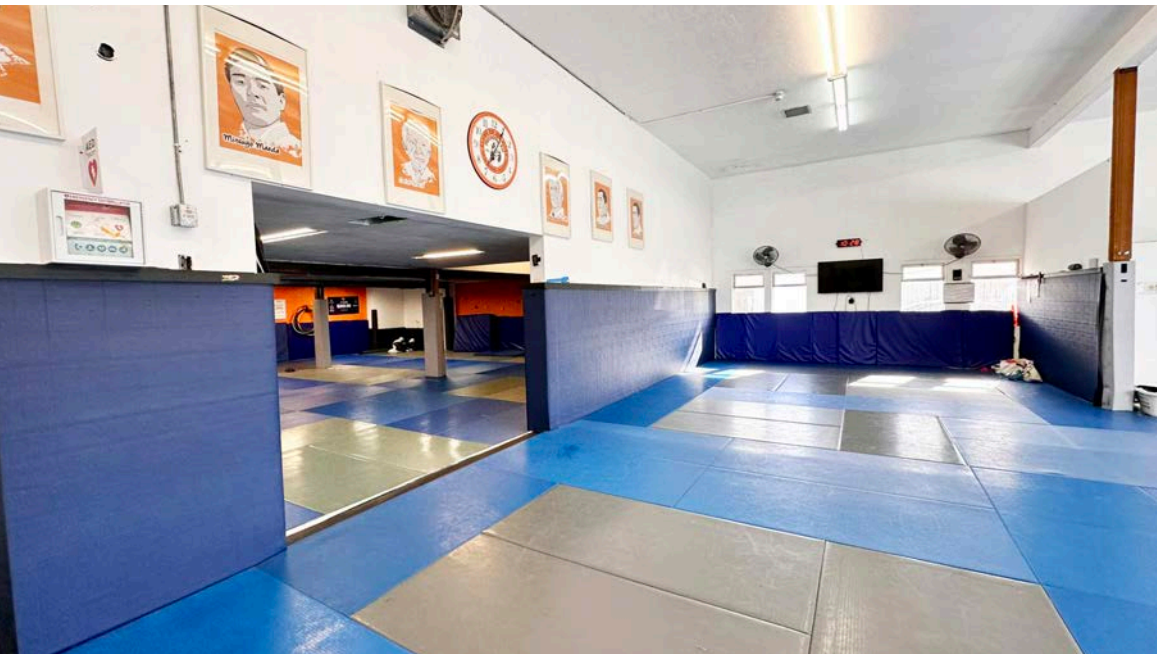


# PROPERTY OVERVIEW



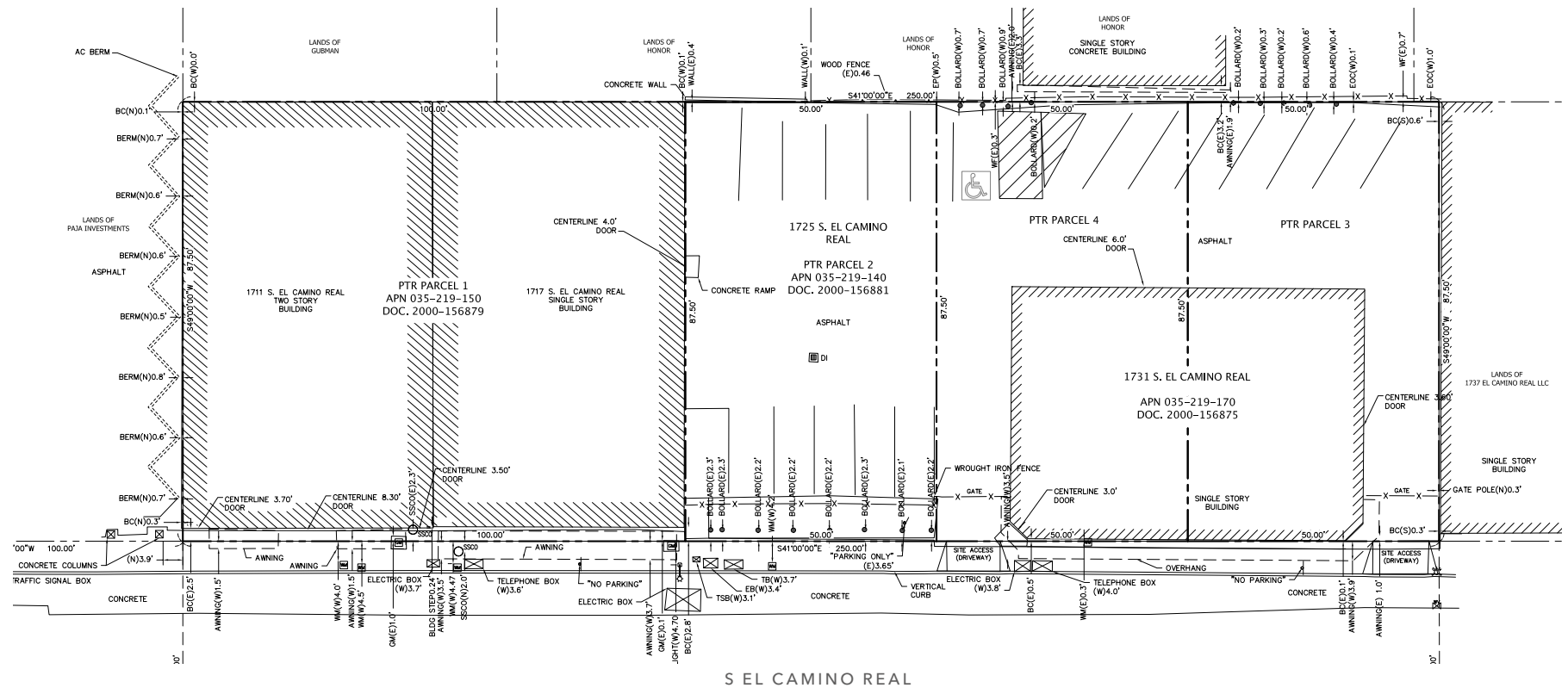


# PROPERTY OVERVIEW



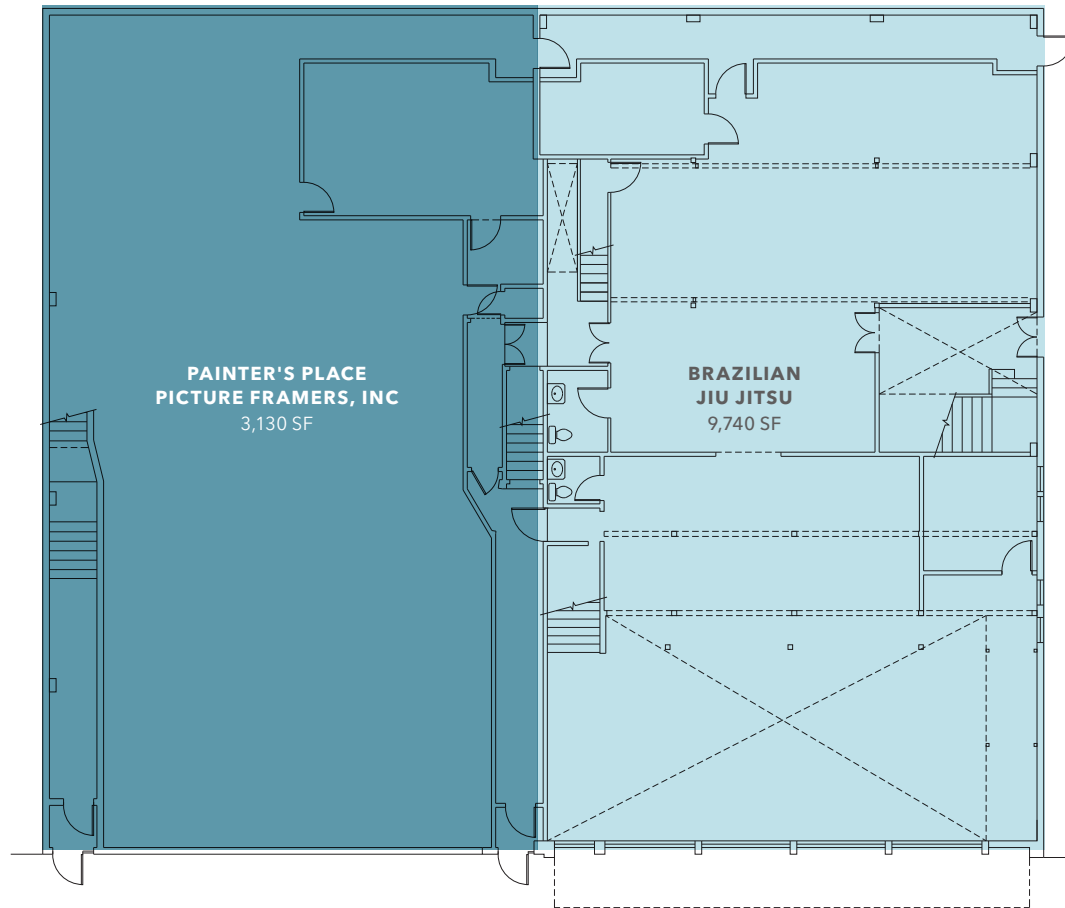
# ALTA SURVEY

→ VIEW FULL SURVEY



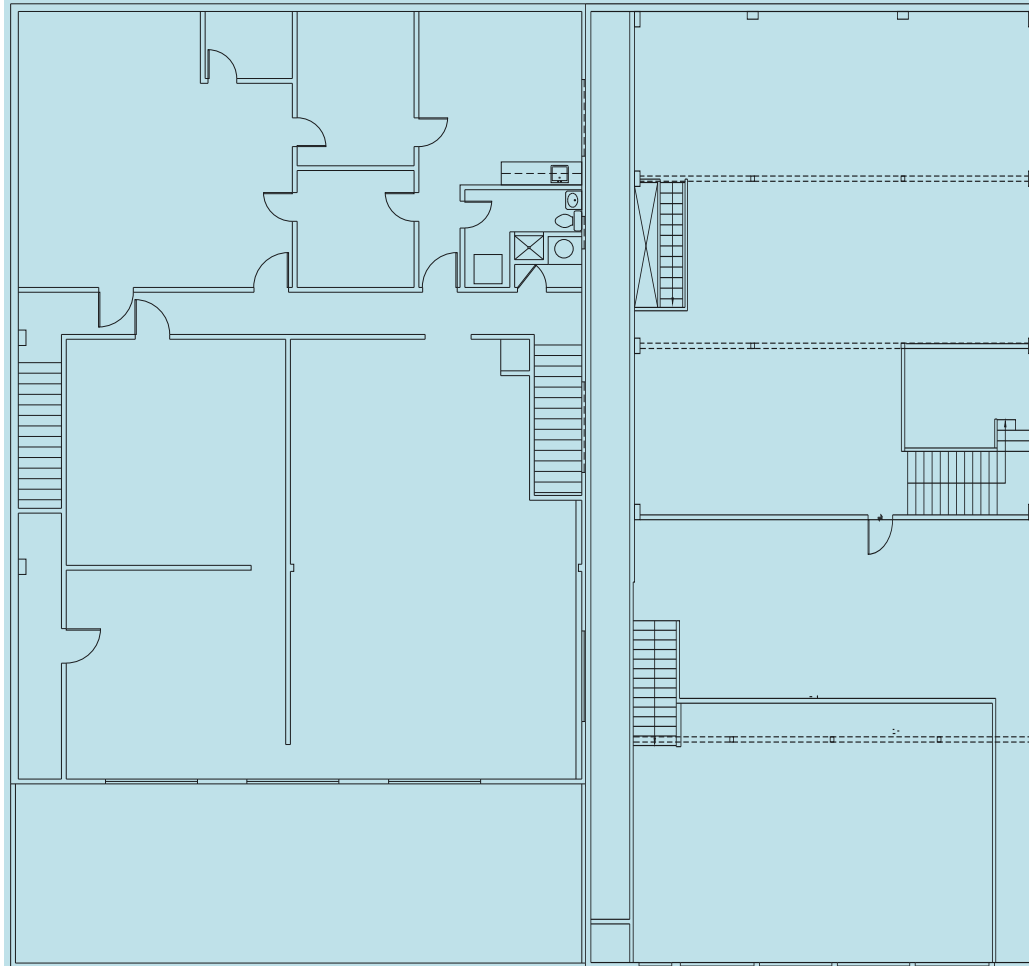


# FIRST FLOOR



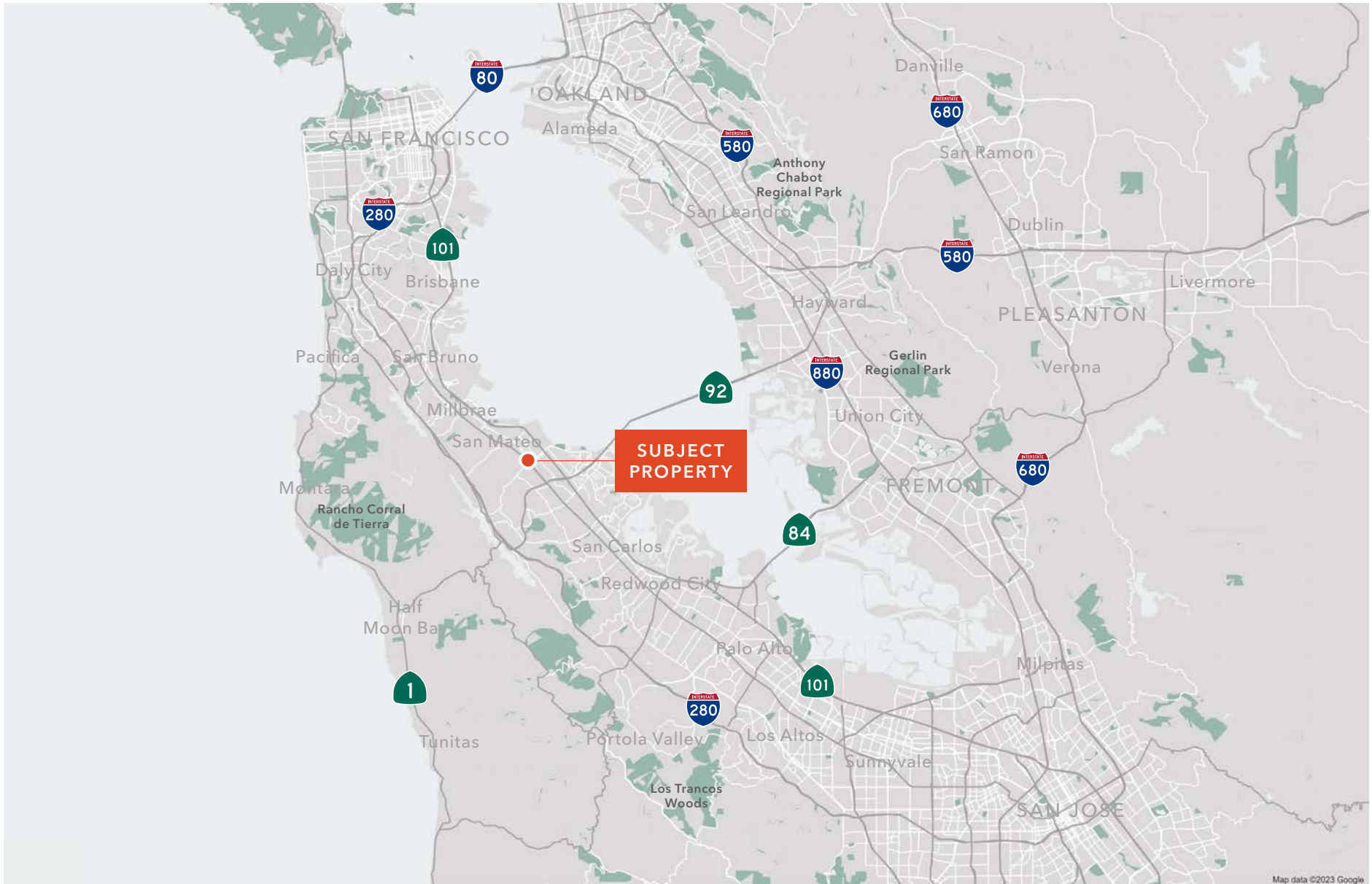


## SECOND FLOOR | BRAZILIAN JIU JITSU





# PROPERTY OVERVIEW

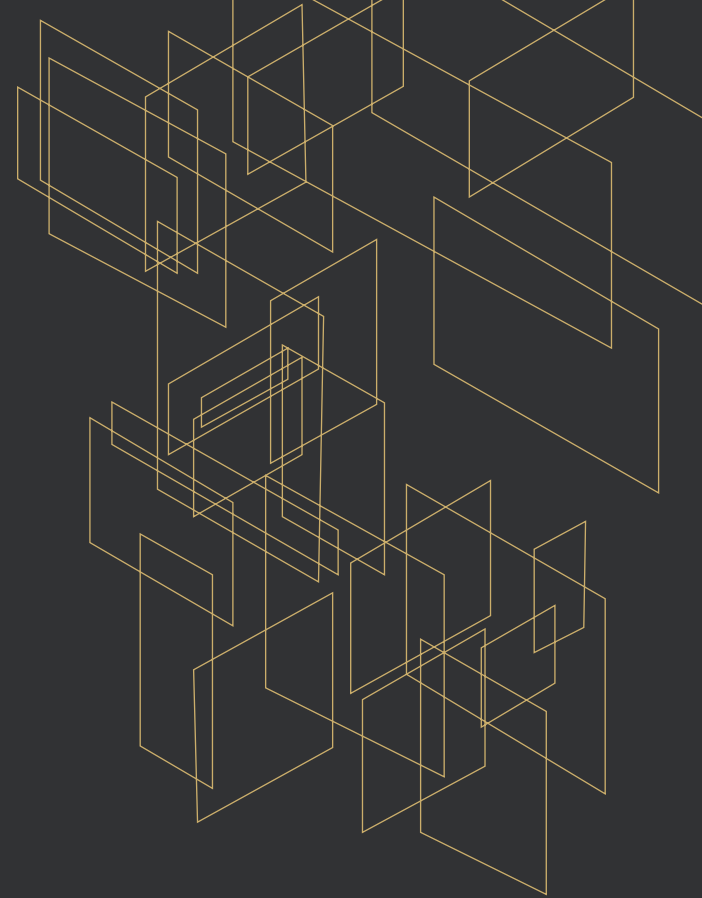




# PROPERTY OVERVIEW







# INVESTMENT SUMMARY

*Section 02*



## INVESTMENT HIGHLIGHTS

± 250 Feet of frontage on El Camino Real

3 Parcels consisting of two retail buildings with a parking lot in the center

Buildings can be sold together or separate

Currently demised into 3 separate units

C3-1/R4 zoning

Height Limit: Per General Plan: 55' for Medium and High Density

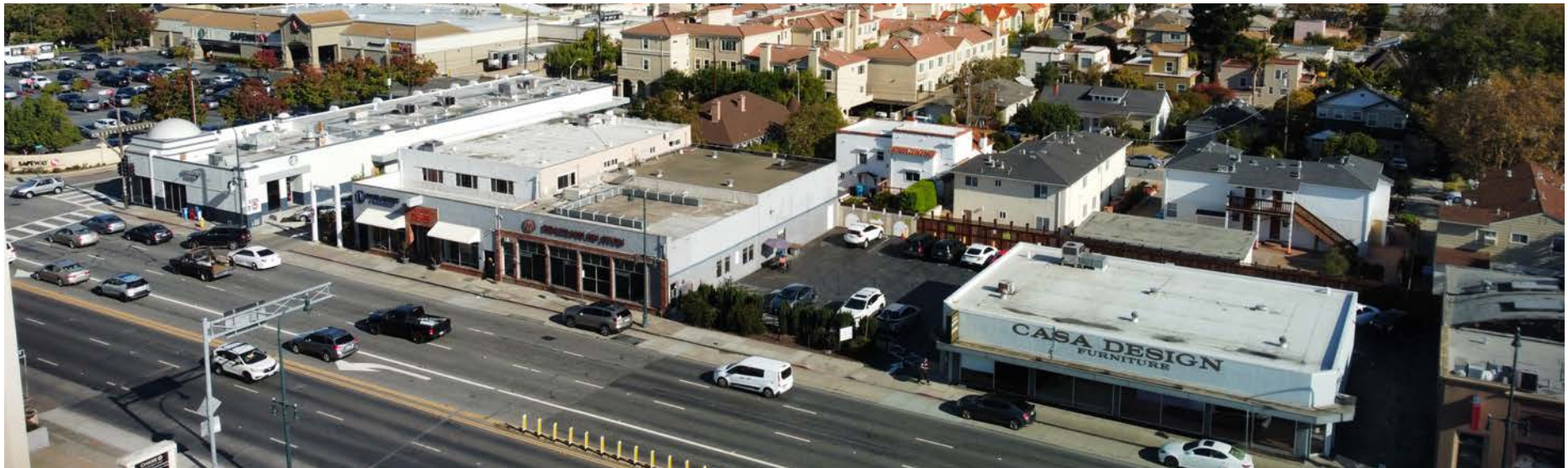
Total Onsite Parking: 21 surface spaces

Easy access to HWY 101, 92, 280

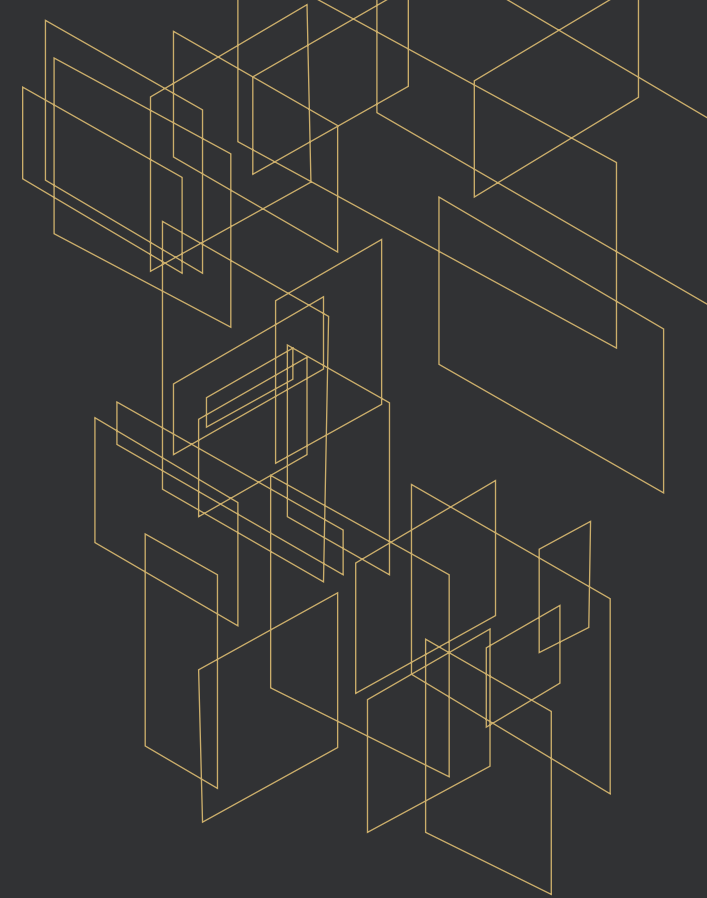


# RENT ROLL

Address	Tenant	Rentable SF	Start Date	End Date	Monthly Rent	Price Per SF
1711 S El Camino Real	Brazilian Jiu Jitsu	±9,740	1/1/2023	12/31/2023	\$14,983.09	\$1.54
			1/1/2024	12/31/2024	\$15,432.58	\$1.58
			1/1/2025	12/31/2025	\$15,895.56	\$1.63
1717 S El Camino Real	Painter's Place Picture Framers, Inc	±3,130	6/1/2023	3/31/2024	\$4,583.09	\$1.46
			4/1/2024	3/31/2025	\$4,720.58	\$1.51
			4/1/2025	3/31/2026	\$4,862.20	\$1.55
			4/1/2026	3/31/2027	\$5,008.07	\$1.60
			4/1/2027	3/31/2028	\$5,158.31	\$1.65
			4/1/2028	3/31/2029	\$5,313.06	\$1.70
1707 S El Camino Real	Vacant	±3,477	-	-	-	-







# FINANCIALS

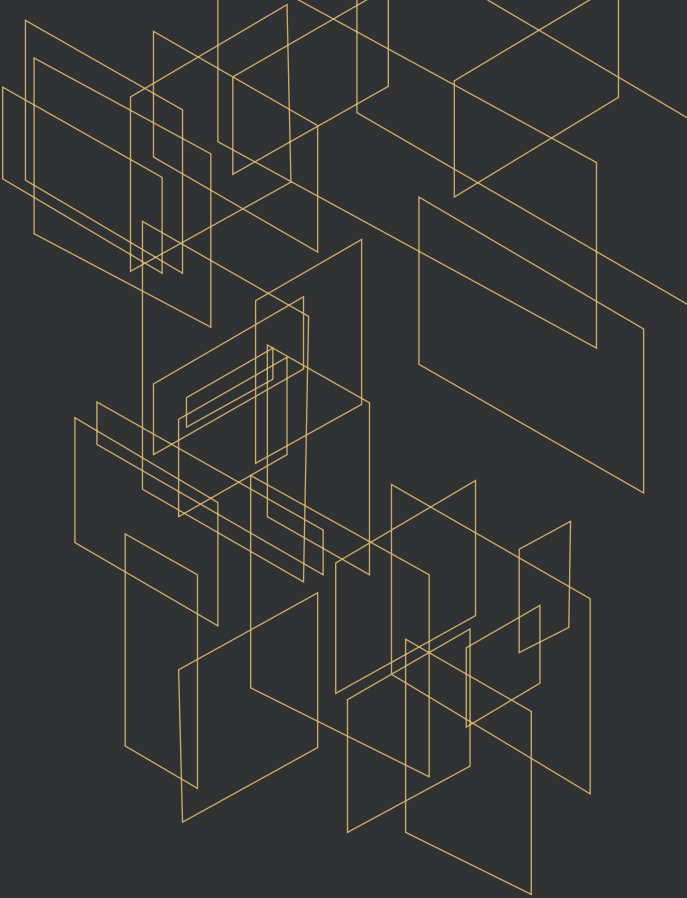
*Section 03*

## FINANCIALS

	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Total
<b>INCOME</b>													
Base Rents	25,586	25,586	26,023	26,023	26,023	26,023	26,023	26,023	26,023	26,023	27,566	27,566	314,493
<b>Total Income</b>	<b>25,586</b>	<b>25,586</b>	<b>26,023</b>	<b>26,023</b>	<b>26,023</b>	<b>26,023</b>	<b>26,023</b>	<b>26,023</b>	<b>26,023</b>	<b>26,023</b>	<b>27,566</b>	<b>27,566</b>	<b>314,493</b>
<b>EXPENSE REIMBURSEMENT</b>													
<b>Total Reimbursement</b>	<b>2,921</b>	<b>2,921</b>	<b>3,017</b>	<b>3,166</b>	<b>3,017</b>	<b>3,017</b>	<b>3,017</b>	<b>3,017</b>	<b>3,017</b>	<b>3,017</b>	<b>0.00</b>	<b>0.00</b>	<b>30,131</b>
<b>UTILITIES</b>													
Electricity & Gas	0	0.00	0	33.09		0	0	0	0	0	-33.09	0	0
Sewer Fees	266.64	266.64	266.64	266.64	266.64	266.64	266.64	266.64	233.00	233.00	909.92	458.64	3,967.68
Trash Disposal	373.54	0.00	0.00	560.31	186.77	186.77	186.77	186.77	186.77	186.77	0.00	373.54	2,428.01
Water & Sewer	22.29	156.04	22.29	22.22	22.23	22.23	22.23	21.64	21.57	21.50	31.42	20.64	406.30
<b>Total Utilities</b>	<b>662.47</b>	<b>422.68</b>	<b>288.93</b>	<b>882.26</b>	<b>475.64</b>	<b>475.64</b>	<b>475.64</b>	<b>475.05</b>	<b>441.34</b>	<b>441.27</b>	<b>908.25</b>	<b>852.82</b>	<b>6,801.99</b>
<b>REPAIRS &amp; MAINTENANCE</b>													
Bldg Repairs & Maint.	0	0	0	2,515	389	0	0	0	0	0	0	0	2,904
WRG Repairs & Maint.	229	335	229	391	222	225	225	338	225	278	225	225	3,150
Extermination Services	0	230	120	120	120	120	120	120	0	240	120	120	1,430
Life Safety - Monitoring & Insp.	0	0	0	0	0	0	0	0	0	0	720	720	1,440
Life Safety - Repairs	0	0	0	0	0	0	0	0	0	0	0	1,007	1,007
Parking -Repairs & Maint.	0	0	0	0	0	0	0	0	0	0	0	0	360
Roof - Repairs & Maint.	0	0	0	0	505	0	0	0	0	0	0	0	505
Bldg Engineer	409	1,219	211	182	264	1,373	257	466	428	700	392	865	6,772
<b>Total Repairs &amp; Maintenance</b>	<b>662</b>	<b>422</b>	<b>288</b>	<b>882</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>441</b>	<b>441</b>	<b>908</b>	<b>852</b>	<b>6,801</b>
<b>MANAGEMENT FEES</b>													
Poperty Management	1,500	1,500	1,500	1,500	0	1,500	1,500	1,654	1,500	1,643	1,500	1,500	18,298
<b>Total Management Fees</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,654</b>	<b>1,500</b>	<b>1,643</b>	<b>1,500</b>	<b>1,500</b>	<b>18,298</b>
<b>PROPERTY TAXES</b>													
Real Estate Taxes	7,256	7,256	7,256	7,256	7,256	7,256	7,256	7,256	7,593	7,593	6,869	7,351	87,457
Personal Property Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Property Taxes</b>	<b>7,256</b>	<b>7,256</b>	<b>7,256</b>	<b>7,256</b>	<b>7,256</b>	<b>7,256</b>	<b>7,256</b>	<b>7,256</b>	<b>7,593</b>	<b>7,593</b>	<b>6,869</b>	<b>7,351</b>	<b>87,457</b>
<b>INSURANCE</b>													
Property Insurance	1,355	1,355	1,355	1,355	1,355	1,465	1,465	1,465	1,465	1,465	1,465	1,465	17,036
Liability Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
Eartquake Insurance	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Insurance</b>	<b>1,355</b>	<b>1,355</b>	<b>1,355</b>	<b>1,355</b>	<b>1,355</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>1,465</b>	<b>17,036</b>
<b>Net Operating Income (Loss)</b>	<b>17,095</b>	<b>16,189</b>	<b>18,078</b>	<b>14,985</b>	<b>16,952</b>	<b>16,624</b>	<b>17,740</b>	<b>16,905</b>	<b>17,387</b>	<b>16,678</b>	<b>15,365</b>	<b>13,455</b>	<b>197,459</b>

\* Note as of 11/1/23 Base Rent is reduced to \$19,566.18 as 1707 S El Camino





# LOCATION OVERVIEW

*Section 04*





# *SAN MATEO'S* MARKET THAT THRIVES ON INNOVATION

San Mateo County was formed in April 1856 out of the southern portion of then-San Francisco County with a population of fewer than 5,000 people and little in the way of commerce. Today, more than 764,000 people call San Mateo County home and it stretches the boundary of Silicon Valley northward. Innovation thrives here in industries including bioscience, computer software, green technology, hospitality, financial management, health care, education and transportation. The County prides itself on how that prosperity fosters its commitment to protecting and enhancing the health, safety, welfare and natural resources of the community.

Within its 455 square miles bordered by the Pacific Ocean to the west and San Francisco Bay to the east, the County is known for its mild climate and scenic vistas. Nearly three quarters of the county is open space and agriculture remains a vital contributor to our economy and culture.

Source: smcgov.org

*+21K*  
BUSINESSES IN  
SAN MATEO

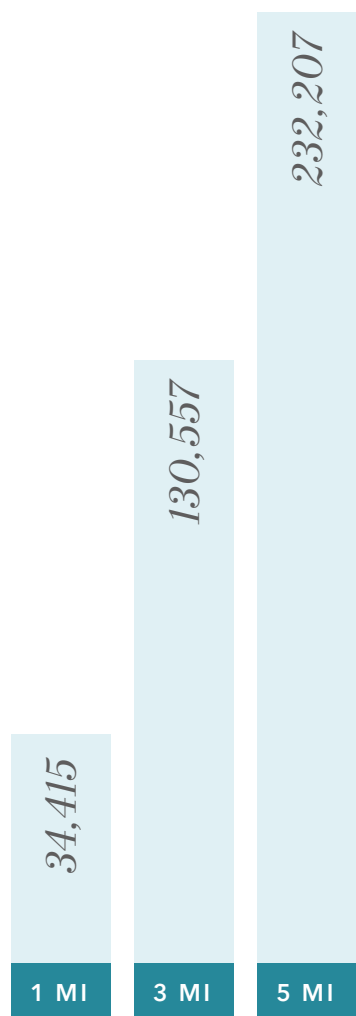
*+385K*  
TOTAL EMPLOYEES  
IN SAN MATEO

*38*  
FORTUNE 500  
COMPANIES IN SF

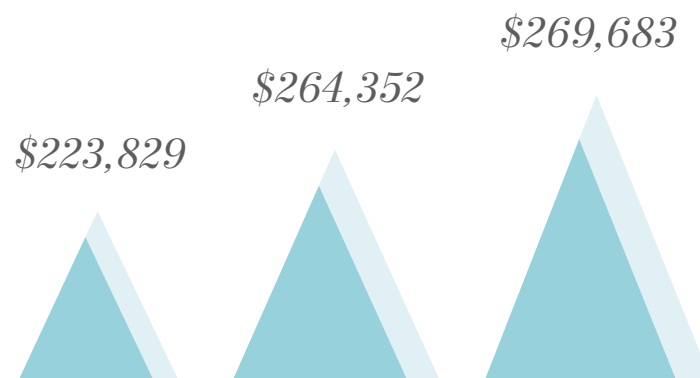


# DEMOGRAPHICS

## ESTIMATED POPULATION



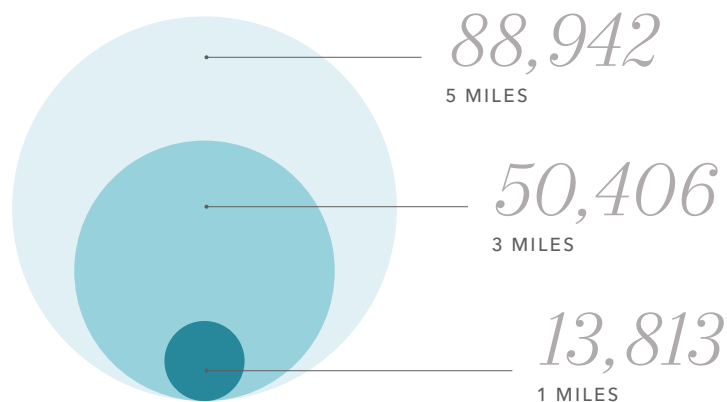
## AVERAGE HOUSEHOLD INCOME



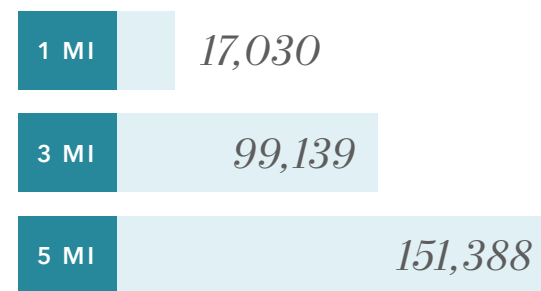
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS























## ESTIMATED EMPLOYEES



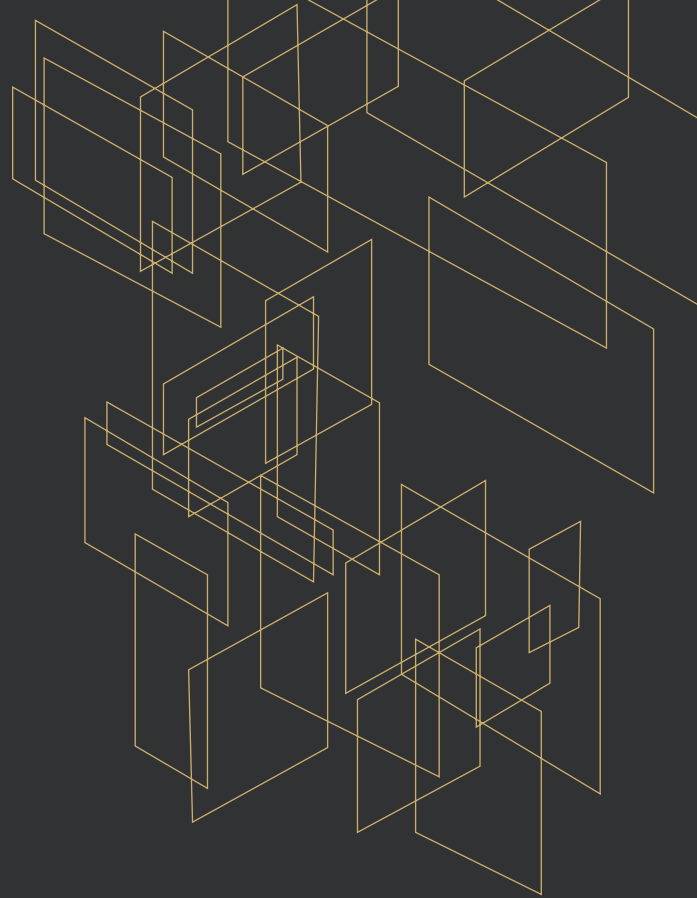
Data Source: ©2023, Sites USA

## MAJOR BAY AREA EMPLOYERS







# ZONING

*Section 05*



# CITY OF SAN MATEO ZONING GUIDANCE

## C3-1 ZONING

The Regional/Community Commercial District is intended to create and maintain major commercial centers accommodating a broad range of office, retail, and service uses of community-wide or regional significance. The C3 District differs from the C2 District in that a broader range of uses are allowed in the C3 District.

→ [READ MORE](#)

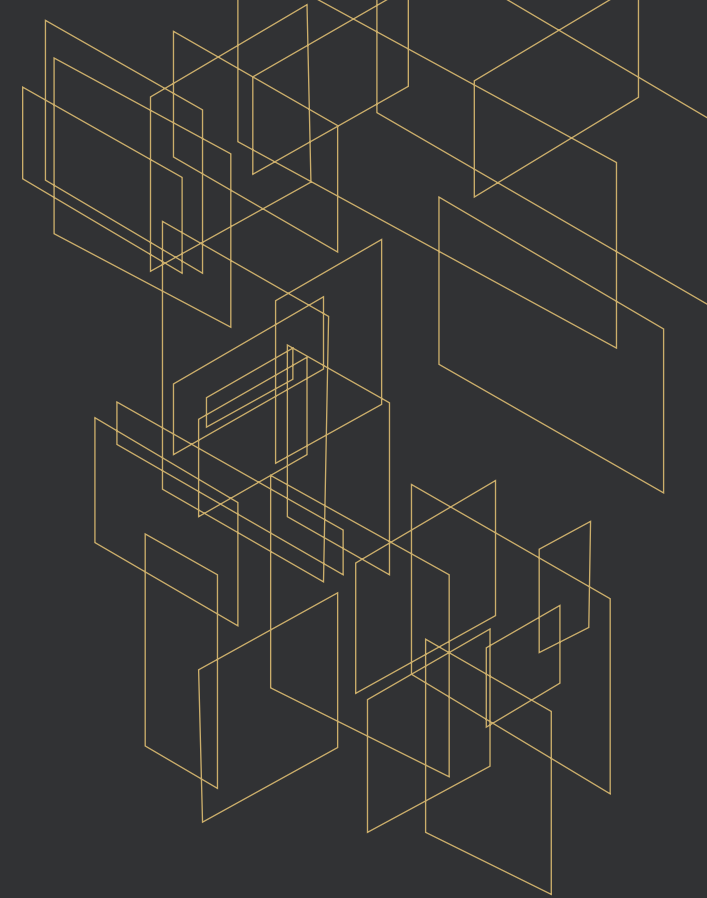
## R-4 ZONING

Every multiple family building hereinafter erected or established in a multiple family district, shall provide a minimum floor area for each dwelling unit with or without a kitchen in compliance with the following: Height limit per General Plan: 55' for medium and high density.

→ [READ MORE](#)







# PRELIMINARY REPORTS & PARCEL MAP

*Section 06*



First American Title Insurance Company  
National Commercial Services  
222 De Anza Blvd  
San Mateo, CA 94402

Brett Weber  
Kidder Mathews of California, Inc  
201 Redwood Shores Parkway, Suite 125  
Redwood City, CA 94065

Escrow Officer: Shelly Siegman  
Phone: (650)356-1732  
Email: ssiegman@firstam.com

Title Officer: Candice Hinkle  
Phone: (415)837-2202  
Email: chinkle@firstam.com

Property: 1717, 1725, 1731 South El Camino, Real, San Mateo, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

First American Title Insurance Company

Dated as of October 19, 2023 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy and  
ALTA Extended Owner Policy

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

1707 S El Camino Real, LLC, a Delaware Limited Liability Company

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	\$20,369.83, OPEN
Penalty:	\$0.00
Second Installment:	\$20,369.83, OPEN
Penalty:	\$0.00
Tax Rate Area:	12-001
A. P. No.:	035-219-150

(Affects Parcel One)

2. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	\$8,907.91, OPEN
Penalty:	\$0.00
Second Installment:	\$8,907.91, OPEN
Penalty:	\$0.00
Tax Rate Area:	12-001
A. P. No.:	035-219-140

(Affects Parcel Two)

First American Title Insurance Company



Order Number: NCS-1198788-SM  
Page Number: 3

3. General and special taxes and assessments for the fiscal year 2023-2024.

First Installment:	\$17,585.79, OPEN
Penalty:	\$0.00
Second Installment:	\$17,585.79, OPEN
Penalty:	\$0.00
Tax Rate Area:	12-001
A. P. No.:	035-219-170

(Affects Parcels Three and Four)

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
6. Water rights, claims or title to water, whether or not shown by the Public Records.
7. An ALTA/NSPS survey of recent date which complies with the current minimum standard detail requirements for ALTA/NSPS land title surveys.
8. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
9. Rights of parties in possession.

*First American Title Insurance Company*

Order Number: NCS-1198788-SM  
Page Number: 4

**INFORMATIONAL NOTES**

**ALERT - CA Senate Bill 2 imposes an additional fee of \$75 up to \$225 at the time of recording on certain transactions effective January 1, 2018. Please contact your First American Title representative for more information on how this may affect your closing.**

1. According to the latest available equalized assessment roll in the office of the county tax assessor, there is located on the land a(n) Commercial Structure known as 1717, 1725, 1731 South El Camino Real, San Mateo, CA.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:  
  
None
3. This preliminary report/commitment was prepared based upon an application for a policy of title insurance that identified land by street address or assessor's parcel number only. It is the responsibility of the applicant to determine whether the land referred to herein is in fact the land that is to be described in the policy or policies to be issued.
4. Should this report be used to facilitate your transaction, we must be provided with the following prior to the issuance of the policy:
  - A. WITH RESPECT TO A CORPORATION:
    1. A certificate of good standing of recent date issued by the Secretary of State of the corporation's state of domicile.
    2. A certificate copy of a resolution of the Board of Directors authorizing the contemplated transaction and designating which corporate officers shall have the power to execute on behalf of the corporation.
    3. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
    4. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
  - B. WITH RESPECT TO A CALIFORNIA LIMITED PARTNERSHIP:
    1. A certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) to be recorded in the public records;
    2. A full copy of the partnership agreement and any amendments;
    3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
    4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
    5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
  - C. WITH RESPECT TO A FOREIGN LIMITED PARTNERSHIP:
    1. A certified copy of the application for registration, foreign limited partnership (form LP-5) and any amendments thereto (form LP-6) to be recorded in the public records;
    2. A full copy of the partnership agreement and any amendment;
    3. Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;

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4. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
  5. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- D. WITH RESPECT TO A GENERAL PARTNERSHIP:
1. A certified copy of a statement of partnership authority pursuant to Section 16303 of the California Corporation Code (form GP-1), executed by at least two partners, and a certified copy of any amendments to such statement (form GP-7), to be recorded in the public records;
  2. A full copy of the partnership agreement and any amendments;
  3. Requirements which the Company may impose following its review of the above material required herein and other information which the Company may require.
- E. WITH RESPECT TO A LIMITED LIABILITY COMPANY:
1. A copy of its operating agreement and any amendments thereto;
  2. If it is a California limited liability company, a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) to be recorded in the public records;
  3. If it is a foreign limited liability company, a certified copy of its application for registration (LLC-5) to be recorded in the public records;
  4. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, such document or instrument must be executed in accordance with one of the following, as appropriate:
    - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such documents must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
    - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
  5. A certificate of revivor and a certificate of relief from contract voidability issued by the Franchise Tax Board of the State of California.
  6. Requirements which the Company may impose following its review of the above material and other information which the Company may require.
- F. WITH RESPECT TO A TRUST:
1. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
  2. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
  3. Other requirements which the Company may impose following its review of the material require herein and other information which the Company may require.
- G. WITH RESPECT TO INDIVIDUALS:
1. A statement of information.

The map attached, if any, may or may not be a survey of the land depicted herein. First American Title Insurance Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

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#### LEGAL DESCRIPTION

Real property in the City of San Mateo, County of San Mateo, State of California, described as follows:

##### PARCEL ONE:

THE NORTHWESTERLY ONE-HALF(1/2), FRONT AND REAR MEASUREMENTS OF LOT NUMBERED ONE HUNDRED TWENTY-FIVE (125) AS SHOWN ON THAT CERTAIN MAP ENTITLED "LOTS OF THE SAN MATEO CITY HOMESTEAD ASSOCIATION", WHICH MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON FEBRUARY 20, 1872 IN BOOK "A" OF ORIGINAL MAPS AT PAGE 43 AND COPIED INTO BOOK 1 OF MAPS AT PAGE 46. EXCEPTING THEREFROM THE SOUTHWESTERLY 12.50 FEET AS GRANTED TO THE STATE OF CALIFORNIA BY DEED RECORDED MAY 17, 1957 IN BOOK 3220, PAGE 341 OF OFFICIAL RECORDS.

##### PARCEL TWO:

A PORTION OF LOT 125 AS SHOWN ON THAT CERTAIN MAP ENTITLED "LOTS OF THE SAN MATEO CITY HOMESTEAD ASSOCIATION", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON FEBRUARY 20, 1872 IN BOOK "A" OF ORIGINAL MAPS AT PAGE 43 AND COPIED INTO BOOK 1 OF MAPS AT PAGE 46, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 125, DISTANT THEREON 50 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID LOT, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID LOT, 50 FEET, THENCE SOUTHWESTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 87.50 FEET TO THE NORTHEASTERLY LINE OF A STRIP OF LAND 12.5 FEET WIDE CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY WIDENING, THENCE SOUTHEASTERLY ALONG SAID LINE OF SAID 12.5 FOOT STRIP 50 FEET, THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 87.50 FEET TO THE POINT OF BEGINNING.

##### PARCEL THREE:

PORTION OF LOT 127, AS DESIGNATED ON THE MAP ENTITLED "LOTS OF THE SAN MATEO CITY HOMESTEAD ASSOCIATION", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON FEBRUARY 20, 1872 IN BOOK "A" OF ORIGINAL MAPS AT PAGE 43, AND COPIED INTO BOOK 1 OF MAPS AT PAGE 46, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF THE COUNTY ROAD RUNNING BETWEEN SAN FRANCISCO AND SAN JOSE, DISTANT NORTHWESTERLY THEREON, 150 FEET FROM THE POINT OF INTERSECTION THEREWITH OF THE DIVIDING LINE BETWEEN LOTS 127 AND 129, AS SAID ROAD AND LOTS APPEAR ON THE MAP ABOVE MENTIONED; THENCE NORTHEASTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 127, 100 FEET TO THE NORTHEASTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY, ON AND ALONG SAID NORTHEASTERLY LINE 50 FEET TO THE DIVIDING LINE BETWEEN LOTS 125 AND 127; THENCE SOUTHWESTERLY, ON AND ALONG THE SAID DIVIDING LINE, 100 FEET TO THE AFORESAID NORTHEASTERLY LINE OF THE COUNTY ROAD; THENCE SOUTHEASTERLY, ON AND ALONG SAID NORTHEASTERLY LINE OF SAID COUNTY ROAD, 50 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM THE SOUTHWESTERLY 12.5 FEET THEREOF, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED, DATE JUNE 29, 1935 AND RECORDED JULY 30, 1935 IN BOOK 656 OF OFFICIAL RECORDS AT PAGE 417, RECORDS OF SAN MATEO COUNTY.

##### PARCEL FOUR:

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PORTION OF LOT 125, AS DESIGNATED ON THE MAP ENTITLED "LOTS OF THE SAN MATEO CITY HOMESTEAD ASSOCIATION", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON FEBRUARY 20, 1872 IN BOOK "A" OF ORIGINAL MAPS AT PAGE 43, AND COPIED INTO BOOK 1 OF MAPS AT PAGE 46, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT, DISTANT THEREON NORTH 49°00' EAST 12.50 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT, SAID POINT OF BEGINNING BEING IN THE NORTHEASTERLY LINE OF A STRIP OF LAND 12.5 FEET WIDE DEEDED TO THE STATE OF CALIFORNIA FOR HIGHWAY WIDENING; THENCE ALONG SAID SOUTHEASTERLY LINE IN A NORTHEASTERLY DIRECTION 87.50 FEET TO THE CORNER COMMON TO LOTS 124, 125, 126 AND 127; THENCE NORTHWESTERLY ALONG A LINE DIVIDING LOTS 124 AND 125, A DISTANCE OF 50 FEET; THENCE LEAVING SAID DIVIDING LINE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 87.50 FEET TO A POINT DISTANT NORTH 49°00' EAST 12.5 FEET FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY IN A DIRECT LINE 50 FEET TO THE POINT OF BEGINNING.

APN: 035-219-150 (Parcel One); 035-219-140 (Parcel Two) and 035-219-170 (Parcels Three and Four)  
JPNs: 035-021-219-15A (Parcel One); 035-021-219-14A (Parcel Two) and 035-021-219-17A (Parcels Three and Four)

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**NOTICE**

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, undervritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

If you have any questions about the effect of this new law, please contact your local First American Office for more details.

*First American Title Insurance Company*

**Privacy Policy**

**We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

**Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at [www.firstam.com](http://www.firstam.com).

**Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

**Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

**Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

**Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

*First American Title Insurance Company*

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - (a) building; (d) improvements on the Land;
  - (b) zoning; (e) land division; and
  - (c) land use; (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - (c) that result in no loss to You; or
  - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

**ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)  
EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - (a) and use
  - (b) improvements on the land
  - (c) and division
  - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
  - (a) a notice of exercising the right appears in the public records on the Policy Date
  - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
  - (a) that are created, allowed, or agreed to by you

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(b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records  
(c) that result in no loss to you  
(d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks

4. Failure to pay value for your title.
5. Lack of a right:
  - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
  - (b) in streets, alleys, or waterways that touch your land
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**2006 ALTA LOAN POLICY (06-17-06)  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - a. a fraudulent conveyance or fraudulent transfer, or
  - b. a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

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5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**2006 ALTA OWNER'S POLICY (06-17-06)  
EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - a. a fraudulent conveyance or fraudulent transfer; or
  - b. a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)  
EXCLUSIONS FROM COVERAGE**

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The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - i. the occupancy, use, or enjoyment of the Land;
  - ii. the character, dimensions, or location of any improvement erected on the Land;
  - iii. the subdivision of land; or
  - iv. environmental protection;

or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - e. resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - a. a fraudulent conveyance or fraudulent transfer, or
  - b. a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

*First American Title Insurance Company*





*Exclusively listed by*

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