Appendix ARB

Arborist Report

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Assessment of Four (4) Remaining Trees At and Adjacent to the Active Demolition Site at 493 Forbes Blvd. South San Francisco, California

Prepared for:

Aralon Properties
482 Bryant Street
San Francisco, CA 94107

Field Visit:

Walter Levison, Consulting Arborist (WLCA)

4/24/2020

Report by WLCA

4/24/2020

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1.0 Summary

Four (4) trees were assessed for this initial tree study assignment:

Tree #11 is a neighbor-owned red ironbark eucalyptus *(Eucalyptus sideroxylon)* located just west of the existing property line fence (see attached tree map by WLCA). It is of large enough diameter that it is considered a **protected tree** per the City of South San Francisco tree ordinance under the 15.3 inch diameter rule for "other species". The tree is in fair overall condition, with a significant lean and lopsided canopy extending into the property survey area. The tree may or may not be an elevated risk of failure and impact with ground targets on 493 Forbes. The tree may or may not need to be removed for safety purposes. See WLCA's analysis of tree condition in section 9.0 tree data table below.

Tree #12 is a Canary Island pine *(Pinus canariensis)* in poor overall condition that appears to be within the 493 Forbes private property bounded area (i.e. north of the property line nearest Forbes Blvd). The tree is **not protected** under any of the various diameter thresholds noted in the city tree ordinance, and can therefore be removed at this time, unless there is a special planning division condition or project approval that requires its protection during construction (see section 3.0 below for information on protected trunk circumference and diameter thresholds). The tree exhibits visible evidence of extensive feeding by red turpentine bark beetles which may eventually kill the tree. This tree is assumed to be proposed for removal as part of the ongoing active demolition and construction at this location.

Tree #13 is a Monterey pine *(Pinus radiata)* of large enough diameter that it is considered to be a **protected tree** per the city tree ordinance governing tree specimens on private lands. This tree has an overall condition rating of zero percent, which means that it is in **dead condition**, and needs to be removed as soon as possible to avoid an elevated risk of tree part failure and impact with ground targets such as vehicles, pedestrians, and construction personnel on or adjacent to the 493 Forbes property within 1 year of the date of writing. Risk of branch or limb failure and impact with the above noted targets within 1 year is "moderate" on a scale from "low" to "extreme" (international TRAQ tree risk rating system[1]). The tree appears to be **jointly-owned** between the City of South San Francisco and the private lot owner (493 Forbes Blvd.), given that its trunk (mainstem) cross section straddles across the property line that runs parallel to Forbes Blvd. (see tree map by WLCA, attached to the end of this report). Bark beetle pitch tubes and frass was found to be present along the lowermost 6 feet of the mainstem.

Tree #14 is also a Monterey pine *(Pinus radiata)* of large enough diameter that it is considered to be a **protected tree** per the city tree ordinance governing tree specimens on private lands. This tree has an overall condition rating of 10% out of a possible 100%, which means that it is in very poor condition, but realistically **almost dead**, and needs to be removed as soon as possible to avoid an elevated risk of tree part failure and impact with ground targets such as vehicles, pedestrians, and construction personnel on or adjacent to the 493 Forbes property within 1 year of the date of writing. Risk of branch or limb failure and impact with the above noted targets within 1 year is "moderate" to "high" (depending on the diameters of the branches and limbs most likely to fail[2]) on a scale from "low" to "extreme", given that the Genentech Transportation Department is located literally adjacent to the east side of the 493 Forbes demolition and construction site, with hundreds of passenger buses entering and exiting all day along the north-south oriented property entrance driveway over which this tree's canopy extends (refer again to the international TRAQ tree risk rating system[3]). Over time, the tree's risk rating for tree part failure and impact with passenger buses may increase to "high" as the wood tissues become increasingly desiccated. The tree appears to be **owned by Genentech**, with the

[1] 2017. Dunster et al. *Tree Risk Asssessment Manual, 2nd Edition*. International Society of Arboriculture. Champaign, Illinois, USA.
[2] WLCA was not requested to prepare a tree risk analysis for any tree in this written arborist report. The TRAQ risk ratings discussed in this report were provided as a quick reference so that the property owners and managers of the site can determine how to proceed with long term tree management, based on a background understanding of risks presented by the study trees. A more complete written analysis of 493 Forbes site tree risk and neighbor tree risk by WLCA can be prepared in the future upon request.
[3] 2017. Dunster et al. *Tree Risk Asssessment Manual, 2nd Edition*. International Society of Arboriculture. Champaign, Illinois, USA.

mainstem growing just east of 493 Forbes Blvd. on the Genentech Transportation Department property (not verified). Refer to the tree map by WLCA, attached to the end of this report. Removal would therefore require coordination with the tree owner as well as approval of a tree removal permit by the City of South San Francisco.

2.0 Assignment & Background

Walter Levison, Consulting Arborist (WLCA) was directed to tag and assess all remaining trees located adjacent to the property line bounding the rectangular demolition and construction area at 493 Forbes, SSF (see WLCA tree map markup attached, with the tree study area shown as bounded within a magenta highlighted line). Some of the trees are within the private property, while others appear to be straddling the property line, or growing just outside the 493 Forbes Blvd. lot on neighbors' properties. None of the trees along the railroad property lot north of the 493 Forbes site were assessed.

The four study trees were tagged with racetrack-shaped aluminum numbered tags #11, 12, 13, and #14 affixed to the trunk of each tree at roughly eye level. These tags correspond to the numbers on the attached tree location map markup.

WLCA summarized the tree situation from a long-term site manager's perspective in section 1 of the report.

No formalized tree protection recommendations were provided in this report, given that all four of the trees all appear to be in need of removal for safety purposes. However, WLCA is aware that removal of certain trees may be difficult or impossible, given their positions on neighboring properties (i.e. trees #11 and #14). Therefore, a spec image of a "trunk buffer wrap" is provided by WLCA showing the standard best management practice for protection of the above-ground mainstem of a tree on or near a construction site.

Digital images of the trees archived by WLCA are included below in this report for reference of existing conditions.

The tree data table with detailed tree information makes up section 9.0 of this report. WLCA used a forester's D-tape to determine trunk diameter at 4.5 feet above grade, or at a narrow point below a mainstem fork if the fork or if a bulge occurs at 4.5 feet above grade. The D-tape converts actual trunk circumference into averaged diameter in inches and tenths of inches. Tree heights were determined using a digital Nikon Forestry Pro 550 rangefinder and hypsometer. Tree canopy spreads were visually estimated or paced out by foot.

Tree tag numbers are noted on the WLCA tree map markup attached to the end of this written report as section 10.0.

Note that tree risk assessment for site trees and/or neighbor-owned trees was not part of this initial assignment. WLCA has included some basic risk ratings in this arborist report, based on a quick analysis of the existing conditions found during his field visit. However, a more complete analysis of risk, with more detailed TRAQ tree risk ratings, would require a separate additional report to be prepared (outside the scope of this initial assignment).

3.0 City of South San Francisco, CA / What Trees are Protected?

What is a "protected tree"? The following information is pasted from the official City of South San Francisco website which summarizes the city tree ordinance wordage:

- Any tree of the following species with a **circumference** of 75" or more when measured 54" above natural grade

  (Approx. 24 inches diameter)

  - Blue Gum (Eucalyptus globulus)
  - Black Acacia (Acacia melanoxylon)
  - Myoporum (Myoporum laetum)
  - Sweetgum (Liquidambar styraciflua)
  - Glossy Privet (Lingustrum lucidum)
  - Lombardy Poplar (Populus nigra)

- Any heritage tree of the following species with a **circumference** of 30" or more when measured at 54" above natural grade

  (Approx. 9.6 inches diameter)

  - California Bay (Umbellaria californica)
  - Oak (Quercus spp.)
  - Cedar (Cedrus spp.)
  - California Buckeye (Aesculus californica)
  - Catalina Ironwood (Lyonothamnus floribundus var. asplenifolius)
  - Strawberry Tree (Arbutus spp.)
  - Mayten (Maytenus boaria)
  - Little Gem Dwarf Southern Magnolia (Magnolia grandiflora 'Little Gem')

- Any tree other than the species listed above with a **circumference** of 48" or more when measured 54" above natural grade

  (Approx. 15.3 inches diameter)

4.0 Recommendations

1. Remove tree #11 for safety purposes (neighbor-owned tree west of 493 Forbes). If the tree cannot be removed, then maintain protection in the form of a trunk buffer wrap per the image at right, and/or chain link fencing protection along the property line. The tree is currently not irrigated, but would benefit significantly from regular (1x/weekly) heavy irrigation over the open soil root zone.

   Volume of water per week recommended: 50 to 100 gallons.

   This tree is both a neighbor tree and a protected-status tree.

2. Remove tree #12 (a private tree in poor overall condition, smaller in diameter than threshold for “protected tree”). This tree does not appear to require a tree removal permit, unless there is a planning division project condition of approval that requires for some reason that it be retained and protected in place (PIP).

3. Remove tree #13, a dead tree that is jointly-owned by the City of South San Francisco and the owner of the lot known as 493 Forbes Blvd. Although the tree is a protected-size specimen, a tree that is verified to be in dead condition should be considered an elevated risk of tree part or total tree failure and impact with ground targets (TRAQ risk rating system), and as such is likely deemed a “hazard” or similar designation per the City’s own tree removal permitting criteria system, which may or may not allow for a “waived fee” type over-the-counter removal permit issuance. Contact City Staff to verify and determine a course of action for removal permitting.

   On a final note: As of today, this tree is rated to be of “moderate” risk of tree part failure and impact with ground targets within 1 year, but as the wood (mainstem, limbs, branches, twigs) desiccates over time, the tree risk rating may increase to “high” risk.

4. Remove tree #14 for safety purposes as soon as possible. This tree is in 10% overall condition (“very poor”): a rating designation that ranges from 6% to 20% overall condition. 10% condition means that the tree is at the lower end of the “very poor” rating range of values, and is nearing death. As with trees #11 and #13, this tree is also a protected-status tree, and may or may not be removable by over-the-counter permit given its condition rating of 10%. This tree appears to be on land owned by Genentech, and is located on the driveway of the Genentech Transportation Division services driveway where hundreds of passenger buses travel daily. Contact the property owner to discuss a removal strategy. As with tree #13, risk of tree part or total tree failure will increase over time as the wood tissues desiccate. Current risk of tree part or total tree failure and impact with Genentech buses within 1 year of the date of writing is “moderate” to “high” (the rating varies due to the various diameters of tree limbs and branches that are likely to fail over the driveway of the Genentech Transportation Department).

5.0 Author's Qualifications

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.

- Contract Town Arborist, Town of Los Gatos, California
  Community Development Department / Planning Division
  2015-present

- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)

- Millbrae Community Preservation Commission (Tree Board)
  2001-2006

- ASCA Registered Consulting Arborist #401

- ASCA Arboriculture Consulting Academy graduate, class of 2000

- Associate Consulting Arborist
  Barrie D. Coate and Associates
  4/99-8/99

- Contract City Arborist, City of Belmont, California
  Planning and Community Development Department
  1999-2020

- ISA Certified Arborist #WE-3172A

- Peace Corps Soil and Water Conservation Extension Agent
  Chiangmai Province, Thailand 1991-1993

- B.A. Environmental Studies/Soil and Water Resources
  UC Santa Cruz, Santa Cruz, California 1990

  UCSC Chancellor's Award, 1990

  (My full curriculum vitae is available upon request)

6.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:
a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and
b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

Arborist Disclosure Statement:

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Tree are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborist cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

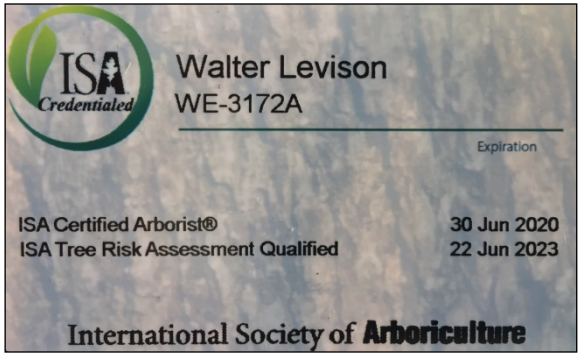
Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

7.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

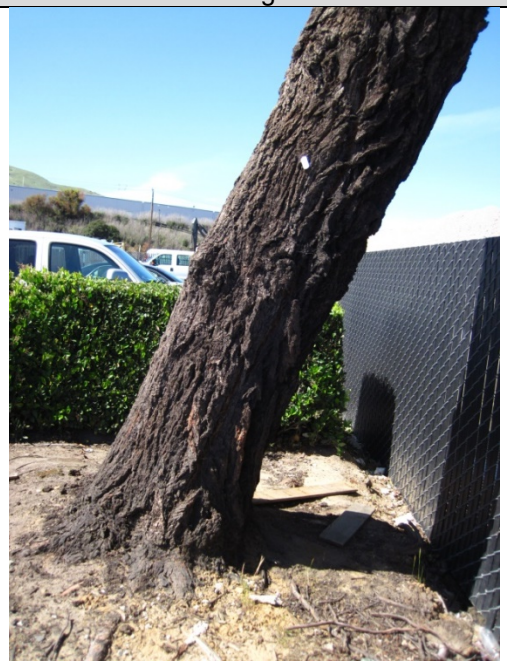
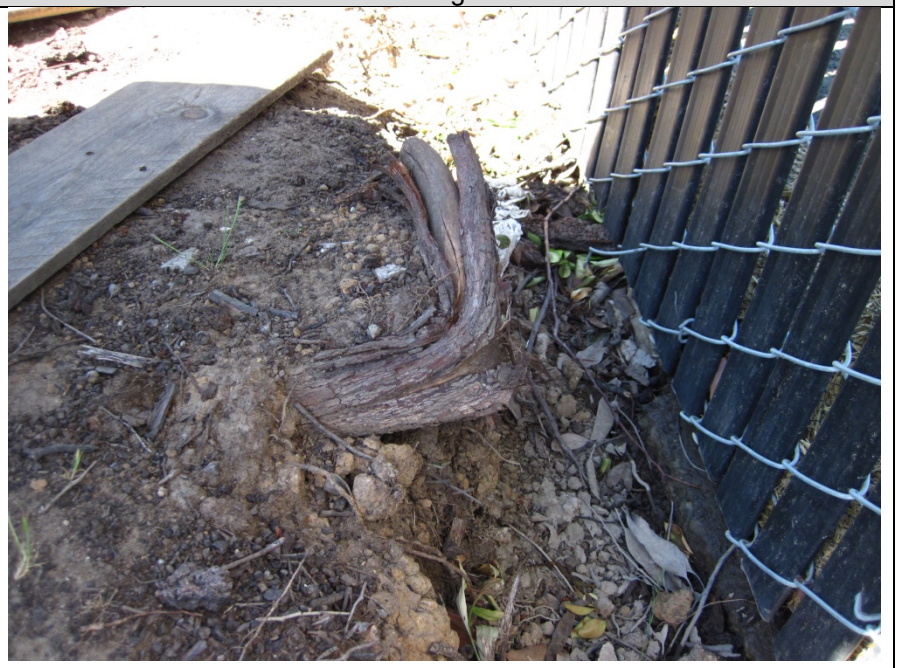
Signature of Consultant

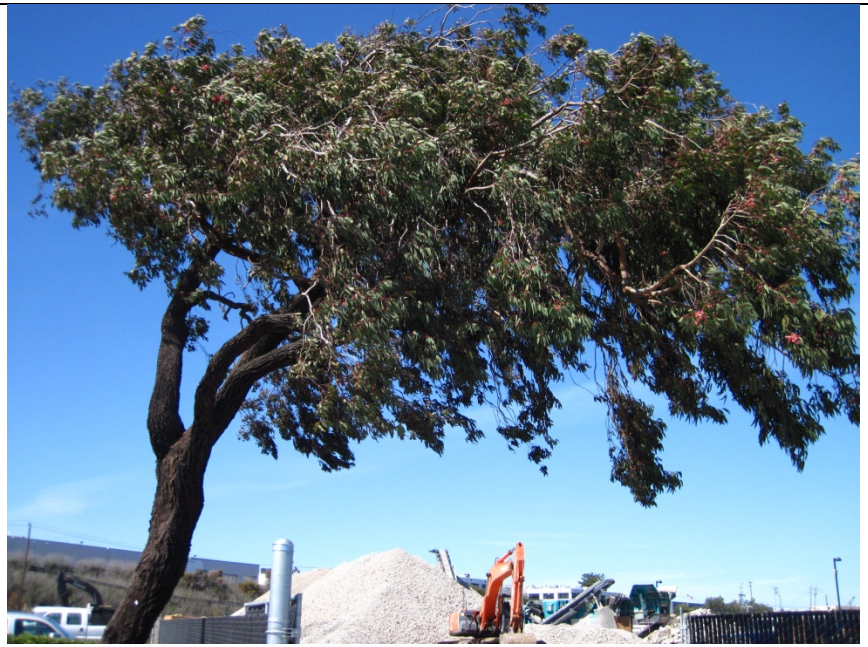
Walter Levison



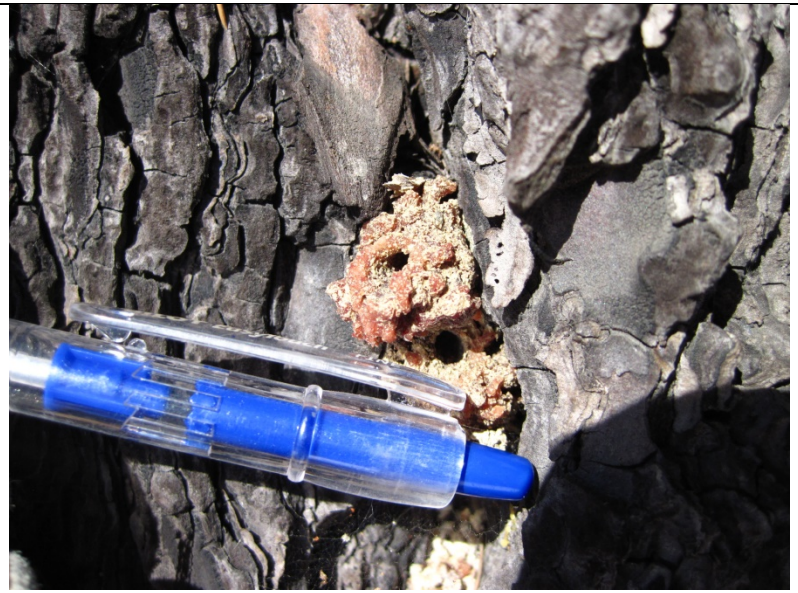
8.0 Digital Images

WLCA archived images of the survey trees on 4/24/2020

Tag #	Image	Tag #	Image
11	 Lean to the southeast.	11	 Roots along the property line appear to have been deflected by a historical curb that was demolished recently.

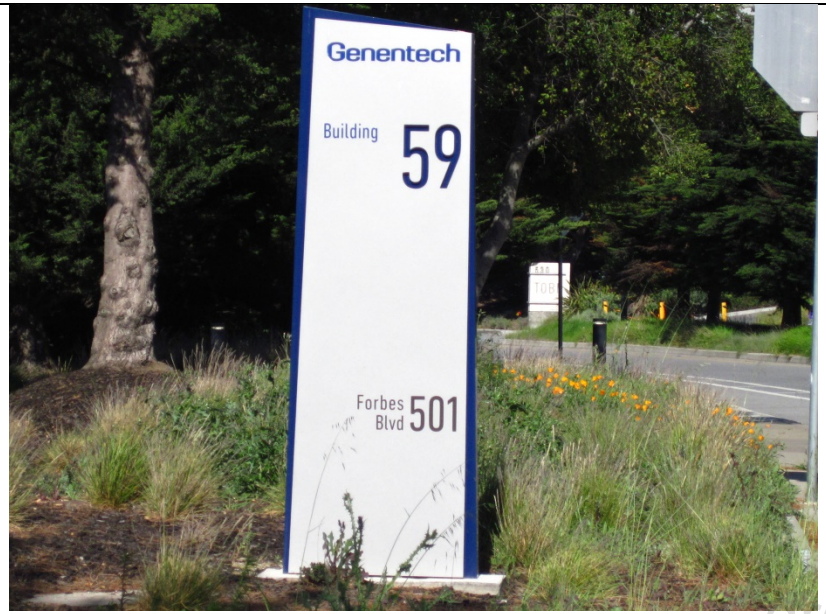
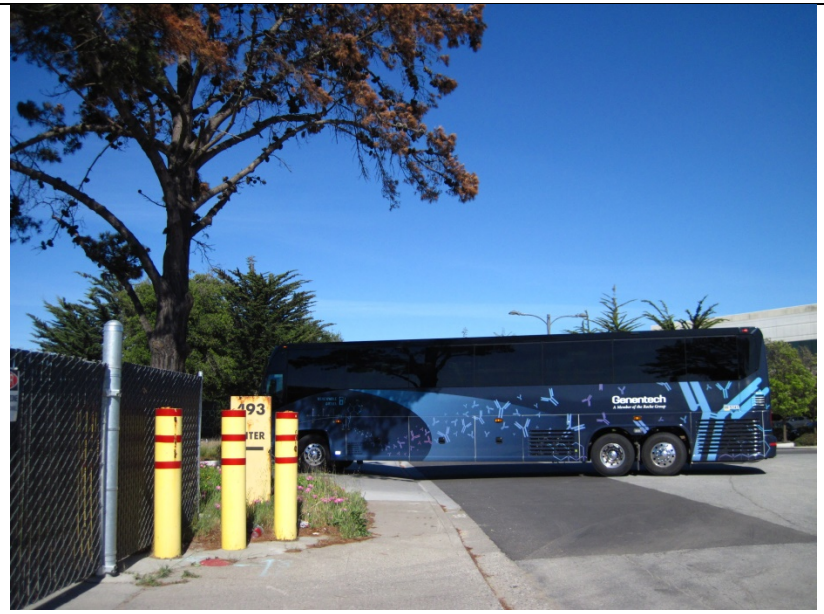
11		11	 Canopy lopsided southeast over 493 Forbes.

12		12	
12	 Red turpentine bark beetle frass and pitch tubes. This tree will likely die prematurely due to this attack.	13	

13		13	 Close-up of bark beetle pitch tube near base of tree #13.
13		13	

14		14	

14		14	
14		14	

14	 Genentech Transporation building address for reference. Tree in this image is not tree #14.	14	 Buses ingress and egress under the canopy of tree #14 all day.

9.0 Tree Data Table

Tree Tag Number	Genus & Species (PROTECTED STATUS NOTED WHERE APPLICABLE)	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Tree Conservation Suitability Ratings (TPS)	Notes	MAINTENANCE AND PROTECTION CODES
11	*Eucalyptus sideroxylon* *NEIGHBOR TREE* *PROTECTED STATUS*	Red ironbark eucalyptus	29.1	--	--	29.1	40/50	65/45	50% Fair			X	Poor	Good live twig density and extension in upper elevations. Remaining foliage and live wood is in uppermost 1/3 of the tree canopy. Trunk leans southeast. Canopy lopsided southeast. Prevailing wind appears to blow east/southeast in direction of trunk lean. Old curb appears to have been demolished. Root system on grade has deflected along this on north-south oriented curb line. Buttress root flares seem to be lacking on east side of tree (lean side/compression side), which seems to indicate possible instability issue. However, the trunk does right to vertical at 12 feet above grade, which suggests the tree root plate has stabilized (not verified). From a tree risk manager's perspective, this tree's likely asymmetrical root plate and lean/lopsidedness issues suggest elevated risk of tree failure that warrants removal. However, it is owned by the neighbor to the east.	If tree is retained, use trunk buffer wrap, and 50 to 100 gallons of irrigation water per each week over the open soil root zone.

Tree Tag Number	Genus & Species (PROTECTED STATUS NOTED WHERE APPLICABLE)	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Tree Conservation Suitability Ratings (TPS)	Notes	MAINTENANCE AND PROTECTION CODES
12	*Pinus canariensis* *SITE TREE* *NON-PROTECTED STATUS*	Canary Island pine	9.5	--	--	9.5	22/12	30/30	30% Poor	X			Poor	Tree is assumed to be removed as part of the site redevelopment work currently on-going. Tree located on private land. Tree is of non-protected size, and can be removed without a city tree removal permit, unless there is a condition of project approval that states that this tree must be protected in place, which would supercede the tree ordinance. Red turpentine bark beetle feeding (RTBB) is evidenced by beetle frass on ground surrounding the entire circumference of the trunk base (see photos). This pest usually kills its host prematurely. Therefore, this tree will likely die within the next year or two, irrespective of the ongoing site construction work.	n/a

Tree Tag Number	Genus & Species (PROTECTED STATUS NOTED WHERE APPLICABLE)	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Tree Conservation Suitability Ratings (TPS)	Notes	MAINTENANCE AND PROTECTION CODES
13	*Pinus radiata* *JOINT-OWNED CITY/PRIVATE TREE* *PROTECTED STATUS*	Monterey pine	37.2	--	--	37.2	55/45	0/0	0% DEAD	X			Poor	Most of the lower elevation limbs have been recently removed, assumedly due to death of those limbs. Needles 100% brown throughout the canopy (see photos). Elevated risk of tree and tree part failure and impact with personnel and Genentech buses. Lowermost 6 feet of trunk exhibit both RTBB frass and pitch tubes, indicating a significant infestation that was likely the main "cause" of death, though in reality, it was more a combination of lack of irrigation, bark beetles, and possibly also pine pitch canker fungus infection (not verified). This tree appears to be straddling the south property boundary line, which means that it is jointly owned by both the city and by the 493 Forbes property owner. This may or may not complicate tree removal permitting. Given that the tree is completely dead, and that it presents a known elevated risk of failure and impact with ground targets, a tree removal permit will likely be granted quickly by the city.	n/a

Tree Tag Number	Genus & Species (PROTECTED STATUS NOTED WHERE APPLICABLE)	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	(R)emove Tree	(S)ave Tree	(D)isposition Unclear	Tree Conservation Suitability Ratings (TPS)	Notes	MAINTENANCE AND PROTECTION CODES
14	*Pinus radiata* *PRIVATE TREE ON GENENTECH TRANSPOR-TATION DEPT. PROPERTY* *PROTECTED STATUS*	Monterey pine	27.0	--	--	27.0	45/50	10/10	10% Very Poor			X	Poor	Most of the lower elevation limbs have been recently removed, assumedly due to death of those limbs. Needles in canopy are 70% brown, 30% green (see photos). Elevated risk of tree and tree part failure and impact with personnel and Genentech buses. Lowermost 6 feet of trunk exhibit both RTBB frass and pitch tubes, indicating a significant infestation that will soon kill the tree prematurely (i.e. within 1 year). Risk of tree and/or tree part failure and impact with a Genentech bus within 1 year is “moderate” to “high”. Therefore, removal of the tree is highly recommended at this time. This tree appears to be owned by the Genentech, which may greatly complicate tree removal permitting. Given that the tree is nearly dead, and that it presents a known elevated risk of failure and impact with buses and other targets, a tree removal permit will likely be granted quickly by the city if permit processing were to be initiated by the tree owner.	n/a

10.0 Attached: Tree Location Map / WLCA

Tree Study Area Bounded by Magenta Line
Tree Location Map / Walter Levison, Consulting Arborist (WLCA)
4/24/2020
"493 Forbes Blvd, South San Francisco, CA"
Canopies Drawn to Approximate True Scale
This Tree Does Not Exist as of 4/24/2020
Tree #14
Tree #13
Tree #12
Tree #11
NOTE: Tree Tag Numbers Match Aluminum
Numbered Tags Affixed by WLCA to Each Tree
at 5 or 6 Feet Elevation Above Grade on Main Stem
LOT 46
BLOCK 1
2 PM 18
98,216± SQ. FT.
2.255± ACRES
LOT 7
61 MAPS 45-49
30,521± SQ. FT.
0.701± ACRES
EXISTING BUILDING
FORBES BOULEVARD (80' R/W)
N 8°15'36" W 424.66'
N 8°15'36" W 326.53'
SEE SHEET 2
SEE SHEET 1
MATCHLINE
LEGEND
PROPERTY LINE
AC ASPHALT PAVING
BFP BACKFLOW PREVENTER
BOL BOLLARD
CB CATCH BASIN
CBX COMMUNICATION BOX
CC CONCRETE
C&G CURB & GUTTER
CHSTN CHARGING STATION
CMH COMMUNICATION MANHOLE
CO CLEANOUT
COL COLUMN
CONC CONCRETE
CVG CONCRETE VALLEY GUTTER
DLIFT DOCK LIFT
EBX ELECTRIC BOX
EM ELECTRIC METER
E.O.P. EDGE OF PAVEMENT
FDC FIRE DEPARTMENT CONNECTION
FF FINISH FLOOR
FH FIRE HYDRANT
FL FLOWLINE
FNC FENCE
GA GUY ANCHOR
GP GATE POLE
GRL GUARDRAIL
ICBX IRRIGATION BOX
INV. INVERT
JP JOINT UTILITY POLE
LG LIP OF GUTTER
LP LIGHT POLE
MECH UNIT MECHANICAL UNIT
PIV POST INDICATOR VALVE
SDMH STORM DRAIN MANHOLE
SLBX STREET LIGHT BOX
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
TC TOP OF CURB
TD TRENCH DRAIN
TG TOP OF GRATE
TRS TRANSFORMER
TW TOP OF WALL
TYP TYPICAL
UBX UTILITY BOX
WBX WATER BOX
WM WATER METER
WV WATER VALVE
12" TREE TREE W/ SIZE
FENCE
GUARDRAIL
OVERHEAD LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE
UTILITY NOTE:
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.
LOT AREA:
LOT 46, BLOCK 1, 2 PM 18
= 98,216 SQ. FT. ±
= 2.255 ACRES ±
LOT 7, 61 MAPS 45-49
= 30,521 SQ. FT. ±
= 0.701 ACRES ±
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831
PREPARED FOR:
EMMET WARD
TOPOGRAPHIC SURVEY PLAN
493 FORBES BOULEVARD & ADJACENT RAILROAD PROPERTY
A.P.N. 015-082-040
LOT 46, BLOCK 1, 2 PM 18 & LOT 7, 61 MAPS 45-49
SAN MATEO COUNTY
SOUTH SAN FRANCISCO
CALIFORNIA
DRAWN BY: RJD
DESIGNED BY: ---
CHECKED BY: RJD
SCALE: 1"=20'
DATE: 07/16/18
PROJECT NO. 18-740
SHEET 1 OF 3