



Coastside Fire Protection District

STAFF REPORT

TO: Honorable Board of Directors

FROM: Jonathan Cox, Deputy Fire Chief

DATE: August 23, 2023

SUBJECT: DECIDE ON A LAND IMPROVEMENT OPTION FOR FIRE STATION 41 SOUTH LOT, LOCATED AT 555 OBISPO RD., EL GRANADA, CA, AND AUTHORIZE THE FIRE CHIEF TO PROCEED WITH CONSTRUCTION AND PERMITTING PLANS

Staff Recommendation

It is recommended that the Board review the two options for land improvements on the South Lot at Fire Station 41, located at 555 Obispo Rd., El Granada, CA and provide guidance to the Fire Chief on proceeding with construction and permitting plans.

Background and Discussion

The Coastside Fire Protection District entered into a Professional Services Agreement with RHAA Landscape Architects for design concepts for the unimproved South Lot at the new Fire Station 41, located at 555 Obispo Rd., El Granada, CA 94018 in 2022.

RHAA Architects worked with District Staff to finalize two Options for the South Lot. RHAA Landscape Architects presented both Options to the Board in September 2022. Since that meeting, a cost estimate was completed for both options.

The location of the South Lot is considered an entry point into the El Granada Community. Currently, the lot is relatively empty with minimal planting and no sidewalks. There is an existing bus stop on the east side and partially completed sidewalk along the west side. There is a heavily used dirt pathway along the side of the lot. It is a relatedly steep slope that feeds from the community down to the beach. The lot is used by pedestrians to get to and from the coast. The site has relatively clear view down to the coast.

Option 1 – Is a relatively minimal improvement with local plants that are consistent with the community. This option could include a sign. This option could include a sidewalk. The cost estimate for Option 1, with signage and sidewalks, is \$117,329.

Option 2 – Utilize the low/flat area just south of the Fire Station driveway to create a sitting/bench area for members of the community to utilize. This option would also include the updated native plants. Station signage and sidewalks are optional. The

Financial Impact

The District currently has \$350,000 in budgeted funds available for improvements at this location for FY 23/24.

Attachments

- Landscape Improvements Options Presentation
- Landscape Improvements Option 1
- Landscape Improvement Option 2
- Landscape Improvement Cost Estimate
- Title Preliminary Report
- Parcel Map 1
- Parcel Map 2

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HALF MOON BAY FIRE STATION

NORTH LOT

09.16.2022



SITE OBSERVATIONS

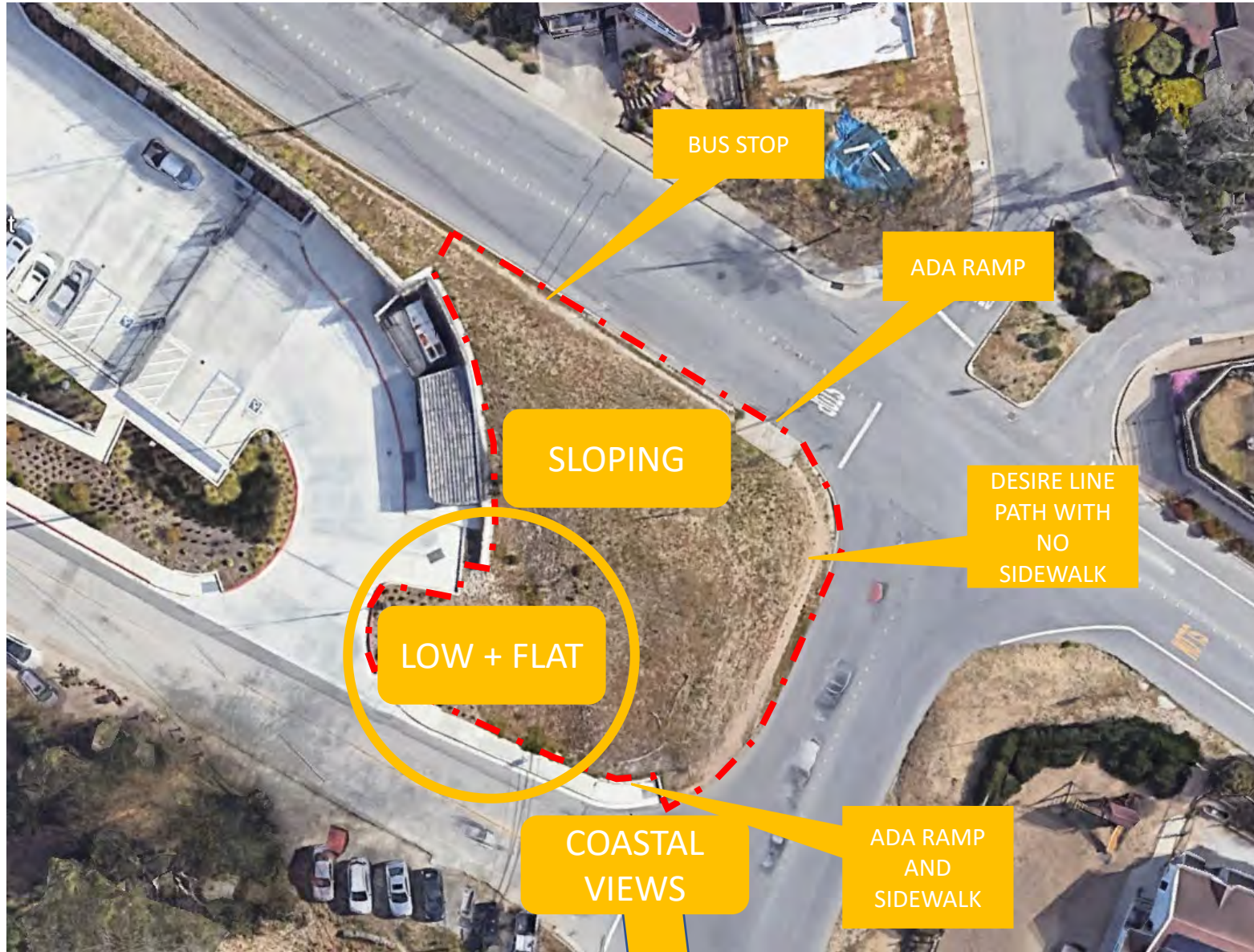


SITE OBSERVATIONS

- SLOPING TOWARDS COAST
- LIMITED FLAT LAND UPHILL FROM STATION
- FLAT ZONE AT BASE OF HILL
- DESIRE LINES FROM PEOPLE WALKING ALONG EDGE OF SITE.
- COASTAL VIEWS FROM ALL LOCATIONS

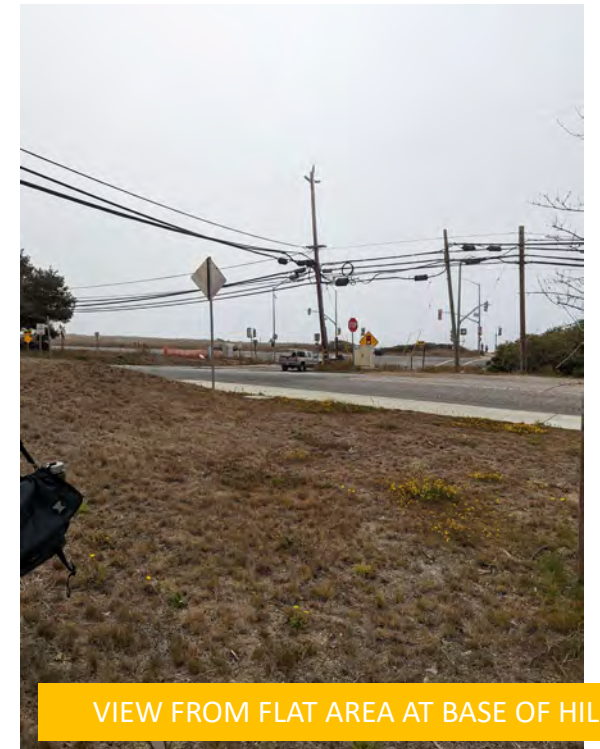


SITE OBSERVATIONS

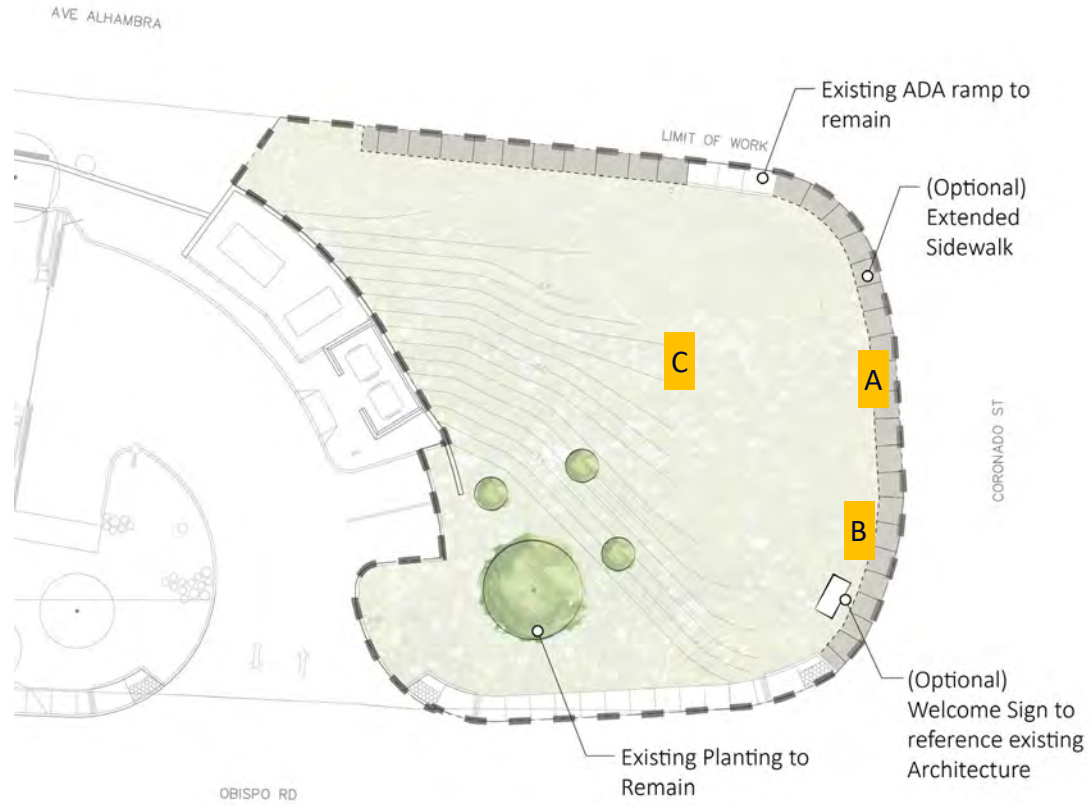


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- COASTAL VIEWS FROM ALL LOCATIONS



OPTION 1



A

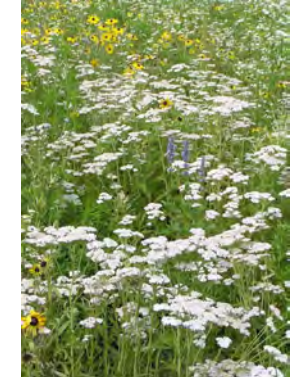
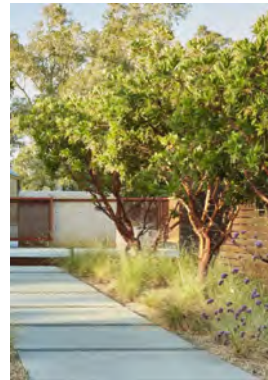


B



- NEW PLANTING AND IRRIGATION
- COMMUNITY WELCOME SIGN (OPTIONAL)
- EXTENDED SIDEWALK (OPTIONAL)

C



OPTION 2



A



B



- **MEMORIAL**
- **ADA ACCESSIBLE BENCH SEAT**
- **PLANTING AND IRRIGATION**
- **COMMUNITY WELCOME SIGN (OPTIONAL)**
- **EXTENDED SIDEWALK (OPTIONAL)**

C



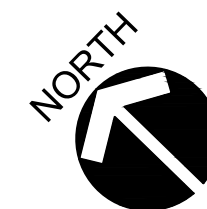
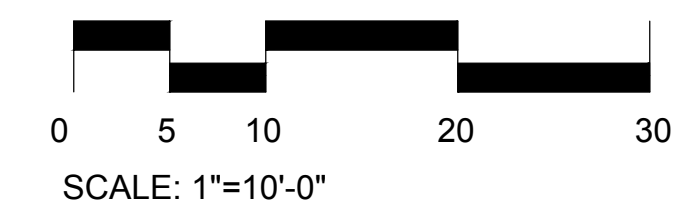
PLANT SCHEDULE

PLANTING - 6,430 SF		
	SIZE	QTY
	1 GALLON	500
	5 GALLON	200
	15 GALLON	80

NOTE:
PLANTING QUANTITIES ARE APPROXIMATE
AND SUBJECT TO CHANGE.

PLANTING NOTES

- REFER TO SPECIFICATIONS FOR SOIL PREPARATION, PLANTING, AND MAINTENANCE PERIOD REQUIREMENTS.
- CONTRACTOR TO REFER TO PLANT LIST FOR PLANT SIZE AND SPACING. USE TRIANGULAR SPACING UNLESS OTHERWISE NOTED.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN IN PLANTING PLANS.
- CONTRACTOR TO SUBMIT PLANT SAMPLES FOR APPROVAL BY LANDSCAPE ARCHITECT, SEE SPECS.
- LANDSCAPE ARCHITECT TO INSPECT PLANTING LAYOUT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 10' X 10' MOCKUP OF ALL PLANT MIXES FOR APPROVAL BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES, STRUCTURES, AND IRRIGATION LINES BEFORE DIGGING.
- GROUNDCOVERS ARE TO EXTEND UNDER TREE AND SHRUB PLANTINGS FOR FULL COVERAGE. SPACE GROUNDCOVER 18" AWAY FROM TREES AND 12" AWAY FROM SHRUBS.
- SEE GRADING PLAN FOR FINISH GRADES. ALL FINISH GRADES REFER TO FINISH GRADE OF MULCHED LANDSCAPE.
- ALL PLANTING AREAS, PLANTERS, AND POTS TO RECEIVE 3" OF MULCH, SEE SPECS.



PROJECT/CLIENT NAME

**COASTSIDE FIRE
PROTECTION DISTRICT
FIRE STATION #41**

OBISPO ROAD, EL
GRANADA, CA, 94018

PROJECT NUMBER

22103A

CONSULTANT

SUBMITTAL

**SCHEMATIC
DESIGN**

DATE

3RD NOVEMBER 2022

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE

NOT FOR
CONSTRUCTION

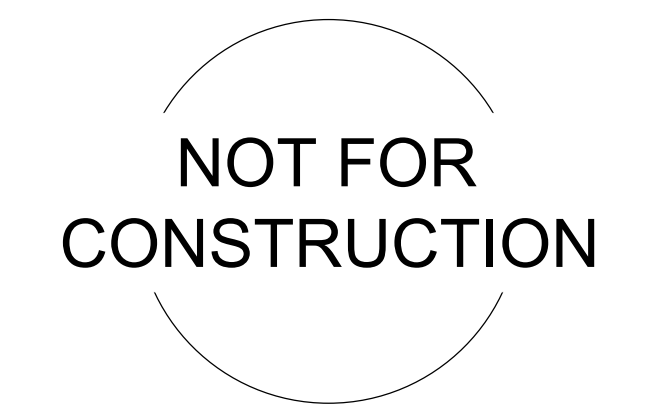
SHEET TITLE

**LANDSCAPE PLAN
OPTION 1**

DRAWN BY: MY

CHECKED BY: KM

L-100



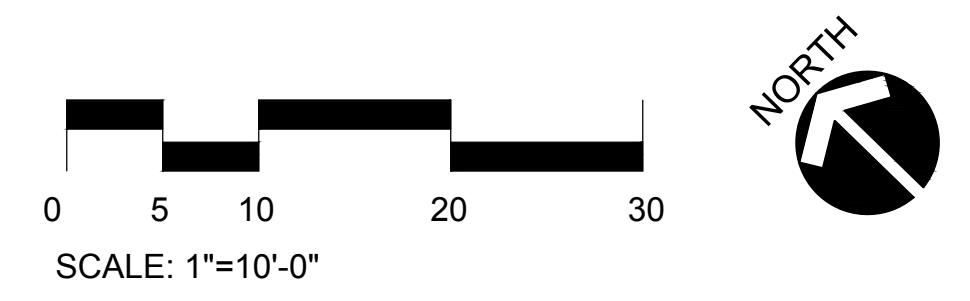
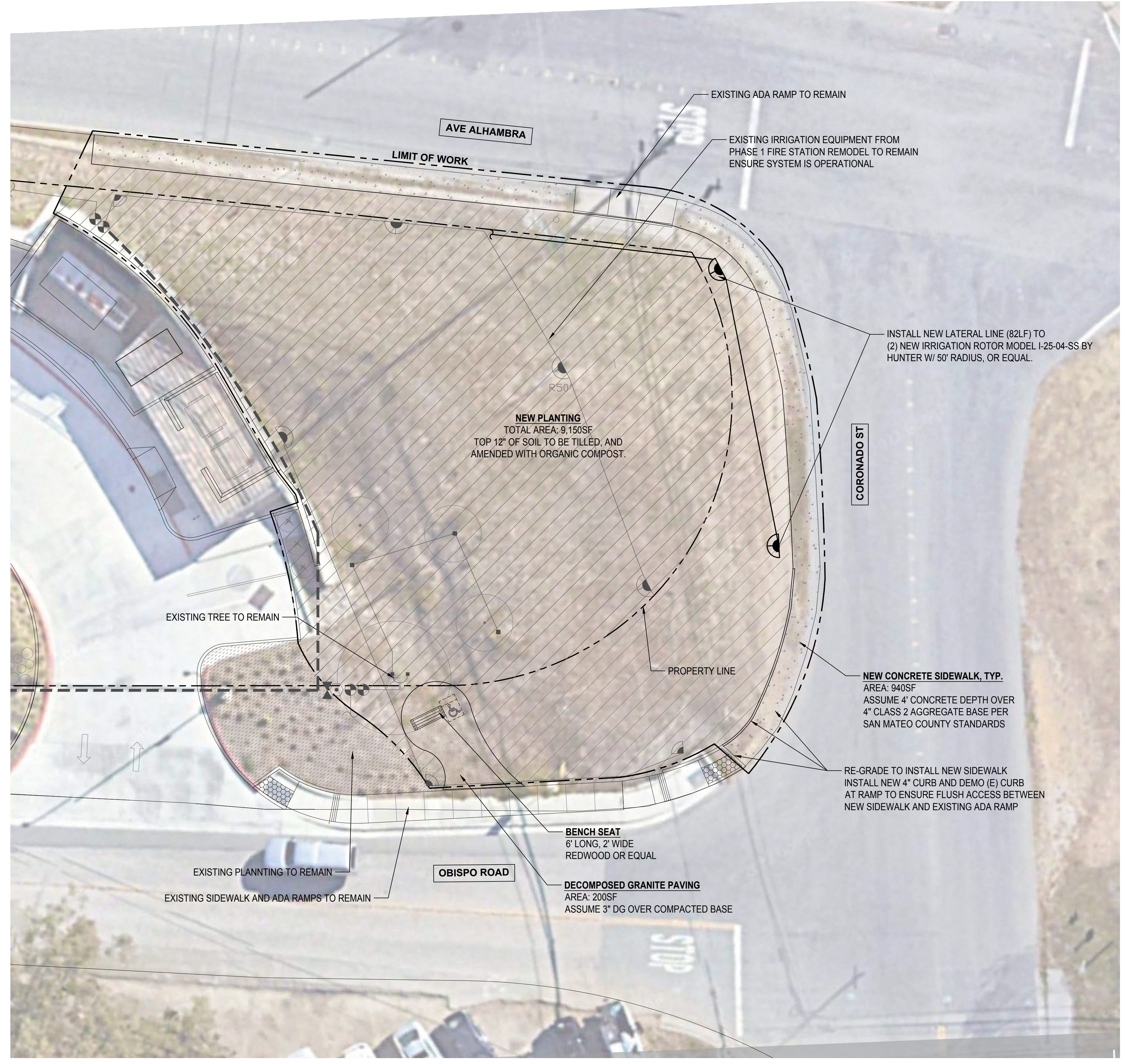
PLANT SCHEDULE

PLANTING - 9,150 SF		
	SIZE	QTY
	1 GALLON	700
	5 GALLON	300
	15 GALLON	120

NOTE:
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PLANTING NOTES

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HALF MOON BAY FIRE STATION #41
NORTH LOT
HALF MOON BAY, CA 94019

SCHEMATIC COST OPINION

11/8/2022



COST CONSULTANT
CROMB ASSOCIATES
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.
(415) 279 1996

ARCHITECT

RHAA
LANDSCAPE ARCHITECTURE + PLANNING
225 MILLER AVENUE
MILL VALLEY, CA 94941

CONTENTS

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MAIN SUMMARY - 4

QUANTITY TAKE OFF - 5 - 8

DRAWINGS - 9-10

INTRODUCTION

THIS OPINION OF COST IS BASED ON THE FOLLOWING INFORMATION:

Half Moon Bay Fire Station #41 plans, Option 1 and Option 2, (1 sheet each), prepared by RHAA, dated 3rd November 2022.

No structural plans, or specification were received.

Discussions and emails from the design team.

THE FOLLOWING ITEMS HAVE BEEN EXCLUDED FROM THIS ESTIMATE:

Escalation. Estimate is priced in today's dollars.

Work outside normal working hours.

Phasing

Retaining walls

Memorial

Signage

Work outside the limit of work boundary shown on the Plans.

Construction contingency for change orders and the like.

Professional fees, Utility fees, testing, permits, and inspection costs.

THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE IN THE PREPARATION OF THIS ESTIMATE:

The Contractor will be given full access and a reasonable time to construct the project, with no substantial liquidated damages.

The project will go out to open bid with at least four complete bids received.






GENERAL:

This estimate is based on the measurement and pricing of quantities where possible, where measurement was not possible, reasonable allowances have been made to cover the probable scope of work. It is recommended that the design team examine any allowances in order to confirm that the assumed scope is appropriate. Items with a lump sum (LS) are generally allowances.

The information contained herein is based on professional judgment made by experts familiar with the construction industry. Due to the myriad of outside factors that may affect any construction cost, including the status of the economy, and the number of interested bidders, Cromb Associates does not guarantee that the final cost will not vary from that specified in this opinion of probable cost.

Please address all questions and comments to:

CROMB ASSOCIATES
ATT: David Cromb
51 BAY VISTA DRIVE
MILL VALLEY, CA 94941.
(415) 279 1996

Element	OPTION 1	OPTION 2
 SITE PREPARATION.	-	24,916
 PAVING / FLATWORK	-	36,072
 SITE FURNISHINGS	-	1,200
 PLANTING AND SOIL PREPARATION	81,140	116,848
 IRRIGATION SYSTEM	2,488	5,033
SUBTOTAL	83,628	184,069
GENERAL CONDITIONS (12%)	10,035	22,088
OVERHEAD, PROFIT, INSURANCE, BONDING (10%)	8,363	18,407
NET COST \$	102,026	224,564
DESIGN CONTINGENCY (15%)	15,304	33,685
ESCALATION (Today's \$)	-	-
<u>GRAND TOTAL</u>	<u>\$ 117,329</u>	<u>\$ 258,249</u>

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
1	SITE PREPARATION.					
2	No work					
3						
4	SITE PREPARATION - SUBTOTAL					\$ -
5						
6	PAVING / FLATWORK					
7	No work					
8						\$ -
9						
10	SITE FURNISHINGS					
11	No work					
12						\$ -
13						
14	PLANTING AND SOIL PREPARATION					
15						
16	Landscape					
17	Soil testing	1	ls	700.00	700	
18	Till 12" / amendments	6,430	sf	0.65	4,180	
19	Mulch	6,430	sf	2.00	12,860	
20	Shrubs:					
21	15 Gal	80	ea	175.00	14,000	
22	5 Gal	200	ea	90.00	18,000	
23	1 Gal	500	ea	55.00	27,500	
24	Trees:					
25	Protect (e)	4	ea	100.00	400	
26	Ground cover	None				
27	Landscape maintenance (90 days)	1	ls	3500.00	3,500	
28						\$ 81,140
29						
30	IRRIGATION SYSTEM					
31						
32	Complete irrigation system					
33	POC					NIC Existing
34	Controller, program (e)					NIC Existing
35	Lateral	35	lf	45.00	1,575	
36	Pipe-Wire trace	35	lf	1.50	53	

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
37	Rotor sprinkler Test	1	ea	360.00	360	
38		1	ls	500.00	500	
39						\$ 2,488
40						
41	<u>SUBTOTAL BEFORE MARK UP</u>				83,628	

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
1	SITE PREPARATION.					
2	Demolish and remove off site (e):					
3	Saw cut (e) asphalt	196	lf	10.00	1,960	
4	Concrete curb	138	lf	12.00	1,656	
5	Site Preparation					
6	Excavate, remove, prep, level area for sidewalk	4,700	sf	4.00	18,800	
7	Erosion Control / SWPPP	1	ls	2,500.00	2,500	
8						
9	SITE PREPARATION - SUBTOTAL					\$ 24,916
10						
11	PAVING / FLATWORK					
12	Paving:					
13	Concrete paving sidewalk	940	sf	25.00	23,500	
14	Curb and gutter	196	lf	45.00	8,820	
15	Decomposed granite	200	lf	7.00	1,400	
16	Asphalt repairs	294	sf	8.00	2,352	
17						\$ 36,072
18						
19	SITE FURNISHINGS					
20	Site Furnishings					
21	Bench, redwood or equal	6	lf	200.00	1,200	
22						
23						\$ 1,200
24						
25	PLANTING AND SOIL PREPARATION					
26						
27	Landscape					
28	Soil testing	1	ls	700.00	700	
29	Till 12" / amendments	9,150	sf	0.65	5,948	
30	Mulch	9,150	sf	2.00	18,300	
31	Shrubs:					
32	15 Gal	120	ea	175.00	21,000	
33	5 Gal	300	ea	90.00	27,000	
34	1 Gal	700	ea	55.00	38,500	
35	Trees:					
36	Protect (e)	4	ea	100.00	400	

Line #	Description	Quantity	Unit	rate	Est. cost	Comments / Subtotal.
37	Ground cover	None				
38	Landscape maintenance (90 days)	1	ls	5000.00	5,000	
39						\$ 116,848
40						
41	IRRIGATION SYSTEM					
42						
43	Complete irrigation system					
44	POC					NIC Existing
45	Controller, program (e)					NIC Existing
46	Lateral	82	lf	45.00	3,690	
47	Pipe-Wire trace	82	lf	1.50	123	
48	Rotor sprinkler	2	ea	360.00	720	
49	Test	1	ls	500.00	500	
50						\$ 5,033
51						
52	<u>SUBTOTAL BEFORE MARK UP</u>				184,069	

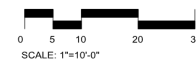
PLANT SCHEDULE

PLANTING - 6,436 SF		
	SIZE	QTY
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	10 GALLON	80

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- SEE GRADING PLAN FOR FINISH GRADES. ALL FINISH GRADES REFER TO FINISH GRADES OF MALIBU HILLS. LANDSCAPE.
- ALL PLANTING AREAS, PLANTERS, AND POTS TO RECEIVE 2" OF MULCH. SEE SPECS.



325 Miller Avenue, Mill Valley, CA 94941
T 415 555 7900 rhaa.com

PROJECT/CLIENT NAME
COASTSIDE FIRE PROTECTION DISTRICT FIRE STATION #41

OBISPO ROAD, EL GRANADA, CA, 94018

PROJECT NUMBER
22103A

CONSULTANT

SUBMITTAL

SCHEMATIC DESIGN

DATE
3RD NOVEMBER 2022

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE



SHEET TITLE
LANDSCAPE PLAN OPTION 1

DRAWN BY: MY CHECKED BY: KM

L-100

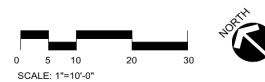
PLANT SCHEDULE

PLANTING - 9,156 SF		
	SIZE	QTY
/	1 GALLON	700
	5 GALLON	300
	10 GALLON	100

NOTE:
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PLANTING NOTES

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5. LANDSCAPE ARCHITECT TO INSPECT PLANTING LAYOUT PRIOR TO INSTALLATION. CONTRACTOR TO PROVIDE 12" X 12" MOCKUP OF ALL PLANTINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES, STRUCTURES, AND IRRIGATION LINES BEFORE DIGGING.
7. GROUNDWORKERS ARE TO EXISTING UNDER TREES AND OTHER PLANTINGS FOR FULL COVERAGE. SPACES AROUND COVER UP ANY FROM TREES AND 12" FROM OTHER PLANTS.
8. SEE GRADING PLAN FOR FINISH GRADES. ALL FINISH GRADES REFER TO FINISH GRADE OF SELECTED LANDSCAPE.
9. ALL PLANTING AREAS, PLANTERS, AND POTS TO RECEIVE 2" OF MULCH SEE SPECS.



225 Miller Avenue, Mill Valley, CA 94041
T 415 985 7900
rhaa.com

PROJECT/CLIENT NAME
**COASTSIDE FIRE PROTECTION DISTRICT
FIRE STATION #41**

ORISPO ROAD, EL GRANADA, CA 94038

PROJECT NUMBER
22103A

CONSULTANT

SUBMITTAL
SCHEMATIC DESIGN

DATE
3RD NOVEMBER 2022

REVISIONS

No.	Date	Description

REGISTRATION AND SIGNATURE



SHEET TITLE
**LANDSCAPE PLAN
OPTION 2**

DRAWN BY: MY CHECKED BY: KM

L-100



OLD REPUBLIC
TITLE COMPANY

851 Cherry Avenue, Suite 32
San Bruno, CA 94066
(650) 871-9454 Fax: (650) 871-9462

PRELIMINARY REPORT

Our Order Number 0370014205-DP

COASTSIDE FIRE PROTECTION DISTRICT
1191 Main Street
Half Moon Bay, CA 94019

Attention: KERRY L. BURKE

When Replying Please Contact:

Donna Pascual
DPascual@ortc.com
(650) 871-9454

Property Address:

APN 047-261-030, Half Moon Bay, CA
[Unincorporated area of San Mateo County]

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance 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 I 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 Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. 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 I 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.

Dated as of April 19, 2018, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

Page 1 of 6 Pages

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0370014205-DP

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

CLTA Standard Coverage Policy -1990; AND ALTA Loan Policy - 2006. A specific request should be made if another form or additional coverage is desired.

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

Fee

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

Coastside Fire Protection District

The land referred to in this Report is situated in the unincorporated area of the County of San Mateo, State of California, and is described as follows:

Situate in El Granada (unincorporated), County of San Mateo, State of California, and being a portion of the "Property of Dante Dianda and Giovanni Patroni," as shown on that certain Subdivision Map entitled, "Tract No. 4 Granada," which was filed for record in [Book 20 of Maps, Page 22](#), on October 6, 1933, San Mateo County Records, being more particularly described as follows:

Beginning at the most Westerly corner of Lot 3, Block B, as shown on said map;

Thence along the Southeasterly line of Avenue Portola, South 28° 08' 42" West, a distance of 115.59 feet, to the beginning of a tangent curve to the left;

Thence along said curve, having a radius of 10.00 feet, through a central angle of 89° 27' 12", an arc length of 15.61 feet;

Thence along a radial line, South 28° 41' 30" West, a distance of 4.50 feet, to the curved Northeasterly right of way line of Obispo Road, said course being radial to said curved right of way;

Thence along said right of way, being a curve to the right, having a radius of 5,629.65 feet, through a central angle of 5° 29' 33", an arc length of 539.67 feet, to a point of non-tangency, a radial line to said point bears North 34° 11' 03" East;

Thence South 58° 12' 50" East, a distance of 385.64 feet, to the point of beginning of a non-tangent curve to the left, a radial line to said point bears South 32° 08' 40" West;

Thence along said curve, having a radius of 50.50 feet, through a central angle of 121° 03' 39", an arc length of 106.70 feet, to a point of cusp, a radial line to said point bears South 88° 54' 59" East;

Thence along a curve to the left, from which point a radial line bears South 38° 26' 19" West, having a radius of 5,739.65 feet, through a central angle of 1° 26' 19", an arc length of 144.11 feet, to a point of reverse curvature;

Thence along said reverse curve, having a radius of 430.00 feet, through a central angle of 16° 55' 53", an arc length of 127.07 feet, to a point of cusp, a radial line to said point bears South 53° 55' 53" West, being a point on the Northeasterly line of Dianda and Patroni as shown on said Map;

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0370014205-DP

Thence along a curve to the left, from which point a radial line bears South 35° 45' 15" West, having a radius of 5,759.65 feet, through a central angle of 7° 10' 23", an arc length of 721.07 feet, to the point of beginning.

Being the same property described in that certain Revised Certificate of Compliance recorded August 19, 2015 in Official Records, under Recorder's Series Number [2015-087529](#), San Mateo County, California.

APN: 047-261-030

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

1. Taxes and assessments, general and special, for the fiscal year 2018 - 2019, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2017 - 2018, as follows:

Assessor's Parcel No	:	047-261-030-2	
Code No.	:	87-084	
1st Installment	:	\$0.00	NOT Marked Paid
2nd Installment	:	\$0.00	NOT Marked Paid
Land Value	:	\$0.00	

3. Taxes and assessments, general and special, are currently not assessed because of a statutory exemption. Should the statutory exemption change, taxes may be levied against the land.

4. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

5. Bonds or assessments, whether or not shown as existing liens by the records of any authority that levies assessments on real property, or by the public records, or included in the taxes shown or referred to herein.

NOTE: An examination of these matters is not being done at this time. Upon a specific request to do so, we will supplement this report accordingly.

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0370014205-DP

6. An encroachment of existing structures or improvements situated on the land adjoining on the Northern portion onto said land, as disclosed by that certain map entitled "Record of Survey of a Portion of the San Mateo County Harbor District Property recorded in Book 1472 at Page 142 (56155-H) being a part of the Palomares Rancho and Situated in El Granada San Mateo County, California", filed in the office of the County Recorder of San Mateo County, California, on November 14, 1975 in [Volume 8 of Record of Surveys, Page 29](#).

The affirmative coverage set forth in the Covered Risks is not provided by the policy.

7. Terms and conditions of the unrecorded contracts by and between the San Mateo County Harbor District, a political subdivision of the State of California and the Department of Boating and Waterways, a public agency of the State of California disclosed by that certain Assignment of Rents and Leases filed for record June 13, 2005, Instrument No. [2005-096841](#), San Mateo County Records.

Affects this and other property.

In connection therewith we note that certain Partial Release of Lien, executed by State of California, Department of Parks and Recreation, Division of Boating and Waterways recorded [March 12, 2015 in Official Records under Recorder's Serial Number 2015-023174](#).

8. Terms and provisions as contained in an instrument,

Entitled : Revised Certificate of Compliance
Executed By : County of San Mateo
Recorded : [September 19, 2015 in Official Records under Recorder's Serial Number 201587529](#)

9. Any easements or lesser rights which may be claimed as to a portion of said land by the owners or users, including any rights incidental thereto which may be ascertained by making inquiry of such owners or users,

Of : pole lines and wires
Affects : a portion of the Northeasterly, Southeasterly and Southwesterly boundaries
As Disclosed By : off record information

10. Any unrecorded and subsisting leases.

11. 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.
12. The requirement that satisfactory evidence be furnished to this Company of compliance with applicable statutes, ordinances and charters governing the ownership and disposition of the herein described land.
13. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
14. The requirement that this Company be provided with an opportunity to inspect the land (the Company reserves the right to make additional exceptions and/or requirements upon completion of its inspection).

----- **Informational Notes** -----

- A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) 1.1 and 2.1.
- B. The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy:

NONE

NOTE: Our investigation has been completed and said land is unimproved. Said vacant land is known as: APN 047-261-030, Obispo Road, Half Moon Bay, CA

The ALTA loan policy, when issued, will contain the CLTA Modified 100 (TIM-52) and Modified 116 (TIM-58) endorsements. The referenced modifications to both endorsements delete only non-applicable coverage relating to improvements located upon said land.

Unless shown elsewhere in the body of this report, there appears of record no transfers or agreements to transfer the land described herein within the last three years prior to the date hereof, except as follows:

NONE

OLD REPUBLIC TITLE COMPANY
ORDER NO. 0370014205-DP

C. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument
Entitled : Grant Deed
By/From : San Mateo County Harbor District, a Political Subdivision of The State of California
To : Coastside Fire Protection District
Recorded : [February 27, 2015 in Official Records under Recorder's Serial Number 2015-017716](#)

O.N.
CC/cc

**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY - 1990
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 which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.-

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but 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; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which 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, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

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

1. Taxes or assessments Which 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.

Proceedings by a public agency which 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 Which are not shown by the public records but which could be ascertained by an inspection of the land which may be asserted by persons in possession thereof,
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are 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.

**AMERICAN LAND TITLE ASSOCIATION
LOAN POLICY OF TITLE INSURANCE - 2006
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).

EXCEPTIONS FROM COVERAGE – SCHEDULE B, PART 1, SECTION ONE

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.

FACTS
WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes — to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions

 Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

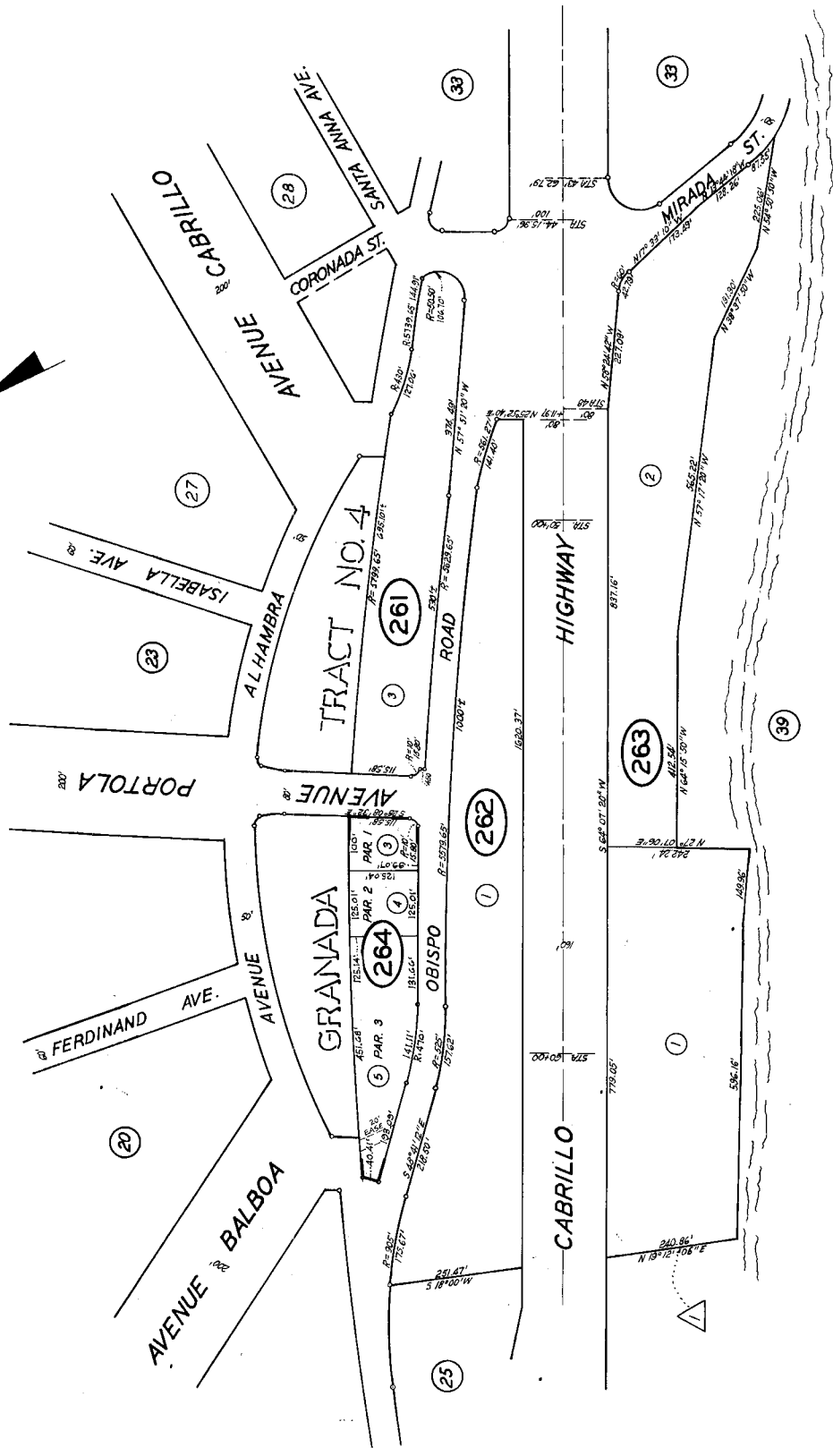
Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

47-26



TAX CODE AREA



PACIFIC OCEAN

- △ PARCEL MAP VOL 46/20
- △ LLS VOL. 7 - 104/105

ASSESSOR'S MAPS COUNTY OF SAN MATEO, CALIF.

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; AND THAT I HEREBY CONSENT TO THE MAKING AND FILING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

OWNER: 9/5/2018
 COASTSIDE FIRE PROTECTION DISTRICT DATE
 BY: Ian Larkin FC Ian Larkin
 SIGNATURE Fire Chief PRINT NAME Fire Chief

OWNER'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF San Mateo
 ON September 13, 2018, BEFORE ME, Melissa A. Cardinale, a Notary Public

PERSONALLY APPEARED Ian Larkin
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~ THEY EXECUTED THE SAME IN ~~THIS~~ HER/ THEIR AUTHORIZED CAPACITY(IES) AND THAT BY ~~THIS~~ HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: Melissa A. Cardinale
 PRINCIPAL COUNTY OF BUSINESS: San Mateo
 COMMISSION EXPIRES: October 10, 2019
 COMMISSION # OF NOTARY: 2129755



COUNTY SURVEYOR'S STATEMENT

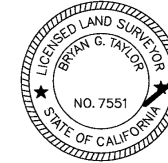
I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND HAVE FOUND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE CALIFORNIA SUBDIVISION MAP ACT AND THE SAN MATEO COUNTY ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

December 26, 2018
 DATE
D. Ian Wilson
 D. IAN WILSON
 COUNTY SURVEYOR
 L.S. #7010

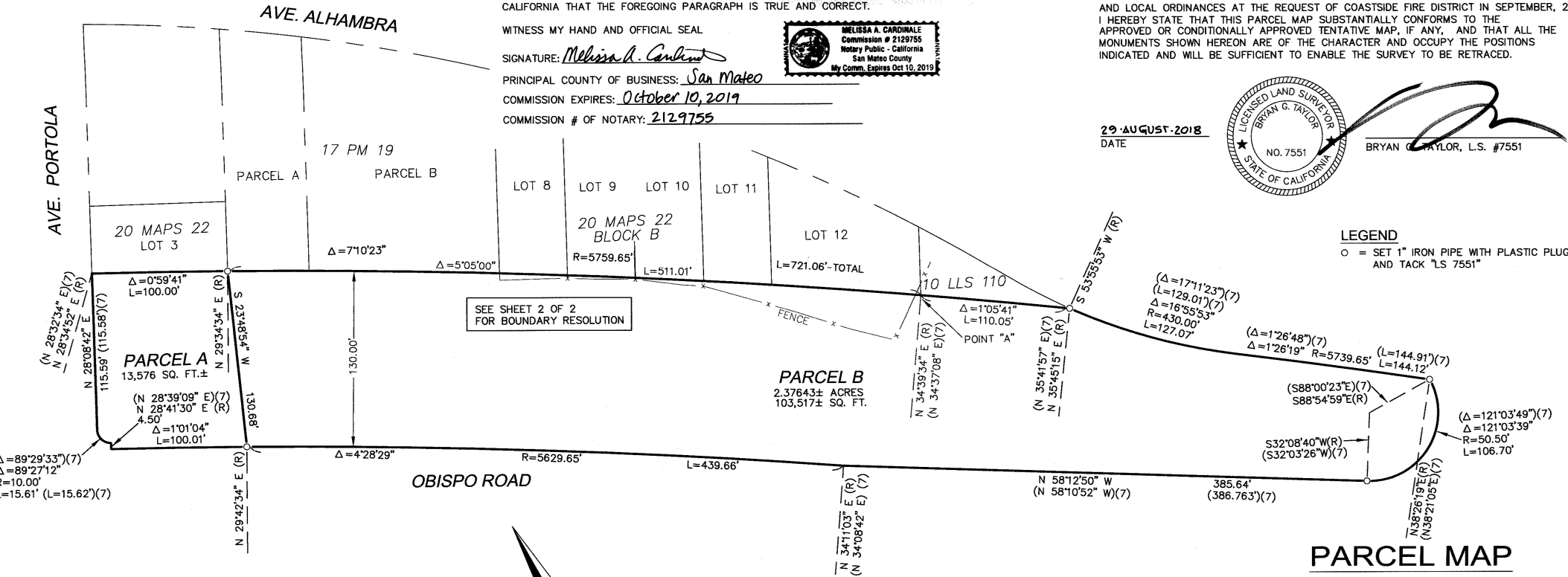
SURVEYOR'S STATEMENT

THIS PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF COASTSIDE FIRE DISTRICT IN SEPTEMBER, 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

29 AUGUST 2018
 DATE



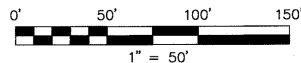
Bryan G. Taylor
 BRYAN G. TAYLOR, L.S. #7551



CLERK OF THE BOARD STATEMENT

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE IN CONFORMANCE WITH THE REQUIREMENTS OF SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA

Del Olsen
 DATED: 8/30/19
 CLERK OF THE BOARD OF SUPERVISORS
 SAN MATEO COUNTY, STATE OF CALIFORNIA
 BY: Esther
 DEPUTY



COUNTY RECORDER'S STATEMENT

FILED THIS 24th DAY OF May, 2018, AT 9:38 A. M.
 IN VOLUME 84 OF PARCEL MAPS, AT PAGE(S) 72-73, AT THE REQUEST OF BRYAN G. TAYLOR.

FILE NO. 2018-900081
 FEE NO FEE

MARK CHURCH, SAN MATEO COUNTY RECORDER

BY: [Signature]
 DEPUTY

PARCEL MAP NO. 1142

BEING A SUBDIVISION OF THE LANDS OF COASTSIDE FIRE PROTECTION DISTRICT

PER THE CERTIFICATE OF COMPLIANCE RECORDED AS DOCUMENT #2015-087529

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 50' AUGUST, 2018



LEGEND/REFERENCES:

- FOUND 2" BRASS DISK WITH PUNCH IN HANDHOLE, PER (4)
- FOUND STONE MONUMENT WITH LEAD AND BRASS PIN, SET PER (2)(3), DOWN 2'±
- BOOK 20 MAPS 22
- BOOK 6 MAPS 29
- BOOK 5 MAPS 43
- BOOK 8 LLS 108-111
- BOOK 10 LLS 110
- VOLUME 31 LLS 73
- VOLUME 8 LLS 29
- S 60°56'53" W 30.00'
- Δ=3°13'24" R=1315.95' L=74.03'

[NOTE: OTHERS HAVE SET C-NAIL (ORIGIN UNKNOWN) ON STONE MONUMENT 0.11' EASTERLY OF BRASS PIN]

BASIS OF BEARINGS:
 THE BEARING, NORTH 28°08'42" EAST, OF THE CENTERLINE OF AVENUE PORTOLA [BASED ON THE LINE FROM THE RADIUS POINT OF THE 1910.08' RADIUS CURVE ALONG THE CENTERLINE OF THE ALAMEDA, TO THE SAN MATEO COUNTY STREET MONUMENT FOUND AT THE INTERSECTION OF AVE. PORTOLA AND AVE. ALHAMBRA], AS SHOWN ON THAT CERTAIN SUBDIVISION MAP WHICH WAS FILED FOR RECORD IN BOOK 6 OF MAPS PAGE 29, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

