

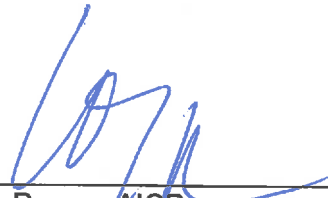


CODE COMPLIANCE CERTIFICATE PARCEL MAP

This is to certify that the San Carlos Planning Commission at the regular meeting thereof, held on June 15, 2016, granted approval of a Tentative Parcel Map to Windy Hill Property Ventures, (hereafter "Applicant") to allow for the construction of a new office complex called Meridian 25 at 887 Industrial Road and current adjacent addresses including 821, 837, 853, and 871 Industrial Road and 831 Bransten Road (APNs: 046-140-090, -100, -110, -120, -130, and -140). The application was approved subject to the following conditions:

1. A Parcel Map shall be filed and recorded within 24 months of the effective date of this approval. A time extension of up to 12 months may be approved by the Planning Commission provided the request for extension is submitted in writing prior to the end of the 24-month period.
2. Prior to recordation of the Parcel Map, Subdivider shall enter into a Subdivision Improvement Agreement with all fees and bonds due. The performance bond will consist of 100 percent of the final Engineer's estimate of construction and a materials and subcontractors' bond equal to one-half of the final Engineer's estimate.
3. Prior to recordation of the Parcel Map, the Subdivider shall pay all required subdivision improvement plan check and construction inspection fees.
4. Three copies of a Subdivision Improvement Plan, prepared by a Licensed Civil Engineer, consisting of all proposed and required improvements and utility connections within the public right-of-way, along with an Engineer's estimate of the cost of this work, shall be submitted to the Public Works Department for review and approval.
5. The location of existing street improvements shall be shown along the property frontage upon submittal of the Parcel Map, including, but not limited to, sanitary sewer lines and manholes, sidewalks, storm drain lines, storm drain inlets, curb, gutter, and driveway cut. All streets, sewage, drainage systems, police, and fire protection shall meet City standards. Public services and utilities shall be provided to the satisfaction of the City Engineer.
6. All easements shall be shown on the Parcel Map. Easements that will need to be abandoned shall require the submission of an abandonment application along with required fees. New easements that are required to be created shall be shown on the Parcel Map, including, but not limited to, driveway access and utilities.
7. Private easements covering access and drainage between the three lots shall be amended if the walkways or drainage facilities are revised at any time in the life of the project.
8. Prior to Parcel Map approval, the following language shall be included in the private drainage release easements: The area within the easement cannot be re-graded or modified such that the area blocks the flow of run-off from the upstream property.

9. Prior to Parcel Map approval, a deed restriction or easement shall be provided with the following language: Structures cannot be constructed above the sub-surface garage closer than twenty five (25) feet from Building No. 1 and No. 2.
10. For all the easements, the party responsible for the maintenance shall be indicated. In addition, identify what remedies can be taken if one party fails to perform.
11. The Tentative Parcel Map approval shall not be effective until the Ordinance rezoning the property to Planned Development (PD) is in effect.



Lisa Porras, AICP
Principal Planner
City of San Carlos

Effective Date: August 10, 2016