

The subject property is located in the northern portion of San Mateo. The neighborhood boundaries are Peninsula Avenue to the north, 3rd Avenue to the south, El Camino Real to the west, and Highway 101 to the east. North San Mateo Drive is a two directional arterial with concrete sidewalks and standard street lights and signs. San Mateo High School is located approximately 4 blocks from the subject property.

San Mateo is in San Mateo County, California, United States, in the San Francisco Bay Area. With a population of approximately 103,536 (2015 census), it is one of the larger suburbs on the San Francisco Peninsula, located between Burlingame to the north, Foster City to the east, Belmont to the south, and Highlands-Baywood Park and Hillsborough to the west. San Mateo was incorporated in 1864.

The well-known natural area is Coyote Point Park, a rock outcropped peninsula that juts out into the San Francisco Bay. The early Spanish navigators named it la punta de San Mateo, but cargo ships carrying grain in the bay renamed it Big Coyote (BLM, 1853). In any case sailors had a penchant for naming promontories at the edge of San Francisco Bay after the coyote, since across the bay in Fremont are the Coyote Hills, part of Coyote Hills Regional Park. By the 1890s the shore area was a popular beach called San Mateo Beach, originally named by the Spanish in 1842 as playa de San Mateo. Today Coyote Point is home to CuriOdyssey, formerly known as the Coyote Point Museum, one of the best natural history museums and wildlife centers in California. The Peninsula Humane Society is also situated at Coyote Point.

San Mateo enjoys a mild Mediterranean climate, shielded from the Pacific Ocean by the Montara Mountain block of the Santa Cruz Mountains. There is a gap in the mountains, west of the College of San Mateo, where State Route 92 meets State Route 35, resulting in gusty afternoon winds and allowing fog to flow toward San Mateo in the late afternoon through early morning in the summer months.

The San Mateo Performing Arts Center, located in San Mateo High School, is one of the largest theatres on the peninsula outside of San Francisco. The College of San Mateo is also located here and is home to radio station KCSM. The city is also home to the Bridgepointe and Hillsdale shopping centers. Bay Meadows horse-racing track was torn down in 2008. The Japanese Tea Garden and San Mateo Arboretum in Central Park are of interest. U.S. Route 101, Interstate 280, and State Route 92 pass through San Mateo. One of its sister cities is Toyonaka, Japan, for which the Japanese Tea Garden at Central Park was created to commemorate.

The subject area is part of a progressive and well-managed community. The neighborhood is mainly composed of various size, multi-family, single family and

commercial buildings. Most buildings are single to two-story, and of wood frame or concrete construction. The maintenance levels range from average to good condition, buildings were approximately built in 1960's to newly constructed buildings.

Overall, these buildings contain average to good maintenance levels. Access to the area is considered good with Highway 101 located approximately 2 miles from the subject property.

Owner Information

Site Address	228 North San Mateo Drive San Mateo, CA 94401
Assessor Parcel Number	032-198-250
Census Tract	6059.00
Lot Number	14
Legal Description	Lot: 14 Block: 11 Abbreviated Description: LOT:14 BLK:11 LOT 5 BLOCK 11 LESS SWLY 10 FT TO ST SWLY 2 FT OF LOT 14 BLOCK 11 WESTERN ADDITION TO TOWN OF SAN MATEO RSM 1/52 53
Page Grid	748-J1

Building Composition

Unit mix	Five studios, 4 1-bedrooms, 1 2-bedrooms+, 9 car parking
Every unit has its own kitchen and bathroom	

Common Areas

Laundry Room	2 coin operated washers & dryers
Garbage	Shute on 2nd floor
Exterior	Open air landing areas

Building Systems

Bedrooms	11
Bathrooms	10
Total Rooms	26
Square Feet	9,712 SF
Number of Units	9
No of Stories	2
Year Built	1941
Garage	Mixed 9
Fire Place	1
Lot Size	9,450 SF
Property Type	Apartments
Use Code	Apartment House (5+ Units)
Latitude	37.570557
Longitude	-122.330084
Foundation	Concrete
Structure	Wood Frame
Façade	Stucco and wood trim finish

Roof	Composite
Electrical Service	All units metered separately
Gas	Only five units metered for gas,
Heat source	In wall heaters
Hot Water	Shared water heater