

RECORDING REQUESTED BY
County of San Mateo
Parcel No. 070-012-080

WHEN RECORDED MAIL TO:

Real Property Services
County of San Mateo
555 County Center, 4th Floor
Redwood City, CA 94063

APN: 070-012-080 (portion)
Property Address: 269 Stockbridge Ave. Atherton CA 94027
Exempt from recording fees - Government entity exempt under G.C. §6103
No Doc. Transfer Tax Per R & T Code 11922

AGREEMENT, DEED AND EXCHANGE OF EASEMENTS

This Agreement, Deed and Exchange of Easements ("Agreement") is entered into on this 16 day of July 2025, by and between the FAIR OAKS SEWER MAINTENANCE DISTRICT, a special district (hereinafter referred to as "County," "District," or "Grantee") and 269 Stockbridge LLC, a California limited liability company ("Stockbridge LLC") (hereafter the "Parties");

RECITALS

- I. **WHEREAS**, Stockbridge LLC is the owner of Assessor's Parcel Number 070-012-080, commonly known as 269 Stockbridge Avenue, Atherton, (hereafter the "Parcel"); and
- II. **WHEREAS**, County holds an existing sewer easement over the Parcel, which easement is shown in Exhibit A and described in Exhibit A-1, (Instrument #85-031915) (the "Existing Easement"), attached hereto and incorporated herein by reference; and
- III. **WHEREAS**, a small portion of the sewer line was located outside the Existing Easement and Stockbridge LLC desires to grant County a new easement to eliminate the encroachment and realign the sewer easement so that the sewer line is situated within the easement, which new easement is shown in Exhibit B and described in Exhibit B-1 (the "Realigned Easement"), attached hereto and incorporated herein by reference; and
- IV. **WHEREAS**, in consideration for the grant of the Realigned Easement, Stockbridge LLC desires that County quitclaim all right, title and interest in the Existing Easement, subject to the conditions set forth in this Agreement; and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to execute a new easement as follows:

1. The Parties declare that the forgoing Recitals are true and correct.
2. Stockbridge LLC hereby grants to County a perpetual sewer easement for the purpose of constructing, repairing, maintaining, replacing, renewing and using underground pipelines and appurtenant facilities for sanitary sewer purposes, and for all connected and associated purposes, together with any right, title and interest to the sanitary sewer pipes or sewer facilities within, over, under or through the easement, together with the right of ingress and egress over said easement for the aforesaid purposes, over, under, and across the Parcel, which easement is described in the attached Realigned Easement and is subject to the conditions set forth in this Agreement and any other existing easements of record.
3. County shall not be responsible for any damage to buildings, structures or other improvements on the Parcel while performing any work associated with or authorized by the Realigned Easement.
4. This Agreement shall be deemed and is intended to run with the land and to be a restriction upon the Property, and shall be binding upon and shall inure to the benefit of the owners and their heirs, representatives, successors and assigns.
5. In consideration for such grant of the Realigned Easement, County shall quitclaim all right, title and interest in the sanitary sewer easements described in Instrument # 85-031915, (Existing Easement). County shall record said quitclaim concurrently with the recording of this Agreement when title vests in the County free and clear of all liens, encumbrances, assessments, easements and leases (recorded and/or unrecorded), except for easements or rights of way over said land for public or quasi- public utility or public street purposes, if any.
6. Owner agrees that the consideration received as part of the exchange is the entirety of the just compensation owed by the Sewer District for the land acquired, and waives and releases any claim for additional compensation for the land area acquired by the Sewer District.
7. If any term or provision of this Agreement or the application thereof to any person or circumstance, shall be adjudged by a court of competent jurisdiction to be invalid or unenforceable, unless such court decision defeats the purpose of this Easement, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term or provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

Balance of Page Intentionally Blank

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

"PARTIES"

269 Stockbridge LLC, a California
limited liability company



By: Lloyd Ho, Manager

"DISTRICT"
FAIR OAKS SEWER MAINTENANCE
DISTRICT,
a special district

By: _____
David J. Canepa, President
Board of Supervisors
Ex-Officio Governing Board

ATTEST:

Clerk of Said Board

Resolution No. _____

ACKNOWLEDGMENT

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

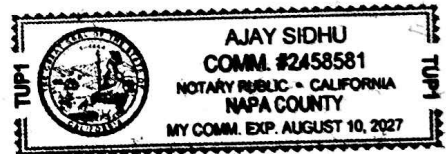
County of SANTA CLARA

On 7/16, 2025, before me, AJAY SIDHU, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared LLOYD LUED YAN HO,
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 his/her/their authorized capacity(ies), and that by his/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  (Seal)



ACKNOWLEDGMENT

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 _____

On _____, _____, before me, _____
(insert name and title of the officer)

personally appeared _____,
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 his/her/their authorized capacity(ies), and that by his/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 _____ (Seal)

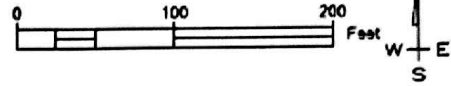
EXHIBIT A

LEGEND

APN ASSESSORS PARCEL NUMBERS
P.O.B POINT OF BEGINNING
SS SANITARY SEWER
--- EXISTING S.S EASEMENT
--- LOT LINES
----- EXISTING S.S ALIGNMENT

REFERENCES:

GRANT OF EASEMENT DOCUMENT# 85031915
3 LLS 101



Line Table		
Line #	Direction	Length
L6	S58° 35' 00"E	440.00
L7	S31° 44' 00"W	10.00
L8	N58° 35' 00"W	125.00
L9	S31° 44' 00"W	5.00
L10	N58° 35' 00"W	315.00
L11	N31° 44' 00"E	15.00



DESIGNED BY: ALV
CHECKED BY: ALV
DRAWN BY: SEO

Land of 269 STOCKBRIDGE LLC
EXISTING S.S EASEMENT ALIGNMENT

SCALE: 1"=100'
DATE: 5/01/2024
FILE NO: XXX

ANN M. STILLMAN, DIRECTOR OF PUBLIC WORKS
SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR
REDWOOD CITY, CALIFORNIA 94063-1665

FILENAME: F:\ASSETS\SURVEY\FIELD PROJECTS\2022\02 269 STOCKBRIDGE AVE.DWG

EXHIBIT A-1

LEGAL DESCRIPTION FOR AN EXISTING EASEMENT
(Sanitary Sewer and Storm Drain Easement passing through 269 Stockbridge Avenue,
in the Incorporated Town of Atherton)

*The following legal description was copied from that legal description recorded
April 5, 1985 as Document No. 85031915
of the San Mateo County Recorder.*

A right of way for the construction, operation, maintenance, repair, and replacement of a sanitary sewer, and all the necessary appurtenances thereto, in, under, upon, over, through and along the following described parcel of land in the County of San Mateo, State of California, more particularly described as follows:

Beginning at the most northerly corner of Parcel A, as shown on that Record of Survey filed in Volume 3 of Licensed Land Surveys at Page 101, as recorded January 2nd 1957, records of San Mateo County, California;

- And running thence along the northeasterly line thereof South 58° 35'00" East, 440.60 feet (called 440.00 on said Map) to the most easterly corner thereof;
- Thence along the southeasterly line thereof South 31°44'00" West, 10.00 feet;
- Thence leaving said southeasterly line and parallel with said northeasterly line North 58°35'00" West, 125.00 feet;
- Thence South 31°44'00" West, 5.00 feet;
- Thence North 58°35'00" West, 315.60 feet to the northwesterly line of Parcel B and the southeasterly line of Stockbridge Avenue (66 feet wide);
- Thence along said southeasterly line, North 31°44'00" East, 15.00 feet to the Point of Beginning.

END OF DESCRIPTION

This description was prepared by me or under my direction in compliance with the provisions of the Professional Land Surveyors' Act. (California Business and Professions Code section 8700 et seq.)

Adrian VerHagen 27 SEP 2024

Adrian VerHagen

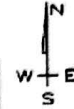
Date

San Mateo County Surveyor

EXHIBIT B

LEGEND:

APN ASSESSORS PARCEL NUMBERS
P.O.B POINT OF BEGINNING
SS SANITARY SEWER
--- PROPOSED S.S EASEMENT
--- LOT LINES
--- EXISTING S.S ALIGNMENT

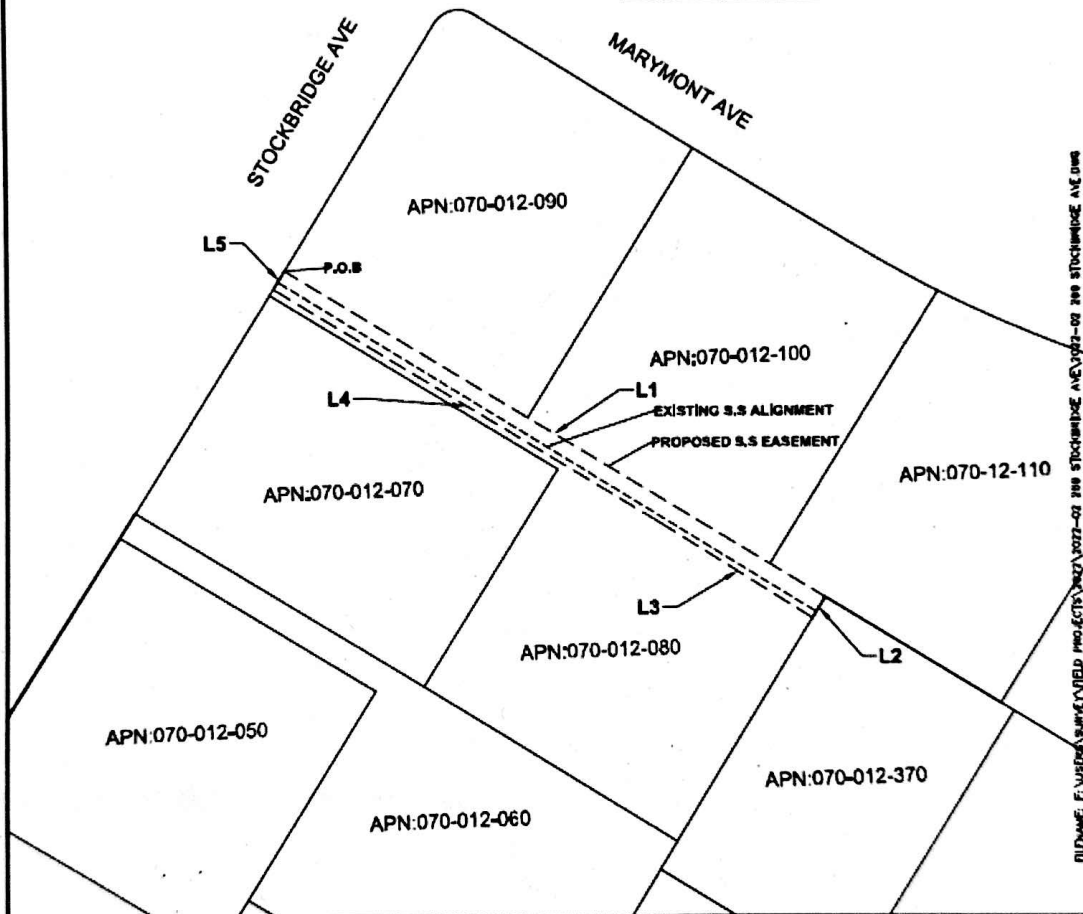


Line Table

Line #	Direction	Length
L1	S58° 35' 00"E	440.00
L2	S31° 44' 00"W	17.00
L3	N57° 40' 00"W	125.06
L4	N58° 35' 00"W	315.00
L5	N31° 44' 00"E	15.00

REFERENCES:

GRANT OF EASEMENT DOCUMENT# 85031915
3 LLS 101



DESIGNED BY: ALV
CHECKED BY: ALV
DRAWN BY: SEO

Land of 269 STOCKBRIDGE LLC
PROPOSED S.S EASEMENT ALIGNMENT

SCALE: 1"=100'
DATE: 5/01/2024
FILE NO: XXX

ANN M. STILLMAN, DIRECTOR OF PUBLIC WORKS
SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR
REDWOOD CITY, CALIFORNIA 94063-1665

EXHBIT B-1

LEGAL DESCRIPTION FOR A NEW EASEMENT
(Sanitary Sewer and Storm Drain Easement passing through 269 Stockbridge Avenue,
in the Incorporated Town of Atherton)

A right of way for the construction, operation, maintenance, repair, and replacement of a sanitary sewer and storm drain, and all the necessary appurtenances thereto, in, under, upon, over, through and along the following described parcel of land in the County of San Mateo, State of California, more particularly described as follows:

Beginning at the most northerly corner of Parcel A, as shown on that Record of Survey filed in Volume 3 of Licensed Land Surveys at Page 101, as recorded January 2nd 1957, records of San Mateo County, California;

- And running thence along the northeasterly line thereof South 58°35'00" East, 440.00 feet to the most easterly corner thereof;
- Thence along the southeasterly line thereof South 31°44'00" West, 17.00 feet;
- Thence North 57°40'00" West, 125.06 feet;
- Thence North 58°35'00" West, 315.00 feet to the northwesterly line of Parcel B and the southeasterly line of Stockbridge Avenue (66 feet wide);
- Thence along said southeasterly line, North 31°44'00" East, 15.00 feet to the Point of Beginning.

END OF DESCRIPTION

This description was prepared by me or under my direction in compliance with the provisions of the Professional Land Surveyors' Act. (California Business and Professions Code section 8700 et seq.)

Adrian VerHagen 27 SEP 2024

Adrian VerHagen

Date

San Mateo County Surveyor

CERTIFICATE of ACCEPTANCE

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SAN MATEO: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the Agreement, Deed and Exchange of Easements dated _____, 2025, from 269 Stockbridge LLC, a California limited liability company, as Grantor, to FAIR OAKS SEWER MAINTENANCE DISTRICT, a special district, as Grantee, is, is hereby accepted by order of the Board of Directors, of the Fair Oaks Sewer Maintenance District on _____, 2025, pursuant to authority conferred by resolution _____ of the Board of Supervisors of the County of San Mateo adopted on _____ 2025, and the County of San Mateo consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal.

this _____ day of _____, 2025

COUNTY OF SAN MATEO

By: _____
Michael P. Callagy
County Executive Officer

RECORDING REQUESTED BY:
County of San Mateo

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO

269 Stockbridge LLC
10842 W Loyola
Los Altos, CA 94024

THIS SPACE FOR RECORDER'S USE ONLY

NO FEE DOCUMENT Per Gov. Code 6103

Exempt From Documentary Transfer Tax
Quitclaim of Easement
(Instrument #85-31915) for No Consideration
APN: 070-012-080 (portion)

Property Address: 269 Stockbridge Avenue, Atherton, CA 94027

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FIAR OAKS SEWER MAINTENANCE DISTRICT, a special district, ("Grantor"),

HEREBY REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to:

269 STOCKBRIDGE LLC, A LIMITED LIABILITY COMPANY, ("Grantee")

the easement interest created under Document Number 85-031915, in the County of San Mateo, State of California, **described and shown in Exhibits A and B**, respectively, attached hereto and incorporated herein by reference ("Property").

Grantee acknowledges and agrees that the Property, is conveyed to and accepted by Grantee in its present condition, "AS-IS," "WHERE-IS, and "WITH ALL FAULTS," and that Grantee accepts the Property subject to all patent and/or latent physical conditions, whether or not known or discovered. Grantee, its heirs, successors and/or assigns, agree to defend, indemnify, protect and hold harmless Grantor, its officers, agents, employees, and servants from and against any and all claims, suits, or actions of every name, kind, and description arising out of or in any way connected with the Property, except as a result of Grantor's gross negligence, willful misconduct, or bad faith.

Dated: _____

GRANTOR:
COUNTY OF SAN MATEO

David J. Canepa, President
Board of Supervisors

EXHIBIT A

LEGAL DESCRIPTION FOR AN EXISTING EASEMENT
(Sanitary Sewer and Storm Drain Easement passing through 269 Stockbridge Avenue,
in the Incorporated Town of Atherton)

*The following legal description was copied from that legal description recorded
April 5, 1985 as Document No. 85031915
of the San Mateo County Recorder.*

A right of way for the construction, operation, maintenance, repair, and replacement of a sanitary sewer, and all the necessary appurtenances thereto, in, under, upon, over, through and along the following described parcel of land in the County of San Mateo, State of California, more particularly described as follows:

Beginning at the most northerly corner of Parcel A, as shown on that Record of Survey filed in Volume 3 of Licensed Land Surveys at Page 101, as recorded January 2nd 1957, records of San Mateo County, California;

- And running thence along the northeasterly line thereof South 58° 35'00" East, 440.60 feet (called 440.00 on said Map) to the most easterly corner thereof;
- Thence along the southeasterly line thereof South 31°44'00" West, 10.00 feet;
- Thence leaving said southeasterly line and parallel with said northeasterly line North 58°35'00" West, 125.00 feet;
- Thence South 31°44'00" West, 5.00 feet;
- Thence North 58°35'00" West, 315.60 feet to the northwesterly line of Parcel B and the southeasterly line of Stockbridge Avenue (66 feet wide);
- Thence along said southeasterly line, North 31°44'00" East, 15.00 feet to the Point of Beginning.

END OF DESCRIPTION

This description was prepared by me or under my direction in compliance with the provisions of the Professional Land Surveyors' Act. (California Business and Professions Code section 8700 et seq.)

Adrian VerHagen 27 SEP 2024

Adrian VerHagen

Date

San Mateo County Surveyor

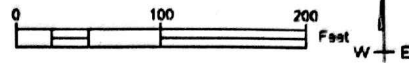
EXHIBIT B

LEGEND

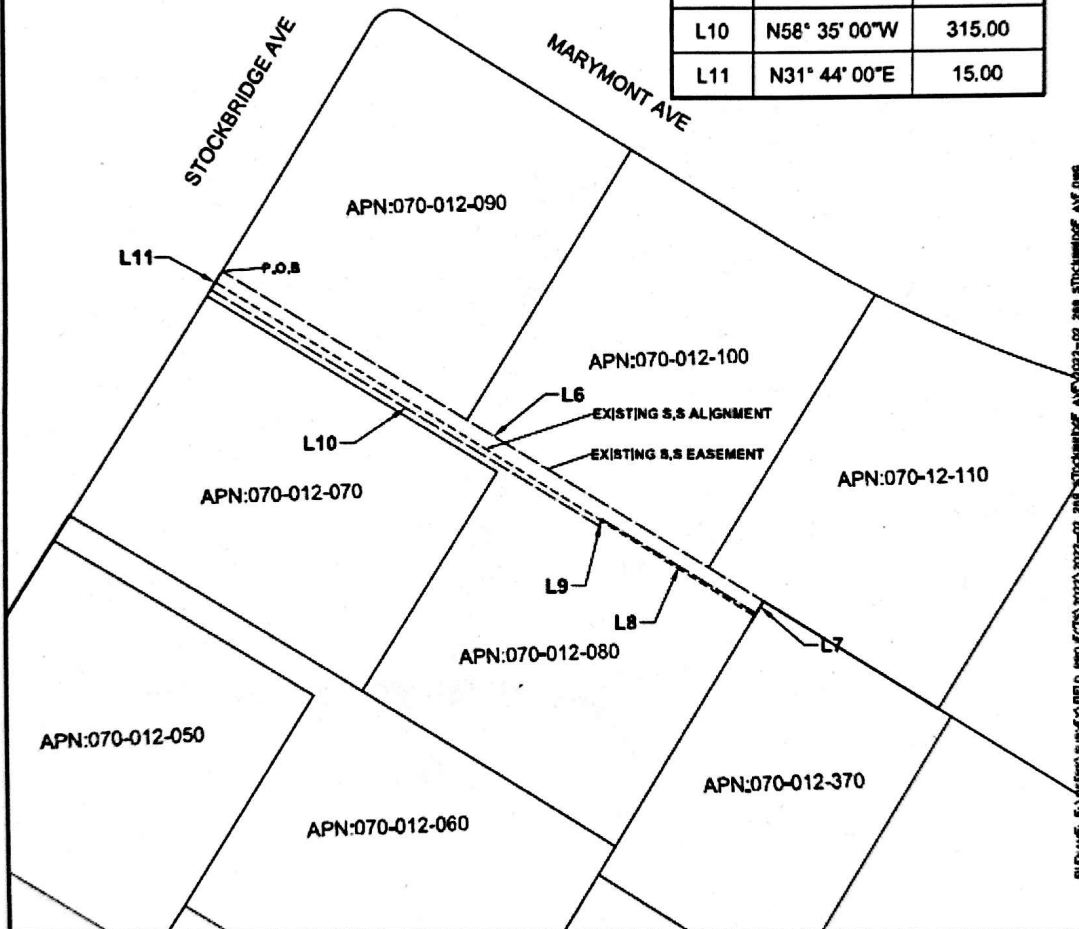
APN ASSESSORS PARCEL NUMBERS
P.O.B POINT OF BEGINNING
SS SANITARY SEWER
--- EXISTING S.S EASEMENT
--- LOT LINES
- - - - - EXISTING S.S ALIGNMENT

REFERENCES:

GRANT OF EASEMENT DOCUMENT# 85031915
3 LLS 101



Line Table		
Line #	Direction	Length
L6	S58° 35' 00"E	440.00
L7	S31° 44' 00"W	10.00
L8	N58° 35' 00"W	125.00
L9	S31° 44' 00"W	5.00
L10	N58° 35' 00"W	315.00
L11	N31° 44' 00"E	15.00



DESIGNED BY: ALV
CHECKED BY: ALV
DRAWN BY: SEO

Land of 269 STOCKBRIDGE LLC
EXISTING S.S EASEMENT ALIGNMENT

SCALE: 1"=100'

DATE: 5/01/2024

FILE NO: XXX

ANN M. STILLMAN, DIRECTOR OF PUBLIC WORKS
SAN MATEO COUNTY

555 COUNTY CENTER, 5TH FLOOR
REDWOOD CITY, CALIFORNIA 94063-1665

ACKNOWLEDGMENT

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 _____

On _____, _____, before me, _____
(insert name and title of the officer)

personally appeared _____,
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 his/her/their authorized capacity(ies), and that by his/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 _____ (Seal)