

WHEN RECORDED RETURN TO:

REAL PROPERTY SERVICES DIVISION
COUNTY OF SAN MATEO
555 County Center, 4th Floor
Redwood City, CA 94063

NO FEE DOCUMENT Per Gov. Code 6103
NO Doc. Transfer Tax Per R & T Code 11922

THIS SPACE FOR RECORDER'S USE ONLY

APN: 046-041-310 (portion)
Property Address: 625 Harbor Blvd, Belmont, CA 94002

DEED OF EASEMENT AND DEDICATION

THIS DEED OF EASEMENT AND DEDICATION is made this 15 day of December
2022, BETWEEN

James Gustav Lenhart, Trustee of the 1998 James Gustav Lenhart Family Trust, (hereinafter referred to as "Grantor"), AND

HARBOR INDUSTRIAL SEWER MAINTENANCE DISTRICT, a Public Corporation (hereinafter referred to as "Grantee").

WHEREAS, Grantor is the owner of that certain property situated in the County of San Mateo currently referred to as Assessor's Parcel Number 046-041-310, and also known as 625 Harbor Boulevard, Belmont, California (hereinafter the "Property"); and

WHEREAS, certain sanitary sewer lines, pipes, manholes and other appurtenances were installed and constructed over, under, upon and through or adjacent to a portion of the Property (the "Sewer Facilities"); and

WHEREAS, Grantor desires to dedicate to Grantee, which desires to accept, a permanent sanitary sewer easement and right of way over, under, upon and across at any time without notification all that real property situated in the County of San Mateo, State of California, described and shown in EXHIBITS "A" (legal description) and "B" (plat) attached hereto and made a part hereof (the "New Sanitary Sewer Easement Area"), for the purpose of exercising and performing all of the rights and privileges herein granted; and

WHEREAS, Grantor desires to dedicate to Grantee, and Grantee desires to accept, all of Grantor's right, title and interest in and to the Sewer Facilities installed within the New Sanitary Sewer Easement Area.

NOW THEREFORE, intending to be legally bound hereby, and for good consideration, the receipt and sufficiency of which is acknowledged, Grantor and Grantee agree and covenant as follows:

1. The recitals above are hereby incorporated by reference and made a part hereof as if set forth in full.

2. Grantor hereby grants and conveys to Grantee a permanent sanitary sewer easement (the "New Sanitary Sewer Easement") over, under, upon and through the New Sanitary Sewer Easement Area for sanitary sewer purposes inclusive of digging, constructing, reconstructing, repairing, operating, upgrading and forever maintaining thereon a sanitary sewer, of such dimensions as Grantee shall deem necessary, together with all necessary appurtenances appertaining thereto, including a perpetual right of way over, under, upon and across the New Sanitary Sewer Easement Area at any time without notification, for the purpose of exercising and performing all of the rights and privileges herein granted.

3. Grantor additionally grants and conveys to Grantee title to the Sewer Facilities located within the New Sanitary Sewer Easement Area.

4. Any use of the New Sanitary Sewer Easement Area by Grantor or assignees or successors in interest, except for use as: (i) lawn or similar groundcover or (ii) driveways or surface parking, shall not be allowed except upon approval by, and at the discretion of, Grantee. Any allowable uses shall not be installed in a manner that will impede vehicular access in the New Sanitary Sewer Easement Area by Grantee for maintenance purposes. Other than said allowable uses, each use proposed by Grantor must be acceptable to Grantee's authorized administrator or the Director of the County of San Mateo's Department of Public Works (collectively referred to hereinafter as "Grantee's Representative"), and approved in writing, prior to such construction on or use of the New Sanitary Sewer Easement Area. For such approval, the Grantor shall contact the Grantee, or successor. Any use within the New Sanitary Sewer Easement Area not approved by Grantee's Representative shall not in any way limit Grantee's rights granted herein. Even if Grantee's Representative has approved the use, Grantee retains the right to remove all or any part of the approved use to allow Grantee to use the New Sanitary Sewer Easement at any time pursuant to Grantee's rights granted herein. Grantee shall not be liable for any cost for the removal or replacement of improvements constructed by Grantor within the New Sanitary Sewer Easement Area.

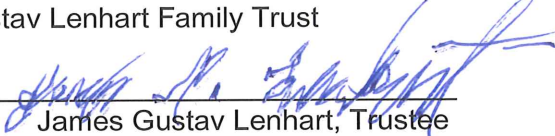
5. Grantor and Grantee, as those words are used herein, shall include the parties hereto and their respective successors and assigns.

[Balance of page intentionally left blank.]

IN WITNESS WHEREOF, Grantor has executed this Deed of Easement and Dedication on the day and year first written above.

Grantor:

James Gustav Lenhart, Trustee of the 1998 James Gustav Lenhart Family Trust

By: 
James Gustav Lenhart, Trustee

Grantee:

HARBOR INDUSTRIAL SEWER MAINTENANCE DISTRICT,
a Public Corporation

By: _____
Don Horsley, President
Board of Supervisors

Date : _____

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

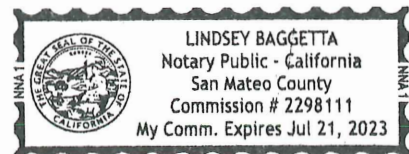
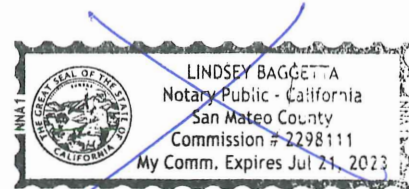
County of San Mateo

On December 15, 2022, before me, Lindsey Baggetta, notary public
(insert name and title of the officer)

personally appeared James Lenhart, 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 [Signature] (Seal)



EXHIBITS A and B
(Attached)

EXHIBIT "A"
SANITARY SEWER EASEMENT

Situate in the State of California, County of San Mateo, and described as follows:

Formerly being a portion of an alley, 20 feet wide, as said alley is shown on the map entitled, "Port of San Francisco, San Mateo County, Cal." recorded in Book 16 of Maps, at pages 26-28 in the office of the County Recorder of San Mateo County; and more particularly described as follows:

BEGINNING at the point of intersection of the Southeasterly line of Harbor Boulevard, 100' wide, and the northeasterly line of a 20 foot alley as shown on that certain Parcel Map recorded in Book 48 of Parcel Maps, at Page 91 in the office of the County Recorder of San Mateo County, being also the most Westerly corner of the lands described in the Grant Deed from Lorna Taul to Lori Bailey, et al., recorded November 3, 1999, as Document No. 1999-183504 in the office of the County Recorder of San Mateo County; thence leaving said point of beginning the following four courses:

1. Along the Northeasterly line of said Alley and the Southwesterly boundary of said lands of Bailey, et al., South 44°21'00" East, 30.92 feet; thence
2. Leaving said line, South 45°39'00" West, 20.00 feet to the Northeasterly boundary of Lot 8, Block 8 as shown on said map (Port of San Francisco); thence
3. Along the Northeasterly boundary of said Lot 8, North 44°21'00" West, 30.00 feet to the Southeasterly line of said Harbor Boulevard; Thence
4. Along said Southeasterly line North 43°01'00" East, 20.03 feet to the Point of BEGINNING of this description.

The area of the Sanitary Sewer easement contains 609 square feet, more or less.

Description prepared by BKF Engineers, in April, 2022.

As shown on plat entitled, "EXHIBIT B", attached hereto and by this reference made a part hereof.

Signed David Darling 04/29/2022
Dated



LEGEND

APN ASSESSOR'S PARCEL NUMBER
 MON. MONUMENT
 P.O.B. POINT OF BEGINNING

EXHIBIT B



David Darling

----- BOUNDARY OF LEGAL DESCRIPTION

HARBOR BOULEVARD
 (100' WIDE)

APN 046-041-280
 BARBARA J. MACLENNAN
 PARCEL 1, 48 PM 91

LORI BAILEY ET AL.
 APN 046-041-160
 DOC. 1999-183504

20' ALLEY PER 16 M 26-28
 TO BE VACATED (1511 SQ.FT.)

ROBIN THOMAS CORPORATION
 APN 046-041-270
 PARCEL 3, 48 PM 91

SANITARY SEWER
 EASEMENT (609 SQ.FT.)

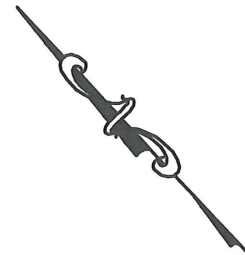
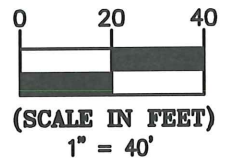
JAMES GUSTAV LENHART
 APN 046-041-310
 DOC. 2016-131448

N43°01'00"E 110.00'

ROBIN THOMAS CORPORATION
 APN 046-041-140
 PARCEL 4, 48 PM 91

LINE TABLE

NO.	BEARING	LENGTH
L1	S44°21'00"E	30.92'
L2	S45°39'00"W	20.00'
L3	N44°21'00"W	30.00'
L4	N43°01'00"E	20.03'



OLD COUNTY ROAD (WIDTH VARIES)

K:\2020\202096_OLD_COUNTY\SUR\DWG\EASEMENTS\VACATION\202096_SANITARYSEWER_PLAT DSD.DWG

EXHIBIT "B"
 PLAT TO ACCOMPANY
 LEGAL DESCRIPTION



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9100
 www.bkf.com

Subject SANITARY SEWER EASEMENT
COUNTY OF SAN MATEO
 Job No. 20202096
 By PAN Date 04-29-2022 Chkd. DSD
 SHEET 1 OF 1

Closure Calculations

Sanitation Sewer Easement

San Mateo County, CA

BKF Engineers
Parcel Map Check

April 28, 2022
BKF No. 20202096

Parcel Name: Sanitary Sewer Easement

	North: 40,255.34'	East: 30,926.86'
Line	Course: S44° 21' 00"E	Length: 30.92'
	North: 40,233.23'	East: 30,948.47'
Line	Course: S45° 39' 00"W	Length: 20.00'
	North: 40,219.25'	East: 30,934.17'
Line	Course: N44° 21' 00"W	Length: 30.00'
	North: 40,240.70'	East: 30,913.20'
Line	Course: N43° 01' 00"E	Length: 20.03'
	North: 40,255.35'	East: 30,926.86'

Perimeter: 100.95'

Area: 609 Sq Ft 0.014 Ac.

Error Closure: 0.01'

Course: N0° 00' 00"E

Error North: 0.01'

East: 0.00'

Precision 1: 10,095.00'

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SAN MATEO: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the DEED OF EASEMENT AND DEDICATION dated _____, 202__, from James Gustav Lenhart, Trustee of the 1998 James Gustav Lenhart Family Trust, as Grantor, to HARBOR INDUSTRIAL SEWER MAINTENANCE DISTRICT, a special district, as Grantee, is hereby accepted by order of the Board of Supervisors of San Mateo County, acting as the Governing Board of the Harbor Industrial Sewer Maintenance District on _____, 202__ pursuant to authority conferred by resolution adopted on _____, 202__, and the HARBOR INDUSTRIAL SEWER MAINTENANCE DISTRICT consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 202__

HARBOR INDUSTRIAL SEWER MAINTENANCE DISTRICT

By: _____

Don Horsely, President
Board of Supervisors

RECORDING REQUESTED BY:
County of San Mateo

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO

Mindie Romanowsky
Jorgenson, Siegel, McClure & Flegel
1100 Alma Street, Suite 210
Menlo Park, CA 94025

NO FEE DOCUMENT Per Gov. Code 6103

THIS SPACE FOR RECORDER'S USE ONLY

APNs: 046-041-140, 046-041-160 & 046-041-310
Property Address: 625 Harbor Boulevard, Belmont, CA

QUITCLAIM DEED

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

**THE COUNTY OF SAN MATEO, a political subdivision of the State of California,
("Grantor"),**

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

James Gustav Lenhart, Trustee of the 1998 James Gustav Lenhart Family Trust ("Grantee")

the following described real property in the unincorporated area of County of San Mateo, State of California:

That certain Right of Way easement described in Exhibits A and B attached hereto and incorporated herein by reference.

A.P.N. **046-041-140, 046-041-160, 046-041-310** (collectively, "Property").

Grantee acknowledges and agrees that the Property, including specifically all improvements and fixtures contained therein, 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

Dave Pine
President, Board of Supervisors

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"

**VACATION OF A 20' ALLEY
Lands of the County of San Mateo**

SITUATE in the State of California, County of San Mateo, and described as follows:

BEING a portion of a 20 foot wide Alley as shown on the map entitled, "Port of San Francisco, San Mateo County, Cal." recorded in Book 16 of Maps, at pages 26-28 in the office of the County Recorder of San Mateo County; and more particularly described as follows:

BEGINNING at the most Westerly corner of Parcel 4, as shown on that certain Parcel Map recorded in Book 48 of Parcel Maps, at Page 91 in the office of the County Recorder of San Mateo County, also being a point on the Northeasterly sideline of Old County Road; thence from said Point of Beginning, North 43°01'00" East, 110.00 feet to the Northerly most corner of said Parcel 4 and the Southerly edge of a public alley, 20 feet wide as said alley is shown on the above-referenced map; thence along the Southwesterly line of said Alley, South 42°57'20" East, 15.04 feet to the Southerly most corner of the Alley as shown on the above-referenced Parcel Map and the **TRUE POINT OF BEGINNING** of this description; thence leaving said true point of beginning the following six courses:

1. Along the Southeasterly line of said Alley and the Northwesterly boundary of Parcel 3 as shown on said Parcel Map, North 43°01'00" East, 20.05 feet to the Southwesterly boundary of Lot 9, in Block 8 as shown on said map (Port of San Francisco); thence
2. Along the Northeasterly line of said Alley and along the Southwesterly boundary of said Lot 9, North 42°57'20" West, 38.23 feet to and angle point; thence
3. North 44°21'00" West 37.33 feet to the Southeasterly sideline of Harbor Boulevard, 100 feet wide, as shown in the Grant Deed to the County of San Mateo recorded in Book 555, at Page 57, San Mateo County Records; thence
4. Along said Southeasterly sideline, South 43°01'00" West, 20.03 feet to the Northeasterly boundary of Lot 8, Block 8 as shown on said map (Port of San Francisco); thence
5. Along the Northeasterly boundary of said Lot 8 and Lot 7, South 44°21'00" East, 36.17 feet to an angle point; thence
6. Along the Northeasterly boundary of said Lot 7 and Lot 6, South 42°57'20" East, 39.39 feet to the **TRUE POINT OF BEGINNING** of this description.

The area of the Alley to be vacated contains 1,511 square feet, more or less.

Description prepared by BKF Engineers, in July, 2022.

**As shown on plat entitled, "EXHIBIT B", attached hereto
and by this reference made a part hereof.**

Signed David Darling 07/01/2021
Dated



LEGEND

APN ASSESSOR'S PARCEL NUMBER
 MON. MONUMENT
 P.O.B. POINT OF BEGINNING
 T.P.O.B. TRUE POINT OF BEGINNING

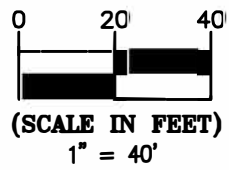
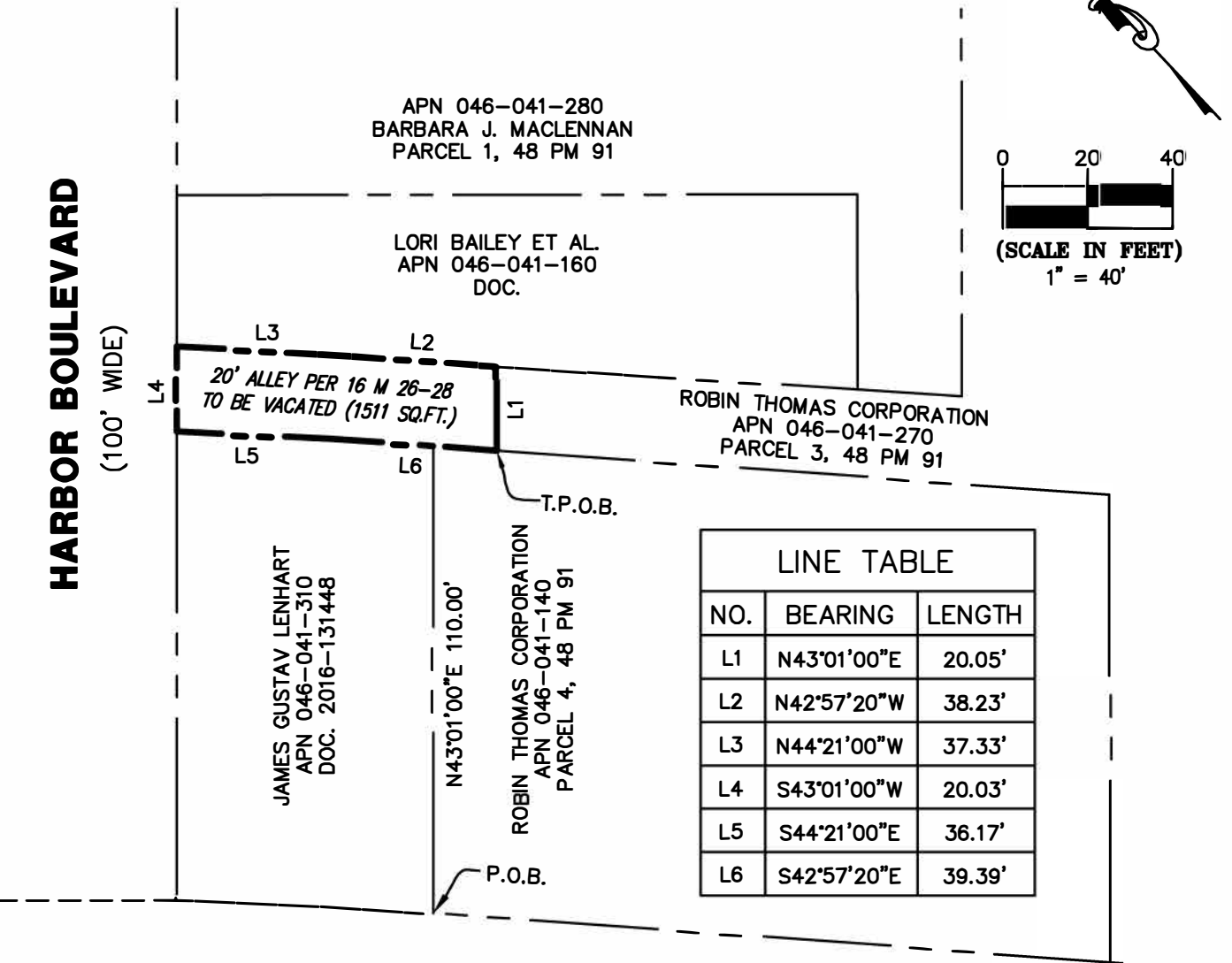
EXHIBIT B



David Darling

REFERENCES

- ()R1 RECORD PER PARCEL MAP RECORDED IN BOOK 48 ON PAGE 91, SAN MATEO COUNTY RECORDS.
- ()R2 RECORD PER RECORD OF SURVEY RECORDED IN BOOK 23 ON PAGE 62.
- ()R3 RECORD PER GRANT DEED, DOC. 2016-131448.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N43°01'00"E	20.05'
L2	N42°57'20"W	38.23'
L3	N44°21'00"W	37.33'
L4	S43°01'00"W	20.03'
L5	S44°21'00"E	36.17'
L6	S42°57'20"E	39.39'

OLD COUNTY ROAD (WIDTH VARIES)

K: \2020\202096_OLD_COUNTY\SUR\DWG\EASEMENTS\VACATION\202096_VACATION_PLAT.DWG

EXHIBIT "B"
 PLAT TO ACCOMPANY
 LEGAL DESCRIPTION



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9100
 www.bkf.com

Subject VACATION OF ALLEY, 20' WIDE
COUNTY OF SAN MATEO
 Job No. 20202096
 By KMD Date 07-01-2022 Chkd. DSD
 SHEET 1 OF 1