

RECORDING REQUESTED BY  
County of San Mateo  
Parcel No. 047-311-080 (Portion of)

WHEN RECORDED MAIL TO:  
Real Property Services  
County of San Mateo  
555 County Center, 4<sup>th</sup> Floor  
Redwood City, CA 94063

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Exempt from recording fees – Government entity exempt under G.C. §6103

## **GRANT OF PUBLIC ACCESS EASEMENT**

### **THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:**

The undersigned declares that this Grant Deed of Easement is exempt from Recording Fees pursuant to California Government Code section 27383 and exempt from Documentary Transfer Tax pursuant to California Revenue and Taxation Code section 11922.

**FOR A VALUABLE CONSIDERATION**, receipt of which is hereby acknowledged, Big Wave LLC, a California limited liability company (Grantor) grants to the County of San Mateo, a political subdivision of the State of California (Grantee), the following, non-exclusive perpetual easement upon, over and under that certain real property situated within that unincorporated County of San Mateo, State of California as more particularly described in Exhibit A and shown on Exhibit B, attached hereto and incorporated herein by reference ("Easement Area"). The Easement Area shall be used for the purpose of a public access easement and shall be kept free and clear of obstructions, buildings, or structures of any kind that would interfere with Grantee's use of the Easement Area.

All costs and expenses associated with the improvement, repair, modification, maintenance, or restoration of the Easement Area shall be the sole responsibility of the Grantor.

The Grantor shall indemnify, defend, and hold harmless the Grantee, and the Grantee's successors and assigns, from and against any and all claims, liabilities, damages, losses, and costs arising out of or related to any work performed by the Grantor, its employees, contractors, subcontractors, or agents within the Easement Area.

The provisions of this Grant of Public Access Easement are intended to and will run with the land in perpetuity, and will bind, be a charge upon and inure to the benefit of the Grantor and Grantee, their respective successors and assigns.

**IN WITNESS WHEREOF**, the Grantor hereto has executed this Grant of Public Easement this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

"GRANTOR":

BIG WAVE, LLC, a California limited liability company

BY: \_\_\_\_\_  
Jeffrey Peck  
Managing Member  
(Notary acknowledgement required)

# EXHIBIT A

## LEGAL DESCRIPTION PUBLIC ACCESS EASEMENT

### PORTION of the LANDS of BIG WAVE, LLC UNINCORPORATED SAN MATEO COUNTY, CALIFORNIA

All that certain real property situate in the unincorporated County of San Mateo, State of California, being a portion of the lands of Big Wave, LLC, as described in the Grant Deed recorded on October 23, 2002, in Document Number 2002-214504 of Official Records in the Office of the Recorder of said County and State, said lands also being Lot 1 as shown on that Subdivision Map No. 945 filed on April 30, 2020, in Volume 142 of Maps at Pages 71 through 73, records of said County; and being more particularly described as follows:

COMMENCING at the most northerly corner of said Lot 1:

Thence along the northeasterly line of said Lot 1, also being the southwesterly line of Airport Street as shown on said Map, South 43°00'00" East, 239.53 feet and South 47°00'00" West, 13.00 feet to the **POINT OF BEGINNING**, said point lying on the southwesterly line of a 13-foot-wide public access easement as shown on said Map;

Thence along said line of said public access easement South 43°00'00" East, 138.51 feet;

Thence leaving said line of said public access easement, South 47°00'00" West, 43.00 feet;

Thence North 43°00'00" West, 44.51 feet;

Thence South 47°00'00" West, 18.00 feet;

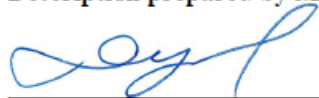
Thence North 43°00'00" West, 94.00 feet;

Thence North 47°00'00" East, 61.00 feet to the **POINT OF BEGINNING**.

Containing an area of 7,648 square feet, more or less;

As shown on the plat attached hereto and made a part hereof.

Description prepared by MacLeod and Associates, Inc.



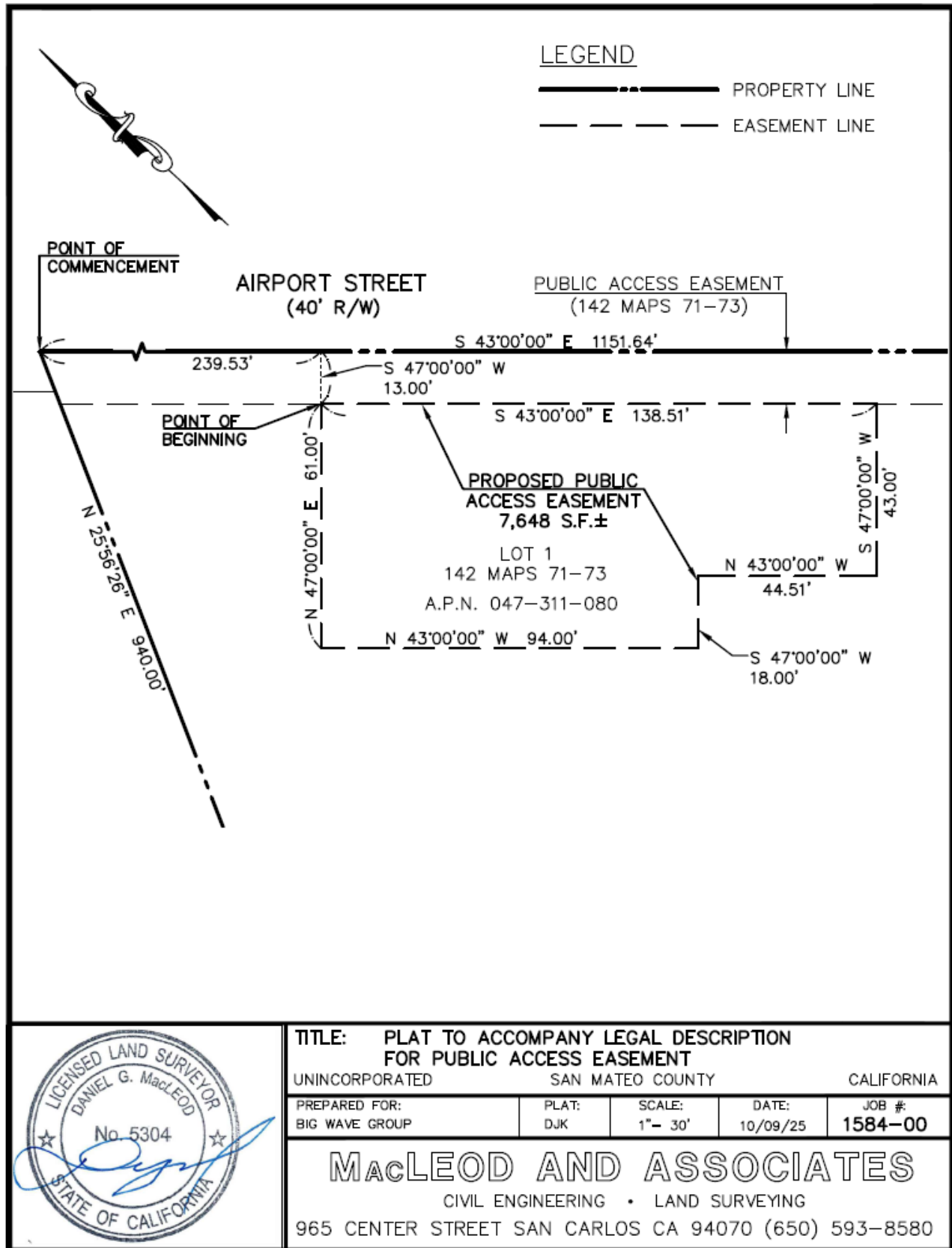
Daniel G. MacLeod

L.S. 5304

October 9, 2025  
Date



# EXHIBIT B



## TITLE: PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PUBLIC ACCESS EASEMENT

UNINCORPORATED

SAN MATEO COUNTY

CALIFORNIA

PREPARED FOR:  
BIG WAVE GROUP

PLAT:  
DJK

SCALE:  
1"= 30'

DATE:  
10/09/25

JOB #:  
1584-00

### MacLEOD AND ASSOCIATES

CIVIL ENGINEERING • LAND SURVEYING

965 CENTER STREET SAN CARLOS CA 94070 (650) 593-8580

## 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)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SAN MATEO: SS.

THIS IS TO CERTIFY that the interest in real property conveyed by the Grant of Public Access Easement dated \_\_\_\_\_, 2025, by Big Wave, LLC, a California limited liability company, as Grantor, to County of San Mateo, a political subdivision of the State of California, as Grantee, is hereby accepted by order of the Board of Supervisors of the County of San Mateo on \_\_\_\_\_ 2026, pursuant to authority conferred by resolution number \_\_\_\_\_ of the Board of Supervisors of the County of San Mateo adopted on \_\_\_\_\_ 2026, and the County of San Mateo consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal.

this \_\_\_\_\_ day of \_\_\_\_\_, 2026

COUNTY OF SAN MATEO

By: \_\_\_\_\_  
Michael P. Callagy  
County Executive Officer