

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

Escrow No. FLNP-0042000646
APNs: 068-211-020 (portion)
Property Address: 900 Fallen Leaf Way, Redwood City, CA 94062

DEED OF EASEMENT AND DEDICATION

THIS DEED OF EASEMENT AND DEDICATION is made this 4th day of July, 2020, BETWEEN

JEFFERSON 10 INVESTORS LP, a California limited partnership, (hereinafter referred to as "Grantor"), AND

EMERALD LAKE HEIGHTS SEWER MAINTENANCE DISTRICT, a special district (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 068-211-020, and also known as 900 Fallen Leaf Way, Redwood City, California (hereinafter the "Property"); and

WHEREAS, certain sanitary sewer lines, pipes, manholes and other appurtenances were installed and constructed over, under, upon and through a portion of the Property in accordance with specifications of Grantee (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 unincorporated 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"); together with the perpetual right of ingress to and egress from said New Sanitary Sewer Easement Area over, under, upon and across at any time without notification all that real property situated in unincorporated County of San Mateo, State of California, described and shown in **EXHIBITS "C" (legal description) and "D" (plat) attached hereto and made a part hereof** (the "New Sanitary Sewer Access 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. Grantor hereby grants and conveys to Grantee a permanent, non-exclusive access easement and right of ingress to and egress from the Property (the “New Sanitary Sewer Access Easement”) for the purposes of maintaining the Sewer Facilities. The New Sanitary Sewer Access Easement is limited to ingress and egress only and shall not be used to extend the New Sanitary Sewer Easement in any manner without the prior written consent of Grantor.
5. Any use of the New Sanitary Sewer Easement Area or New Sanitary Sewer Access 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 Access Easement Area or 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 or New Sanitary Sewer Access Easement Area by the Grantor. For such approval, the Grantor shall contact the Grantee, or successor. Any use within the New Sanitary Sewer Easement Area or New Sanitary Sewer Access 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 or New

Sanitary Sewer Access 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 or New Sanitary Sewer Access Easement Area.

6. 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:

JEFFERSON 10 INVESTORS LP,
a California limited partnership

By: Edenbridge Land and Cattle LLC,
a California limited liability company
Its: General Partner

By:  _____

Print Name: Patrick J. Geary
Title: Managing Member

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 July 14, 2020, before me, Melisa Marie Wade, Notary Public
(insert name and title of the officer)

personally appeared - Patrick J. Geary,
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 DEED OF EASEMENT AND DEDICATION dated _____, 2020, from JEFFERSON 10 INVESTORS LP, a California limited partnership, as Grantor, to EMERALD LAKE HEIGHTS 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 Emerald Lake Heights Sewer Maintenance District on _____, 2020, pursuant to authority conferred by resolution adopted on _____, 2020, and the Emerald Lake Heights Sewer Maintenance District consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

EMERALD LAKE HEIGHTS SEWER MAINTENANCE DISTRICT

By: _____
Michael P. Callagy, County Manager/
Clerk of the Board of Supervisors

**EXHIBIT A
LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

All that certain real property situate in the unincorporated County of San Mateo, State of California, being a portion of Parcel One of the lands of Jefferson 10 Investors LP as described in the grant deed recorded June 6, 2018, as Document Number 2018-043844, Official Records of the County Recorder of said County and State; said portion of Parcel One being more particularly described as follows:

BEGINNING at a point on the easterly boundary line of said Parcel One, distant thereon South 19°54'15" East, 135.04 feet from the easterly corner of said Parcel One;

Thence along said boundary line South 19°54'15" East, 0.58 feet to the northeasterly corner of the County of San Mateo sanitary sewer easement described as Parcel 5-2107-2 in the grant deed recorded November 22, 1983, as Document Number 83129756, said Official Records;


Thence along the northerly line of said County sanitary sewer easement North 71°16'37" West, 10.76 feet to the southeasterly corner of the County of San Mateo sanitary sewer easement described in the grant deed recorded July 16, 1984, as Document Number 84077422, said Official Records;

Thence along the easterly line of last said easement North 31°42'37" West, 12.36 feet;

Thence leaving said easterly line South 51°30'31" East, 21.57 feet to the POINT OF BEGINNING.

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

Description prepared by MacLeod and Associates, Inc.



Daniel G. MacLeod **L.S. 5304**

 JUNE 9, 2020
Date



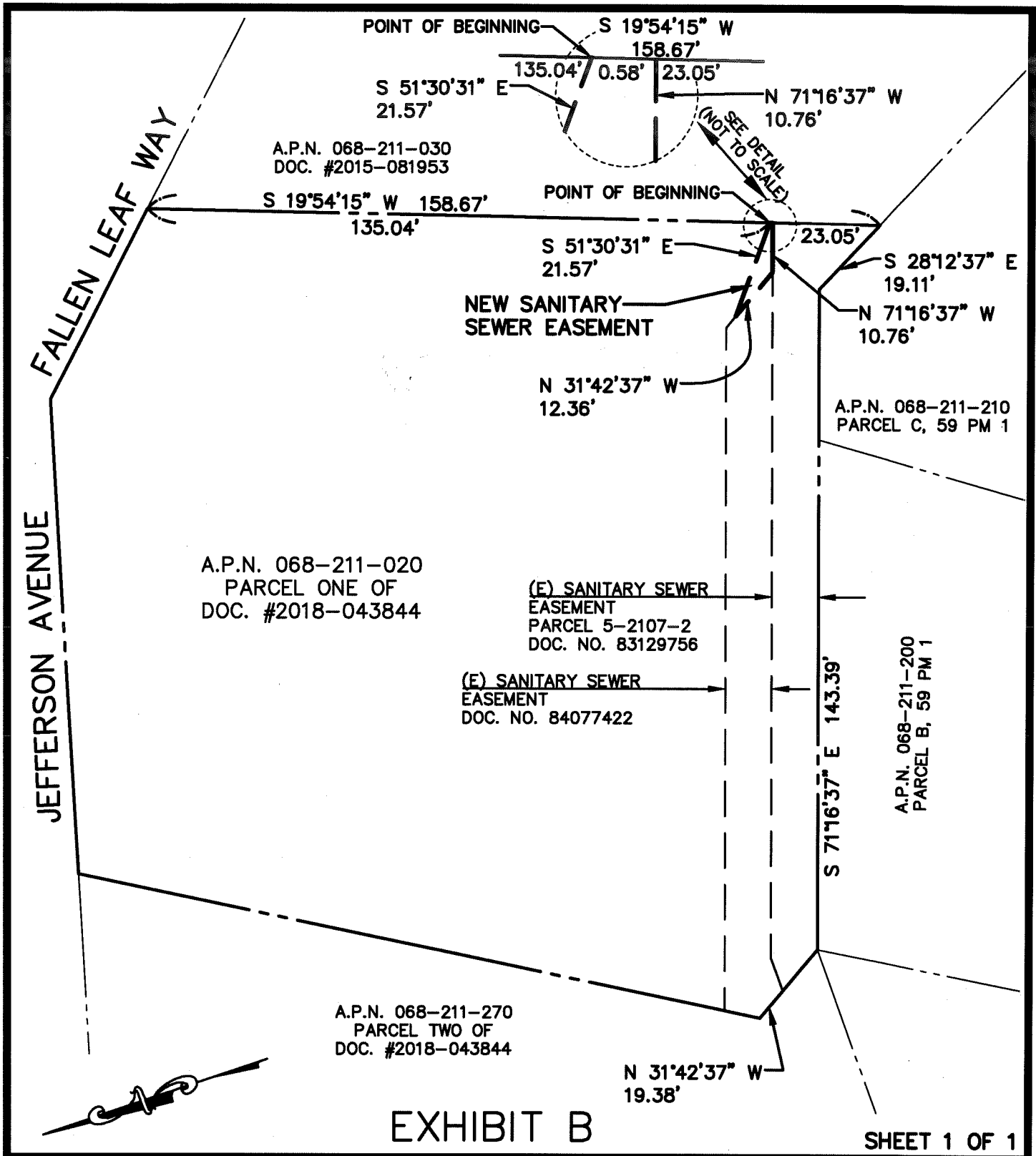


EXHIBIT B

SHEET 1 OF 1



**TITLE: PLAT TO ACCOMPANY LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: EDENBRIDGE HOMES	PLAT: DJK	CHECKED: DGM	SCALE: 1" = 30'	DATE: 06/09/20	JOB #: 3044-08
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MACLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET SAN CARLOS CA 94070 (650) 593-8580

**EXHIBIT C
LEGAL DESCRIPTION
SANITARY SEWER ACCESS EASEMENT**

All that certain real property situate in the unincorporated County of San Mateo, State of California, being a portion of Parcel One of the lands of Jefferson 10 Investors LP as described in the grant deed recorded June 6, 2018, as Document Number 2018-043844, Official Records of the County Recorder of said County and State; said portion of Parcel One being more particularly described as follows:

BEGINNING at the easterly corner of said Parcel One;

Thence along the easterly boundary line of said Parcel One South 19°54'15" West, 116.80 feet;

Thence leaving said boundary line South 52°17'49" West, 17.80 feet;

Thence North 51°30'31" West, 11.51 feet to the easterly line of the County of San Mateo sanitary sewer easement described in the grant deed recorded July 16, 1984, as Document Number 84077422, said Official Records;

Thence along said easterly line North 31°42'37" West, 3.34 feet to the northeasterly corner of said easement;

Thence North 52°17'49" East, 11.78 feet to the beginning of a tangent curve to the left having a radius of 14.50 feet;

Thence northeasterly along said curve through a central angle of 32°23'34" a distance of 8.20 feet;

Thence tangent from said curve North 19°54'15" East, 23.33 feet;

Thence North 70°05'45" West, 3.50 feet;

Thence North 19°54'15" East, 93.73 feet to the northeasterly boundary line of said Parcel One;

Thence along said boundary line South 44°18'45" East, 19.99 feet to the POINT OF BEGINNING.

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

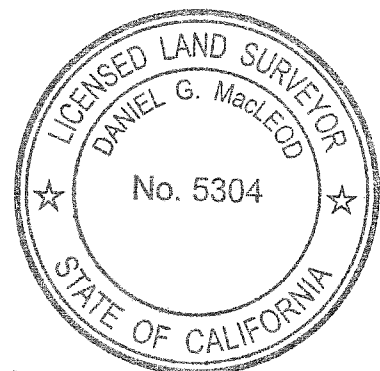
Description prepared by MacLeod and Associates, Inc.

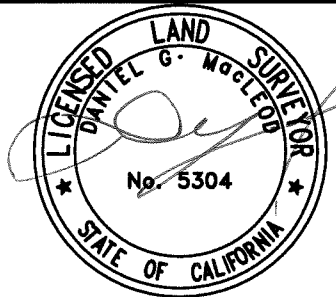
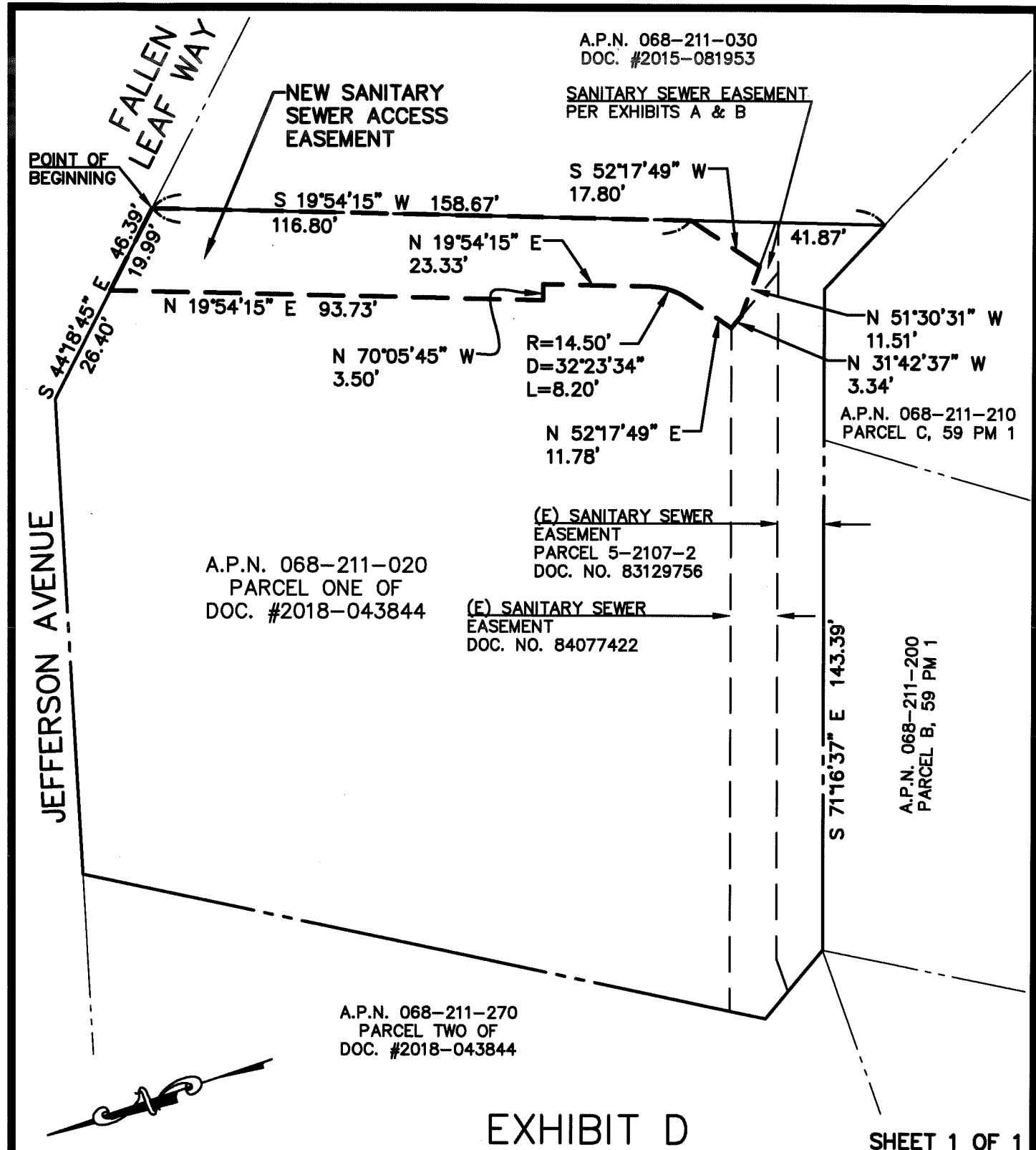


Daniel G. MacLeod

L.S. 5304 **Date**

JUNE 9, 2020





TITLE: PLAT TO ACCOMPANY LEGAL DESCRIPTION
SANITARY SEWER ACCESS EASEMENT
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: EDENBRIDGE HOMES	PLAT: DJK	CHECKED: DGM	SCALE: 1" = 30'	DATE: 06/09/20	JOB #: 3044-08
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