COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: September 21, 2023

- **TO:** Zoning Hearing Officer
- **FROM:** Planning Staff
- **SUBJECT:** Consideration of a Coastal Development Permit and two (2) Certificates of Compliance (Type B), pursuant to Section 6328.4 of the Zoning Regulations and Section 7134.2 of the San Mateo County Subdivision Regulations, respectively, to legalize adjoining separate parcels, including APN 036-132-270 (Approx. 0.5 acres) and APN 036-134-060 (Approx. 0.21 acres), located along San Pedro Mountain Road in the unincorporated Montara area of San Mateo County. The project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Zoning Hearing Officer determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15305.

County File Number: PLN 2022-00345 (Navarro)

PROPOSAL

The applicant requests two (2) Certificates of Compliance Type B (CoC Type B) for 2 Properties: 1) APNs 036-132-270 and 2) APN 036-134-060 located along San Pedro Mountain Road in the unincorporated Montara area. The properties are associated with a developed parcel at 825 San Pedro Mountain Road (APN 036-132-250) which qualifies for a Certificate of Compliance Type A due to approved 1974 building permit for a new residence on this parcel.

RECOMMENDATION

That the Zoning Hearing Officer approve the Coastal Development Permit and two (2) Certificates of Compliance (Type B), County File Number PLN 2022-00345, based on and subject to the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Senior Planner, cleung@smcgov.org

Applicant: Aida Navarro, owner's representative

Owner: Salvador Navarro Trust

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcels and a notice for the hearing was posted in a newspaper (San Mateo Times and Half Moon Bay Review) of general public circulation.

Location: San Pedro Mountain Road, Montara

APN(s) and Size(s): APN 036-132-270 (Approx. 0.5 acres) and APN 036-134-060 (Approx. 0.21 acres).

Existing Zoning: RM-CZ/DR/CD

General Plan Designation: Residential, Very Low Density Residential; Rural

Local Coastal Plan Designation: Very Low Density Residential

Sphere-of-Influence: None; Rural

Williamson Act: N/A; Parcels are not subject to a Williamson Act contract(s)

Existing Land Use: Primarily undeveloped area (formerly used to grow flowers). A cottage with an unpermitted dwelling unit is located on a shared lot line of APN 036-132-270 and APN 036-132-250.

Water Supply & Sewage Disposal: The cottage is connected to Montara Water and Sanitary District (MWSD) for sewer and water service; Parcels are in MWSD's service area.

Flood Zone: Zone X, Area of Minimal Flood Hazard; FEMA FIRM Panel: 06081C0117F, Effective Date: 08-02-2017

Environmental Evaluation: Section 15305 (*Minor Alterations in Land Use Limitations*), Class 5, of the CEQA Guidelines, consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

Setting: The parcels are rural in nature, with an average slope of 15 percent. APN 036-132-270 is accessible from San Pedro Mountain Road and APN 036-134-060 is indirectly accessible via a dirt road that runs through APNs 036-132-250 and 036-132-270. APN 036-132-250 is developed with a single-family residence and various residential and agricultural outbuildings. The parcels are somewhat forested with several eucalyptus trees.

Chronology:

<u>Date</u>		Action
June 9, 1950	-	APN 036-134-060 (Approx. 0.21 acres) conveyed by deed.
1974	-	Building Permit approved for house on APN 036-132-250. This parcel qualifies for a Certificate of Compliance Type A due to issuance of building permit for a residence by the County.
December 14, 1978	-	APN 036-132-270 (Approx. 0.5 acres) conveyed by deed.
1992	-	Violation case (VIO92-0200) opened for the unpermitted conversion of an agricultural building (cottage) into a residential use. The converted buildings are no longer being used for residential purposes.
2000	-	Owners applied for a Coastal Development Permit and Use Permit in order to legalize additional unit(s) as Farm Labor Housing. Based on a site inspection performed on May 15, 2006, staff observed 2 unpermitted units located under the deck of the main house on APN 036-132-250 and a dwelling unit within the cottage.
		Application was withdrawn by the owner on May 22, 2006, as on-site agricultural operation had ceased and additional dwelling units could not be legalized as second units, as second units are not allowed ion the RM-CZ Zoning District. Subsequently, the unpermitted dwelling units were vacated.
2008	-	County staff opens violation case (VIO2008-00030) for potential unpermitted road grading. Staff closes case upon finding that the road was not new and that the work being done involved road maintenance activities.
2011	-	County staff opens violation case (VIO2011-000037) for unpermitted signs related to operation of an on-site plant nursery. Staff closes case upon finding that the signs were removed by the owner.
2013	-	County staff opens violation case (VIO2013-00021) for unpermitted dumping and grading. Staff closes case upon finding that the work performed, including importation of sand and crushed rock, was exempt from permits.

2017	-	Owners applied for a Coastal Development Permit and Use Permit in order to legalize additional dwelling unit(s) as Farm Labor Housing. However, a Certificate of Compliance is required prior to issuance of development permits.
November 16, 2022	-	Application received by the County. The cottage could be allowed as a primary residence if APN 036-132-270 is confirmed by the County as a legal parcel through a COC process.
June 21, 2023	-	Application deemed complete.
July 13, 2023	-	Site visit
September 21, 2023	-	Zoning Hearing Officer meeting

DISCUSSION

A. <u>KEY ISSUES</u>

1. <u>Conformance with the County General Plan</u>

The subject parcels are designated as rural land for Residential, Very Low-Density Residential land use and located immediately north of the Montara urban-rural boundary. Location criteria for the Very Low-Density Residential land use designation include "substantially divided to densities of approximately 1 d.u./5 acres (or 0.2 d.u./acre), or slightly above 5 acres." Should APN 036-132-270 (Approx. 0.5 acres) become developed with 1 dwelling unit, the resulting density would be 2 d.u./acre. Should APN 036-134-060 (Approx. 0.21 acres) become developed with 1 dwelling unit, the resulting density would be 4.76 d.u./acre. While the resulting density from this project would exceed the density of the Very Low-Density Residential land use designation, the project would legalize parcels that have already been created by a deed transaction, as described in Section 4 of this report.

Policy 9.24 (Determining Appropriate Development Densities for the Rural Lands) calls for the County to determine allowable densities for each individual parcel in the rural lands, through an analysis of resources, hazards, availability of services, and land use patterns, including but not limited to: (1) the presence of productive soil resources; (2) the presence of geotechnical, fire, and flooding hazards; (3) the degree of slope and slope stability; (4) the adequacy of access to all weather roads; (5) the presence of agricultural preserve or other contracts limiting the intensity of use on the parcel; (6) the presence of scenic corridors or other public recreational facilities; (7) the presence of sensitive habitats and/or threatened or endangered species; or (8) other factors which could affect the use of the

rural lands. The parcels do not contain prime soils; are not located in a geologic hazard, fire, or flood zone; have an approximately 15% slope; are accessible directly or indirectly from San Pedro Mountain Road (a County maintained road); and are located in the Cabrillo Highway County Scenic Corridor. The properties are located in an area adjoining the mapped eastern extent of the Farallone Creek, but the end of creek now appears to be located approximately 630 feet south of the property (at 920 Aspen Street, Montara).

2. <u>Conformance with the Local Coastal Program</u>

Locating and Planning New Development Component

Policy 1.29 (Legalizing Parcels) requires a Coastal Development Permit (CDP) when issuing CoCs (Type B) to legalize parcels. The applicant has submitted two applications, along with the appropriate fees, for said permits. Policy 1.30 provides standards for review when legalizing parcels. On undeveloped parcels created before Proposition 20 (effective date January 1, 1973), it must be determined that the parcel configuration will not have any substantial adverse impacts on coastal resources, in conformance with the standards of review of the Coastal Development District regulations. Permits to legalize this type of parcel shall be conditioned to maximize consistency with LCP resource protection policies. There is no evidence or reason to believe that the proposed parcel legalization would result in development impacting coastal resources, as the parcels do not contain prime soils; are not located in a geologic hazard, fire, or flood zone; have an approximately 15% slope; and are accessible directly or indirectly from San Pedro Mountain Road (a County maintained road). The parcels are located in the Cabrillo Highway County Scenic Corridor. Conditions 3 and 4 require the recordation of access easements to ensure adequate road access to the subject parcels, conformance of development with current zoning standards, and conformance of development with LCP policies pertaining to sensitive habitats and visual resources.

Legalization of the subject parcels must conform to the LCP's "Locating and Planning New Development" component including policies addressed in Policy 1.5 *(Land Uses and Development Densities in Urban Areas)* incorporating the adopted Montara-Moss Beach-El Granada Community Plan into the Land Use Plan. As discussed later in this report, future development of the parcels with single-family homes would require Resource Management and Coastal Development permits and compliance with the General Plan and LCP.

3. <u>Conformance with the Zoning Regulations</u>

a. <u>Conformance with RM-CZ Zoning District Development Standards</u>

The Resource Management-Coastal Zone (RM-CZ) Zoning District does not have a minimum parcel size. As required by Conditions 3 and 4 and County regulations, future development of the parcels with single-family homes would require Resource Management and Coastal Development permits and such development would be subject to the Development Review Criteria contained in Chapter 36.A.2 of the Zoning Regulations.

4. <u>Conformance with the Subdivision Regulations</u>

Section 7134 (*Legalization of Parcels; Certificates of Compliance*) of the Subdivision Regulations requires that prior to development approvals or permits, including Resource Management district permits, the issuance of a Certificate of Compliance confirming a parcel's legal status be obtained.

Section 7134 allows for either a CoC (Type A) or CoC (Type B) to resolve and confirm a parcel's legality. As such, to qualify for a CoC (Type A) (pursuant to Section 7134.1), it must be confirmed that the lots comprising the subject project parcel were conveyed separately from any surrounding lots prior to the County's adoption of its first Subdivision Ordinance in July 1945. If such conveyance is confirmed to have occurred after that date, a CoC (Type B) (pursuant to Section 7134.2) shall be required, as is the case with this application.

APN: 036-134-060 is described as:

ALL THAT PORTION OF LOTS 1, 2, 3, 4 AND 27 IN BLOCK 7, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "SECOND ADDITION TO MONTARA, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON AUGUST 4, 1908, IN BOOK 6 OF MAPS AT PAGE 28...

APN: 036-132-270 is described as:

THAT PORTION OF THE LANDS CONVEYED TO MARIA PFEIFER, A WIDOW, BY THAT CERTAIN DEED RECORDED ON MAY 24, 1973 IN BOOK 6395 OF OFFICIAL RECORDS AT PAGE 553 (FILE NO. 37594-AG), RECORDS OF SAN MATEO COUNTY, CALIFORNIA... APN 036-134-060 was the conveyed along with neighboring parcel(s) until June 9, 1950, when it was conveyed separately from adjacent lots, thus requiring the CoC (Type B).

APN 036-132-270 was the conveyed along with neighboring parcel(s) until December 14, 1978, when it was conveyed separately from adjacent lots, thus requiring the CoC (Type B).

Section 7134.2.c allows for the approval and recordation of a CoC subject to a public hearing and the imposition of conditions of approval to ensure that development on the parcel complies with public health and safety standards.

Regarding conditions of approval, Section 7134.2.c(a), of the County Subdivision Ordinance, states that the Community Development Director may impose any conditions which would have been applicable to any development on the property. Regarding, water and sanitary sewer services, these services are available to both parcels and there are no improvement conditions necessary to require prior to recording a Certificate of Compliance document.

The proposed CoCs would not affect the existing Caltrans Drainage and Slope Easement (see map included in Attachment E) over eastern portion of APN 036-134-060. A similar easement exists on APN 036-132-250, which is not a part of the subject applications.

The 3 parcels owned by the owner are interdependent in terms of road access and building access. Each parcel is required to have a legal means of road access via public or private road. Building shall be located on a singular parcel. Interdependencies will need to be resolved in compliance with the timing indicated below:

Building Access and Zoning Compliance

Future conveyance of the Property shall be preceded by resolution of the non-conforming building (cottage) on property shared line with APN 036-132-250, such that the building is compliant with current zoning requirements, including location of the building relative to minimum building setbacks from property lines.

Road Access

For APN 036-132-270, it should be noted that Carlos Dominguez (Project Surveyor) has verified that the private road leading to 725 San Pedro Mountain Road does not cross onto the subject parcel. No private access easement is needed.

Required Access Easement for APN 036-132-270:

 The parcel can only be accessed from San Pedro Mountain Road via a dirt road that runs through APN 036-132-250 (parcel is in common ownership with the subject parcel; see survey map in Attachment C). Condition 4.b requires that future conveyance of this property shall be preceded by imposition of easement for access to subject property across off-site parcel(s).

Required Access Easement for APN 036-134-060:

• Direct road access to the parcel does not currently exist, where the parcel can only be accessed indirectly from a dirt road that runs through APNs 036-132-250 and 036-132-270 (parcels in common ownership with the subject parcel), with an entry point from San Pedro Mountain Road. As currently constructed, road terminates on APN 036-132-270 prior to reaching the property. Condition 3.a requires that future conveyance of this property shall be preceded by imposition of easement for access to subject property across off-site parcel(s).

B. <u>ALTERNATIVES</u>

The County cannot deny the CoCs but may choose to adopt modified conditions.

C. ENVIRONMENTAL REVIEW

Section 15305 (*Minor Alterations in Land Use Limitations*), Class 5, of the CEQA Guidelines, consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The average slope of the parcels is approximately 15 percent. The project would legalize parcels that have already been created by a deed transaction.

D. <u>REVIEWING AGENCIES</u>

County Attorney's Office County Surveyor

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. APN Map and Survey Map
- D. Deeds

E. Map of CalTrans Drainage and Slope Easements on APNs 036-132-270 and 036-134-060

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County of San Mateo Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2022-00345 Hearing Date: September 21, 2023

Prepared By: Camille Leung, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the proposed project is categorically exempt pursuant to Section 15305 (Minor Alterations in Land Use Limitations), Class 5, of the CEQA Guidelines, which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

Regarding the Coastal Development Permit, Find:

- 2. That the project, as described in the application and accompanying materials required by the Zoning Regulations, Section 6328.4, and as conditioned in accordance with Section 6328.14, conforms with the applicable policies and required findings of the San Mateo County Local Coastal Program (LCP). Specifically, the project complies with policies regarding parcel legalization.
- 3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
- 4. That the number of building permits for the construction of single-family residences issued in the calendar year does not exceed the limitations of LCP Policies 1.23 and 1.24. No building permits are needed for the subject proposal.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

- 1. The project shall be constructed in compliance with the plans approved by the Zoning Hearing Officer on September 21, 2023.
- 2. The Coastal Development Permit approval shall be valid for two (2) years from the date of final approval in which time the Certificates of Compliance (Type B) with the County Recorder's Office, as required to establish the legality of APN 036-132-270 and APN 036-134-060, shall be recorded.
- 3. Requirements applying to APN 036-134-060:
 - a. Road access to the parcel does not currently exist, where the parcel can only be accessed indirectly from a dirt road that runs through APNs 036-132-250 and 036-132-270 (parcels in common ownership with the subject parcel), with an entry point from San Pedro Mountain Road. Future conveyance of this property shall be preceded by imposition of an easement for direct access to the subject property across off-site parcel(s). The access easement shall be recorded at the time of sale.
 - b. Prior to issuance of County permits for development on APN 036-134-060, the applicant shall demonstrate how the access road will be made to comply with current fire and road standards.
 - c. Future development of the parcels with single-family homes would require Resource Management and Coastal Development permits and compliance with the General Plan and LCP, including policies pertaining to sensitive habitats and visual resources.
- 4. Requirements applying to APN 036-132-270:
 - a. Future conveyance of this property shall be preceded by resolution of the non-conforming building (cottage) on the property shared line with APN 036-132-250, such that the building is compliant with current zoning requirements, including location of the building relative to minimum building setbacks from property lines.
 - b. Future conveyance of this property shall be preceded by imposition of an easement for access to subject property across off-site parcel(s). The access easement shall be recorded at the time of sale.
 - c. Prior to issuance of County permits for development on APN 036-132-270, the applicant shall demonstrate how the road will be made to comply with current fire and road standards.

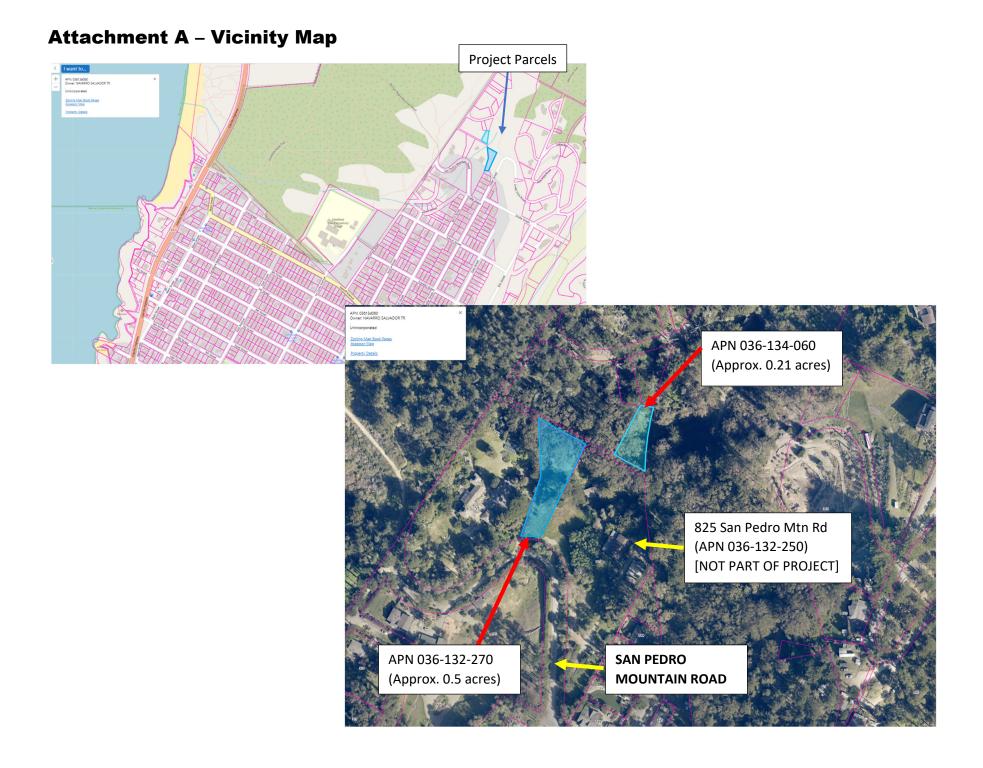
- d. Future development of the parcels with single-family homes would require Resource Management and Coastal Development permits and compliance with the General Plan and LCP, including policies pertaining to sensitive habitats and visual resources.
- 5. Prior to the issuance of permit(s) for any development on each parcel, the owner shall work with the Project Planner to record a Certificate of Compliance (Type B) for APNs 036-132-270 and APN 036-134-060 with the County Recorder's Office, as required to establish the legality of each parcel.

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ATTACHMENT B



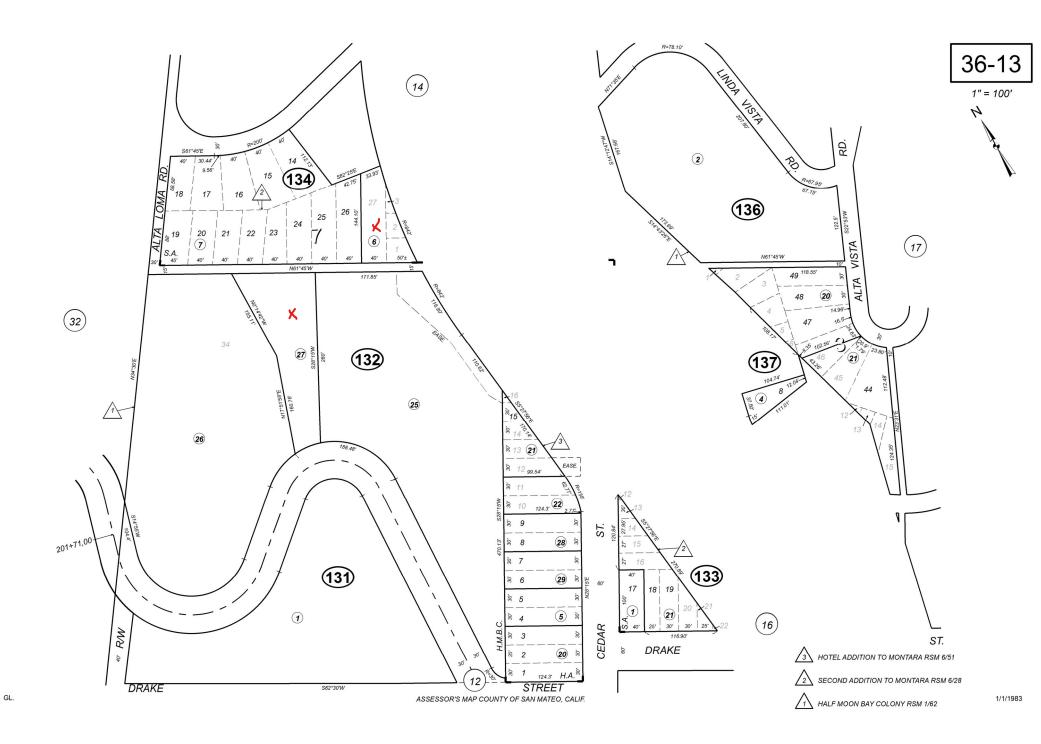
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



ATTACHMENT C



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT





ATTACHMENT D



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55915-22-01977

Amount of Liability: \$1,000.00

Date of Guarantee: October 21, 2022 at 12:00 AM

Fee: \$600.00

SCHEDULE A

- 1. Name of Assured: The Navarro Marital Trust 1999
- 2. The Land referred to in this Guarantee is described as follows:

PARCEL ONE:

PORTION OF LOT 54, AS SHOWN ON THAT CERTAIN MAP ENTITLED "HALF MOON BAY COLONY BEING A PORTION OF RANCHO CORRAL DE TIERRA PALOMARES, SAN MATEO CO. CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 3, 1879 IN BOOK "D" OF MAPS AT PAGE 5 AND COPIES INTO BOOK 1 OF MAPS AT PAGE 62, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 54, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 22 AS SAID LOT IS SHOWN ON THE MAR ENTITLED "MAP OF THE HOTEL ADDITION TO MONTARA BEING A PART OF LOT 54 OF THE HALF MOON BAY COLONY TRACT SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO ON DECEMBER 21, 1908 IN BOOK 6 OF MAPS AT PAGE 51; THENCE FROM SAID POINT OF BEGINNING, SOUTH WESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22 AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 28' 51" WEST TO THE NORTHEASTERLY LINE OF A STRIP OF LAND 60 FEET WIDE AS CONVEYED TO THE COUNTY OF SAN MATEO, BY DEED DATED MARCH 6, 1914 AND RECORDED MARCH 19, 1914 IN BOOK 234 OF DEEDS PAGE 155, RECORDS OF SAN MATEO COUNTY; THENCE ALONG SAID LINE IN A NORTHWESTERLY AND WESTERLY DIRECTION TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE LANDS CONVEYED IN THE DEED FROM RUDOLF PFEIFER AND MARIA PFEIFER, HIS WIFE TO THE DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA, DATED FEBRUARY 27, 1953 AND RECORDED MARCH 4, 1953 IN BOOK 2377 OFFICIAL RECORDS OF SAN MATEO COUNTY. PAGE 207.: THENCE LEAVING SAID NORTHEASTERLY LINE OF SAID 60 FOOT STRIP, NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS CONVEYED TO THE DEPARTMENT OF VETERANS AFFAIRS, NORTH 28 DEGREES 15 MINUTES EAST 280 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF SAID LOT 54; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 61 DEGREES, 45 MINUTES EAST 296 FEET MORE OR LESS TO THE POINT OF BEGINNING

EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 9, 1973 IN BOOK 6322 OFFICIAL RECORDS, PAGE 289 (2597-AG).

APN: 036-132-250

PARCEL TWO:

THAT PORTION OF THE LANDS CONVEYED TO MARIA PFEIFER, A WIDOW, BY THAT CERTAIN DEED RECORDED ON MAY 24, 1973 IN BOOK 6395 OF OFFICIAL RECORDS AT PAGE 553 (FILE NO. 37594-AG), RECORDS OF SAN MATEO COUNTY, CALIFORNIA, LYING EASTERLY OF THE FOLLOWING

DESCRIBED LINE:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN CENTERLINE COURSE DESCRIBED AS "SOUTH 1° 38-1/2' WEST 341.60 FEET" IN THE DEED TO THE COUNTY OF SAN MATEO. RECORDED ON MARCH 19, 1914 IN BOOK 234 OF DEEDS AT PAGE 155, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE FROM SAID POINT OF BEGINNING AT RIGHT ANGLES TO THE ABOVE REFERRED TO CENTERLINE COURSE, SOUTH 88° 21' 30" EAST 30 FEET TO THE GENERAL NORTHERLY LINE OF THE 60 FOOT WIDE STRIP OF LAND DESCRIBED IN SAID DEED TO THE COUNTY OF SAN MATEO (SAID POINT ON THE GENERAL NORTHERLY LINE OF THE 60' WIDE STRIP BEING MARKED BY A 6" X 6" CONCRETE MONUMENT); THENCE ALONG SAID CURVE TO THE LEFT. TANGENT TO A LINE BEARING NORTH 1° 38' 30" EAST WITH A RADIUS OF 110 FEET, THRU A CENTRAL ANGLE OF 98° 11' 33", AN ARC DISTANCE OF 188.48 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE: THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 17° 51' 58" EAST 160.76 FEET AND THENCE NORTH 0° 14' 42" WEST 155.11 FEET TO THE NORTHEASTERLY LINE OF THE LANDS CONVEYED TO MARIA PFEIFER, A WIDOW, BY THAT CERTAIN DEED RECORDED ON MAY 24, 1973 IN BOOK 6395 OF OFFICIAL RECORDS AT PAGE 553 (FILE NO. 37594-AG). RECORDS OF SAN MATEO COUNTY, CALIFORNIA AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

APN: 036-132-270

PARCEL THREE:

ALL THAT PORTION OF LOTS 1, 2, 3, 4 AND 27 IN BLOCK 7, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "SECOND ADDITION TO MONTARA, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON AUGUST 4, 1908, IN BOOK 6 OF MAPS AT PAGE 28, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 27, DISTANT THEREON, S. 80°44'16" E., 33.93 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 27; THENCE FROM A TANGENT THAT BEARS S. 14°59'44" W., ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 842.00 FEET, THROUGH AN ANGLE OF 12° 30' 22", AN ARC LENGTH OF 183.79 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN 12,469 SQUARE FOOT PARCEL OF LAND DESCRIBED AS PARCEL 1 IN DEED NO. 39888, TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 9, 1973 IN VOLUME 6322, PAGE 289, OFFICIAL RECORDS OF SAID COUNTY.

APN: 036-134-060

PROPERTY ADDRESS: 036-132-250, 036-132-270 & 036-134-060

3. This Guarantee does not cover:

- a. Taxes, assessments, and matters related thereto.
- b. Instruments, proceedings, or other matters which do not specifically describe said Land.
- 4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

SCHEDULE A (Continued)

- a. Salvador Navarro and Aida Luz Navarro, as Trustees of The Navarro Marital Trust 1999 purportedly acquired an estate or interest in the Land pursuant to December 20, 2000 as Instrument No. 2000-161319, 2000-161320 & 2000-161321
- b. Matters affecting the interest described in Paragraph 4a recorded subsequent to January 1, 1970 are shown in Schedule B.

NORTH AMERICAN TITLE COMPANY, INC.

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North American Title Insurance Company

Emilio Fernandez

President



By: ______ Authorized Officer or Agent

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55915-22-01977

Amount of Liability: \$1,000.00

Date of Guarantee: October 21, 2022 at 12:00 AM

Fee: \$600.00

SCHEDULE B

 Deed Grantor: John Joseph Needham Grantee: Rudolph Pfeifer Recorded January 21, 1944 in Book 1092, Page 468

Affects Parcels One and Two .

 Deed Grantor: Ralph C. Mac Arthur, Tax Collector of the County of San Mateo, State of California Grantee: Hugh Murraye Recorded June 9, 1950 as Instrument No. 656311 Vol. 1880, Page 408

Affects Parcel Three .

 Grant Deed Grantor: Rudolf Pfeifer and Maria Pfeifer, his wife Grantee: Department of Veterans Affairs of the State of California Recorded March 4, 1953 as Instrument No. 64299K Vol 2377 Page 207

Affects Parcels One and Two.

 Grant Deed Grantor: Hugh Murraye, a single man also known as H. Murraye Grantee: The State of California Recorded October 4, 1972 as Instrument No. 64631AF Vol 6245 Page 134

Affects Parcel Three .

 Grant Deed Grantor: The Department of Veterans Affairs of the State of California, successor to the Veterans Welfare Board of the State of California Grantee: Maria Pfeifer Recorded May 24, 1973 as Instrument No. 37594AG Vol 6395 Page 553

Affects Parcels One and Two.

 Joint Tenancy Grant Deed Grantor: Maria Rosalia Pfeifer, a widow Grantee: Salvador Navarro and Aida Luz Navarro, his wife as Joint Tenants Recorded Date: illegible as Instrument No. 42605AH Vol 6611 Page 671 Affects Parcel One .

 Grant Deed Grantor: Maria Pfeifer, a widow Grantee: Salvador Navarro and Aida Luz Navarro, husband and wife, as Joint Tenants Recorded December 14, 1978 as Instrument No. 51701AN Vol 7805 Page 1888

Affects parcel Two .

 Director's Deed Grantor: The State of California Grantee: Salvador Navarro and Aida Luz Navarro, his wife, as Joint Tenants Recorded October 8, 1981 as Instrument No. 95173AS

Affects Parcel Three .

9. Grant Deed

Grantor: Salvadore Navarro and Aida Luz Navarro, husband and wife Grantee: Salvador Navarro and Aida Luz Navarro, as Trustees of the Navarro Marital Trust 1999 Recorded December 20, 2000 as Instrument No. 2000-161319

Affects Parcel Two .

10. Grant Deed

Grantor: Salvador Navarro and Aida Luz Navarro, his wife Grantee: Salvador Navarro and Aida Luz Navarro, as Trustees of the Navarro Marital Trust 1999 Recorded December 20, 2000 as Instrument No. 2000-161320

Affects Parcel One .

11. Grant Deed

Grantor: Salvadore Navarro and Auda Luz Navarro, his wife Grantee: Salvador Navarro and Aida Luz Navarro, as Trustees of the Navarro Marital Trust 1999 Recorded December 20, 2000 as Instrument No. 2000-161321

Affects Parcel Three .

CLTA GUARANTEE FORM NO. 6 (06-05-14) CHAIN OF TITLE GUARANTEE

North American Title Insurance Company

Guarantee No.: 55915-22-01977

Amount of Liability: \$1,000.00

Date of Guarantee: October 21, 2022 at 12:00 AM

Fee: \$600.00

EXHIBIT A

The land referred to in this Policy is described as follows:

PARCEL ONE:

PORTION OF LOT 54, AS SHOWN ON THAT CERTAIN MAP ENTITLED "HALF MOON BAY COLONY BEING A PORTION OF RANCHO CORRAL DE TIERRA PALOMARES, SAN MATEO CO. CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 3, 1879 IN BOOK "D" OF MAPS AT PAGE 5 AND COPIES INTO BOOK 1 OF MAPS AT PAGE 62, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 54, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 22 AS SAID LOT IS SHOWN ON THE MAR ENTITLED "MAP OF THE HOTEL ADDITION TO MONTARA BEING A PART OF LOT 54 OF THE HALF MOON BAY COLONY TRACT SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO ON DECEMBER 21, 1908 IN BOOK 6 OF MAPS AT PAGE 51; THENCE FROM SAID POINT OF BEGINNING, SOUTH WESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 22 AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 28' 51" WEST TO THE NORTHEASTERLY LINE OF A STRIP OF LAND 60 FEET WIDE AS CONVEYED TO THE COUNTY OF SAN MATEO, BY DEED DATED MARCH 6, 1914 AND RECORDED MARCH 19, 1914 IN BOOK 234 OF DEEDS PAGE 155, RECORDS OF SAN MATEO COUNTY: THENCE ALONG SAID LINE IN A NORTHWESTERLY AND WESTERLY DIRECTION TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE LANDS CONVEYED IN THE DEED FROM RUDOLF PFEIFER AND MARIA PFEIFER, HIS WIFE TO THE DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA, DATED FEBRUARY 27, 1953 AND RECORDED MARCH 4, 1953 IN BOOK 2377 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 207.; THENCE LEAVING SAID NORTHEASTERLY LINE OF SAID 60 FOOT STRIP, NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS CONVEYED TO THE DEPARTMENT OF VETERANS AFFAIRS. NORTH 28 DEGREES 15 MINUTES EAST 280 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF SAID LOT 54: THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 61 DEGREES. 45 MINUTES EAST 296 FEET MORE OR LESS TO THE POINT OF BEGINNING

EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 9, 1973 IN BOOK 6322 OFFICIAL RECORDS, PAGE 289 (2597-AG).

APN: 036-132-250

PARCEL TWO:

THAT PORTION OF THE LANDS CONVEYED TO MARIA PFEIFER, A WIDOW, BY THAT CERTAIN DEED RECORDED ON MAY 24, 1973 IN BOOK 6395 OF OFFICIAL RECORDS AT PAGE 553 (FILE NO. 37594-AG), RECORDS OF SAN MATEO COUNTY, CALIFORNIA, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN CENTERLINE COURSE DESCRIBED AS "SOUTH 1° 38-1/2' WEST 341.60 FEET" IN THE DEED TO THE COUNTY OF SAN MATEO, RECORDED ON

EXHIBIT A

(Continued)

MARCH 19, 1914 IN BOOK 234 OF DEEDS AT PAGE 155, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; THENCE FROM SAID POINT OF BEGINNING AT RIGHT ANGLES TO THE ABOVE REFERRED TO CENTERLINE COURSE, SOUTH 88° 21' 30" EAST 30 FEET TO THE GENERAL NORTHERLY LINE OF THE 60 FOOT WIDE STRIP OF LAND DESCRIBED IN SAID DEED TO THE COUNTY OF SAN MATEO (SAID POINT ON THE GENERAL NORTHERLY LINE OF THE 60' WIDE STRIP BEING MARKED BY A 6" X 6" CONCRETE MONUMENT); THENCE ALONG SAID CURVE TO THE LEFT, TANGENT TO A LINE BEARING NORTH 1° 38' 30" EAST WITH A RADIUS OF 110 FEET, THRU A CENTRAL ANGLE OF 98° 11' 33", AN ARC DISTANCE OF 188.48 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 17° 51' 58" EAST 160.76 FEET AND THENCE NORTH 0° 14' 42" WEST 155.11 FEET TO THE NORTHEASTERLY LINE OF THE LANDS CONVEYED TO MARIA PFEIFER, A WIDOW, BY THAT CERTAIN DEED RECORDED ON MAY 24, 1973 IN BOOK 6395 OF OFFICIAL RECORDS AT PAGE 553 (FILE NO. 37594-AG), RECORDS OF SAN MATEO COUNTY, CALIFORNIA AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

APN: 036-132-270

PARCEL THREE:

ALL THAT PORTION OF LOTS 1, 2, 3, 4 AND 27 IN BLOCK 7, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "SECOND ADDITION TO MONTARA, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON AUGUST 4, 1908, IN BOOK 6 OF MAPS AT PAGE 28, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 27, DISTANT THEREON, S. 80°44'16" E., 33.93 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 27; THENCE FROM A TANGENT THAT BEARS S. 14°59'44" W., ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 842.00 FEET, THROUGH AN ANGLE OF 12° 30' 22", AN ARC LENGTH OF 183.79 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN 12,469 SQUARE FOOT PARCEL OF LAND DESCRIBED AS PARCEL 1 IN DEED NO. 39888, TO THE STATE OF CALIFORNIA, RECORDED FEBRUARY 9, 1973 IN VOLUME 6322, PAGE 289, OFFICIAL RECORDS OF SAID COUNTY.

APN: 036-134-060

PROPERTY ADDRESS: 036-132-250, 036-132-270 & 036-134-060

Privacy Policy The Doma Family of Companies

FACTS	What does the Doma family of companies do with your po	ersonal information?					
Why?	limit some, but not all, sharing. Federal law also requires us to te personal information. Please read this notice carefully to understand what we do.						
What?	 The types of personal information we collect and share depend of information can include: Social Security number, date of birth and income Transaction history and payment history Purchase history and account balances 						
How?	All financial companies need to share customers' personal inform section below, we list the reasons financial companies can share reasons the Doma Family of Companies chooses to share, and we	their customers' person	al information, the				
Reasons we	can share your personal information	Does Doma share?	Can you limit this sharing?				
Such as to pr	yday business purposes ocess your transactions, maintain your account(s), respond to and legal investigations, or report to credit bureaus	Yes	No				
	xeting purposes products and services to you	Yes	No				
For joint ma	rketing with other financial companies	No	We don't share				
	ates' everyday business purposes about your transactions and experiences	Yes	No				
	ates' everyday business purposes about your creditworthiness	No	We don't share				
For our affilia	ates to market to you	Yes	No				
For nonaffilia	ates to market to you	No	We don't share				
To limit our sharing	 Call 1-866-929-7437—our menu will prompt you the Visit us online: www.doma.com Please note: If you are a <i>new</i> customer, we can begin sharing your information notice. When you are <i>no longer</i> our customer, we continue 	mation 30 days from the	date we sent this				
	this notice. However, you can contact us at any time to limit our sharin						
Questions?	Call 1 (866) 929-7437 or go to <u>www.doma.com</u>						

Privacy Policy The Doma Family of Companies

Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does Doma protect my	To protect your personal information from unauthorized access and use, we use
personal information?	security measures that comply with federal law. These
	measures include computer safeguards and secure files and buildings.
How does Doma collect my	We collect your personal information, for example, when you
personal information?	Apply for insurance
	Apply for financing
	Give us your contact information
	 Provide your mortgage information
	 Show your government-issued ID
	We also collect your personal information from others, such as credit
	bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only
	 Sharing for affiliates' everyday business purposes – information
	about your creditworthiness
	 Affiliates from using your information to market to you
	 Sharing for nonaffiliates to market to you
	State laws and individual companies may give you additional rights to
	limit sharing.
What happens when I limit sharing	Your choices will apply to everyone on your account – unless you tell us otherwise.
or an account I hold jointly with	
someone else?	
Definitions	
Affiliates	
Amiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies.
	Our affiliates are the entities that comprise the Doma Family of Companies
	(listed below) and include companies with a Doma name; financial companies
	such as Doma Insurance Agency, Inc. and Doma Home Insurance Services, LLC
	and nonfinancial companies such as Title Agency Holdco, LLC.
Nonaffiliates	Companies not related by common ownership or control. They can be financial and
	nonfinancial companies.
	 Nonaffiliates we share with can include collection agencies, our service
	providers, companies that perform marketing and advertising services on our
	behalf, and consumer reporting agencies.
loint marketing	A formal agreement between nonaffiliated financial companies that together market
	financial products or services to you.
	Doma doesn't jointly market.
Other important information	
	ave additional rights under the California Consumer Privacy Act. For a description of those

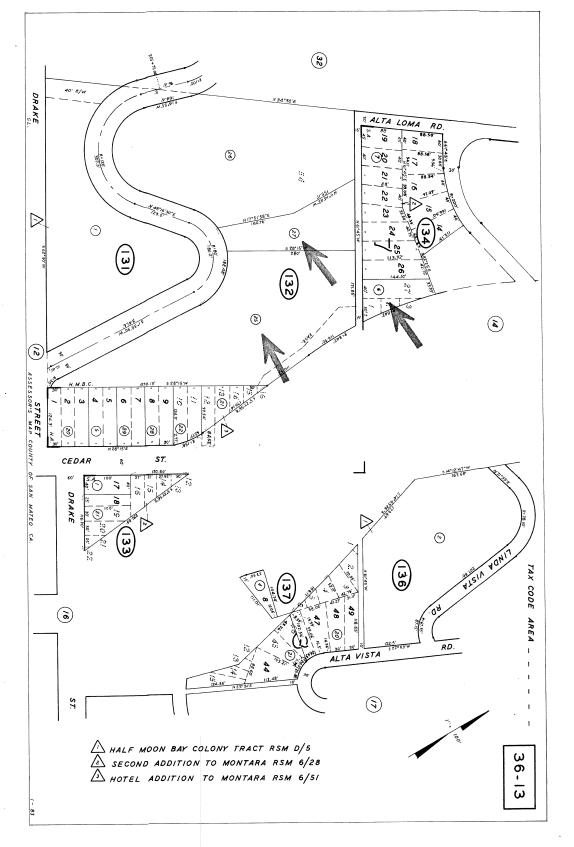
Rev. 08/11/2022

Privacy Policy The Doma Family of Companies

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc.	Doma Insurance Agency of Texas, Inc.
Doma Corporate, LLC	Doma Insurance Agency of Utah, LLC
Doma Customer Financing LLC	Doma Title Insurance, Inc.
Doma Home Insurance Services, LLC	Doma Trustee Services, LLC
Doma Insurance Agency, Inc.	Doma Title of California, Inc.
Doma Insurance Agency of Arizona, Inc.	Cura Home, Inc.
North American Title Company of Colorado Doma	NASSA LLC
Insurance Agency of Florida, Inc.	North American Title Company
Doma Insurance Agency of Illinois, Inc.	North American Title Insurance Company
Doma Insurance Agency of Indiana, LLC	North American Asset Development, LLC
Doma Insurance Agency of Louisiana, LLC	North American Services, LLC
Doma Insurance Agency of Minnesota, Inc.	Spear Agency Acquisition Inc.
Doma Title Insurance Company of New York	States Title Holding, Inc.
Doma Title Agency of Nevada, Inc.	States Title, LLC
Doma Insurance Agency of New Jersey, Inc.	Title Agency Holdco, LLC

Rev. 08/11/2022



Branch : NAP User : NT17

\$1.10 U.S.I.S. Doc. Stamps Cano'd

7. HYENRAN, the first party, heasing grants to RUDOLP PYELFER, the mound party, all that real property situated in the County of San Mateo, State of California, described as follows:

DEMO

Lot No. 54 as shown on that cartain map entitled "Nalf Moon Eay Colony being a portion of Bancho Conwal de Tiarra Palomaras, San Mateo Co. Cal., filed in the office of the County Recorder of San Mateo County in Book "9" of Original Maps at page 5 and copied into Book 1 of Maps at page 62, described vis:

REGINNING at a stake 2 x 5 x 30 inches being corner common to Lote 53 and 54 as shown on said map on the southeast boundary line of the 200 Acre Tract formerly of Josefa de Haro Denniston, now property of Mollee Company; themes (true course) H. 342* E. 10.08 chains to a stake; thence S. 61* 45' E. 11.17 chains to a stake 2 x 3 x 30 inches in the nenter of a road 40 feet wide; thence S. 23" 15' W. 10 chains along the center of said road to a stake; themes N. 61* 45' N. 12.25 chains to the point of beginning. CONTAINING 11.71 acres, more or less.

EXCEPTING THEREFROM property conveyed for uses of a public highway by deed from Ambross Mescham and Annis Mescham, his wife, to County of Sam Mateo, dated March 6, 1914, and recorded March 19, 1914, in Book E34 of Deeds at page 155, described wist

A strip of land 60 feet wide, lying 30 feet on either side of a center lime described as follows, to-wit:

BEGINEING at a point on the dividing line between lands of MoNee and lands of Needhem, said point being distant N. 35" 39" 3. 308 feet from the most westerly corner of said lands of Meedham and known as Station 201 plus 71.00 of Route E, Division 5, Section 2 of San Mateo County Highways; thence S. 14" 59' W. S.OD feet; thence on a curve to the left with a radius of 180 feet for a distance of 307.30 feet; thence H. 48° 166' E. 123.50 feet; themes on a surve to the right with a radius of 80 feet for a distance of 186.20 feet; thence S. 1* SOR' W. S41.60 feet; thence on a surve to the left with a radius of 60 feet for a distance of 10.40 feet to a point on the northerly line of Drake Street in the Town of Montara, said point being known as Station 211 plus 48.00 of Boute 2, Division 3, Section 2 of San Mateo County Highways, containing 1.348 scree of land, more or less.

ALSO EXCEPTING all that portion of said Lot 54 lying Southerly and Southwesterly of said County Highway, said portion of Lot 54 having been conveyed by two Deeds; the one from John Joseph Heedhem, st ux, to County of San Mateo, dated November 2, 1928 and recorded November 22, 1922 in Book 58 of Official Records at page 215; and the other from John J. Meedham to Earl M. Blomseth, dated Marsh 20, 1937 and recorded July 28, 1937 in Book 754 of Official Reoords at page 92.

ALSO EXCEPTING TERREPROM property conveyed by deed from Ambrose Meedham to M. Savage and Charles M. Wiggin, recorded October 15, 1908 in Book 155 of Deeds at page 156, described vir:

COMMENTING at a redwood stake 2 x 2 x 24 inches situated N. 69" 01' N. 62.35 feet from the northeasterly corner of Block No. 1 of the Amended and Supplemental Map of Montara; thence N. 61º 45' West 165 feet to a redwood stake 2 x 2 x 24 inches; thence 5. 51° 45; E. 165 fest to a redwood stake; thence S. 28" 13' W. 660 feet to the point of sommensement. Containing 2.50 acres and being a portion of Lot 54, as shown on hereinabove mentioned MRD.

IN WITHERS WHERMOF, the said first party has executed this conveyance this 10th day of January, 1944. John Jos sph Meedham

STATE OF CALIFORNIA.

CITY AND COUNTY OF Num Prancisco)se. On this lith day of January in the year one thousand mine hundred and forty-four before me, Jane O'Conner a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared John Joseph Heedham known to me to be the person whose name is subscribed to the within instrument, and asknowledged to as that he executed the same.

IN WITHING MIMINUT I have her manto set my hand and affixed my official seal in the City and County of Sam Francisco the day and year in this certificate first above written. (3342 Jane O'Commor Hotary Public in and for the City By Commission Ep ires Aug. 27, 1947 and County of San Francisco State of California.

Condery's Form No. 36- (Ashnowledgment General) RECORDED AT REQUEST OF SAN MATEC COUNTY TITLE COMPANY JAN 21 1944 AT 55 MIN. FAST 1 P.M SAN

MATHO COUSTY RECORDS T. C. RICE, RECORDER, SY Ruth Excels DEFUTY RECORDER Iris Hanners, sopyist, Compared and Corrections Offic - The 32347 13

No_ 7906

HELS DEED OF TRUST, made this 4th day of January, 1944, by and between \bar{k}_{\pm} O₄ MeCORMICE, JR. and AILINE TORIN MECORNICE, his wife, both of the Town of Hillsborough, County of San Mateo, State of California, hereinafter called TRUSTOR, and THE ANGLO SAFE DEPOSIT COMPANY, & corparaties organized and existing under and by virtue of the laws of the State of California, persingiter called Trustee, and THE AHOLC CALIFORNIA MATIONAL BANK OF SAN BRANCISCO, a Mation al Banking Ameociation, organized and existing under and by virtue of the laws of the United

MEONEND HOL JUL OF OR MOR SHA

1/21/1944 BK 1092, PG. 468

VOL 1880 PRE 408

This Indenture made the 9th day	y of June	
D. B. L. G. Marsham	, Tax Colle	
of	, State of Californ	ia, first party, and
Hugh Murraye		• 999-1967 849-1-1-63 8-1 1-0949-1-8 8 1-9
of the County of Alameda , State of	California	* -5646668-44 - 664
second partX, witnesseth:		
That Whereas, the real property hereinafter described California for the non-payment of taxes which had been lep property under and in accordance with law; and		
Whereas, in conformity with law, the State of Californi	ia, acting by and through	
Ralph C. Mac Arthur	tax coll	ector as a formatid

did offer said property hereinafter described for sale and has sold same at public auction to the highest bidder, at which sale second part. X..... became the purchaser.... of the whole thereof for the sum of

hundred	thirty	&	no/100		.1
 	••			***** *** ****	uonars

inclusive of advertising costs; and

> Lot 12, Block 2 FAIRWAYS OF EMERALD LAKE Lots 1, 2, 3, 4, 27, Block 7, MONTARA 2nd Add.

PARCEL THREE

Tax Collector of the County of San Mateo State of California.

"If no trains agreey objected to the sale insert here the word "no" and complete the word "agency"; and if any taxing agency objected to the sale insert the words "the following", complete the word "agency" or "agencies" and set forth following the word "sale;" the full name of each agency which objected thereto.

	VOL 1880 FARE 409
	State of California
	County of San Mateo
	On this 9th day of June , 19 50, before me,
	W. H. Augustus , County Clerk of the County of San Mateo
	and ex-officio Clerk of the Superior Court of the State of California in and for the County of San Mateo
	, personally known
	to me to be the Tax Collector of said County of San Mateo
	whose name is subscribed to the annexed instrument as the first party thereto, and personally known to me to be the individual described in and who executed the foregoing instrument and subscribed. h1s
-	thereto as Tax Collector, andhe duly acknowledged to me thathe executed the same as such Tax
	Collector for the uses and purposes therein mentioned.
	In Witness Whereof I have hereunto set my hand as County Clerk of said
	County and ex-officio Clerk of said Superior Court, and affixed the seal of said court, at my office in the County of
	s San Mateo the day and year in this certificate
	Instance whiten
	County Clerk of raid County and ex-officio Clerk of the said Superior County
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	Biute of Cultfornia Bute of Cultfornia Ralph C. Mac Apthur and Murraye Hugh Murraye Dated June 9th Dated June 9th Pited for record and recorded at the of MI, in Liter On Records Path AL, in Liter On Port Bar MI, in Liter
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	Hugh Murraye, 2958 Hillegass Berkeley, Calif
	HNH SALA
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	GRANT B		16244012377 Biz20	
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NS		NT OF VETERANS AFFAIRS	of the	,
	all that real property situate in the			
	County of Ban Hateo	, State of California, deux	ribed as follows:	
•	Fortion of Lot 54 as sh Noch Bay Golony Being a Palomares, San Mateo Go Gounty Recorder of San Book ⁸ D ⁸ of Maps at pag page 62, described as f	portion of Rancho Gorr . Gal. [#] , filed in the o Mateo Gounty on April 3 to 5 and copied into Bog	al de Tierra office of the 1. 1879 in	
	BEGINNING at the most N thence along the Northe 45' E. 286.11 feet; the S. 28° 15' W. 280 feet, line of a strip of land of San Mateo, by Deed d Narch 19, 1914 in Book along said line in a We and Northerly direction westerly line of said L line N. 34° 30' E. 430 of beginning.	asterly boundary of sai nee leaving said Northe more or less, to the B 60 feet wide as convey lated Harch 6, 1914 and 234 of Deed Records at sterly, Southwesterly, 500 feet, more or less lot 54, thence along sai	d Lot 54, 8. 61° nasterly boundary Northeasterly recorded page 155; thence Northwesterly s, to the North- d. Northwesterly	
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STATE OF CA	Constrat San Mateo)".	51.		•
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ALC: NOT THE OWNER

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MLO: Box 133, Montara

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THIS CONTRACT, may sad unsared into this

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called the Department, and

- - - BUDQEF PRATIE Sereinatter called the Perchaser.

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decay thed below

Jan Jatas lying and being in the County of State of Californis, particularly described as follows:

Portion of Lot 54 as shown on that certain may entitled "Half Hoom Bay Colony being a pertian of Ranche Cerral de Tierrs Palomares, San Mateo Co. Cal." filed in the effice of the County Recorder of San Mateo County on April 3, 1879 in Book "D" of Maps at page 5 and copied into Book 1 of Maps at page 62, described as follows

BEGINGING at the most Hortherly corner of Lot 54 and remain; thence along the Hortheasterly boundary of said Let 54, 8. 620 45' E. 286.11 feet; thenes leaving said Hertheasterly benalary 8. 280 15' W. 280 feet, more or less, to the Hortheasterly line of a strip of Land 60 feet wide as conveyed to the County of San Mateo, by Deed dated March 6, 1914 and recorded March 19, 1914 in Book 234 of Deed Records at page 155; thenes along said line in a Westerly, Southwesterly, Morthwesterly and Mertherly direction 500 feet, more or less, to the Berthesterly line of said Lot 54, thence along said Borthwesterly Line H. 340 30' E. 430 feet, more or less, to the point of beginning.

DEPARTNERT OF of the STATE

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Excres Officer, Pars &

STATE OF CALIFORNIA COUNTY OF BACRAHENTO 3

2.4 1953 B Butary Public

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relie to a

Assignment

m. RUDOLF PFETFER and MARTA PFETFER Humband and Wife, hereby assign and great unto corretues all of our rights and privileges under the stlached Contract and the real property therein described and assume all of the oblightions incident thereto, to be mereafter cound and hold by un an joint tempts.

Date Teb. 27th, 1953

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VOL 2377 RASE 209

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countror San Nateo

STATE OF CALIFORNIA

on this 27 day of <u>February</u>, 1953, before ...<u>Androw Stowart</u> a Motary Public, personally appeared <u>Rucolf Pfelfer</u> and Naria, <u>Pfedfor</u> hnom to m to be the person speed mass are subscribed to the foresorms analyzeds, and the acknowledged to m that they executed the same

Bitson any thank and official seal the day and year in this definition of first above written. <u>ANATION HEWAN</u> Robary public is and for and County and State

Har 4 2 12 PH 1353 ONTEAL RECORDS AND INTER COUNTY Muss Three BECOMMEN

VOL 2377 PAGE 208

G-1209K Recorded at request of San mated county title company

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	also known as H. Murraye			
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	GRANT to the STATE OF CALIFORNIA, of that real property in the			Ø
	. County of San Mateo		1	
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	Lots 1, 2, 3, 4 and 27 in Block 7 as shown on that			
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	certain map entitled "Second Addition to Montara, San Mateo			
	County, California", filed in the office of the County			
1	Recorder of San Mateo County on August 4, 1908 in Book 6 of	65]	
	Maps at page 28.	64631AF		
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Description: San Mateo, CA Pre-81 Document - Book.Page 6245.134 Page: 1 of 2 Order: 1 Comment:

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RECORDER'S OFFICE		ł
병	Dates the Bin day of September 1972/ WW Trand	!
S	Signed and delivered in the presence of	
E I	H. Murraye	
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	SUBSCRIBING WITNESS	
	STATE OF CALIFORNIA	
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	On _September 8,	
	siding therein, duly commission d and sworn, personally appeared	1
1	stding therein, duly commission d and sworn, personally appeared Paul E. Sloane. City and Coustr of San Francisco	
}	known to me to be the person whose name is subscribed to the within (estimated as a watters) thereto, who, being by me duly On September .8	9
	within instrument as a women thereto, who, being by me duly $On = September .8, 10/2 before me, the aware, deposed and middle that he resides in the County of — underspield, a Nutary Public mand for the State of California, re-$	ļ
	, State of California; subm; therein, duly commissioned and sworn, personally appeared	Ì
ľ	that Le was present and sawH. Murraye	ŧ.
. I .	H. Murrayc	
1		a (
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1	personally known to him to be the person described in and	
1	whose nameISsubscribed to the within instrument, known to use to be the person whose nameIB	
	execute the same; and that alignet anisorihed his name therein autochied to the within instrument and acknowledged that he minimum structure is a structure in the same.	
	as a witness to said execution. Re. executed the same.	
i	WITNESS my hand and official scal. WITNESS my hand and official scal.	
	OFFICIAL SEAL	
1	LOTTIE S. MINEAU	Ę
ļ	HOTANY FURILIC - CALIFORNIA	1
	(Scal) A Child A Child Scal)	1
	My Commission Explica May 20, 1975	I
1	Name (Typed or Printed)	I
1	Notary Fublic to and for said State Notary Fublic to and for said State	Į
		1
I	(CERTIFICATE OF ACCEPTANCE, GOVT. CODE, SECTION 27281)	
	This Is To Chirtiery, That the State of California, grantee herein, acting by and through the Department of Public Works, Division	ł
]	of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and contents to the recordation thereof.	
	IN WITTNESS WHEREAGT. I have hereunto set my hand this 22nd day of September 19 72 JAMES A. MOE Director of Public Works	F
	JAMES A. MOE	I
	Director of Public Works	
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1		l ·
	Asst. District Right of Way Agent	f .
5 T 1 5 T	Albumey in Faci	
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Description: San Mateo,CA Pre-81 Document - Book.Page 6245.134 Page: 2 of 2 Order: 1 Comment:

Ver 6322 par 289 259746 RECORDED AT REQUEST OF SAN MATEO COUNTY TITLE COMPANY RECORDING REQUESTED BY 3 02 PH 1973 State of California EB 9 MARVIN CHURION, RECORDER SAN MATEO COUNTY OFFICIAL RECORDS WHEN RECORDED RETURN TO Division of Highways Governmental entity acquiring the. Box 7791 - Rincon Annex Tax exempt effective November 10, 1969 San Francisco, Calif. 94119 ACE ABOVE THIS LINE FOR RECORDER'S USE A. P. 036 132-020 P.M. 4 GRANT DEED (BRIDE TERMAL) 37.0 39888 Ø 1 RUDOLF PPEIFER and MARIA R. MELIFER, his wife Ne -0K O GRANT to the STATE OF CALIFORNIA, of that and preparty in the ž 242-91L 1 : - A 1971

OFFICE

RECORDER'S

PARCEL 2:

MALLEO

SAN

OFFICE

RECORDER'S

AN EASEMENT for slope purposes and incidents thereto, upon, over and across the following described parcel of land:

COMMENCING at the northerly corner of PARCEL 1 described above; thence along the weaterly line of said PARCEL 1 from a tangent that beers 8, 2°29'22" W., along A curve to the left with a module of 342.00 feet, through an angle of 7°57'18", an are length of 116.90 feet and 8. 5°27'56" E., 110.62 feet to the southeafterly line of that parcel of lend unavered by deed to Rubbit Fraifer, reported January 21, 1934, is back 1992, di Page 468, Ortisial Desords of San Number County; thende along last said line, 5. 29°55'44" M., 10.61 fast; thende 3. 30°10'05" M., 27.55 reet; thence 2. 5°37'95" M., 100.00 fast; thence N. 17°15'24" W., 113.55 fast; thence 3. 30°10'05" M., 37.21 fast so the currhoustonly line of daid parcel (1092 ON 463); thence along last said line 6. 60°04'16" E., 43,59 feet to the point of communication.

CONTAINING 7,759 square feet, more of less.

RESERVING unto spantors of the above described percel of land, their enhousemes of metiger, the right st repeating to remove such and a provident thereof upon removing a specific providing to a the memory encourse internal and providing to a the memory wellow of statist shall be first a support of a set fight of Nightmark for the protection and support of a set fighter;

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V: 6322 Ha 20

N. 30°10'05" W., 27,58 feet; thence N. 5°27'56" W., 100.00 feet; thence N. 17°19'24" W., 113.80 feet; thence N. 24°55'26" E., 37 21 feet to the northeesterly line of said papeel (1092 of 468); thence along last said line, S. 60°04'16" E., 43,59 feet to the point of commencement.

CONTAINING 7, 749 square feet, more or less.

The bearings and distances used in the above descriptions are on the California Georgenete System, Zone 3. Multiply the above distances by 1.0000765 to obtain ground level distances.

an interest to be address and and

ELS ALLERS STR. H & R. H. COM

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WILL GOOD & INAN

The granter fact - vederstands that the present intention of the granter is to construct and maintain a public highway a the lands hardey conveyed in fee and the granter, for annealf, his mechanics and anight, hereby waives any claims for ay and all damages as granter's runnining property contiguous to the property hereby conveyed by reason of the location, definition, indicately or mainteners of still highway.

file and down, the same " frames" that indefe the florid or will be the stepsize antifact and the work "himself" and "his" shall include the feminim

12 Di Dennis Whit Marle

SUBSCIENCE OFFICIAL

STATE OF CALIFORNIA

City & Come or Sen Francisco

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TATE OF CALIFORNIA

COUNTY S

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ANT A DESIGNATION ALIGHT OF BOT AND A

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		Trank & Our	Surg)	
	WHEN RECORDED MAIL TO			
COUNTY	Maria Pfeifer	HAY 24 12 54 PH 1973	and the second s	
	Box 133	MARVIN CHURCH. RECORDER	No Consideration No Tax Due	
MATEO	Montara, California 4037	SAN MATED COUNTY OFFICIAL RECORDS	Frank C. Vorsatz, Egg. Signed For Name	
		SPACE ABOVE THIS LINE FO	L	j
SAN	NO TAX DUE IN THE OPINION OF TH	and a straight a the state of the	DR RECORDER 3 USE	
10 July		Grant Deed		
OFFICE				
	FOR VALUABLE CONSIDERATIO Veterans Affairs of the State of Califor			
e e	Colifornia, does hereby grant to			
		MARIA PPEIFER	an a	
S S S S S S S S S S S S S S S S S S S	HandsanbuckShiteConspectements, the			
	County of Ban Matee	Stare of California, des	cribed as follows:	
	Portion of Lot 54 as shown on		14 Minon Ray Colony	
	being a portion of Rancho Corr	al de Tierra Palomares, San	Mateo County.	
	California" filed in the Offic April 3, 1879 in Book "D" of M	ape at Page 5 and copied int	o Book 1 of Maps at	
	Page 62, described as follows:		an Anna Anna Anna Anna Anna Anna Anna	
	REGINITIO at the most morther), northeasterl; boundary of said	y corner of Lot 54 and running	ng thence along the	
	leaving said northeasterly bou	dary South 28" 15' West 280	foet, more or less.	
	to the Northeasterly line of a County of Ean Mateo, by Dued &	strip of Land CO feet vide (ated March 6, 1914 and record	ded March 19, 1914	
	in Book 234 of Dest Records at southwesterly, northwesterly a	Page 155] thence along said a portherly direction 500 f	line in a westerly,	
	to the northwesterly line of a North 34° 30' Bast 430 feet, m	14 Lot 5% thence along said	d Horthwesterly line	
	FARCEL No. 36. 132-0	10		
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	Subject to all taxes, conditions, mean	ntions dessemants restrictions	lians rights of way, and	
a series and a series of the series of the	easements of record.		Anna an	5
and the second	De ed. Jennery 4, 1973	and the second		
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a an	n an		in Plantend proves. A factorized construction for a constant program.	
and the second	MAIL TAX STATEMENTS TO RE	TURN ADDRESS ABOVE.	VCL 0395 IMLE 553	
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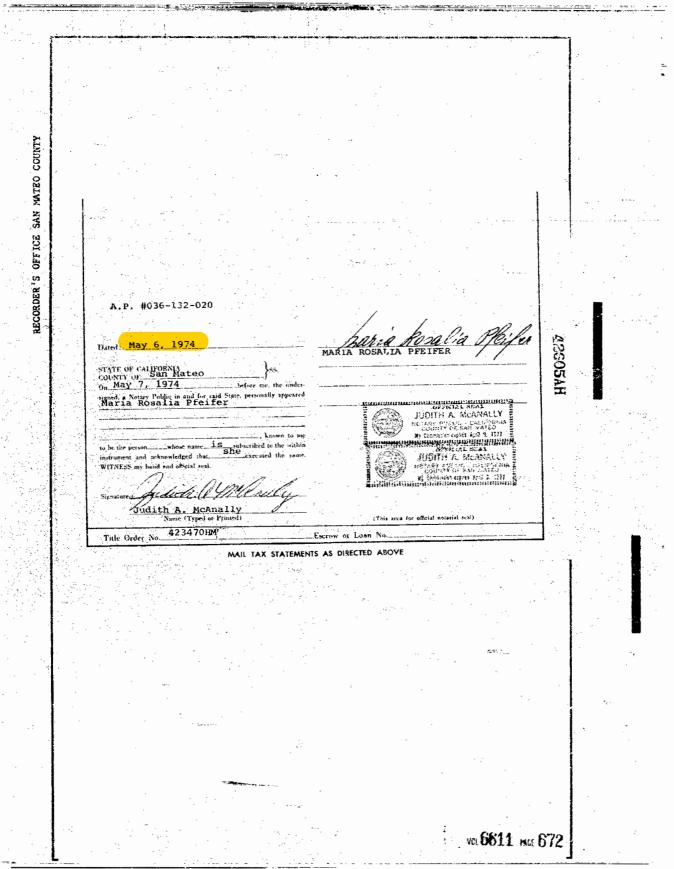
Order : 55915-22-01977

() ()	AECORDING REQUESTED BY	
	SUBALICE AND JAUST COM	
ALIN Name Name Street Address	Mr. & Mrs. Salvador Navarro P.O. Box 133	
Addram Addram Citr 4 State	Montara, California	
NIN MIN	PARCEL ONE SAUCHTAN TELEVISER TAX DIE : 28.60	
Acdress	same as above I ARCEL OTL THE INCLUSION AND INCLUSION INCLUSION INCLUSION AND INCLUSION INC	
5	10 09 CA (945) Joint Tenancy Grant Deed D.T.F.S. 28.60	
ARCORDER S OFFICE	FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.	
2	MARIA ROSALIA PFEIFER, a widow,	
	hereby GRANT(S) to SALVADOR NAVARRO and AIDA LUZ NAVARRO, his wife AS JOINT TENANTS, the real property in the (unincorporated area)	. :
	Gounty of San Matec State of California, described as:	
	STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:	
	BAY COLONY BEING A PORTION OF RANCHO CORRAL DE TIERRA PALOMARES, SAN	•
	MATEO CO. CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE ACCORDER	
	OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 3, 1879 IN BOOK "D" OF MAPS AT PAGE 5 AND COPIES INTO BOOK 1 OF MAPS AT PAGE	
	62, DESCRIBED AS FOLLOWS:	
e F	BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 54, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 22 AS SAID LOT IS SHOWN TON THE MAP ENTITLED "MAP OF THE HOTEL ADDITION TO MONTARA BEING A PART OF LOT 54 OF THE HALE MOON BAY COLONY TRACT SAN MATED COUNTY	
AIL	CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO ON DECEMBER 21, 1908 IN BOOK 6 OF MAPS AT PAGE 51; THENCE FROM SAID POINT OF BEGINNING, SOUTH WESTERLY ALONG THE SOUTH-	
25,	ISOUTH 287 SET TO THE MORTHEASTERIA LINE OF A STRIPTOF LAND 60	
122	FEET WIDE AS CONVEYED TO THE COUNTY OF SAN MATEO, BY DEED DATED MARCH 6, 1914 AND RECORDED MARCH 19, 1914 IN BOOK 234 OF DEEDS AT PAGE 155, RECORDS OF SAN MATEO COUNTY; THENCE ALONG SAID LINE IN A NORTHWESTERLY AND WESTERLY DIRECTION TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE LANDS CONVEYED IN THE DEED FROM RUDOLF	
2	AFFAIRS OF THE STATE OF CALLEDNIA DATED PERDIADY 27, 1953 AND BE	
126	STRIP, NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS CONVEYED TO THE DEPARTMENT OF VETERANS AFFAIRS, NORTH 28° 15' EAST 280 FEET MORE OR LESS TO THE NURTHEASTERLY LINE OF SAID LOT 54)	
	THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 51° 45' EAST 295 FEET MORE OR LESS TO THE POINT OF BEGINNING.	**;
	FAGE 289 (2597-AG).	
L		

SAN MATEO, CA Document:DAILY_DOCUMENT 6611.671 Printed on:11/8/2022 10:11 AM

Branch :NAP User :NT17

Order: 55915-22-01977



51701AN 7805 mg1888 Order No. RECORDED AT REQUEST OF Escrow No. 258250-7052rw Loan No. FIRST AMERICAN TITLE INSURANCE CO. SAN MATED COUNTY TITLE DIVISION Decumentary Transfer Tax WHEN RECORDED MAIL TO: UEC 14 10 40 AH 1978 * * * PAID * * * San Mateo Courty MARVIN CHURCH. RECORDER SAN MATED COUNTY OFFICIAL RECORDS Mr. & Mrs. S. Navarro Rec'd By Contractorde POBAL 133 Montara, Calif 94037 +1/2 SPACE ABOVE THIS LINE FOR RECORDER'S USE COUNTY MAIL TAX STATEMENTS TO: 12.65 DOCUMENTARY TRANSFER TAX &. X Com wited on the sense value of property conveyed; OR Same as above ted on the o PARCEL TWO s at time of sele. MTBO O 44 UL R FIRST AMERICAN TITLE INSURANCE 3 GRANT DEED A.P. 036-132-240 PtN. 8 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I LAO MARIA PFEIFER, A WIDOW ø hereby GRANT(S) to ¢ RECORDER SALVADORE NAVARRO AND AIDA LUZ NAVARRO, HUSBAND AND WIVE As Joint Tenants the real property in the City of County of SAN MATEO UNINCORPORATED AREA 2 E , State of California, described as S "SEE ATTACHED LEGAL DESCRIPTION" 51701AN 3 m 36 T STALLS. December 12; 1978 Dated. MARTA PERTER Shine Frank State STATE OF CACIFORNIA ALL LONGE ALL MARKER AAAAAAA A CONTRACTOR OF 190 OF DECEMBER 13, 1978 囼 before me, the undersig 13 State, personally appeared 88 knows to me to be the steon ---- whose net 20 subscribed to the within instrum 88 WITNESS my hand and principal Thurman (This area Signature H. SOWLE AN URM 1002 (10/69) MAIL TAX STATEMENIS AS DIRECTED ABOVE

DESCRIPTION

COUNTY

MATEO

SAN

OFFICE

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RECORDER

The land herein referred to is situated in the State of California, County of San Mateo, and is described as follows:

That portion of the lands conveyed to Maria Pfeifer, a widow, by that certain Deed recorded on May 24, 1973 in Book 6395 cf. Official Records at page 553 (File No. 37594-AG), Records of San Mateo County. California, lying Easterly of the following described line:

258250

BEGINNING at the Northerly terminus of that certain centerline course described as "South 1° 38-1/2' West 341.60 feet" in the Leed to the County of San Mateo, recorded on March 19, 1914 in Book 24 of Deeds at page 155, Records of San Mateo County, California, the ce from said point of beginning at right angles to the above referred to centerline course, South 88° 21' 30" East 30 feet to the general Northerly line of the 60 foot wide strip of land described in said Deed to the County of San Mateo (said point on the general Northerly line of the 60' wide strip being marked by a 6" x 6" concrete monument); then along said general Northerly line, Northerly and Westerly along the arc of a curve to the left, tangent to a line bearing North 1° 38' 30" East with a radius of 110 feet, thru a central angle of 98° 1' 33", an arc distance of 188.48 feet to the true point of beginning North 17° 51' 58" East 160.76 feet and thence North 0° 1' 42" West 155.11 feet to the Northeasterly line of the 'lands convey d to Maria Pfeifer, a widow, by that certain Deed recorded on May 2' 1973 in' Book 6395 of Official Records at page 553 (File No. 3759' AG), Records of San Mateo County, California and the terminus of the herein described line.

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		Deputy Record	ME /	OFFICIAL RECORDS	
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	DIRECTOR'S DEE	DISTRICT COUNTY ROU	TE POST MILE	NUMBER	
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2	• -	acting by and through its Directo	r of Transportation,	does hereby grant to	
	The STATE OF CALIFORNIA,	acting by and through its Directo	-		
	The STATE OF CALIFORNIA,	• •	-		
	The STATE OF CALIFORNIA,	• •	s wife, as Jo		
	The STATE OF CALIFORNIA,	AIDA LUZ NAVARRO, hi	s wife, as Jo	int Tenants	
	The STATE OF CALIFORNIA, SALVADORE NAVARRO and	AIDA LUZ NAVARRO, hi	в wife, as Jo	int Tenants	
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PARCEL THREE

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MATEO COUNTY

SAN

OFFICE

RECORDER 1 S

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Order : 55915-22-01977

95173AS

CONTAINING 10,296 square feet, more or less. There shall be no abutter's rights of error

There shall be no abutter's rights of access appurtement to the above-described real property in and to the adjacent State freeway.

EXCEPTING AND RESERVING unto the State of California AN EASEMENT for drainage, cut and fill slope purposes and incidents thereto, upon, over, under and across the following described parcel of land:

COMMENCING at the northerly terminus of the course described as "N. $24^{\circ}55'26"$ E., 37.21 feet", in that certain 7,749 square foot EASEMENT described as PARCEL 2 in said Deed No. 39888; thence along the Northerly prolongation of said course, N. $24^{\circ}55'26"$ E., 133.74 feet to the easterly line of the above-described 10,296 square foot parcel of land; thence along last said line, from a tangent that bears S. $12^{\circ}19'00"$ W., along a curve to the left, with a radius of 842.00 feet, through an angle of $9^{\circ}49'38"$, an arc length of 144.42 feet to the southwesterly line of the said 10,296 square foot parcel; thence along last said line N. $60^{\circ}04'16"$ W., 43.59 feet to the point of commencement. Containing 2,606 square feet, more or less.

The bearings and distances used in the above description are on the California Coordinate System, Zone 3. Multiply the above distances by 1.0000887 to obtain ground level distances.

S 3

SAN MATEO, CA Document:DEED AS.95173 Printed on:11/8/2022 10:21 AM

Subject to special assessments if any, restrictions, reservations, and easements of record. This conveyance is executed pursuant to the authority vested in the Director of Transportation by law and, in MATEO COUNTY particular, by the Streets and Highways Code. WITNESS my hand and the seal of the Department of Transportation of the State of California, this 28 C Sentember 1981 day of STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION BAN OFFICE ADRIANA GIANTURCO APPROVED AS TO FORM AND PROCEDURE DIRECTOR OF TRANSPORTATION 95173AS RECORDER 13 C. L. Russell DEPARTMENT OF TRANSPORTATION Bv Deputy Director STATE OF CALIFORNIA COUNTY OF SACRAMENTO On this 28th day of Septemberd, in the year 1981, before me, MARIORIE EGLOFF, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared <u>G. L. RUSSEL</u> known to me to be the person whose name is appeared V. L. RUSSELL known to me to be the person whose name is subscribed to the within instrument as the Attorney in Fact of ______ ADRIANA_GIANTURCU______, Director of Transportation of the State of California, and known to me to be the person who executed the within instrument on behalf of the State of California, and he acknowledged to me that he subscribed the name of ADRIANA GIANTURCO as Director of Transportation, and his own name as Attorney in Fact, and that the State of California executed the same. WITNESS my hand and official seal. Maryoul Coloff OFFICIAL SEA MARJORIE EGLOFF NOTARY PUBLIC-CALIFORNIA Incipal Office in Sacramente Court sion Expires Mar. 19, 1 TRANSPORTATION THIS IS TO CERTIFY That the California Light TRANSPORTATION IS TO CERTIFY That the California Light Transportation to execute the foregoing deed at its meeting regularly called and held on the 25th , 19.81 , in the September day of Sacramento City of..... 28th day of September Dated this. chard Uponal RICHARD A. DONALDSON **Assistant Secretary** California Transportation Commission

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I ORDER - APN (Name	ROBERT T. RODDICK Attorney at Law 36 -172-250-6 WHEN RECORDED MAIL TO Salvador Navarro and Aida Luz Navarro, Trustees	DOC # 2000-161319 12/20/2000 12:23P DE Fee:16.00 Page 1 of 4 Recorded in Official Records County of San Mateo Harren Slocum Assessor-County Clerk-Recorder Recorded By ROBERT T RODOCK
	P.O. Box 133 376616 Montara, CA 94037	SPACE ABOVE THIS LINE FOR RECORDER'S USE
		Grant Deed
411		and encumbrances remaining at time of sale.
		AIDA LUZ NAVARRO, husband and wife,
	hereby GRANT(S) to SALVADOR NAVARRO and THE NAVA	d AIDA LUZ NAVARRO, as Trustees of ARRO MARITAL TRUST 1999
	Deed recorded on May 24, 1973 (File No. 37594-AG), Records of of the following described lin BEGINNING at the Northerly ter as "South 1° 38-1/2' West 341 recorded on March 19, 1914 in Mateo County, California; ther the above referred to centerl general Northerly line of the to the County of San Mateo (s wide strip being marked by a curve to the left, tangent to of 110 feet, thru a central a to the true point of beginnin true point of beginning North 14' 42" West 155.11 feet to 1 Maria Pfeifer, a widow, by th 6395 of Official Records at j	veyed to Maria Pfeifer, a widow, by that certain in Book 6395 of Official Records at page 553 of San Mateo County, California, lying Easterly

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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Journy of		
Dn before	eme. NOTARY PUBLIC Javarno and Salvador Navarno	
personally appeared <u>Uida</u> N	Javarn and Salvador Navarn	• ديب
	Proved to me on the basis of satisfactory evider to be the person(s) whose name(s) is/is subscribed to the within instrument and knowledged to me that he/she/they execu the same in his/her/their authoriz capacity(ies), and that by his/her/th signature(s) on the instrument the person	are ac- ited ted ted heir i(s).
CHERYLA JIMENEZ COMM. #1182193	or the entity upon behalf of which person(s) acted, executed the instrume	
NOTARY PUBLIC - CALIFORNIA SAN MATED COUNTY Mr. Comm. Expires May 2, 2002		•
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WHEN RECORDED MAIL TO: Mr. & Mrs. Salvador Navarro 825 San Pedro Mountain Road Montara, CA 94037

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

The undersigned, SALVADOR NAVARRO and AIDA LUZ NAVARRO, created THE NAVARRO MARITAL TRUST 1999, dated August <u>20</u>, **DBSC** ALAV 5 N

The undersigned are the Trustors of this Trust. The trust provides that SALVADOR NAVARRO and AIDA LUZ NAVARRO shall serve as Trustees during their lifetime and upon the death of either, the other shall serve as Surviving Trustee. If for any reason the Surviving Trustee is unable or unwilling to serve, the Trust further provides that ADELINDA NAVARRO of 825 San Pedro Mountain Road, Montara, California 94037, shall act as Successor Trustee. ARTICLE V of the Trust, <u>Powers of Trustee</u>, grants to the Trustee, the power to sell, convey, grant options to purchase, exchange, encumber or alter any of the assets of the Trust Estate upon such terms and conditions and for such considerations as the TRUSTEE shall deem advisable.

The Trust also provides that no person dealing with the TRUSTEE shall be obligated to inquire as to the TRUSTEE'S power or to see to the application or any money or property delivered to the TRUSTEE.

This certificate is made by the undersigned in order to certify as of the date hereof that the Trust is in existence and that the TRUSTEE has broad powers as TRUSTEE of the aforesaid revocable living trust.

In confirmation and affirmation of the foregoing, the undersigned as TRUSTEE hereby states that the assertion by the undersigned that he is acting as qualified TRUSTEE, shall be sufficient to its fact and no person shall be put to any further inquiry into the right of the undersigned as such TRUSTEE.

Reproduction of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this certificate. $< \mathcal{N}$

Dated this <u>30</u> day of August 1009. Az

Page 3 of 4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT State of California County of San Francisco 2000 before me, Cheryl Jim MOTARY PUBLIC On Unaust 30 personally appeared aida Navarn & Salvador Navarn personally known to me - OR - Opproved 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 CHERYL A JIMENE signature(s) on the instrument the person(s). COMM. #1182193 or the entity upon behalf of which the PUBLIC - CALIF SAN MATED COUNTY person(s) acted, executed the instrument m Expires Ney 2. 200 WITNESS my hand and, official seal OPTIONAL CAPACITY CLAIMED BY SIGNER INDIVIDUAL DESCRIPTION OF ATTACHED DOCUMENT CORPORATE OFFICER Certificate of Trust TTLEIS: Existence i autho UNIVERSITY/SCHOOL OFFICER TITLE OR TYPE OF DOCUMENT BUSINESS PROPRIETORMANAGER GOVERNMENTAL OFFICER/AGENT ATTORNEY NUMBER OF PAGES OTHER. FIGHT THUMBPRO - 30 - 62 DATE OF DOCUMENT SIGNER(S) OTHER THAN NAMED ABOVE

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· RSBE I ORDER = Atto APN 6 3 C Salv 'uame Aida Streets P.O.	when Recorded Mail Tr Rador Navarro and Luz Navarro, 1 Box $133-3706$ Box $133-3706$	nd Frustees	Re Recorde	C # 2000-161320 J2/20/2000 12:23P DE Fee:13.00 Page 1 of 5 county of San Rateo Larren Slocum sessor-Gounty Clark-Recorder d By ROBERT T RODDICK
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	Unincorporated area: (Realty not sold. Trans	-0- f property conveyed, or s value of liens and encu) City of 5 fer to 'Living		
	SALVADOR	NAVARRO and A	IDA LUZ NAVARRO	, his wife,
heret	oy GRANT(S) to			
	SALVADOR N	AVARRO and AID THE NAVARRO M	A LUZ NAVARRO, a ARITAL TRUST 19	as Trustees of 99
that p as:	property in San	Mateo		County, State of California, described
		SEE ATTACHED	LEGAL DESCRIPTI	ON
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Date	08/30/00	MAIL TAX STATES	AIda Luz M	avarro (avance Avarro Avarro Avarro

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2000-181320 12/20/2000 12:29P DE Page: 2 of 5

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF LOT 54, AS SHOWN ON THAT CERTAIN MAP ENTITLED "HALF MOON BAY COLONY BEING A PORTION OF RANCHO CORRAL DE TIERRA PALOMARES, SAN MATEO CO. CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 3, 1879 IN BOOK "D" OF MAPS AT PAGE 5 AND COPIES INTO BOOK 1 OF MAPS AT FAGE 62, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 54, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 22 AS SAID LOT IS SHOWN ON THE MAR ENTITLED "MAP OF THE HOTEL ADDITION TO MONTARA BEING A PART OF LOT 54 OF THE HALF MOON BAY COLONY TRACT SAN MATEO COUNTY CAL.", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO ON DECEMBER 21, 1908 IN BOOK 6 OF MAPS AT PAGE 51: THENCE FROM SAID POINT OF BEGINNING, SOUTH WESTERLY ALONG THE SOUTH-WESTERLY LINE OF SAID LOT 22 AND ITS SOUTHWESTERLY PROLONGATION, SOUTH 28' 51" WEST TO THE NORTHEASTERLY LINE OF A STRIP OF LAND 60 FEET WIDE AS CONVEYED TO THE COUNTY OF SAN MATEO, BY DEED DATED MARCH 6, 1914 AND RECORDED MARCH 19, 1914 IN BOOK 234 OF DEEDS PAGE 155. RECORDS OF SAN MATEO COUNTY; THENCE ALONG SAID LINE IN A NORTHWESTERLY AND WESTERLY DIRECTION TO ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE LANDS COVEYED IN THE DEED FROM RUDOLF PFEIFER AND MARIA PFEIFER, HIS WIFE TO THE DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA, DATED FEBRUARY 27, 1953 AND RE-CORDED MARCH 4; 1953 IN BOOK 2377 OFFICIAL RECORDS OF SAN MATEC COUNTY, PAGE 207, THENCE LEAVING SAID NORTHEASTERLY LINE OF SAID 60. FOOT STRIP, NORTHEASTERLY ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS CONVEYED TO THE DEPARTMENT OF VETERANS AFFAIRS, NORTH 28 DEGREES 15 MINUTES EAST 280 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF SAID LOT 54; THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 61 DEGREES, 45 MINUTES EAST 296 FEET MORE OR LESS TO THE POINT OF BEGINNING

EXCEPT THAT PORTION OF SAID LAND DESCRIPBED IN DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 9, 1973 IN BOOK 6322 OFFICIAL RECORDS, PAGE 289 (2597-AG).

APN: 036-132-020

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personally appeared <u>(ida N</u>	avarn as	nd Salvador Navaric
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		(s) acted, executed the instrument SS my hand and official seal http://www.action.com/seal
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WHEN RECORDED MAIL TO: Mr. & Mrs. Salvador Navarro 825 San Pedro Mountain Road Montara, CA 94037

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

The undersigned, SALVADOR NAVARRO and AIDA LUZ NAVARRO, created THE NAVARRO MARITAL TRUST 1999, dated August <u>30</u>, 3000. SN AW

The undersigned are the Trustors of this Trust. The trust provides that SALVADOR NAVARRO and AIDA LUZ NAVARRO shall serve as Trustees during their lifetime and upon the death of either, the other shall serve as Surviving Trustee. If for any reason the Surviving Trustee is unable or unwilling to serve, the Trust further provides that ADELINDA NAVARRO of 825 San Pedro Mountain Road, Montara, California 94037, shall act as Successor Trustee. ARTICLE V of the Trust, <u>Powers of Trustee</u>, grants to the Trustee, the power to sell, convey, grant options to purchase, exchange, encumber or alter any of the assets of the Trust Estate upon such terms and conditions and for such considerations as the TRUSTEE shall deem advisable.

The Trust also provides that no person dealing with the TRUSTEE shall be obligated to inquire as to the TRUSTEE'S power or to see to the application or any money or property delivered to the TRUSTEE.

This certificate is made by the undersigned in order to certify as of the date hereof that the Trust is in existence and that the TRUSTEE has broad powers as TRUSTEE of the aforesaid revocable living trust.

In confirmation and affirmation of the foregoing, the undersigned as TRUSTEE hereby states that the assertion by the undersigned that he is acting as qualified TRUSTEE, shall be sufficient to its fact and no person shall be put to any further inquiry into the right of the undersigned as such TRUSTEE.

Reproduction of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this certificate.

SNAW Dated this 30 day of August 2000 AIDA LUZ NAVARRO, Trustor/

State of Conduction		2000-161320 12/20/2000 12:29P DE Page: 5 of 5
County of San Fazillisco		
on <u>August 30, 2000</u> before	me.ClkiyliJ	innevez NOTARY PUBLIC
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personally known to me - OR - (proved to me to be the subscribe knowledg the san capacity signature	
CHERYL A. JIMENEZ COMM. #1182183 NOTABY PUBLIC - CAURONNA SAN MATEO COUNTY Wy Comm Expires May 2, 202	person(s WITNES	s) acted, executed the instrument S my hand and official seal. Life A final seal.
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I DADER APN Namo Street Address City & Stare	RECORCING REQUESTED ROBERT T. RODDIC Attorney at Law O 36 - /39 - 06.0 WHEN RECORDED MAIN Salvador Navarroo Aida Luz Navarroo P.O. Box 133-37 Montara, CA 9403	K , -7 , To , Trustees 06(6 ,7	DOC # 2000-161321 12/20/2000 12:29P DE Fee:19.00 Page 1 of 5 Recorded in Official Records County of San Mateo Harren Slocum Recorded By ROBERT 1 RODDICK Recorded By ROBERT 1 RODDICK
		Grant I	Deed
A11.	() computed on full value (Unincorporated area: (XX Realty not sold. T) FOR A VALUABLE CO	a of property conveyed, or te less value of liens and encumbrance () City of ransfer to 'Living Tru NSIDERATION, receipt of which	ust'
	hereby GRANT(S) to SALVADO	R NAVARRO and AIDA LU THE NAVARRO MARIT	Z NAVARRO, as Trustees of PAL TRUST 1999
	that property in as:	San Mateo	County, State of California, described
		SÉE ATTACHED LEGA	AL DESCRIPTION
	Date 08/30/00_	MAN TAX STATEMENTS	Salvadore Navarro Kich Jen Ververnö Aida Luz Navarro

PARCEL THREE

SAN MATEO, CA Document:DEED 2000.161321 Printed on:11/8/2022 10:21 AM

LEGAL DESCRIPTION

All that portion of Lots 1, 2, 3, 4 and 27 in Block 7, as said lots and block are shown on that certain map entitled "Second Addition to Montara, San Mateo County, California", filed for record in the office of the County Recorder of San Mateo County on August 4, 1908, in Book 6 of Maps at Page 28, lying westerly of the following described line:

COMMENCING at a point on the northerly line of said Lot 27, distant thereon, S. 80°44'16" E., 33.93 feet from the northwesterly corner of said Lot 27; thence from a tangent that bears S. 14°59'44" W., along a curve to the left, with a radius of 842.00 feet, through an angle of 12°30'22", an arc length of 183.79 feet to the northwesterly corner of that certain 12,469 square foot parcel of land described as PARCEL 1 in Deed No. 39888, to the State of California, recorded February 9, 1973 in Volume 6322, Page 289, Official Records of said County.

CONTAINING 10,296 square feet, more or less.

There shall be no abutter's rights of access appurtenant to the above-described real property in and to the adjacent State freeway.

EXCEPTING AND RESERVING unto the State of California AN EASEMENT for drainage, cut and fill slope purposes and incidents thereto, upon, over, under and across the following described parcel of land:

COMMENCING at the northerly terminus of the course described as "N. 24°55'26" E., 37.21 feet", in that certain 7,749 square foot EASEMENT described as PARCEL 2 in said Deed No. 39888; thence along the Northerly prolongation of said course, N. 24°55'26" E., 133.74 feet to the easterly line of the above-described 10,296 square foot parcel of land; thence along last said line, from a tangent that bears S. 12°19'00" W., along a curve to the left, with a radius of 842.00 feet, through an angle of 9°49'38", an arc length of 144.42 feet to the southwesterly line of the said 10,296 square foot parcel; thence along last said line N. 60°04'16" W., 43.59 feet to the point of commencement. Containing 2,606 square feet, more or less.

The bearings and distances used in the above description are on the California Coordinate System, Zone 3. Multiply the above distances by 1.0000887 to obtain ground level distances.



SAN MATEO, CA Document:DEED 2000.161321 Printed on:11/8/2022 10:21 AM Page:2 of 5

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personally appeared aida Navi	arro and Salvador Navarre
CHERYL A. JIMENEZ COMM. #1182193 NOTATY FUBLIC - CALFORNIA SAM MATED COUNTY Hy Comm Express May 2.2002	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 ac- knowledged 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 WITNESS my hand and official seal CMOUNT MONTH
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WHEN RECORDED MAIL TO: Mr. & Mrs. Salvador Navarro 825 San Pedro Mountain Road Montara, CA 94037



2000-181321 12/20/2000 12:29P DE Page: 4 of 5

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CERTIFICATE OF TRUST EXISTENCE AND AUTHORITY

The undersigned, SALVADOR NAVARRO and AIDA LUZ NAVARRO, created THE NAVARRO MARITAL TRUST 1999, dated August 30.000 A.M ΣN

The undersigned are the Trustors of this Trust. The trust provides that SALVADOR NAVARRO and AIDA LUZ NAVARRO shall serve as Trustees during their lifetime and upon the death of either, the other shall serve as Surviving Trustee. If for any reason the Surviving Trustee is unable or unwilling to serve, the Trust further provides that ADELINDA NAVARRO of 825 San Pedro Mountain Road, Montara, California 94037, shall act as Successor Trustee. ARTICLE V of the Trust. Powers of Trustee, grants to the Trustee, the power to sell, convey, grant options to purchase, exchange, encumber or alter any of the assets of the Trust Estate upon such terms and conditions and for such considerations as the TRUSTEE shall deem advisable.

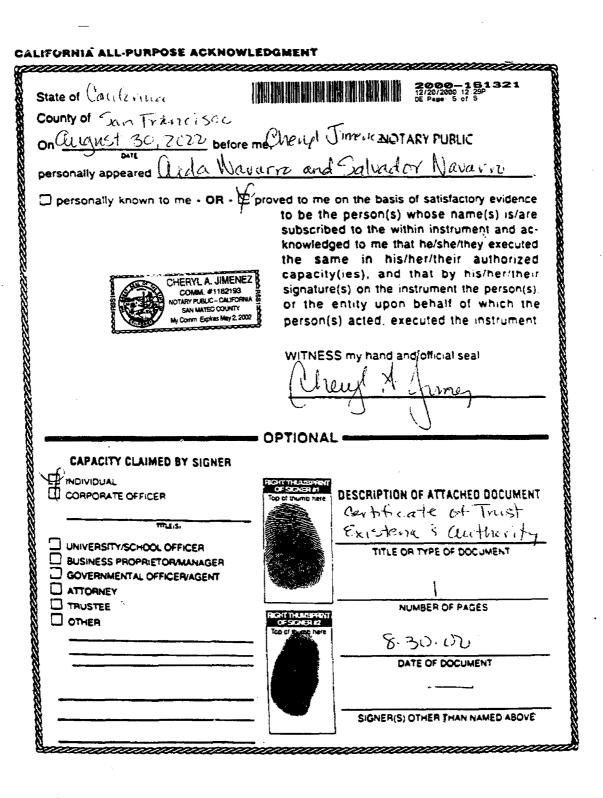
The Trust also provides that no person dealing with the TRUSTEE shall be obligated to inquire as to the TRUSTEE'S power or to see to the application or any money or property delivered to the TRUSTEE.

This certificate is made by the undersigned in order to certify as of the date hereof that the Trust is in existence and that the TRUSTEE has broad powers as TRUSTEE of the aforesaid revocable living trust.

In confirmation and affirmation of the foregoing, the undersigned as TRUSTEE hereby states that the assertion by the undersigned that he is acting as qualified TRUSTEE, shall be sufficient to its fact and no person shall be put to any further inquiry into the right of the undersigned as such TRUSTEE.

Reproduction of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this certificate.

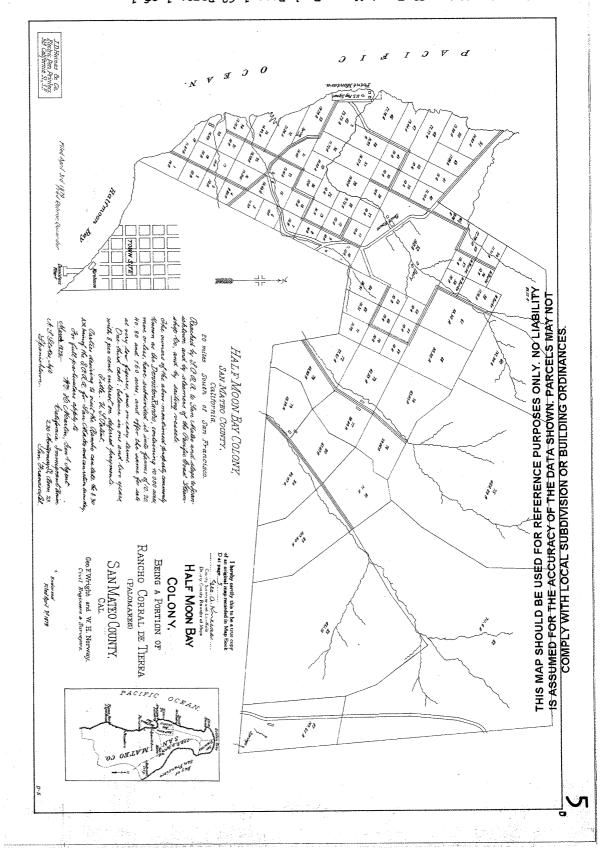
SNALN Dated this 30 day of August VARRO, Trustor/Tru



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Description: San Mateo,CA Tract Map - Book.Page d.5 Page: 1 of 1____ Order: 1 Comment:

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ATTACHMENT E



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Just some info on the cal trans parcels for records.

Respectfully, Aida Luz Navarro, LCSW #61363

U.S. Department of Veteran Affairs VA Palo Alto Health Care System | Menlo Park Supervisor | Healthcare for Homeless Veterans Programs (HCHV/ICM) C: 650-384-1490 | F: 650-617-2669 Aida.Navarro@va.gov

"What do we live for if it is not to make life lessdifficult for each other?" - George Ellot (A.K.A Mary Ann Evans)

Veterans Crisis Line 1-800-273-8255 Press "1"

National Call Center for Homeless Veterans (877) 4AID-VET (877-424-3838)

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VA Core Values: Integrity Commitment Advocacy Respect Excellence

 From: Haddox, Resham@DOT <resham.haddox@dot.ca.gov>

 Sent: Sunday, May 14, 2023 5:18:03 PM

 To: Navarro, Aida L. (she/her/hers) <Aida.Navarro@va.gov>

 Cc: Singh, Jas@DOT <jas.singh@dot.ca.gov>

 Subject: [EXTERNAL] RE: Cal Trans Right of Way / Eminent Domain and property back to original land owners

Hi Aida,

That corner in question adjacent to 036-132-250 was originally acquired by Caltrans from Rudolf Pfeifer in 1973.

The red outlined portion is property that Caltrans acquired in fee and has all the rights associated with that land.

Within 036-132-250, Caltrans only has a right for slope and drainage purposes on the area outlined in blue.

