

Exhibit A - Draft Storm Drain Easement Deed

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of San Bruno
ATTN: City Clerk
567 El Camino Real
San Bruno, CA 94066

APN: 017-133-230

(Space above this Line for Recorder's Use Only)

Strom Drain Easement Deed

THE UNDERSIGNED GRANTOR DECLARES AS FOLLOWS:

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

FOR A VALUABLE CONSIDERATION, the construction and maintenance of an existing storm drain by the City of San Bruno, a California municipal Corporation, which is hereby acknowledged by the El Rancho Farm Limited Partnership (Grantor) hereby GRANT(s) to the City of San Bruno a municipal corporation (Grantee), a permanent easement in and to that certain real property in the City of San Bruno, County of San Mateo, State of California as more particularly described in Exhibit A, and shown on Exhibit B attached hereto and incorporated herein by this reference. The parcel of real property described in and shown on Exhibit A and shown on Exhibit B shall be used for the purpose of a public storm drain easement for public facilities. The provisions of this Deed are intended to and will run with the land, and, until their expiration or termination in accordance with the terms of this Deed, will bind, be a charge upon and inure to the benefit of Grantor and Grantee, their respective successors, and assigns.

THE PURPOSE(S) OF THE EASEMENT shall be for the purpose of maintenance and construction of a storm drain under, upon, or across the parcel of real property described in Exhibit A and shown on Exhibit B. Said parcel shall be kept open and free from buildings and structures of any kind, except for permitted lawful fences, surface pavement, lawful unsupported roof overhangs, and irrigation systems, and appurtenances thereof.

IN WITNESS WHEREOF, this Storm Drainage Easement Deed is executed by the undersigned this _____ day of _____, 2022. **El Rancho Farm Limited Partnership, a California Limited Partnership**

Daniel Man We Li, General Partner of
El Rancho Farm Limited Partnership

Patrick Man Kit Siu

Honna Man Han Li

Exhibit A

LEGAL DESCRIPTION

(STORM DRAIN EASEMENT TO THE CITY OF SAN BRUNO)

A strip of land being 10-foot wide and located on the lands of the El Rancho Farm Limited Partnership as described in Grant Deed having Document No. 2012-125413 as recorded in the Official Records of San Mateo County on September 4, 2012; also said 10-foot-wide strip of land located on said lands of the El Rancho Farm Partnership as described in Grant Deed having Document No. 2012-125413 situate in the City of San Bruno, County of San Mateo, State of California, described as follows:

Commencing for a Point of Reference at the southeasterly corner of said lands of the El Rancho Farm Limited Partnership, said southeasterly corner also being the southerly common corner of Lots 10 and 11 of Block 12 as delineated on the map entitled "ROLLINGWOOD NO.2 SAN BRUNO SAN MATEO COUNTY, CALIFORNIA", filed in the Official Records of San Mateo County in Book 41 of Maps at Pages 2, 3 and 4 on January 4, 1955;

- i. thence along the northeasterly boundary of said lands of the El Rancho Farm Limited Partnership and the southerly boundary of Lots 11, 12 and 13 of Block 12 as delineated on said map entitled "ROLLINGWOOD NO.2 SAN BRUNO SAN MATEO COUNTY, CALIFORNIA", N82°22'02"W, 155.19 feet to a point on the southerly boundary of said Lot 13 and said northeasterly boundary of the lands of the El Rancho Farm Partnership; said point also being the **POINT OF BEGINNING** of the herein described centerline of said 10-wide strip of land of this legal description;
1. thence leaving said **POINT OF BEGINNING** and through sand lands of the El Rancho Farm Limited Partnership, S3°19'56"W, 53.24 feet to the approximate center a storm drain manhole cover;
2. thence continuing through sand lands of the El Rancho Farm Partnership, S38°9'55"W, 78.93 feet to the point of intersection with southerly boundary of said El Rancho Farm Limited Partnership and the northeasterly boundary of Sneath Lane; also said point of intersection being the terminus of the herein described centerline of said 10-foot wide strip of land.

NOTE: The sidelines of the herein described centerline of said 10-foot-wide strip of land terminate on the northeasterly boundary and southerly boundary of said lands of the El Rancho Farm Limited Partnership.

END OF DESCRIPTION

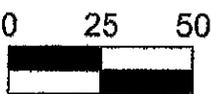
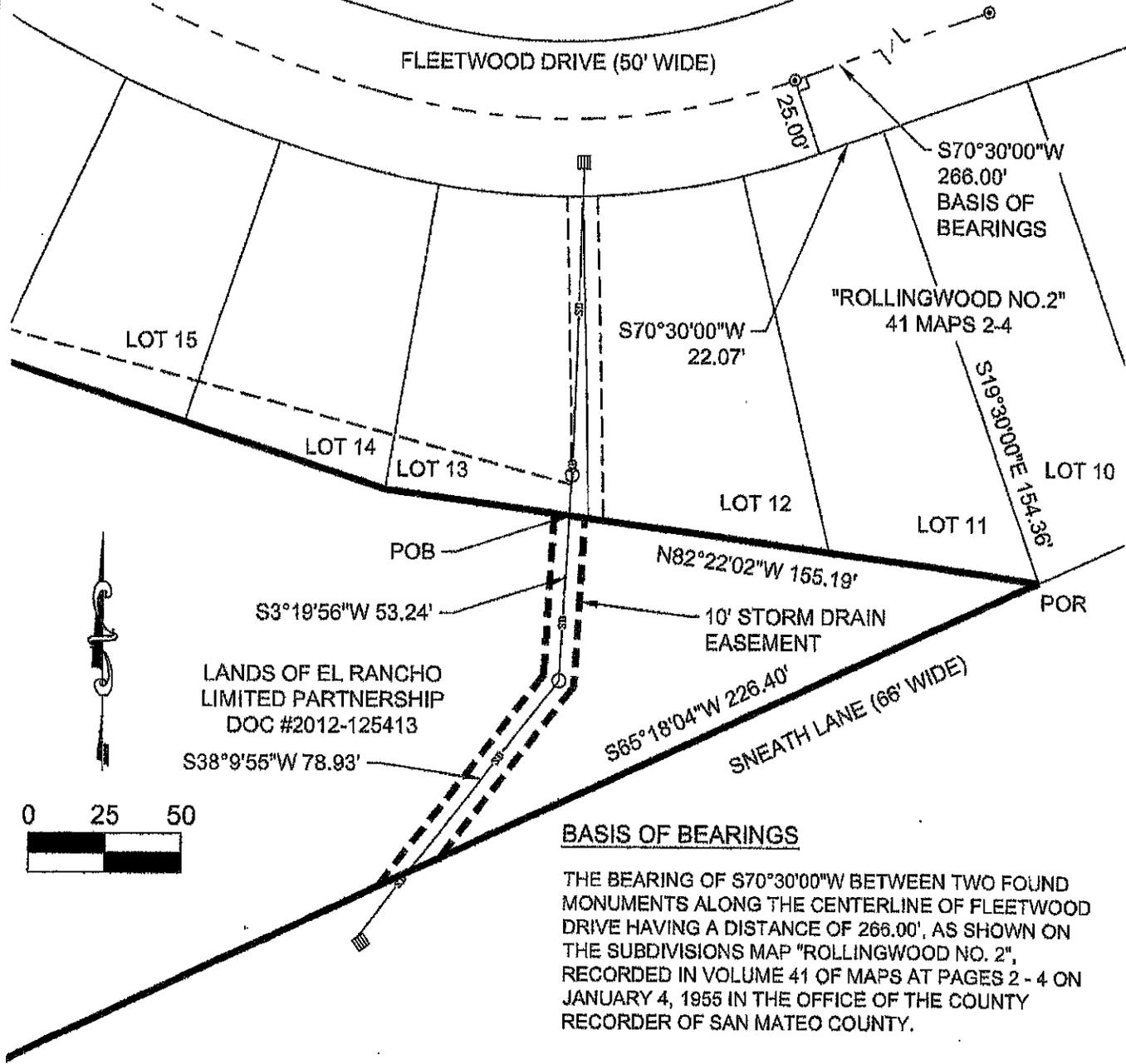
Prepared by:

Michael S. Mahoney
Michael S. Mahoney PLS
July 20, 2022



LEGEND

-  BOUNDARY LINE/PROPERTY LINE (P/L)
-  BOUNDARY OF (P) STORM DRAIN EASEMENT
-  BOUNDARY OF (E) PUBLIC UTILITY EASEMENT(PUE)
-  CENTERLINE OF STORM DRAIN PIPE
-  CENTERLINE OF RIGHT-OF-WAY
- POB POINT OF BEGINNING OF LEGAL DESCRIPTION
- POR POINT OF REFERENCE
-  CITY MONUMENT
-  STORM DRAIN MANHOLE
-  STORM DRAIN INLET



BASIS OF BEARINGS

THE BEARING OF S70°30'00"W BETWEEN TWO FOUND MONUMENTS ALONG THE CENTERLINE OF FLEETWOOD DRIVE HAVING A DISTANCE OF 266.00', AS SHOWN ON THE SUBDIVISIONS MAP "ROLLINGWOOD NO. 2", RECORDED IN VOLUME 41 OF MAPS AT PAGES 2 - 4 ON JANUARY 4, 1955 IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY.

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PROPOSED STORM DRAIN EASEMENT

2850 SNEATH LANE

SAN BRUNO, CA

Professional Land Services
 Michael S. Mahoney, P.L.S.
 California License Number: 5577
 901 Sneath Lane, #117
 San Bruno, CA 94065
 Phone/FAX 650-244-9067

- A/E Planning
- Title Investigations
- Legal Descriptions
- Surveying & Mapping
- Engineering
- GPS



DATED:

State of California }
County of San Mateo }

On _____, before me, _____, Notary Public,

personally appeared

Daniel Man We Li, Patrick Man Kit Siu, Honna Man Han Li

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that the interest in real property conveyed to the City of San Bruno by that certain Storm Drain Easement Deed dated _____, 2022, executed by the El Rancho Farm Limited Partnership, a California Limited Partnership is hereby accepted by the undersigned on behalf of the City of San Bruno, a municipal corporation, pursuant to authority conferred by resolution of the City Council of the City of San Bruno, Resolution No. _____ adopted on _____, 2022, and the City of San Bruno (the Grantee) consents to recordation thereof by its duly authorized officer.

Dated _____, 2022

CITY OF SAN BRUNO, a municipal corporation

By: _____
Jovan D. Grogan, City Manager
City of San Bruno

ATTEST:

Vicky Hasha, Deputy City Clerk