

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

September 11, 2019

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer *M. Poyatos*

Subject: LAFCo File No. 19-06 – Proposed Outside Service Agreement for Water by the City of Redwood City to a proposed single-family home at APN 068-211-020 (900 Fallen Leaf Way, Unincorporated San Mateo County) Pursuant to Government Code Section 56133 (0.60 acres)

Summary

Pursuant to Government Code Section 56133, Commission approval is required for extension of service by local agencies to territory outside the agency's boundaries. This section requires that the public agency apply to LAFCo by resolution on behalf of the landowner. In this case, the City of Redwood City has applied by resolution for extension of water service to a proposed home on a vacant lot 900 Fallen Leaf Way, (APN 068-211-020) in Unincorporated Emerald Lake Hills. The water connection is a County of San Mateo condition of approval for the building permit. The project area is within the sphere of influence of the City of Redwood City and the City's water service area but is not contiguous to the City boundary. The property owner has recorded a document consenting to future annexation of the property to the City. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,009,800. The boundaries of the annexation area as proposed conform to lines of assessment and ownership.

County Clerk: The territory has no registered voters. The Outside Service Agreement would not conflict with any political subdivision boundaries.

County Public Works: The property is located within the Emerald Lake Hills Sewer Maintenance District. The developer or homeowner will be responsible for obtaining a sewer connection and paying the appropriate fees. An encroachment permit will be required for any work in the public right-of-way. The proposed water line shall not be installed in any new or existing sanitary sewer easements.

COMMISSIONERS: ANN DRAPER, CHAIR, PUBLIC ▪ JOSHUA COSGROVE, VICE CHAIR, SPECIAL DISTRICT ▪ RICH GARBARINO, City ▪ DON HORSLEY, COUNTY ▪ MIKE O'NEILL, CITY ▪ WARREN SLOCUM, COUNTY ▪ RIC LOHMAN, SPECIAL DISTRICT

ALTERNATES: KATI MARTIN, SPECIAL DISTRICT ▪ HARVEY RARBACK, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST

September 11, 2019

File No. 19-06—Proposed Outside Service Agreement for Water to APN 068-211-020

Page 3

Kanoa Kelley, San Mateo County Planning Department
John Brennan, San Mateo County Building Department

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION

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LAFCO

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Provide a water service connection from the City of Redwood City through an Outside Service Agreement to APN 068-211-020 in unincorporated Emerald Lake Hills (preliminary address 900 Fallen Leaf Way). A new 4,463 SF single-family home with fire sprinklers will be constructed.

2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

- X Landowners or registered voters, by petition
An affected public agency, by resolution

(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)

3. What are the reasons for the proposal?

The property where the single-family home is proposed to be constructed does not presently have a domestic water service, but is located within the City of Redwood City's Emerald Lake Hills Area Sphere of Influence and Water Service Boundary.

4. Does this application have 100% consent of landowners in the affected area?

- X Yes No

5. Estimated acreage: 0.60 AC

B. SERVICES

1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

City of Redwood City (Water Division)

2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service and the source of funding for

construction of necessary facilities (if any) and operation. Example is given on the first two lines of the space provided for your response.

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
<i>Police (example)</i>	<i>Co. Sheriff</i>	<i>City Police</i>	<i>N/A</i>	<i>Taxes</i>
<i>Sewer (example)</i>	<i>None</i>	<i>City of . . .</i>	<i>Proponent</i>	<i>Fees</i>
Water	None	City of Redwood City	Proponent	Fees
Sewer	Emerald Lake Heights Sewer Maintenance District	Emerald Lake Heights Sewer Maintenance District	Assessment No. 1360, Proponent	Fees

C. PROJECT PROPOSAL INFORMATION

1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.

The property is a vacant lot identified as San Mateo County APN 068-211-020, with a preliminary address of 900 Fallen Leaf Way, in the unincorporated Emerald Lake Hills Area. The property lies just southwest of the intersection of Jefferson Avenue and Fallen Leaf Way.

2. Describe the present land use(s) in the subject territory.

The property is vacant land with horse stables and shed structures to be demolished. A Design Review Application for a new 4,463 SF single-family home, with 723 SF attached garage, fire sprinklers, and landscaping, has been approved pursuant to County File No. PLN2019-00133. The surrounding neighborhood is predominantly single-family residential.

3. How are adjacent lands used?

North: Jefferson Avenue and Residential (Single-Family Homes)

South: Residential (Single-Family Homes)

East: Fallen Leaf Way, School (Redwood Nursery), and Residential (Single-Family Homes)

West: Residential (Single-Family Homes)

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

No. The provision of water service by the City of Redwood City will facilitate the development of

one (1) new single-family home on the subject property, which has been pre-approved.

5. What is the general plan designation of the subject territory?

Low Density Residential Urban

6. What is the existing zoning designation of the subject territory?

Residential Hillside/Design Review (Emerald Lake Hills)

7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?

Design Review Approval Recommendation for New Single-Family Home and CEQA Exemption (PLN2019-00133). Project will require final approval of the Design Review Permit and a Certificate of Compliance.

8. What additional approvals will be required to proceed?

County Certificate of Compliance, Design Review, Grading, and Building Permits for new home construction, County Road Encroachment Permit for water service lateral connection to existing water main, and City of Redwood City Approval of Application for Water Service Connection.

9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction?

No.

10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how?

No (N/A). Design Review Approval for the new single-family home is in the process of being obtained, and there is no other development proposed for the property.

* * * * *

LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Jefferson 10 Investors, LP


ADDRESS: 21771 Stevens Creek Blvd., Ste. 200A
Cupertino, CA 95014

ATTN: Patrick J. Geary, Authorized Signatory

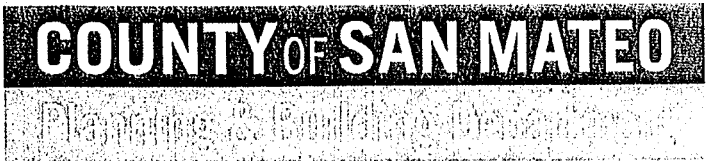
EMAIL: pgeary@edenbridgehomes.com

w/copy to: eric@edenbridgehomes.com

TELEPHONE: (669) 231-4240


Signature of Proponent

Request For Address Assignment



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455 County Center, 2nd Floor ■ Mail Drop PLN 122
Redwood City, CA 94063
TEL (650) 363-4161 ■ FAX (650) 363-4849
www.co.sanmateo.ca.us/planning
plngbldg@smcgov.org

Please provide the following information:

- For New Land Development - A tax lot map clearly indicating the lot(s).
- For Existing Structures - A diagram showing suite layout of building.
- Reason for Request to change Address of suffix number.

APN/Parcel Number: 068-211-020

Current address: None (Existing Parcel Access is from Fallen Leaf Way)

Type of Address Request:

- Additional Address
 *Change Address
 New Address
 Utility Address

Property Owner

Name: Eric Zweig - Director of Planning
 Company: Jefferson 10 Investors, LP
 Signature: [Signature]
 Address: 21771 Stevens Creek Blvd #200A, Cupertino, CA
 Phone: (669) 231-4240
 E-mail: eric@edenbridgehomes.com

Requestor

Name: Eric Zweig - Jefferson 10 Investors, LP
 Signature: [Signature]
 Phone: (669) 231-4240
 Fax: (669) 231-4250
 E-mail: eric@edenbridgehomes.com

Disclaimer: By signing above, Requestor acknowledges that Property Owner has consented to address change for permit(s) needed at property. Under no circumstances shall the County of San Mateo be liable for any actions taken on or omissions made from reliance on any information contained herein from the Requestor nor shall the County be liable for any other consequences from any such reliance.

* Reason for Change Request: Parcel needs Fallen Leaf Way address for construction of new single family home.

Your preferred number 1. 898 2. 900

We will do our best to accommodate your preferred address number after research and confirmation from the Fire Department.

If you feel that there is a discrepancy or error in the assigning of this address, please contact Paula Thomsen at (650) 599-1588.

RECEIVED
DEC 11 2018
San Mateo County
Building Department
[Signature]

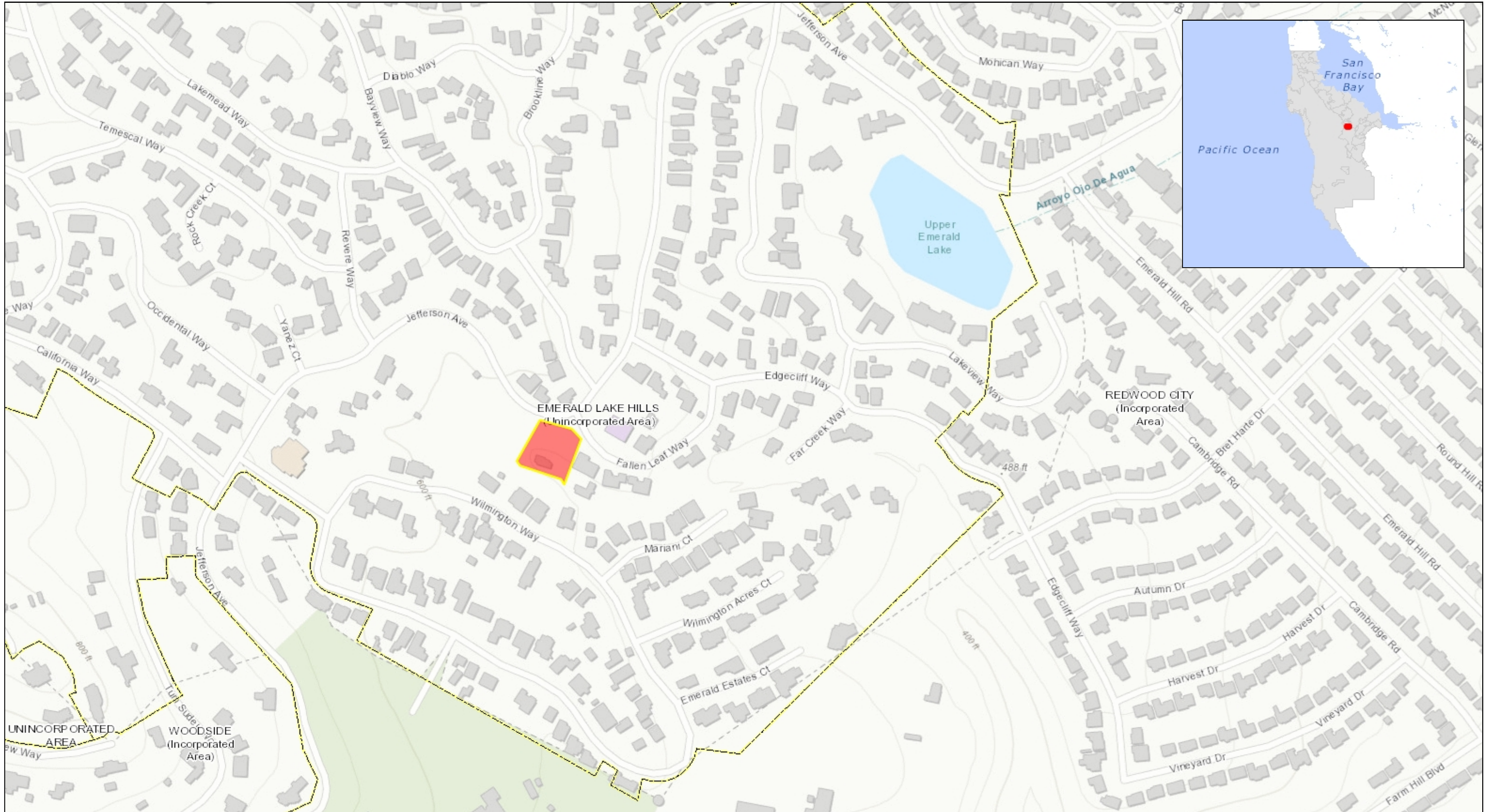
Property Addressing Service (applies to each assignment or change of each street address):

Minimum Fee (non-refundable)	\$45.00
Staff Labor	\$102.00/hr.

Visa/MasterCard accepted: _____ Exp. Date: _____

(i.e. if credit card used, 3% surcharge will be applied.)

If paying by check, please make it payable to San Mateo County.



0.14 0 0.07 0.14 Miles

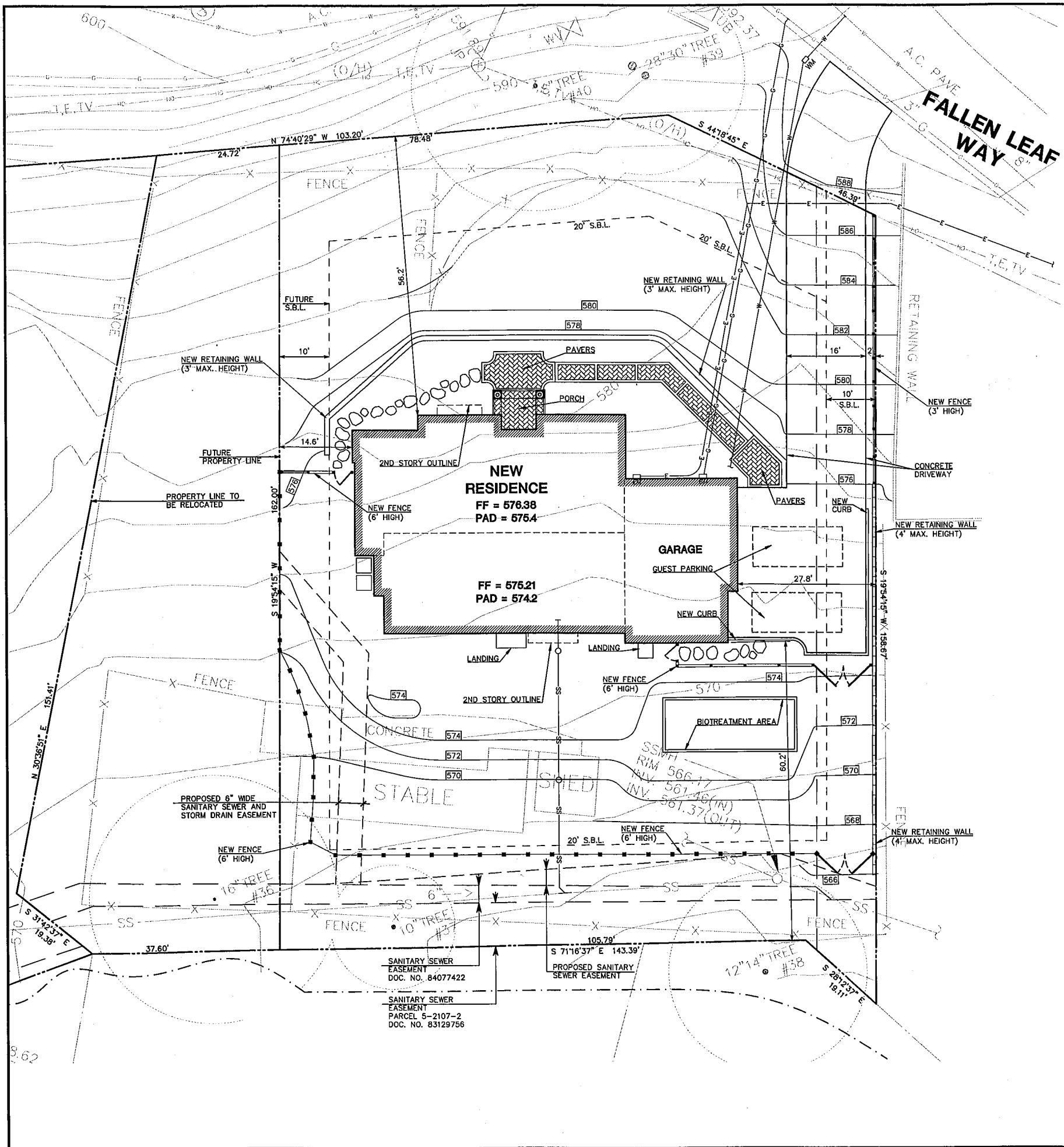
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 4,513



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



INFORMATION TABLE:

LOT SIZE AND ALL CALCULATIONS RELATED TO LOT SIZE ARE BASED ON POST LOT LINE ADJUSTMENT AREAS.

ADDRESS	900 FALLEN LEAF WAY
ASSESSOR'S PARCEL NUMBER	068-211-020
ZONING DISTRICT	RH/DR
LOT SIZE	19,470 SQ. FT.
EXISTING FOOTPRINT	730 SQ. FT.
MAXIMUM FOOTPRINT	4,868 SQ. FT.
PROPOSED FOOTPRINT	3,046 SQ. FT.
MAXIMUM LOT COVERAGE	25%
PROPOSED LOT COVERAGE	16%
MAXIMUM FLOOR AREA	5,841 SQ. FT.
PROPOSED FLOOR AREA	5,260 SQ. FT.
MAXIMUM F.A.R.	30%
PROPOSED F.A.R.	27%
NEW LANDSCAPE AREA	2,399 SQ. FT.

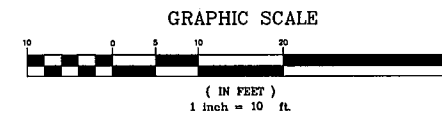
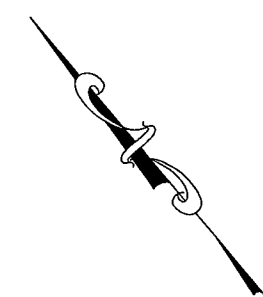
LEGEND:

- | | |
|----------------|------------------------------------|
| A.C. PAVE. | ASPHALT CONCRETE PAVEMENT |
| CONC. | CONCRETE |
| EM | ELECTRIC METER |
| FF | FINISHED FLOOR ELEVATION |
| GA | GUY ANCHOR |
| GM | GAS METER |
| H.P. | HIGH POINT |
| INV. | INVERT |
| JP | JOINT UTILITY POLE |
| (O/H) | OVERHEAD |
| SSMH | SANITARY SEWER MANHOLE |
| S.B.L. | SETBACK LINE |
| SSCO | SANITARY SEWER CLEANOUT |
| UB | UTILITY BOX |
| WM | WATER METER |
| ⊗ | WATER VALVE |
| — TV — | CABLE TV LINE |
| — SS — | SANITARY SEWER LINE |
| — SD — | STORM DRAIN LINE |
| — G — | GAS LINE |
| — E — | ELECTRIC LINE |
| — W — | WATER LINE |
| — T — | TELEPHONE LINE |
| 580 | NEW CONTOUR |
| ● 10" TREE #37 | TREE WITH SIZE AND ARBORIST NUMBER |



MACLEOD AND ASSOCIATES
 CIVIL ENGINEERING • LAND SURVEYING
 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

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PREPARED FOR:

EDENBRIDGE HOMES

SITE PLAN

900 FALLEN LEAF WAY

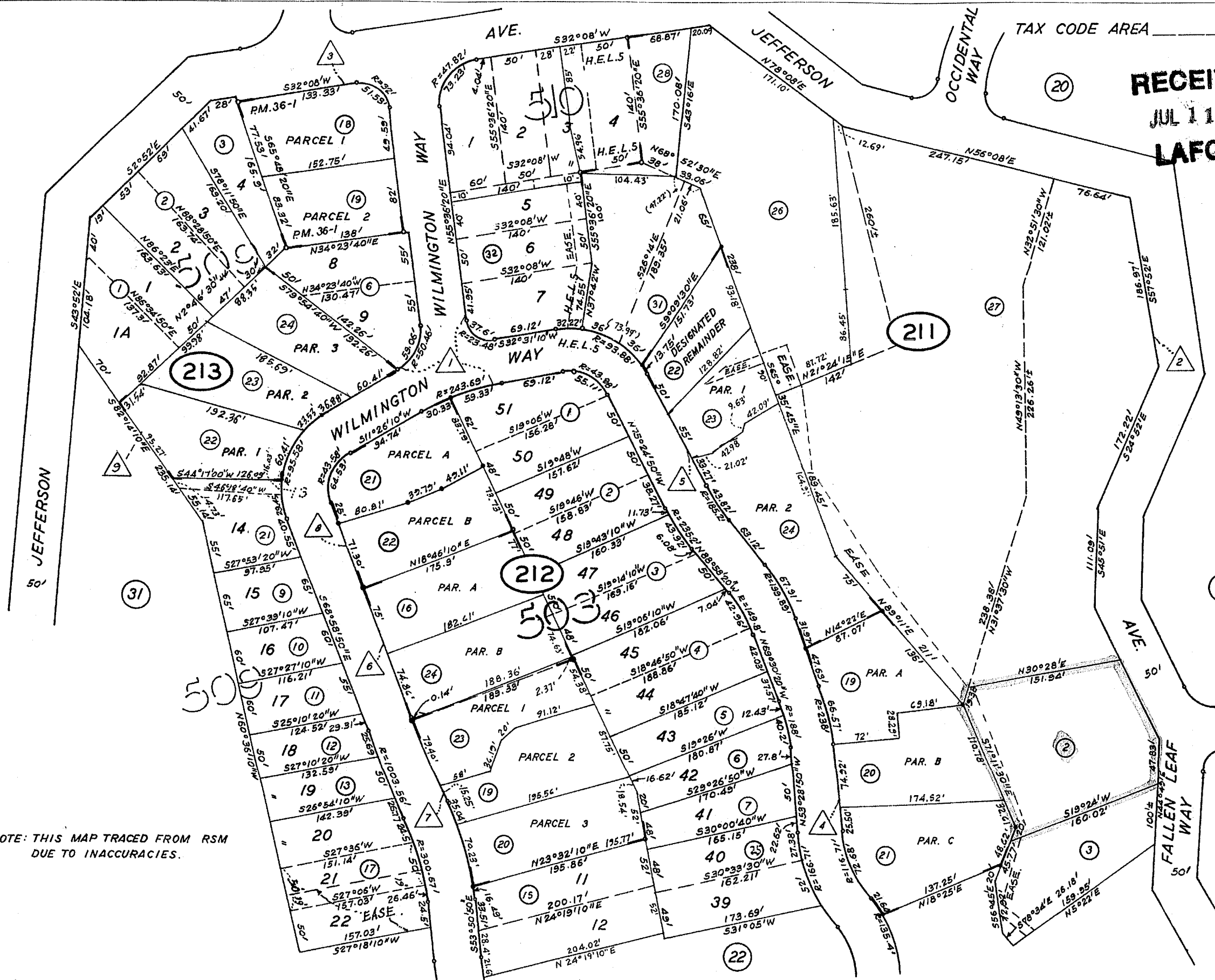
SAN MATEO COUNTY CALIFORNIA

DRAWN BY: D.K.
 DESIGNED BY: --
 CHECKED BY: DGM
 SCALE: 1"=10'
 DATE: 06/28/19
 DRAWING NO. LOT-10-SITE

SHEET
AO
 1 OF 1

68-21

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NOTE: THIS MAP TRACED FROM RSM
DUE TO INACCURACIES.

D.M. ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

- 8 PARCEL MAP VOL 68/48-49
- 7 PARCEL MAP VOL 61/25
- 6 PARCEL MAP VOL 60/60-61
- 4 PARCEL MAP VOL 59/1
- 3 PARCEL MAP VOL. 36/1
- 1 HIGHLANDS OF EMERALD LAKE SUB. NO. 5 RSM 15/18
- 2 ASSESSOR'S MAP NO. 3/26
- 5 PARCEL MAP VOL 59/60
- 9 PARCEL MAP VOL 79/48-49

08/26/2019

RESOLUTION NO. 15793

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AUTHORIZING APPLICATION BY THE CITY OF REDWOOD CITY TO THE LOCAL AGENCY FORMATION COMMISSION REQUESTING APPROVAL FOR EXTENSION OF WATER SERVICE TO 900 FALLEN LEAF WAY (APN 068-211-020), OUTSIDE JURISDICTIONAL BOUNDARIES PURSUANT TO GOVERNMENT CODE SECTION 56133

WHEREAS, the property located at 900 Fallen Leaf Way, APN 068-211-020 (the "Property"), in unincorporated San Mateo County, California, is outside the City of Redwood City's ("City") jurisdictional boundaries, but inside the City's sphere of influence and water service area; and

WHEREAS, the Property is an undeveloped parcel; and

WHEREAS, the County of San Mateo is processing an application for a building permit to construct a new single-family home at the Property; and

WHEREAS, the County of San Mateo's approval of the building permit is conditioned upon the property owner obtaining a new water connection and service for the proposed residence from the City; and

WHEREAS, the property owner has requested that the City provide water service to the Property; and

WHEREAS, this project is categorically exempt under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15303(d) (New Construction or Conversion of Small Structures).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

1. The City Manager or their designee is hereby authorized and directed to submit an application to the Local Agency Formation Commission ("LAFCO") requesting

h) Property owner shall adhere to all the review comments and conditions of service stated by the City; and

i) Property owner shall submit a signed Declaration of Restriction Agreement to the City and record it with the County of San Mateo.

3. The Local Agency Formation Commission of San Mateo County is hereby requested to take proceedings in the manner provided by California Government Code Section 56133.

* * *

Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting
thereof held on the 26th day of August 2019 by the following votes:

AYES:	Aguirre, Borgens, Hale, Howard, Masur, Reddy and Mayor Bain
NOES:	None
ABSENT:	None
ABSTAINED:	None
RECUSED:	None



Ian Bain
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 27th day of August 2019.



Ian Bain
Mayor of the City of Redwood City

RESO. # 15793
MUFF # 802

RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:

LOCAL AGENCY FORMATION COMMISSION
455 COUNTY CENTER
REDWOOD CITY, CA 94063

With a copy to:
CITY CLERK
CITY OF REDWOOD CITY
P.O. BOX 391
1017 MIDDLEFIELD ROAD
REDWOOD CITY, CA 94064

2019-071793 CONF

1:16 pm 09/04/19 NQ Fee: NO FEE

Count of pages 5

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



SPACE ABOVE RESERVED FOR RECORDER'S USE
Exempt from recording fee per Gov. Code § 27383.

DECLARATION OF RESTRICTION

THIS DECLARATION OF RESTRICTION ("Declaration") is made and entered into this 3rd day of September, 2019, by the Property Owner Jefferson 10 Investors, LP, a California limited partnership, ("Owner").

WITNESSETH:

WHEREAS, Owner owns all that certain real property situated in the County of San Mateo, State of California, commonly known as 900 Fallen Leaf Way, APN 068-211-020 (the "Property"), as more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference; and

WHEREAS, the Property is located outside the jurisdictional boundaries of the City of Redwood City, a charter city and municipal corporation of the State of California, ("City"), and not contiguous to the City's boundary, but within the City's sphere of influence as determined by the San Mateo County Local Agency Formation Commission (the "Commission"); and

WHEREAS, on August 26, 2019, the City Council of the City adopted a Resolution authorizing the application by the City to the Commission requesting

approval for extension of water service to the Property pursuant to Government Code Section 56133; and

WHEREAS, as a condition to said water service connection, the Commission has required the Owner to evidence consent to annexation to the City and waiver of protest to such annexation in the event the Property were to be proposed for annexation to the City; and

WHEREAS, Owner desires to evidence such consent and waiver as aforesaid; and

WHEREAS, Owner understands that any future annexation to the City is subject to any and all City rights and determinations, whether legislative, quasi-judicial, administrative, or however characterized, with respect to any proposed annexation of the Property to the City.

A G R E E M E N T :

NOW, THEREFORE, Owner agrees as follows:

1. **CONSENT**. In the event the Property shall be proposed for annexation to the City, Owner hereby consents to said annexation, and hereby waives Owner's rights to protest such annexation pursuant to the provisions of law governing such annexations.

2. **TAXES, OTHER CHARGES**. In the event annexation of the Property to the City shall be duly approved by all agencies having jurisdiction thereof, Owner agrees that the Property shall be subject to any and all general, special, extraordinary, or additional taxes or assessments, or any and all general, special extraordinary, or additional service charges, fees, or rates, levied against, imposed upon, or otherwise pertaining to the Property by any and all agencies, including the City, having jurisdiction thereof in the same fashion as other like property located within the territorial limits of the City.

3. SUCCESSORS. This Declaration and all of the terms, conditions, covenants, and declarations herein contained shall be binding upon, and shall inure to the benefit of Owner and Owner's administrators, heirs, assigns, and transferees.

4. RUNS WITH THE LAND; RECORDATION. This Declaration pertains to and shall run with the Property. Upon execution, this Declaration shall be recorded in the Official Records of San Mateo County.

5. CAPTIONS. Paragraph headings as used herein are for convenience only, and shall not be deemed to affect the meaning or intent of the paragraph headed thereby.

IN WITNESS WHEREOF, Owner has executed this Declaration the date and year first hereinabove written.

OWNER

Jefferson 10
Investors, LP, a California limited partnership



By: Patrick J. Geary
Its: Authorized Signatory
[Signature must be notarized]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

)
) §

County of Santa Clara)

On September 3, 2019, before me, A. Tristen Watkins, a Notary Public, personally appeared Patrick J. Geary who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~is~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

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

WITNESS my hand and official seal.

A. Tristen Watkins
Signature of Notary

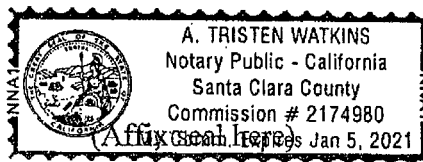


EXHIBIT "A"

For APN/Parcel ID(s): 068-211-020

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO. STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF JEFFERSON AVENUE DISTANT ALONG THE SOUTHEASTERLY AND SOUTHWESTERLY LINES OF SAID JEFFERSON AVENUE. THE FOLLOWING COURSES AND DISTANCES FROM THE SOUTHWESTERLY CORNER OF LOT 7 IN BLOCK 508, AS DESIGNATED ON THE MAP ENTITLED "HIGHLANDS OF EMERALD LAKE SUBDIVISION FIVE", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON JANUARY 19, 1927 IN BOOK 15 OF MAPS AT PAGES 15 THROUGH 18 INCLUSIVE; SOUTH 53° 12' WEST 289.14 FEET TO AN ANGLE POINT; NORTH 78° 48' WEST 149.27 FEET TO AN ANGLE POINT; NORTH 44° 49' WEST 118.11 FEET TO THE POINT OR BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF JEFFERSON AVENUE, NORTH 44° 49' WEST 47.83 FEET; THENCE NORTH 74° 50' WEST 103.20 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED 11' DEED FROM LEONARD REALTY CO., A CORPORATION. TO CARL O. SCHOOF AND WIFE, BY DEED DATED JULY 28, 1945 AND RECORDED SEPTEMBER 11, 1945 IN BOOK 1211 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 205, THENCE LEAVING JEFFERSON AVENUE AND RUNNING ALONG THE SOUTHEASTERLY LINE OF PROPERTY ABOVE DESCRIBED SOUTH 30° 38' WEST 151.94 FEET, MORE OR LESS, TO POINT IN THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN DEED FROM LENOLT SECURITIES CORPORATION TO JOSEPH AND SUZANNE M. WILSON DATED JUNE 20, 1936 AND RECORDED JULY 3, 1936 IN BOOK 696 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 350; THENCE SOUTH 31° 37' 30" EAST ALONG SAID NORTHEASTERLY LINE OF SAID LANDS OF WILSON 19.38 FEET MORE OR LESS TO A POINT IN THE NORTHERLY LINE OF THE LANDS DESCRIBED IN DEED FROM LENOLT SECURITIES CORPORATION TO EDGAR P. FISHER AND MAUDE A. FISHER, DATED APRIL 25, 1939 AND RECORDED APRIL 27, 1939 IN BOOK 841 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 105; THENCE SOUTH 71° 11' 30" EAST ALONG SATO LANDS OF FISCHER 145.78 FEET AND SOUTH 28° 07' 30" EAST 20 FEET MORE OR LESS TO THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN DEED FROM LEONARD REALTY CO., A CORPORATION TO LEONA E. MIRIANI DATED JUNE 26, 1945 AND RECORDED JULY 6, 1945 IN BOOK 1189 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 226; THENCE ALONG THE NORTHWESTERLY LINE OF LANDS ABOVE DESCRIBED NORTH 19° 24' EAST 160.02 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF JEFFERSON AVENUE AND THE POINT OF BEGINNING.

