

**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>	<u>Action</u>
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 in 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. KEY ISSUES

1. Conformance with the County General Plan

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. Conformance with the Local Coastal Program

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. Conformance with the Zoning Regulations

a. Conformance with RM-CZ Zoning District Development Standards

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. Conformance with the Subdivision Regulations

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. ALTERNATIVES

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. REVIEWING AGENCIES

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

CML:mda – CMLHH0279_WMU.DOCX

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.

CML:mda – CMLHH0279_WMU.DOCX

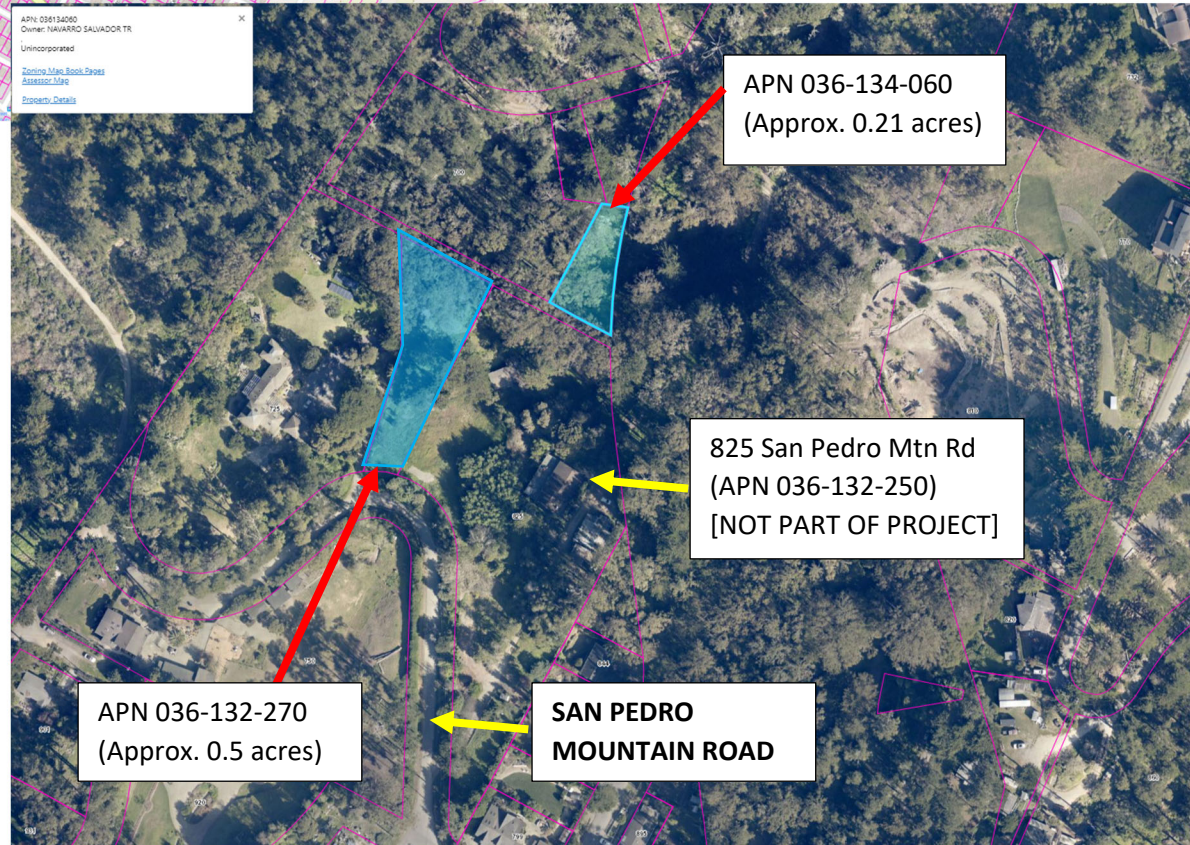
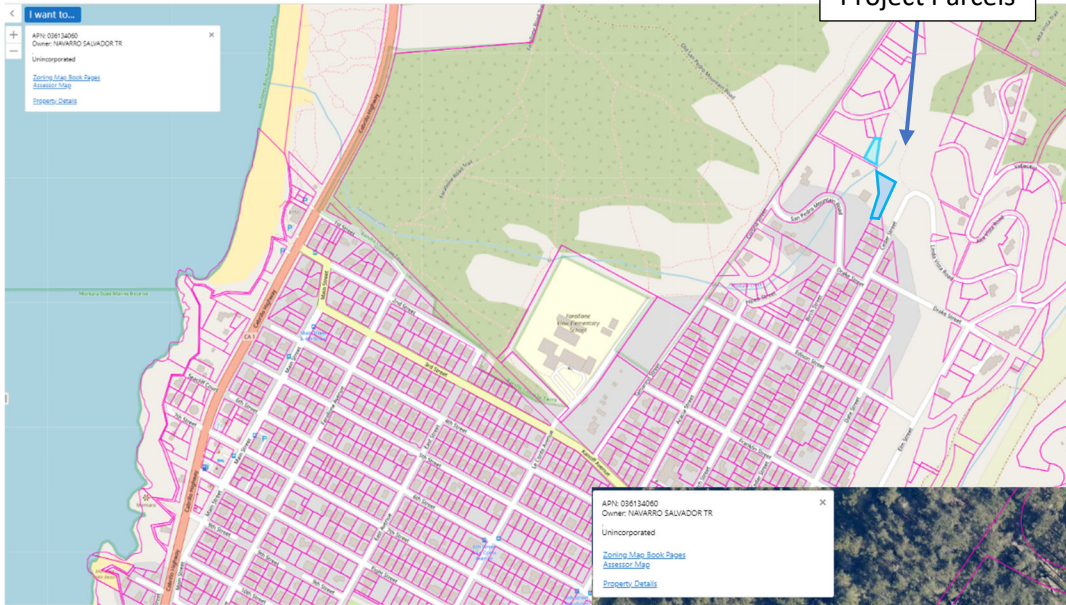


COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

Attachment A – Vicinity Map

Project Parcels

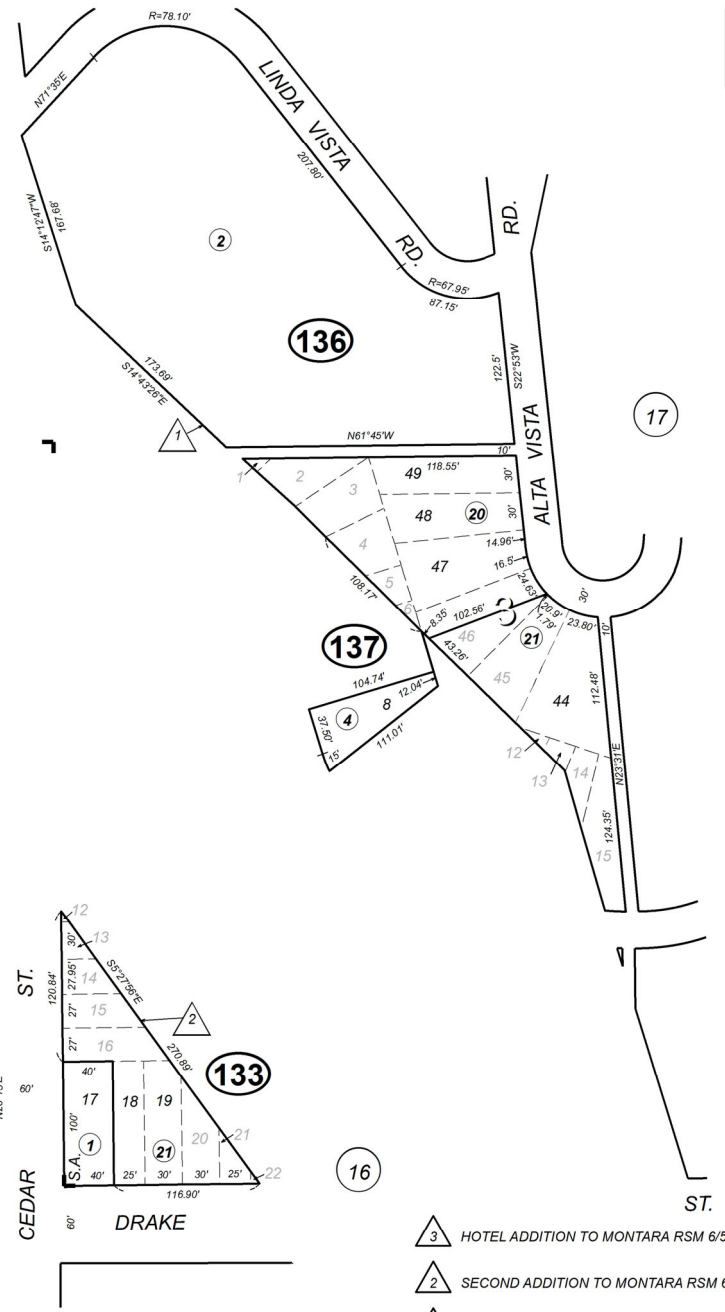
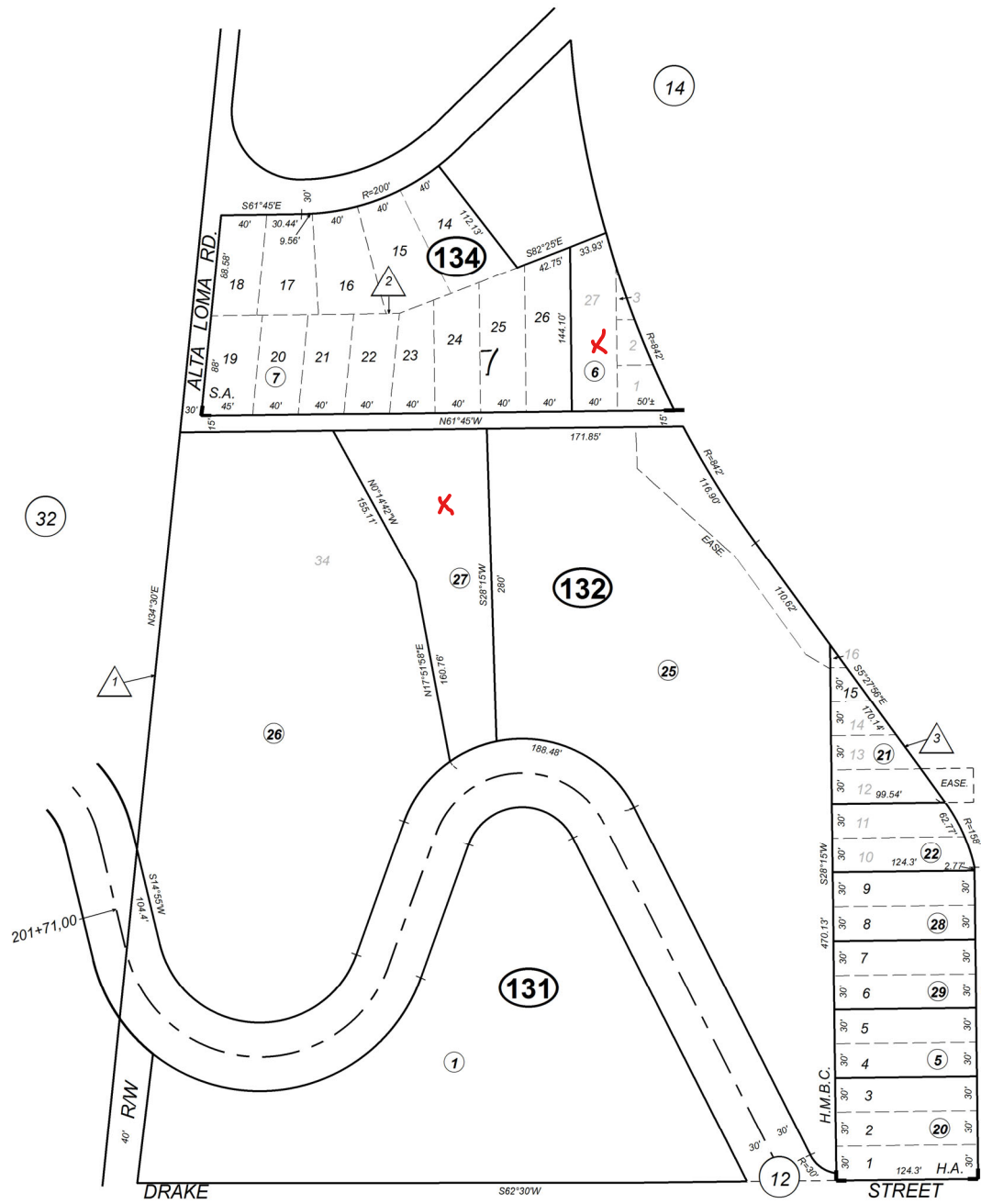







COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

1" = 100'



-  HOTEL ADDITION TO MONTARA RSM 6/51
-  SECOND ADDITION TO MONTARA RSM 6/28
-  HALF MOON BAY COLONY RSM 1/62



OWNER

Salvador and Julia Navarro
 825 San Pedro Mountain Road,
 Monterey, CA 93947

NOTES

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL GRADES AND CONTOURS ARE BASED UPON ASSUMED DATUM.
3. THE BASIS OF BEARING UPON ON FOUND IP WTAG # PLS 3453 ON SAN PEDRO MTN. RD WAS TAKEN 117°51'58" E

LEGEND

- ▲ FOUND CITY MONUMENT
- POWER POLE
- ⊞ ELECTRIC BOX

SCALE 1" = 40'



TOPOGRAPHIC AND BOUNDARY SURVEY FOR
 825 SAN PEDRO MOUNTAIN RD, MONTEREY, CA.

DOMINGUEZ ASSOCIATES 40 HUMBOLDT COURT
 PACIFICA, CA 94044
 (650) 358-0947 FAX (650) 355-2445

PLS 2000-0082

REVISION	
NO.	DATE

RECEIVED

MAY 08 2006
 San Mateo County
 Planning Division

SCALE	
SHEET NUMBER	
OF SHEETS	
DATE	5-8-06
FILE	





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

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 MAP 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

SCHEDULE A

(Continued)

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.

North American Title Insurance Company

Emilio Fernandez

President

 By



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

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

Affects Parcels One and Two .
2. 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. 65631I Vol. 1880, Page 408

Affects Parcel Three .
3. 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 .
4. 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 .
5. 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 .
6. 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

SCHEDULE B

(Continued)

Affects Parcel One .

7. 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 .

8. 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 MAP 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 personal information?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> 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 information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.

Reasons we can share your personal information	Does Doma share?	Can you limit this sharing?
For our everyday business purposes Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes To offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes Information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes Information about your creditworthiness	No	We don't share
For our affiliates to market to you	Yes	No
For nonaffiliates to market to you	No	We don't share

To limit our sharing	<ul style="list-style-type: none"> Call 1-866-929-7437—our menu will prompt you through your choice(s) or Visit us online: www.doma.com <p>Please note:</p> <p>If you are a <i>new</i> customer, we can begin sharing your information 30 days from the date we sent this notice. When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p> <p>However, you can contact us at any time to limit our sharing.</p>
Questions?	Call 1 (866) 929-7437 or go to www.doma.com

Privacy Policy

The Doma Family of Companies

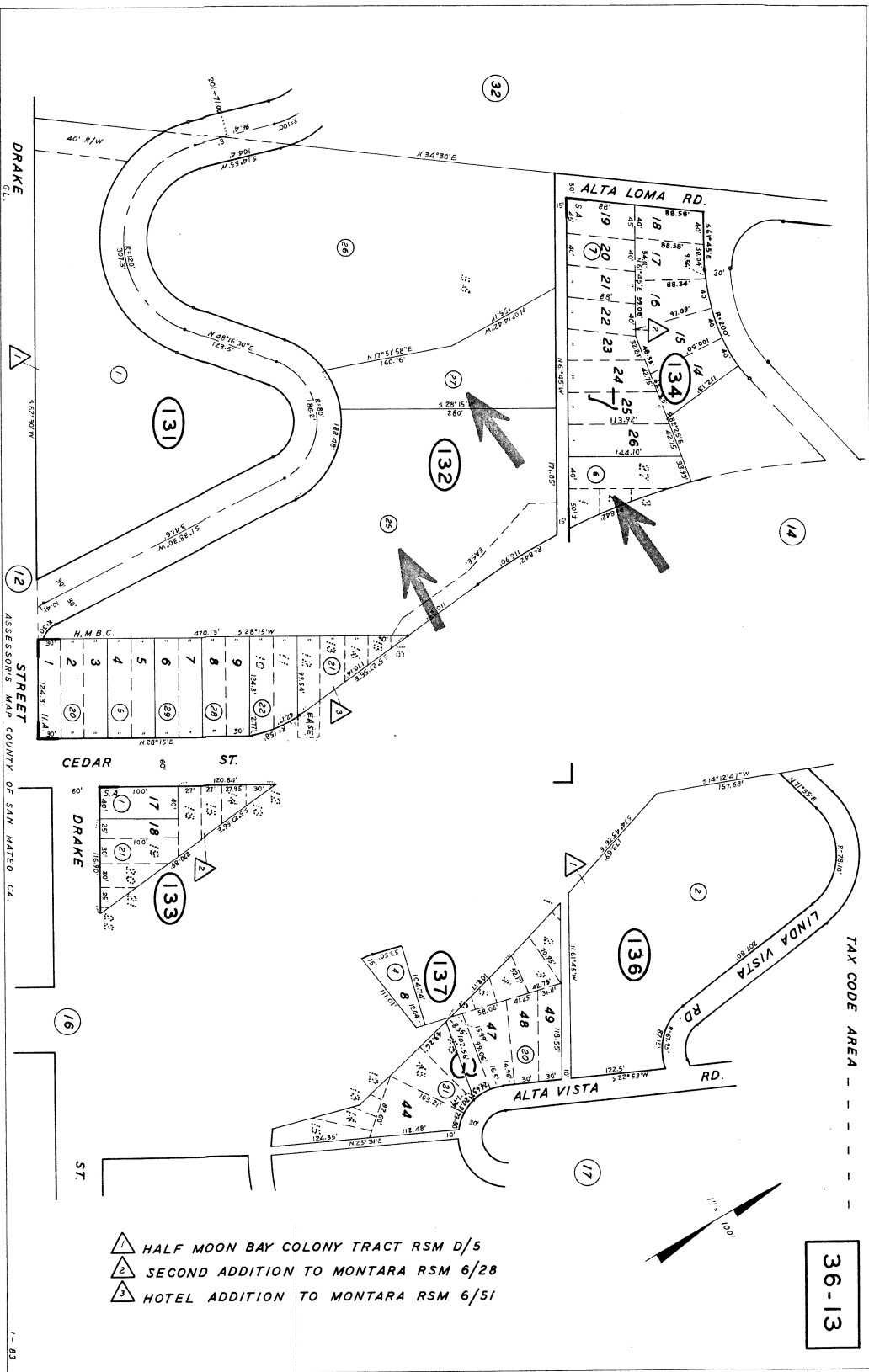
Who we are	
Who is providing this notice?	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
How does Doma protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
How does Doma collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none">• 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 <ul style="list-style-type: none">• 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 for an account I hold jointly with someone else?	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none">• 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. <ul style="list-style-type: none">• 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.
Joint marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none">• Doma doesn't jointly market.
Other important information	
*For California residents: you may have additional rights under the California Consumer Privacy Act. For a description of those rights, please see our Doma Family of Companies' privacy policy located here: www.doma.com .	

Privacy Policy

The Doma Family of Companies

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc. Doma Corporate, LLC Doma Customer Financing LLC Doma Home Insurance Services, LLC Doma Insurance Agency, Inc. Doma Insurance Agency of Arizona, Inc. North American Title Company of Colorado Doma Insurance Agency of Florida, Inc. Doma Insurance Agency of Illinois, Inc. Doma Insurance Agency of Indiana, LLC Doma Insurance Agency of Louisiana, LLC Doma Insurance Agency of Minnesota, Inc. Doma Title Insurance Company of New York Doma Title Agency of Nevada, Inc. Doma Insurance Agency of New Jersey, Inc.	Doma Insurance Agency of Texas, Inc. Doma Insurance Agency of Utah, LLC Doma Title Insurance, Inc. Doma Trustee Services, LLC Doma Title of California, Inc. Cura Home, Inc. NASSA LLC North American Title Company North American Title Insurance Company North American Asset Development, LLC North American Services, LLC Spear Agency Acquisition Inc. States Title Holding, Inc. States Title, LLC Title Agency Holdco, LLC
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36-13

- △ HALF MOON BAY COLONY TRACT RSM D/5
- SECOND ADDITION TO MONTARA RSM 6/28
- HOTEL ADDITION TO MONTARA RSM 6/51

This Indenture made the 9th day of June, 19 50

between Ralph C. Mac Arthur, Tax Collector of the County of San Mateo, State of California, first party, and Hugh Murraye

of the County of Alameda, State of California

second part Y, witnesseth:

That Whereas, the real property hereinafter described was duly sold and conveyed to the State of California for the non-payment of taxes which had been legally levied and which were a lien upon said property under and in accordance with law; and

Whereas, in conformity with law, the State of California, acting by and through Ralph C. Mac Arthur, tax collector as aforesaid, did offer said property hereinafter described for sale and has sold same at public auction to the highest bidder, at which sale second part Y became the purchaser of the whole thereof for the sum of

Five hundred thirty & no/100 dollars inclusive of advertising costs; and

Whereas, no taxing agency Y objected to the sale:

Now, Therefore, the said first party in consideration of the premises and in accordance with the law in such case made and provided, does hereby grant to the second part Y, that certain real property hereinafore referred to, and situate in the County of San Mateo, State of California, more particularly described as follows, to-wit:

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

PARCEL THREE

In Witness Whereof said first party has hereunto set his hand the day and year first above written.

Ralph C. Mac Arthur
Tax Collector of the County of San Mateo
State of California.

*If no taxing agency 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.

State of California }
County of San Mateo } ss.

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 appeared the within named Ralph C. Mac Arthur
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 his name
thereto as Tax Collector, and he duly acknowledged to me that he 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
San Mateo the day and year in this certificate
first above written.



W. H. Augustus
County Clerk of said County and ex-officio Clerk of the
said Superior Court.

65631I

State of California -BY-
Ralph C. Mac Arthur
County Tax Collector.
-TO-
Hugh Murraye

DEED

Dated June 9th, 19 50
Filed for record and recorded at the request
of

at Vol 1880 Page 408
M., in Liber of Records of
65631I

RECORDED AT REQUEST OF
Ralph C. Mac Arthur, County Tax Collector

BY *Ruth Kurbat*
AT 30 MIN. PAST 4 P.M. Deputy.
F4015 SPECIAL PAGE
SAN MATEO COUNTY RECORDS
RUTH KURBAT
BY *Agnes Rose*
DEPUTY RECORDER 5
100

Hugh Murraye,
2958 Hillegass
Berkeley, Calif.

W. H. Augustus

NS

For value received **RUDOLF PFEIFER and MARIA PFEIFER, his wife,**

GRANT to **DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA**

all that real property situate 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.", filed in the office 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:

BEGINNING at the most Northerly corner of Lot 54 and running thence along the Northeasterly boundary of said Lot 54, S. 61° 45' E. 286.11 feet; thence leaving said Northeasterly boundary S. 28° 15' W. 280 feet, more or less, 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 Deed Records at page 155; thence along said line in a Westerly, Southwesterly, Northwesterly and Northerly direction 500 feet, more or less, to the Northwesterly line of said Lot 54, thence along said Northwesterly line N. 34° 30' E. 430 feet, more or less, to the point of beginning.

Dated February 27th 1953

*Rudolf Pfeifer
Maria Pfeifer*

STATE OF CALIFORNIA }
County of San Mateo }
On February 27th 1953
before me, Andrew Stewart, a Notary Public,
in and for said County and State, personally appeared
Rudolf Pfeifer and
Maria Pfeifer

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.
Andrew Stewart
Notary Public
My commission expires Nov. 3, 1953

When recorded send to:
Name Department of Veterans Affairs
Address 70 Box 1559
City San Francisco 7 San California
Phone 162-37

For Recorder's Use Only

VOL 2377 PAGE 207

RECORDED

RECORDED AT REQUEST OF
SAN MATEO COUNTY TITLE COMPANY

Feb 4 2 31 PM 1953

OTHER OFFICE
IN THIS COUNTY
Rudolf Pfeifer

64

MLC 2377 208

AGREEMENT BY SALE OF PROPERTY

MLO: Box 133, Monterey

THIS CONTRACT, made and entered into this

day of February 19 53, by and between the DEPARTMENT OF VETERANS AFFAIRS OF THE STATE OF CALIFORNIA, Department

called the Department, and

hereinafter called the Purchaser.

WITNESSETH: That the Department does hereby agree to sell to said Purchaser and said Purchaser does hereby agree to purchase from the Department the premises and upon the terms and conditions set forth in the attached purchase contract of even date herewith entered into between the parties hereto and to file in the office of the Registrar.

This Agreement covers that certain UNDEVELOPED real property

described below

lying and being in the County of San Mateo State of California, particularly described as follows:

Portion of Lot 54 as shown on that certain map entitled "Half Moon Bay Colony being a portion of Rancho Central de Sierra Palomares, San Mateo Co. Cal." filed in the office 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:

BEGINNING at the most Northernly corner of Lot 54 and running thence along the Northeastly boundary of said Lot 54, S. 61° 45' E. 286.11 feet; thence leaving said Northeastly boundary S. 28° 15' W. 280 feet, more or less, to the Northeastly 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; thence along said line in a Westerly, Southwesterly, Northeastly and Northernly direction 500 feet, more or less, to the Northeastly line of said Lot 54, thence along said Northwestly line N. 34° 30' E. 430 feet, more or less, to the point of beginning.

DEPARTMENT OF VETERANS AFFAIRS of the STATE OF CALIFORNIA D. J. CALLAGHAN, DIRECTOR

Escrow Officer, Fairs & Real Property

Purchaser

FEB 24 1953

STATE OF CALIFORNIA } ss. COUNTY OF SACRAMENTO }

before me, ANNA M. ROBINSON, Notary Public

personally appeared DED. A. LAWRENCE known to me to be the Escrow Officer of the Division of Fairs and Real Property of the Department of Veterans Affairs, State of California, known to me to be the person who executed the within instrument in behalf of the said Department of Veterans Affairs, and acknowledged to me that he was the author of the same.

Witness my hand and official seal the day and year in this certificate first above written.

Anna M. Robinson Notary Public in and for the State of California

NOTARY PUBLIC (REV. 9-28) A



ASSIGNMENT

VOL 2377 PAGE 209

we, RUDOLF PFELFER and MARIA PFELFER
Husband and Wife, hereby assign and grant unto ourselves all of our rights and privileges under the
attached Contract and the real property therein described and assume all of the obligations incident
thereto, to be hereafter owned and held by us as joint tenants.

Date Feb. 27th, 1953

Husband

Wife

Rudolf Pfelfer
Maria Pfelfer

VOL 2377 PAGE 208

64299K

RECORDED AT REQUEST OF
SAN MATEO COUNTY TITLE COMPANY
MAR 4 2 12 PM 1953

OFFICIAL RECORDS
SAN MATEO COUNTY

Russ Hines
RECORDER

210

7

STATE OF CALIFORNIA

COUNTY OF San Mateo

On this 27 day of February, 1953, before
me, Andrew Stewart, a Notary Public,
personally appeared Rudolf Pfelfer and
Maria Pfelfer known to me to
be the persons whose names are subscribed to the fore-
going assignment, and she acknowledged to me that they
executed the same.

Witness my hand and official seal the day and year
in this certificate first above written.

Andrew Stewart

Notary Public in and for said County and State

64299K

MAR 4 1953

Veto. Agnes.

INDEXED

RECORDER'S OFFICE SAN MATEO COUNTY

RECORDING REQUESTED BY
State of California
... RETURN TO
...
Box 701 - Rincon Annex
San Francisco, Calif. 94119
030-134-040
A.P.# 030-134-050

64631AF
RECORDED AT REQUEST OF

Vol 6245 Page 134

SAN MATEO COUNTY TITLE COMPANY
JUL 4 2 42 PM 1972

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

Governmental entity acquiring title
Tax exempt effective November 10, 1965

SPACE ABOVE THIS LINE FOR RECORDERS' USE

UNINCORPORATED AREA

GRANT DEED
(INDIVIDUAL)

DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
04	SM	1	37.0	39882

b

HUGH MURRAYE, a single man

also known as H. Murraye

GRANT to the STATE OF CALIFORNIA, all that real property in the

County of San Mateo

State of California, described as:

Lots 1, 2, 3, 4 and 27 in Block 7 as shown on that
certain map entitled "Second Addition to Montara, San Mateo
County, California", filed in the office of the County
Recorder of San Mateo County on August 4, 1908 in Book 6 of
Maps at page 28.

64631AF

Vol 6245 Page 134

PARCEL THREE

SEP 5 1972

215042

FORM 974 (REV. 12-69)

SEE LAST PAGE FOR TO BE FILED

Dated this 8th day of September 1972

Signed and delivered in the presence of

Paul E. Sloane

X- H. Murraye

SUBSCRIBING WITNESS

STATE OF CALIFORNIA

City & County of San Francisco

On September 8, 1972 before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared Paul E. Sloane

known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who, being by me duly sworn, deposed and said: that he resides in the County of San Francisco, State of California; that he was present and saw H. Murraye

personally known to him to be the person described in and whose name is subscribed to the within instrument, execute the same; and that affiant subscribed his name therein as a witness to said execution.

WITNESS my hand and official seal.

GRANTOR(S)

STATE OF CALIFORNIA

City and County of San Francisco

On September 8, 1972 before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared

H. Murraye

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



(Seal)

Name (Typed or Printed) Notary Public in and for said State

Lottie S. Mineau (Seal)

Name (Typed or Printed) Notary Public in and for said State

(CERTIFICATE OF ACCEPTANCE, GOVT. CODE, SECTION 47281)

THIS IS TO CERTIFY, That the State of California, grantee herein, acting by and through the Department of Public Works, Division of Highways, hereby accepts for public purposes the real property, or interest therein, conveyed by the within deed and consents to the recordation thereof.

In WITNESS WHEREOF, I have hereunto set my hand this 22nd day of September 1972

JAMES A. MOE Director of Public Works

By [Signature] Asst. District Right of Way Agent Attorney in Fact

Vol 6245 pg 135

PARCEL 2:

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 westerly line of said PARCEL 1 from a tangent that bears S. 2°29'22" W., along a curve to the left with a radius of 342.00 feet, through an angle of 7°57'18", an arc length of 116.90 feet and S. 5°27'56" E., 110.62 feet to the southeasterly line of that parcel of land conveyed by deed to Rudolf Praifer, recorded January 21, 1933, in Book 1092, at Page 468, Official Records of San Mateo County; thence along last said line, S. 29°55'44" W., 19.81 feet; thence N. 30°10'05" W., 27.58 feet; thence S. 5°27'56" W., 100.00 feet; thence N. 17°15'24" W., 113.85 feet; thence N. 24°55'26" E., 37.21 feet to the northeasterly line of said parcel (1092 OR 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.

RESERVING unto grantors of the above-described parcel of land, their successors or assigns, the right at any time to remove such signs or portions thereof upon removing a necessity for such signs or portions thereof or upon providing to other motor vehicle operators adequate lateral support, the design and construction of which shall be first approved by the State Division of Highways, for the protection and support of said highway.

PARCEL 1:

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 westerly line of said PARCEL 1 from a tangent that bears S. 2°29'22" W., along a curve to the left with a radius of 342.00 feet, through an angle of 7°57'18", an arc length of 116.90 feet and S. 5°27'56" E., 110.62 feet to the southeasterly line of that parcel of land conveyed by deed to Rudolf Praifer, recorded January 21, 1933, in Book 1092, at Page 468, Official Records of San Mateo County; thence along last said line S. 29°55'44" W., 19.81 feet; thence

1092 OR 468

N. $30^{\circ}10'05''$ W., 27.58 feet; thence N. $5^{\circ}27'56''$ W., 100.00 feet; thence N. $17^{\circ}15'24''$ W., 113.80 feet; thence N. $24^{\circ}55'26''$ E., 37.21 feet to the northeasterly line of said parcel (1092 OR 468); thence along last said line, S. $60^{\circ}04'16''$ 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 Coordinate System, Zone 3. Multiply the above distances by 1.0000765 to obtain ground level distances.

The grantor hereunder understands that the present intention of the grantee is to construct and maintain a public highway on the lands hereby conveyed in fee and the grantor, for himself, his successors and assigns, hereby waives any claims for any and all damages to grantor's remaining property contiguous to the property hereby conveyed by reason of the location, construction, landscaping or maintenance of said highway.

(As used above, the word "grantor" shall include the plural as well as the singular number and the words "himself" and "his" shall include the feminine gender as the case may be.)

Dated this 10th day of October, 1972

Signed and delivered in the presence of
Dennis White
Dennis White

Maria R. Pfeifer
Maria R. Pfeifer

SUBSCRIBING WITNESS

STATE OF CALIFORNIA
City & County of San Francisco

On Jan. 28, 1973, before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared [Signature], known to me to be the person whose name is subscribed to the within instrument as a [Signature], and said [Signature] is residing in the County of San Francisco, State of California; that he was present and saw [Signature] and [Signature]

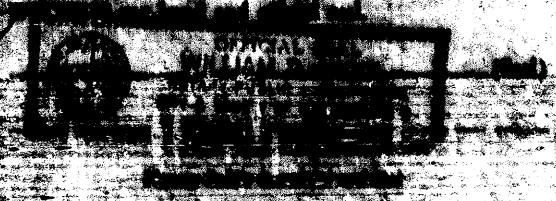
personally known to him to be the person [Signature] whose name is [Signature] subscribed to the within instrument, observe the same, and that copies exhibited to him were correct as a witness to said execution.

WITNESS my hand and seal this [Signature] day of [Signature], 19[Signature]

GRANTOR(S)

STATE OF CALIFORNIA
COUNTY OF _____

On _____, 19____, before me, the undersigned, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared _____, known to me to be the person _____ whose name is subscribed to the within instrument and acknowledged the same.



RECORDED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, CALIFORNIA, ON _____, 1973

Notary Public
[Signature]
Notary Public, State of California

132-1000

RECORDER'S OFFICE SAN MATEO COUNTY

RECORDING REQUESTED BY

37594AG

VOL 6395 PAGE 553

RECORDED AT REQUEST OF

Frank G. Vossaty, Atty

WHEN RECORDED MAIL TO

Maria Pfeifer

MAY 24 12 54 PM 1973

Box 133

Montara, California 94037

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

No Consideration No Tax Due

Frank C. Vossaty, Esq.
Signed *F/V* Name

3w

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NO TAX DUE IN THE OPINION OF THE GRANTOR

Grant Deed

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Department of Veterans Affairs of the State of California, successor to the Veterans Welfare Board of the State of California, does hereby grant to

MARIA PFEIFER

the real property situate 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 County, California" filed in the Office of the County Recorder of San Mateo County on April 3, 1979 in Book "D" of Maps at Page 5 and copied into Book 1 of Maps at Page 62, described as follows:

BEGINNING at the most northerly corner of Lot 54 and running thence along the northeasterly boundary of said Lot 54 South 61° 45' East 286.11 feet; thence leaving said northeasterly boundary South 28° 15' West 280 feet, more or less, 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 Deed Records at Page 159; thence along said line in a westerly, southwesterly, northwesterly and northerly direction 500 feet, more or less, to the northwesterly line of said Lot 54, thence along said Northwesterly line North 34° 30' East 430 feet, more or less, to the point of beginning.

PARCEL No. 36-132-010

Subject to all taxes, conditions, reservations, assessments, restrictions, liens, rights of way, and easements of record.

Dated: January 4, 1973

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

DEPARTMENT OF VETERANS AFFAIRS
OF THE STATE OF CALIFORNIA

On January 4, 1973, before me, the undersigned, a Notary Public, personally

known to me to be an authorized officer, known to me to be the person who executed the within instrument on behalf of the Department of Veterans Affairs of the State of California (herein named), and acknowledged to me that said Department of Veterans Affairs of the State of California executed the same.

WITNESS my hand and official seal

Notary Public in and for said County and State

RECORDED
INDEXED
MAY 24 1973
COUNTY OF SAN MATEO
1973

MAIL TAX STATEMENTS TO RETURN ADDRESS ABOVE.

VOL 6395 PAGE 553

RECORDER'S OFFICE SAN MATEO COUNTY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name: Mr. & Mrs. Salvador Navarro
Street Address: P.O. Box 133
City & State: Montara, California

400 RR

RECORDED AT REQUEST OF
TITLE INSURANCE AND TRUST CO.
MAY 13 10 46 AM 1976

Documentary Transfer Tax
San Mateo County
Rec'd By: [Signature]
Deputy Recorder

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name: same as above
Street Address: same as above
City & State: same as above

DOCUMENTARY TRANSFER TAX DUE \$ 28.60

TITLE INSURANCE AND TRUST COMPANY

PARCEL ONE

Joint Tenancy Grant Deed

D.T.T.S. 28.60

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

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)
County of San Mateo State of California, described as:

ALL THAT CERTAIN REAL PROPERTY SITUATE 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 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 MAP 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 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
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 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° 15' EAST
280 FEET MORE OR LESS TO THE NORTHEASTERLY LINE OF SAID LOT 54;
THENCE ALONG SAID NORTHEASTERLY LINE SOUTH 51° 45' 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).

A

ALL	PTN.
132	25
13	
036	

42605AH VOL 6611 PAGE 671

RECORDER'S OFFICE SAN MATEO COUNTY

A.P. #036-132-020

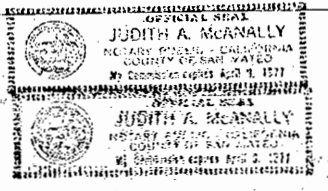
Dated May 6, 1974

Maria Rosalia Pfeifer
MARIA ROSALIA PFEIFER

STATE OF CALIFORNIA }
COUNTY OF San Mateo } ss.
On May 7, 1974 before me, the under-
signed, a Notary Public in and for said State, personally appeared
Maria Rosalia Pfeifer

known to me
to be the person whose name is subscribed to the within
instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Signature: *Judith A. McAnally*
Judith A. McAnally
Name (Typed or Printed)



(This area for official notarial seal)

Title Order No. 423470HM Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

43305AH

VOL 6611 PAGE 672

Order No.
Escrow No. 258250-7052rw
Loan No.

51701AN

RECORDED AT REQUEST OF

REC. 7906 MAG 1888

FIRST AMERICAN TITLE INSURANCE CO.
SAN MATEO COUNTY TITLE DIVISION

DEC 14 10 40 AM 1978

Documentary Transfer Tax
* * * * PAID * * * *
San Mateo County
Rec'd By *[Signature]*
Deputy Recorder

WHEN RECORDED MAIL TO:

Mr. & Mrs. S. Navarro
PO Box 133
Montara, Calif 94037

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

PARCEL TWO

DOCUMENTARY TRANSFER TAX \$ 12.65
 Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at time of sale.

[Signature]
Signature of Declarant or Agent determining tax. Firm Name
FIRST AMERICAN TITLE INSURANCE CO.

RECORDER'S OFFICE SAN MATEO COUNTY

ALL
PTN. *[initials]*
36 13 132 24

A.P. 036-132-240 Pt. 1

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MARIA PFEIFER, A WIDOW

hereby GRANT(S) to

SALVADORE NAVARRO AND AIDA LUZ NAVARRO, HUSBAND AND WIFE, As Joint Tenants

the real property in the City of
County of SAN MATEO

UNINCORPORATED AREA

State of California, described as

"SEE ATTACHED LEGAL DESCRIPTION"

51701AN

Dated December 12, 1978

[Signature]
MARIA PFEIFER

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

On DECEMBER 13, 1978

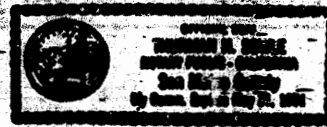
before me, the undersigned, a Notary Public in and for said

State, personally appeared
MARIA PFEIFER

known to me to be the person whose name is
subscribed to the within instrument and acknowledged that
SHE executed the same.

WITNESS my hand and official seal.

[Signature]
THURMAN H. SOWLE



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (10/69)

REC. 7906 MAG 1888

258250

DESCRIPTION

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 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 $1^{\circ} 38-1/2'$ West 341.60 feet" in the Deed to the County of San Mateo, recorded on March 19, 1914 in Book 244 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 $88^{\circ} 21' 30''$ 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 general Northerly line, Northerly and Westerly along the arc of a curve to the left, tangent to a line bearing North $1^{\circ} 38' 30''$ East with a radius of 110 feet, thru a central angle of $98^{\circ} 11' 33''$, 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 $17^{\circ} 51' 58''$ East 160.76 feet and thence North $0^{\circ} 14' 42''$ 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.



REC 7/30/6 IMG/889

RECORDER'S OFFICE SAN MATEO COUNTY

Ref 779, Rincon Annex
S. 8. 94120
acc: M. Law, Rm. 313

95173AS
RECORDED AT REQUEST OF
State of California
Dept. of Transportation
OCT 8 3 14 PM '81

Documentary Transfer Tax ***** PAID ***** San Mateo County		RF	5-
Rec'd By: <i>[Signature]</i>	Deputy Recorder	MF	1-

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY STAMP TAX: \$2.20

DIRECTOR'S DEED

SEP 1981 11

DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
04	SM	1	37.0	DD-039882-01-01

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to SALVADORE NAVARRO and AIDA LUZ NAVARRO, his wife, as Joint Tenants

all that real property in the _____
County of San Mateo, State of California, 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, 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.

95173AS

MAIL TAX
STATEMENTS TO:
Mr. Salvadore Navarro
P. O. Box 133
Montara, CA 94037

DOCUMENTARY TRANSFER TAX \$2.20
 COMPUTED ON FULL VALUE OF PROPERTY ACQUIRED, OR
 COMPUTED ON FULL VALUE OF THE EQUAL RANCES
 REMAINING THEREON AT
[Signature]
 Signature of declarant or agent
 CITY OF Montara Unincorporated

FORM DRW-353 (REV. 7-78)

EST. 3224 64491-200 8-78 104 Δ 057

Parcel Three

RECORDER'S OFFICE SAN MATEO COUNTY

- 2 -

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.

95173AS

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.

RECORDER'S OFFICE SAN MATEO COUNTY

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 particular, by the Streets and Highways Code.

WITNESS my hand and the seal of the Department of Transportation of the State of California, this 28th day of September, 1981.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

APPROVED AS TO FORM AND PROCEDURE

Richard Williams
ATTORNEY
DEPARTMENT OF TRANSPORTATION

ADRIANA GIANTURCO
DIRECTOR OF TRANSPORTATION

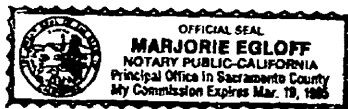
G. L. Russell
By G. L. Russell
Deputy Director
Attorney in Fact

95173AS

STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO } ss.

On this 28th day of September, in the year 1981, before me, MARJORIE EGLOFF, a Notary Public in and for the State of California, residing therein, duly commissioned and sworn, personally appeared G. L. RUSSELL known to me to be the person whose name is subscribed to the within instrument as the Attorney in Fact of ADRIANA GIANTURCO, 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.



Marjorie Egloff
Notary Public

TRANSPORTATION
THIS IS TO CERTIFY That the California High-
way Commission has authorized the Director of
Transportation to execute the foregoing deed at its
meeting regularly called and held on the 25th

day of September, 1981, in the
City of Sacramento

Dated this 28th day of September, 1981

Richard A. Donaldson
RICHARD A. DONALDSON
Assistant Secretary
California Transportation Commission

ORDER REQUESTED BY
ROBERT T. RODDICK
 Attorney at Law
 APN **036-132-250-6**
 WHEN RECORDED MAIL TO

DOC # 2000-161319
 12/20/2000 12:29P DE Fee:16.00
 Page 1 of 4
 Recorded in Official Records
 County of San Mateo
 Warren Slocum
 Assessor-County Clerk-Recorder
 Recorded By **ROBERT T. RODDICK**



Name
 Street
 Address
 City &
 State

**Salvador Navarro and
 Aida Luz Navarro, Trustees
 P.O. Box 33370616
 Montara, CA 94037**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL	1
1	2

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0

- () computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.
- () Unincorporated area: () City of.....

XX Realty not sold. **Transfer to 'Living Trust'**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SALVADORE NAVARRO and AIDA LUZ NAVARRO, husband and wife,

hereby GRANT(S) to

**SALVADOR NAVARRO and AIDA LUZ NAVARRO, as Trustees of
 THE NAVARRO MARITAL TRUST 1999**

that property in **unincorporated area, San Mateo** County, State of California, 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, 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.

Date 08/30/00

Salvador Navarro
 Salvador Navarro
Aida Luz Navarro
 Aida Luz Navarro

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

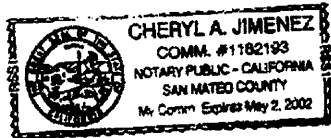
State of California
County of San Francisco

On August 30, 2000 before me,
DATE

NOTARY PUBLIC

personally appeared Rida Navaro and Salvador Navaro

personally known to me - OR - 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.



WITNESS my hand and official seal

Cheryl A Jimenez

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE:
- UNIVERSITY/SCHOOL OFFICER
- BUSINESS PROPRIETOR/MANAGER
- GOVERNMENTAL OFFICER/AGENT
- ATTORNEY
- TRUSTEE
- OTHER



DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

8/30/00
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE



2000-161319
12/20/2000 12:29P
DE Page: 2 of 4

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 ~~30, 2000~~ ^{SN} ~~2000~~ ^{ALN SN}

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.

Dated this 30 day of August ~~2000~~ ^{SN} ~~2000~~ ^{ALN}

Salvador Navarro

SALVADOR NAVARRO, Trustor/Trustee
Aida Luz Navarro

AIDA LUZ NAVARRO, Trustor/Trustee



2000-161319
12/20/2000 12:29P
DE Page: 3 of 4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco

On August 30, 2000 before me, Cheryl Jimenez NOTARY PUBLIC

DATE
personally appeared Aida Navarro & Salvador Navarro

personally known to me - OR - 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



WITNESS my hand and official seal

Cheryl A. Jimenez

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE: _____
- UNIVERSITY/SCHOOL OFFICER
- BUSINESS PROPRIETOR/MANAGER
- GOVERNMENTAL OFFICER/AGENT
- ATTORNEY
- TRUSTEE
- OTHER



DESCRIPTION OF ATTACHED DOCUMENT

Certificate of Trust Existence & Authority

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE




2000-161319
12/20/2009 12:29P
DE Page: 4 of 4

RECORDING REQUESTED BY
ROBERT T. RODDICK
 ORDER - **Attorney at Law**
 APN **636 132-270-4**
 WHEN RECORDED MAIL TO

Name
 Street Address
 City & State

**Salvador Navarro and
 Aida Luz Navarro, Trustees
 P.O. Box 133-370616
 Montara, CA 94037**

DOC # 2000-161320
 12/20/2000 12:29P DE Fee:19.00
 Page 1 of 5
 Recorded in Official Records
 County of San Mateo
 Warren Slocum
 Assessor-County Clerk-Recorder
 Recorded By **ROBERT T. RODDICK**



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL	PYD

The undersigned grantor(s) declare(s):
 Documentary transfer tax is **\$0.00**
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area: () City of.....
 Realty not sold. **Transfer to 'Living Trust'**
 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SALVADOR NAVARRO and AIDA LUZ NAVARRO, his wife,

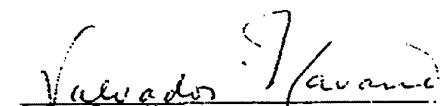

hereby GRANT(S) to

**SALVADOR NAVARRO and AIDA LUZ NAVARRO, as Trustees of
 THE NAVARRO MARITAL TRUST 1999**

that property in **San Mateo** County, State of California, described
 as:

SEE ATTACHED LEGAL DESCRIPTION

Date 08/30/00


 Salvador Navarro

 Aida Luz Navarro

MAIL TAX STATEMENTS AS DIRECTED ABOVE



2000-161320
12/20/2000 12:25P
DE Page: 2 of 5

LEGAL DESCRIPTION

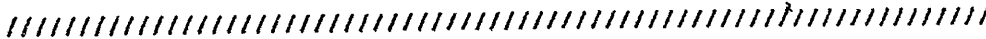
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

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 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 MAP 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 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: 036-132-020



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of San Francisco

On August 20, 2000 before me, Cheryl Jimenez **NOTARY PUBLIC**
DATE

personally appeared Aida Navarro and Salvador Navarro

personally known to me - OR - 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

WITNESS my hand and official seal

Cheryl A Jimenez

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE IS _____
- UNIVERSITY/SCHOOL OFFICER
- BUSINESS PROPRIETOR/MANAGER
- GOVERNMENTAL OFFICER/AGENT
- ATTORNEY
- TRUSTEE
- OTHER

DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
 TITLE OR TYPE OF DOCUMENT

2
 NUMBER OF PAGES

8-30-00
 DATE OF DOCUMENT

 SIGNER(S) OTHER THAN NAMED ABOVE



2000-161320
12/20/2000 12:25P
DE Page: 4 of 5

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 30, 2000. *SN AN*

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 of 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.

Dated this 30 day of August 2000 *SN AN*

Salvador Navarro

SALVADOR NAVARRO, Trustor/Trustee
Aida Luz Navarro

AIDA LUZ NAVARRO, Trustor/Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT



2000-161320
12/20/2000 12:29P
DE Page: 5 of 5

State of California
County of San Francisco

On August 30, 2000 before me, Cheryl Jimenez NOTARY PUBLIC

DATE
personally appeared Aida Navarro and Salvador Navarro

personally known to me - OR - 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:



WITNESS my hand and official seal.

Cheryl A Jimenez

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S):
- UNIVERSITY/SCHOOL OFFICER
- BUSINESS PROPRIETOR/MANAGER
- GOVERNMENTAL OFFICER/AGENT
- ATTORNEY
- TRUSTEE
- OTHER
- _____
- _____
- _____
- _____



DESCRIPTION OF ATTACHED DOCUMENT

Certificate of Trust Existence & Authority

TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

8-30-00
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

RECORDING REQUESTED BY
ROBERT T. RODDICK
 Attorney at Law
 APN **036-134-060-7**
 WHEN RECORDED MAIL TO

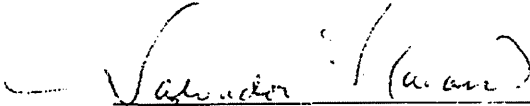
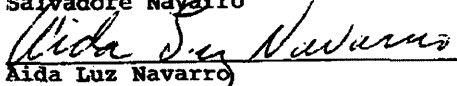
Name **Salvador Navarro and**
Aida Luz Navarro, Trustees
 Street Address **P.O. Box 133-370616**
 City & State **Montara, CA 94037**

DOC # 2000-161321
 12/28/2000 12:29P DE Fee:19.00
 Page 1 of 5
 Recorded in Official Records
 County of San Mateo
 Warren Slocum
 Assessor-County Clerk-Recorder
 Recorded By **ROBERT T. RODDICK**



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

ALL PIN	<p>The undersigned grantor(s) declar^(s): Documentary transfer tax is \$ <u>0</u> <input type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens and encumbrances remaining at time of sale. <input type="checkbox"/> Unincorporated area: <input type="checkbox"/> City of <input checked="" type="checkbox"/> Realty not sold. Transfer to 'Living Trust'</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,</p> <p style="text-align: center;">SALVADORE NAVARRO and AUDA LUZ NAVARRO, his wife,</p> <p>hereby GRANT(S) to</p> <p style="text-align: center;">SALVADOR NAVARRO and AIDA LUZ NAVARRO, as Trustees of THE NAVARRO MARITAL TRUST 1999</p> <p>that property in San Mateo County, State of California, described as:</p> <p style="text-align: center;">SEE ATTACHED LEGAL DESCRIPTION</p> <p>Date <u>08/30/00</u></p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <u>Salvadore Navarro</u> </div> <div style="text-align: center;">  <u>Aida Luz Navarro</u> </div> </div>
------------	---

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Parcel Three

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.




2000-161321
12/20/2000 12:29P
DE Page. 2 of 5

////////////////////////////////////

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of San Francisco
 On August 30 2022 before me, Cheryl Jimenez NOTARY PUBLIC
DATE
 personally appeared Aida Navarro and Salvador Navarro
 personally known to me - OR - 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



WITNESS my hand and official seal

Cheryl A Jimenez

OPTIONAL


CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
 CORPORATE OFFICER


TITLE(S)

UNIVERSITY/SCHOOL OFFICER
 BUSINESS PROPRIETOR/MANAGER
 GOVERNMENTAL OFFICER/AGENT
 ATTORNEY
 TRUSTEE
 OTHER

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here



RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here



DESCRIPTION OF ATTACHED DOCUMENT

Grant Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

8/30/22
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE



2000-161321
12/20/2000 12:29P
DE Page: 3 of 5

WHEN RECORDED MAIL TO:
Mr. & Mrs. Salvador Navarro
825 San Pedro Mountain Road
Montara, CA 94037



2000-161321
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, 2000~~ *30 Aug 00* *SN*

The undersigned are the Trutors 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.

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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.

Dated this 30 day of August ~~2000~~ *SN Aug*

Salvador Navarro

SALVADOR NAVARRO, Trustor/Trustee
Aida Luz Navarro

AIDA LUZ NAVARRO, Trustor/Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California



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

County of San Francisco

On August 30, 2022 before me, Cheryl Jimenez NOTARY PUBLIC

DATE

personally appeared Aida Navarro and Salvador Navarro

personally known to me - OR - 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



WITNESS my hand and official seal

Cheryl A. Jimenez

OPTIONAL

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE IS: _____
- UNIVERSITY/SCHOOL OFFICER
- BUSINESS PROPRIETOR/MANAGER
- GOVERNMENTAL OFFICER/AGENT
- ATTORNEY
- TRUSTEE
- OTHER



DESCRIPTION OF ATTACHED DOCUMENT
Certificate of Trust Existence & Authority

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SIGNER(S) OTHER THAN NAMED ABOVE



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

From: [Navarro, Aida L. \(she/her/hers\)](#)
To: [Camille Leung](#); [Carlos Dominguez](#)
Subject: Fwd: Cal Trans Right of Way / Eminent Domain and property back to original land owners
Date: Monday, August 21, 2023 3:51:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

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 less difficult for each other?"
- George Elliot (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)

NOTICE OF CONFIDENTIALITY

The information and attached material in this e-mail is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, disclosure, use or distribution is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy all copies of the original message and any attachments. Thank you.

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.

