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OF COUNSEL  
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RETIRED  
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DIANE S. GREENBERG  

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DECEASED  
MARVIN S. SIEGEL  
(1936 - 2012)  
JOHN R. COSGROVE  
(1932 - 2017)

Chair and Members of the Planning Commission  
San Mateo County  
[planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)

*Via Email*

RE: PLN 2020-00467 (Bagerman) – July 26, 2023 Agenda Item No. 2

Dear Chair and Members of the Planning Commission:

This letter follows up on my earlier letter to you sent prior to the May 24, 2023 public hearing on behalf of my clients Therese and Ronald Roberts, the immediate neighbors to the above referenced project (APN 049-020-070) which relies on an easement over my clients' property (APN 049-020-080) as the sole driveway access to the project site. I see that my earlier letter sent to you was not included in your board packet for tomorrow's meeting so I am including it again here as Attachment 1 for your reference and convenience.

Following the May 24, 2023 hearing that was continued to July 26th, my clients and I met with the project applicants (the Bagermans) on site to understand the two versions of the driveway plans and how they would impact their access, and discuss possible modifications that would minimize these impacts. Following the meeting, the Bagermans' civil engineer sent us both versions of the engineered plans that have been submitted to the County – the current version of Preliminary Grading Plans by Project Engineering Group dated September 14, 2022 and the original version of these plans dated September 9, 2020 which were submitted to the County and presented at the February, 2022 Design Review Hearing.

My clients then engaged Jim Toby, civil engineer and principal of Lea & Braze to conduct a site visit and conduct a peer review of both sets of plans. Enclosed is his peer review letter (Attachment 2) which ultimately recommends that the driveway revert to the original plans and that these plans be revised to incorporate his stated recommendations listed and explained in his letter.

I forwarded Mr. Toby's enclosed letter to the Bagermans' attorney and have received written and verbal confirmation that the Bagermans are agreeable to reverting to the original plans and

considering the recommended modifications for staff level approval following the Planning Commission's approval of the current set of plans which, as explained in my earlier letter (Attachment 1), would unduly burden the easement my clients have granted them and cut off access to and potential development of my clients' property with a 10 ft high retaining wall.

While we appreciate the Bagermans willingness to continue to work with my clients towards a mutual agreeable driveway plan and while we understand that County staff has stated that future agreed upon modifications of the current driveway plan could be made at staff level following Planning Commission approval, this approach provides my clients no assurance whatsoever that these revisions ultimately would be made by the Bagermans and/or approved by County staff. As explained in Mr. Toby's enclosed letter, these revisions are necessary to preserve my clients' future access and development of their property and avoid unduly burdening the easement they have granted and upon which the Bagermans' driveway relies. As explained below, they are also necessary to make the required findings of approval that the project complies with the applicable design review standards.

Accordingly, we respectfully request that you continue the hearing to a date certain and direct the applicant to (a) revert to the original driveway plans dated September 9, 2020; (b) revise these plans to incorporate the recommended modifications set forth in Jim Toby's attached letter, (c) resubmit the revised plans for County staff review and, once County staff has signed off on these revised plans; (d) return to the Planning Commission for approval. We been assured by planning staff that the County's review of the revised plans would be completed no later than 30 days from submittal and could be expedited even further.

Alternatively, if you prefer to take action to approve the project at tomorrow's hearing, we request that you: (1) modify staff recommended Condition no. 1 as follows:

1. The project shall be constructed in compliance with the plans approved by the Planning Commission on ~~May 24~~July 12, 2023, and in compliance with the plans reviewed by the Bayside Design Review Committee (BDRC) on January 4, 2023, with the following exception: the driveway shall be constructed in conformance with the Preliminary Grading Plans by Project Engineering Group dated September 9, 2020 as modified consistent with the recommendations set forth in the letter from Jim Toby of Lea & Braze dated July 24, 2023 and approved by the Community Development Director. Any further changes or revisions to the approved plans shall be submitted for review by the Community Development Director to determine if they are in substantial compliance with the approved plans, prior to being incorporated into the building plans. Adjustments to the design of the project may be approved by the Design Review Officer if they are consistent with the intent of and are in substantial conformance with this approval. Adjustments to the design during the building permit stage may result in the requirement for additional plan resubmittal or assessment of revision fees. Alternatively, the Design Review Officer may refer consideration of the adjustments, if they are deemed to be major, to a new BDRC public hearing which requires payment of an additional fee of \$1,500.

And (2) impose the following additional condition:

Prior to issuance of the building permit for the project, the applicant shall deliver to the Community Development Director a copy of an amendment to their existing easement across APN 049-020-080 that accommodates the approved driveway design set forth in Condition No. 1

These requested modified and additional conditions are necessary not only to ensure my clients' right to access and develop their property in the future, but to make the necessary finding of approval that the project is consistent with the applicable Emerald Lake Hills/ Oak Knoll Manor/ Devonshire Design Standards set forth in Zoning Ordinance Section 6565.15, including the following standards:

- Minimize alteration of the natural topography
- Respect the privacy of neighboring houses and outdoor living areas
- Design buildings with shapes that respect and conform to the natural topography of the site by requiring them to step up or down hillsides in the same direction as the natural grade.
- As much as possible, keep the amount of visible paved areas (e.g., driveways, walkways, etc.) to a minimum.

Thank you for your consideration.

Sincerely,



Camas J. Steinmetz

Cc: Erica Adams, Project Planner  
Timothy Fox, Deputy County Counsel  
Steve Monowitz, Director of Community Development  
Andrei Belorouso, Applicants' legal counsel  
Jim Toby, Lea & Braze  
Client

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*Via Email*

RE: PLN 2020-00467 (Bagerman) - May 24, 2023 Agenda Item No. 3

Dear Chair and Members of the Planning Commission:

This law firm has recently been engaged to represent Therese and Ronald Roberts, the immediate neighbors to the above referenced project (APN 049-020-070) which relies on an easement over my clients' property (APN 049-020-080) as the sole driveway access to the project site. In short, it is our opinion that the applicants do not have the legal property right to proceed with the driveway design as proposed for the reasons set forth below, and we therefore respectfully request that you either reject the proposed driveway design or continue the hearing and direct the applicant to return with a revised driveway design that they have the legal right to construct.

By way of background, at the applicants' request, my clients granted the applicant a non-exclusive ingress and egress and utilities easement over a portion of my clients' property in 2018. In exchange, the applicants granted my clients a reciprocal access easement over a portion of the applicants' property. Both easements are governed by a Road Maintenance Agreement which provides for the improvement and maintenance of a now existing dirt road to serve as a single shared driveway to access both parties' properties. The Road Maintenance Agreement expressly provides in Sections 1 and 2 that "any significant increase in the burden" of the easement on either property shall require an amendment. Further, Section 6 provides that "[e]ach party shall use the rights of ingress, egress and utilities in such a way as not to interfere with the quiet enjoyment of the land of any party."

As stated in your staff report, the first driveway design proposed by the applicants significantly exceeded the physical bounds of their easement on my clients' property. The applicants never informed my clients of this or attempted to seek a modification of the easement to allow for the expanded use of my clients' property. Instead, the applicants proceeded to Design Review hearing where my clients first

learned that a portion of the applicants' driveway was being proposed on their property without their permission. The Design Review Committee directed the applicants to either obtain approval from my clients to modify the easement to allow for the driveway as designed, or return with a revised driveway design contained within the bounds of the easement.

Contrary to the applicants' contentions relayed in your staff report, my clients contend that the applicants made no attempt to reach out to them with a proposal to revise the easement boundaries to accommodate the original driveway design. Instead, the applicants proceeded with a complete redesign of the driveway. While this redesign is now contained within the physical boundaries of the easement on my clients' property, it proposes a retaining wall that, as shown in the photos included in your board packet, will effectively cut my clients off from access to their own property that they currently enjoy via the existing dirt road. Additionally, it will deprive them of the access rights to their property that they bargained for when entering into the reciprocal easements and the Road Maintenance Agreement.

In other words, the driveway redesign significantly increases the burden of the easement on my clients' property and interferes with the quiet enjoyment of their property in violation of both the easement they granted the applicants and the Road Maintenance Agreement that governs it. Moreover, it will interfere with my clients' use of, and deprive them of the benefits of, the reciprocal easement granted to my clients by the applicants. It is important to note that the driveway redesign before you could pose a serious health and safety issue by preventing my clients from continuing the significant fire abatement and protection work they have done on their property via the existing dirt road that the proposed retaining wall would cut them off from.

Accordingly, for the foregoing reasons, we contend that the applicants do not have the legal property right to proceed with the driveway design as proposed and approving it would pose a serious health and safety risk by preventing access to my clients' property for necessary fire abatement and protection. We therefore respectfully request that you either reject it, or continue the hearing and direct the applicant to return with a revised driveway design that they have the legal right to construct.

We anticipate that this latter option would involve negotiation, execution and recording of an amendment to the applicant's easement over my clients' property to accommodate the original driveway design that we understand from the applicants' recent communications to my clients is the preference – and in the best interest - of both the applicants and my clients. While the original design will require some expanded use of my clients' property, we are told by the applicants that it will be significantly more cost effective for them to construct, and it will preserve my clients' ability to access their property now and in the future, consistent with the purpose of the reciprocal access easements and Road Maintenance Agreement to improve and maintain the existing dirt road as a shared access road to both properties.

Sincerely,



Camas J. Steinmetz

Cc: Erica Adams, Project Planner  
Timothy Fox, Deputy County Counsel  
Steve Monowitz, Director of Community Development  
Andrei Belorouso, Applicants' legal counsel  
Client

July 24, 2023

Camas Steinmetz, Esq.  
Jorgenson, Siegal, McLure & Flegel, LLP  
1100 Alma St, Suite 210  
Menlo Park, CA

*Via Email : [cjs@jsmf.com](mailto:cjs@jsmf.com)*

**Subject: Peer Review of Grading and Driveway Plans - PLN2020-00467 (Bagerman) Chesham Ave, San Carlos (APN: 049-020-070). Lea & Braze Project #:2231187**

Dear Ms. Steinmetz:

Per your and your clients' Ron and Terese Roberts' request: (a) I visited the site of the proposed new house, driveway and grading improvements for the Bagermans' vacant lot (APN 049-020-070) which sits immediately adjacent to the Roberts' vacant lot (APN 049-020-080); and (b) I reviewed both sets of driveway and grading plans that the Bagermans submitted to the County (Attachments 1 and 2) along with the reciprocal easements for a common driveway on both lots that these plans rely upon (Attachment 3). I was asked to compare the two sets of driveway and grading plans, offer my opinion on which plans would better allow the Roberts to preserve or more easily extend the driveway to their property as intended by the reciprocal easements, and recommend any modifications to the preferred plans. In short, and as further explained below, it is my recommendation that the driveway revert to the original plans with additional recommended modifications.

#### Peer Review of the Current 2022 Grading and Driveway Plans

My understanding is that the current proposed driveway as shown on the Preliminary Grading Plans by Project Engineering Group dated September 14, 2022 (Attachment 1) reviewed by the Planning Commission at its May 24, 2023 meeting, was designed and constrained to stay within the existing easement area boundaries on the Roberts' property. These plans show a driveway that is just under a 20% grade, the steepest allowed by San Carlos/Redwood City Fire Department, and contains a fire truck turnaround that includes a 10'+ retaining wall at the edges of the proposed driveway, resulting in a driveway that is 10' lower than the existing grade to the Roberts' property. This vertical wall, which is placed within the easement, but on the Roberts' property, effectively cuts off any existing or future access to their property, contravening the purpose and intent of the reciprocal common driveway easements. Any future extension

of the driveway to a building site on the Roberts' property would require destruction and removal of this retaining wall and require extensive grading on their property to simply access it, creating major earthen cuts and new retaining walls, just to access their property. It will also limit if not prevent any future development of the Roberts' parcel due to the extensive grade differential between the end of the fire truck turnaround and the existing grade on Roberts' property.

Additionally, the proposed Fire Truck Turnaround appears smaller than what is required by California Fire Code, which is what is typically followed by the local fire jurisdiction (San Carlos/Redwood City Fire Department). Upon review of the County's case summary of this project, it appears that the Fire Department and the Department of Public Works reviewed the original driveway plans submitted in 2021, but did not review the current proposed plans.

Moreover, the plans also do not show proposed contours and therefore do not allow for a true understanding of the impacts of the road along the sides of the road. Small walls are indicated, but without contours it is difficult to understand their impacts. The profile provided also does not show existing grades, which are industry standard for plans like this and help to understand grading impacts. To be frank, I was very surprised that these plans were signed off by County staff for Planning Commission approval and based on my extensive experience with preparing and processing County grading permit applications, these plans should have been further evaluated and refined before reaching the Planning Commission level.

#### Peer Review of the Original 2020 Grading and Driveway Plans

Unlike the revised plans, the grading proposed in the original Preliminary Grading Plans by Project Engineering Group dated September 9, 2020 (Attachment 2) is located outside the easement area on the Roberts' property and therefore an amendment to the easement area would be required to accommodate these plans. Like the current proposed plans, the original plans are also missing proposed contours and existing grades and appear to have a substandard fire truck turnaround (see recommendations below). As with the current 2022 plans, the grading proposed on the original 2020 plans creates a large 10' cut into the existing ground on the Roberts' property with steep grading: 2:1 Horizontal to Vertical, the maximum allowed by building code with additional protective measures.

The advantage of the original plans over the revised plans is that these original plans do not involve a 10' retaining wall that would block off the Roberts' existing access and could more easily and economically be extended to a future building site on the Roberts' property consistent with the purpose and intent of the reciprocal common



driveway easement. However, as with the current plans, significant cuts would still need to be made on the Roberts' property pursuant to the original plans, limiting the future potential for building on the Roberts' parcel due to conversion of an existing flat area to a very steep grade. Any future development on the Roberts' parcel would result in major new retaining walls, rather than allowing a structure to take advantage of the existing flat area which the Roberts' currently enjoy for their personal use.

### Recommended Plans and Modifications

It is my opinion that the driveway design should revert back to the original 2020 version of the driveway design (Attachment 1) in order to eliminate the vertical 10' wall that would block not only existing access but any future access to the Roberts' property. In addition to confirming with the Fire Department that these plans meets Fire Code access requirements (and making any necessary revisions to ensure this), I strongly recommend that the following alterations and revisions be made in order to reduce the burden on the Roberts' property, reduce the grading involved which would also benefit the Bagermans, and allow for the Roberts to more easily and effectively extend the driveway to a building site on their property as intended by the reciprocal driveway easements that provide for a common driveway to both properties:

1. Revise the grading and drainage plan to include all existing grades and proposed contours. This will better demonstrate the impacts to the site. I also recommend a cross section through the fire truck turnaround be created and to demonstrate the neighboring grades that includes both existing and proposed grades to better understand the significant grading occurring in this area.
2. Rotate the upper portions of the driveway and fire truck turnaround counter clockwise and further away from the Roberts' property as much as possible to better allow for grading to be accomplished with the least impact to the Roberts beyond the easement.
3. Slope the driveway from the garage door towards the Roberts garage as much as the Fire Department will allow to reduce grading, or alternatively and better yet, push the house and garage farther uphill so the grades better line up with the Robert's property.

Because incorporating these recommendations would likely have impacts on grading that should be reviewed and approved at the Planning Commission level, the July 26<sup>th</sup> hearing should be continued to a later date in my opinion to allow the project civil engineer to incorporate these recommendations and submit them to County staff and Fire for proper review, evaluation and recommendation to the Planning Commission.

Very Truly Yours,



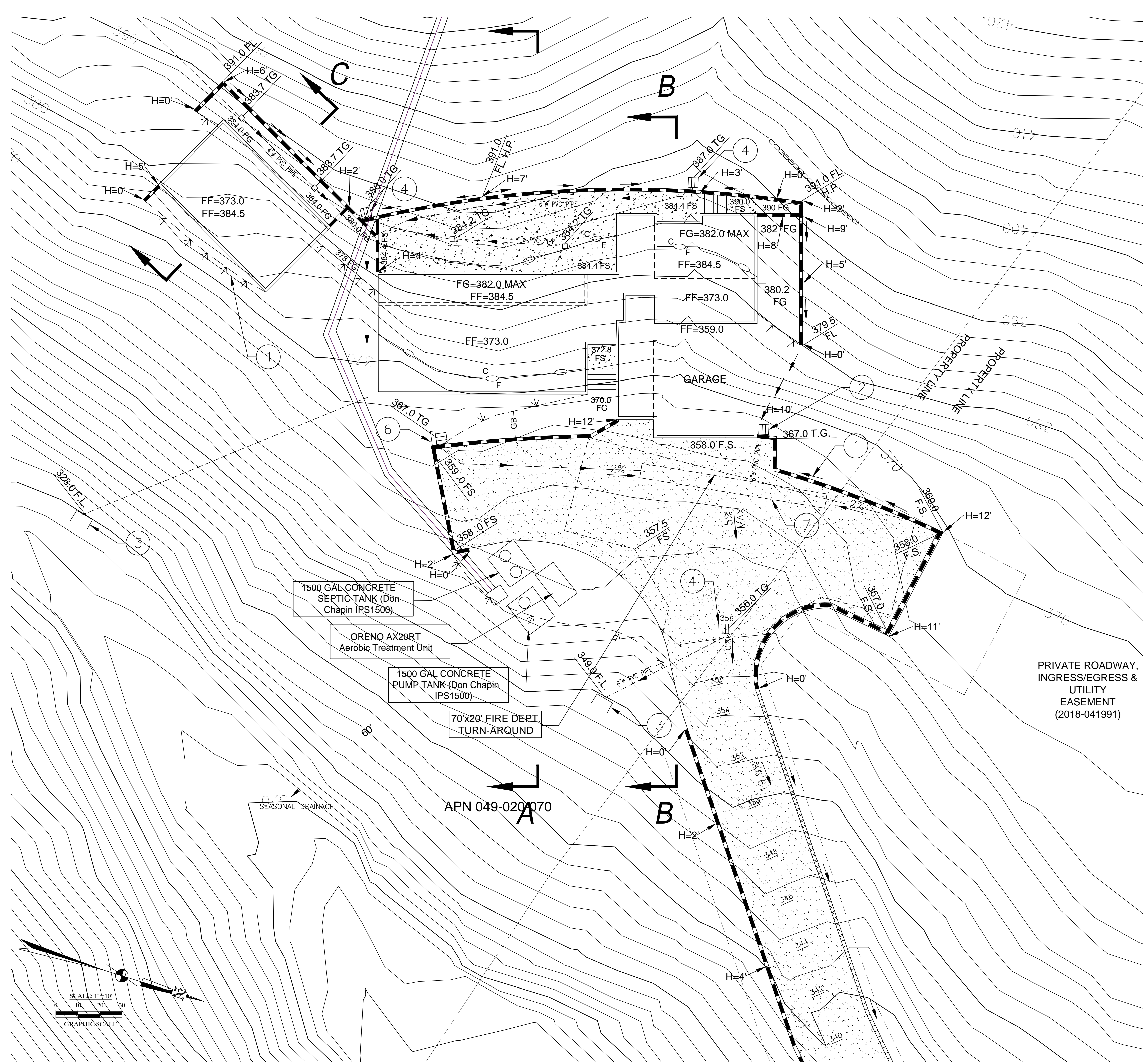
Jim Toby, PE, PLS  
Civil Engineer, Principal

Attachments:

Attachment 1 - Preliminary Grading Plans dated 9-14-2022

Attachment 2 - Preliminary Grading Plans dated 9-09-2020

Attachment 3 – Reciprocal Driveway Easements



- (A) GENERAL
- ALL FINISHED GRADING SHALL BE BLENDED WITH THE EXISTING GRADE TO FORM A SMOOTH TRANSITION WHERE POSSIBLE.
  - CUTS AND FILLS SHALL BE BALANCED ON SITE, UNLESS AN EXCEPTION IS GRANTED BY THE TOWN ENGINEER AND PLANNING DIRECTOR. BASEMENT GRADING IS EXEMPT FROM THIS REQUIREMENT.
- (B) EXCAVATIONS.
- STEEPNESS. NO SURFACE GRADING SHALL BE MADE WITH A CUT FACE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL UNLESS ALLOWED BY THE TOWN ENGINEER AND TOWN GEOLOGIST IN ACCORDANCE WITH THE APPROVED GRADING SPECIFICATIONS.
  - SETBACK FROM PROPERTY LINES. THE TOPS AND TOES OF ALL CUTS AND FILLS SHALL BE AT LEAST TEN FEET FROM ANY PROPERTY LINE AND FIVE FEET FROM A PROPOSED BUILDING.
  - CONTOUR GRADING. CONTOUR GRADING OF ALL TOPS AND TOES SHALL BE REQUIRED FOR A MINIMUM OF TEN FEET HORIZONTAL DISTANCE.
  - STRICTER STANDARDS. THE TOWN ENGINEER MAY REQUIRE AN EXCAVATION TO BE MADE WITH A CUT FACE FLATTER IN SLOPE THAN TWO HORIZONTAL TO ONE VERTICAL IF HE/SHE FINDS THE MATERIAL IN WHICH THE EXCAVATION IS TO BE MADE IS SUBJECT TO SIGNIFICANT EROSION OR IF OTHER CONDITIONS MAKE SUCH FLATTER CUT SLOPE NECESSARY FOR STABILITY OR SAFETY TO ADJOINING PROPERTY.
- (C) FILLS.
- STEEPNESS. NO FILL SHALL BE MADE WHICH CREATES ANY EXPOSED SURFACE STEEPER IN SLOPE THAN TWO HORIZONTAL TO ONE VERTICAL.
  - STRICTER STANDARDS. THE TOWN ENGINEER MAY REQUIRE THAT THE FILL BE CONSTRUCTED WITH AN EXPOSED SURFACE FLATTER THAN TWO HORIZONTAL TO ONE VERTICAL IF HE/SHE FINDS THAT, UNDER THE PARTICULAR CONDITIONS, SUCH FLATTER SURFACE IS NECESSARY FOR STABILITY, SAFETY, AND PLANTING.
  - FILL MATERIAL. ALL FILLS SHALL BE MADE OF CLEAN EARTH, SAND, GRAVEL, OR ROCK.
  - SURFACE PREPARATION. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE THE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS AND SHALL BE SCARIFIED TO PROVIDE A BOND WITH NEW FILL. WHERE SLOPES ARE STEEPER THAN FIVE TO ONE, AND THE HEIGHT IS GREATER THAN FIVE FEET, BENCHING OR KEYING INTO SOUND BEDROCK OR OTHER COMPONENT MATERIAL AS DETERMINED BY THE SOILS ENGINEER MAY BE REQUIRED.
  - COMPACTION OF FILLS. ALL FILLS INTENDED TO SUPPORT BUILDINGS OR STRUCTURES OR WHERE OTHERWISE REQUIRED TO BE COMPACTED FOR STABILITY OF MATERIAL SHALL BE COMPACTED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT. WHERE NO GEOTECHNICAL REPORT EXISTS, THE FOLLOWING PROVISIONS SHALL APPLY:
    - SURFACE PREPARATION. THE NATURAL GROUND SURFACE SHALL BE PREPARED BY THE REMOVAL OF TOPSOIL AND VEGETATION AND, IF NECESSARY, SHALL BE GRADED TO A SERIES OF TERRACES.
    - MOISTURE CONTROL. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE CONTROLLED AT THE TIME OF SPREADING AND COMPACTION TO OBTAIN THE REQUIRED MAXIMUM DENSITY.
    - COMPACTION DENSITY. THE FILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION DENSITY OF NOT LESS THAN 90%, DETERMINED BY THE CURRENT ASTM STANDARD.

### CONSTRUCTION NOTES:

- CONSTRUCT SWALE PER DETAIL 1 ON SHEET C3
- CONSTRUCT INLET PER DETAIL 2 ON SHEET C3
- CONSTRUCT OUTLET PER DETAIL 3 ON SHEET C3
- CONSTRUCT CATCH BASIN PER DETAIL 4 ON SHEET C3
- CONSTRUCT SLOUGH WALL PER DETAIL 5 ON SHEET C3
- CONSTRUCT SPLASH WALL PER DETAIL 6 ON SHEET C3
- UNDERGROUND DETENTION SYSTEM

### LEGEND

	PROPERTY LINE		STREET CENTER LINE
	RETAINING WALL		DAY LIGHT LINE
	FLOW LINE		EXISTING POINT ELEVATION
	PROPOSED POINT ELEVATION		TOP OF WALL
	TOP OF FOOTING		TOP OF GRATE
	TOP OF CURB		STA STATION
	BACK OF WALK		EL ELEVATION
	FLOW LINE		INV INVERT
	FINISHED FLOOR		CB CATCH BASIN
	FINISHED SURFACE		MH MANHOLE

EARTHWORK QUANTITIES:

	BUILDING	DWY	YARD	TOTAL
CUT:	670 C.Y.	950 C.Y.	140 C.Y.	1760 C.Y.
FILL:	50 C.Y.	0 C.Y.	20 C.Y.	70 C.Y.
EXPORT:				1690 C.Y.

QUANTITIES SHOWN ARE FOR PLAN CHECK PURPOSES AND ARE NOT TO BE USED FOR BID PURPOSES.

REVISIONS	BY
06-20-2021	VZ
12-17-2021	VZ
09-29-2022	VZ
03-20-2023	VZ

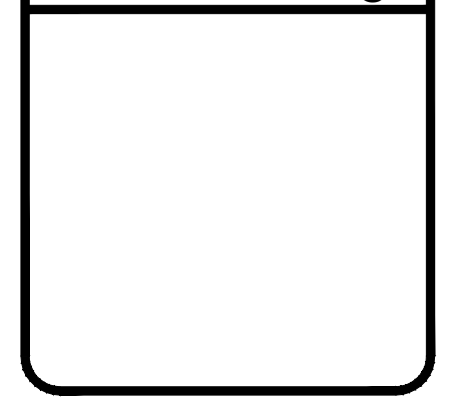
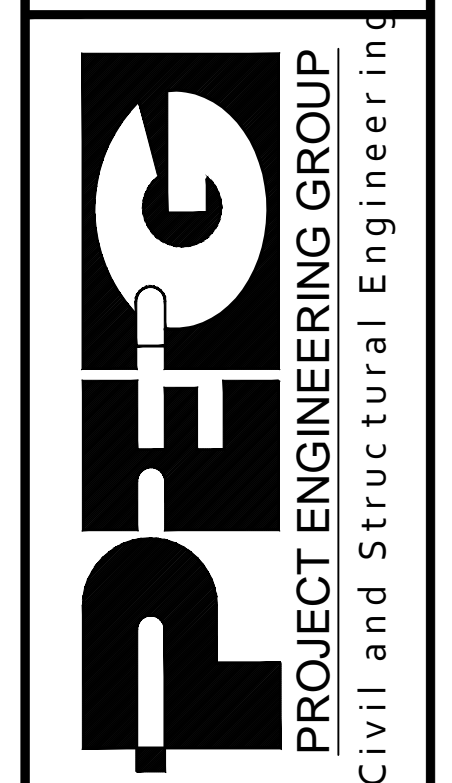
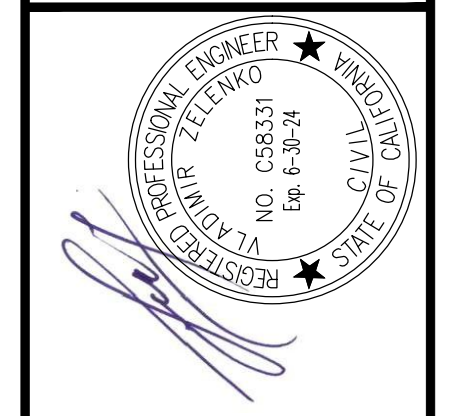
**GRADING AND DRAINAGE PLAN**  
 PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



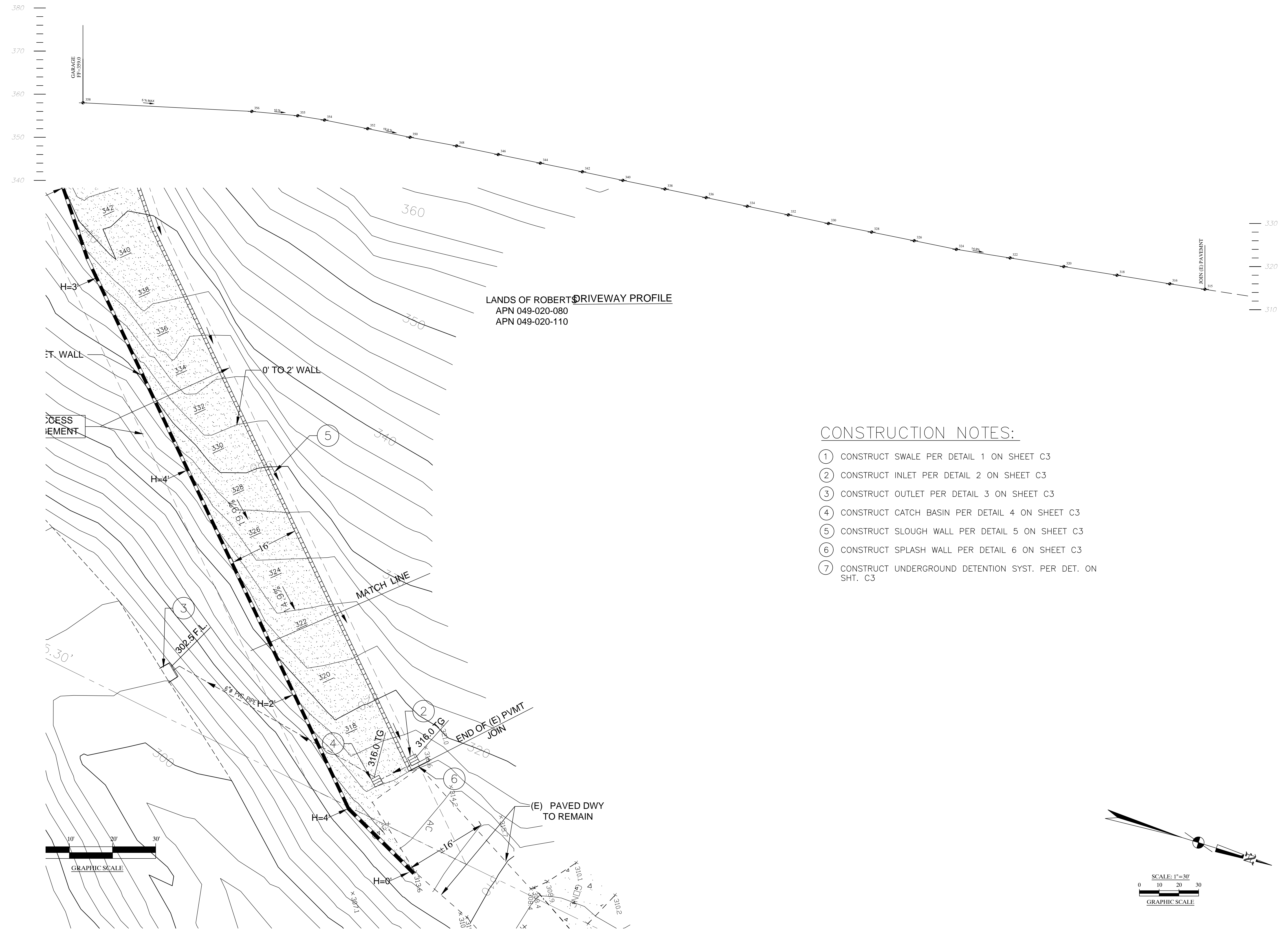
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DATE 09/14/22
SCALE AS SHOWN
JOB NO.
SHEET <b>C1</b>
OF SHEETS

REVISIONS	BY
06-20-2021	VZ
09-29-2022	VZ

**GRADING AND DRAINAGE PLAN**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



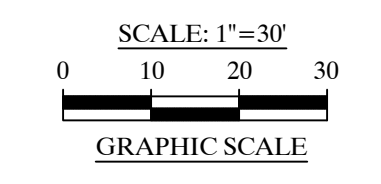
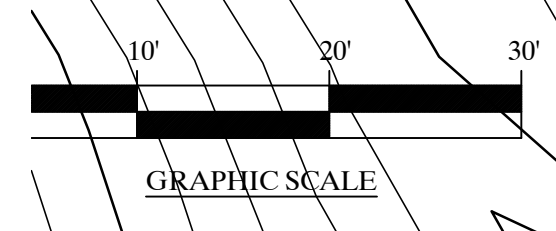
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OF SHEETS



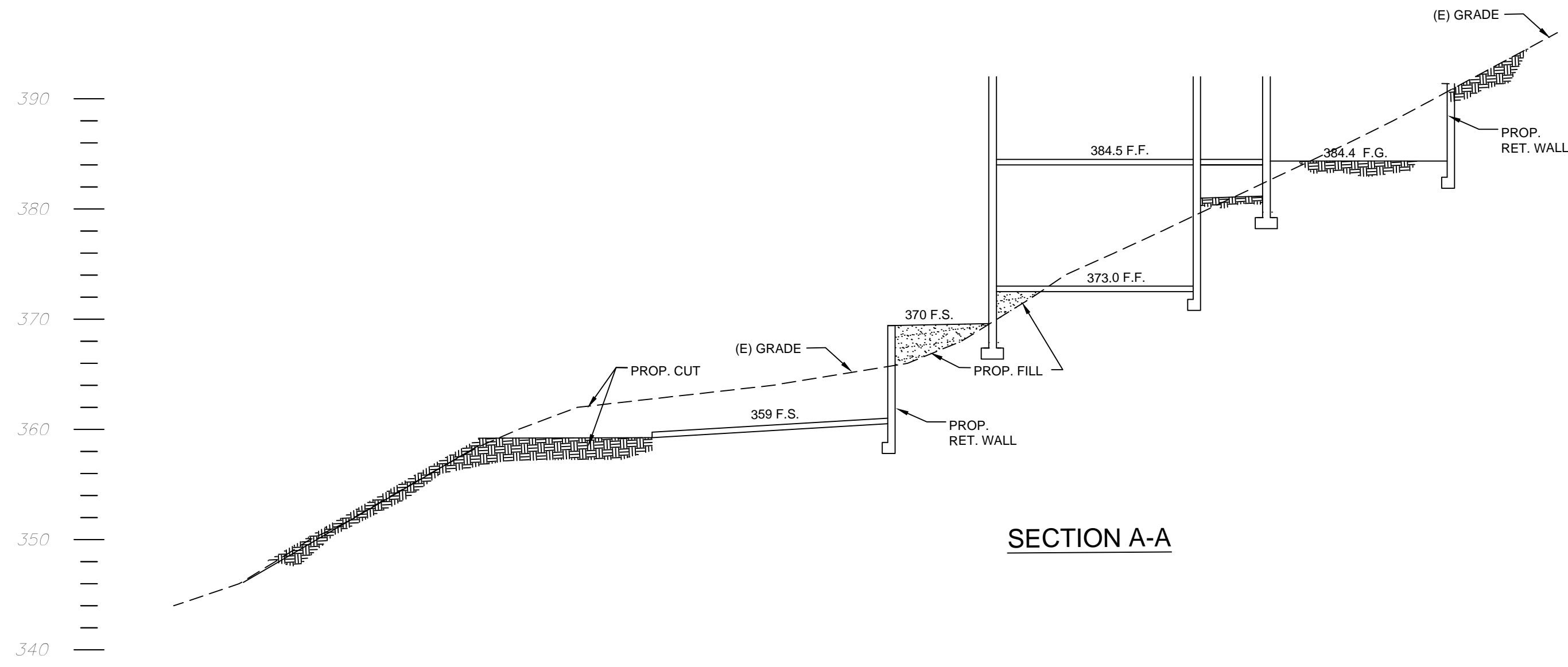
LANDS OF ROBERT DRIVEWAY PROFILE  
 APN 049-020-080  
 APN 049-020-110

**CONSTRUCTION NOTES:**

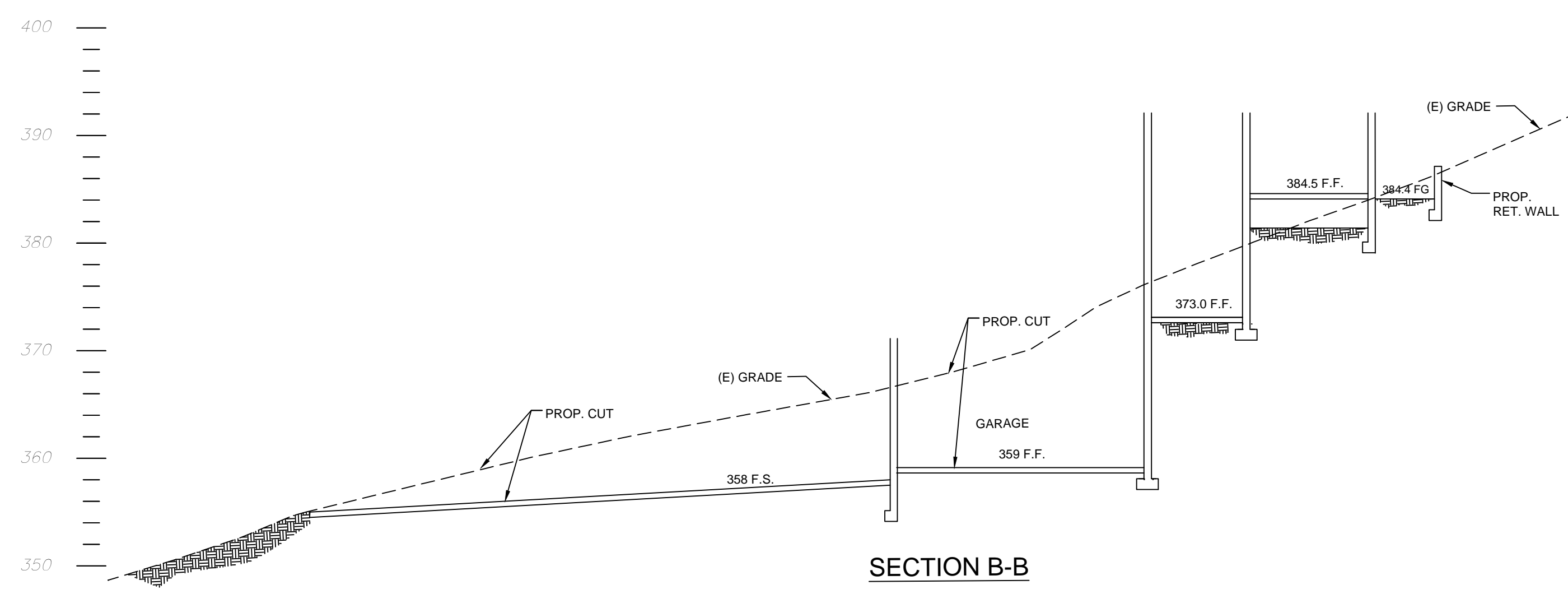
- ① CONSTRUCT SWALE PER DETAIL 1 ON SHEET C3
- ② CONSTRUCT INLET PER DETAIL 2 ON SHEET C3
- ③ CONSTRUCT OUTLET PER DETAIL 3 ON SHEET C3
- ④ CONSTRUCT CATCH BASIN PER DETAIL 4 ON SHEET C3
- ⑤ CONSTRUCT SLOUGH WALL PER DETAIL 5 ON SHEET C3
- ⑥ CONSTRUCT SPLASH WALL PER DETAIL 6 ON SHEET C3
- ⑦ CONSTRUCT UNDERGROUND DETENTION SYST. PER DET. ON SHT. C3



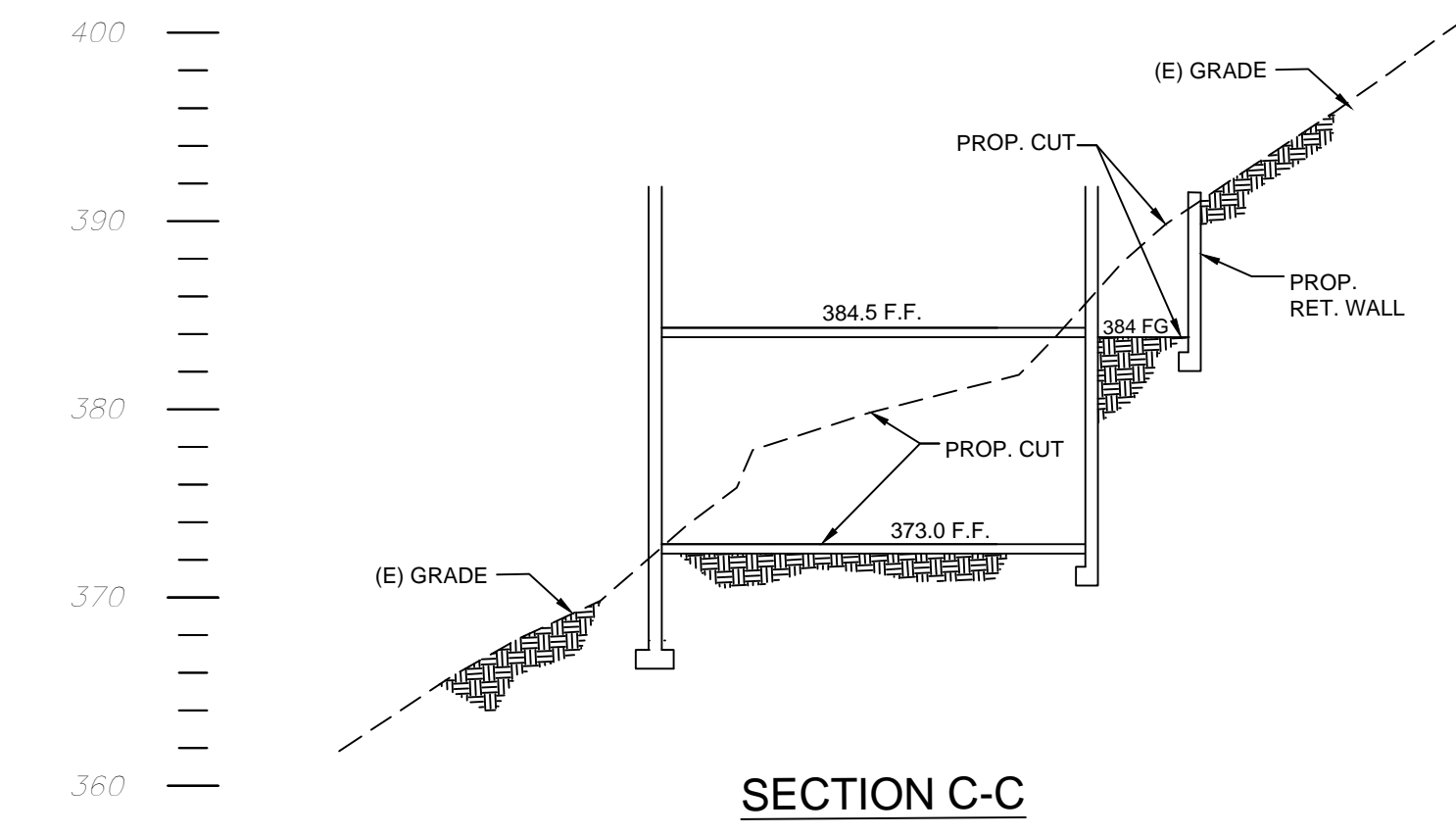
# DETAILS



SECTION A-A

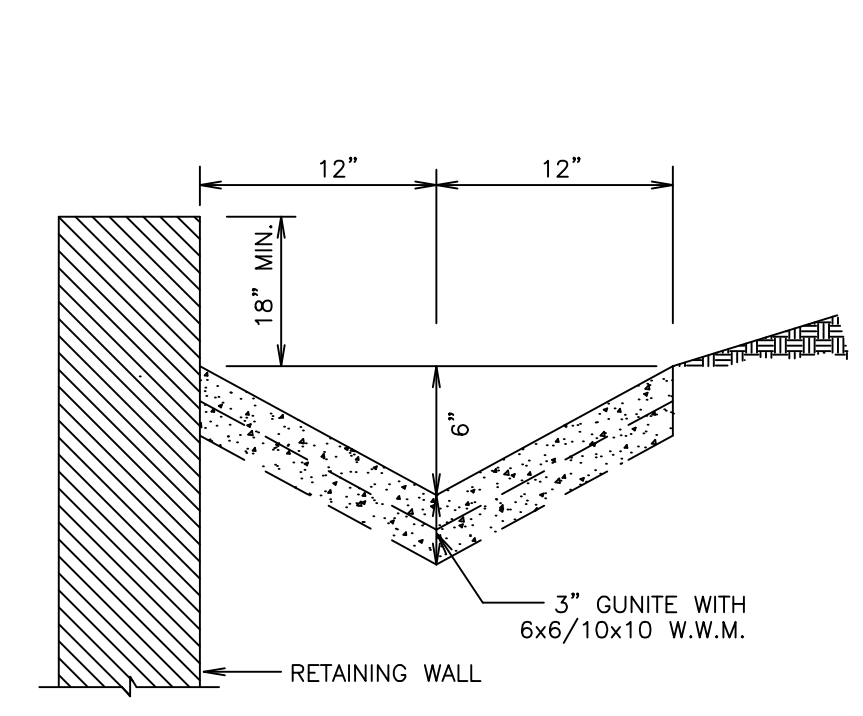


SECTION B-B

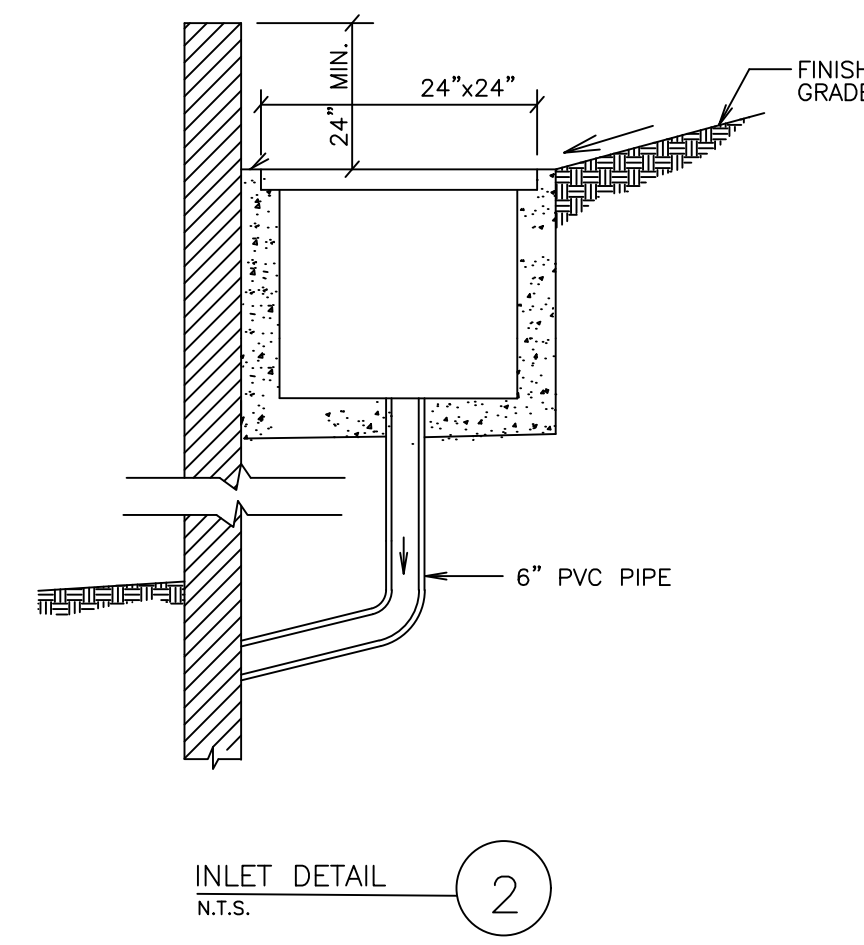


SECTION C-C

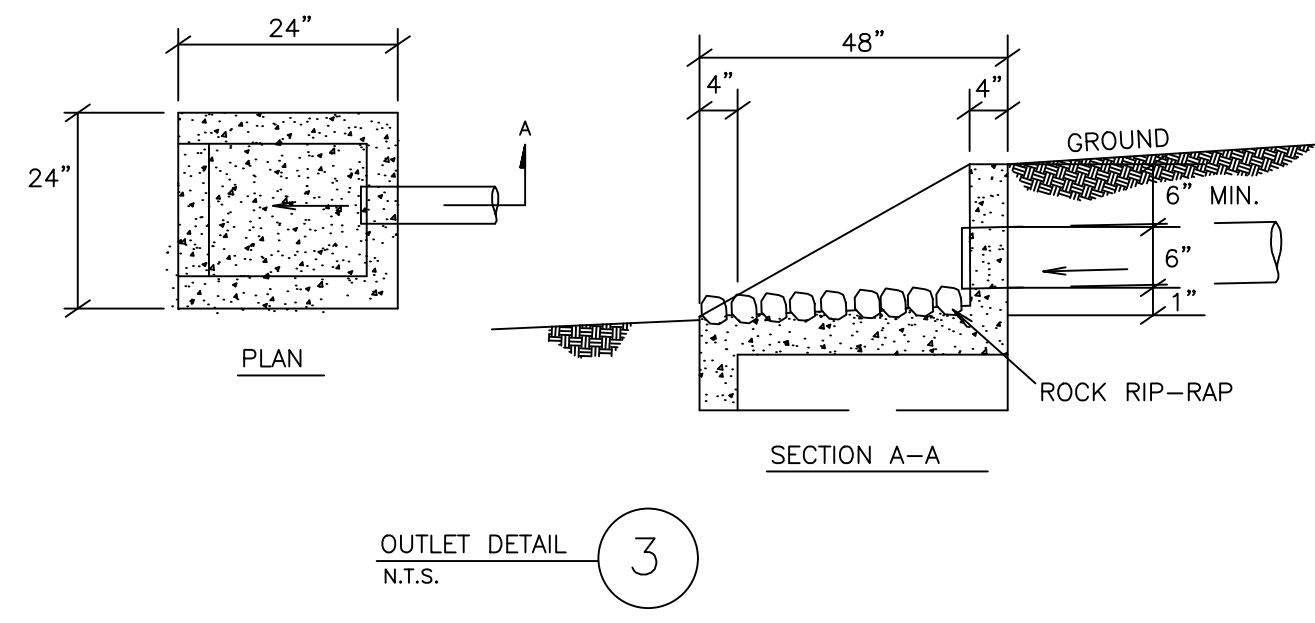
DETENTION SYSTEM 7



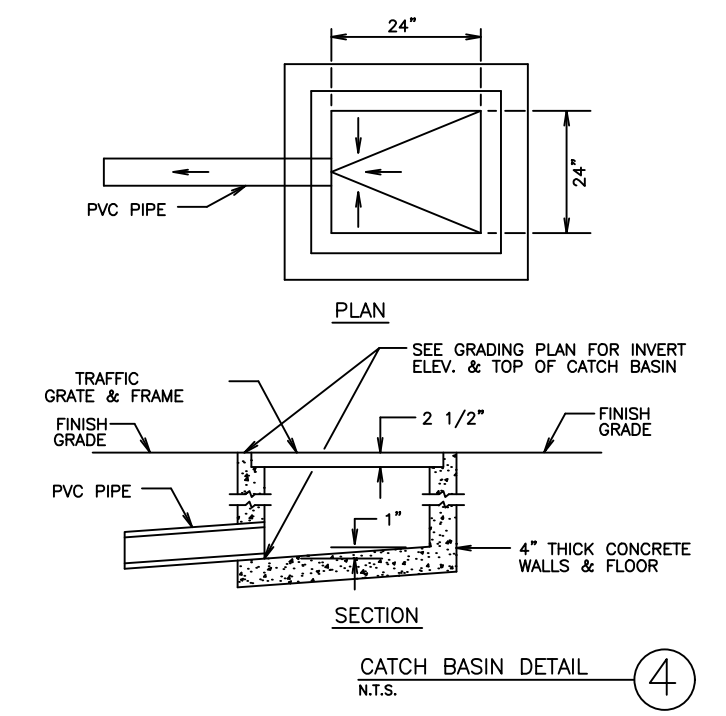
1 SWALE DETAIL N.T.S.



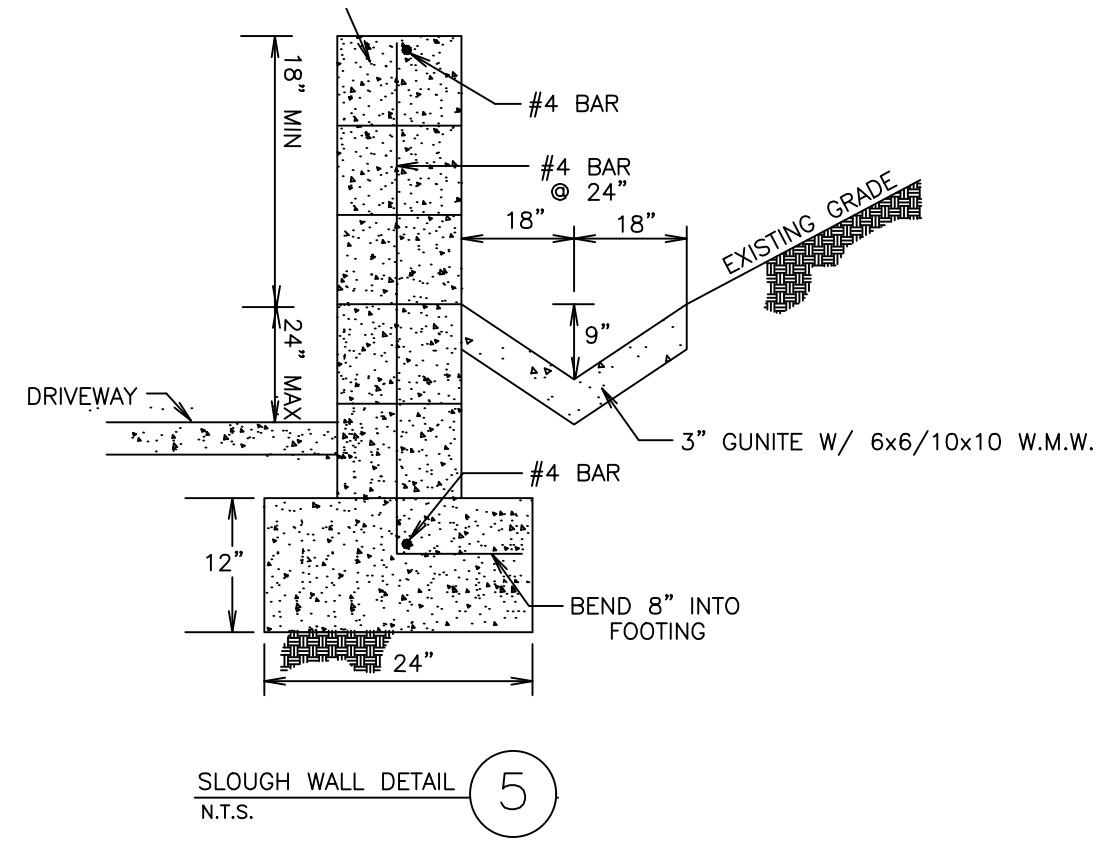
2 INLET DETAIL N.T.S.



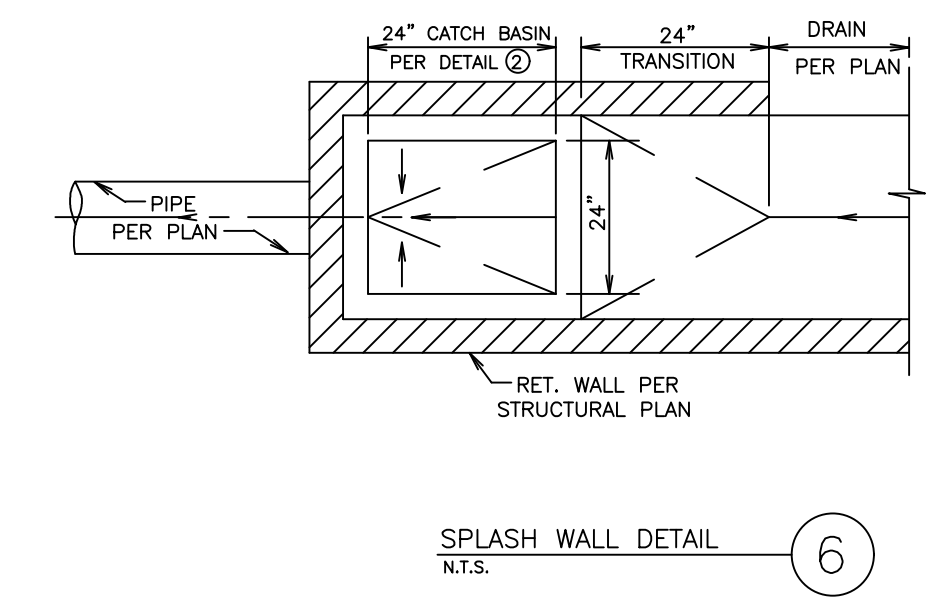
3 OUTLET DETAIL N.T.S.



4 CATCH BASIN DETAIL N.T.S.



5 SLOUGH WALL DETAIL N.T.S.



6 SPLASH WALL DETAIL N.T.S.

**FloodGuard-PLUS FILTER**  
RECYCLED PVC CATCH BASIN

**NOTES:**

1. FloodGuard-PLUS Filter is designed for use in catch basins with a minimum depth of 24 inches. It is not intended for use in catch basins with a depth of less than 24 inches.
2. FloodGuard-PLUS Filter is not intended for use in catch basins with a depth of less than 24 inches.
3. FloodGuard-PLUS Filter is not intended for use in catch basins with a depth of less than 24 inches.
4. FloodGuard-PLUS Filter is not intended for use in catch basins with a depth of less than 24 inches.
5. FloodGuard-PLUS Filter is not intended for use in catch basins with a depth of less than 24 inches.
6. FloodGuard-PLUS Filter is not intended for use in catch basins with a depth of less than 24 inches.

**U.S. PATENT # 8,858,858 & 8,871,228**

**KrisStar Enterprises, Inc.**  
CATCH-BASIN FILTER INVERT  
FINISH GRADE  
ULTRAVIOLET STABILIZED  
POLYPROPYLENE

SPECIFIER CHART		MODEL NO.	
MODEL NO.	DESCRIPTION	MODEL NO.	DESCRIPTION
FG-24	24" x 24" x 24" (6" deep)	FG-36	36" x 36" x 24" (6" deep)
FG-48	48" x 48" x 24" (6" deep)	FG-60	60" x 60" x 24" (6" deep)
FG-72	72" x 72" x 24" (6" deep)	FG-96	96" x 96" x 24" (6" deep)

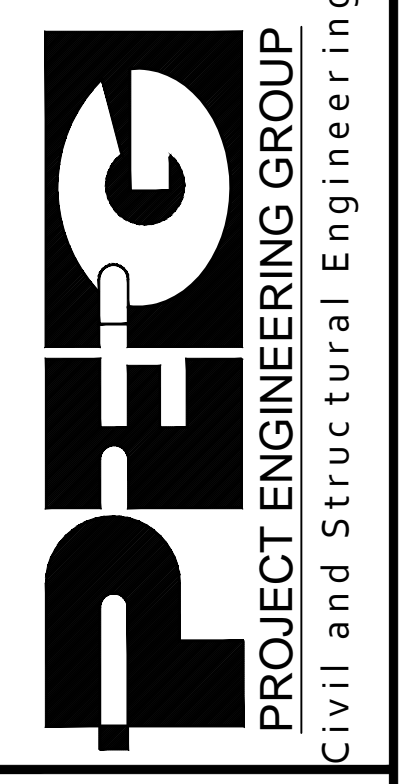
**KrisStar Enterprises, Inc.**  
CATCH-BASIN FILTER INVERT  
FINISH GRADE  
ULTRAVIOLET STABILIZED  
POLYPROPYLENE

REVISIONS	BY
06-20-2021	VZ
09-29-2022	VZ

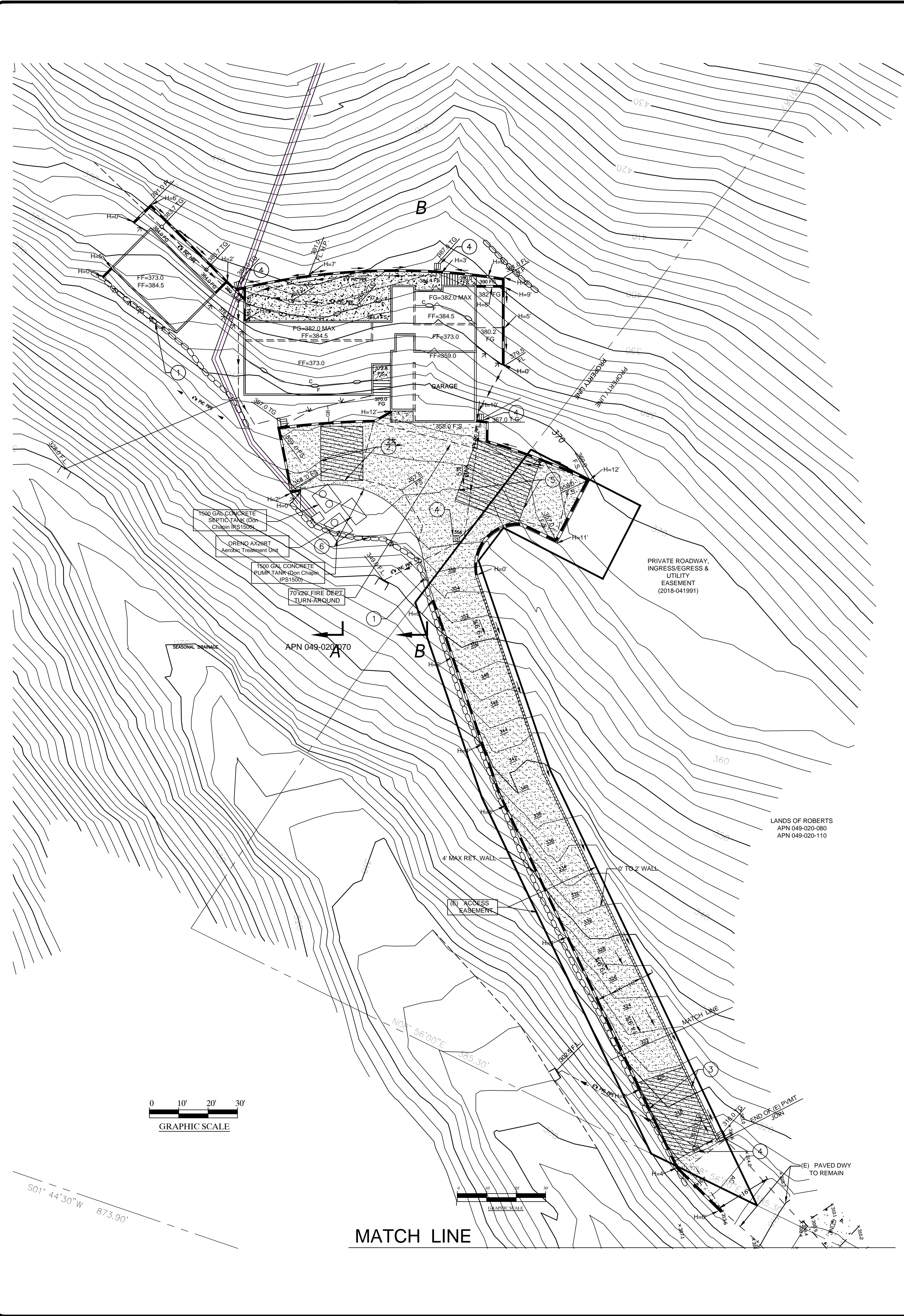
**SECTIONS AND DETAILS**

ADDRESS: PORTION OF A.P.N. 049-020-070  
CHESHAM AVENUE, SAN CARLOS

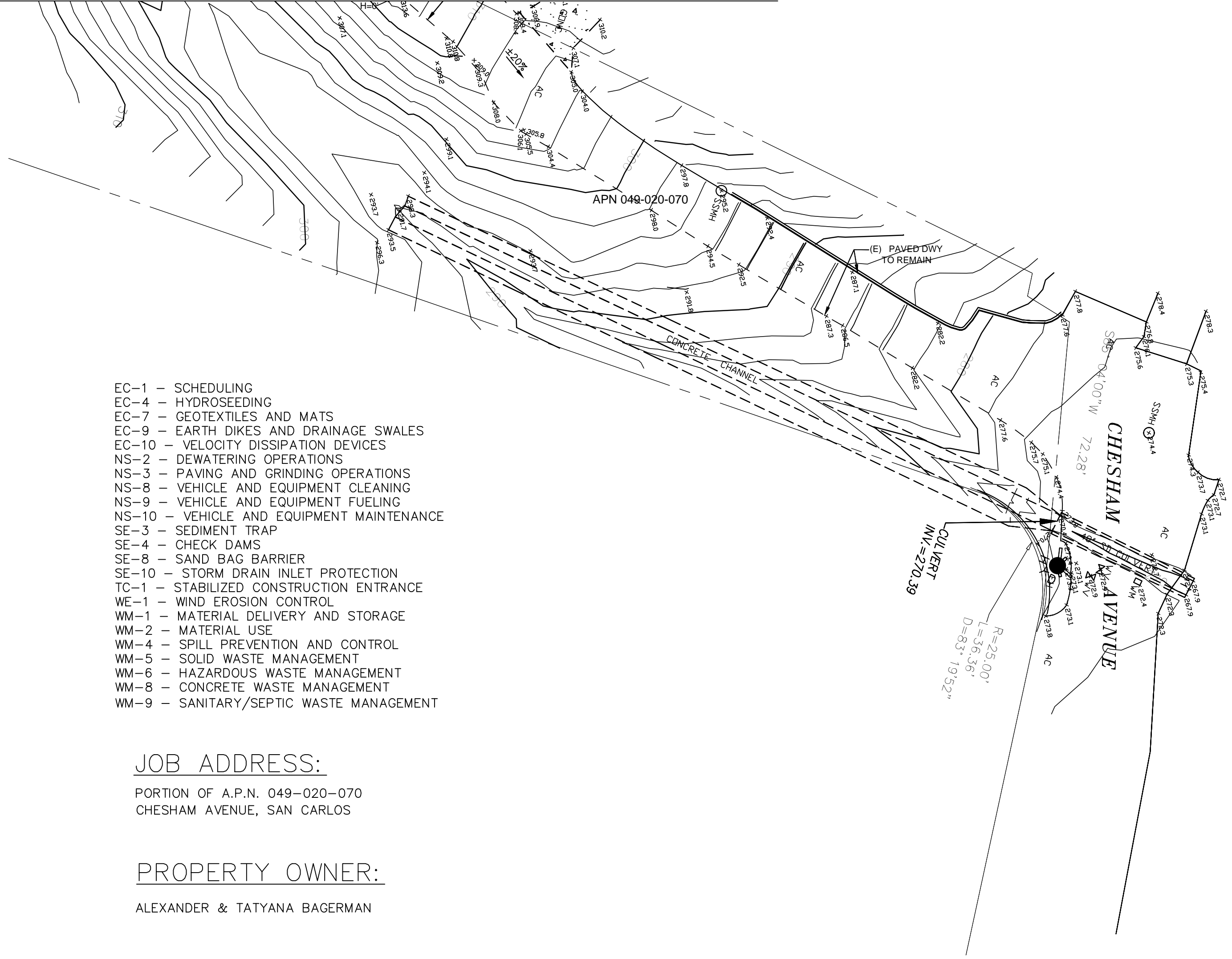
OWNER: ALEXANDER & TATYANA BAGERMAN



DRAWN O.F.
CHECKED V.G.
DATE 09/14/22
SCALE AS SHOWN
JOB NO.
SHEET C3 OF SHEETS



MATCH LINE



- EC-1 - SCHEDULING
- EC-4 - HYDROSEEDING
- EC-7 - GEOTEXTILES AND MATS
- EC-9 - EARTH DIKES AND DRAINAGE SWALES
- EC-10 - VELOCITY DISSIPATION DEVICES
- NS-2 - DEWATERING OPERATIONS
- NS-3 - PAVING AND GRINDING OPERATIONS
- NS-8 - VEHICLE AND EQUIPMENT CLEANING
- NS-9 - VEHICLE AND EQUIPMENT FUELING
- NS-10 - VEHICLE AND EQUIPMENT MAINTENANCE
- SE-3 - SEDIMENT TRAP
- SE-4 - CHECK DAMS
- SE-8 - SAND BAG BARRIER
- SE-10 - STORM DRAIN INLET PROTECTION
- TC-1 - STABILIZED CONSTRUCTION ENTRANCE
- WE-1 - WIND EROSION CONTROL
- WM-1 - MATERIAL DELIVERY AND STORAGE
- WM-2 - MATERIAL USE
- WM-4 - SPILL PREVENTION AND CONTROL
- WM-5 - SOLID WASTE MANAGEMENT
- WM-6 - HAZARDOUS WASTE MANAGEMENT
- WM-8 - CONCRETE WASTE MANAGEMENT
- WM-9 - SANITARY/SEPTIC WASTE MANAGEMENT

JOB ADDRESS:

PORTION OF A.P.N. 049-020-070  
CHESHAM AVENUE, SAN CARLOS

PROPERTY OWNER:

ALEXANDER & TATYANA BAGERMAN

CIVIL ENGINEER:

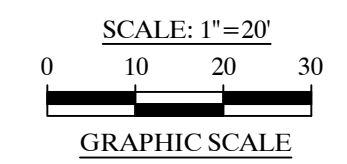
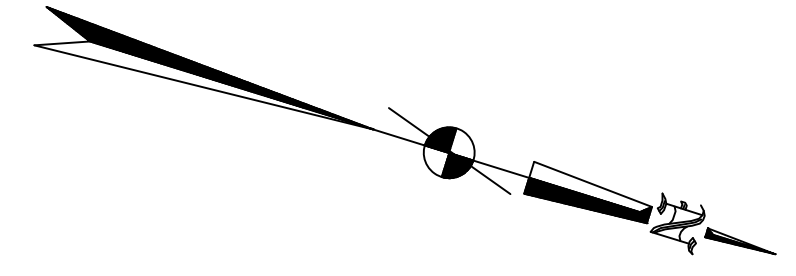
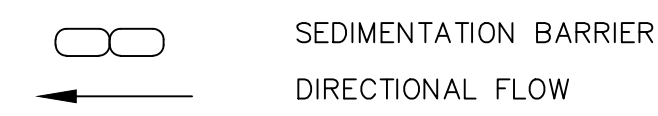
XXX

CONSTRUCTION NOTES:

1. INSTALL SEDIMENTATION BARRIER PER SE-8 OR EQUIVALENT BMP MEASURE PER SE-1, SE-6 OR SE-9. PRIOR TO CLEAR AND GRAB.
2. CONCRETE WASTE MANAGEMENT PER WM-8 TO BE LOCATED BY THE CONTRACTOR.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER TC-1 TO BE INSTALLED WHERE EROSION CONTROL PROTECTION HAS NOT BEEN APPLIED. AFTER CLEAR AND GRUB.
4. INSTALL CATCH BASIN PROTECTION PER SE-10, AFTER CATCH BASIN INSTALLATION.
5. IMPLEMENT STAGING AREA PER NS-8 VEHICLE AND EQUIPMENT CLEANING, NS-9 VEHICLE AND EQUIPMENT FUELING, NS-10 VEHICLE AND EQUIPMENT MAINTENANCE, WM-1 MATERIAL DELIVERY AND STORAGE. PRIOR TO MATERIAL DELIVERY AND VEHICLE STORAGE. LOCATION CAN BE REVISED BY THE CONTRACTOR.
6. INSTALL MATS ON SLOPES PER EC-7.

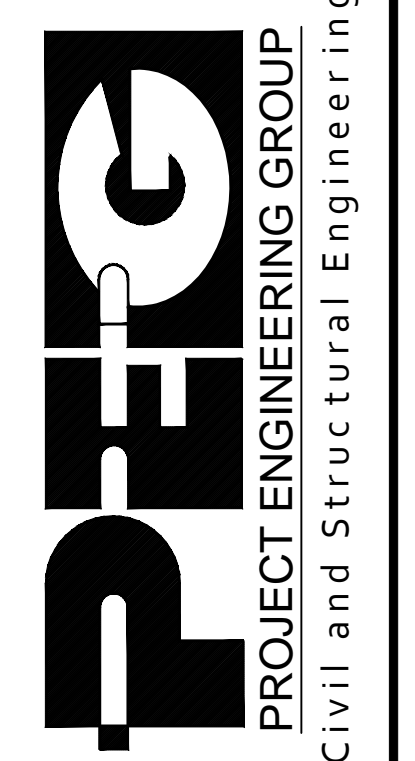
NOTE:

INSTALL CATCH BASIN PROTECTION PER CONSTRUCTION NOTE 4 AT ALL CATCH BASINS AFTER INSTALLATION.



REVISIONS	BY
06-20-2021	VZ
12-17-2021	VZ
09-29-2022	VZ

**EROSION CONTROL PLAN**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN

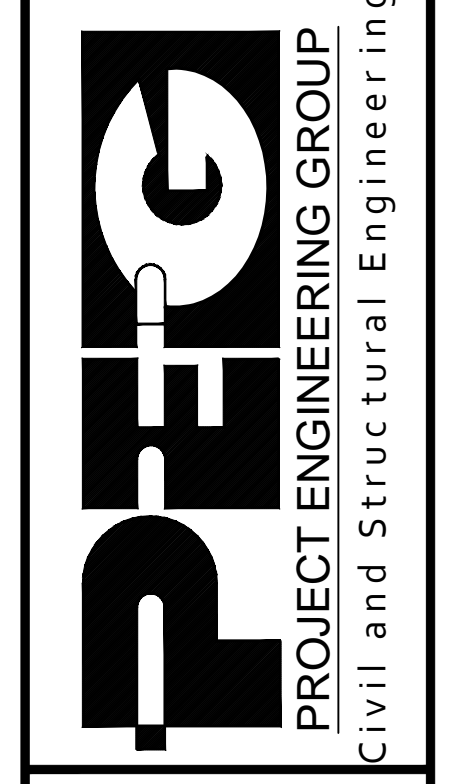
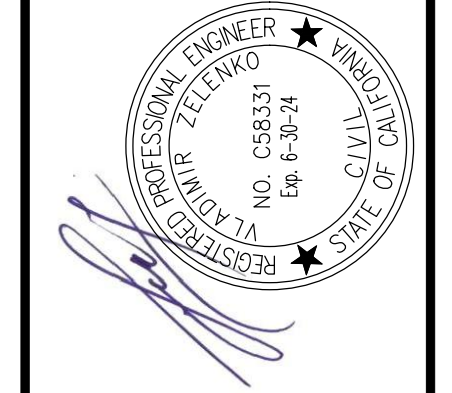


DRAWN O.F.
CHECKED V.G.
DATE 09/14/22
SCALE 1"=20"
JOB NO.
SHEET C4
OF SHEETS

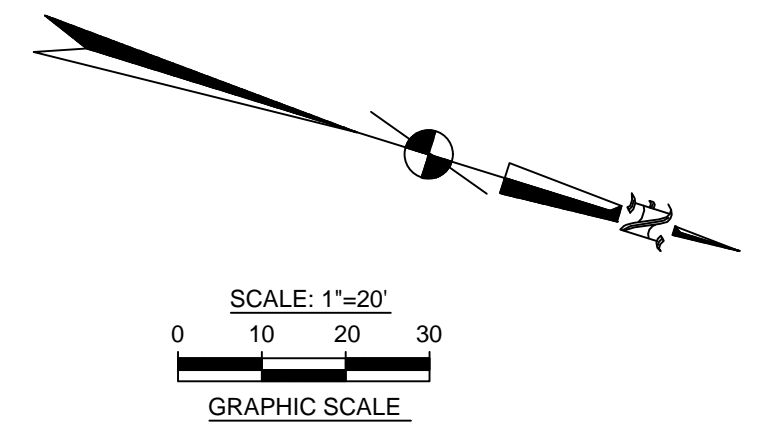


REVISIONS	BY
12-17-2021	VZ
09-29-2022	VZ

**EROSION CONTROL PLAN**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



SEDIMENTATION BARRIER  
 DIRECTIONAL FLOW



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DATE 09/14/22
SCALE 1"=20'
JOB NO.
SHEET <b>C6</b>
OF SHEETS

REVISIONS	BY

## GENERAL GRADING NOTES:

- (A) GENERAL
- ALL FINISHED GRADING SHALL BE BLENDED WITH THE EXISTING GRADE TO FORM A SMOOTH TRANSITION WHERE POSSIBLE.
  - CUTS AND FILLS SHALL BE BALANCED ON SITE, UNLESS AN EXCEPTION IS GRANTED BY THE TOWN ENGINEER AND PLANNING DIRECTOR. BASEMENT GRADING IS EXEMPT FROM THIS REQUIREMENT.
- (B) EXCAVATIONS.
- STEEPNESS. NO SURFACE GRADING SHALL BE MADE WITH A CUT FACE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL UNLESS ALLOWED BY THE TOWN ENGINEER AND TOWN GEOLOGIST IN ACCORDANCE WITH THE APPROVED GRADING SPECIFICATIONS.
  - SETBACK FROM PROPERTY LINES. THE TOPS AND TOES OF ALL CUTS AND FILLS SHALL BE AT LEAST TEN FEET FROM ANY PROPERTY LINE AND FIVE FEET FROM A PROPOSED BUILDING.
  - CONTOUR GRADING. CONTOUR GRADING OF ALL TOPS AND TOES SHALL BE REQUIRED FOR A MINIMUM OF TEN FEET HORIZONTAL DISTANCE.
  - STRICTER STANDARDS. THE TOWN ENGINEER MAY REQUIRE AN EXCAVATION TO BE MADE WITH A CUT FACE FLATTER IN SLOPE THAN TWO HORIZONTAL TO ONE VERTICAL IF HE/SHE FINDS THAT THE MATERIAL IN WHICH THE EXCAVATION IS TO BE MADE IS SUBJECT TO SIGNIFICANT EROSION OR IF OTHER CONDITIONS MAKE SUCH FLATTER CUT SLOPE NECESSARY FOR STABILITY OR SAFETY TO ADJOINING PROPERTY.
- (C) FILLS.
- STEEPNESS. NO FILL SHALL BE MADE WHICH CREATES ANY EXPOSED SURFACE STEEPER IN SLOPE THAN TWO HORIZONTAL TO ONE VERTICAL.
  - STRICTER STANDARDS. THE TOWN ENGINEER MAY REQUIRE THAT THE FILL BE CONSTRUCTED WITH AN EXPOSED SURFACE FLATTER THAN TWO HORIZONTAL TO ONE VERTICAL IF HE/SHE FINDS THAT, UNDER THE PARTICULAR CONDITIONS, SUCH FLATTER SURFACE IS NECESSARY FOR STABILITY, SAFETY, AND PLANTING.
  - FILL MATERIAL. ALL FILLS SHALL BE MADE OF CLEAN EARTH, SAND, GRAVEL, OR ROCK.
  - SURFACE PREPARATION. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE THE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS AND SHALL BE SCARIFIED TO PROVIDE A BOND WITH NEW FILL. WHERE SLOPES ARE STEEPER THAN FIVE TO ONE, AND THE HEIGHT IS GREATER THAN FIVE FEET, BENCHING OR KEYING INTO SOUND BEDROCK OR OTHER COMPONENT MATERIAL AS DETERMINED BY THE SOILS ENGINEER MAY BE REQUIRED.
  - COMPACTION OF FILLS. ALL FILLS INTENDED TO SUPPORT BUILDINGS OR STRUCTURES OR WHERE OTHERWISE REQUIRED TO BE COMPACTED FOR STABILITY OF MATERIAL SHALL BE COMPACTED, INSPECTED, AND TESTED IN ACCORDANCE WITH THE APPROVED GEOTECHNICAL REPORT. WHERE NO GEOTECHNICAL REPORT EXISTS, THE FOLLOWING PROVISIONS SHALL APPLY:
    - SURFACE PREPARATION. THE NATURAL GROUND SURFACE SHALL BE PREPARED BY THE REMOVAL OF TOPSOIL AND VEGETATION AND, IF NECESSARY, SHALL BE GRADED TO A SERIES OF TERRACES.
    - MOISTURE CONTROL. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE CONTROLLED AT THE TIME OF SPREADING AND COMPACTION TO OBTAIN THE REQUIRED MAXIMUM DENSITY.
    - COMPACTION DENSITY. THE FILL MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION DENSITY OF NOT LESS THAN 90%, DETERMINED BY THE CURRENT ASTM STANDARD.

## CONSTRUCTION NOTES:

- CONSTRUCT SWALE PER DETAIL 1 ON SHEET C3
- CONSTRUCT INLET PER DETAIL 2 ON SHEET C3
- CONSTRUCT OUTLET PER DETAIL 3 ON SHEET C3
- CONSTRUCT CATCH BASIN PER DETAIL 4 ON SHEET C3
- CONSTRUCT SLOUGH WALL PER DETAIL 5 ON SHEET C3
- CONSTRUCT SPLASH WALL PER DETAIL 6 ON SHEET C3
- UNDERGROUND DETENTION SYSTEM

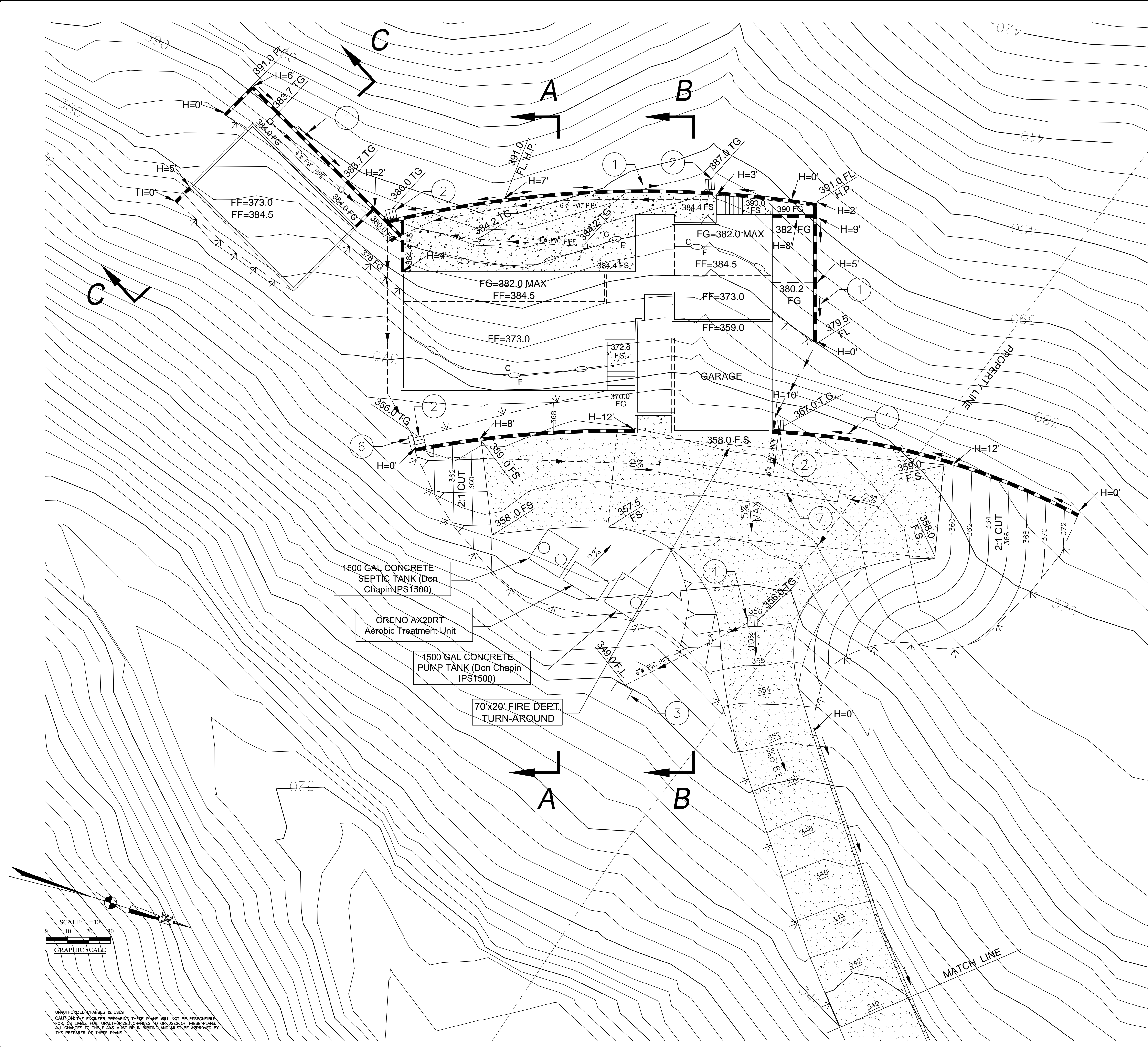
## LEGEND

	PROPERTY LINE		
	STREET CENTER LINE		
	RETAINING WALL		
	DAY LIGHT LINE		
	FLOW LINE		
	EXISTING POINT ELEVATION		
	PROPOSED POINT ELEVATION		
TW	TOP OF WALL	TG	TOP OF GRATE
TF	TOP OF FOOTING	STA	STATION
TC	TOP OF CURB	EL	ELEVATION
BW	BACK OF WALK	INV	INVERT
FL	FLOW LINE	CB	CATCH BASIN
FF	FINISHED FLOOR	MH	MANHOLE
FS	FINISHED SURFACE		

EARTHWORK QUANTITIES:

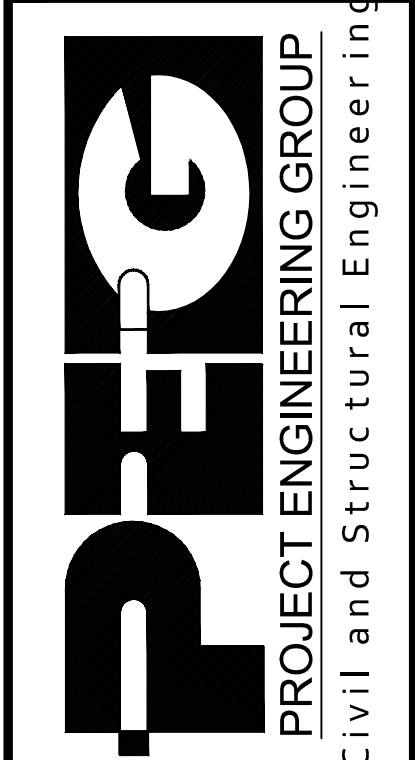
BUILDING	DWY	YARD	TOTAL
CUT: 670 C.Y.	950 C.Y.	140 C.Y.	1860 C.Y.
FILL: 50 C.Y.	0 C.Y.	20 C.Y.	70 C.Y.
EXPORT:			1790 C.Y.

QUANTITIES SHOWN ARE FOR PLAN CHECK PURPOSES AND ARE NOT TO BE USED FOR BID PURPOSES.



UNAUTHORIZED CHANGES & USES  
 CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THESE PLANS.

**GRADING AND DRAINAGE PLAN**  
 PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN

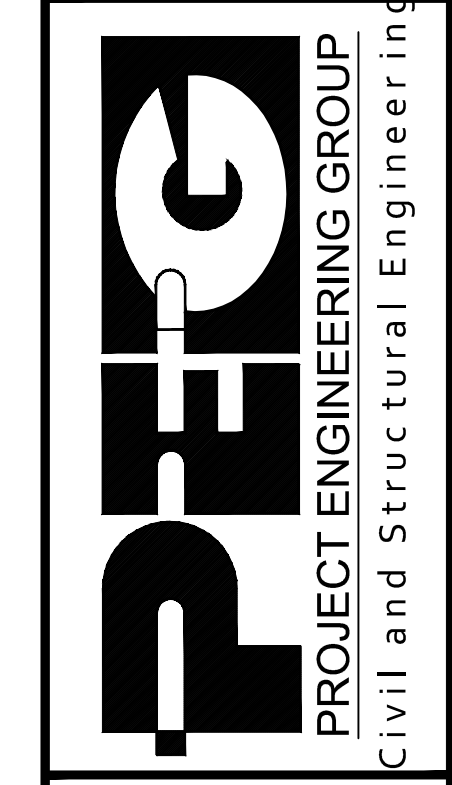


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CHECKED V.G.
DATE 09/09/20
SCALE AS SHOWN
JOB NO.
SHEET C1
OF SHEETS

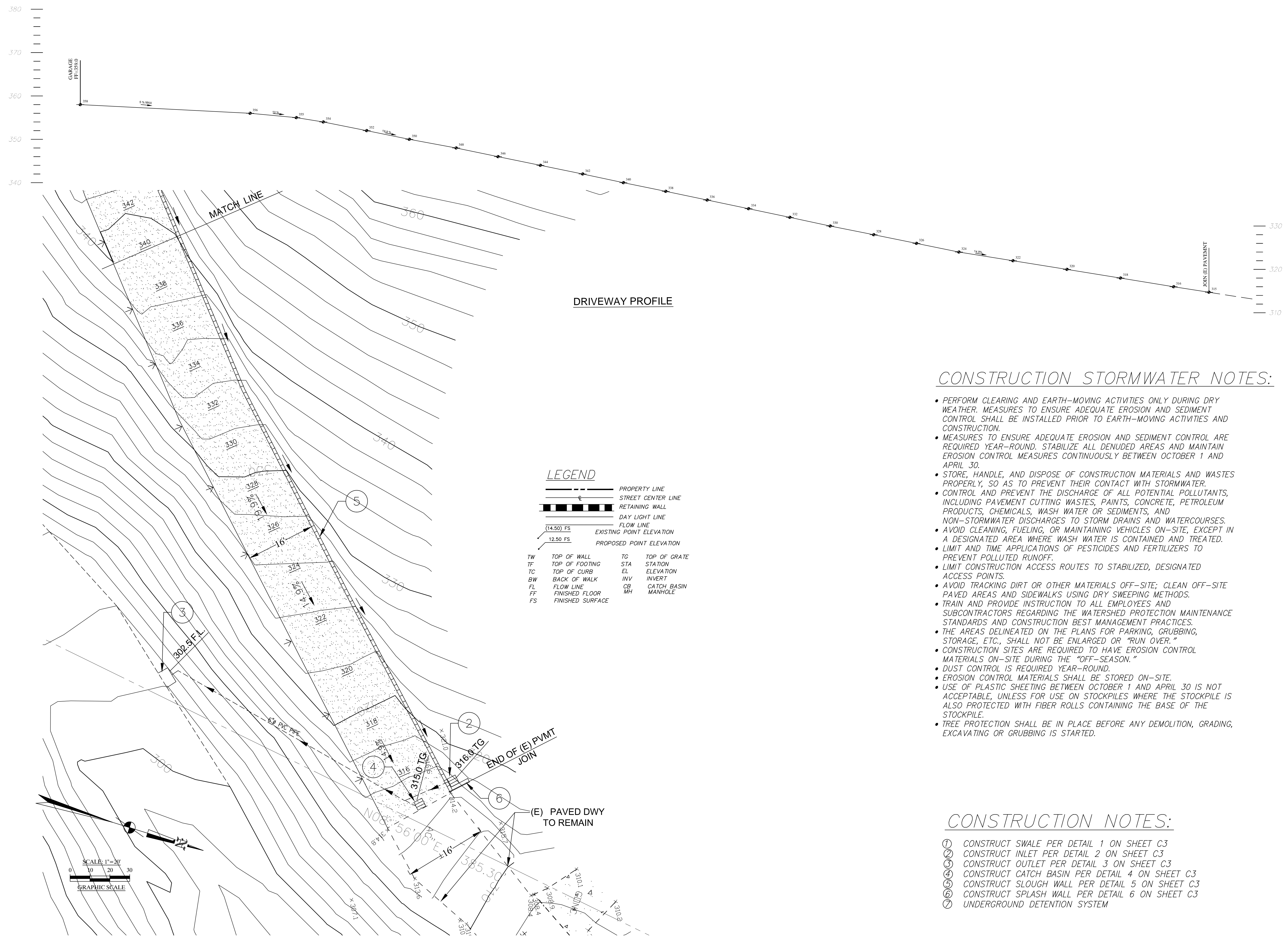


REVISIONS	BY

**GRADING AND DRAINAGE PLAN**  
 PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



DRAWN O.F.
CHECKED V.G.
DATE 09/09/20
SCALE AS SHOWN
JOB NO.
SHEET C2
OF SHEETS



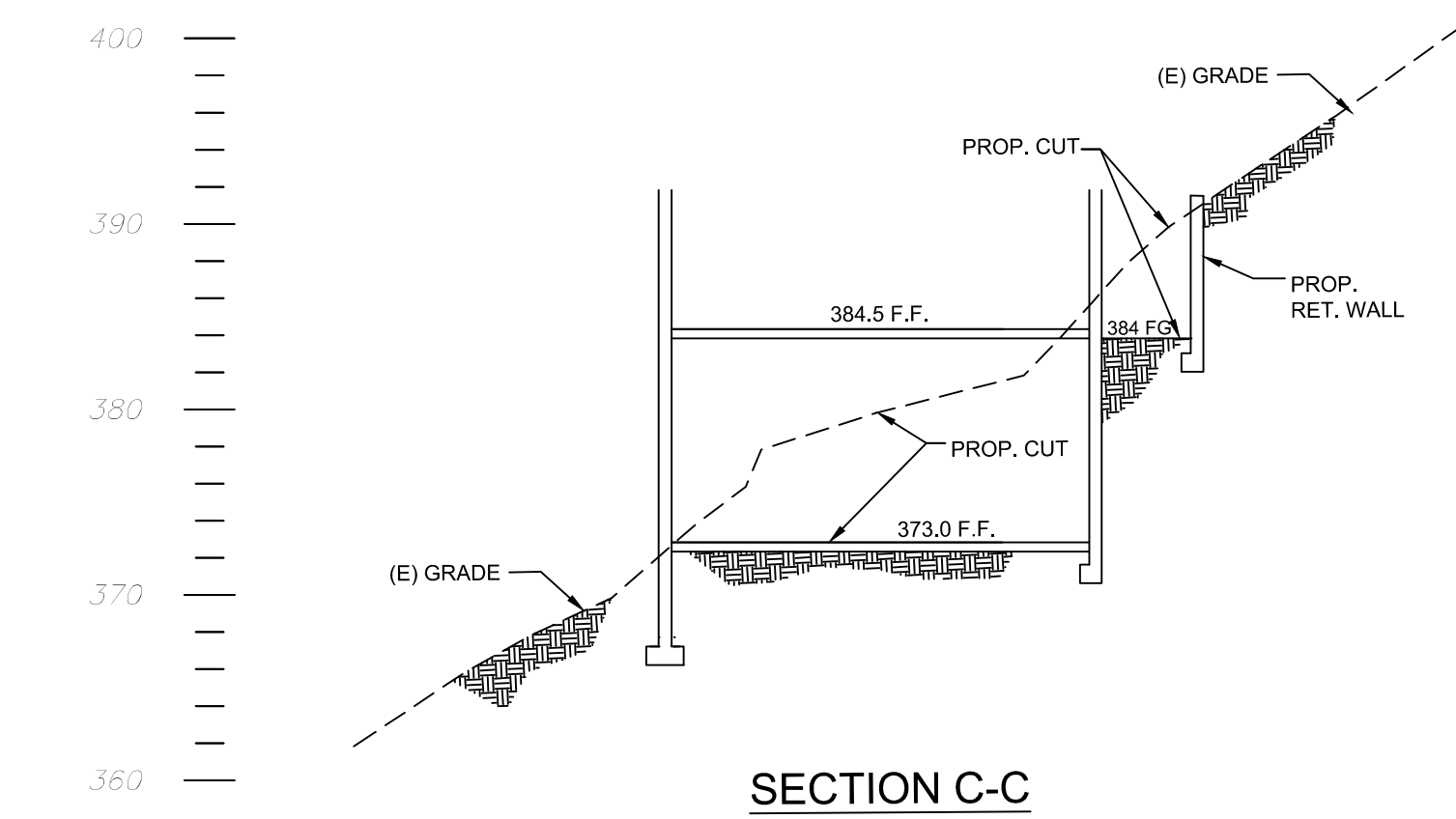
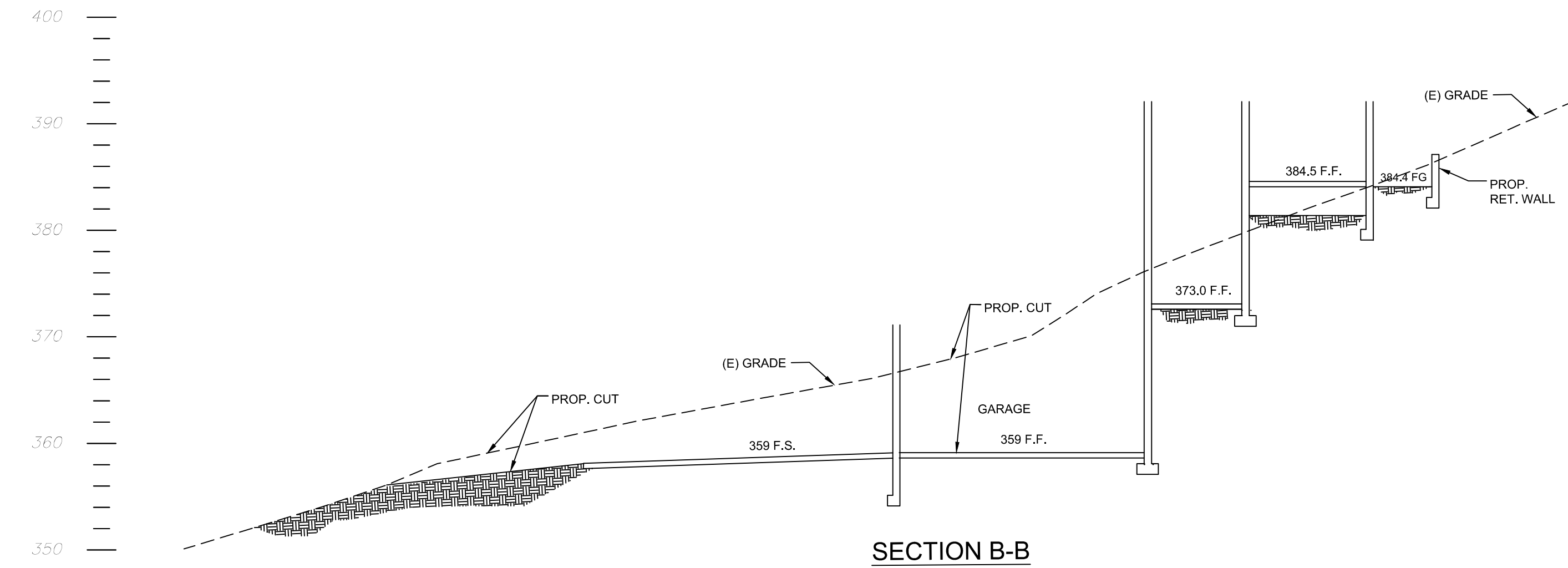
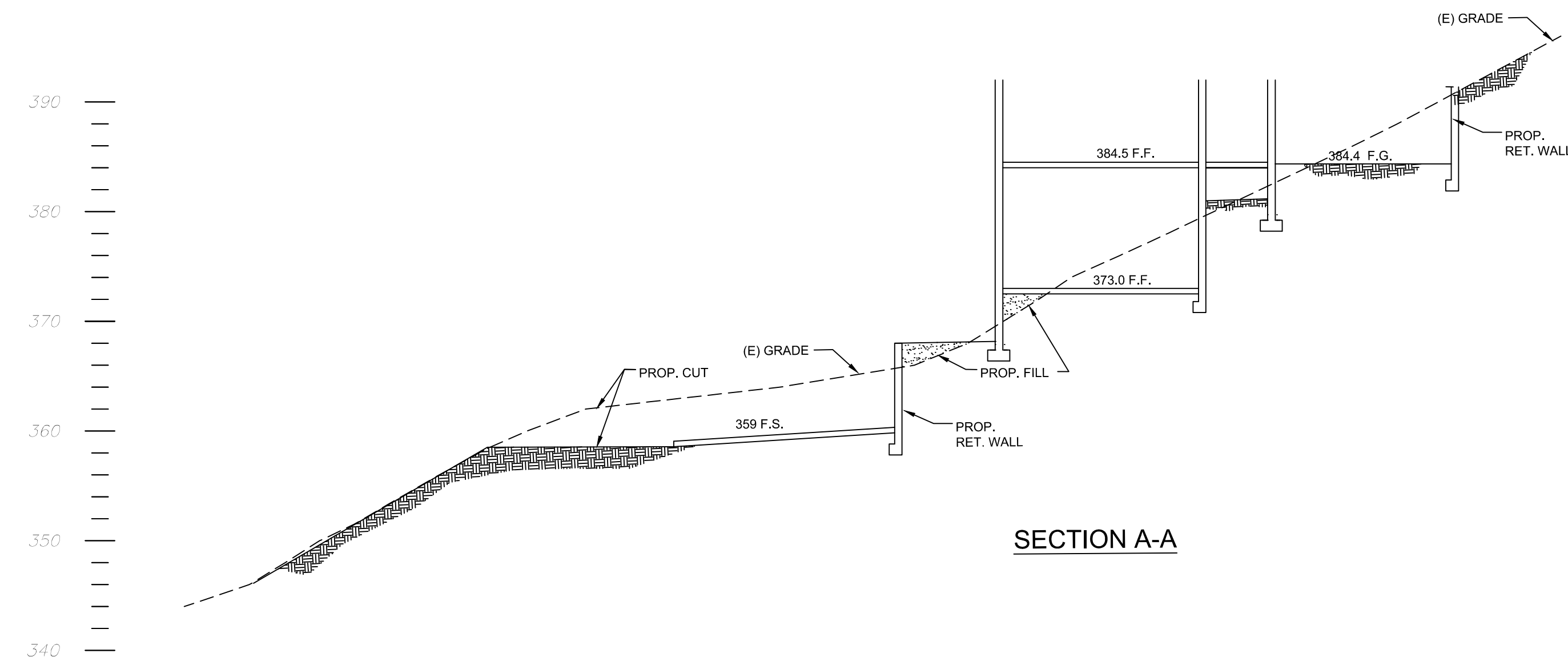
CONSTRUCTION STORMWATER NOTES:

- PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
- MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
- TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
- THE AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
- CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
- DUST CONTROL IS REQUIRED YEAR-ROUND.
- EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
- USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
- TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.

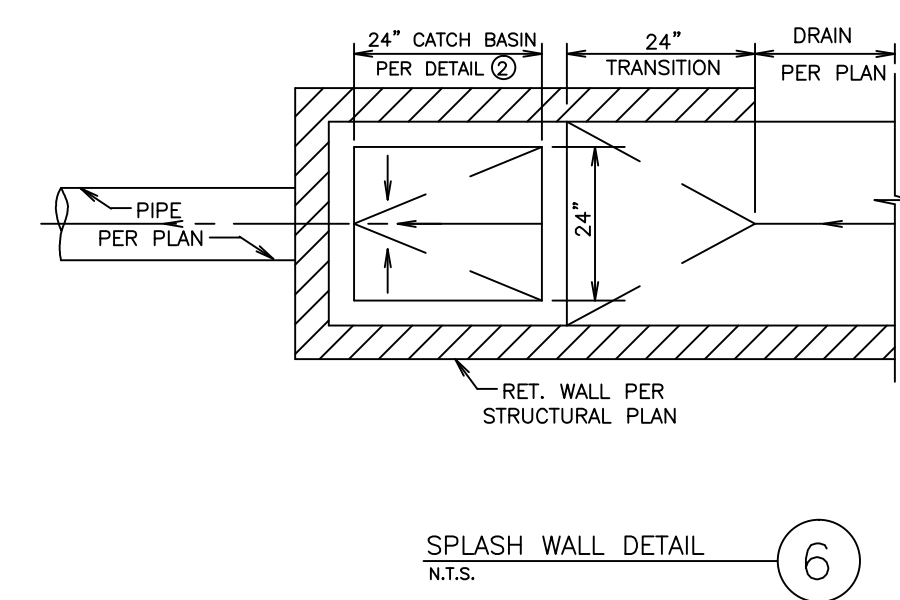
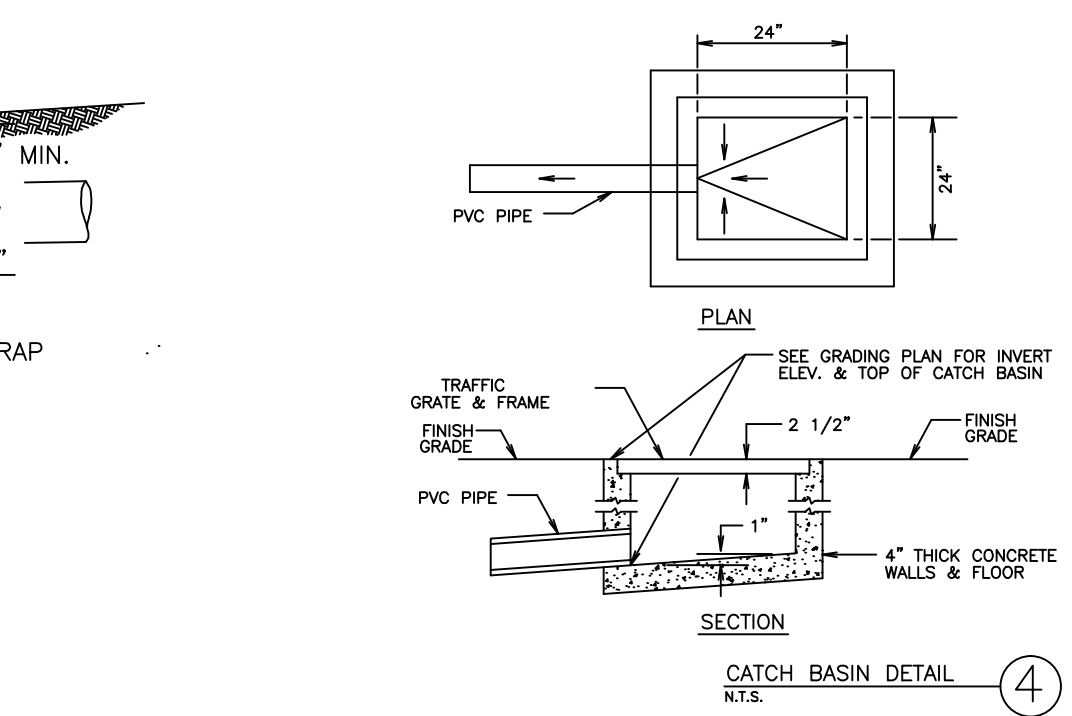
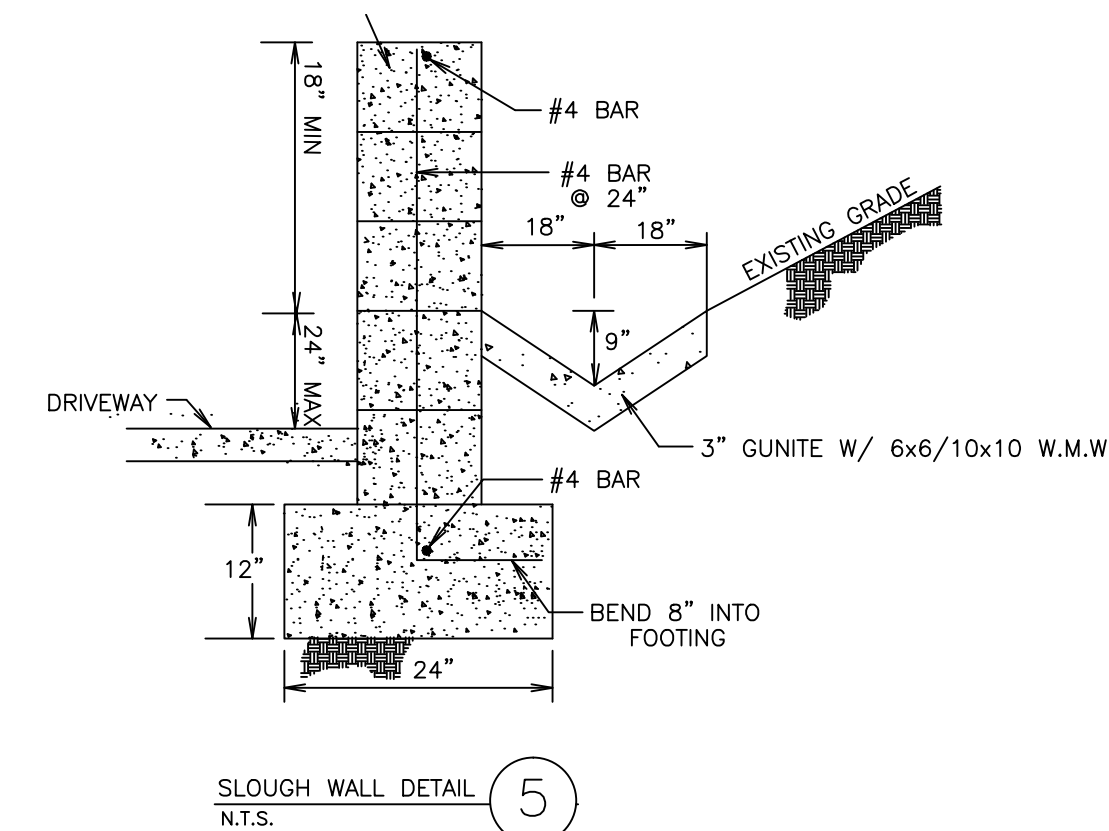
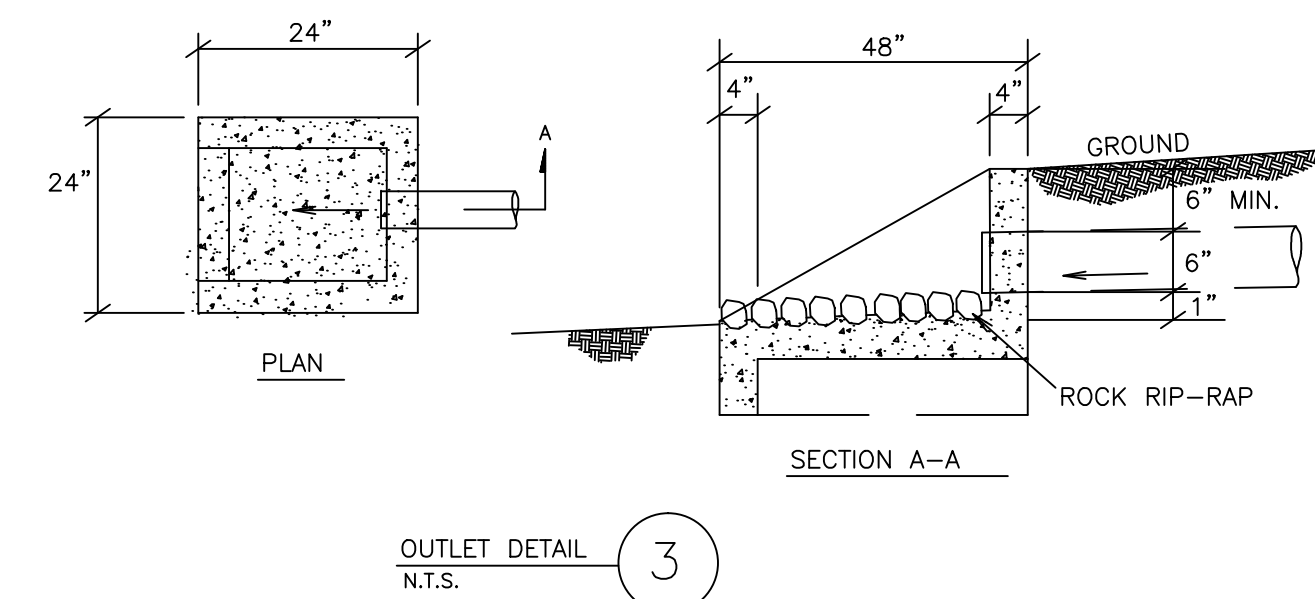
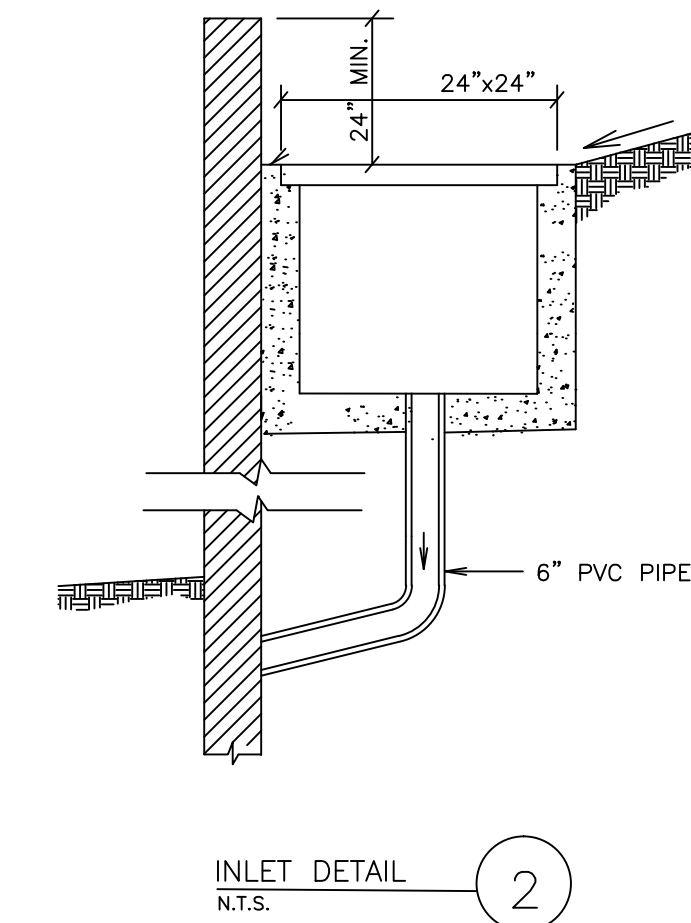
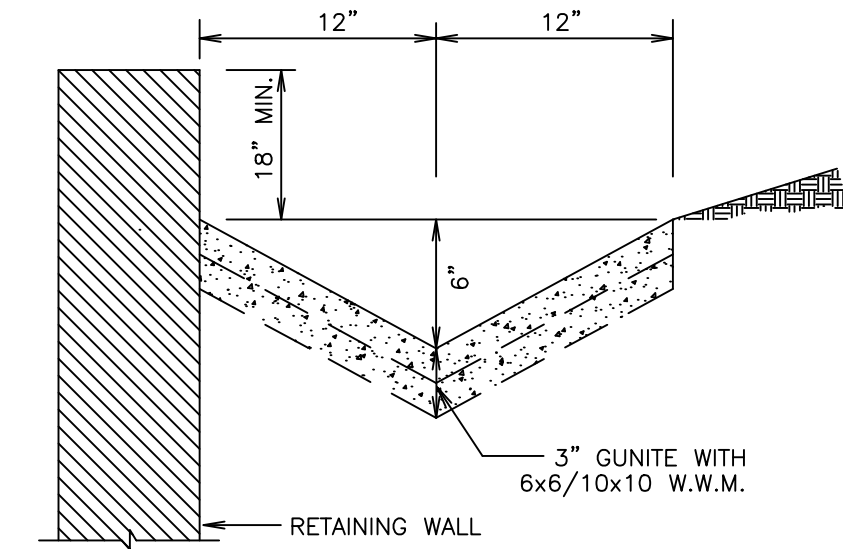
CONSTRUCTION NOTES:

- ① CONSTRUCT SWALE PER DETAIL 1 ON SHEET C3
- ② CONSTRUCT INLET PER DETAIL 2 ON SHEET C3
- ③ CONSTRUCT OUTLET PER DETAIL 3 ON SHEET C3
- ④ CONSTRUCT CATCH BASIN PER DETAIL 4 ON SHEET C3
- ⑤ CONSTRUCT SLOUGH WALL PER DETAIL 5 ON SHEET C3
- ⑥ CONSTRUCT SPLASH WALL PER DETAIL 6 ON SHEET C3
- ⑦ UNDERGROUND DETENTION SYSTEM

# DETAILS



DETENTION SYSTEM ⑦



**FLOGARD-PLUS FILTER**  
FLO-STAR ENTERPRISES, INC.

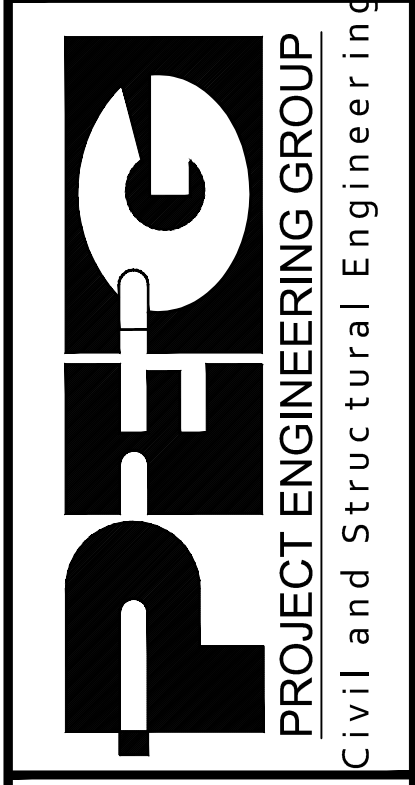
**KriStar Enterprises, Inc.**  
FLO-STAR ENTERPRISES, INC.

**NOTES:**

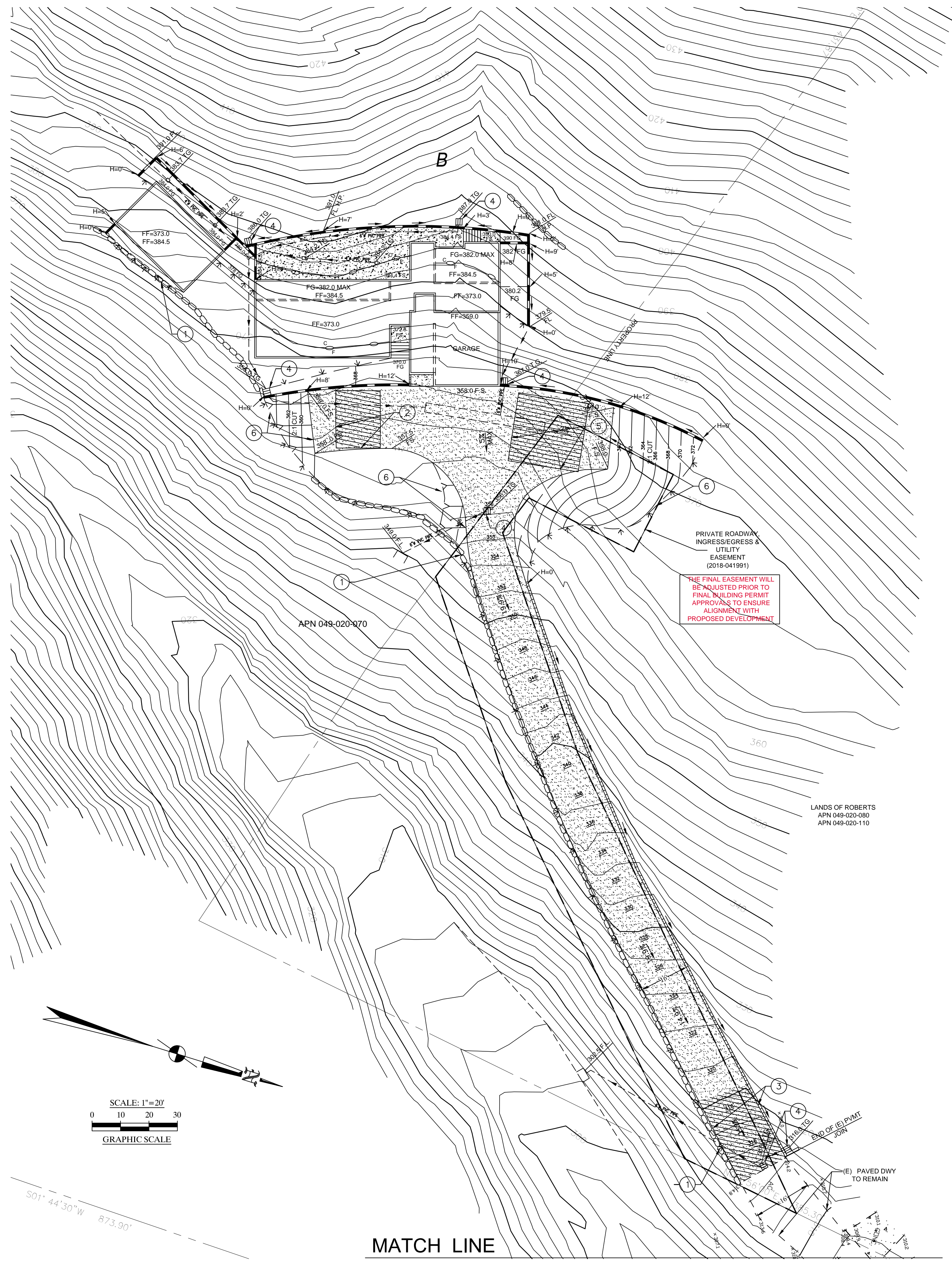
1. Filter shall be installed in accordance with manufacturer's instructions.
2. Filter shall be installed in a concrete frame.
3. Filter shall be installed in a concrete frame.
4. Filter shall be installed in a concrete frame.
5. Filter shall be installed in a concrete frame.
6. Filter shall be installed in a concrete frame.
7. Filter shall be installed in a concrete frame.

REVISIONS	BY

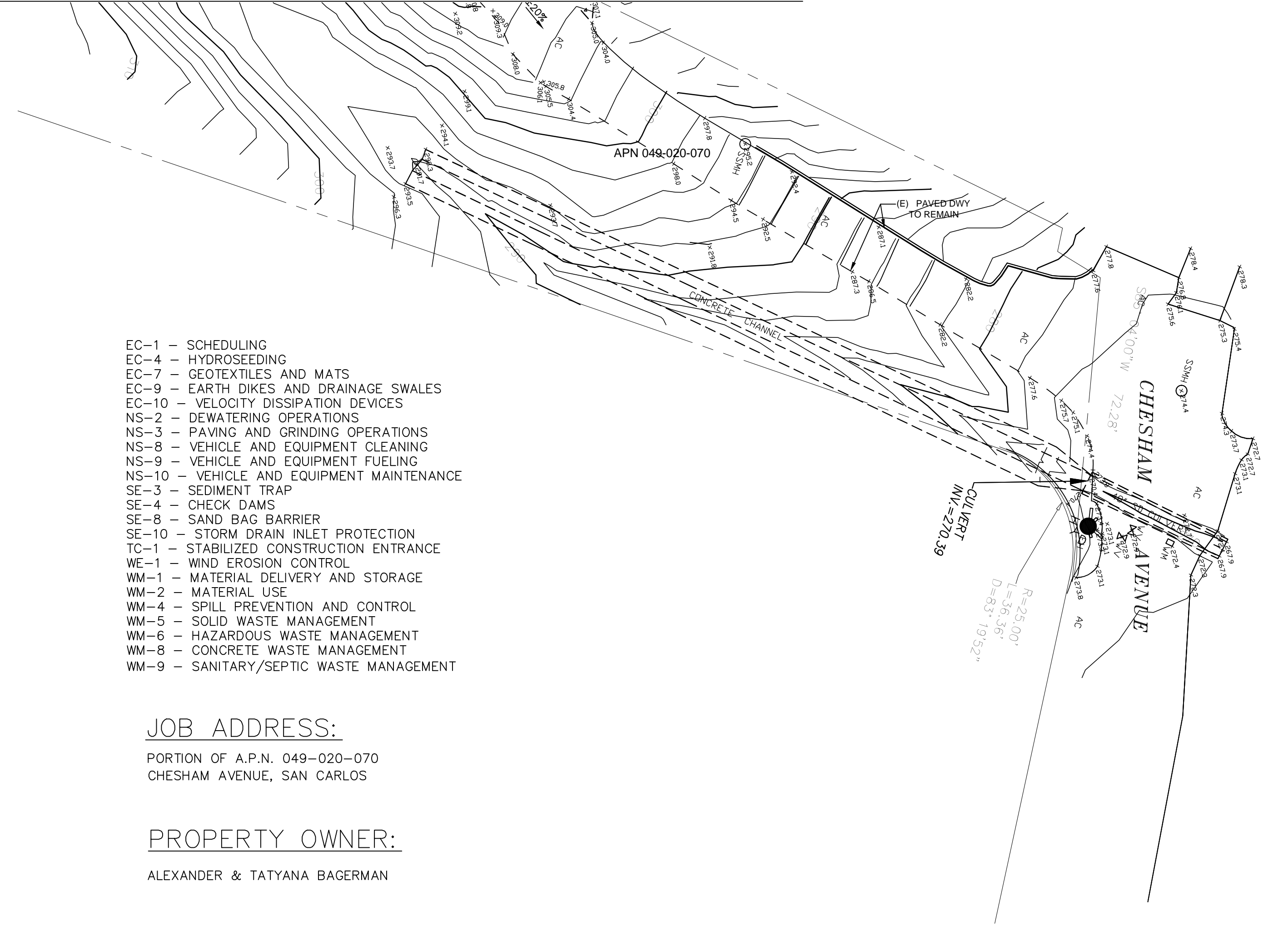
**SECTIONS AND DETAILS**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



DRAWN O.F.
CHECKED V.G.
DATE 09/09/20
SCALE AS SHOWN
JOB NO.
SHEET C3 OF SHEETS



MATCH LINE



- EC-1 - SCHEDULING
- EC-4 - HYDROSEEDING
- EC-7 - GEOTEXTILES AND MATS
- EC-9 - EARTH DIKES AND DRAINAGE SWALES
- EC-10 - VELOCITY DISSIPATION DEVICES
- NS-2 - DEWATERING OPERATIONS
- NS-3 - PAVING AND GRINDING OPERATIONS
- NS-8 - VEHICLE AND EQUIPMENT CLEANING
- NS-9 - VEHICLE AND EQUIPMENT FUELING
- NS-10 - VEHICLE AND EQUIPMENT MAINTENANCE
- SE-3 - SEDIMENT TRAP
- SE-4 - CHECK DAMS
- SE-8 - SAND BAG BARRIER
- SE-10 - STORM DRAIN INLET PROTECTION
- TC-1 - STABILIZED CONSTRUCTION ENTRANCE
- WE-1 - WIND EROSION CONTROL
- WM-1 - MATERIAL DELIVERY AND STORAGE
- WM-2 - MATERIAL USE
- WM-4 - SPILL PREVENTION AND CONTROL
- WM-5 - SOLID WASTE MANAGEMENT
- WM-6 - HAZARDOUS WASTE MANAGEMENT
- WM-8 - CONCRETE WASTE MANAGEMENT
- WM-9 - SANITARY/SEPTIC WASTE MANAGEMENT

**JOB ADDRESS:**

PORTION OF A.P.N. 049-020-070  
CHESHAM AVENUE, SAN CARLOS

**PROPERTY OWNER:**

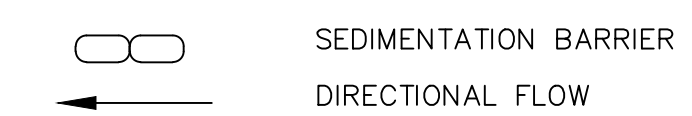
ALEXANDER & TATYANA BAGERMAN

**CIVIL ENGINEER:**

VLADIMIR ZELENGO

**CONSTRUCTION NOTES:**

- ① INSTALL SEDIMENTATION BARRIER PER SE-8 OR EQUIVALENT BMP MEASURE PER SE-1, SE-6 OR SE-9. PRIOR TO CLEAR AND GRAB.
- ② CONCRETE WASTE MANAGEMENT PER WM-8 TO BE LOCATED BY THE CONTRACTOR.
- ③ INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT PER TC-1 TO BE INSTALLED WHERE EROSION CONTROL PROTECTION HAS NOT BEEN APPLIED. AFTER CLEAR AND GRUB.
- ④ INSTALL CATCH BASIN PROTECTION PER SE-10, AFTER CATCH BASIN INSTALLATION.
- ⑤ IMPLEMENT STAGING AREA PER NS-8 VEHICLE AND EQUIPMENT CLEANING, NS-9 VEHICLE AND EQUIPMENT FUELING, NS-10 VEHICLE AND EQUIPMENT MAINTENANCE, WM-1 MATERIAL DELIVERY AND STORAGE. PRIOR TO MATERIAL DELIVERY AND VEHICLE STORAGE. LOCATION CAN BE REVISED BY THE CONTRACTOR.
- ⑥ INSTALL MATS ON SLOPES PER EC-7.

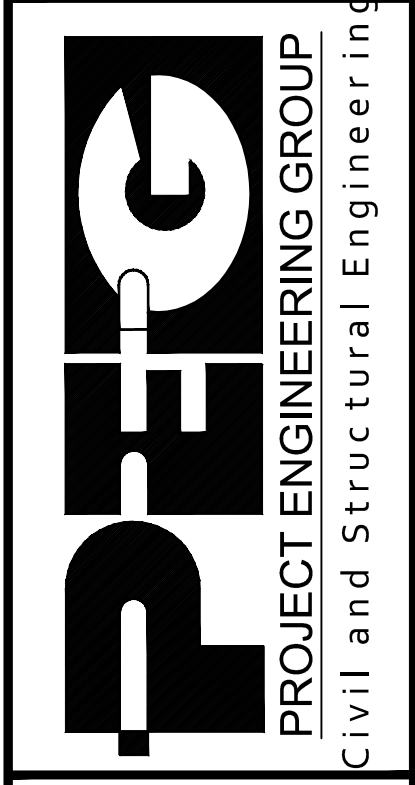


**NOTE:**

INSTALL CATCH BASIN PROTECTION PER CONSTRUCTION NOTE 4 AT ALL CATCH BASINS AFTER INSTALLATION.

REVISIONS	BY

**EROSION CONTROL PLAN**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



DRAWN O.F.
CHECKED V.G.
DATE 02/08/21
SCALE 1"=20'
JOB NO.
SHEET <b>C4</b>
OF SHEETS



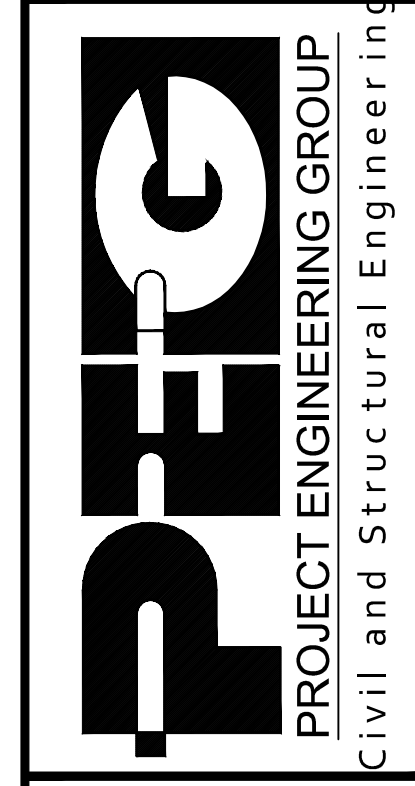
PARCEL C  
HYDE PARK ESTATES  
123 MAPS 58  
APN: 049-040-999

LANDS OF ROBERTS  
APN: 049-020-080  
APN: 049-020-110

LANDS OF BAGERMAN  
423,870 SQ FT  
9.73 ACRES

REVISIONS	BY

**GRADING AND SEPTIC PLAN**  
 ADDRESS: PORTION OF A.P.N. 049-020-070  
 CHESHAM AVENUE, SAN CARLOS  
 OWNER: ALEXANDER & TATYANA BAGERMAN



DRAWN O.F.
CHECKED V.G.
DATE 09/09/20
SCALE AS SHOWN
JOB NO.
SHEET <b>C-6</b>
OF SHEETS

# ATTACHMENT 3

2018-041991

12:07 pm 05/31/18 ES Fee: 212.00

Count of Pages 16

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



Recording Requested By  
Ronald Roberts

When Recorded Mail to:  
Ronald Roberts  
361 Chesham Ave.,  
San Carlos, CA 94070-2966

*Tax - No Consideration*

## GRANT OF EASEMENT

Alexander Anatolyvich Bagerman and Tatyana Sergeyevna Bagerman, Owners of the Real Property described as "Parcel 1" hereby grants to Ronald Roberts and Theresa L. Roberts, owners of the real property described below as "Tract II" described below, the a perpetual and appurtenant easement, intended to run with the land, described in Exhibit "A" attached hereto. This easement is granted partially in consideration for the Road Maintenance Agreement of even date recorded concurrently as Instrument 2018-041990 of the Official Records of San Mateo County.

Parcel 1:  
9.4 Acres MOL (Bagerman)

The Real Property described in that certain Grant Deed Recorded in the Official Records of the County of San Mateo as DOC# 2000-19428 as:

Portion of that certain 384 acre tract described in the Deed from San Francisco Bank to Willis G. Frost, dated November 22, 1935 and recorded December 12, 1935 in Book 670 of Official Records at follows:

BEGINNING at a point which bears South 2° 01' West 174.77 feet and South 83° 45' West 687.50 feet from the most Westerly corner of Lot 1, Block 23, as said Lot and Block are shown on the map entitled "DEVONSHIRE PROPERTIES OF MUNICIPAL COMPANY AMENDED AND SUPPLEMENTARY MAP OF SUBDIVISION NO. SIX", filed in the office of the County Recorder of San Mateo County on April 13, 1926 in Book 13 of Maps at Pages 52, 53, 54 and 55, said point also being the most Southerly corner of lands described in Deed from Roger F. Richardson and wife, to Otto R. Radke and wife, recorded September 3, 1947 in Book 1371 of Official Records at Page 421 (File No. 85226-C), Records of San Mateo County, California; thence from said point of beginning South 1° 44' 30" West 750 feet, more or less, to the Northeasterly boundary line of lands described in Deed of Trust executed by Thomas Valerga and wife, on February 7, 1950 and recorded February 10, 1950 in Book 1795 of Official Records at Page 482 (File No. 37384-I), Records of San Mateo County, California; thence Northwesterly along said Northeasterly line, 1620 feet, more or less, to the most Northerly corner thereof; thence North 46° 51' 45" East 250 feet, more or less, to the Southwesterly boundary line of lands described in Deed from Title Insurance and Guaranty Company, a corporation, to William F. Klose and wife, dated April 1, 1949 and recorded April 19, 1949 in Book 1652 of Official Records at California; thence Southeasterly along said Southwesterly boundary line, 480 feet, more or less, to the Northwesterly boundary of that certain 6.67 acre tract described in Deed from ntle Insurance and Guaranty Company, to William F. Klose and Madelaine B. Klose, dated June 24, 1947 and recorded June 25, 1947 in Book 1365 of Official Records at Page 181 (File No. 72898-G), Records of San Mateo County, California; thence along the Northwesterly, Southwesterly and Southeasterly boundary of said 6.67 acre tract, South 28° 34' 30" West 174.26 feet, South 69° 21' East 190.46 feet, South 70° 00' East 431.87 feet, South 73° 34' East 98.86 feet, North 8° 56' East 375 feet, more or less, to the Southwesterly extension of the North line of said lands of Radke above mentioned, said North line having a bearing of North 85° 04' East and being known as the Southerly line of

*161*

Chesham Avenue; thence North 85° 04' East, along said Southwesterly extension, to the North line of lands described in the hereinabove mentioned Deed to Otto R. Radke and wife; thence along the Northwesterly boundary of said lands of Radke, Southwesterly on a curve to the left, having a radius of 25 feet, an arc distance of 36.36 feet and South 1 ° 44' 30" West 86.65 feet to the point of beginning.

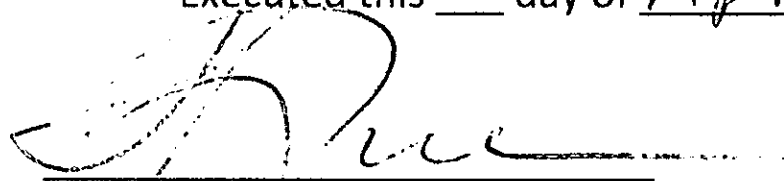
APN: 049-020-070

**TRACT II: (Roberts) The Real Property in Unincorporated San Mateo County:**

BEGINNING at the Southeasterly corner of property conveyed by Deed from Elbert S. McDuffie and wife to Andrew J. Johnson and wife, dated July 23, 1948 and recorded July 23, 1948 in Book 1554 of Official Records at page 111, under File No. 42809-H, Records of San Mateo County, California, said corner bears South 3' 48' West 205.12 feet and South 8' 56' West 191.23 feet, from an iron pipe monument in the Northerly line of Devonshire Boulevard, at its intersection with the dividing line between Lots 13 and 14 in Block 31, as shown on the map entitled "DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY, AMENDED & SUPPLEMENTARY MAP OF SUBDIVISION NO. SIX", filed in the office of the Recorder of San Mateo County on April 13, 1926 in Book 13 of Maps at pages 52 and 53; thence from said point of beginning, South 8' 56' West 214.54 feet; thence North 73' 34' West 98.86 feet; thence North 70' 00' West 431.87 feet; thence North 69' 21' West 190.46 feet; thence North 28' 34' 30" East 174.26 feet; thence North 36' 18' East 44.00 feet to the most Westerly corner of the lands described in the Deed from Elbert S. McDuffie and wife, to John W. Downs, Jr. and wife, dated September 24, 1953 and recorded September 30, 1953 in Book 2479 of Official Records at page 317, under File No. 9977-L, Records of San Mateo County; thence South 70' 00' East, along the Southwesterly line of the last mentioned lands, 311.19 feet to the most Westerly corner of the lands described in the Deed to Andrew J. Johnson and wife, first above mentioned; thence South 70' 00' East, along the Southwesterly line of the last mentioned lands, 330.28 feet to the point of beginning.

APN: 049-020-080

Executed this 20 day of April, 2018:



Alexander Anatolyvich Bagerman,  
Grantor *aka Alexander A Bagerman*



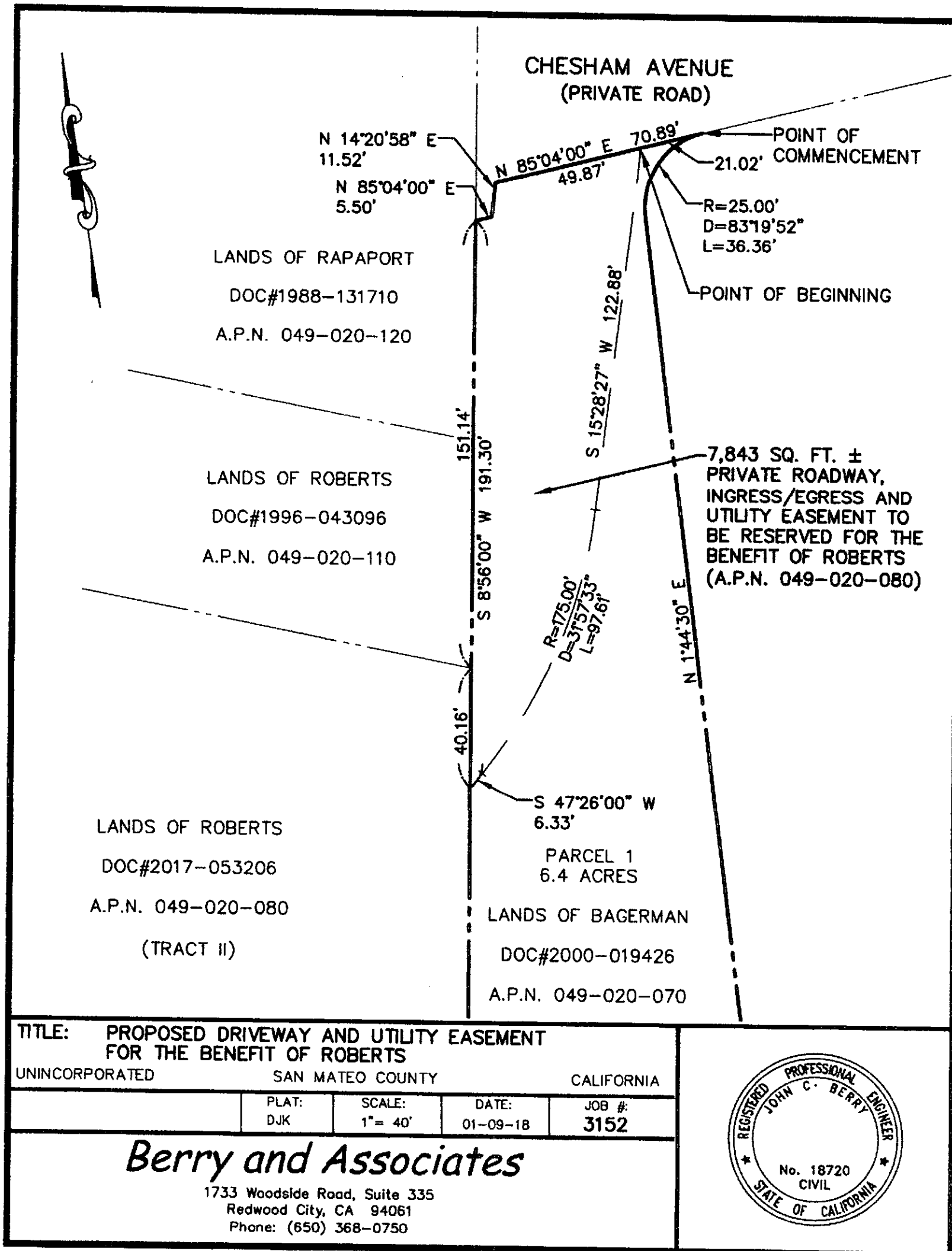
Tatyana Sergeyevna Bagerman,  
Grantor

EXHIBIT A

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES ACROSS A PORTION OF LAND DESCRIBED IN THAT DEED FROM JOAN MARIE DUFFIELD AND LANCE F. DUFFIELD TO ALEXANDER ANATOLYVICH BAGERMAN AND TATYANA SERGEYEVNA BAGERMAN, RECORDED ON OCTOBER 2, 2014 AS DOCUMENT NUMBER 2014-089483 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LANDS OF BAGERMAN THENCE ALONG THE NORTHERN MOST LINE SOUTH 85°04'00" WEST 21.02 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 15° 28' 27" WEST 122.88 FEET TO THE BEGINNING OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET; THENCE ALONG SAID CURVE 97.61 FEET THROUGH A CENTRAL ANGLE OF 31°57'33"; THENCE SOUTH 47° 26' 00" WEST 6.33 FEET TO A POINT ON THE WESTERLY LINE OF BAGGERMAN; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF BAGERMAN THE FOLLOWING COURSES AND DISTANCES; NORTH 05°56'00" EAST 191.30 FEET; NORTH 85°04'00" EAST 5.50 FEET; NORTH 14°20'58" EAST 11.52 FEET; AND NORTH 85°04'00" EAST 49.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,843 SF MORE OR LESS



**TITLE: PROPOSED DRIVEWAY AND UTILITY EASEMENT FOR THE BENEFIT OF ROBERTS**  
 UNINCORPORATED      SAN MATEO COUNTY      CALIFORNIA

PLAT: DJK	SCALE: 1" = 40'	DATE: 01-09-18	JOB #: 3152
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**Berry and Associates**  
 1733 Woodside Road, Suite 335  
 Redwood City, CA 94061  
 Phone: (650) 368-0750





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

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

State of California

County of San Mateo

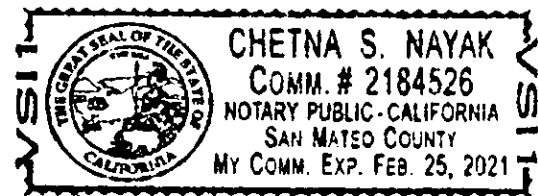
On 04/20/2018 before me, Chetna S Nayak, Notary Public  
(insert name and title of the officer)

personally appeared Alexander A Bagerman + Tatyana Sergeyevna Bagerman, who proved to me

on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chetna S Nayak (Seal)



State of California

County of San Mateo

On 04/20/2018 before me, Chetna S Nayak, Notary Public  
(insert name and title of the officer)

personally appeared Tatyana Sergeyevna Bagerman, who proved to me

on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chetna S Nayak (Seal)

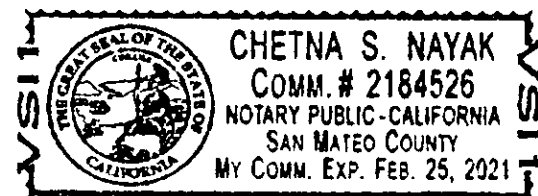


EXHIBIT "E"

Easement

Recording Requested By  
Alexander A. Bagerman

When Recorded Mail to:  
Alexander Bagerman  
239 Manor Drive  
San Carlos, CA 94070-2966

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## GRANT OF EASEMENT

Ronald Roberts and Theresa L. Roberts, owners of the real property described below as "Tract II" hereby grants to Alexander Anatolyvich Bagerman and Tatyana Sergeyevna Bagerman, Owners of the Real Property described as "Parcel 1" described below, the perpetual and appurtenant easement described in Exhibit "A" attached hereto. This easement is granted partially in consideration for the Road Maintenance Agreement of even date recorded concurrently as Instrument 2018-041990 of the Official Records of San Mateo County.

Parcel 1:  
9.4 Acres MOL (Bagerman)

The Real Property described in that certain Grant Deed Recorded in the Official Records of the County of San Mateo as DOC# 2000-19428 as:

Portion of that certain 384 acre tract described in the Deed from San Francisco Bank to Willis G. Frost, dated November 22, 1935 and recorded December 12, 1935 in Book 670 of Official Records at follows:

BEGINNING at a point which bears South 2° 01' West 174.77 feet and South 83° 45' West 687.50 feet from the most Westerly corner of Lot 1, Block 23, as said Lot and Block are shown on the map entitled "DEVONSHIRE PROPERTIES OF MUNICIPAL COMPANY AMENDED AND SUPPLEMENTARY MAP OF SUBDIVISION NO. SIX", filed in the office of the County Recorder of San Mateo County on April 13, 1926 in Book 13 of Maps at Pages 52, 53, 54 and 55, said point also being the most Southerly corner of lands described in Deed from Roger F. Richardson and wife, to Otto R. Radke and wife, recorded September 3, 1947 in Book 1371 of Official Records at Page 421 (File No. 85226-C), Records of San Mateo County, California; thence from said point of beginning South 1° 44' 30" West 750 feet, more or less, to the Northeasterly boundary line of lands described in Deed of Trust executed by Thomas Valerga and wife, on February 7, 1950 and recorded February 10, 1950 in Book 1795 of Official Records at Page 482 (File No. 37384-1), Records of San Mateo County, California; thence Northwesterly along said Northeasterly line, 1620 feet, more or less, to the most Northerly corner thereof; thence North 46° 51' 45" East 250 feet, more or less, to the Southwesterly boundary line of lands described in Deed from Title Insurance and Guaranty Company, a corporation, to William F. Klose and wife, dated April 1, 1949 and recorded April 19, 1949 in Book 1652 of Official Records at California; thence Southeasterly along said Southwesterly boundary line, 480 feet, more or less, to the Northwesterly boundary of that certain 6.67 acre tract described in Deed from Title Insurance and Guaranty Company, to William F. Klose and Madelaine B. Klose, dated June 24, 1947 and recorded June 25, 1947 in Book 1365 of Official Records at Page 181 (File No. 72898-G), Records of San Mateo County, California; thence along the Northwesterly, Southwesterly and Southeasterly boundary of said 6.67 acre tract, South 28° 34' 30" West 174.26 feet, South 69° 21' East 190.46 feet, South 70° 00' East 431.87 feet, South 73° 34' East 98.86 feet, North 8° 56' East 375 feet, more or less, to the Southwesterly extension of the North line of said lands of Radke above mentioned, said North line having a bearing of North 85° 04' East and being known as the Southerly line of Chesham Avenue; thence North 85° 04' East, along said Southwesterly extension, to the North line of lands

described in the hereinabove mentioned Deed to Otto R. Radke and wife; thence along the Northwesterly boundary of said lands of Radke, Southwesterly on a curve to the left, having a radius of 25 feet, an arc distance of 36.36 feet and South 1 ° 44' 30" West 86.65 feet to the point of beginning.

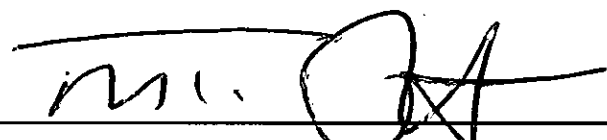
APN: 049-020-070

**TRACT II: (Roberts) The Real Property in Unincorporated San Mateo County:**

BEGINNING at the Southeasterly corner of property conveyed by Deed from Elbert S. McDuffie and wife to Andrew J. Johnson and wife, dated July 23, 1948 and recorded July 23, 1948 in Book 1554 of Official Records at page 111, under File No. 42809-H, Records of San Mateo County, California, said corner bears South 3' 48' West 205.12 feet and South 8' 56' West 191.23 feet, from an iron pipe monument in the Northerly line of Devonshire Boulevard, at its intersection with the dividing line between Lots 13 and 14 in Block 31, as shown on the map entitled "DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY, AMENDED & SUPPLEMENTARY MAP OF SUBDIVISION NO. SIX", filed in the office of the Recorder of San Mateo County on April 13, 1926 in Book 13 of Maps at pages 52 and 53; thence from said point of beginning, South 8' 56' West 214.54 feet; thence North 73' 34' West 98.86 feet; thence North 70' 00' West 431.87 feet; thence North 69' 21' West 190.46 feet; thence North 28' 34' 30" East 174.26 feet; thence North 36' 18' East 44.00 feet to the most Westerly corner of the lands described in the Deed from Elbert S. McDuffie and wife, to John W. Downs, Jr. and wife, dated September 24, 1953 and recorded September 30, 1953 in Book 2479 of Official Records at page 317, under File No. 9977-L, Records of San Mateo County; thence South 70' 00' East, along the Southwesterly line of the last mentioned lands, 311.19 feet to the most Westerly corner of the lands described in the Deed to Andrew J. Johnson and wife, first above mentioned; thence South 70' 00' East, along the Southwesterly line of the last mentioned lands, 330.28 feet to the point of beginning.

APN: 049-020-080

Executed this \_\_\_ day of \_\_\_\_\_, 2018:

  
Ronald Roberts, Grantor


  
Theresa Roberts, Grantor

EXHIBIT "A"

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES ACROSS A PORTION OF LAND DESCRIBED IN THAT GRANT DEED FROM S.J. DUTRA AND SUSANA AUBREY DUTRA TO RONALD T. ROBERTS AND THERESE ROBERTS RECORDED ON JUNE 21, 2017 AS DOCUMENT NUMBER 017-053206 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL NORTH 73° 34' 00" WEST 98.86 FEET AND NORTH 70° 00' 00" WEST 35.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 70° 00' 00" WEST FEET; THENCE LEAVING SAID LINE NORTH 10° 00' 00" EAST FEET; THENCE SOUTH 80° 00' 00" EAST 28.00; THENCE SOUTH 10°00'00" WEST 38.00 FEET; THENCE SOUTH 70° 00' 00" EAST 14.000 FEET; THENCE NORTH 54° 00' 00" EAST 75.00 FEET; THENCE NORTH 47°26' 00" EAST 164.41 FEET; TO THE NORTHEAST CORNER OF SAID ROBERTS PARCEL; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL SOUTH 8° 56' 00" WEST 40.16 FEET; THENCE LEAVING SAID LINE SOUTH 47° 26' 00" WEST 134.41 FEET; THENCE SOUTH 54° 00' 00" WEST 69.95 FEET TO THE POINT OF BEGINNING.  
CONTAINING 7005 SF, MORE OR LESS.

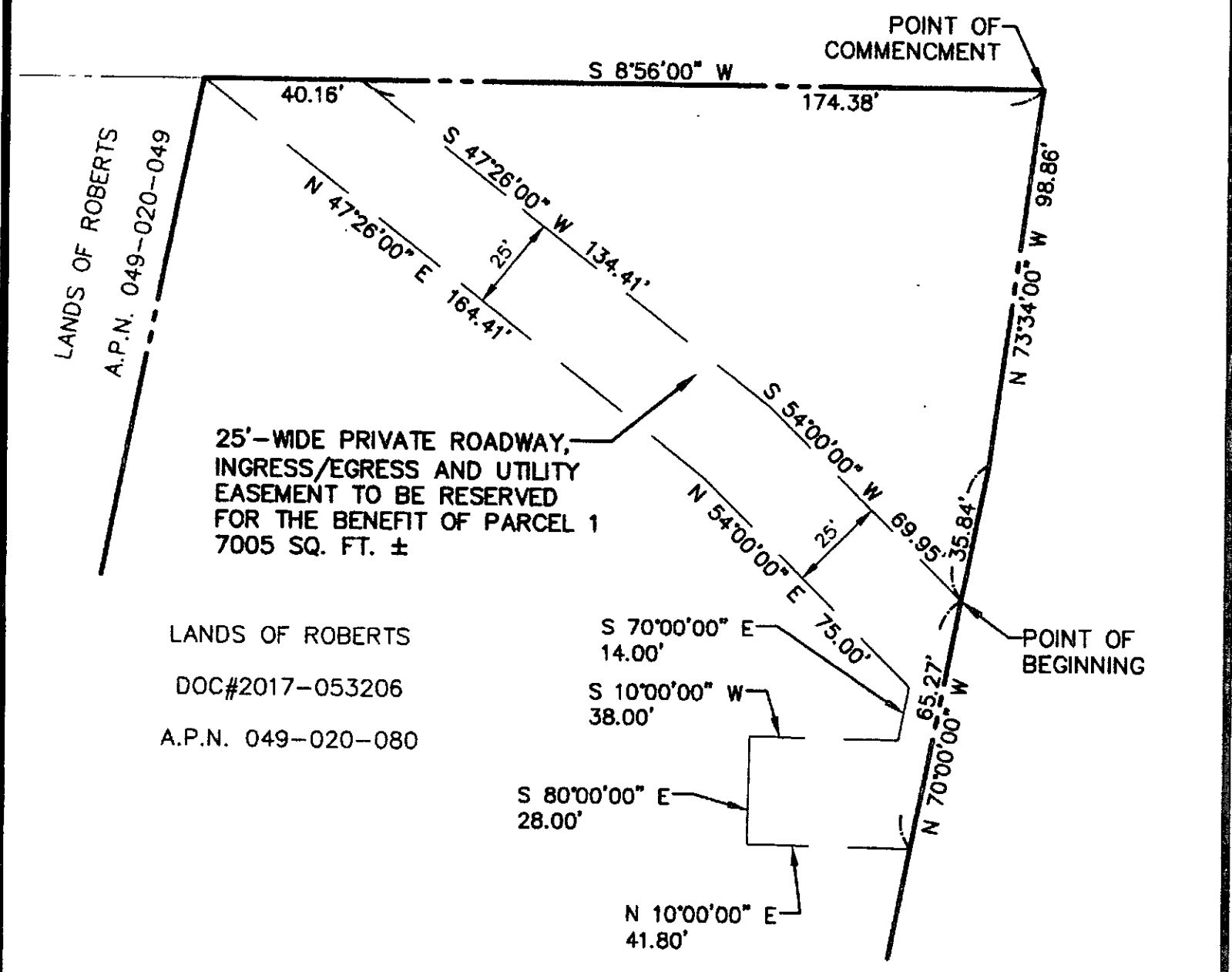


PARCEL 1  
6.4 ACRES

LANDS OF BAGERMAN

DOC#2000-019426

A.P.N. 049-020-070



TITLE: DRIVEWAY & UTILITY LINE EASEMENT  
LANDS OF ROBERTS

UNINCORPORATED      SAN MATEO COUNTY      CALIFORNIA

PLAT: DJK	SCALE: 1" = 40'	DATE: 01-09-18	JOB #: 3152
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**Berry and Associates**

1733 Woodside Road, Suite 335  
Redwood City, CA 94061  
Phone: (650) 368-0750



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

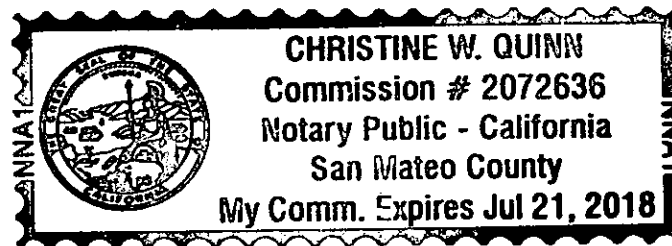
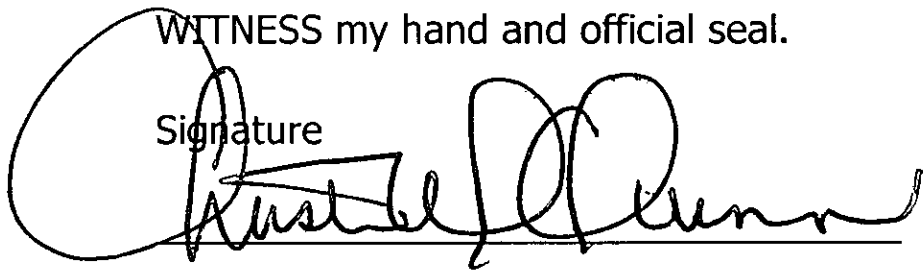
STATE OF California )SS  
COUNTY OF San Mateo )

On 5/30/2018, before me, Christine W. Quinn,  
Notary Public, personally appeared Ronald Roberts and Therese M. Roberts, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature



*This area for official notarial seal*

Recording Requested By  
Alexander A. Bagerman

When Recorded Mail to:  
Alexander Bagerman  
239 Manor Drive  
San Carlos, CA 94070-2966

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## GRANT OF EASEMENT

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Parcel 1:  
9.4 Acres MOL (Bagerman)

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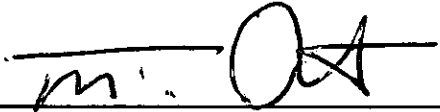
APN: 049-020-070

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APN: 049-020-080

Executed this \_\_\_\_ day of \_\_\_\_\_, 2018:

  
\_\_\_\_\_  
Ronald Roberts, Grantor

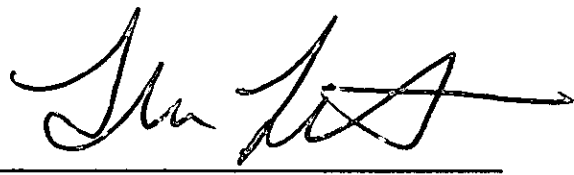
  
\_\_\_\_\_  
Theresa Roberts, Grantor

EXHIBIT "A"

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES ACROSS A PORTION OF LAND DESCRIBED IN THAT GRANT DEED FROM S.J. DUTRA AND SUSANA AUBREY DUTRA TO RONALD T. ROBERTS AND THERESE ROBERTS RECORDED ON JUNE 21, 2017 AS DOCUMENT NUMBER 017-053206 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL NORTH 73° 34' 00" WEST 98.86 FEET AND NORTH 70° 00' 00" WEST 35.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 70° 00' 00" WEST FEET; THENCE LEAVING SAID LINE NORTH 10° 00' 00" EAST FEET; THENCE SOUTH 80° 00' 00" EAST 28.00; THENCE SOUTH 10°00'00" WEST 38.00 FEET; THENCE SOUTH 70° 00' 00" EAST 14.000 FEET; THENCE NORTH 54° 00' 00" EAST 75.00 FEET; THENCE NORTH 47°26' 00" EAST 164.41 FEET; TO THE NORTHEAST CORNER OF SAID ROBERTS PARCEL; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL SOUTH 8° 56' 00" WEST 40.16 FEET; THENCE LEAVING SAID LINE SOUTH 47° 26' 00" WEST 134.41 FEET; THENCE SOUTH 54° 00' 00" WEST 69.95 FEET TO THE POINT OF BEGINNING.  
CONTAINING 7005 SF, MORE OR LESS.

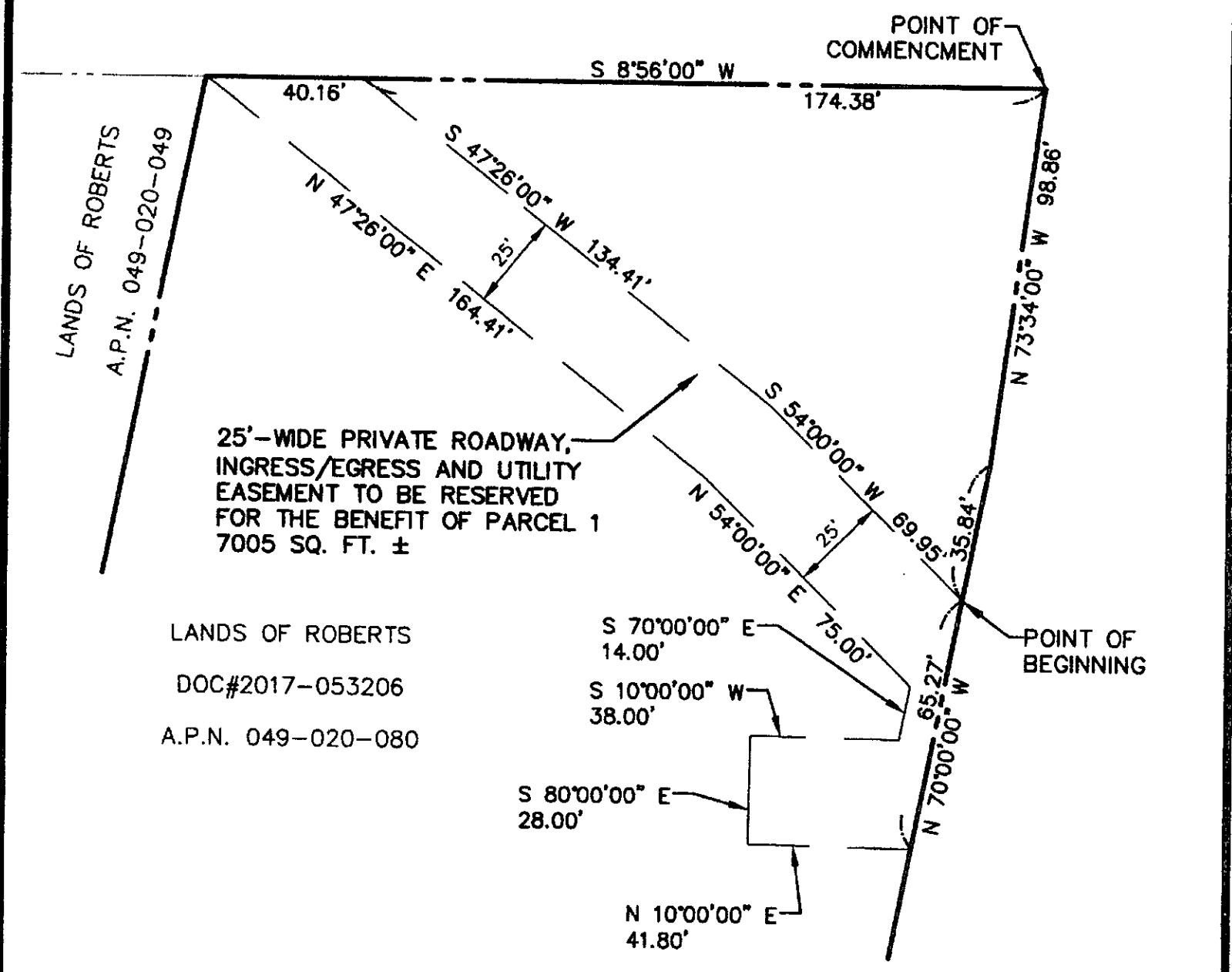


PARCEL 1  
6.4 ACRES

LANDS OF BAGERMAN

DOC#2000-019426

A.P.N. 049-020-070



TITLE: DRIVEWAY & UTILITY LINE EASEMENT LANDS OF ROBERTS			
UNINCORPORATED	SAN MATEO COUNTY	CALIFORNIA	
PLAT: DJK	SCALE: 1" = 40'	DATE: 01-09-18	JOB #: 3152

**Berry and Associates**

1733 Woodside Road, Suite 335  
Redwood City, CA 94061  
Phone: (650) 368-0750



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

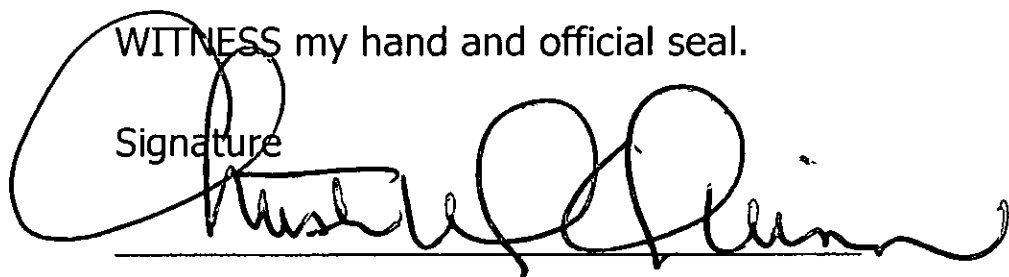
STATE OF California )SS  
COUNTY OF San Mateo )

On 5/30/18, before me, Christine W. Quinn,  
Notary Public, personally appeared Ronald Roberts and  
Theresa L. Roberts, who proved to me on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me  
that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their  
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed  
the instrument.

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

WITNESS my hand and official seal.

Signature



*This area for official notarial seal*

2018-041992

12:07 pm 05/31/18 ES Fee: 179.00

Count of Pages 5

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



Recording Requested By  
Ronald Roberts

When Recorded Mail to:  
Ronald Roberts  
361 Chesham Ave.,  
San Carlos, CA 94070-2966

*County Tax - No Consideration*

**GRANT OF EASEMENT**

Alexander Anatolyvich Bagerman and Tatyana Sergeevna Bagerman, Owners of the Real Property described as "Parcel 1" hereby grants to Ronald Roberts and Theresa L. Roberts, owners of the real property described below as "Tract II" described below, a perpetual and appurtenant easement, intended to run with the land, described in Exhibit "A" attached hereto. This easement is granted partially in consideration for the Road Maintenance Agreement of even date recorded concurrently as Instrument 2018-041990 of the Official Records of San Mateo County.

Parcel 1:  
9.4 Acres MOL (Bagerman)

The Real Property described in that certain Grant Deed Recorded in the Official Records of the County of San Mateo as DOC# 2000-19428 as:

Portion of that certain 384 acre tract described in the Deed from San Francisco Bank to Willis G. Frost, dated November 22, 1935 and recorded December 12, 1935 in Book 670 of Official Records at follows:

BEGINNING at a point which bears South 2° 01' West 174.77 feet and South 83° 45' West 687.50 feet from the most Westerly corner of Lot 1, Block 23, as said Lot and Block are shown on the map entitled "DEVONSHIRE PROPERTIES OF MUNICIPAL COMPANY AMENDED AND SUPPLEMENTARY MAP OF SUBDIVISION NO. SIX", filed in the office of the County Recorder of San Mateo County on April 13, 1926 in Book 13 of Maps at Pages 52, 53, 54 and 55, said point also being the most Southerly corner of lands described in Deed from Roger F. Richardson and wife, to Otto R. Radke and wife, recorded September 3, 1947 in Book 1371 of Official Records at Page 421 (File No. 85226-C), Records of San Mateo County, California; thence from said point of beginning South 1° 44' 30" West 750 feet, more or less, to the Northeasterly boundary line of lands described in Deed of Trust executed by Thomas Valerga and wife, on February 7, 1950 and recorded February 10, 1950 in Book 1795 of Official Records at Page 482 (File No. 37384-1), Records of San Mateo County, California; thence Northwesterly along said Northeasterly line, 1620 feet, more or less, to the most Northerly corner thereof; thence North 46° 51' 45" East 250 feet, more or less, to the Southwesterly boundary line of lands described in Deed from Title Insurance and Guaranty Company, a corporation, to William F. Klose and wife, dated April 1, 1949 and recorded April 19, 1949 in Book 1652 of Official Records at California; thence Southeasterly along said Southwesterly boundary line, 480 feet, more or less, to the Northwesterly boundary of that certain 6.67 acre tract described in Deed from ntle Insurance and Guaranty Company, to William F. Klose and Madelaine B. Klose, dated June 24, 1947 and recorded June 25, 1947 in Book 1365 of Official Records at Page 181 (File No. 72898-G), Records of San Mateo County, California; thence along the Northwesterly, Southwesterly and Southeasterly boundary of said 6.67 acre tract, South 28° 34' 30" West 174.26 feet, South 69° 21' East 190.46 feet, South 70° 00' East 431.87 feet, South 73° 34' East 98.86 feet, North 8° 56' East 375 feet, more or less, to the Southwesterly extension of the North line of said lands of Radke above mentioned, said North line having a bearing of North 85° 04' East and being known as the Southerly line of Chesham Avenue; thence North 85° 04' East, along said Southwesterly extension, to the North line of lands

*Handwritten initials/signature*

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

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

State of California

County of San Mateo

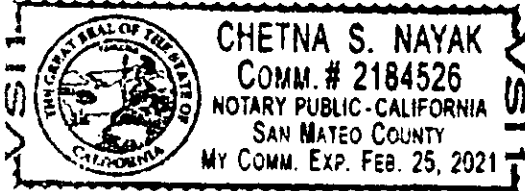
On 04/20/2018 before me, Chetna S Nayak, Notary Public  
(insert name and title of the officer)

personally appeared Alexander A Bagerman & Tatyana Sergeyevna Bagerman, who proved to me

on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chetna S Nayak (Seal)



\*\*\*\*\*  
State of California  
County of San Mateo

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

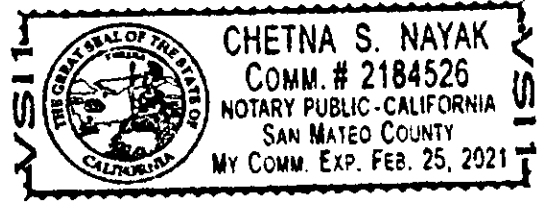
On 04/20/2018 before me, Chetna S Nayak, Notary Public  
(insert name and title of the officer)

personally appeared Tatyana Sergeyevna Bagerman, who proved to me

on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Chetna S Nayak (Seal)



described in the hereinabove mentioned Deed to Otto R. Radke and wife; thence along the Northwesterly boundary of said lands of Radke, Southwesterly on a curve to the left, having a radius of 25 feet, an arc distance of 36.36 feet and South 1 ° 44' 30" West 86.65 feet to the point of beginning.

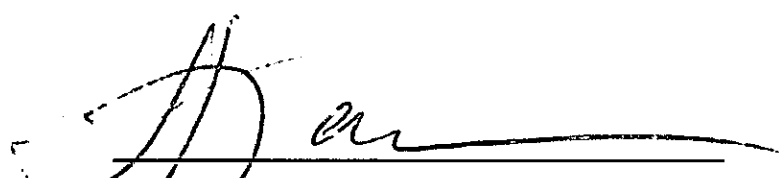
APN: 049-020-070

**TRACT II: (Roberts) The Real Property in Unincorporated San Mateo County:**

BEGINNING at the Southeasterly corner of property conveyed by Deed from Elbert S. McDuffie and wife to Andrew J. Johnson and wife, dated July 23, 1948 and recorded July 23, 1948 in Book 1554 of Official Records at page 111, under File No. 42809-H, Records of San Mateo County, California, said corner bears South 3' 48' West 205.12 feet and South 8' 56' West 191.23 feet, from an iron pipe monument in the Northerly line of Devonshire Boulevard, at its intersection with the dividing line between Lots 13 and 14 in Block 31, as shown on the map entitled "DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY, AMENDED & SUPPLEMENTARY MAP OF SUBDIVISION NO. SIX", filed in the office of the Recorder of San Mateo County on April 13, 1926 in Book 13 of Maps at pages 52 and 53; thence from said point of beginning, South 8' 56' West 214.54 feet; thence North 73' 34' West 98.86 feet; thence North 70' 00' West 431.87 feet; thence North 69' 21' West 190.46 feet; thence North 28' 34' 30" East 174.26 feet; thence North 36' 18' East 44.00 feet to the most Westerly corner of the lands described in the Deed from Elbert S. McDuffie and wife, to John W. Downs, Jr. and wife, dated September 24, 1953 and recorded September 30, 1953 in Book 2479 of Official Records at page 317, under File No. 9977-L, Records of San Mateo County; thence South 70' 00' East, along the Southwesterly line of the last mentioned lands, 311.19 feet to the most Westerly corner of the lands described in the Deed to Andrew J. Johnson and wife, first above mentioned; thence South 70' 00' East, along the Southwesterly line of the last mentioned lands, 330.28 feet to the point of beginning.

APN: 049-020-080

Executed this 20 day of April, 2018:

  
Alexander Anatolyvich Bagerman,  
Grantor

*aka Alexander A Bagerman*

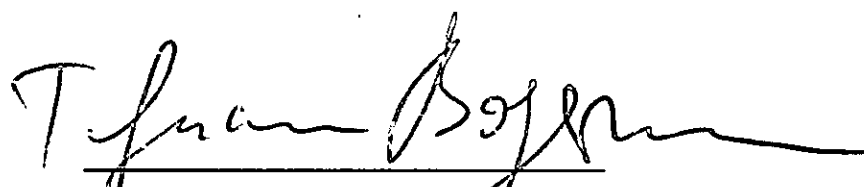
  
Tatyana Sergeevna Bagerman,  
Grantor

EXHIBIT "A"

AN EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES ACROSS A PORTION OF LAND DESCRIBED IN THAT DEED FROM JOAN MARIE DUFFIELD AND LANCE F. DUFFIELD TO ALEXANDER ANATOLYVICH BAGERMAN AND TATYANA SERGEYEVNA BAGERMAN, RECORDED ON OCTOBER 2, 2014 AS DOCUMENT NUMBER 2014-089483 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THAT PARCEL OF LAND, DESCRIBED IN THE DEED FROM S.J. DUTRA AND SUSANA AUBREY DUTRA TO RONALD T. ROBERTS AND THERESE L. ROBERTS RECORDED ON JUNE 21, 2017 AS DOCUMENT NUMBER 2017-053206 IN THE OFFICIAL RECORDS OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA; THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL NORTH 73° 34' 00" WEST 98.86 FEET AND NORTH 70° 00' 00" WEST 35.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 70° 00' 00" WEST 65.27 FEET; THENCE LEAVING SAID LINE SOUTH 2° 21' 31" EAST 46.82 FEET; THENCE NORTH 19° 00' 00" WEST 49.00 FEET; THENCE SOUTH 81° 00' 00" WEST 28.00 FEET; THENCE SOUTH 9° 00' 00" EAST 38.00 FEET; THENCE SOUTH 18° 00' 00" WEST 18.00 FEET; THENCE SOUTH 54° 00' 00" WEST 20.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 3268 SF, MORE OR LESS.



