



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**

County Manager's Office

**DATE:** July 25, 2001

**BOARD MEETING DATE:** August 7, 2001

**TO:** Honorable Board of Supervisors

**FROM:** Paul T. Scannell, Assistant County Manager

**SUBJECT:** Exchange of Drain and Sewer Easements, Unincorporated Redwood City  
(C.O.P. No. 2672)

**Recommendation**

Adopt a Resolution authorizing the President of the Board of Supervisors to execute an agreement to exchange drain and sewer easements of equal value with Richard Koo, execute a Quitclaim Deed and accept an Easement Grant Deed.

**Discussion**

In 1926 the County acquired a drain and sewer easement at 675 Oak View Way by the filing of the subdivision map in the unincorporated Emerald Lake Hills area. The original 10 foot wide easement was located adjacent to the rear property line on the original lots. Due to a subsequent lot line adjustment the easement now crosses at an angle through the yard area of the property. The owner has requested that the County exchange the easement that has not been used by the County for an easement over the side and rear of the property.

The exchange agreement presented for your approval provides for the County to execute a Quitclaim Deed to Richard Koo for the easement not required by the County. It further requires Richard Koo to execute an Easement Grant Deed to the County for the easement that is needed by the County.

Honorable Board of Supervisors  
July 25, 2001  
Page Two

State statutes require that a notice of an intended exchange of property interests be published once in a newspaper of general circulation. The notice has been published.

The Director of Public Works concurs with our recommendation.

County Counsel has reviewed and approved the agreements.

**Fiscal Impact**

The easements are of equal value, therefore, there is no payment to be made by the County to the owner. Richard Koo has paid \$1,500 for costs associated with processing the exchange agreement.

cc/enc: D. Penny Bennett, Deputy County Counsel

cc: Neil Cullen, Director, Department of Public Works  
Attn: Susan Durling, Executive Assistant, Department of Public Works  
Steve Alms, Manager, Real Property Services  
Carolyn Hamilton, Real Property Agent, Real Property Services

RESOLUTION NO. \_\_\_\_\_

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

\* \* \* \* \*

RESOLUTION AUTHORIZING EXCHANGE OF INTERESTS IN REAL PROPERTY  
OF EQUAL VALUE BETWEEN  
THE COUNTY OF SAN MATEO AND RICHARD KOO  
PURSUANT TO SECTION 25365 OF THE GOVERNMENT CODE  
(C.O.P. NO. 2672)

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RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California,  
that

WHEREAS, Section 25365 of the Government Code authorizes this Board by four-fifths vote to exchange real property of equal value with any person, firm or corporation where the parcel of real property to be exchanged is not required for County use and the parcel of real property to be acquired is for County use; and

WHEREAS, the Clerk of the Board of Supervisors gave notice of the intended action of this Board of Supervisors pursuant to Section 6061 of the Government Code once in the San Mateo Times, a newspaper of general circulation published in the County of San Mateo in the form and manner provided by law and it appears from the affidavit of publication on file with the Clerk of the Board that said notice of intention has been given in the form and manner provided by law as aforesaid; and

WHEREAS, said notice of intention set TUESDAY, the 7<sup>th</sup> day of August, 2001, at the hour of 9:00 A.M. in the Supervisors' Chambers in the Hall of Justice of Records, 400 County Center, Redwood City, California;

WHEREAS, the County of San Mateo acquired a drain and sewer easement as described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Richard Koo is the owner of the certain interest in real property (drain and

sewer easement) located in the unincorporated area of Redwood City, described in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the drain and sewer easement described in Exhibit "A" is not required for County use and the drain and sewer easement described in Exhibit "B" is required for County use and the easements are of equal value; and

WHEREAS, it is necessary and desirable that this Board . . . . . the exchange of the easement described in Exhibit "A" for the easement described in Exhibit "B" as hereinafter provided; and

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED as follows:

1. That the County shall exchange said interests in real property (drain and sewer easements) described in the attached Exhibits "A" and "B", pursuant to the terms and conditions stated in the Exchange Agreement. The interest in real property to be exchanged is not required for County use and the interest in real property to be acquired is required for County use. The easements are of equal value.

2. That the President of the Board of Supervisors shall, and is hereby directed to execute the Exchange Agreement with Richard Koo, execute a Quitclaim Deed to Richard Koo for the property described in Exhibit "A" attached hereto and accept the Easement Grant Deed from Richard Koo for the real property described in Exhibit "B" attached hereto, all pursuant to Government Code Section 25365 of the Government Code. Said agreement and Quitclaim Deed shall be executed by the President of the Board of Supervisors for and on behalf of the County of San Mateo, and Clerk of the Board will attest to his signature thereto.

# EXHIBIT A

Page 1 of 2

LEGAL DESCRIPTION FOR DRAIN AND SEWER EASEMENT TO BE VACATED  
AT 675 OAK VIEW WAY  
SAN MATEO COUNTY, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS CONVEYED TO RICHARD KOO BY GRANT DEED RECORDED SEPTEMBER 8, 2000 IN DOCUMENT NO. 2000-111037, RECORDS OF SAID COUNTY AND STATE; ALSO BEING A PORTION OF LOTS 15, 16 AND 17, BLOCK 19, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT MAP ENTITLED "HIGHLANDS OF EMERALD LAKE SUBDIVISION ONE", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND STATE ON JANUARY 12, 1926, IN BOOK 13 OF MAPS AT PAGES 24 THROUGH 27; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

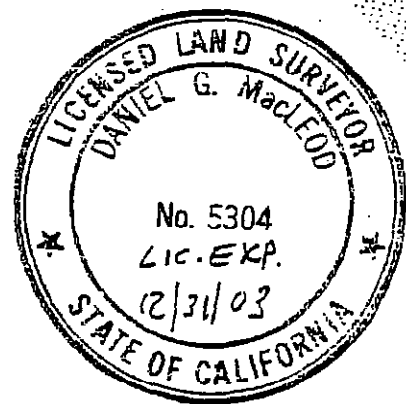
THAT PORTION OF THE 10'-WIDE DRAIN AND SEWER EASEMENT AS SHOWN ON SAID MAP, LYING WITHIN SAID LANDS OF KOO, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 15, LYING SOUTH 43° 22' 20" WEST 5.07 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 15; THENCE ALONG THE CENTERLINE OF SAID 10'-WIDE DRAIN AND SEWER EASEMENT NORTH 56° 20' 50" WEST 149.66 FEET TO THE POINT OF TERMINUS ON THE NORTHWESTERLY LINE OF SAID LOT 17, SAID POINT LYING SOUTH 44° 35' 00" WEST 5.09 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 17; THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID LANDS OF KOO, AS SHOWN ON THE PLAT ATTACHED HERETO AND MADE A PART HEREOF.

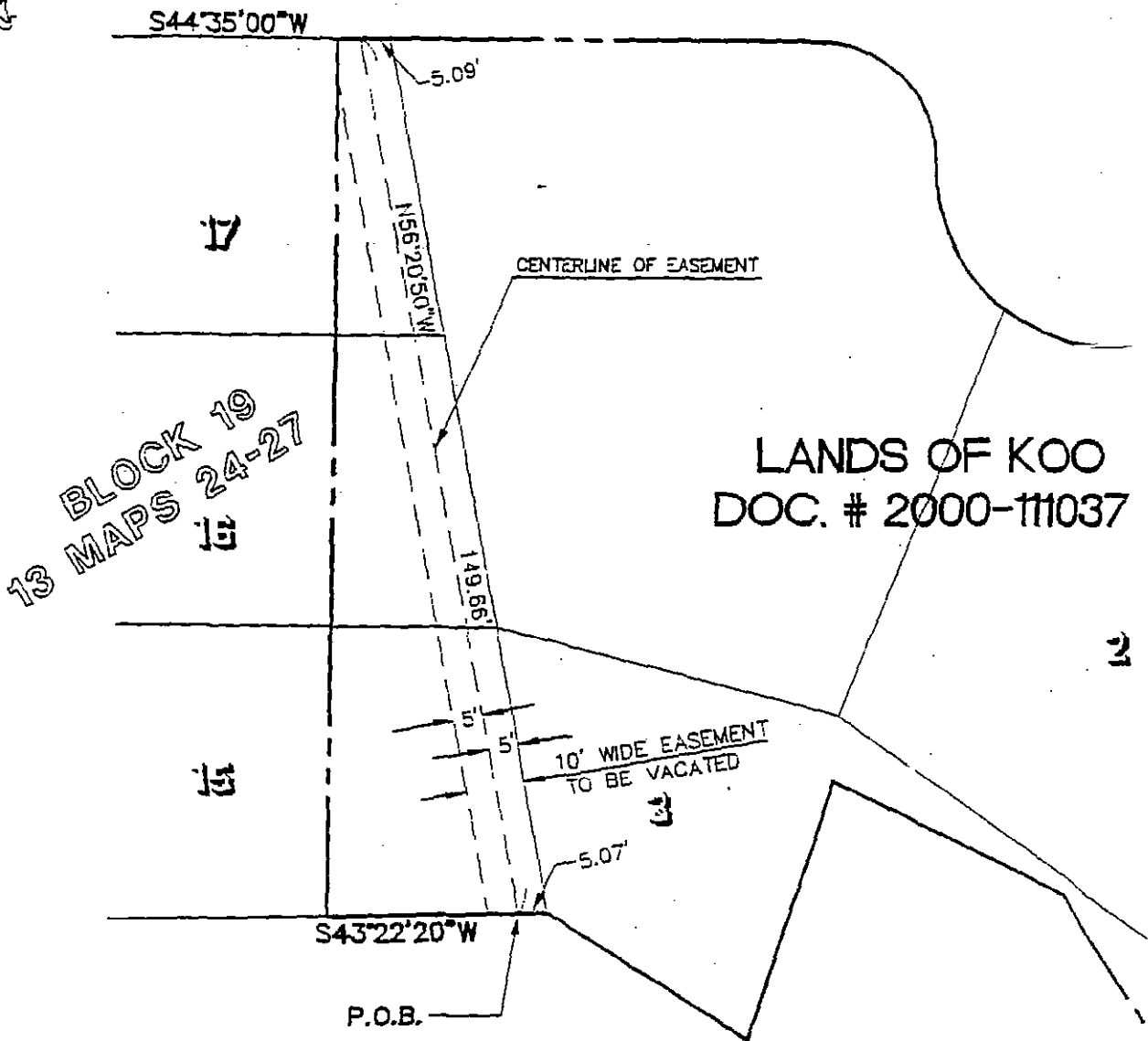
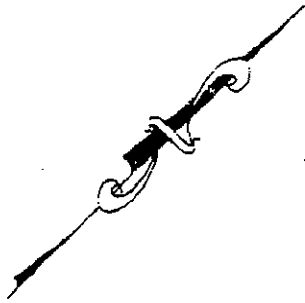
DESCRIPTION PREPARED BY:

  
DANIEL G. MAC LEOD

DATE: JUNE 4, 2001



**EXHIBIT A**  
Page 2 of 2



**PLAT OF DRAIN & SEWER EASEMENT TO BE VACATED**  
**675 OAK VIEW WAY**  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
 PREPARED FOR: RICHARD KOO

SURVEY:	PLAT: G.I.	N.B. #	SCALE: 1" = 30'	DATE: 06-04-01	JOB # 1586-00
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**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 930-B TANKLAGE RD. SAN CARLOS CA 94070 (650) 593-8580

# EXHIBIT B

Page 1 of 2

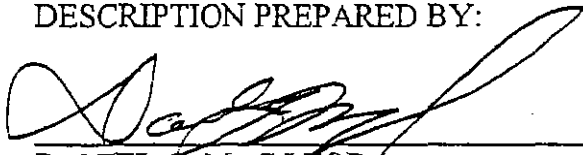
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SAN MATEO COUNTY, CALIFORNIA

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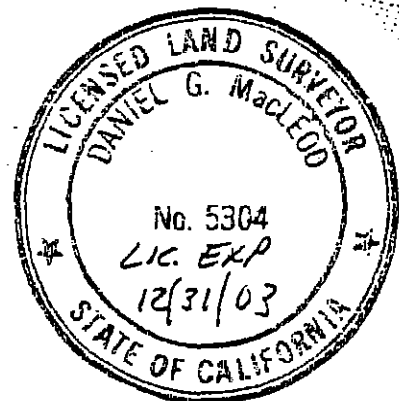
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DESCRIPTION PREPARED BY:

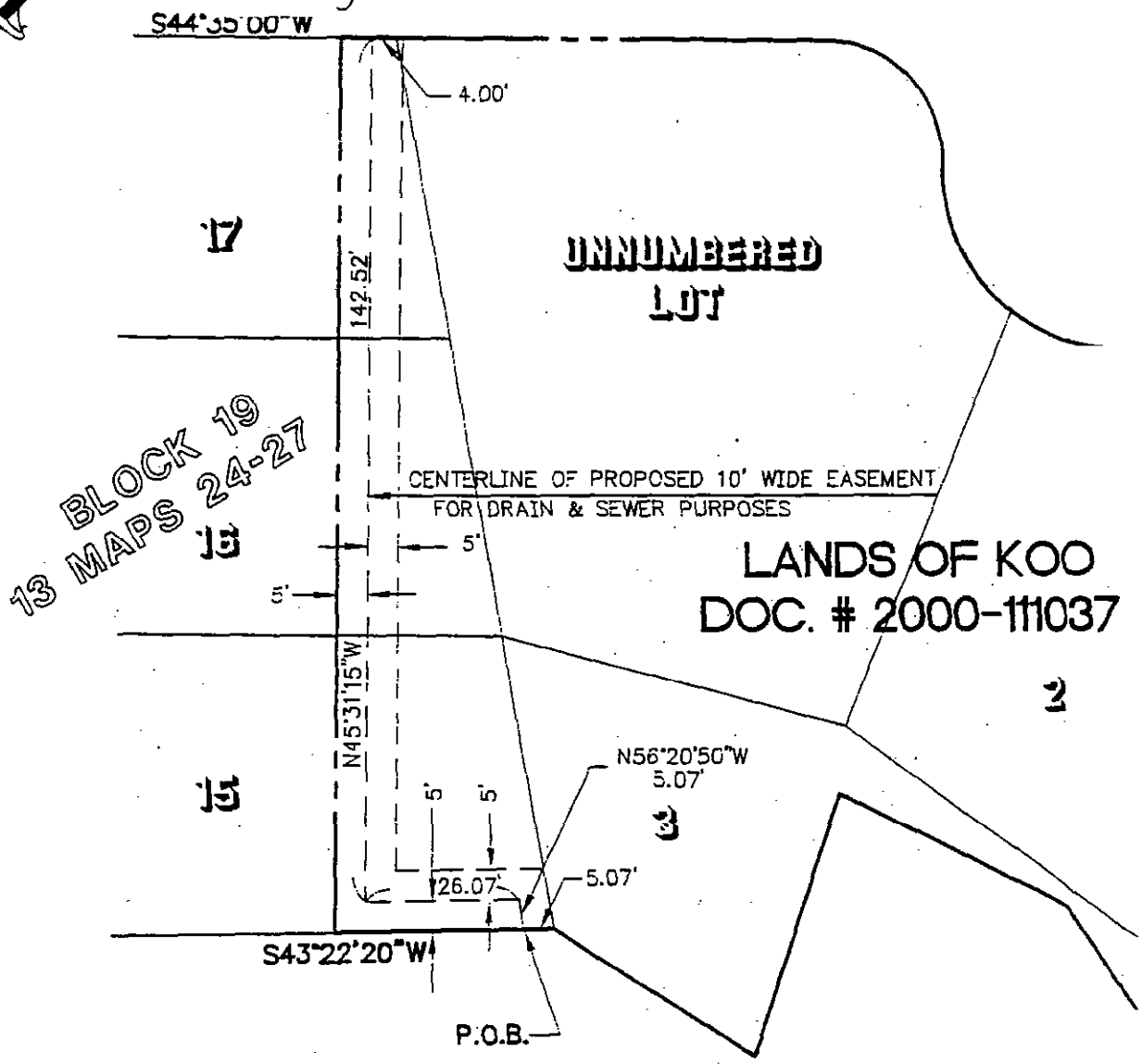
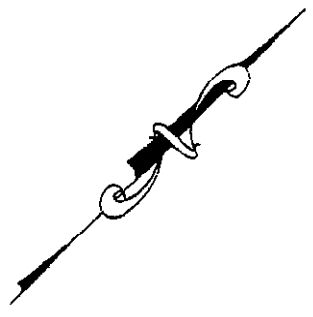
  
DANIEL G. MAC LEOD

DATE: July 16, 2001



**EXHIBIT B**

Page 2 of 2



BLOCK 19  
13 MAPS 24-27

LANDS OF KOO  
DOC. # 2000-111037



**PLAT OF PROPOSED EASEMENT FOR DRAIN & SEWER PURPOSES**  
**675 OAK VIEW WAY**  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: RICHARD KOO

SURVEY:	PLAT: G.I.	N.B. #:	SCALE: 1" = 30'	DATE: 07-16-01	JOB #: 1586-00
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**MACLEOD AND ASSOCIATES**

CIVIL ENGINEERING • LAND SURVEYING  
 930-B TANKLAGE RD. SAN CARLOS CA 94070 (650) 593-858

AGREEMENT FOR EXCHANGE OF INTERESTS IN REAL PROPERTY  
OF EQUAL VALUE BETWEEN RICHARD KOO AND  
SAN MATEO COUNTY UNDER AND PURSUANT TO  
SECTION 25365 OF THE GOVERNMENT CODE  
(C.O.P. No. 2672)

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2001 by and between the COUNTY OF SAN MATEO, a political subdivision of the State of California, hereinafter called "County" and RICHARD KOO, hereinafter called "Koo", an unmarried man.

WITNESSETH:

WHEREAS, Section 25365 of the Government Code authorizes the Board of Supervisors of a County, by a four-fifths vote, to exchange interests in real property of equal value with any person where the interest in the real property to be exchanged is not required for County use and interest in the real property to be acquired is required for County use; and

WHEREAS, the County acquired an interest in a 10-foot easement for drain and sewer by the filing of the subdivision map entitled "Highlands of Emerald Lake - Subdivision One" on January 12, 1926, located on property commonly referred to as 675 Oak View Way, Redwood City, California (Assessor's Parcel Nos. 057-232-150 & 057-232-240) legally described in Exhibit "A" attached hereto and incorporated herein by reference as though fully set forth at length; and

WHEREAS, Koo is the owner of that certain interest in real property more particularly described in Exhibit "B" attached hereto and incorporated herein by reference as though fully set forth at length; and

WHEREAS, there are no drain or sewer facilities within the easement described in Exhibit "A"; and

WHEREAS, Koo acknowledges and is aware of the existence of a separate PG&E easement over the area described in Exhibit "A"; and

WHEREAS, the drain and sewer easement described in Exhibit "B" will provide County with a substitute location for any future drain and sewer facilities that would have been provided for within the easement described in Exhibit "A"; and

WHEREAS, said interest in real property described in Exhibit "A" is no longer required for County use and said interest in real property described in Exhibit "B" is required for County use and it appears that said interests are of equal value; and

WHEREAS, it is necessary and desirable that the parties hereto provide for the exchange of said interest in real property described in Exhibit "A" in return for said interest in real property described in Exhibit "B" as hereinafter provided:

NOW, THEREFORE, IT IS HEREBY AGREED BY THE PARTIES HERETO as follows:

1. CONVEYANCE OF REAL PROPERTY BY KOO. In consideration of the conveyance of the certain interest in real property (drain and sewer easement) by County as hereinafter provided, Koo agrees to convey to County by deed the certain interest in real property (drain and sewer easement) more particularly described in Exhibit "B".
2. CONVEYANCE OF INTEREST IN REAL PROPERTY BY COUNTY. In consideration of the conveyance of said interest in real property (drain and sewer easement) as hereinabove provided in paragraph 1 of this agreement, County agrees to quitclaim to Koo, the certain interest in real property (drain and sewer easement) more particularly described in Exhibit "A".
3. PROCESSING FEE. County acknowledges receipt of the amount of \$1,500 paid by Koo to cover County's administrative costs incurred in processing this agreement. Said fee does not cover the costs listed in Paragraph No. 5 below.
4. Koo understands and agrees that County has no interest in the separate PG&E easement referenced above and that PG&E has the sole authority to vacate, abandon or quitclaim any interest in that easement.
5. Each party agrees to bear its own costs of any escrow fees, title insurance, recording fees and transfer tax incurred in this transaction.
6. The parties agree that County shall record this Agreement in the Office of the San Mateo County Recorder.

IN WITNESS WHEREOF the parties hereto have affixed their hand the day and year written below.

Signatures follow on next page

"KOO"

By: \_\_\_\_\_  
Richard Koo

Date: \_\_\_\_\_

"COUNTY"

\_\_\_\_\_  
President, Board of Supervisors

Attest:

\_\_\_\_\_  
Clerk of the Board of Supervisors

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Certificate of Delivery

I certify that a copy of the original document filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.

\_\_\_\_\_  
Clerk of the Board of Supervisors

oakview\_exchange\_agreement.doc

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# EXHIBIT A

Page 1 of 2

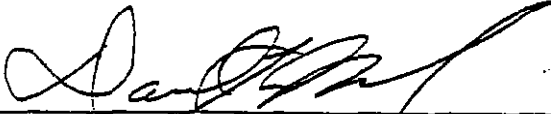
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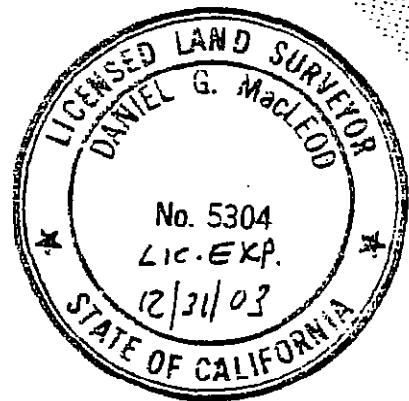
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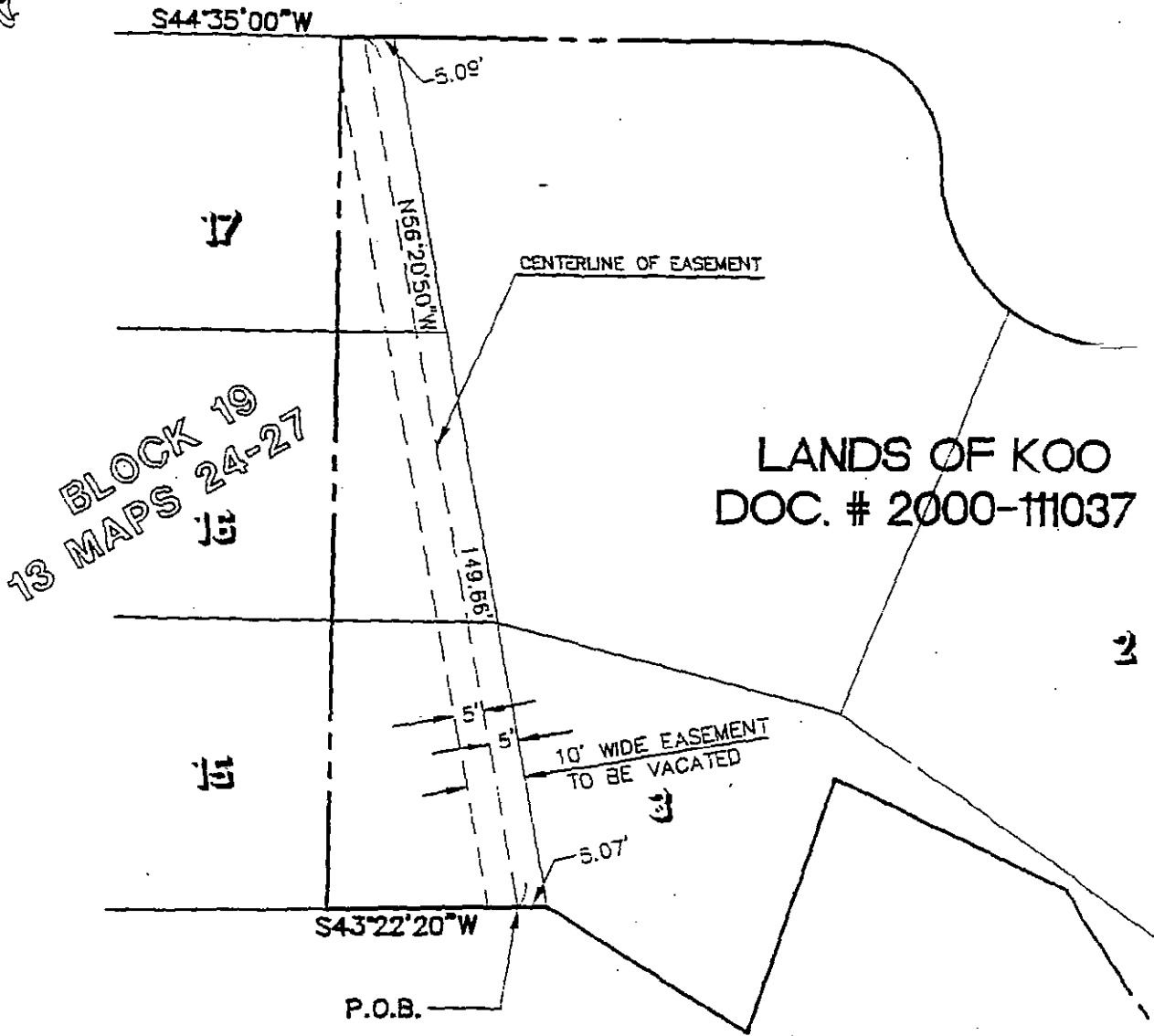
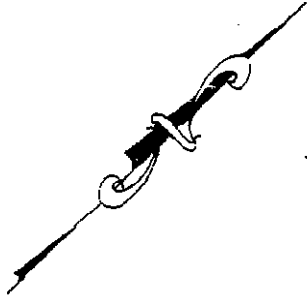
DANIEL G. MACLEOD

DATE: JUNE 4, 2001



# EXHIBIT A

Page 2 of 2



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**675 OAK VIEW WAY**  
UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
PREPARED FOR: RICHARD KOO

SURVEY:	PLAT: G.I.	N.B. #	SCALE: 1" = 30'	DATE: 06-04-01	JOB # 1586-00
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**MACLEOD AND ASSOCIATES**  
CIVIL ENGINEERING • LAND SURVEYING  
930-B TANKLAGE RD. SAN CARLOS CA 94070 (650) 593-8580

# EXHIBIT B

Page 1 of 2

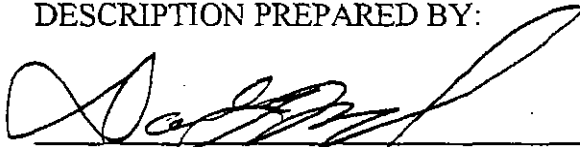
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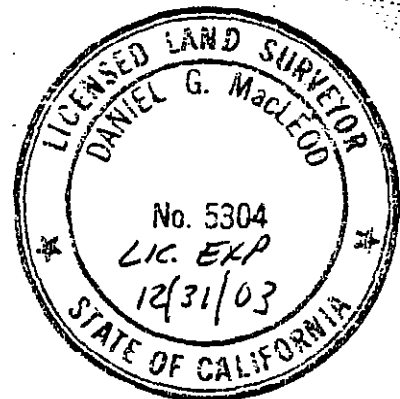
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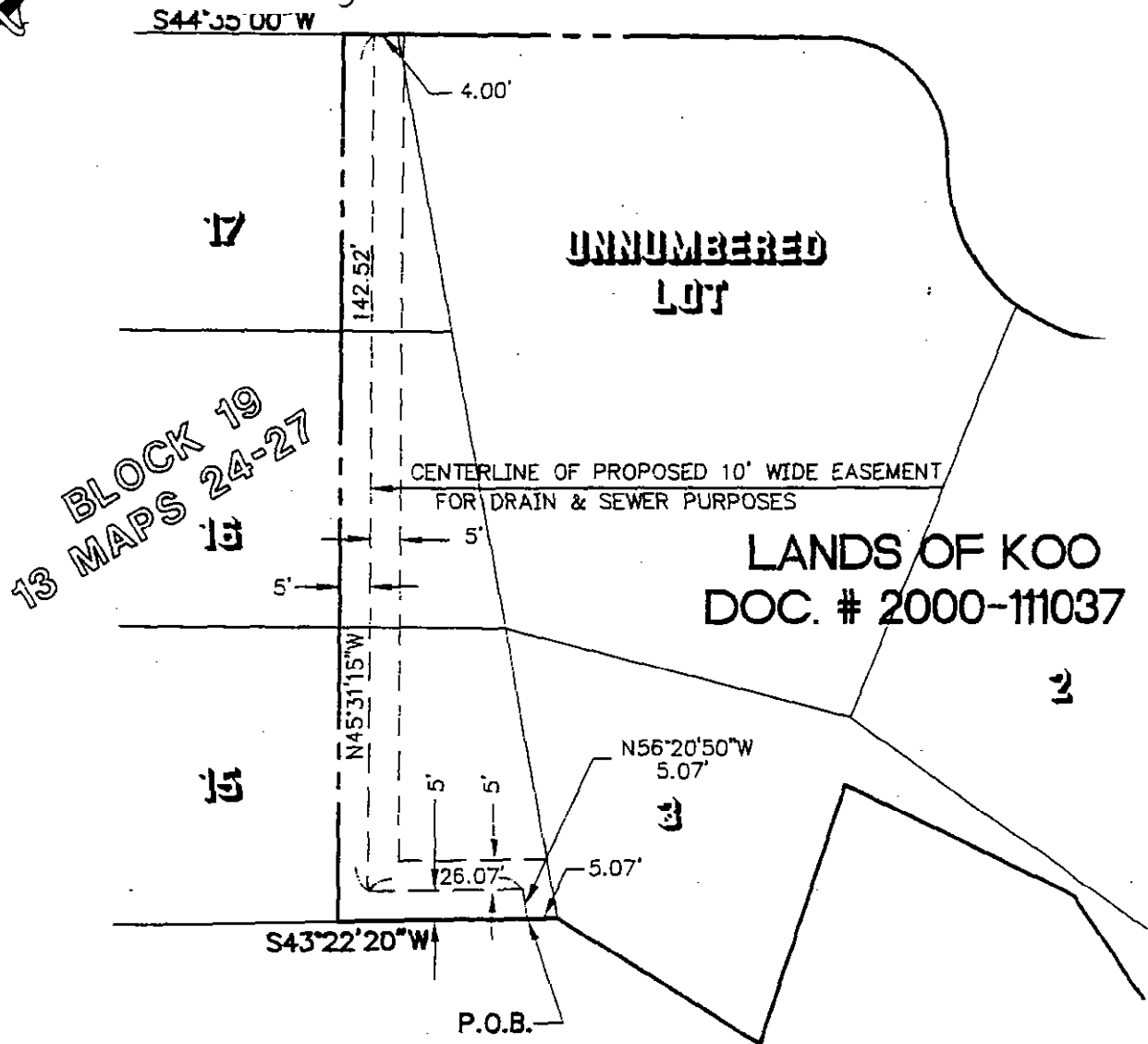
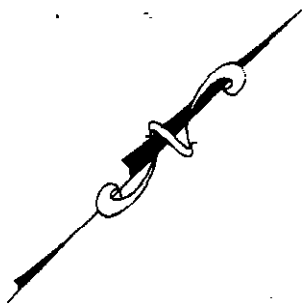
  
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DANIEL G. MACLEOD

DATE: July 16, 2001



**EXHIBIT B**

Page 2 of 2



**PLAT OF PROPOSED EASEMENT FOR DRAIN & SEWER PURPOSES**

**675 OAK VIEW WAY**

UNINCORPORATED

SAN MATEO COUNTY

CALIFORNIA

PREPARED FOR: RICHARD KOO

SURVEY:	PLAT: G.I.	N.B. #:	SCALE: 1" = 30'	DATE: 07-16-01	JOB #: <b>1586-00</b>
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CIVIL ENGINEERING • LAND SURVEYING

930-B TANKLAGE RD. SAN CARLOS CA 94070 (650) 593-8588

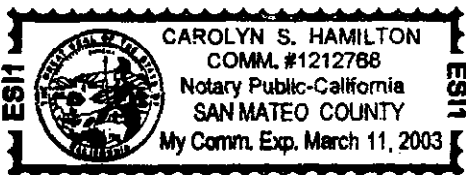


# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }  
County of San Mateo } ss.

On 7/25/01, before me, Carolyn Hamilton,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared Richard Koo  
Name(s) of Signer(s)

personally known to me  
 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.

Carolyn Hamilton  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Attorney in Fact  
 Trustee  
 Guardian or Conservator  
 Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

RECORDING REQUESTED BY

ORDER #

APN

WHEN RECORDED MAIL TO

Name Richard Koo  
 Street 675 Oak View Way  
 Address Redwood City, CA 94062  
 City  
 State  
 Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT **Quitclaim Deed**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ \_\_\_\_\_

( ) 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.

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

The COUNTY OF SAN MATEO, a political subdivision of the State of California hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

RICHARD KOO, an unmarried man

that property in the unincorporated area of the County of San Mateo, State of California being an easement for drainage and sewer purposes over the property described in Exhibit "A" attached hereto and incorporated herein by reference.

Mail Tax Statements to \_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_  
President, Board of Supervisors

STATE OF CALIFORNIA

ATTEST:

COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared

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.

Signature \_\_\_\_\_

Name \_\_\_\_\_

(typed or printed)

(This area for official notarial seal)

# EXHIBIT A

Page 1 of 2

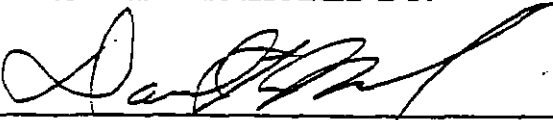
LEGAL DESCRIPTION FOR DRAIN AND SEWER EASEMENT TO BE VACATED  
AT 675 OAK VIEW WAY  
SAN MATEO COUNTY, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS CONVEYED TO RICHARD KOO BY GRANT DEED RECORDED SEPTEMBER 8, 2000 IN DOCUMENT NO. 2000-111037, RECORDS OF SAID COUNTY AND STATE; ALSO BEING A PORTION OF LOTS 15, 16 AND 17, BLOCK 19, AS SAID LOTS AND BLOCK ARE SHOWN ON THAT MAP ENTITLED "HIGHLANDS OF EMERALD LAKE SUBDIVISION ONE", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND STATE ON JANUARY 12, 1926, IN BOOK 13 OF MAPS AT PAGES 24 THROUGH 27; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

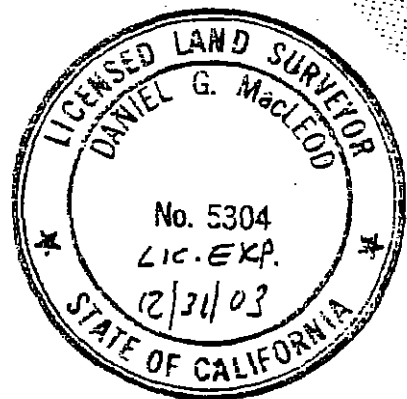
THAT PORTION OF THE 10'-WIDE DRAIN AND SEWER EASEMENT AS SHOWN ON SAID MAP, LYING WITHIN SAID LANDS OF KOO, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 15, LYING SOUTH  $43^{\circ} 22' 20''$  WEST 5.07 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 15; THENCE ALONG THE CENTERLINE OF SAID 10'-WIDE DRAIN AND SEWER EASEMENT NORTH  $56^{\circ} 20' 50''$  WEST 149.66 FEET TO THE POINT OF TERMINUS ON THE NORTHWESTERLY LINE OF SAID LOT 17, SAID POINT LYING SOUTH  $44^{\circ} 35' 00''$  WEST 5.09 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 17; THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY LINES OF SAID LANDS OF KOO, AS SHOWN ON THE PLAT ATTACHED HERETO AND MADE A PART HEREOF.

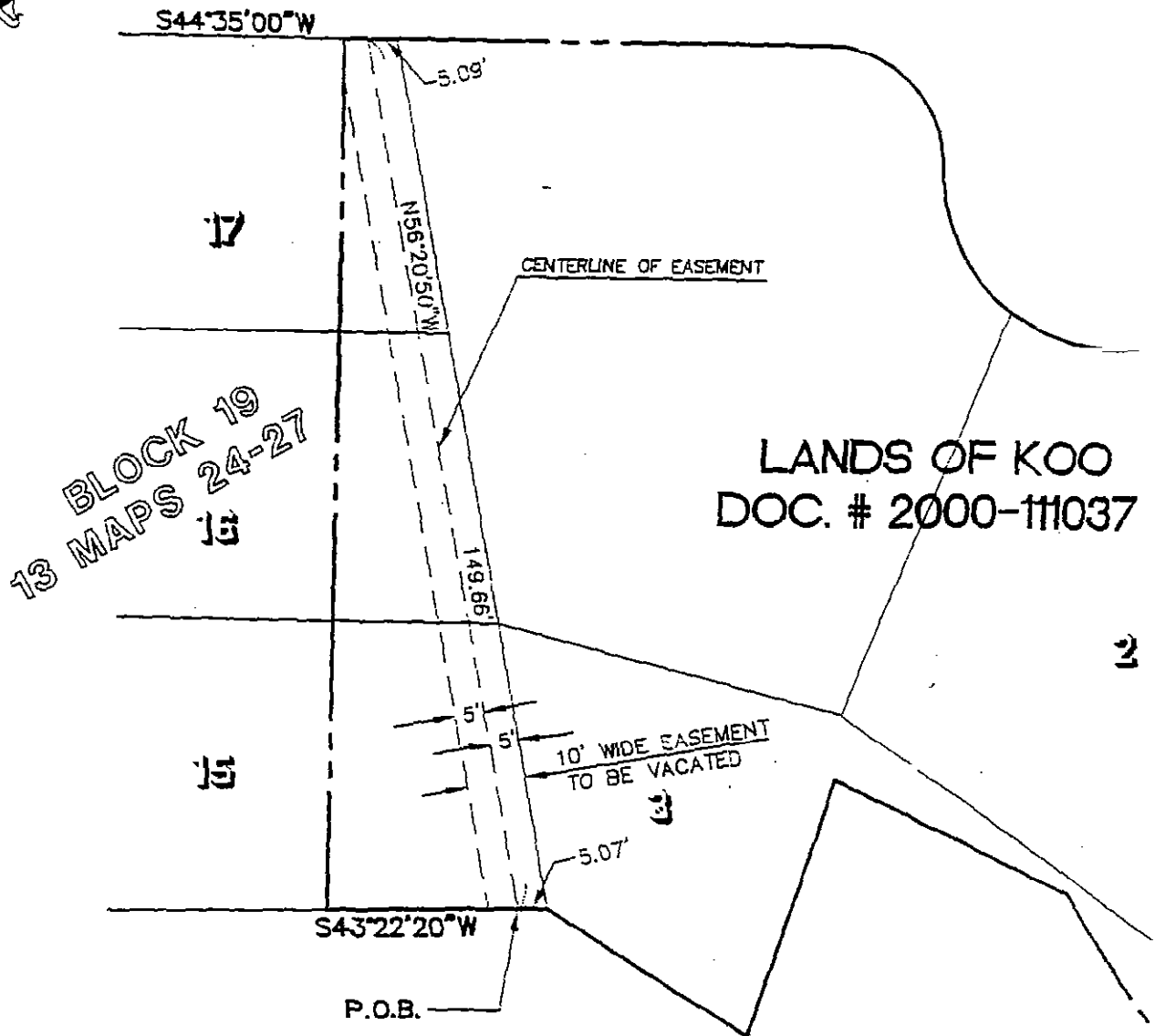
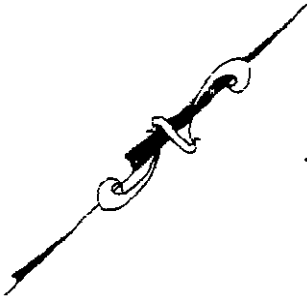
DESCRIPTION PREPARED BY:

  
\_\_\_\_\_  
DANIEL G. MAC LEOD

DATE: JUNE 4, 2001



**EXHIBIT A**  
Page 2 of 2



**PLAT OF DRAIN & SEWER EASEMENT TO BE VACATED**  
**675 OAK VIEW WAY**  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA  
 PREPARED FOR: RICHARD KOO  

SURVEY:	PLAT: G.I.	N.B. #	SCALE: 1" = 30'	DATE: 06-04-01	JOB #: 1586-00
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**MACLEOD AND ASSOCIATES**  
 CIVIL ENGINEERING • LAND SURVEYING  
 930-B TANKLAGE RD. SAN CARLOS CA 94070 (650) 595-858C

RECORDING REQUESTED BY

ORDER #

APN

WHEN RECORDED MAIL TO

Name County of San Mateo  
 Street County Manager's Office  
 Address CMO/Real Property Division  
 City Pony No. CMO 165  
 State  
 Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### EASEMENT Grant Deed

ALL	PTN.

The undersigned grantor(s) declare(s):  
 Documentary transfer tax is \$ none - Government entity acquiring title  
 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.

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

RICHARD KOO, an unmarried man

hereby GRANT(S) to

The COUNTY OF SAN MATEO, a political subdivision of the State of California

that property in the unincorporated area of the County of San Mateo, State of California,  
 being an easement for drainage and sewer purposes over the property described in  
 Exhibit "A" attached hereto and incorporated herein by reference.

Mail Tax Statements to \_\_\_\_\_

Date July 25, 2001

\_\_\_\_\_  
RICHARD KOO

STATE OF CALIFORNIA

COUNTY OF San Mateo

On July 25, 2001 before me, the undersigned, a Notary Public in and for said State, personally appeared

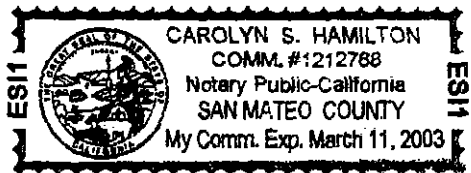
Richard Koo

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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.

Signature Carolyn S. Hamilton

Name Carolyn S. Hamilton  
(typed or printed)



# EXHIBIT A

Page 1 of 2

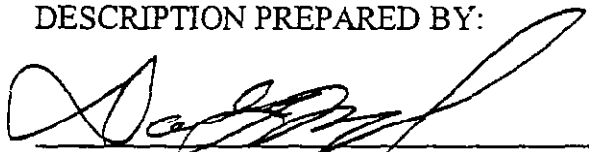
LEGAL DESCRIPTION FOR PROPOSED DRAIN AND SEWER EASEMENT  
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SAN MATEO COUNTY, CALIFORNIA

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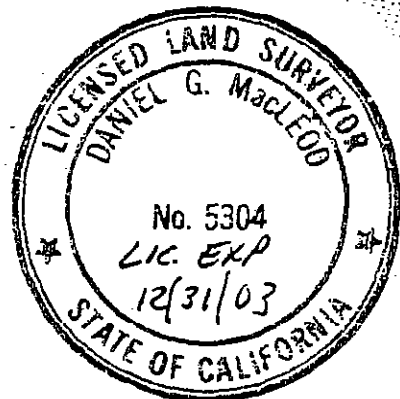
A 10'-WIDE EASEMENT FOR DRAIN AND SEWER PURPOSES, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 15, LYING SOUTH 43° 22' 20" WEST 5.07 FEET FROM THE MOST EASTERLY CORNER OF SAID LOT 15; THENCE NORTH 56° 20' 50" WEST 5.07 FEET; THENCE PARALLEL WITH AND 5 FEET MEASURED AT RIGHT ANGLES FROM SAID SOUTHEASTERLY LINE SOUTH 43° 22' 20" WEST 26.07 FEET; THENCE PARALLEL WITH AND 5 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHWESTERLY LINE OF SAID LANDS OF KOO NORTH 45° 31' 15" WEST 142.52 FEET TO THE POINT OF TERMINUS ON THE NORTHWESTERLY LINE OF SAID LOT 17, SAID POINT LYING SOUTH 44° 35' 00" WEST 4.00 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 17; THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE IN THE SOUTHEASTERLY AND NORTHWESTERLY LINES OF SAID LANDS OF KOO, AS SHOWN ON THE PLAT ATTACHED HERETO AND MADE A PART HEREOF.

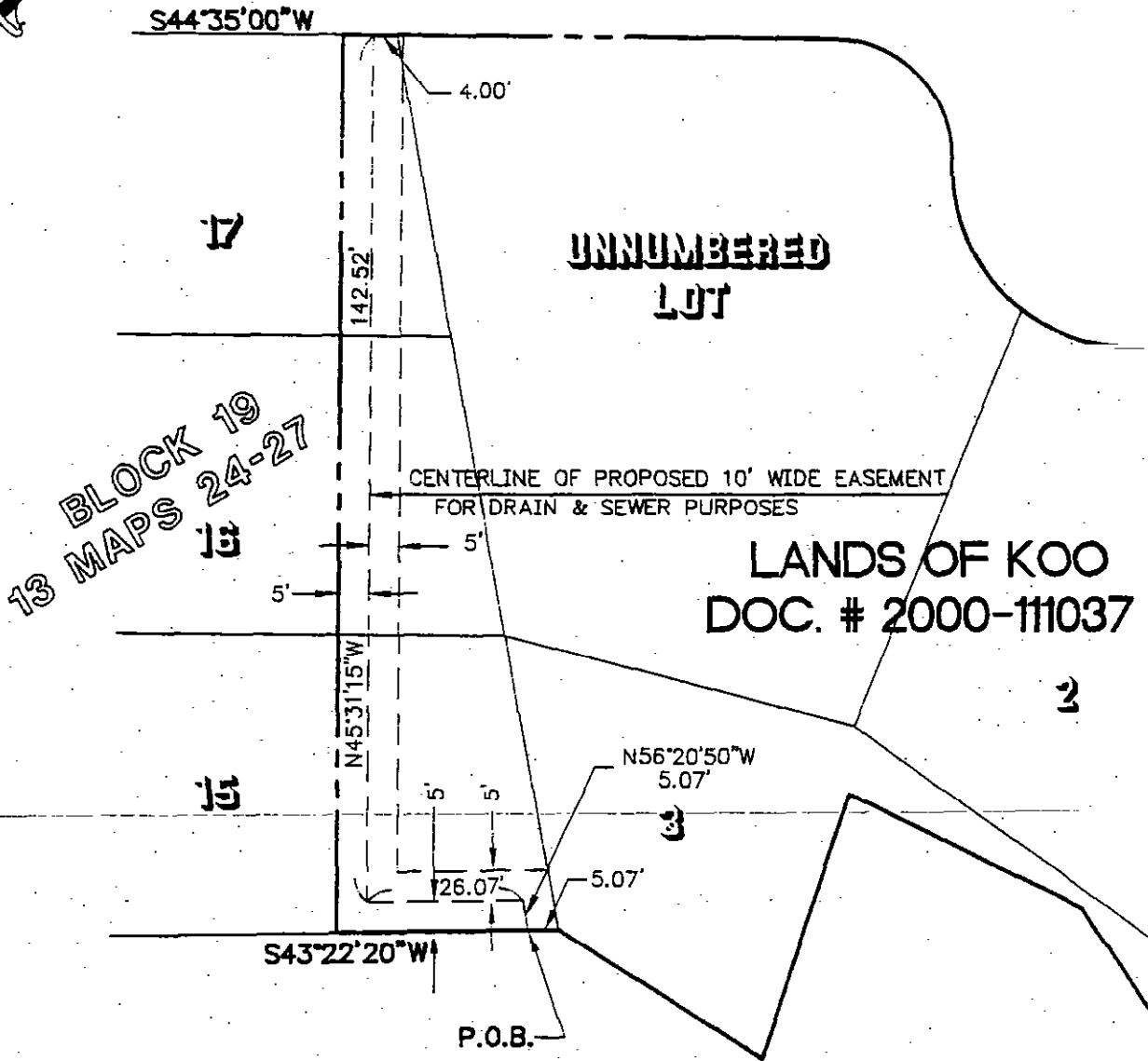
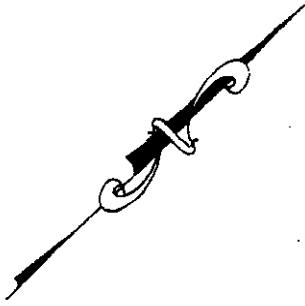
DESCRIPTION PREPARED BY:

  
DANIEL G. MACLEOD

DATE: July 16, 2001



**EXHIBIT A**  
Page 2 of 2



**PLAT OF PROPOSED EASEMENT FOR DRAIN & SEWER PURPOSES**  
**675 OAK VIEW WAY**  
 UNINCORPORATED SAN MATEO COUNTY CALIFORNIA

PREPARED FOR: RICHARD KOO

SURVEY:	PLAT: G.I.	N.B. #:	SCALE: 1" = 30'	DATE: 07-16-01	JOB #: 1586-00
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**MacLEOD AND ASSOCIATES**

CIVIL ENGINEERING • LAND SURVEYING

930-B TANKLAGE RD. SAN CARLOS CA 94070 (650) 593-858

