

**CITY OF SAN MATEO**  
**RESOLUTION NO. \_\_\_\_ (2021)**

**SALE OF CITY-OWNED REAL PROPERTY - MARINA LAGOON**  
**LOT 16, BLOCK 1 – LOS PRADOS SEGUNDOS**  
**LOT 17, BLOCK 1 – LOS PRADOS PRIMEROS**

WHEREAS, the City Council adopted Resolution 1966-35 to grant portions of Lot 16, Block 1 as delineated upon that certain map entitled Los Prados Segundos, San Mateo, San Mateo County, California ("Lot 16") and Lot 17, Block 1 as delineated upon the certain map entitled Los Prados Primeros, San Mateo, San Mateo County California ("Lot 17") to the adjacent property owners;

WHEREAS, the execution of grant deeds stated in Resolution 1966-35 granted portions of Lot 16 and Lot 17 to the specific property owners in 1966;

WHEREAS, the 1966 property owners of Lot 10, Block 1 of that certain map entitled Los Prados Segundos, San Mateo, San Mateo County, California ("Lot 10") did not record their grant deed acquiring a portion of Lot 16 described on Exhibit B attached hereto;

WHEREAS, the 1966 property owners of Lot 11, Block 1 of that certain map entitled Los Prados Primeros, San Mateo, San Mateo County, California ("Lot 11") did not record their grant deed acquiring a portion of Lot 17 described in Exhibit D attached hereto;

WHEREAS, the current property owners of Lot 10 and Lot 11 request an opportunity to acquire portions of Lot 16 and Lot 17 from the City of San Mateo;

WHEREAS, San Mateo Municipal Code Section 3.62.040(b) authorizes the sale of real property with the approval and the adoption of a resolution by the City Council and upon findings that the sale would serve the public interest and convenience;

WHEREAS, San Mateo Municipal Code Section 3.60.050(b) provides that competitive bidding is not required when calling for bids would be impracticable;

WHEREAS, Staff has prepared Grant Deeds (Exhibit A & C) granting the current property owners' portions of Lots 16 and 17; and

WHEREAS, this real property transfer is categorically exempt from CEQA as a sale of surplus government land.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND RESOLVES that:

1. The transfer of the real property described in Exhibit B & D to this Resolution serves the public interest, convenience and necessity which include: releasing the City of maintenance responsibility, and granting the land as intended per Resolution 1966-55.

2. Calling for bids would be impracticable, because the strips of real property are land-locked and are not usable for any purpose other than as part of Lot 10 and Lot 11.
3. The properties shall be sold in the amount equal to recuperate staff and consultant review costs.
4. Lot 16 as described in Exhibit B shall be granted to Tyson Y. Shimomi and Bonnie S. Tai.
5. Lot 17 as described in Exhibit D shall be granted to Chau-Chad Tsai and Wei-Hung Li as Trustees of the Tsai Family Trust.
6. The City Council authorizes execution of the grant deeds in substantially the form attached.

RESOLUTION NO. (2021) adopted by the City Council of the City of San Mateo, California, at a regular meeting held on , by the following vote of the City Council.

**Exhibit 'A'**  
**Grant Deed for Lot 16, Block 1**

Government Code 6103: Exempt from  
Recording Fee

WHEN RECORDED, MAIL TO:

City of San Mateo  
Attn: City Clerk  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

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**GRANT DEED**

THE UNDERSIGNED GRANTOR DECLARES:

This document is recorded at the request of and for the benefit of the City of San Mateo, California, and therefore is exempt from the payment of a recording fee pursuant to California Government Code § 27383 and from payment of documentary transfer tax pursuant to California Revenue and Taxation Code § 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City of San Mateo, a municipal corporation of California ("Grantor"), hereby grants to TYSON Y SHIMOMI & BONNIE S TAI, as joint tenants, ("Grantee"), that certain real property in the City of San Mateo, County of San Mateo, State of California, described on Exhibit B attached hereto and incorporated herein by this reference (the "Property"):

SUBJECT TO all existing public utility easements and reserving therein a nonpublic easement for the purpose of emergency travel parallel to Seal Slough (Marina Lagoon) by City vehicles, subject to the following conditions:

- (a) Minor shrubbery-type planting and landscaping improvements may be located on the easement;
- (b) After emergency access is used, the planting and landscaping improvements will be restored by the City;
- (c) Perpendicular fences will be permitted, subject to a permit from the City Engineer; and

FURTHER RESERVING therein an easement for the purpose of placing dredge anchors and to connect cable line to which dredges may be attached between anchors along Seal Slough (Marina Lagoon) frontage.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the date indicated.

\*\*\* SIGNATURES TO BE NOTARIZED\*\*\*

Dated: \_\_\_\_\_, \_\_\_\_\_

“GRANTOR”  
City of San Mateo

\_\_\_\_\_  
Mayor

By:

\_\_\_\_\_

Its:

\_\_\_\_\_

Dated: \_\_\_\_\_, \_\_\_\_\_

“GRANTEE”

\_\_\_\_\_

By:

Its:

\_\_\_\_\_

By:

Its:

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_

Patrice M. Olds,  
City Clerk

\_\_\_\_\_

Gabrielle Whelan,  
Assistant City Attorney

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 \_\_\_\_\_ |

On \_\_\_\_\_, before me, \_\_\_\_\_,  
the undersigned Notary Public, personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person whose name is  
subscribed to the within instrument, and acknowledged to me that he/she executed the  
same in his/her authorized capacity, and that by his/her signature on the instrument the  
person, or the entity upon behalf of which the person 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.

Signed by: \_\_\_\_\_  
Notary Public, State of California

**Exhibit 'B'**  
**Legal Description and Plat for**  
**Lot 16, Block 1**

EXHIBIT "A"  
LEGAL DESCRIPTION FOR  
TRANSFER AREA  
FROM CITY OF SAN MATEO TO LANDS OF SHIMOMI AND TAI  
3223 LOS PRADOS  
CITY OF SAN MATEO, COUNTY OF SAN MATEO, CA.

REAL PROPERTY IN THE CITY OF SAN MATEO, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF LOT 16, BLOCK 1, ADJOINING LOT 10, BLOCK 1, AS SHOWN ON THAT CERTAIN MAP, ENTITLED "LOS PRADOS SEGUNDOS, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JUNE 3RD, 1959 IN VOLUME 51 OF MAPS, AT PAGES 28 AND 29; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 10;  
THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHEASTERLY LINE  
OF SAID LOT 10, ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 16 North 28°14'27" West  
65.75 FEET; TO THE MOST NORTHERLY CORNER OF SAID LOT 10;  
THENCE North 63°46'48" East 20.01 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE  
OF SAID LOT 16;  
THENCE ALONG SAID BOUNDARY LINE South 28°14'27" East 67.47 FEET; TO A POINT OF  
INTERSECTION WITH THE PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 10;  
THENCE ALONG SAID PROLONGATION South 68°40'33" West 20.15 FEET TO THE **POINT OF  
BEGINNING**;

EXHIBIT "B", PLAT TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF.

CONTAINING 1,332 SQUARE FEET, MORE OR LESS.

Legal Description Prepared Under the Supervision of:

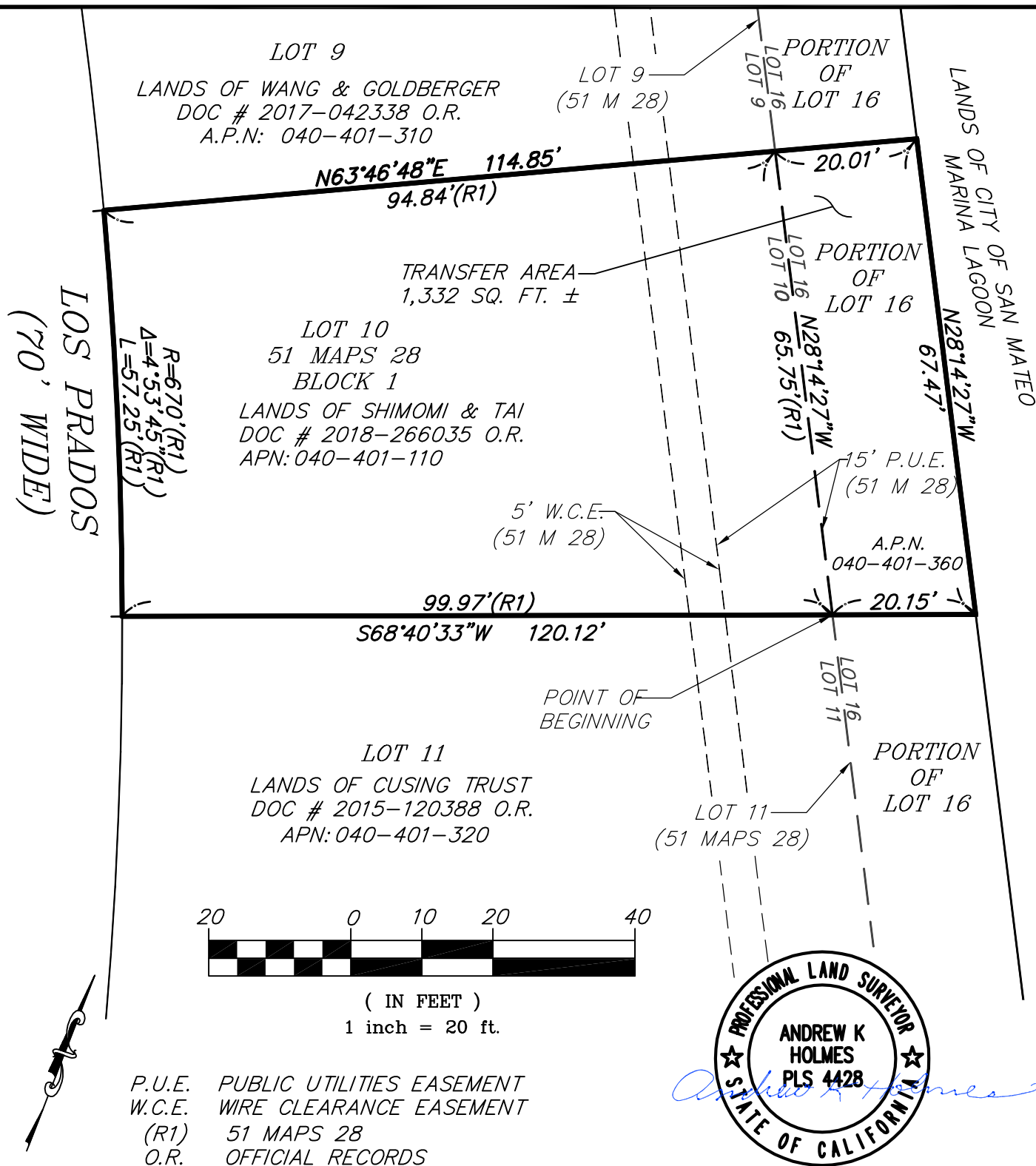


*Andrew K. Holmes*  
Andrew K. Holmes, PLS 4428  
License Expires 9/30/21



# EXHIBIT "B",

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR TRANSFER AREA FROM  
CITY OF SAN MATEO TO LANDS OF SHIMOMI & TAI  
3223 LOS PRADOS, CITY OF SAN MATEO, COUNTY OF SAN MATEO, CA.



DATE 11/4/19	3223 LOS PRADOS STREET, SAN MATEO, CALIFORNIA	REVISIONS
JOB NO 09-2040	APN: 040-401-110	DATE 1/12/21
SCALE 1"=20'	777 WOODSIDE RD, # 2A, REDWOOD CITY CA.	PAGE 1 OF 1
	triad/holmes associates 650 366 0216 650 366 0298 (F)	

**Exhibit 'C'**  
**Grant Deed for Lot 17, Block 1**

Government Code 6103: Exempt from  
Recording Fee

WHEN RECORDED, MAIL TO:

City of San Mateo  
Attn: City Clerk  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

---

**GRANT DEED**

THE UNDERSIGNED GRANTOR DECLARES:

This document is recorded at the request of and for the benefit of the City of San Mateo, California, and therefore is exempt from the payment of a recording fee pursuant to California Government Code § 27383 and from payment of documentary transfer tax pursuant to California Revenue and Taxation Code § 11922.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the City of San Mateo, a municipal corporation of California (“Grantor”), hereby grants to CHAU-CHAD TSAI & WEI-HUNG LI, as Trustees of the Tsai Family Trust, (“Grantee”), that certain real property in the City of San Mateo, County of San Mateo, State of California, described on Exhibit D attached hereto and incorporated herein by this reference (the “Property”):

SUBJECT TO all existing public utility easements and reserving therein a nonpublic easement for the purpose of emergency travel parallel to Seal Slough (Marina Lagoon) by City vehicles, subject to the following conditions:

- (a) Minor shrubbery-type planting and landscaping improvements may be located on the easement;
- (b) After emergency access is used, the planting and landscaping improvements will be restored by the City;
- (c) Perpendicular fences will be permitted, subject to a permit from the City Engineer; and

FURTHER RESERVING therein an easement for the purpose of placing dredge anchors and to connect cable line to which dredges may be attached between anchors along Seal Slough (Marina Lagoon) frontage.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the date indicated.

\*\*\* SIGNATURES TO BE NOTARIZED\*\*\*

Dated: \_\_\_\_\_, \_\_\_\_\_

“GRANTOR”  
City of San Mateo

\_\_\_\_\_  
Mayor

By:

\_\_\_\_\_

Its:

\_\_\_\_\_

Dated: \_\_\_\_\_, \_\_\_\_\_

“GRANTEE”

\_\_\_\_\_

By:

Its:

\_\_\_\_\_

By:

Its:

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_

Patrice M. Olds,  
City Clerk

\_\_\_\_\_

Gabrielle Whelan,  
Assistant City Attorney

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 \_\_\_\_\_ |

On \_\_\_\_\_, before me, \_\_\_\_\_,  
the undersigned Notary Public, personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person whose name is  
subscribed to the within instrument, and acknowledged to me that he/she executed the  
same in his/her authorized capacity, and that by his/her signature on the instrument the  
person, or the entity upon behalf of which the person 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.

Signed by: \_\_\_\_\_  
Notary Public, State of California

**Exhibit 'D'**  
**Legal Description and Plat for**  
**Lot 17, Block 1**

EXHIBIT "A"  
LEGAL DESCRIPTION FOR  
TRANSFER AREA  
FROM CITY OF SAN MATEO TO LANDS OF TSAI TRUST  
1567 LAGOS  
CITY OF SAN MATEO, COUNTY OF SAN MATEO, CA.

REAL PROPERTY IN THE CITY OF SAN MATEO, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS:

ALL OF THAT PORTION OF LOT 17, BLOCK 1, ADJOINING LOT 11, BLOCK 1, AS SHOWN ON THAT CERTAIN MAP, ENTITLED "LOS PRADOS PRIMEROS, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON APRIL 6TH, 1959 IN VOLUME 51 OF MAPS, AT PAGES 5 AND 6; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST EASTERLY CORNER OF SAID LOT 11;  
THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 11, ALSO BEING THE SOUTHWESTERLY LINE OF SAID LOT 17 North 45°44'27" West 77.85 FEET, TO THE MOST NORTHERLY CORNER OF SAID LOT 11;  
THENCE North 31°43'07" East 20.49 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 17;  
THENCE ALONG SAID BOUNDARY LINE South 45°44'27" East 82.30 FEET, TO A POINT OF INTERSECTION WITH THE PROLONGATION OF THE SOUTHEASTERLY LINE OF SAID LOT 11  
THENCE ALONG SAID PROLONGATION South 44°15'33" West 20.00 FEET TO THE  
**THE POINT OF BEGINNING;**

EXHIBIT "B", PLAT TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

CONTAINING 1,602 SQUARE FEET, MORE OR LESS.

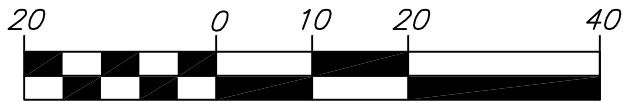
Legal Description Prepared Under the Supervision of:



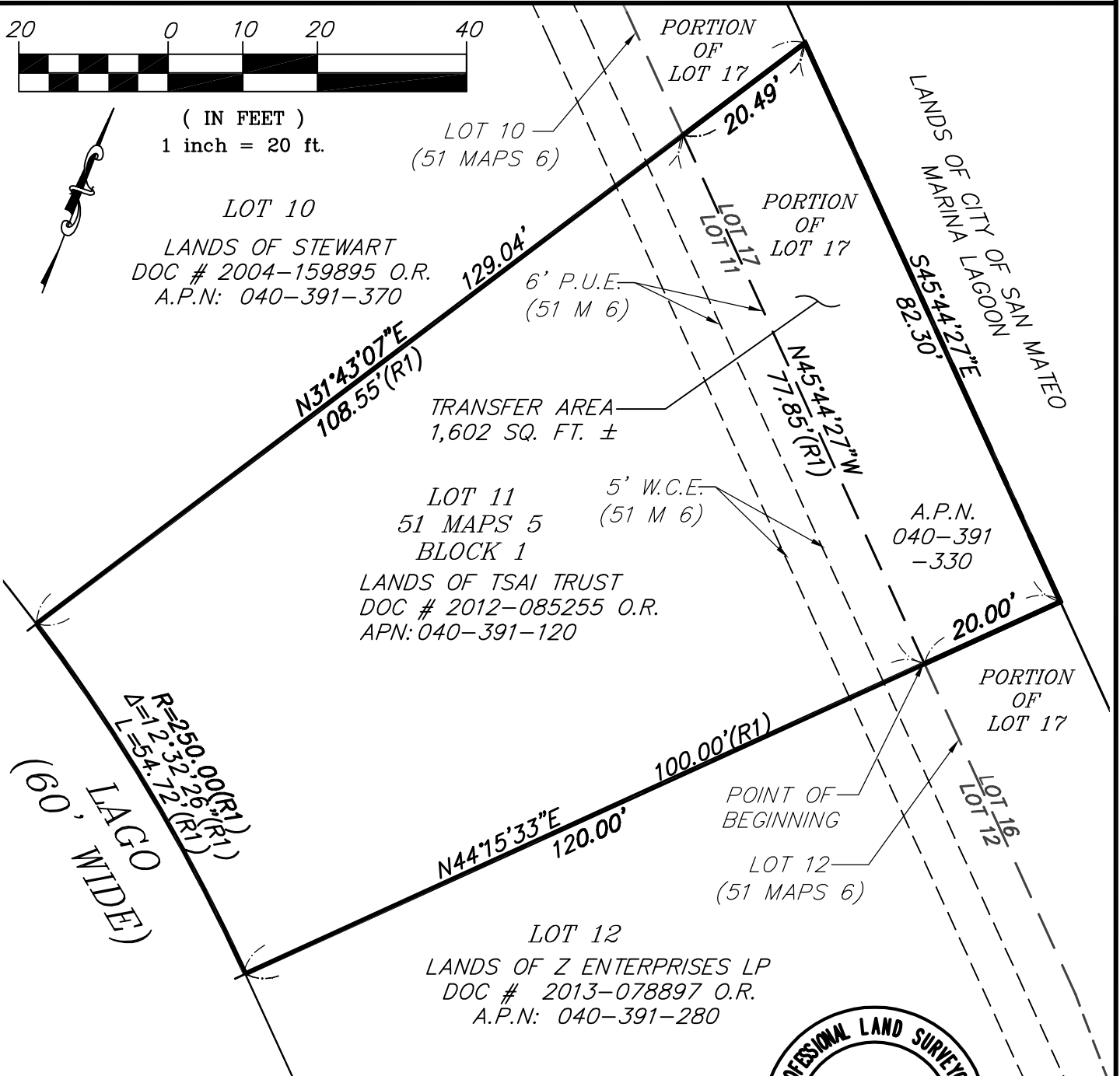
*Andrew K. Holmes*  
Andrew K. Holmes, PLS 4428  
License Expires 9/30/21

**EXHIBIT "B",**

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR TRANSFER AREA FROM  
CITY OF SAN MATEO TO LANDS OF TSAI TRUST  
1567 LAGO, CITY OF SAN MATEO, COUNTY OF SAN MATEO, CA.



( IN FEET )  
1 inch = 20 ft.



P.U.E. PUBLIC UTILITY EASEMENT  
W.C.E. WIRE CLEARANCE EASEMENT  
(R1) 51 MAPS 5  
O.R. OFFICIAL RECORDS



2/29/20	1567 LAGO STREET, SAN MATEO, CALIFORNIA	REVISIONS
09-2040	APN: 040-391-120	DATE 3/26/21
1"=20'	777 WOODSIDE RD, # 2A, REDWOOD CITY CA.	PAGE 1 OF 1
	triad/holmes associates 650 366 0216 650 366 0298 (F)	