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Sections 6103 and 27383

When Recorded, Mail to:  
City of San Mateo  
Planning Division  
330 W 20<sup>th</sup> Avenue  
San Mateo CA 94403

Attention: Planning Division  
Attn: Brian Paland/ BP# 225218

2007-006136  
11:52am 01/12/07 AG Fee: NO FEE  
Count of pages 4  
Recorded in Official Records  
County of San Mateo  
Warren Slocum  
Assessor-County Clerk-Recorder



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COMMUNITY DEVELOPMENT

FEB 07 2007

RECEIVED

AGREEMENT AND DEED RESTRICTION

This is an Agreement and Deed Restriction recorded by **Bo Thorenfeldt**, the owner(s) of real property located at **353 North Claremont Street (APN 032-203-060)** as more particularly described in Exhibit A hereto ("Property") and situated in the City of San Mateo, County of San Mateo, State of California.

THIS AGREEMENT AND DEED RESTRICTION imposes deed restrictions and also an agreement between the City of San Mateo and **Bo Thorenfeldt**, the owner(s) of the Property and their successors in interest, assigns, beneficiaries, and heirs ("Property Owners").

RECITALS:

The City of San Mateo has issued certain permit approvals based upon conditions imposed upon the property described herein. One of those conditions requires that only one unit may be occupied solely by persons other than the owners or owners of record, prohibiting occupancy of more than one of the two units unless the owner or owners of record occupy one unit as their permanent legal residence, and that its terms be recorded against the property. The recordation of this document is intended to comply with that requirement.

NOW, THEREFORE, the parties agree that in consideration of the City's approval of **BP# 225218** acknowledged by the execution of this agreement and deed restriction, as follows:

1. **Bo Thorenfeldt**, the Property Owners, and their successors in interest, assigns, beneficiaries, and heirs agree to comply with section 27.19 of the Zoning Code which prohibits occupancy of more than one of the two units unless the owners or owners of record occupy one unit as their permanent legal residence. The requirements set forth herein shall not be construed to waive any other City permit or approval requirements which would otherwise be applicable and are intended to run with the land and be applicable to all successors in interest to the property.

2. The requirements of the conditions referenced in Section 1 above shall not be released or modified in any way without the express, written approval executed by the Chief of Planning for the City of San Mateo.
3. Property owner agree that if it is necessary for the City to bring legal action to enforce the terms of this agreement, Property owner shall reimburse the City for all costs, including attorney fees, reasonably incurred in bringing such enforcement action.
4. This Agreement and Deed Restriction shall be recorded with the San Mateo County Recorder's Office.

A complete copy of all Conditions of Approval for the Planning Application referenced above is available for review at City Hall, 330 W 20<sup>th</sup> Avenue, San Mateo, California.

Executed on January 12, 2007 at San Mateo, San Mateo County, California.

By:   
Ronald Munekawa, Chief of Planning  
City of San Mateo

The undersigned, being the owner of the Property hereby accept(s) the 225218 approvals and agrees to comply with and do all things required by each and all of the Conditions of Approval.

Executed on Jan 12/07 at Redwood City, County of San Mateo, California.

  
Bo Thorenfeldt

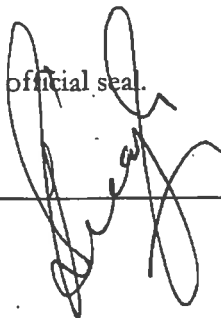
State of California  
County of San Mateo

Jagdeep Singh Jhaj  
V

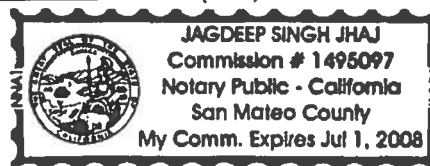
On January 12<sup>th</sup>, 2007. before me, a Notary Public ~~for the State of California~~, personally appeared **Bo Thorenfeldt**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person (s) whose name (s) is/~~are~~ subscribed to the within instrument and acknowledged 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 \_\_\_\_\_



(Seal)



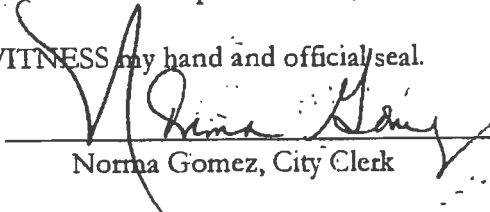
State of California  
County of San Mateo

On January 12, 2007 before me, City Clerk for the City of San Mateo, State of California, personally appeared **Ronald Munekawa**, personally known to me (or 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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

Norma Gomez, City Clerk



(Seal)

"EXHIBIT A"

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

Lot numbered ten (10), Block numbered twenty-three (23), as shown on that certain Map entitled, "Map of the Subdivision of Blocks in the Western Addition to the Town of San Mateo", filed in the Office of the Recorder of the County of San Mateo, State of California on April 12, 1889 in Book "D" of Original Maps at Page(s) 48 and copied into Book 1 of Maps at Page 52.

Excepting therefrom the Southwesterly 15 feet as conveyed to Southern Pacific Railroad Co., a Corporation, by Deed from Amelia M. Vollers, dated July 29, 1901 in Book 85 of Deeds at Page 358, Records of San Mateo County, California.

APN: 032-203-060

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353 North Claremont Street