

BUDDE LAW GROUP

A Professional Law Corporation

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File No. 771001

March 10, 2020

Town of Los Gatos
Planning Department
110 East Main Street
Los Gatos, CA 95030

Re: 15651 Kennedy Rd., Los Gatos, CA 95032
239 Forrester Road, Los Gatos CA 95032
Application for Lot Line Adjustment – Letter of Justification

Dear Los Gatos Town Planners:

This office represents Avraham Benaroya, the owner of the above-referenced property, 15651 Kennedy Rd., Los Gatos, individually and as Trustee of the Avraham Benaroya Revocable Trust Dated 3/11/2011. The following constitutes the written description of the proposed lot line adjustment between 15651 Kennedy Road and 239 Forrester Road, Los Gatos. The Forrester Road property is owned by Kenneth and Linda Raasch.

Description of Lot Line Adjustment

Mr. Benaroya, the owner of the residential property at 15651 Kennedy Road, seeks a lot line adjustment with his neighbors, Ken and Linda Raasch, at 239 Forrester Road. A dispute arose between Mr. Benaroya and the Raasches regarding whether certain items (landscaping, a related pilaster, lighting, a mailbox, and a sprinkler system) were placed by the Raasches on Mr. Benaroya's property instead of on their own property. The parties have settled their dispute. The settlement requires Mr. Benaroya to grant to the Raasches an easement over that portion of the Benaroya Property that contains the disputed improvements and for the Raasches to grant to Mr. Benaroya fee title to a certain portion of the Raasches' Property. The preliminary reports for both properties are included under Tab 6 of the application, as well as the proposed grant deed and the proposed "Exclusive Easement for Landscape Purposes." The parties have obtained approval from their respective mortgage lenders for this adjustment. (attached here) Included with this application are survey documents which describe (1) the real property over which Mr. Benaroya proposes to grant an easement to the Raasches; (2) the real property that the Raasches propose to grant to Mr. Benaroya in fee title; (3) Mr. Benaroya's proposed new legal description for the real property to which he will have fee title at the conclusion of the lot line adjustment. Also included are two (2) plat maps, the first depicting the area of the lot line adjustment and the second depicting the parcels and including the area of the lot line adjustment. Six sets of the parcel maps are provided.