

MINUTE ITEM

THIS Calendar Item No. 13
Meeting. 0 3/30/78

CALENDAR ITEM
13.

3/78
W 503.901
Cook
W 21086

COMPROMISE SETTLEMENT OF DISPUTED TITLES
BLA 171

Pursuant to the provisions of Chapter 1099, Statutes of 1976, the City of San Mateo is the State's grantee, in trust, of the State's right, title and interest, to all real property within the city held by right of the sovereignty of the State.

The statute authorizes the city to enter into exchanges of real property subject to Commission approval.

A title dispute exists between the city/State (claiming sovereign trust titles) and private parties (claiming under Swamp and Overflowed Lands patents) to certain real property, (hereinafter referred to as the Lauriedale Parcel which is described on the attached Exhibit "A" and which is graphically depicted and on Exhibits "D", "E", "F"). The Lauriedale Parcel consists of 60.5 acres, more or less and is located adjacent to and westerly of the Bayshore Freeway. The majority of the parcel (about 51.5 acres) is located within the city and is subject to the trust grant, and the remainder of about 9 acres is outside the city and the State's interest therein is within the exclusive jurisdiction of the Commission. The private parties have brought an action in the San Mateo Superior Court, number 214191, entitled Bank of California, a National Association, et al., vs. State of California, State Lands Commission, et al., to quiet their titles to the Lauriedale parcel. The city and State dispute the private claims.

The city/State contend the evidence shows that while the Lauriedale Parcel was included within the perimeter description of the State's Swamp and Overflowed Lands Patent it contained a major tidal and navigable waterway; being at the head of Belmont, O'Neil and Seal Sloughs, San Mateo County; that the Lauriedale Parcel within the City of San Mateo historically contained about 36.8 acres of marsh grass and about 14.7 acres of open tidal water; that the 9 acre portion of the parcel in the City of Belmont was mostly historic marsh grass; and that the public tidelands trust was not extinguished by the patent within any portion of the parcel which consisted of tidelands and submerged lands. The private parties assert full fee title free of any city/State right, title or interest.

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-1- (W 21086 added to this item 2/6/79)

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A further title dispute exists between the city/State and private claimants to another parcel of about 8.816 acres within the city trust grant. The parcel is referred to as the Continental Parcel, is described in the attached Exhibit B and is depicted on Exhibits "D" and "E". The city/State right, title and interest is based on their contention that the Continental Parcel was traversed by the historic San Mateo Creek which was not included in the Rancho patent to the north and the Swamp and Overflowed Lands Patents to the south. The private parties dispute the city/State contentions. The dispute has not reached the stage of litigation. There is a drainage ditch along the southerly edge of the parcel which will remain open subject to city control with the trust easement reserved thereon.

The Lauriedale and Continental Parcels have been cut-off from tidal action of the bay by the Bayshore Freeway; and Third Avenue respectively; are now reclaimed; are surrounded by development; and, subject to the proposed title settlement, are no longer necessary for trust purposes; and the trust can thereby be terminated thereon.

The city/State and private parties have negotiated an agreement of the value of the city/State titles within the Lauriedale Parcel at \$86,000, and the Continental Parcel at \$25,000. Based on the evaluations by the city and the State, this figure represents a fair value for the city/State right title and interest within the parcels.

The private parties have agreed to acquire and convey to the city/State an undivided 61.336% interest in an exchange parcel of about 2.454 acres along Third Avenue in the city, near the bay and the mouth of Seal Slough (Marina Lagoon). The exchange parcel is referred to as the Douglas Parcel, is described in the attached Exhibit "C", and is depicted on Exhibits "D" and "E". The interest so acquired in exchange shall be impressed with the same legal character of tidelands and submerged lands, as other land held by right of the State's sovereignty, in trust for the purposes of commerce, navigation and fisheries, title to which will be held by the city pursuant to the said grant statute.

The private parties will also concede city/State ownership of and convey to the city/State about 1.81 acres within the Lauriedale Parcel to be held by the city for park purposes as said grantee, subject to the trust in the same manner as the said Douglas Parcel, the location of which will be selected by the City.

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The interest received in the Douglas Parcel is of a value equal or greater than the value of the interest in the Lauriedale and Continental Parcels being given up by the city/State.

As part of a prior exchange (Borel Creek Exchange) approved by the Commission as Minute Item No. 22 of its September 1977 regular public meeting, an undivided 38.644% interest has heretofore been acquired in the Douglas Parcel by the city. The within exchange will result in the completion of city/State ownership of all the remaining undivided interest in the Douglas Parcel.

The Commission's Staff has made independent studies of the nature and extent of the State's sovereign titles within the Lauriedale and Continental Parcels, and believes that the proposed settlement is reasonable and consistent with the evidence and is in the best interests of the city/State.

The settlement has been approved unanimously by the City Council of the City of San Mateo on March 6, 1978, at its regular meeting as shown by Resolutions Numbers 44 and 45.

EXHIBITS:

- A. Land Description - Lauriedale Parcel.
- B. Land Description - Continental Parcel.
- C. Land Description - Douglas Parcel.
- D. Air Photo Plat.
- E. Quad Plat.
- F. Lauriedale Compilation Plat.

IT IS RECOMMENDED THAT THE COMMISSION:

1. APPROVE THE CONVEYANCE TO THE PRIVATE CLAIMANTS OF THE RIGHT, TITLE AND INTEREST OF THE CITY/STATE WITHIN THE LAURIEDALE PARCEL (DESCRIBED IN THE ATTACHED EXHIBIT "A"), AND WITHIN THE CONTINENTAL PARCEL (DESCRIBED IN THE ATTACHED EXHIBIT "B"), IN EXCHANGE FOR:

(a) ALL REMAINING PRIVATE INTEREST WITHIN THE DOUGLAS PARCEL, (DESCRIBED IN THE ATTACHED EXHIBIT "C");

(b) 1.81 ACRES OF THE LAURIEDALE PARCEL;

(c) THE RIGHT, TITLE AND INTEREST RECEIVED IN THE LAURIEDALE AND DOUGLAS PARCELS ARE TO BE HELD PURSUANT TO THE TRUST GRANT AND TO BE OF THE LEGAL CHARACTER OF TIDELANDS AND SUBMERGED LANDS OF

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THE STATE HELD BY RIGHT OF ITS SOVEREIGNTY SUBJECT TO THE PUBLIC TRUST FOR COMMERCE, NAVIGATION AND FISHERIES SUBJECT TO SUCH TRUST GRANT TO THE CITY.

2. FIND THAT THE PROPOSED EXCHANGES ARE IN SETTLEMENT OF LITIGATION, AND THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT DO NOT APPLY.
3. FIND THAT THE PROPOSED SETTLEMENT AGREEMENT IS IN THE BEST INTERESTS OF THE STATE FOR THE IMPROVEMENT OF NAVIGATION, AID IN RECLAMATION, FOR FLOOD CONTROL PROTECTION, AND TO ENHANCE THE CONFIGURATION OF THE SHORELINE FOR THE IMPROVEMENT OF THE WATER AND UPLAND, AND THAT IT WILL NOT SUBSTANTIALLY INTERFERE WITH THE RIGHTS OF NAVIGATION AND FISHING IN THE WATERS INVOLVED; AND THAT THE STATE WILL RECEIVE LANDS AND INTERESTS IN LANDS EQUAL TO OR GREATER IN VALUE THAN ANY LANDS OR INTERESTS IN LAND RELINQUISHED BY THE STATE PURSUANT TO SAID AGREEMENT.
4. FIND AND DECLARE THAT UPON THE EFFECTIVE DATE OF THE AGREEMENT THE REAL PROPERTY DESCRIBED IN SAID PATENT:
 - a. HAS BEEN CUT OFF FROM NAVIGABLE WATERS, IMPROVED, FILLED, AND RECLAIMED BY THE PRIVATE PARTIES AND THEIR PREDECESSORS IN INTEREST;
 - b. HAS THEREBY BEEN SEVERED FROM THE PUBLIC CHANNELS AND WATERWAYS AND IS NO LONGER AVAILABLE OR USEFUL OR SUSCEPTIBLE OF BEING USED FOR COMMERCE, NAVIGATION, AND FISHERIES, AND IS NO LONGER IN FACT TIDELANDS OR SUBMERGED LANDS AND THEREFORE SHALL BE FREED FROM SUCH PUBLIC TRUST.
5. AUTHORIZE AND REQUEST THE STAFF OF THE STATE LANDS COMMISSION AND/OR CALIFORNIA ATTORNEY GENERAL TO TAKE ALL NECESSARY OR APPROPRIATE ACTION ON BEHALF OF THE STATE LANDS COMMISSION IN THE SAID LAWSUIT, OR OTHERWISE, INCLUDING THE EXECUTION OF DOCUMENTS, INCLUDING STIPULATIONS, ESCROW INSTRUCTIONS, DEEDS, AGREEMENTS, AND OTHER DOCUMENTS, AND THE ACCEPTANCE AND RECORDATION OF SUCH DOCUMENTS OF TITLE, AS MAY BE REASONABLE AND CONVENIENT TO CARRY OUT THE SAID COMPROMISE SETTLEMENT AND TO A FINAL RESOLUTION OF SAID LAWSUIT, AND THE TITLE DISPUTE, IN A MANNER CONSISTENT HERewith.
6. ACCEPT THE DEEDS OR OTHER DOCUMENTS OF TITLE TO THE PARCELS BEING EXCHANGED TO THE CITY/STATE AND AUTHORIZE THE CONVEYANCE TO THE PRIVATE CLAIMANTS OF THE PARCELS BEING EXCHANGED BY THE CITY/STATE TO THEM.

Attachments: Exhibits "A", "B", and "C"

ALL THAT CERTAIN REAL PROPERTY SITUATE PARTLY WITHIN THE CITY OF BELMONT AND PARTLY WITHIN THE CITY OF SAN MATEO, IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

PORTION OF FRACTIONAL NORTHWEST 1/4 OF SECTION 2; THE FRACTIONAL NORTH-EAST 1/4 AND THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3; ALL IN TOWNSHIP 5 SOUTH, RANGE 4 WEST, MOUNT DIABLO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2 OF TOWNSHIP 5 SOUTH, RANGE 4 WEST, MOUNT DIABLO BASE AND MERIDIAN AND RUNNING THENCE DUE WEST, ALONG THE NORTHERLY BOUNDARY OF SECTION 3, IN SAID TOWNSHIP AND RANGE, 44.43 CHAINS TO THE NORTHEASTERLY BOUNDARY LINE OF THE PULGAS RANCHO; THENCE ALONG SAID BOUNDARY LINE, SOUTH 16° EAST 14 CHAINS, SOUTH 72-1/2° EAST 66.08 CHAINS; THENCE LEAVING SAID RANCHO LINE AND RUNNING DUE NORTH, PARALLEL WITH AND DISTANT AT RIGHT ANGLES 22.48 CHAINS FROM THE WESTERLY BOUNDARY LINE OF SECTION 2, 10 CHAINS; THENCE DUE EAST 2 CHAINS; THENCE DUE NORTH 6.84 CHAINS; THENCE DUE WEST 24.48 CHAINS, TO SAID WESTERLY BOUNDARY LINE OF SAID SECTION 2; THENCE DUE NORTH 16.49 CHAINS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LAND CONVEYED BY DEED FROM E. W. MCLELLAN CO., TO STATE OF CALIFORNIA, DATED DECEMBER 11, 1929 AND RECORDED JANUARY 15, 1930 IN BOOK 455 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 212, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, MOUNT DIABLO BASE AND MERIDIAN, 125 FEET WIDE AND 62.5 FEET ON EACH SIDE OF THE CENTER LINE OF A SURVEY FOR THE STATE HIGHWAY KNOWN AS ROAD IV, SAN MATEO COUNTY, ROUTE 68, SECTION C.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

(A) LANDS DESCRIBED IN PARCEL 4 OF THE FINAL DECREE OF CONDEMNATION ISSUED OUT OF THE SUPERIOR COURT IN AND FOR THE COUNTY OF SAN MATEO, DATED APRIL 19, 1954 AND RECORDED APRIL 20, 1954 IN BOOK 2569 OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 283 (50710-L).

(B) LANDS DESCRIBED IN PARCELS 1 AND 2 OF THE DEED FROM E. W. MCLELLAN CO., TO THE STATE OF CALIFORNIA, DATED MARCH 23, 1953 AND RECORDED MAY 28, 1953 IN BOOK 2428 OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 642 (84115-K).

THE ABOVE DESCRIBED REAL PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

LAURIEDALE PARCEL.

PARCEL ONE CONTINUED:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 2 IN TOWNSHIP 5 SOUTH, RANGE 4 WEST MOUNT DIABLO BASE AND MERIDIAN; AND RUNNING THENCE SOUTH $89^{\circ} 41' 41''$ WEST ALONG THE NORTH BOUNDARY OF SECTION 3 IN SAID TOWNSHIP AND RANGE 2922.47 FEET TO THE NORTHEASTERLY BOUNDARY LINE OF THE RANCHO DE LAS PULGAS; THENCE ON AND ALONG SAID BOUNDARY LINE SOUTH $15^{\circ} 35'$ EAST 919.37 FEET AND SOUTH $71^{\circ} 52' 52''$ EAST 4381.43 FEET; THENCE LEAVING SAID LINE OF SAID RANCHO, NORTH $0^{\circ} 12' 55''$ WEST 594.81 FEET TO THE SOUTHWESTERLY LINE OF THE BAYSHORE HIGHWAY; THENCE ALONG THE BAYSHORE HIGHWAY NORTH $41^{\circ} 56' 28''$ WEST 80.30 FEET TO A CURVE TO THE RIGHT OF 10062.5 FOOT RADIUS; THENCE ALONG SAID CURVE OF 10062.5 FOOT RADIUS 597.17 FEET; THENCE LEAVING THE SAID BAYSHORE HIGHWAY NORTH $89^{\circ} 41' 25''$ WEST 1042.85 FEET TO THE WESTERLY BOUNDARY LINE OF SAID SECTION 2; THENCE NORTH $0^{\circ} 12' 55''$ WEST 1147.80 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF THE BAYSHORE HIGHWAY, SAID POINT BEING SOUTH $41^{\circ} 56' 29''$ EAST 104.4 FEET FROM STATION 867 PLUS 76.85 OF ROUTE 68 SECTION "C" BAYSHORE HIGHWAY; THENCE FROM SAID POINT OF BEGINNING NORTH $89^{\circ} 47' 05''$ EAST 22.66 FEET; THENCE NORTH $0^{\circ} 12' 55''$ WEST 446.79 FEET; THENCE NORTH $89^{\circ} 41' 25''$ WEST 408.43 FEET TO THE NORTHEASTERLY LINE OF SAID BAYSHORE HIGHWAY; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF THE BAYSHORE HIGHWAY ON A CURVE TO THE LEFT OF 9937.50 FEET RADIUS, 488 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF THE BAYSHORE HIGHWAY SOUTH $41^{\circ} 56' 29''$ EAST 104.4 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

- (A) LANDS DESCRIBED IN PARCEL 4 OF THE FINAL DECREE OF CONDEMNATION ISSUED OUT OF THE SUPERIOR COURT IN AND FOR THE COUNTY OF SAN MATEO, DATED APRIL 19, 1954 AND RECORDED APRIL 20, 1954 IN BOOK 2669 OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 283 (50710-L).
- (B) LANDS DESCRIBED IN PARCELS 1 AND 2 OF THE DEED FROM E. W. MCLELLAN CO., TO THE STATE OF CALIFORNIA, DATED MARCH 23, 1953 AND RECORDED MAY 28, 1953 IN BOOK 2428 OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 642 (84115-X).

ALSO EXCEPTING FROM THE ABOVE ALTERNATIVE DESCRIPTIONS THE FOLLOWING:

(A) THE LANDS DESCRIBED IN DEED FROM L. C. DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION TO STEPHEN G. MOORE AND IRENE M. MOORE, A WIDOW, DATED SEPTEMBER 27, 1961 AND RECORDED NOVEMBER 22, 1961 IN BOOK 4099 OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 1. (17274-U).

(B) ALL THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE MAP ENTITLED "LAURIEDALE UNIT NO. 1 CITY OF SAN MATEO SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON MARCH 4, 1963 IN BOOK 58 OF MAPS AT PAGE 6.

LAURIEDALE PARCEL

PARCEL ONE CONTINUED:

(C) THE LANDS DESCRIBED IN THE DEED FROM L. C. DEVELOPMENT CORPORATION TO THE ROMAN CATHOLIC ARCHBISHOP OF SAN FRANCISCO, A CORPORATION SOLE, DATED DECEMBER 9, 1963 AND RECORDED DECEMBER 11, 1963 IN BOOK 4607 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 284 (69346-W).

(D) THE LANDS DESCRIBED IN THE DEED FROM L. C. DEVELOPMENT CORPORATION, TO THE CITY OF BELMONT DATED SEPTEMBER 23, 1968 AND RECORDED JANUARY 31, 1969 IN BOOK 5592 OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 552 (9372-AC).

(E) ALL THAT PORTION OF SAID LAND THAT LIES WESTERLY FROM THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK C, AS SHOWN UPON SAID MAP OF LAURIEDALE UNIT NO 1; THENCE ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 2, SOUTH $12^{\circ} 09' 50''$ EAST 120.00 FEET TO THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY CURVED LINE OF LAURIE MEADOWS DRIVE, AS SHOWN UPON SAID MAP; THENCE ALONG SAID PROLONGATION, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, AND A CENTRAL ANGLE OF $0^{\circ} 55' 11''$ FOR A DISTANCE OF 6.98 FEET; THENCE LEAVING SAID PROLONGATION SOUTH $12^{\circ} 10' 37''$ EAST 77.72 FEET TO THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY CURVED LINE OF SAID LAURIE MEADOWS DRIVE; THENCE ALONG LAST MENTIONED PROLONGATION, SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, AND A CENTRAL ANGLE OF $1^{\circ} 05' 55''$, FOR A DISTANCE OF 7.00 FEET, TO THE SAID SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 2; THENCE ALONG SAID LAST MENTIONED PROLONGATION, SOUTH $12^{\circ} 09' 50''$ EAST 202.23 FEET, TO THE CITY LIMITS LINE OF THE CITY OF SAN MATEO, THENCE ALONG SAID CITY LIMITS LINE SOUTH $18^{\circ} 07' 42''$ WEST, 178.65 FEET, TO THE NORTHEASTERLY BOUNDARY LINE OF THE RANCHO DE LAS PULGAS.

(F) THE LANDS DESCRIBED IN THE DEED FROM L. C. SMITH AND ETHEL V. SMITH, HIS WIFE, TO SHAREHOLDERS CAPITAL PROGRAMS, INC., A CALIFORNIA CORPORATION, DATED JUNE 14, 1971 AND RECORDED JUNE 15, 1971 IN BOOK 5959 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 745 (16513-AE).

(G) THE LANDS DESCRIBED IN PARCELS ONE, TWO AND THREE ON EXHIBIT "A" ATTACHED TO DEED FROM L. C. SMITH AND ETHEL V. SMITH, HIS WIFE, TO LEVITT MULTIHOUSING CORP., A DELAWARE CORPORATION, DATED JUNE 13, 1973 AND RECORDED JUNE 13, 1973 IN BOOK 6409 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 164 (44009-AG), AND RE-RECORDED JUNE 21, 1973 IN BOOK 6414 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 441 (46683-AG).

LAURIEDALE PARCEL

PARCEL TWO:

PORTION OF THAT CERTAIN 8.091 ACRE TRACT OF LAND DESCRIBED IN FINAL ORDER OF CONDEMNATION NO. 36129, PARCEL 1, ENTITLED "STATE OF CALIFORNIA, VS. NORTHERN COUNTIES TITLE INSURANCE COMPANY, A CORPORATION, ET AL", AND RECORDED FEBRUARY 26, 1945 IN BOOK 1165 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 156, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID 8.091 ACRE TRACT, SAID CORNER BEING THE POINT COMMON TO SECTIONS 2 AND 3, TOWNSHIP 5 SOUTH, RANGE 4 WEST AND SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 4 WEST, MOUNT DIABLO BASE AND MERIDIAN; THENCE ALONG THE NORTHERLY LINE OF SAID 8.091 ACRE TRACT, NORTH $89^{\circ} 37' 20''$ EAST 162.57 FEET TO A LINE PARALLEL WITH AND DISTANT 115.00 FEET SOUTHWESTERLY AT RIGHT ANGLES FROM ENGINEER'S STATION 847 PLUS 23.60 ON THE CENTER LINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FOR THE STATE OF HIGHWAY, KNOWN AS BAYSHORE FREEWAY AND DESIGNATED AS ROAD IV-SM-68-C; THENCE ALONG SAID PARALLEL LINE SOUTH $36^{\circ} 31'$ EAST 735.67 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID 8.091 ACRE TRACT; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH $56^{\circ} 27' 07''$ WEST 712.85 FEET TO THE MOST SOUTHERLY CORNER OF SAID 8.091 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF SAID 8.091 ACRE TRACT, NORTH $0^{\circ} 21' 45''$ WEST 984.14 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM SO MUCH THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY STATE OF CALIFORNIA TO CONWAY & CULLIGAN DEVELOPMENT COMPANY, A CORPORATION, BY DEED DATED APRIL 27, 1948 AND RECORDED MAY 14, 1948 IN BOOK 1471 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 270, SAID POINT OF SAID POINT OF BEGINNING ALSO BEING THE MOST EASTERLY CORNER OF BLOCK 2, AS SAID BLOCK IS SHOWN ON THE MAP ENTITLED "SAN MATEO VILLAGE UNIT NO. 5 SAN MATEO, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON SEPTEMBER 12, 1950 IN BOOK 32 OF MAPS AT PAGE 17; THENCE ALONG THE NORTHEASTERLY LINE OF THE LANDS OF CONWAY & CULLIGAN DEVELOPMENT COMPANY, ABOVE MENTIONED, SOUTH $36^{\circ} 22' 30''$ EAST 61.87 FEET; THENCE SOUTH $89^{\circ} 42' 30''$ WEST 199.01 FEET TO A POINT ON THE WESTERLY LINE OF THE AFORESAID LANDS OF CONWAY & CULLIGAN DEVELOPMENT COMPANY; THENCE ALONG LAST SAID LINE, NORTH $0^{\circ} 17' 30''$ WEST 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS OF CONWAY & CULLIGAN DEVELOPMENT COMPANY; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS, NORTH $89^{\circ} 42' 30''$ EAST 162.57 FEET TO THE POINT OF BEGINNING.

Lauriedale Parcel

PARCEL THREE:

THE SOUTHERLY 1/2 BY AREA, OF THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 4 WEST, MOUNT DIABLO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH LIES WEST OF THE WESTERLY LINE OF THE BAYSHORE HIGHWAY, 125 FEET WIDE; THENCE MOST NORTHERLY CORNER OF SAID PROPERTY COVERED HEREBY BEING EQUI-DISTANT, MEASURED ALONG SAID LINE OF THE BAYSHORE HIGHWAY BETWEEN THE NORTH AND SOUTH LINES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2.

EXCEPTING THEREFROM SO MUCH AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION DATED NOVEMBER 5, 1945 AND RECORDED NOVEMBER 5, 1945 IN BOOK 1223 OFFICIAL RECORDS OF SAN MATEO COUNTY, PAGE 28 (71596-F).

LAURIEDALE PARCEL

DESCRIPTION:

That certain real property situate in the City of San Mateo, County of San Mateo, State of California, described as follows:

PARCEL ONE:

BEGINNING at the point of intersection of the southeasterly line of the property of the San Francisco Bay Toll Bridge Company with the line dividing Lots 1H and 3H as shown on Map No. 4 Bowie Estate Being Part of Estate of Agnes Bowie to be partitioned, filed September 16, 1897 in Book "E" of Maps at Page 74, and copied into Book 2 of Maps at Page 94; running thence along said dividing line, South 41° 25' East 300.42 feet to the most southerly corner of that certain .08 acre tract of land described as Parcel One in the Deed from Emma Rose and Andrew W. Rose, her husband to Belmont Investment Company, a corporation, dated October 1, 1930 and recorded January 26, 1931 in Book 508 at Page 372 of Official Records; running thence along the southeasterly line of the above mentioned .08 acre tract and continuing along the northwesterly line of that certain 2.445 acre tract conveyed by Belmont Investment Co., a corporation to Emma Rose by Deed dated January 20, 1931 and recorded January 26, 1931 in Book 513 at Page 127 of Official Records, and further continuing along the southeasterly line of that certain 1.361 acre tract of land described as Parcel Two in the Deed first above mentioned North 48° 25' East 750 feet to the most easterly corner of the 1.361 acre tract above mentioned; thence along the northeasterly line of said 1.361 acre tract, North 41° 25' West 243.07 feet to the southeasterly line of the property of the San Francisco Bay Toll Bridge Co.; thence southwesterly, along said southeasterly line of the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Lowbridge Park Realty Company, a corporation, by Deed recorded June 26, 1950 in Book 1195 at Page 114 of Official Records.

CONTINENTAL PARCEL

DESCRIPTION:

That certain real property situated in the City of San Mateo, County of San Mateo, State of California, described as follows:

PARCEL TWO:

BEGINNING at the most Easterly corner of that certain 4.000 acre tract of land described as Parcel Two in Deed from Emma Rose and husband, to Belmont Investment Company, a corporation, dated October 1, 1930 and recorded January 26, 1931 in Book 500 at Page 372 of Official Records, said point of beginning bears North $48^{\circ} 29' 35''$ East (the bearing of North $48^{\circ} 29' 35''$ East being used for the purpose of this description), 750.26 feet along the Southeastery line and its Northeastery prolongation of Parcel One described in Deed above mentioned, said line being also the Northwestery line of Lot 6 in Block 2, as designated on Map No. 8 Shore View Tract and its Northeastery prolongation from the most Easterly corner of Lot 5, Block 2, as said lots and Block are shown on that certain map entitled "MAP NO. 8 SHORE VIEW TRACT, SAN MATEO, CALIF.", recorded in Book 30 of Maps at Pages 25, 26, 27 and 28, Records of San Mateo County, State of California, running thence from said point of beginning, North $48^{\circ} 29' 35''$ East 194.50 feet to the Southerly line of the lands described in Deed from Emma Rose and husband to San Francisco Bay Toll Bridge Company, a corporation, dated December 2, 1927 and recorded December 29, 1927 in Book 331 at Page 206 of Official Records (109-B); thence along said Southerly line North $70^{\circ} 57' 08''$ West 100.59 feet and continuing along said line along a curve to the left with a radius of 421.25 feet an arc distance of 222.73 feet to the Northeastery line of lands described in Parcel Two of the above mentioned Deed to the Belmont Investment Company; thence South $43^{\circ} 44' 11''$ East along last mentioned line 244.56 feet to the point of beginning.

EXCEPTING FROM Parcels One and Two above, that portion conveyed to the State of California by Deed recorded September 13, 1955 in Book 2874 at Page 467 of Official Records.

CONTINENTAL PARCEL

208384

PARCEL THREE:

PORTION OF SECTION 21 Township 4 South Range 4 West Mount Diablo Base & Meridian and portion of Lot 3II, as designated on the map entitled "MAP NO. 4 BOWIE ESTATE BEING PART OF ESTATE OF AGNES BOWIE TO BE PARTITIONED SAN MATEO CO. CAL.", which map was filed in the office of the Recorder of the County of San Mateo, State of California on September 16, 1897 in Book "E" of Maps at page 74 and a copy entered in Book 2 of Maps at page 94, said portions being more particularly described as a whole as follows:

BEGINNING at a point on the Southwesterly line of the San Francisco Bay Toll Bridge Company Road, 100 feet wide, said point being the most northerly corner of Lot 16 in Block 16 as said Road, Lot and Block are shown on that certain map entitled "MAP NO. 8 SHORE VIEW TRACT SAN MATEO, CALIF.", which map was filed in the office of the Recorder of San Mateo County on June 22, 1949, in Book 30 of Maps at pages 25, 26, 27 and 28; thence from said point by beginning along the Northwesterly line of said Block 16 the following courses and distances South 48° West 192 feet, South 76° West 272 feet, South $73^{\circ} 10'$ West 188 feet and South $72^{\circ} 04' 04''$ West 198.75 feet to the Northeasterly line of Rand Street as shown on said Map No. 8 Shore View Tract; thence North $41^{\circ} 29'$ West along the Northwesterly prolongation of said Northeasterly line of Rand Street to its intersection with the Southeasterly line of the lands described in the Deed from Kunigunda J. Smith to Andrew C. Byrd, et al, dated January 11, 1945 and recorded January 23, 1945 in Book 1159 Page 162 of Official Records of San Mateo County (File #17636-F); thence along said Southeasterly line North $49^{\circ} 29' 35''$ East to the most Southerly corner of the lands described in the Deed from Newbridge Park Realty Company to Andrew C. Byrd, et al dated May 31, 1950 and recorded June 26, 1950 in Book 1885 of Official Records of San Mateo County at page 133, (File #67270-1); thence North $49^{\circ} 29' 35''$ East along the Southeasterly line of the last described parcel of land 194.50 feet to the above mentioned Southwesterly line of the San Francisco Bay Toll Bridge Company Road; thence South $70^{\circ} 27' 08''$ East along the last mentioned line to the point of beginning.

CONTINENTAL PARCEL

PARCEL FOUR:

A portion of that parcel of land described in Deed no. 8380 to the State of California, recorded September 13, 1955, in Volume 2874 Page 767, Official Records of San Mateo County, described as follows:

COMMENCING at the southwesterly terminus of the curve described with the arc length of 717.26 feet in said deed; thence from a tangent that bears North $48^{\circ} 54' 30''$ East, along said curve to the right, with a radius of 800.00 feet, through an angle of $51^{\circ} 22' 11''$, an arc length of 717.26 feet, to the southwesterly terminus of the course described with the length of 26.16 feet in said deed; thence along last said course, North $48^{\circ} 52' 50''$ East, 26.16 feet to the general northeasterly line of said parcel; thence along said general northeasterly line North $70^{\circ} 31' 28''$ West, 58.95 feet; thence along a tangent curve to the left, with a radius of 490.10 feet, through an angle of $60^{\circ} 34' 02''$, an arc length of 317.98 feet; thence South $48^{\circ} 34' 30''$ West 135.39 feet to the point of commencement.

PARCEL FIVE:

BEGINNING at a point on the Northeastery line of Rand Street that is the most westerly corner of Lot 1, Block 16, as said Road, Lot and Block are shown on the map entitled, "MAP NO. 8 SHORE VIEW TRACT, SAN MATEO, CALIFORNIA", filed in the office of the San Mateo County Recorder on June 22, 1949 in Book 30 of Maps at pages 25, 26, 27 and 28; thence from said point of beginning along the Northwestery prolongation of said Northeastery line of Rand Street North $41^{\circ} 28' 00''$ West 50.17 feet to the Southeastery line of lands described in Deed from Kunigunda J. Smith to Andrew C. Byrd, et al, dated January 11, 1945 and recorded January 23, 1945 in Book 1159 of Official Records of San Mateo County at page 162 (37636F); thence along said Southeastery line South $48^{\circ} 29' 35''$ East 115.00 feet to an angle point in the boundary of the above mentioned Shore View Tract; thence along said boundary North $71^{\circ} 04' 04''$ East 125.43 feet to the point of beginning.

A.P. Nos. 33-243-020
 33-243-031
 33-243-050
 33-243-080
 3-271-310

CONTINENTAL PARCEL

EXHIBIT "C"

All that certain real property situate in the City of San Mateo, County of San Mateo, State of California, being a portion of Parcel D, Mariner's Island, Unit No. 1, and being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel D, as said Parcel is shown on the Map entitled, "MARINER'S ISLAND, UNIT NO. 1, SAN MATEO, SAN MATEO COUNTY, CALIFORNIA", recorded March 4, 1966, in Book 64 of Maps at pages 28, 29, 30, San Mateo County Records; THENCE FROM SAID POINT OF BEGINNING along the Northerly line of said Parcel D, South $88^{\circ} 30' 55''$ East 765.96 feet to the Northeast Corner thereof; THENCE along the easterly line of said Parcel D, South $1^{\circ} 29' 05''$ West 71.23 feet to a point thereon, THENCE leaving the boundary of Parcel D, along the top of the bank of a lagoon, the following courses: from a tangent that bears North $23^{\circ} 57' 58''$ West, Northwestery along the arc of a curve to the left having a radius of 62 feet and a central angle of $64^{\circ} 02' 02''$, an arc distance of 69.29 feet, THENCE tangent to the preceding curve North $88^{\circ} 00'$ West 134.49 feet, THENCE tangent to the preceding course Northwestery along the arc of a curve to the left having a radius of 132 feet and a central angle of $34^{\circ} 30' 00''$, an arc distance of 79.48 feet, THENCE tangent to the preceding curve South $57^{\circ} 30'$ West 50.85 feet, THENCE South $42^{\circ} 00'$ West 89.99 feet, THENCE tangent to the preceding course Southwesterly along the arc of a curve to the left having a radius of 57 feet and a central angle of $73^{\circ} 00'$, an arc distance of 72.62 feet, THENCE tangent to the preceding curve Southeasterly along the arc of a curve to the right having a radius of 28 feet and a central angle of $75^{\circ} 00'$, an arc distance of 36.65 feet, THENCE tangent to the preceding curve South $44^{\circ} 00'$ West 124.54 feet to the Southwesterly line of said Parcel D, at a point which is distant North $42^{\circ} 11' 30''$ West 122.05 feet from the most Southerly corner of said Parcel D; THENCE along said Southwesterly line of Parcel D, North $42^{\circ} 11' 30''$ West 397.95 feet, and tangent to the preceding course Northwestery along the arc of a curve to the right having a radius of 139.99 feet and a central angle of $28^{\circ} 19' 52''$, an arc distance of 69.22 feet to the Point of Beginning.

DOUGLAS PARCEL
EXHIBIT C