

MINUTE ITEM

This Calendar Item No. 14
was approved as Minute Item
No. 14 by the State Lands
Commission by a vote of 2
to 0 at its 4-30-78
meeting.

CALENDAR ITEM

14.

LAND EXCHANGE AND BOUNDARY LINE AGREEMENT

4/78
W 21516
Sandefur
BLA 173
PRC 5466

The State Lands Commission's Staff recommends Commission approval of a proposed title settlement and boundary line agreement in lieu of litigation with Western Real Estate Development Corporation and Redwood City with respect to title and boundary questions to a parcel of real property located in Redwood City along Redwood Creek adjacent to and southwesterly (landward) of the Bayshore Freeway. The parcel consists of 19.37 acres, more or less; is described as Parcels 1 and 2 in the attached Exhibit "A" and is referred to herein as the "subject parcel."

Western Real Estate Development Corporation claims fee title ownership of the subject parcel, free of any public right, title, or interest, based on their assertions: that the subject parcel was included within the State's Swamp and Overflowed Lands Patent of Survey No. 15, the Certificate of Purchase for which was dated September 9, 1859; that they are the successors in interest to the State's Patentee; that the subject parcel was included within the Federal Swamp and Overflowed Lands Patent to the State issued pursuant to the Arkansas Swamp Land Act; that the State's Swamp and Overflowed Lands Patent meandered the ordinary high water mark of Redwood Creek; that the subject parcel is bounded along the creek by the ordinary high water mark; that the waterward boundary coincides with the OHWM; of the subject parcel; that the subject parcel consisted of swamp and overflowed lands within the meaning of the Arkansas Swamp Land Act; that the State's patent did not reserve the public trust for commerce, navigation, and fisheries, or any other right, title, or interest of the public, either expressly or by implication, within the subject parcel or any portion thereof; that the subject parcel has been reclaimed, improved, and used by private claimants since the last century; and that the subject parcel is now leveed, and is cut off from tidal action.

The State asserts that the subject parcel contained tidelands and submerged lands in its historical state; that the State's Swamp and Overflowed Lands Patent did not extinguish the public trust titles, the same being reserved from the conveyance by implication; that the subject parcel has been located within the city limits of Redwood City since March 27, 1868; and that the State is the fee simple or easement owner by reason of its sovereignty.

A 20

S 10

CALENDAR ITEM NO. 14. (CONTD)

The City of Redwood City is the State's trust grantee of this reach of Redwood Creek pursuant to Chapter 34, Stats. 1954 (1st E.S.), without the power of alienation. The Commission, in 1958, made a survey of the trust grant to the city which was filed in Volume 4, LLS, Maps pages 69-73, and which shows the upland limit of the trust grant to closely approximate the waterward line of the subject parcel.

Negotiations have been conducted among representatives of Western Real Estate Development Corporation, Redwood City, and the State Lands Commission's Staff concerning title to the subject lands. These negotiations have resulted in a proposed agreement for the settlement of this title dispute by a land exchange and boundary line agreement. The major points of this proposed agreement are as follows:

1. The city, with the approval of the State Lands Commission, will quitclaim any right, title, or interest in the property particularly described in Exhibit "A" to State.
2. Western Real Estate Development Corporation will quitclaim any right, title, or interest in the property particularly described in Exhibit "B" to city.
3. Western Real Estate Development Corporation will quitclaim any right, title, or interest in the property particularly described in Exhibit "D" to State, reserving a right-of-way for a public road and public utilities.
4. State will issue a patent of the State's right, title, or interest in the property particularly described in Exhibit "C" to Western Real Estate Development Corporation.
5. State will issue a rent-free 66-year Public Agency Permit to city for use of the property particularly described in Exhibit "D". Said lease will specify that city may enter into a maintenance agreement with a private party.
6. City will acknowledge that the boundary line of the legislative grant pursuant to Chapter 34, Stats. 1954 (1st E.S.) is the line between Parcel 2 as described in the attached Exhibit "D" and Parcel 3 as described in the attached Exhibit "B".
7. Western Real Estate Development Corporation will provide a standard form of CLTA title insurance to the State insuring the State's title to the property described in exhibit "C".

CALENDAR ITEM NO. 14. (CONTD)

8. Western Real Estate Development Corporation will prepare and record a survey showing the settlement and record said survey at the Recorders Office, San Mateo County, California.

The real property to be received shall be held by the State in its sovereign capacity subject to the public trust for commerce, navigation, and fisheries, as defined in the case of Marks v. Whitney, 6 Cal. 3rd. 251.

The settlement will consolidate State titles in the area in a manner which will be beneficial to the environment and ecology.

The State will receive the mineral rights in the real property being conveyed to the State, as described in Exhibits "B" and "D" and pursuant to Section 6307 of the Public Resources Code, is releasing the mineral rights in the real property described in Exhibit "C" being conveyed to Western Real Estate Development Corporation.

Copies of the proposed agreement, necessary to accomplish this transaction, are on file with the State Lands Commission.

The agreement is authorized by Division 6 of the Public Resources Code, with particular reference to Sections 6107 and 6307.

The agreement is exempt from the preparation of an EIR pursuant to the provisions of Section 6371, of the Public Resources Code.

An evaluation has been made by the Commission's Staff which shows that the State will receive land and interests in land equal or greater in value than those lands and interests in lands claimed by the State and city and to be surrendered by this agreement.

The agreement has been reviewed and approved by the Office of the Attorney General.

The proposed exchange is for the purpose of settling a title dispute and Western Real Estate Development Corporation remains subject to all lawful requirements of public agencies for permits, mitigation, use, or otherwise, independent of this agreement.

EXHIBITS:

- A. Land Description.
- B. Land Description.
- C. Land Description.
- D. Land Description.

CALENDAR ITEM NO. 14. (CONTD)

- E. Air Plat.
- F. Quad Plat.
- G. Transaction Plat.

IT IS RECOMMENDED THAT THE COMMISSION:

1. APPROVE THE EXCHANGE AS PROPOSED AND AUTHORIZE THE EXECUTION OF THE EXCHANGE AGREEMENT BETWEEN THE COMMISSION, THE CITY OF REDWOOD CITY, AND WESTERN REAL ESTATE DEVELOPMENT CORPORATION.
2. FIND THAT THE EXCHANGE OF LANDS, INTERESTS IN LANDS, AND RIGHTS SET FORTH IN THE AGREEMENT REFERRED TO IN PARAGRAPH 1 ABOVE, ARE IN THE BEST INTERESTS OF THE STATE FOR AID IN RECLAMATION; 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 LANDS RELINQUISHED BY THE STATE PURSUANT TO SAID AGREEMENT.
3. AUTHORIZE EXECUTION OF A STATE PATENT TO WESTERN REAL ESTATE DEVELOPMENT CORPORATION OF THE REAL PROPERTY DESCRIBED IN THE AGREEMENT.
4. ACCEPT AND AUTHORIZE THE RECORDATION OF CONVEYANCES TO THE STATE AND CITY AS PROVIDED IN THE AGREEMENT.
5. FIND AND DECLARE THAT UPON THE DELIVERY OF THE PATENT AND THE RECORDATION THEREOF IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, THE REAL PROPERTY DESCRIBED IN SAID PATENT:
 - a. HAS BEEN CUT OFF FROM NAVIGABLE WATERS, IMPROVED, FILLED, AND RECLAIMED BY THE PRIVATE PARTY OR 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 FISHING, AND IS NO LONGER IN FACT TIDELANDS OR SUBMERGED LANDS AND THEREFORE SHALL BE FREED FROM PUBLIC TRUST.
6. AUTHORIZE THE STAFF OF THE STATE LANDS COMMISSION AND/OR THE OFFICE OF THE ATTORNEY GENERAL, TO TAKE ALL FURTHER STEPS NECESSARY TO IMPLEMENT THE TRANSACTION DESCRIBED ABOVE, INCLUDING BUT NOT LIMITED TO APPEARANCES IN ANY LEGAL PROCEEDINGS BROUGHT CONCERNING THE ABOVE TRANSACTION.

CALENDAR ITEM NO. 14. (CONTD)

7. FIND THAT THE AGREEMENT IS IN SETTLEMENT OF TITLE AND BOUNDARY LITIGATION AND THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT ARE INAPPLICABLE, PURSUANT TO SECTION 6371, OF THE PUBLIC RESOURCES CODE.

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

EXHIBIT A

PARCEL I

ALL THAT certain real property situate in the City of Redwood City, County of San Mateo, State of California and lying within a portion of the Southwest one quarter of Section 17, the Southeast one quarter of Section 18, and the Northeast one quarter of Section 19, all in Township 5 South Range 3 West Mt. Diablo Base Meridian. Said parcel being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right-of-way line of Veterans Boulevard (125 feet wide) with the most Easterly line of Redwood Creek as said line is shown on that certain map entitled "Map of the Grant to the City of Redwood City" and recorded in Volume 4 of L.L.S. maps at page 73 Official Records of San Mateo County, California, said point of intersection bears North $17^{\circ}10'14''$ East along said Easterly line of Redwood Creek 180.72 feet from Creek Boundary Coordinate Point #93 as said Point #93 is designated on said Grant Map. Thence from said Point of Beginning along said Northerly right-of-way line of Veterans Boulevard South $80^{\circ}05'12''$ East 24.43 feet to the TRUE POINT OF BEGINNING of the herein described parcel; thence from TRUE POINT OF BEGINNING and leaving the line of Veterans Boulevard North $13^{\circ}24'48''$ East 140.87 feet; thence North $17^{\circ}10'14''$ East 419.68 feet; thence North $4^{\circ}19'12''$ West 192.52 feet; thence North $63^{\circ}21'12''$ West 82.43 feet; thence North $70^{\circ}32'12''$ West 80.15 feet; thence North $82^{\circ}52'12''$ West 31.45 feet; thence North $57^{\circ}52'12''$ West 365.93 feet; thence North $4^{\circ}59'20''$ West 206.92 feet; thence North $18^{\circ}07'48''$ East 74.31 feet; thence North $27^{\circ}22'14''$ East 195.86 feet; thence North $41^{\circ}21'32''$ East 32.42 feet more or less to a point of intersection of the Southwesterly line of Bayshore Freeway (230 feet wide) as said line was described and conveyed to the State of California by that certain deed recorded on December 17, 1956 in Book 3144 of Official Records at page 580 Records of San Mateo County California. Said Southwesterly line of Bayshore Freeway being a line of curvature having a radius of 8,885.00 feet, a radial line at said point of intersection bears North $23^{\circ}08'31''$ East; thence along said Southwesterly line of Bayshore Freeway on a curve to the right, from a tangent which bears South $66^{\circ}51'27''$ East, having a radius of 8,885.00 feet, a central angle of $7^{\circ}03'35''$, an arc distance of 1094.77 feet; thence South $59^{\circ}48'41''$ East 104.23 feet to a point of intersection with the Northwesterly line of Walnut Street (formerly Steinberger Street); thence leaving said line of curvature of Bayshore Freeway and along said Northwesterly line of Walnut Street South $34^{\circ}46'08''$ West 37.32 feet; thence along the arc of a curve to the left tangent to the preceding course, having a radius of 35.00 feet, a central angle of $41^{\circ}56'17''$, an arc distance of 25.62 feet, to the point of intersection of said Northwesterly line of Walnut Street at a point where said right-of-way is 80.00 feet in width, said right-of-way width being shown on that certain parcel map #75-4 recorded in Volume 28 of parcel maps at page 41, Records of San Mateo County, California; thence Southwesterly along said Northwesterly line of Walnut Street South $34^{\circ}46'08''$ West 391.82 feet to an angle point on said right-of-way; thence South $32^{\circ}07'08''$ West 690.92 feet to the point of intersection of the first hereinabove Northerly line of Veterans Boulevard; thence along said Northerly line North $80^{\circ}05'12''$ West 221.46 feet to the TRUE POINT OF BEGINNING.

The hereinabove described contains 18.389 acres of land more or less.

The bearings and distances in the hereinabove described are based on the California Coordinate System Zone 3. Distances hereinabove described are grid distances. The corresponding geodetic distances obtained by multiplying the grid distance by 1.0000609.

EXHIBIT A

PARCEL II

ALL that certain real property situate in the City of Redwood City, County of San Mateo, State of California and lying within a portion of the Southwest one quarter of Section 17, the Southeast one quarter of Section 18, and the Northeast one quarter of Section 19, all in Township 5 South Range 3 West Mt. Diablo Base Meridian, said parcel being more particularly described as follows:

BEGINNING AT THE point of intersection of the Northerly right-of-way line of Veterans Boulevard (125 feet wide) with the most Easterly line of Redwood Creek as said line is shown on that certain map entitled "Map of the Grant to the City of Redwood City" and recorded in Volume 4 of L.L.S. maps at page 73 Official Records of San Mateo County, California, said point of intersection bears North $17^{\circ}10'14''$ East along said Easterly line of Redwood Creek 180.72 feet from Creek Boundary Coordinate Point #93 as said point #93 is designated on said Grant Map. Thence from said Point of Beginning along said Easterly line of Redwood Creek the following courses: North $17^{\circ}10'14''$ East 564.49 feet to Map Coordinate Point #92; thence North $6^{\circ}11'47''$ West 176.03 feet; thence North $73^{\circ}40'37''$ West 291.76 feet; thence North $68^{\circ}23'07''$ West 114.02 feet; thence North $36^{\circ}17'33''$ West 158.81 feet; thence North $4^{\circ}59'22''$ West 252.96 feet; thence North $27^{\circ}22'14''$ East 254.49 feet to Map Coordinate Point #86; thence North $41^{\circ}21'32''$ East 30.36 feet more or less to the point of intersection with the Southwesterly line of Bayshore Freeway (230 feet wide) as said line was described and conveyed to the State of California by that certain deed recorded on December 17, 1956 in Book 3144 of Official Records at page 580 Records of San Mateo County, California. Said Southwesterly line of Bayshore Freeway being a line of curvature having a radius of 8,885.00 feet, a radial line at said point of intersection bears North $23^{\circ}03'40''$ East; thence Southeasterly along said line of Bayshore Freeway on a curve to the right from a tangent which bears South $66^{\circ}55'31''$ East having a radius of 8,885.00 feet, a central angle of $0^{\circ}04'04''$, an arc distance of 19.51 feet; thence leaving said line of Bayshore Freeway on a non-radial line South $41^{\circ}21'32''$ West 32.42 feet; thence South $27^{\circ}22'14''$ West 195.86 feet; thence South $18^{\circ}07'48''$ West 74.31 feet; thence South $4^{\circ}59'20''$ East 206.92 feet; thence South $57^{\circ}52'12''$ East 365.93 feet; thence South $82^{\circ}52'12''$ East 31.45 feet; thence South $70^{\circ}32'12''$ East 80.15 feet; thence South $63^{\circ}21'12''$ East 82.43 feet; thence South $4^{\circ}19'12''$ East 192.52 feet; thence South $17^{\circ}10'14''$ West 419.68 feet; thence South $13^{\circ}24'48''$ West 140.87 feet to a point of intersection with the hereinabove first described Northerly line of Veterans Boulevard; thence along said Northerly line North $80^{\circ}05'12''$ West 24.43 feet to the Point of Beginning.

The hereinabove described contains 1.00 acre of land more or less.

The bearings and distances in the hereinabove described are based on the California Coordinate System Zone III. Distances hereinabove described are grid distances. The corresponding geodetic distances obtained by multiplying grid distance by 1.0000609.

EXHIBIT B

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, and lying within a portion of the Southwest one-quarter of Section 17, the Southeast one-quarter of Section 18, and the Northeast one-quarter of Section 19, all in Township 5 South Range 3 West Mt. Diablo Base Meridian. Said parcel being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right of way line of Veterans Boulevard (125 feet wide) with the most Easterly line of Redwood Creek as said line is shown on that certain map entitled "Map of the Grant to the City of Redwood City" and recorded in Volume 4 of L.L.S. Maps at page 73, Official Records of San Mateo County, California, said point of intersection bears North $17^{\circ} 10' 14''$ East along said Easterly line of Redwood Creek 180.72 feet from Creek Boundary Coordinate Point #93 as said point #93 is designated on said Grant Map. Thence from said Point of Beginning along said Easterly line of Redwood Creek the following courses: North $17^{\circ} 10' 14''$ East 564.49 feet to Map Coordinate Point #92; thence North $6^{\circ} 11' 47''$ West 176.03 feet; thence North $73^{\circ} 40' 37''$ West 291.76 feet; thence North $68^{\circ} 23' 07''$ West 114.02 feet; thence North $36^{\circ} 17' 33''$ West 158.81 feet; thence North $4^{\circ} 59' 22''$ West 252.96 feet; thence North $27^{\circ} 22' 14''$ East 254.49 feet to Map Coordinate Point #86; thence North $41^{\circ} 21' 32''$ East 30.36 feet more or less to the point of intersection with the Southwesterly line of Bayshore Freeway (230 feet wide) as said line was described and conveyed to the State of California by that certain deed recorded on December 17, 1956 in Book 3144 of Official Records at page 580, Records of San Mateo County, California; thence leaving said Easterly line of Redwood Creek, Northwesterly along said line of Bayshore Freeway to the centerline of Redwood Creek; thence Southerly along the centerline of Redwood Creek to the point of intersection with the hereinabove described Northerly line of Veterans Boulevard; thence Southeast along said Northerly line to the point of beginning.

The bearings and distances in the hereinabove described are based on the California Coordinate System Zone III. Distances hereinabove described are grid distances. The corresponding geodetic distances obtained by multiplying grid distance by 1.0000609,

EXHIBIT C

ALL THAT certain real property situate in the City of Redwood City, County of San Mateo, State of California and lying within a portion of the Southwest one quarter of Section 17, the Southeast one quarter of Section 18, and the Northeast one quarter of Section 19, all in Township 5 South Range 3 West Mt. Diablo Base Meridian. Said parcel being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right-of-way line of Veterans Boulevard (125 feet wide) with the most Easterly line of Redwood Creek as said line is shown on that certain map entitled "Map of the Grant to the City of Redwood City" and recorded in Volume 4 of L.L.S. maps at page 73 Official Records of San Mateo County, California, said point of intersection bears North $17^{\circ}10'14''$ East along said Easterly line of Redwood Creek 180.72 feet from Creek Boundary Coordinate Point #93 as said Point #93 is designated on said Grant Map. Thence from said Point of Beginning along said Northerly right-of-way line of Veterans Boulevard South $80^{\circ}05'12''$ East 24.43 feet to the TRUE POINT OF BEGINNING of the herein described parcel; thence from TRUE POINT OF BEGINNING and leaving the line of Veterans Boulevard North $13^{\circ}24'48''$ East 140.87 feet; thence North $17^{\circ}10'14''$ East 419.68 feet; thence North $4^{\circ}19'12''$ West 192.52 feet; thence North $63^{\circ}21'12''$ West 82.43 feet; thence North $70^{\circ}32'12''$ West 80.15 feet; thence North $82^{\circ}52'12''$ West 31.45 feet; thence North $57^{\circ}52'12''$ West 365.93 feet; thence North $4^{\circ}59'20''$ West 206.92 feet; thence North $18^{\circ}07'48''$ East 74.31 feet; thence North $27^{\circ}22'14''$ East 195.86 feet; thence North $41^{\circ}21'32''$ East 32.42 feet more or less to a point of intersection of the Southwesterly line of Bayshore Freeway (230 feet wide) as said line was described and conveyed to the State of California by that certain deed recorded on December 17, 1956 in Book 3144 of Official Records at page 580 Records of San Mateo County California. Said Southwesterly line of Bayshore Freeway being a line of curvature having a radius of 8,885.00 feet, a radial line at said point of intersection bears North $23^{\circ}08'33''$ East; thence along said Southwesterly line of Bayshore Freeway on a curve to the right, from a tangent which bears South $66^{\circ}51'27''$ East, having a radius of 8,885.00 feet, a central angle of $7^{\circ}03'35''$, an arc distance of 1094.77 feet; thence South $19^{\circ}48'41''$ East 104.23 feet to a point of intersection with the Northwesterly line of Walnut Street (formerly Steinberger Street); thence leaving said line of curvature of Bayshore Freeway and along said Northwesterly line of Walnut Str. + South $34^{\circ}46'08''$ West 37.32 feet; thence along the arc of a curve to the left tangent to the preceding course, having a radius of 35.00 feet, a central angle of $41^{\circ}56'17''$, an arc distance of 25.62 feet, to the point of intersection of said Northwesterly line of Walnut Street at a point where said right-of-way is 80.00 feet in width, said right-of-way width being shown on that certain parcel map #75-4 recorded in Volume 28 of parcel maps at page 41, Records of San Mateo County, California; thence Southwesterly along said Northwesterly line of Walnut Street South $34^{\circ}46'08''$ West 391.82 feet to an angle point on said right-of-way; thence South $32^{\circ}07'08''$ West 690.92 feet to the point of intersection of the first hereinabove Northerly line of Veterans Boulevard; thence along said Northerly line North $80^{\circ}05'12''$ West 221.46 feet to the TRUE POINT OF BEGINNING.

The hereinabove described contains 18.389 acres of land more or less.

The bearings and distances in the hereinabove described are based on the California Coordinate System Zone 3. Distance hereinabove described are grid distances. The corresponding geodetic distances obtained by multiplying the grid distance by 1.0000609.

EXHIBIT D

ALL that certain real property situate in the City of Redwood City, County of San Mateo, State of California, and lying within a portion of the Southwest one quarter of Section 17, the Southeast one quarter of Section 18, and the Northeast one quarter of Section 19, all in Township 5 South Range 3 West Mt. Diablo Base Meridian. Said parcel being more particularly described as follows:

BEGINNING AT THE point of intersection of the Northerly right-of-way line of Veterans Boulevard (125 feet wide) with the most Easterly line of Redwood Creek as said line is shown on that certain map entitled "Map of the Grant to the City of Redwood City" and recorded in Volume 4 of L.L.S. maps at page 73 Official Records of San Mateo County, California, said point of intersection bears North $17^{\circ}10'14''$ East along said Easterly line of Redwood Creek 180.72 feet from Creek Boundary Coordinate Point #93 as said point #93 is designated on said Grant Map. Thence from said Point of Beginning along said Easterly line of Redwood Creek the following courses: North $17^{\circ}10'14''$ East 564.49 feet to Map Coordinate Point #92; thence North $6^{\circ}11'47''$ West 176.03 feet; thence North $73^{\circ}40'37''$ West 291.76 feet; thence North $68^{\circ}23'07''$ West 114.02 feet; thence North $36^{\circ}17'33''$ West 158.81 feet; thence North $4^{\circ}59'22''$ West 252.96 feet; thence North $27^{\circ}22'14''$ East 254.49 feet to Map Coordinate Point #86; thence North $41^{\circ}21'32''$ East 30.36 feet more or less to the point of intersection with the Southwesterly line of Bayshore Freeway (230 feet wide) as said line was described and conveyed to the State of California by that certain deed recorded on December 17, 1956 in Book 3144 of Official Records at page 580 Records of San Mateo County, California. Said Southwesterly line of Bayshore Freeway being a line of curvature having a radius of 8,885.00 feet, a radial line at said point of intersection bears North $23^{\circ}03'40''$ East; thence Southeasterly along said line of Bayshore Freeway on a curve to the right from a tangent which bears South $66^{\circ}55'31''$ East having a radius of 8,885.00 feet, a central angle of $0^{\circ}04'04''$, an arc distance of 10.51 feet; thence leaving said line of Bayshore Freeway on a non-radial line South $41^{\circ}21'32''$ West 32.42 feet; thence South $27^{\circ}22'14''$ West 195.86 feet; thence South $18^{\circ}07'48''$ West 74.31 feet; thence South $4^{\circ}59'20''$ East 206.92 feet; thence South $57^{\circ}52'12''$ East 365.93 feet; thence South $82^{\circ}52'12''$ East 31.45 feet; thence South $70^{\circ}32'12''$ East 80.15 feet; thence South $63^{\circ}21'12''$ East 82.43 feet; thence South $4^{\circ}19'12''$ East 192.52 feet; thence South $17^{\circ}10'14''$ West 419.68 feet; thence South $13^{\circ}24'48''$ West 140.87 feet to a point of intersection with the hereinabove first described Northerly line of Veterans Boulevard; thence along said Northerly line North $80^{\circ}05'12''$ West 24.43 feet to the Point of Beginning.

The hereinabove described contains 1.00 acre of land more or less.

RESERVING therefrom an easement for underground public utilities and for vehicular and pedestrian ingress-egress and roadway construction, including appurtenances thereto over and across the herein described 1.00 acre parcel and lying within a strip of land 100.00 feet in width being 50.00 feet each side of the following described centerline.

BEGINNING at a point on the most Westerly line of said parcel from which

EXHIBIT D

Coordinate Point #86 bears North $27^{\circ} 22' 14''$ East 111.58 feet; thence from said Point of Beginning along said centerline South $62^{\circ} 37' 56''$ East 10.00 feet more or less to the most Easterly line of the hereinabove described 1.00 acre parcel and being the line of termination of said easement.

ALSO RESERVING an easement for installation and maintenance of underground drainage pipes under, and across the herein above described 1.00 acre parcel and being a strip of land 15.00 feet in width and bearing North $62^{\circ} 37' 46''$ West. The Southwesterly line said strip bears South $27^{\circ} 22' 14''$ West 2.00 feet from the first herein above described Map Coordinate Point #86. The Northeasterly line of said strip bears North $41^{\circ} 21' 32''$ East 13.40 feet from said Map Coordinate Point #86. The sidelines of said easement to terminate at the Northwesterly and Southeasterly lines of 1.00 acre parcel.

ALSO RESERVING easement rights for installation and maintenance of underground drainage pipes under and across the herein described 1.00 acre parcel and being three (3) separate strips of land 10.00 feet in width extending across 1.00 acre parcel from the lands lying adjacent and Southeasterly of said 1.00 acre parcel. The locations of said easements to be determined by engineering design criteria required to sufficiently drain said Southeasterly adjacent lands.

The bearings and distances in the hereinabove described are based on the California Coordinate System Zone III. Distances hereinabove described are grid distances. The corresponding geodetic distances obtained by multiplying the grid distance by 1.0000609.

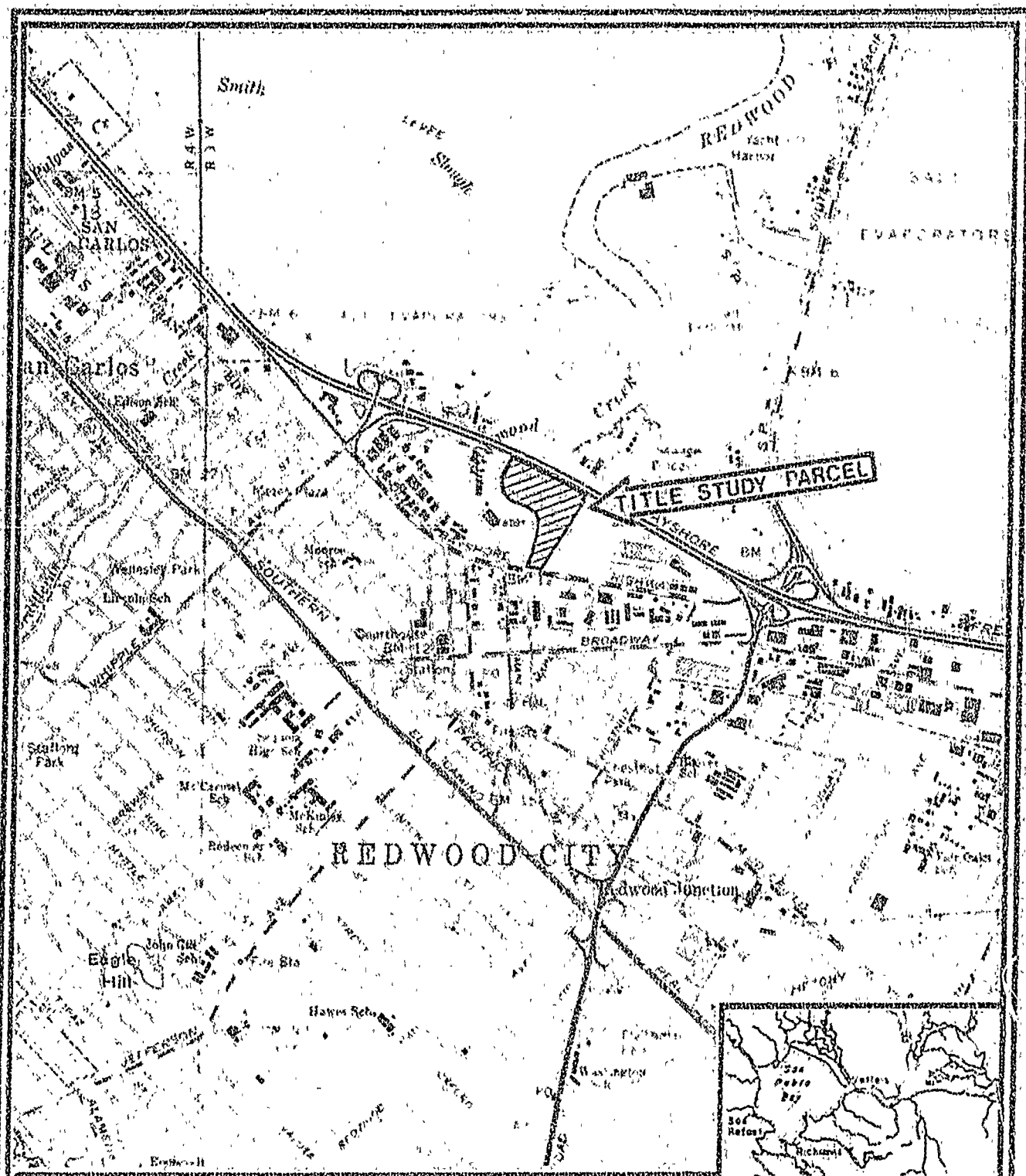


STATE LANDS DIVISION
AERIAL PHOTO PLAT
EXPOSURE NO. 8256 of NASA FLIGHT 75-077
on MAY 28, 1975



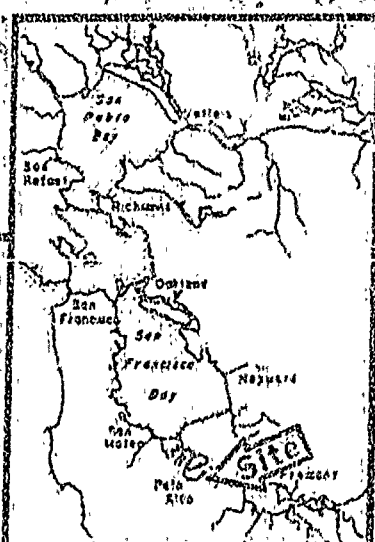
Prepared by JS Fong Date: 9-23-77
Title Study - Western Real Estate Development Corp. W 21516

EXHIBIT E



STATE LANDS DIVISION

PORTION OF USGS QUADRANGLE
 PALO ALTO
 1961 PHOTOREVISED 1968 & 1973

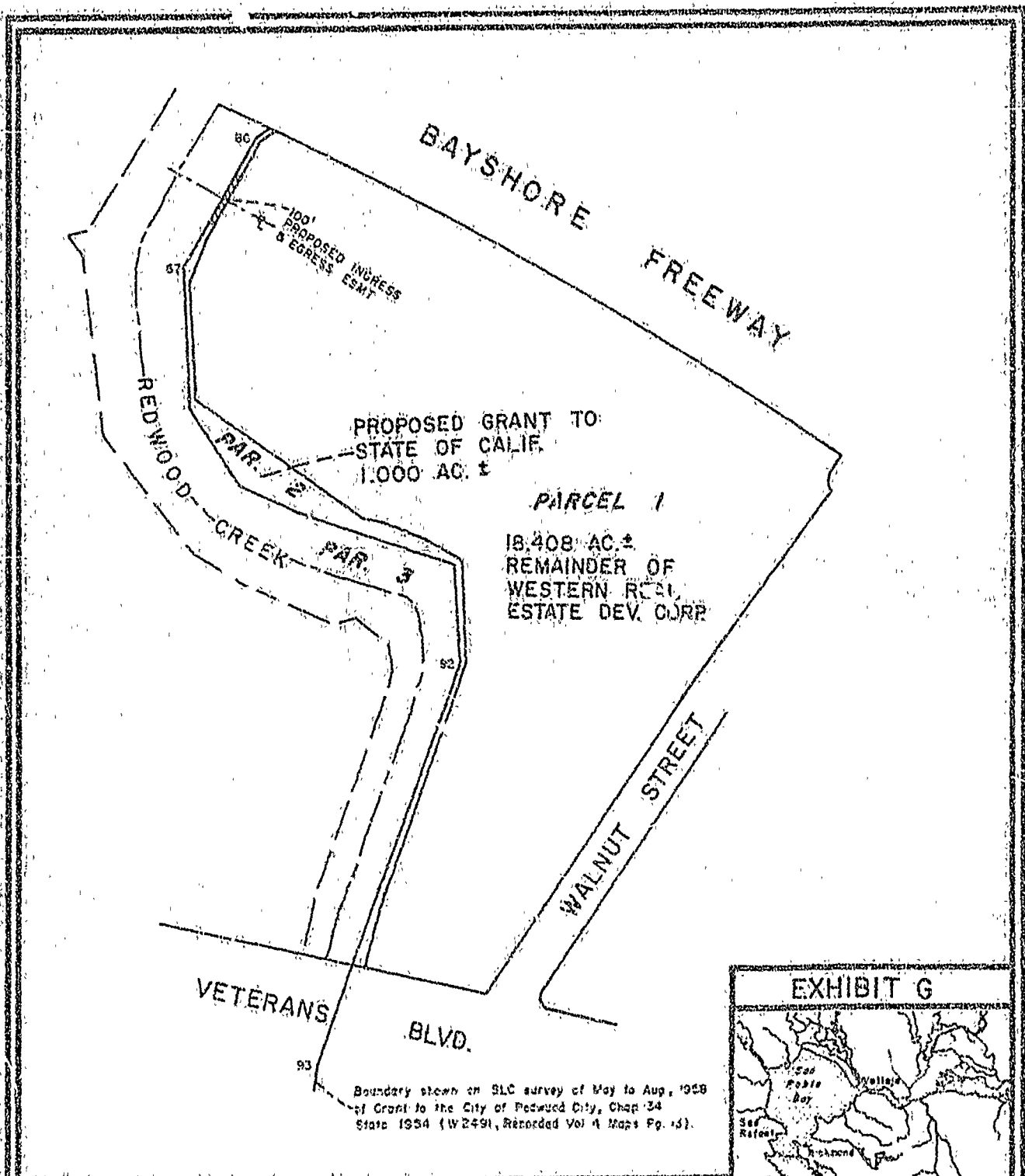


Prepared by: JS Fong

Date: 9-23-77

Title Study: Western Real Estate Development Corp. W 21516

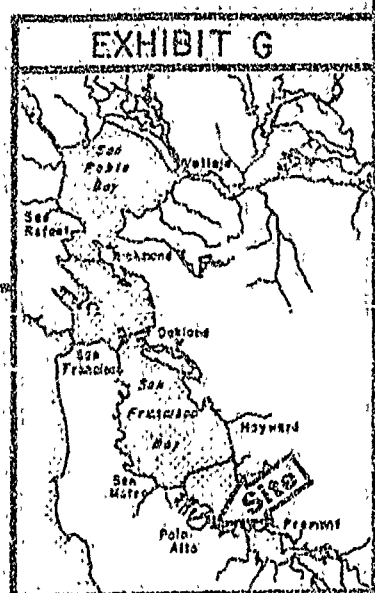
EXHIBIT F



PROPOSED GRANT TO
STATE OF CALIF.
1,000 AC. ±

PARCEL 1
18,408 AC. ±
REMAINDER OF
WESTERN REAL
ESTATE DEV. CORP.

Boundary shown on SLC survey of May to Aug, 1958
of Grant to the City of Redwood City, Chap 34
State 1954 (W 2491, Recorded Vol 4 Maps Pp. 43).



STATE LANDS COMMISSION

PROPOSED GRANT TO STATE OF CALIF

Prepared by: jsf Date: 4-7-1978

Title Study: Western Real Estate Dev Corp. W 21516 Z 3-N 38-E 149