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## This Calundar trem No. <br> $\qquad$

 was aporoved as Minute Item No. ${ }^{2}$ by the state lands. Gommission by a votentáa nieeting.

GALENDAR ITEM

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14.6

LAND EXCHANGE AND BOUNDARY LINE AGREEMENT

The State Lands Commission's Staff recommends Commission approval of a proposed tithe 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 ot real property located in Redwood City aloing Redwood Creek adjacent to and southwesterly (landward) of the Bayshote 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 pazoel."

Western Real Estate Development Corponation claims Eee tithe ownershsp of the subject paxcel, 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 Purchas? 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 meandexed the ordinary high water maxk of Redwood Creck; that the subject parcel is bounded along the creek by $\psi$ be ordinary high water maxk; that the waterward boundary coincides with the OHWM; of the subject parcei; that the subject pareet consisted of swamp and overtlowed lands within the meaning of the Arkansas Swamp land Act; that the Stateis patent did not reserve the pubiic txust for ommerce, navigation, and fisheries, or any other right, title, or interest of the public, elther expressly or by implication, within the subject parcel or any portion thereof; that the subject parcel has been reclaimed, improved, and used by private ciaimants 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 Scate's Swamp and Nuerflowed lands Pitent did net extingulsh the public trust tathes, the sama betng reserved from the eonyeyance by mplication; that the oubject parcel has been located within the city limits of Redwood City since March 27 , 1868; and that the State is the Eee sjmplo or asement owner by reason of its sovetrignty.

## CAI.ENDAR ITEM NO. $34 . \quad$ (CONTD)

The City of Redwood City is the State's trust grantee of this teach of Redwood Creek pursuant to Ohapter 34 , Stats. 4954 (1st E.S.), without the power of alienation. The commission, in 1958 , made a survey of the trust grami to the city which was filed in Volume 4, Lis, Maps pages 69-73, and which shows the upland timit of the trust grant to closely approximate the waterward line of the subject parcel.

Negotiations have been conducted anong represemtatives of Western Real Estate Development Corporation, Redwood Gity, and the State Lands Cimmission's Statf concerning tithe to the subject lands. These negotiations have resulted in a proposed agreement Eor the settlement of this tithe 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 tands Gommission, will guitclaim any right, title, or interest in the property pariculdrly described in Exhibit "A" to State.
2. Western Real Estate Development Corporation will quitciaim any right, tithe, or interest in the property particularly described in Exhibit "p" to city.
3. Westem Real Estate Development Corporation will quitciaim any right, tithe, ox interest in the property particularly described in Exhibit "D" to State, reserving a right-of way For a pubifc road and public ntilities.
4. Scate wili issue a patent of the State's righti citie, or interest in the propenty particularly descrioed in Exhibit "C" to Western Real Estate Development Corporation.
5. State will issue a rentwnee 66-year Public Agency Permit to city for use of the property particulandy described in Exhibit "D". Said lease will specify that rity may enter into a maintenance agreement: with a private parcy.
6. Gity will acknowledge that the boundary line of the legis lative grant pursuant to chapter 34. stats. 1954 (15t E.S. ${ }^{\text {( }}$ ) the line between parcel 2 as described in the attached Exhibit "D' and Parcel 3 as described in the actached Exhibit "B".
7. Western Real Fitate Development Corporation will provide a standard form of CluA titie insumance to the State Insuring the state's titte to the property deseribod in Exhibit " $\mathrm{C}^{\prime \prime}$.

## CALENDAR ITEM NO. 34. (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 properte to be recuived shall be held by the state in its sovereign capacity subject to the pubijc trust for commerce, navigation, and fisheries, as defined in the case of Marks v. Whitney, 6 Cal. 3rd. 251.

The settement will consolidate State ticles 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 "Bi and "D" and pursuant to Section 6307 of the Dublic Resources Code, is relleasing the mineral rights in the real property described in Exhibit "C" being conveyed to Western Real Estate Development Corporation.

Copies of the rroposed agreement, necessary to accomplish thit transaction, are on cile 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 ERR pursuant to the provisions of Section 637t, of the Public Resources Code.

An evaluation has been made by the Conmission's Staff which shows that the state will recelve land and interests in land equal or greater in value than those lands and interests in lands nlaimed by the state and city and tu be surrencered by this agreement.

The agrement has been reviewed and approved by the office of the attorney General.

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

EXHIBTTS: A. Land Description.
B. Land Description.
c. Land Fisscription.
D. Land Description.

CALENDAR ITEM NO. I4. (CONTD)
E. Nix Plat.
F. Quad Plat.
G. Transaction Plat.

TT IS RECOMMENDED THAT THE COMNLSSIDN:

1. APPROVE THE EXCHANGE AS PROPOSED AND AUTHORTZE THE EXECUTLON OF THE EXCHANGE AGREENENT BETWEEN THE COMMTSSION, THE CITY OF REDWOOD CTTY, AND WESTERN REAL ESTATE DEVELOPMEMA CORPORATION.
2. FIND THAT THE EXCHANGE OF LANDS, INTERESTS IN LANDS, AND RICHTS SET FORTH LN THE AGREEMENT REFERRED TO IN PARAGRAPH 1 ABOVE: ARE IN THE BEST IWTERESTS OF THE STATE FOR ALD IN RECLAMATTON: THAT LT WILL NOT SUBSTANTTAL LY ITRERFERE WITH THE RICHTS OF NAVLGATION AND EISHING ITK THE WATERS INVOLVED; AND THAT TYE STATE WILL RECEIVE LANDS AND TNTERESTS TN LANDS EQUAL TO OR GREATER IN VALUE THAN ANY LANDS JR INTERESTS IN LANDS RELTNQUTSHED BY THE STATE PURSUANT IO SATD AGREEMENT.
3. AUTHORIZE EXECUTTON OF A STATE PATENE TO WESTERN REAL ESTATE DEVELOPMENT CORPORATEON OF THE REAL PROPERTY DESCRIRED IN, THE AGREEMENT.
4. ACCEPT AND AUTHORTZE THE RECORDATTON OF GONVEYANCES TO THE STATE AND CYTY AS PROVIDED IN THE AGREEMENT.
5. FIND AND DECLARE THAT UPON THE DELIVERY OF THE PATENT AND THE RECORDATION THEREOF IN THE OFFTCE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, THE REAL PROPERTY DESCRLBED IN SAID PATEIV:
a. HAS BEEN CUT OFF FROM NAVIGABLE WATERS, IMPROVED, ETLLED, AND RECLATMED BY THE PETVATE PARTY OR PREDECES SORS IN INTEREST:
b. HAS THEREBY BEEN SEUERET FROM THE PUBLTG CHANNELS AVD WATERWAYS AND IS NO LONGER AVATLABLE OR USEFUL. OR SUSCEPTLBLF OF BETNG ISED FOR COMMERCE, NAVLGATTON, AND FISHING, AND IS NO LONGER TN FACT TIDELANDS OR SUBMERGED I,ANDS AND THEREFORE SHALL BE FREGD FROM PUBLIC TRUST.
6. AUTHORTZE THE STAFF OF THE STATE LANDS COMMTSSION AND/OR THE OFFTGE OF THE ATTORNEY GENERAL, TO TAKE ALL FURTHER STEPS NFCESSARY TO TMPLEMENS THE TRANSACTION DESCRTRED ABOVE, INCLUDING BUT NOT LLMTTED TO ATPEARANCES IN AVY LSGAL PROCEEDINGS BROUGHT CONOERNING THE ABOVE TBANSACTION.
7. FIND THAT THE AGREEMENT IS IN SETTLEMENT OF TITLE AND BCUNDARX LITIGATION AND THE PROVISIONS OF THE CALIFORNYA ENVIRONMENTAL QUALITY AC'L ARE TNAPPLCCABLE, PURSUANI: TV SECTION 6371, OF THE PUPILTC RESOURCES CODE.

Attachments: Exhibite "A", "R", " C " and "D"

## ExHIXITSA

## PARCEL I

ALin Tift certafn real progerty stwate in the gity of ledwood city, County of Sun Nateo, Gtate of Culifornia and Jyine witnin a porifon of the Southwest one quarter of Section 17 , the Southeast one quarter of Section 18 , and the Nortieast one quarter of Section 29; all in rownship 5 South Range 3 West M, Dublo Base Merdian. Sadd jarcel belng rove particulariy described as follows:

BEOINING at the poin or intorsection of the Nor therly rient-of-way line of Veterans Boulevard ( 125 feet wide), with the mosl kasterly line of nodwood creek as sadid line is shown on that cersain map enththed "map of the Grant to the cify of Reduood city" and recorded in Volume 4 of Latut maps at mage 73 orficiax. Pecords of́ San Moteo county, California, sald yoint of Intersection bears North $177^{\circ} 10^{\prime} 14^{\prime \prime}$ Bast along sata Hasterly line of Eledwood creek 180.72 fect from
 Nap, Thence from said point of Berinning along said Nortnerly rjent-ofnay line
 of the herein described pancel; thance from ThUF POTNG OF EEGHNTH and leaving the IIne of Veterans Boulevard Nor ta $13^{\circ}$ at " $18^{\prime \prime}$ East 140.87 reet; thence iorth $17^{\circ} 10144^{\prime \prime}$
 West 82.43 feet; thence Worth $70^{\circ} 32^{\prime \prime} 12^{\prime \prime}$ West 80.15 feet; thence North $82^{\circ} 52^{\circ} 12^{\prime \prime}$ West 31.45 ieet; thence Morth $57^{\circ} 72^{\circ} 12^{\prime \prime}$ West 365.93 feet; thence Morth $4{ }^{\circ} 599^{\prime \prime} 20^{\prime \prime}$ West 206.92 feet; thence North $18^{\circ} 07^{\prime \prime} 48^{\prime \prime}$ East 74.31 Feet; thence "forth $27^{\circ} 22^{\prime \prime} 14^{\prime \prime}$ East 295.86 reet; thence North $41^{\circ} 21^{\prime} 32^{\prime \prime}$ East 32.42 "eet more on Iess to a ponu of intersection of the Bouthwesterly line of Bayshore Freevay ( 230 feet widen) ás said line was described and conveyed to the state of Californda by that certain deed recorded on Decemben 17; 1956 in Book 3144 oi Onficial Records at jage 580 hecords of San Matu County California. Said Southwesterly line of Bayshore Freeway being a line of curvature naving a radita of $8,885.00$ feet, a radial line at said puint of intersection bears Morth $23^{\circ} 08^{\prime} 3,^{\prime \prime}$ East; thence along said Southwesterly inne of Eayshore Feeway on a curve to the right, from a tangent Mhich bears South $66^{\circ} 51$ ' $27^{\prime \prime}$ East, naving a radiss of $8,835.00$ feet, a contral angle of $7^{\circ} 03^{\prime} 35^{\prime \prime}$, an are distance of loch. 77 feet; thence South $59^{\circ} 43^{\prime \prime} 41^{\prime \prime}$ East 304.23 reet to a point of intersection with the forthwesterly line of walnut Street (formerly Stunbereer straet); thence leaving said line of curvature of Bayshore Freatsy and alons saia Northwesteriy line of Walnut street South $34^{\circ} 46^{\circ} 00^{\prime \prime}$ Wert 37.32 feet; thence along the arc of a curve to the lert tengent to the precedir $\dot{s}$ course, having a radius of 35.00 feet, a central angle of $42^{\circ} 56^{\prime} 17^{\prime \prime}$, an are distance of 25.6 teet, to the point of intersection of said jorthwesterly line of Walnut Street at a point whene said rignt-ot-way is 80.00 feet in width, soid risht-of-way width being shown on that centain pancol may $\$ 75-4$ recorded in volume at of parcul raps at page 4i, Recorcis of Sam Mateo County, California; thence Southwoterly along
 angle point on said rightwonmat thence South $32^{\circ} 07^{\prime} 08^{\prime \prime}$ West 690.92 toct to the point of intersection of the first hereinabove Mortherly line of veterans noulevard; thence along said Northerly hine North $80^{\circ} 05^{\prime \prime} 12^{\prime \prime}$ West 22,46 fect to the THUS POLNT on beginning.

The herefnabove described contains 18.389 acres of land nore or less.
The bearings and distancos for the horelnabove described are based on the Calforada Coordinate system zone 3. Disunce herelnabove doscribed are grdidistateest The borresponding geodetic distances ootained by multiplying the grid distance by 1.0000609.

## EXUIBTT A

## PARCEL II

ALK that certain rea.. property situate in the City of Redwod city; coutir of San Matec, State of Jaifromia and lying within a portion of the Southwest one quarter of Section 17, the Southedst one quarter of Section 18 , and the Northegst one quarter of Section 19 , all in Township 5 South Range 3 West Mt. Diablo base Meridian, wad parcel bẹng more particuarly described as follows:

BEGINNING $A$ T THL point of intersection of the Northexly right-of-way line of Veterans Boulevard (les feet wide) with the most Easterly line of Redwood Creek as sald line is shown on that certa $n$ map entitled "Map of the Grant to the city of Redpood City" and recorded in Volume 4 of L.L.S. maps at pare 73 orftclal Records of San Mateo County, California, said point of intersection bears North $17^{\circ} 10^{11} 14^{\prime \prime}$ East along said Easterly Inne of Redwood Creek 180.72 reet from Creek Boundary Coordinate Point if 93 as said point 793 ls desigrated on said Grant Map, Thence from said point of Beglnning alone gadd Easterly line of Redwood Creet the following courses: Morth $17^{\circ} 10^{\prime} 24^{\prime \prime}$ East. 564.49 feet to Map Coordinate Pornt par; thence No. th $6^{\circ} 114^{\prime \prime} 7^{\prime \prime}$ West $17 \mathrm{U}^{\circ} .03$ feet; thence North $73^{\circ} 40^{\circ} 37^{\prime \prime}$ West 291.76 reet; thence North $68^{\circ} 23^{\circ} 07^{\prime \prime}$ West 114.02 feet; thence North $36^{\circ} 17^{\prime} 33^{\prime \prime}$ West 158.81 Leet; thence North $4^{\circ} 59^{\prime} 22^{\prime \prime}$ West 252.96 reet; thence Norith $27^{\circ} 22^{\prime} 144^{\prime \prime}$ East 254.49 reet to Hap Coordinate point " 706: thence forth $4192 \mathrm{Z} 2^{15}$. Wast 30.36 feet more or less to the point of intersection 1 ith the Southwesterly ine of Bayshore Freeway ( 230 feet wide) as said line was described and conveyed to tho State of California by that certain deed recorded on December 17, 1956 in Book 3344 of Official Records at page 580 Records or San Mateo County, California. Sald Southwesterly line of Bayshore Freeway being a line of curvature having a radius of $8,885,00$ feet, a redial line at said point of intersection bears North $23^{\circ} 03^{\circ} 40^{\prime \prime}$ East; thence Southeasterly along said line of Bnyshore Freeway on a curve to the right from a tangent which bears South $66^{\circ} 55^{\prime} 31^{\prime \prime}$ East having a radius of $8,885.00$ feet, a central angle of $0^{\circ} 0 H^{\prime} 04 \prime$, an arc distance of 10.51 feet; thence leaving said line of Bayshore Freeway on a non-radial line South $43^{\circ} 21^{\prime} 32^{\prime \prime}$ West 32.42 feet; thence South $27^{\circ} 22^{\prime} 14^{\prime \prime}$ West 195.86 feet; thence South $18^{\circ} 07^{\prime 1} 48^{\prime \prime}$ West 74.31 feet; thence South $4^{\circ} 59^{\prime 2} 20^{\prime \prime}$ East 206.92 feet; thence South $57^{\circ} 52^{\prime} 12^{\prime \prime}$ East 365.93 feet; thence South $82^{\circ} 52^{\circ} 12^{\prime \prime}$ East 31.45 ieet; thence South $70^{\circ} 32^{\prime} 12^{\prime \prime}$ East 80.15 feet; thence South $63^{\circ} 21^{\prime} 12^{\prime \prime}$ East 82.43 Seet; thence South $4^{\circ} 29^{\prime} 12^{\prime \prime \prime}$ East 192.52 feet; therice South $177^{\circ} 10 \mathrm{y} 14^{\prime \prime}$ West 419.68 feet; thence South $13^{\circ}{ }^{\circ} 4^{\prime} 448^{\prime \prime}$ West $140.87^{\circ}$ jeet to a point of intersection with the hareinehve first described hortheriy line of Veterans Boulevard; thence along said Northerly line North $80^{\circ} 05^{\prime} 122^{\prime \prime}$ West 24.43 feet to the point of Beginining.

The hereinabove described contains 1.00 acre of land more or less.
The bearings and distances in the keretnabove described are based on the California Coordinate System Zone rIT. Dlstances hereinabove described are grid distances. The corresponding geodetic distances obtained by matiplying grid alstance by 1.0000609.

## FXHIBIT

All that certain real property situate in the City of Redwood City, County of San fated, State of Caltfornia; and lying within a portion of the Southm west onequarter 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 Dt Diailo Base Moxixian. Said parcel being more particularly descibed as follows:
REGINING at the point of intersection of the Northerly right of way line of Veterans boulevard ( 125 feet wide) with the most lasterly line of Redwood Creek as said line is shown on that certain map entitled map of the Grant to che City of Redwood City" and recorded in Volune 4 of L. Lis. Maps at page 73, Official Records of San lateo. County, Califomia, said point of iintersection bears North $17^{\circ} 10^{\prime} 14^{\prime \prime}$ East along said Easterly line of Redwood Creek 180.72 feet from Creek Boundary Coordinate Point 193 as said point 93 j.s designated on said Grant Map. Thence from said Point of Begining blong sajd Easterly line of Redwood Creek the following courses: North $17^{\circ}$ in' $14^{\prime \prime}$ East 504.49 feet to Map Coordinate Point 892 ; thence North $6^{\circ} 11^{\prime \prime} 47^{\prime \prime}$ Nest 176.03 feet: thence North $75^{\circ} 40^{\prime} 37^{\prime \prime}$ West 291.76 feet; thence North $68^{\circ} 23^{\prime} 07^{\prime \prime}$ West 114.02 feet; thence North $36^{\circ} 17^{\prime} 33^{\prime \prime}$ West 158.81 feet; thence North $4^{\circ} 59^{\prime} 22^{\prime \prime}$ Nest 252.96 feet; thence North $27^{\circ} 22^{\prime \prime} 144^{\prime \prime}$ Fast $254.49^{\circ}$ feet to Map Cooxdinate point $\$ 86$; thence North $41^{\circ} 21^{3} 32^{\prime \prime}$ Eaş 30.36 feet more or Less to the point of intersection with the Southwestery line of Bayshore Frecway ( 230 feet wide) as said I Ine was desoribed and conveyed to the State of Callifornia 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 linc of Redwood Creck, Northwesterly along said Line of Bayshore Frecway to the centerline of Redwood Creek; thence Southerly along the centerine of Redwood Creek to the point of intersection with the hereinabove described Northerly line of vetcrans Roulevaxd; thence Southeast along said Noxtherly line to the point of beginning,
The bearings and distances in the fereinabove described are based on the Califorria Coordinate System Zone III. Distances heveinabove described are grid distances. The correspondiag goodetic distances obtained by multiplying grid distance by 1.0000609 ,

## EXIIBIT C

ALL MIAPT certain real propexty situate in the City of Reduood City, county of San Mateo, state of Californire and iyine within a portion of the Southrest one quarter of Section 17, the Southeast one quarter of Section 18, and the Northeast one quarter of Section 19, all in Ibrnship 5 South Range 3 West Mt, Diablo pase Meridian, Said parcel belng more particularly described as follows:

BEGMMING at the point of intersection of the Northerly right-of way line of Veterans Boulevard ( 125 fect wide) with the most Easterly line of Redyood Creek as sadi line ls shown on that certain map entitied "Nap of the Grant to the city or Redrood Clty" and recorded an Volume 4 of L.Lis. maps at page 73 Offlicial Records of san Mateo Country, California, said point of intersection beays North $17^{\circ} 10114^{\prime \prime}$ Fst along said Easterly line of Redrood Creek 180.72 feet from Creck Boundary Coordinate point 793 as said Point iff 3 is designated on said grant Map. Tinence from said Point of Beginning along said Northerly rignt-otway line of Veterans Boulevard snuth $80^{\circ} 0^{\prime} 12^{\prime \prime}$ East 24.43 feet to the IRUE pomm of beginming of the herein described parcel; thence from thue poinil of beginive and leavins the IIne of Veterans Boulevard North $13^{\circ} 244^{\prime \prime} 48^{\prime \prime}$ Enst $140.87^{\prime \prime}$ feet; thence North $17^{\circ} 10^{\prime \prime} 14^{\prime \prime}$
 West 82.43 feet; thence Morith $70^{\circ} 32^{1} 22^{\prime \prime}$ West 80.15 foet; thence Morith $82^{\circ} 52^{\prime \prime} 10^{\prime \prime}$ West 32.45 feet; thence Norta $57^{\circ} 52^{\circ} 22^{\prime \prime}$ West 365.93 feet; thence North $44^{\circ} 59^{\prime 2} 0^{\prime \prime}$ West 206.02 feet; thence North $18^{\circ} 077^{\prime \prime} 45^{\prime \prime}$ East $7^{7} \cdot 31$ feet; thence Nortin $27^{\circ} 22^{\prime} 14^{\prime \prime}$ Zast 195.86 feet; thence North $41^{\circ} 21^{\prime} 32^{\prime \prime}$ East 32.42 feet more or jess to a point of intersection of the Southwesterly line of bayshore freeway ( 230 feet vide) as baid ine was described and conveyed to the State of California by that certain deed recoyded on December 17, 1956 in Book 3144 of Official. Recoris at page 580 Records of Sen Natec Cowty Califomin. Said Southwesterlig line ni" Bayshore Freewsy being a line of curvature having a radius of $8,885.00$ 亿eet, a radial line at said foint of intersection bears iofth $33^{\circ} 08^{\prime} 33^{\prime \prime}$ East; thence along said Southwesteriy line of dayshore freeway on a curve to the right, from a tangent which bears South $66^{\circ} 51$ '27" Easit, having a radius of $8,885.00$ feet, a central angle of $7^{\circ} 03^{\prime} 35^{\prime \prime}$, an Erc aistance of 1094.77 feet; thence South $19^{\circ} 488^{\prime \prime} 41^{\prime \prime}$ East 104.23 feet to a point of intersection, with the Nocthwestarly line of Walnut Street (formerly Steinberger Street); thence leaving srid line of curvature of Bayshore Freeway and along said Northwesterly line of Walnut Str. + South $3^{\circ} 4^{\circ} 4^{\prime} 6^{\circ} 08^{\prime \prime}$ 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 fect, a central angle of $4^{\circ} 1^{\circ} 56^{\prime} 17^{\prime \prime}$, an arc distance of 25.62 feet, to the point of intersection of sald Northwesterly line of falnut Street at a point where sade rdeht-of-way is 80.00 feet in wiuth, said right-of-way width being shown on that certain parcel map $\# 75-l_{\text {i }}$ recorded in Volume 29 of parcel maps at page 4i, Records of San Wateo County, California; thence Southwesteriy along said Northwesterly Ine of Jamut street South $34^{\circ}{ }^{\circ} 6^{\circ} 08^{\prime \prime}$ West 391.82 zeet to an angle point on said richt-or-way; thence south $32^{\circ} 07^{\circ} 08^{\circ}$ Vest 690.92 jeet to the point of intersection of the first kereinabove Northerly line of Veterans Zoulevard; thence along said Northerly line North $80^{\circ} 05^{\circ} 12^{\prime \prime}$ Wast 221,46 feet to the TRUE POINT of begrning.

The Thercinabove described contains 28.389 acres of lana more or Less.
The bearines and distances in the hereinabove described are based on the California Coordinate System Zone 3. Distance hercinabove described are grid distances. the corresponding geodetic distances obtalned by multiplying the grid distance by 1. 0000609.

## nuilibis

Nh. that corgain real property situate in the Gity of Redicod City, County of San Miteo; state of Califormia, and lying within a portion of the Southm west one quartex of Section 17 , the Southeast one quarter of Section 18 , and the Northeast one quarter of Section 19, all in Tomship 5 South Range 3 West (tt. Diablo base Meridian. Said parcel being more parlicuarly described as follows:

BEGINNNG AT THE point of intexsection of the Northerly adght-of-way line of Vekerana Boulevard ( 225 feet wde) Hith the host Easterly line of Redwood Creek as safd If ne is shown on that certain map ontuthed "dap of the orant to the clty of Redwood Ctty" and recorded in volume 4 of L. L.S. maps at pace 73 orficial Recorcts
 East ajong said Easterly line of Redwood Greek 180.7 feet from Creek Boundary Coorainate point 793 as said point $\% 3$ is destenated on saja Grant Map. Mhence from said Point of Begining along said Easterly dine of Redwood Creek the followist courses: North $17^{\circ} 20^{\prime} 14^{\prime \prime}$ East 364,49 fect to Map Coordnate point HoL; thence North $6^{\circ} 14^{3} 47^{\prime \prime}$ West 176.03 Eeet; thence North $73^{\circ} 403^{\prime \prime}$ West 291.76 Seet; thence North $68^{\circ} 23^{\circ}$ of Hest 114.02 feet; thence North $36^{\circ} 17^{\circ} 33^{\prime \prime}$ West 158.81 feet; thence North $44^{\circ} 59^{\prime 22^{\prime \prime}}$ West 252.96 feet; thence North $27^{\circ} 22^{i} 24$, East 254.49 feet to Map
 point of intersection with the Southwesterly line of Bayshore Freeway (230 feet wde) as sata line was describad and conveyed to the state of California ty that certain deed recorded on December 17, isj6 in 5ook 3744 of Official Records at page 580 Records of San Mateo County, California. Saia Southesterily lime of Bayshore Freéway being a ine of curvatura having e radius of $8,885.00$ feet, a radal line at sata point of intuensection bears horth $23^{\circ} 03^{\prime} 40^{\prime \prime}$ East; thence Southeasterly along said line of payshore Ereewey on a curve to the witht from a trangent which bears south $66^{\circ} 55^{\circ} 31^{\prime \prime}$ East having a radius of $8,885.00$ feet, $a$ central angle of $0^{\circ} 04^{\prime} 04^{\prime \prime}$, an ame aistance of $10.51^{2}$ eet; thence leaving sata line of Bayshore Freeway on a non-radial line South $41^{\circ} 21^{\prime} 32^{\prime \prime}$ West 32.42 reet; thence South $27^{\circ} 22^{\prime} 14^{\prime \prime \prime}$ West 195.86 feet; thence South $18^{\circ} 07^{\prime} 48^{\prime \prime}$ West 74.31 feet; thence South $4^{\circ} 59^{\prime 2} 20^{\prime \prime}$ East 206.92 feet; thence South $57^{\prime \prime} 52^{\prime} 12^{\prime \prime}$ East 365.93 feet; thence South $82^{\circ} 52^{\prime \prime} 12^{\prime \prime}$ Easti 31.45 Seet; thence south $70^{\circ} 32^{\circ} 12^{\prime \prime}$ East 80.1 .5 feet; thence South $63^{\circ} 21 .^{\prime 1} 2^{\prime \prime \prime}$ East 02.43 feet; thence Soutin $4^{\circ} 19.12^{\prime \prime}$ East 192.52 feet; thence South $17^{\circ} 10^{\prime} 144^{\prime \prime}$ West 419.68 eet; thence South $13^{\circ} 24148^{\prime \prime}$ West 140.87 feet to a point of intersection with the bereinhove first descibed Nor therly line of Veterans Boulevard; thence alots said Northerly inne North $80^{\circ} 05^{\circ} 1 \sum^{\prime \prime}$ West 24.43 feet to the point of Beginning.

The hereirabove described contains $1: 00$ acre of 1 and more or iess.
RSSERVING therefrom an easement for underground public utilities and for vehlcular and pedestrian ingress-egress and roadway construction, including appirtenances 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 rollowing described cencerline.

BAOXNING at a poine on the mose Westerly line of said parcel from which

## EXIBTI 0

Coordinate Point $\# 86$ bears North $27^{\circ} 22^{\circ} 14^{\prime \prime}$ East $11,1.58$ feet; thence from said point of neginning along said centerline South $62^{\circ} 37^{\prime \prime} 56^{\prime \prime}$ Hast 10,00 fert more or less to the most Easterly line thation of sajd easement.
and maintenance of underiround ALSO RESERYING an easement for installation and made deseribed y oo acre parcel drainage pipes undor, and actoss the hercin abo ind benring Noth $62^{\circ} 37^{\circ} 46^{\prime \prime}$ and being a strip of land 15.00 feet in bears south $2{ }^{\prime \prime} 2214$ liest 2,00 Nest. The Southwesterly line sade strebed lap Coordinite Point \#86. The feet from the first herein above descrs North $41^{\circ} 21^{\prime} 32^{\prime \prime}$ fast 13.40 feet from Northeascerly line of said strip bears sidelines of said casement to rexminate said Map Coordinate porit Southensterdy lines of 1.00 acre parcel.
解 the Northwesterly and
ALSO RESERYING easoment rights for instaliation and herein described 1.00 acre parce and drainage pipes under and across the hand 10.00 feet in width extending across
 1.00 acie parcel from the lands lying adenentsto be determatne by engineering acre parcel. The locations of said eaty drain said Southoasterly adjacent osin critexia required to sufficiently drain saxd southe. rands:
The bearings and distances in the hercinabove described are based on tistances hereinabove des cribed are Califormá Coordinate system Zone III. Distancen distances obrained by multipiying Califormat
grid distances. rihe eorrespondi
the grid distance by 1.000609 .


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