MINUTE ITEM

This Calendar Item No. 33 was approved as Minute Item No. 33 by the State Lands Commission by a vote of 3 to 0 at its 4/25/85 meeting.

CALENDAR ITEM

A 20, 21

S 11

33

04/25/85
W 23415
Valentine
AD 23

APPROVAL OF A
COMPROMISE TITLE SETTLEMENT AGREEMENT
NEAR REDWOOD CITY, SAN MATEO COUNTY

APPLICANT: Ideal Basic Industries, Inc.

A title dispute exists between the State in its sovereign capacity and Ideal Basic Industries, a Colorado corporation ("Ideal"), concerning ownership of a 120-acre parcel of real property, located near Redwood City, San Mateo County. The property is at the junction of Redwood Creek and Westpoint Slough. The real property is referred to as the cement plant tract, and is described in Exhibit "A", and depicted on Exhibit "B".

Ideal is the record owner of the cement plant tract as successor-in-interest to a State patent which characterized the cement plant tract as swamp and overflowed lands.

Ideal contends that the State patent conveyed all right, title, and interest of the State within the cement plant tract without any reservations to the State, express or implied, and that Ideal holds title to the property free and clear of any State right, title, or interest.

The staff of the State Lands Commission has conducted a study of the evidence of title to the subject parcel and has drawn a number of factual conclusions, including those summarized below:

1. The cement plant tract was included within the perimeter description of State swamp and overflowed patent of Survey No. 112.

2. The portion included within that survey is filled and reclaimed historic wetlands which formerly consisted of marsh grass and tributaries of Redwood Creek. It was in a natural state covered, at least in part, by the ordinary tides, the precise extent of coverage being uncertain.

The staff is of the opinion that the title evidence and the applicable legal principles lead to the conclusion that the State, in its sovereign capacity, is the owner of some public trust right, title, or interest in the cement plant tract. The exact extent and nature of the State's interest is, however, subject to uncertainty and dispute.

Ideal has offered to resolve the title dispute by written agreement in compromise settlement of the legal and evidentiary issues. The staff of the State Lands Commission recommends approval of the settlement in substantially the form of the agreement now on file with the State Lands Commission.

While the agreement sets forth all the specific terms and conditions of the settlement, a brief summary of some of the principal terms and conditions is set forth below:

1. Ideal will be issued a patent to Parcel One and Two of the cement plant tract, as described in Exhibit "A". These two sub-parcels constitute approximately 115 acres to be patented to Ideal. Exhibit "A" includes a strip 31.5 feet in width, ownership of which may be disputed by a predecessor of Ideal. Staff requests authorization to convey this strip to Ideal or to its predecessor, as is appropriate.

2. Ideal will quitclaim to the State all Ideal's interest in Parcels Three and Four as described in Exhibit "A", constituting approximately seven acres. These two sub-parcels are within the perimeter description of Ideal's deeds but are waterward of the agreed line separating lands to be patented to Ideal and sovereign lands to be retained by the State.

3. Ideal will quitclaim to the State all Ideal's interest in lands surveyed as Tideland Survey 86 and patented by the State as Tideland Location 150. These lands, consisting of approximately 52 acres, are described in Exhibit "C" and depicted on Exhibit "D".

4. Ideal will quitclaim that portion of the tide and submerged lands described in Tideland Survey 31 (patented as Tideland Location 191) lying waterward of a designated boundary which conforms to that established by the Title and Boundary Settlement Agreement (BLA 159) entered into between the State and Westbay Community Associates, et al. This sub-parcel, consisting of approximately 170 acres, is described as Parcel One in Exhibit "E" and depicted on Exhibit "F".

5. The State will patent and confirm to Ideal that portion of the tide and submerged lands described in Tideland Survey 31 (patented as Tideland Location 191) landward of a designated boundary which conforms to that established by the Title and Boundary Settlement Agreement (BLA 159) entered into between the State and Westbay Community Associates, et al, subject to the public trust easement for waterborne commerce, navigation, and fisheries. This sub-parcel, consisting of approximately 45 acres, is described as Parcel Two in Exhibit "E" and is depicted on Exhibit "F".

6. Ideal will quitclaim to the State all Ideal's interest in Bird Island, consisting of approximately 175 acres primarily consisting of Bay wetlands. Bird Island is described in Exhibit "G" and depicted on Exhibit "H".

7. Ideal will quitclaim to the State all Ideal's interest in a portion of Greco Island, consisting of approximately 77 acres. This portion of Greco Island is described in Exhibit "H" and depicted in Exhibit "I".

8. The Commission will lease to Ideal the area in the present location of the wharf adjacent to the cement plant tract along Westpoint Slough in a size and configuration as is necessary for its efficient and economic use for harbor, navigation, and berthing purposes. The rental rate will be nominal ($500 per year) until the leased area produces income or for 15 years, whichever period is shorter, at which time the rental rate will be in accordance with then-existing standard rental schedules of the Commission. The lease will then be subject to rent review and adjustment every five years. The lease term shall not exceed the maximum permitted under then-existing regulations of the Commission.

9. The Commission will grant to Ideal an exclusive option for a period of ten years from the date of the agreement to lease the remainder of the waterfront along Westpoint Slough adjacent to the cement plant tract. The term of the lease shall be no longer than permitted under then-existing regulations of the Commission and the size and configuration of the lease parcel shall be no greater than is necessary to accommodate Ideal's reasonable needs relating to wharves, berthing, and navigation. In the event the Commission receives an offer from a third party to lease any portion of the option area, Ideal shall be allowed 60 days from the day Ideal is notified of the offer to exercise its option. If Ideal fails to exercise its option within 60 days, the Commission may lease that portion of the option area subject to the offer, thereby terminating the option as to that area.

10. Within 15 years of the effective date of the agreement, Ideal may alter and adjust the boundary separating the lands to be patented to Ideal from the State ownership of Westpoint Slough. The purpose of this boundary relocation is to enhance the present irregular shoreline configuration in order to make the waterfront easier and more economical to use. This boundary relocation may be by bulkheading or other establishment of a regular shoreline so long as such relocation does not result in a net increase in Ideal's ownership or a net decrease of the State's ownership. On relocation, the boundary will be at the new mean high water line, which shall be a permanent boundary line not subject to alteration as a result of changed physical conditions. This and all other work to be performed by Ideal in the lands covered or affected by the agreement shall be subject to all permit requirements of State and Federal agencies having jurisdiction.

11. The State Department of Fish and Game and Ideal will enter into an agreement concerning the right of Ideal to lease certain State water bottoms in San Francisco Bay for aquaculture purposes. It is contemplated that included among the lands subject to such an aquacultive lease will be the parcels described in Exhibit "E" as well as other lands in which the State has sovereign public trust fee or easement ownership.

12. An escrow will be opened to facilitate closure of this transaction, with the cost of escrow to be evenly divided between the parties. The parties will secure title insurance, with the cost of such insurance to be paid by the party requesting the insurance.

All the above exchange parcels are in San Mateo County. Staff has appraised and evaluated its interest in that portion of the cement plant tract to be patented to Ideal and the exchange parcels and has evaluated the law and the evidence bearing on the title dispute and is of the opinion that the value of the property being received by the State is equal to or greater than the value of the State interest being patented to Ideal. Staff has also concluded that the exchange described above is in the best interest of the State to enhance the configuration of the shoreline for the improvement of the water and upland and that the exchange will not interfere with the right of fishing and navigation in the waters involved in the transaction. This conclusion is based on the following. The cement plant tract to be patented to Ideal has been filled and reclaimed and has been excluded from the public channels. The lands to be quitclaimed to the State by Ideal are wetlands of San Francisco Bay. The lands to be leased to Ideal either by the Commission or by the Department of Fish and Game will be used for waterborne commerce, navigation, and aquacultural fisheries.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a statutory exempt project. The project is exempt because it involves settlements of title and boundary problems.

   Authority: P.R.C. 21080.11.

EXHIBITS:

A. Description of Cement Plant Tract.
B. Plat of Cement Plant Tract.
C. Description of TLS 86 Exchange Parcel.
D. Plat of TLS 86 Exchange Parcel.
E. Description of TLS 31 (TLL 191) Exchange Parcel.
F. Plat of TLS 31 (TLL 191) Exchange Parcel.
G. Description of Bird Island Exchange Parcel.
H. Plat of Bird Island Exchange Parcel.
I. Description of Greco Island Exchange Parcel.
J. Plat of Greco Island Exchange Parcel.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A STATUTORY EXEMPT PROJECT PURSUANT TO P.R.C. 21080.11, SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS.

2. FIND THAT LEASE OF STATE SOVEREIGN WATER BOTTOMS AND LEASE OF LANDS IN WHICH THE STATE OWNS THE PUBLIC TRUST EASEMENT BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME TO IDEAL IS CONSISTENT WITH PUBLIC TRUST PURPOSES.

3. FIND THAT THE PROPOSED COMPROMISE TITLE SETTLEMENT AGREEMENT, INCLUDING THE EXCHANGE OF THE STATE'S INTEREST IN THE CEMENT PLANT TRACT FOR THE EXCHANGE PARCEL:

   a. IS IN THE BEST INTERESTS OF THE STATE.

   b. THAT THE LANDS TO BE CONVEYED TO THE STATE ARE OF A VALUE EQUAL TO OR GREATER THAN THE VALUE OF THE INTERESTS IN THE CEMENT PLANT TRACT BEING RELINQUISHED BY THE STATE.

   c. THE PARTIES HAVE A GOOD FAITH AND BONA FIDE DISPUTE RESPECTING THE PRIVATE/STATE TITLES WITHIN THE PARCEL.

   d. THE PROPOSED AGREEMENT CONSTITUTES A COMPROMISE OF THE CONTESTED ISSUES OF LAW AND EVIDENCE UPON WHICH THE DISPUTE IS BASED.

   e. THE AGREEMENT IS IN LIEU OF THE COSTS, DELAYS, AND UNCERTAINTIES OF TITLE LITIGATION; IT IS CONSISTENT WITH AND IS AUTHORIZED BY THE REQUIREMENTS OF LAW.

f. ON THE EFFECTIVE DATE OF THE AGREEMENT AND CONSISTENT WITH ITS TERMS, THE CEMENT PLANT TRACT TO BE CONVEYED TO IDEAL WILL NO LONGER BE NECESSARY OR USEFUL FOR THE PURPOSES OF THE PUBLIC TRUST AND THE PUBLIC TRUST MAY BE TERMINATED; THE CEMENT PLANT TRACT HAS BEEN REMOVED FROM THE PUBLIC WATERWAYS AND IS NO LONGER IN FACT TIDELANDS OR SUBMERGED LANDS.

g. THE LINE SEPARATING THAT PORTION OF TLS 31 WHICH IS TO BE HELD IN FEE AS SOVEREIGN LANDS OF THE STATE (DESCRIBED AS PARCEL ONE IN EXHIBIT "E") FROM THAT PORTION OF TLS 31 TO BE HELD BY IDEAL SUBJECT TO A PUBLIC TRUST EASEMENT (AS DESCRIBED AS PARCEL TWO IN EXHIBIT "E") IS A COMPROMISE LINE CONFORMING TO THAT ESTABLISHED BY THE TITLE AND BOUNDARY SETTLEMENT AGREEMENT (BLA 159) ENTERED INTO BETWEEN THE STATE AND WESTBAY COMMUNITY ASSOCIATES. AS A COMPROMISE, PLACEMENT OF THIS BOUNDARY LINE IS PART OF THE CONSIDERATION SUPPORTING THIS EXCHANGE.

h. SETTLEMENT OF THIS TITLE DISPUTE AS DESCRIBED HEREIN WILL NOT INTERFERE WITH ANY PUBLIC RIGHT OF NAVIGATION OVER THE LAND INVOLVED.

3. APPROVE AND AUTHORIZE THE EXECUTION, ACKNOWLEDGEMENT AND RECORDATION ON BEHALF OF THE COMMISSION OF THE FOLLOWING DOCUMENTS:

a. THE COMPROMISE TITLE SETTLEMENT AGREEMENT AND BOUNDARY LINE AGREEMENT (AD 23) IN SUBSTANTIALLY THE FORM OF THE COPY OF SUCH AGREEMENT ON FILE WITH THE COMMISSION.

b. A PATENT OF THE CEMENT PLANT TRACT IN SAN MATEO COUNTY, CALIFORNIA, DESCRIBED IN EXHIBIT "A" (PARCEL ONE) FOREVER FREE OF THE PUBLIC TRUST.

c. CERTIFICATES OF ACCEPTANCE AND CONSENT TO RECORD QUITCLAIM DEEDS TO THOSE LANDS DESCRIBED IN EXHIBITS "A" (PARCEL 2), "C", "E", "G" and "I".

d. A LEASE OF THE AREA WHERE THE EXISTING WHARF IS LOCATED ALONG WESTPOINT SLOUGH AS DESCRIBED IN PARAGRAPH 8 ABOVE.

e. AN OPTION AGREEMENT TO LEASE THE WATERFRONT ALONG WESTPOINT SLOUGH AS DESCRIBED IN PARAGRAPH 9 ABOVE.

4. AUTHORIZE AND DIRECT THE STAFF OF THE STATE LANDS COMMISSION AND/OR THE CALIFORNIA ATTORNEY GENERAL TO TAKE ALL NECESSARY OR APPROPRIATE ACTION ON BEHALF OF THE STATE LANDS COMMISSION, INCLUDING THE EXECUTION, ACKNOWLEDGMENT AND RECORDATION OF ALL DOCUMENTS AS MAY BE NECESSARY OR CONVENIENT TO CARRY OUT THE COMPROMISE TITLE SETTLEMENT AGREEMENT; AND TO APPEAR ON BEHALF OF THE COMMISSION IN ANY LEGAL PROCEEDINGS RELATING TO THE SUBJECT MATTER OF THE AGREEMENT.

EXHIBIT "A"

All that certain real property situate in County of San Mateo, State of California described as follows:

PARCEL 1

BEGINNING at a point which is located N 26° 56' 04" E 1479.58 feet from a concrete monument labeled "F" as shown on that certain map entitled "Map of the Grant to the City of Redwood City, Chapter 34 Statutes of 1954 (1st E.S.)Vicinity of Redwood Creek" which map was filed in Volume 4 of Licensed Land Surveyor's Maps at Pages 69 to 73 San Mateo County Records, and which monument "F" is also shown as found point no. 559 on Sheet 3 of that certain Record of Survey Map filed in Volume 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88, Records of San Mateo County California, and which point 599 has California System Zone III Coordinates North 372364.815 and East 1505334.323 as shown on Sheet 13 of last described map, and said Point of Beginning being the southwesterly corner of PARCEL 2 as shown on that certain Parcel Map filed in Volume 43 of Parcel Maps at Page 50, San Mateo County Records; thence from said Point of Beginning along the boundary of said PARCEL 2 the following courses:

N 24° 35' 58" E 1009.94 feet (shown as N 23° 45' 30" E 1010.00' on last said map),
N 65° 24' 02" W 19.999 feet (shown as N 66° 14' 30" W 20.00' on last said map),
S 24° 35' 58" W 445.91 feet (shown as S 23° 45' 30" W 445.94' on last said map), and
N 65° 24' 02" W (shown as S 66° 14' 30" E on last said map) 707.31 feet to a point thereon; thence leaving the northwesterly line of said PARCEL 2 N 23° 32' 03" E 128.44 feet; thence N 38° 22' 46" W 16.12 feet; thence N 10° 51' 10" E 171.92 feet; thence N 00° 42' 19" W 55.71 feet to a point on the Grant Boundary described on Sheet 2 of the above mentioned map filed in Volume 4 of Licensed Land Surveyor's Maps at Pages 69 thru 73; thence along said Grant Boundary N 27° 23' 15" E 15.28 feet; thence continuing N 35° 43' 41" E 186.65 feet to a point thereon; thence leaving said Grant Boundary in a general southeasterly direction the following courses:

S 42° 13' 11" E 72.37 feet, N 55° 53' 50" E 73.59 feet,
S 69° 29' 53" E 250.90 feet, S 61° 55' 55" E 129.76 feet,
S 27° 09' 50" E 120.51 feet, S 43° 14' 05" E 137.80 feet,
S 60° 52' 22" E 55.44 feet, S 66° 16' 44" E 62.03 feet,
N 85° 52' 14" E 45.62 feet, S 53° 28' 36" E 340.05 feet,
S 79° 33' 22" E 186.70 feet, S 61° 55' 22" E 402.18 feet,
S 21° 03' 21" E 144.15 feet, S 65° 26' 49" E 577.63 feet,
N 79° 49' 36" E 145.11 feet, S 78° 40' 46" E 366.53 feet

to a point on the southeasterly line of Parcel Two as described in deed to Pacific Portland Cement Company which was recorded

in Volume 1046 of Official Records of San Mateo County at Page 457; thence along said southeasterly line S 57° 43' 29" W (called S 56° 53' W in said deed) 1143.88 feet; thence on the arc of a curve to the left (called a 9.63° curve in said deed) from a tangent that bears N 50° 36' 03" W having a radius of 594.65 feet and a central angle of 14° 19' 06", an arc distance of 148.60 feet (called 146.00 feet in last said deed); thence N 22° 08' 28" E (called N 21° 18' E in last said deed) 16.80 feet; thence N 67° 51' 32" W 1054.43 feet along the southwesterly line, and its northwesterly prolongation, of the lands described in deed to E.K. Wood recorded in Volume 269 of Deeds at Page 61, San Mateo County Records, the bearing of said southwesterly line being called N 68° 42' W in said deed; thence continuing tangent to the preceding course on the arc of a curve to the left having a radius of 706.02 feet on a central angle of 28° 57' 49", an arc distance of 356.90 feet to the Point of Beginning and containing 45.87153 acres of land more or less.

PARCEL 2

BEGINNING at a point which is located N 67° 51' 32" W 259.58 feet from the above described concrete monument designated 559 on Sheet 3 of Map filed in Volume 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88, and said point of beginning being on the southwesterly line of the lands described in quitclaim deed to Pacific Portland Cement Company, which deed was recorded in Volume 1974 of Official Records of San Mateo County at Page 364; thence from said Point of Beginning and continuing along said southwesterly line N 67° 51' 32" W (called N 68° 42" W in last said deed) 31.50 feet to a point thereon; thence leaving said southwesterly line along a line parallel to and 81.50 feet measured at right angles generally southeasterly and southerly of the centerline of the 80 foot Right of Way shown on the map of lands of Redwood City Harbor Company which was filed in Book 10 of Maps at Page 46, Records of San Mateo County, N 21° 34' 28" E (called N 20° 44' E on said map) 343.30 feet; thence continuing along said parallel line on the arc of a curve to the right tangent to the preceding course, having a radius of 1901.24 feet and a central angle of 24° 00', an arc distance of 796.39 feet; thence continuing along said parallel line on the arc of a curve to the right tangent to the preceding curve, having a radius of 657.52 feet and a central angle of 66° 34', an arc distance of 763.91 feet; thence continuing along said parallel line tangent to the preceding curve S 67° 51' 32" E 923.94 feet to a point thereon; thence leaving said parallel line S 22° 08' 28" W 15.50 feet to a point on the general northerly line of Parcel One of the above described deed recorded in Volume 1046 at Page 457; thence S 67° 51' 32" E 99.99 feet (called S 62° 42' E 100" in last said deed): thence tangent to the preceding course on the arc of a curve to the right having a radius of 546.68 feet (called a 10.48° curve in last said deed) and a central angle of 132° 55' 00", an arc distance of 1268.20 feet (called 1268.28' in last said deed); thence S 24° 56' 32" E (called S 25° 47' E in

last said deed) 1.00 feet; thence S 64° 43' 11" W 740.58 feet (called S 64° 13' E 734.02' in last said deed); thence S 22° 08' 28" W (called S 21° 18' W in above described deed recorded in Volume 1974 at Page 364) 33.78 feet; thence N 67° 51' 32" W (called N 68° 42' W in above described deed recorded in Volume 1974 at Page 364) 1649.05 feet to the Point of Beginning and containing 69.60041 acres of land more or less.

PARCEL 3

BEGINNING at a point which is located N 05° 03' 57" E 2167.10 feet from a concrete monument labeled "F" as shown on that certain map entitled "Map of the Grant to the City of Redwood City Chapter 34 Statutes of 1954 (1st E.S.) vicinity of Redwood Creek" which map was filed in Volume 4 of Licensed Land Surveyor's Maps at Pages 69 to 73 San Mateo County Records and which monument "F" is also shown as found point no. 559 on Sheet 3 of that certain Record of Survey Map filed in Volume 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88, Records of San Mateo County, California, and which point 559 has California System Zone III Coordinates North 372364.815 and East 1505334.323 as shown on Sheet 13 of the last described map, and said Point of Beginning is also the most westerly corner of PARCEL 2 as shown on that certain Parcel Map filed in Volume 43 of Parcel Maps at Page 50, Records of San Mateo County; thence from said Point of Beginning along the westerly line of said PARCEL 2 N 24° 35' 28" E 302.74 feet to a point thereon; thence leaving said westerly line S 10° 51' 10" W 171.92 feet; thence S 38° 22' 46" E 16.12 feet; thence S 23° 32' 03" W 128.44 feet to a point on the southwesterly line of said PARCEL 2; thence along said southwesterly line N 65° 24' 02" W 57.56 feet to the Point of Beginning and containing 0.25253 acres of land more or less.

PARCEL 4

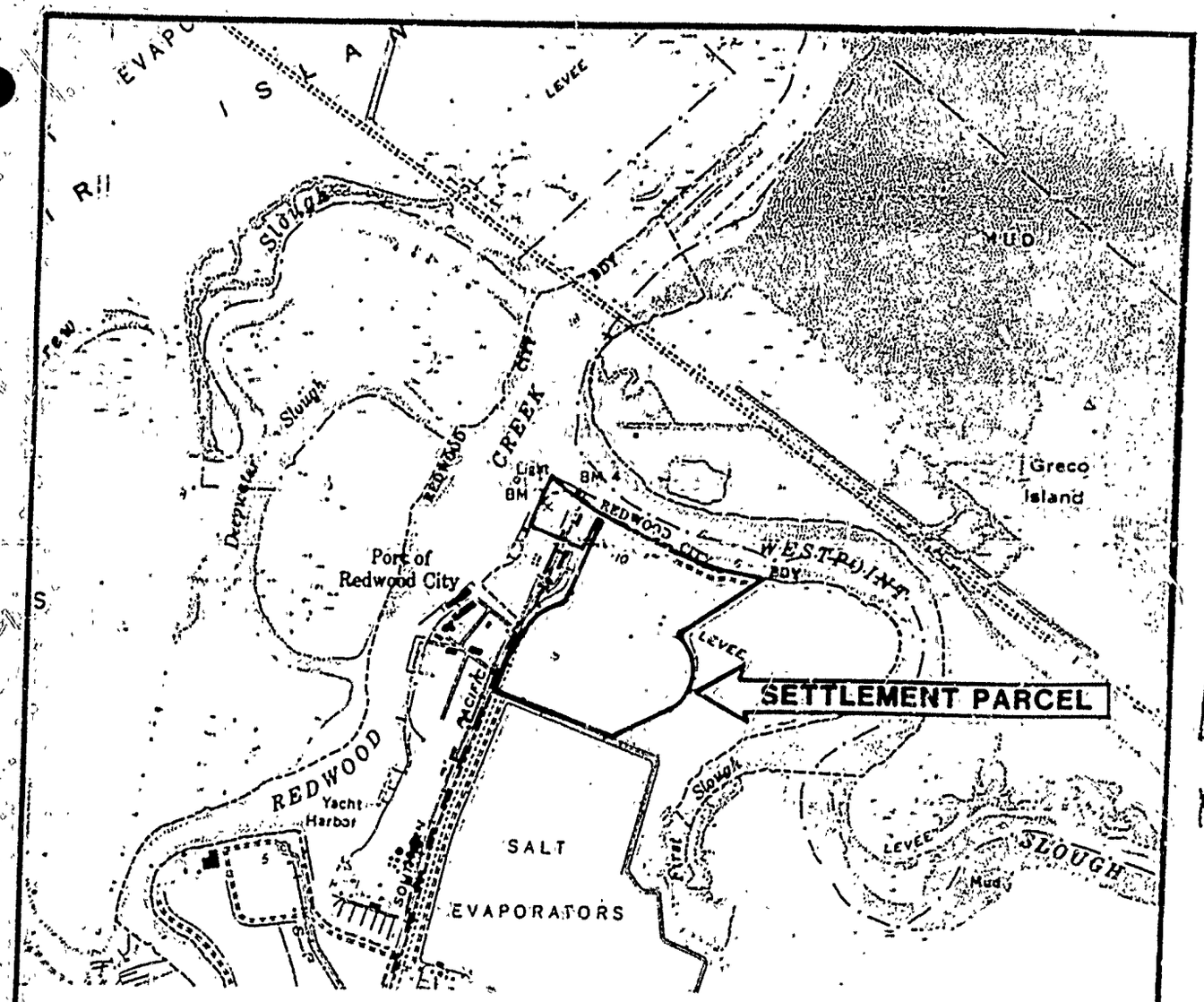
BEGINNING at the most northerly corner of PARCEL 2 as shown on the above described Parcel Map, which Point of Beginning is located N 09° 45' 10" E 2828.24 feet from the concrete monument described as Point 559 on Sheet 3 of the above described Map filed in Volume 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88: thence from said Point or Beginning and leaving said PARCEL 2 along the "Limiting Harbor Line" as established by the U.S. Engineer's office November 18, 1922, the following courses: S 55° 59' 32: E 283.38 feet, S 58° 43' 32" E 665.76 feet, S 62° 54' 32: E 981.16 feet, and S 23° 16' 26" W 75.04 feet to a point on the generally northeasterly boundary of Lot 14 as shown on that certain map entitled "Map of Certain Lands Belonging to Redwood City Harbor Company" which Map was filed in Book 10 of Maps at Page 45, San Mateo County Records; thence along said northeasterly boundary and along the general northeasterly line of the adjacent 10 acre parcel and Lot 12 as shown on said Map the following courses: S 69° 59' 32" E 609.90 feet, S 77° 11' 32" E 198.08 feet, and S 80° 10' 32" E 307.75 feet; thence

leaving said general northeasterly boundary S 57° 43' 28" W 134.07 feet; thence generally northwesterly the following courses:

N 78° 40' 46" W 366.53 feet, S 79° 49' 36" W 145.11 feet,
N 65° 26' 49" W 577.63 feet, N 21° 03' 11" W 144.15 feet,
N 61° 55' 22" W 402.18 feet, N 79° 33' 22" W 186.70 feet,
N 53° 28' 36" W 340.05 feet, S 85° 52' 14" W 45.62 feet,
N 66° 16' 44" W 62.03 feet, N 60° 52' 22" W 55.44 feet,
N 43° 14' 05" W 137.80 feet, N 27° 09' 50" W 120.51 feet,
N 61° 55' 55" W 129.76 feet, N 69° 29' 53" W 250.90 feet,
S 55° 53' 50" W 73.59 feet, and N 42° 13' 11" W 72.37 feet

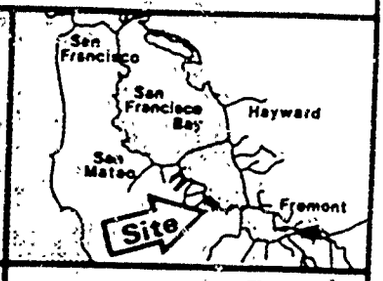
to intersect the Grant Boundary as shown on Sheet no. 2 of the above described Map filed in Volume 4 of Licensed Land Surveyor's Maps at Pages 69-73, San Mateo County Records; thence along said Grant Boundary S 35° 43' 41" W 67.28 feet to intersect the northwesterly line of the above described PARCEL 2; thence along said northwesterly line N 24° 35' 28" E 205.96 feet to the Point of Beginning and containing 7.04033 acres of land more or less.

The California Coordinate System Zone III, is the basis of bearings for the above description. Bearings are grid bearings, and distances are grid distances.



STATE LANDS COMMISSION

PLAT OF CEMENT PLANT PARCEL



Prepared by: D. Plummer Date: 3-29-85 A: 21 S: 11

EXHIBIT B

Title Study: Ideal Basic-Redwood City W 23415

Z 3 -N 37 -E 150

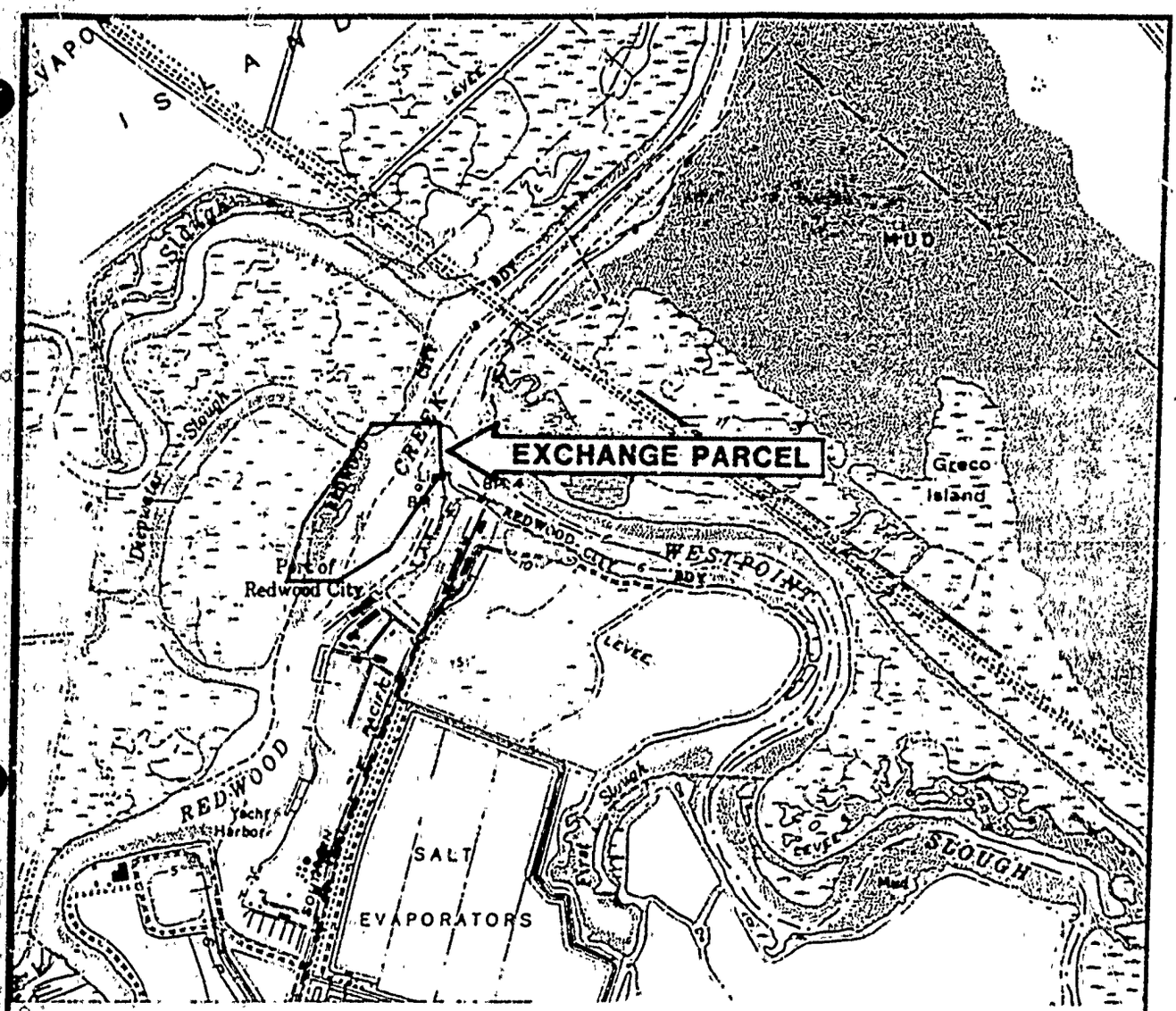
CALENDAR PAGE 138

MINUTE PAGE 1430

EXHIBIT "C"

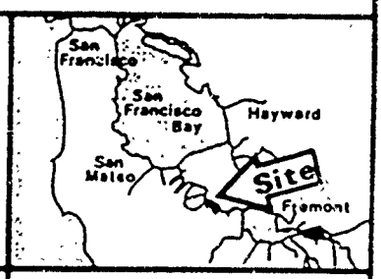
DESCRIPTION OF
TLL 150 (TLS 86)

All that real property situated in the City of Redwood City, County of San Mateo, State of California, embraced in Tide Lands Location 150, surveyed as Tide Land Survey No. 86, patented to the Morgan Oyster Company on August 3, 1888, and recorded August 17, 1888 in Volume 2 of Patents at page 281, San Mateo County Records.



STATE LANDS COMMISSION

BASE MAP: U.S.G.S. 1:24000 QUADRANGLE
"REDWOOD POINT" 1959
PHOTOREVISED 1980



Prepared by: D. Plummer	Date: 3-29-85	A:20,21S:11	EXHIBIT D
Title Study: TLS 86 (TLL 150)	W 23415		Z3 -N 37-E 150

CALENDAR PAGE 140
MINUTE PAGE 1432

EXHIBIT "E"

PARCEL ONE

All of that certain real property situate in the City of San Mateo, County of San Mateo, State of California, described as follows: A portion of PARCEL B-3 as shown on Sheet 5 of that certain map entitled "Record of Survey Exhibit A of Settlement Agreement Embodied in Judgement Entered in Case of: State vs. San Mateo County, et al, San Mateo County Superior Court Action No. 144,257", which map was filed in Book 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88, San Mateo County Records, and said portion of PARCEL B-3 being more particularly described as follows:

BEGINNING at a point on the westerly line of said PARCEL B-3 which is located N 34° 39' 16" E 2494.32 feet from an existing street monument at the intersection of the centerlines of Monte Diablo Avenue and Prague Street as shown on that certain map entitled "Dore' Subdivision" which map was filed in Book 35 of Maps at Page 44, Records of San Mateo County, and said Point of Beginning being located along said westerly line of PARCEL B-3 N 01° 03' 58" E 1408.35 feet from the southwesterly corner thereof; thence from said Point of Beginning along said westerly line N 01° 03' 58" E 5043.45 feet; thence along the northerly line of said PARCEL B-3 S 89° 00' 14" E 1316.08 feet; thence along the easterly line of said PARCEL B-3 S 01° 03' 58" W 6119.38 feet to a point thereon; thence leaving said easterly line the following courses:

N 49° 14' 26" W 58.70 feet, N 61° 41' 58" W 270.69 feet,
N 62° 53' 31" W 314.56 feet, N 61° 31' 15" W 290.11 feet,
N 36° 32' 28" W 232.34 feet, N 23° 27' 32" W 288.88 feet,
N 40° 42' 39" W 189.09 feet, and N 61° 23' 23" W 115.50 feet

to the Point of Beginning and containing 171.6508 acres of land more or less.

The California Coordinate System, Zone III is the basis of bearing for the above description. Bearings are grid bearings, and distances are grid distances.

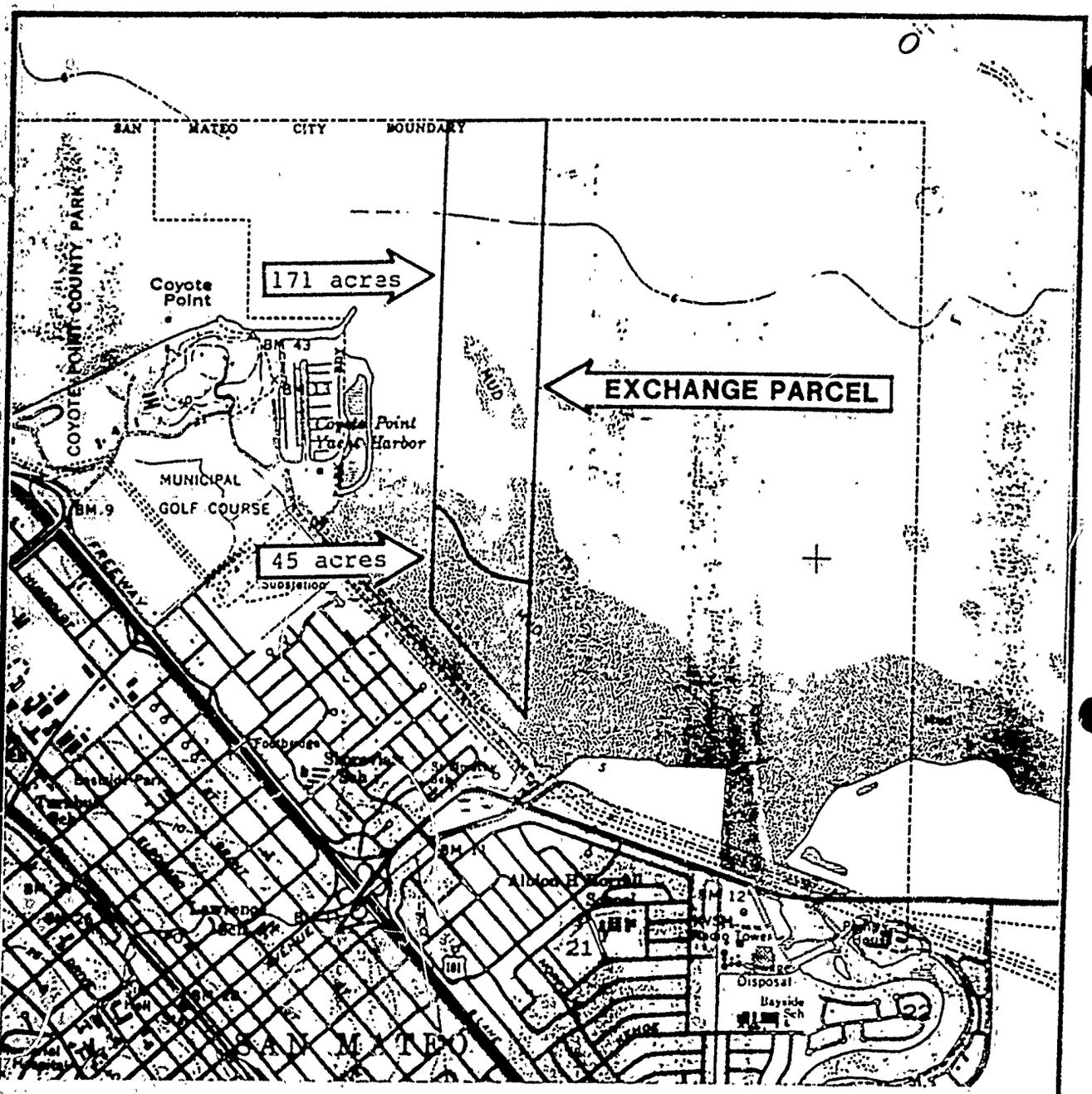
PARCEL TWO

All of the certain real property situate in the City of San Mateo, County of San Mateo, State of California, described as follows: A portion of PARCEL B-3 as shown on Sheet 5 of that certain map entitled "Record of Survey Exhibit A of Settlement Agreement Embodied in Judgement Entered in Case of: State vs. San Mateo County, et al, San Mateo County Superior Court Action No. 144,257", which map was filed in Book 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88, San Mateo County Records, and said portion of PARCEL B-3 being more particularly described as follows:

BEGINNING at the southwesterly corner of said PARCEL B-3, which Point of Beginning is located N 65° 11' 05" E 1533.75 feet from an existing street monument at the intersection of the centerlines of Monte Diablo Avenue and Prague Street as shown on that certain map entitled "Dore' Subdivision" which map was filed in Book 35 of Maps at Page 44, Records of San Mateo County, thence from said Point of Beginning along the westerly line of said PARCEL B-3 N 01° 03' 58" E 1408.35 feet; thence leaving said westerly line the following courses:

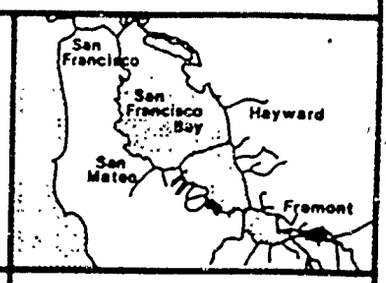
S 61° 23' 23" E 115.50 feet,
S 40° 42' 39" E 189.69 feet,
S 23° 27' 32" E 288.88 feet,
S 36° 32' 28" E 232.34 feet,
S 61° 31' 15" E 290.11 feet,
S 62° 53' 31" E 314.56 feet,
S 61° 41' 58" E 270.69 feet, and
S 49° 14' 26" E 58.70 feet to a point on the easterly line of said PARCEL B-3; thence along said easterly line S 01° 03' 58" W 1774.58 feet to the most southerly corner of said PARCEL B-3; thence along the southwesterly line of said PARCEL B-3 N 41° 20' 55" W 1951.22 feet to the Point of Beginning and containing 45.0636 acres of land more or less.

The California Coordinate System, Zone III, is the basis of bearings for the above description. Bearings are grid bearings, and distances are grid distances.



STATE LANDS COMMISSION

PLAT OF TLS 31 (TLL 191)



Prepared by: D. Plummer	Date: 3-29-85 A: 20 S: 11	EXHIBIT F
Title Study: TLS 31	W 23415	Z3 -N 39-40-E-147

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MINUTE PAGE 1435

EXHIBIT "G"

DESCRIPTION OF PARCEL C-5 (BIRD ISLAND)

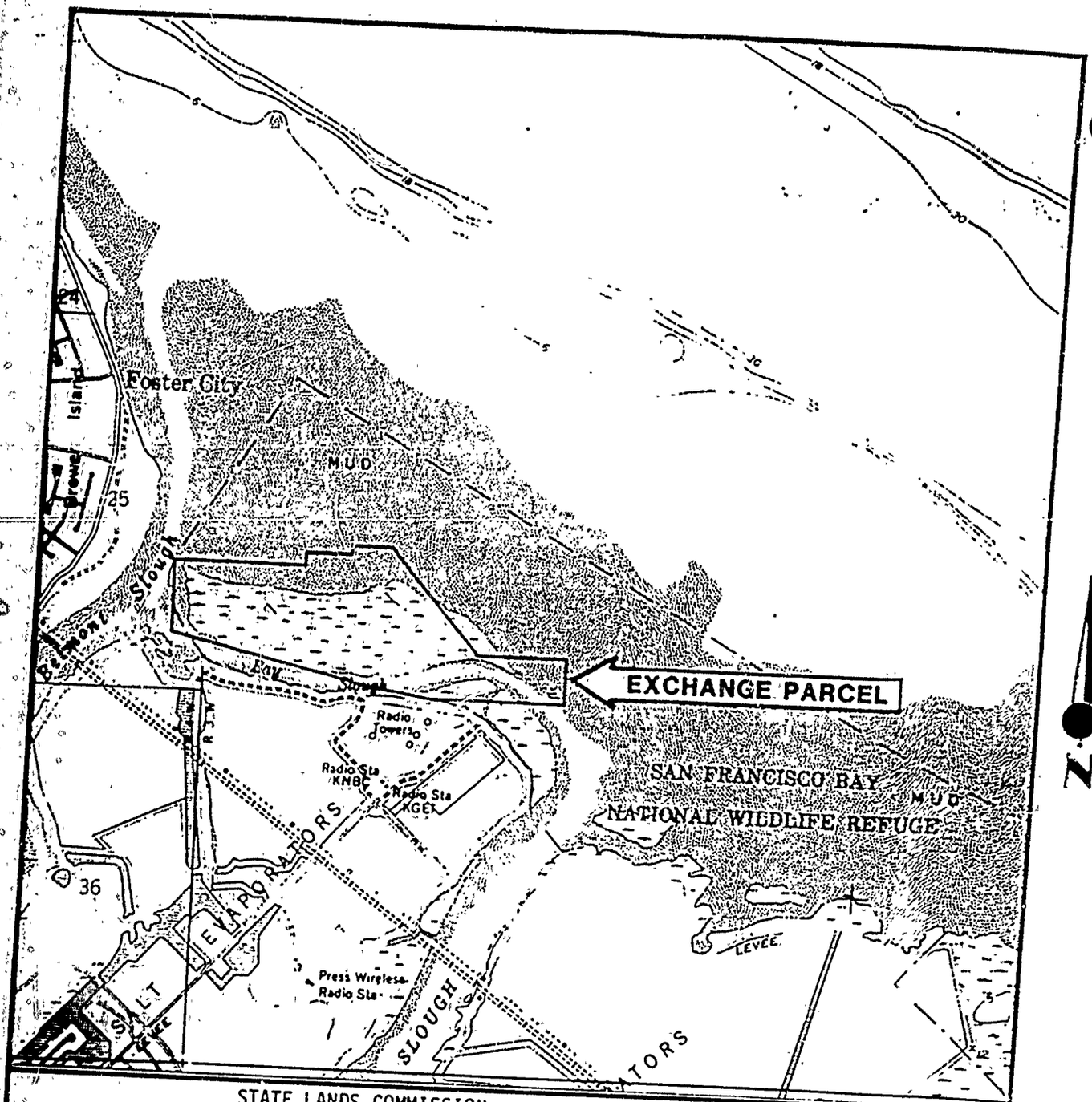
All of that certain real property situate in the County of San Mateo, State of California described as follows: PARCEL C-5 as shown on Sheets 6 and 7 of that certain map entitled "Record of Survey Exhibit A of Settlement Agreement Embodied in Judgement Entered in Case of State vs. San Mateo County, et al, San Mateo County Superior Court Action No. 144,257", which map was filed in Book 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88, San Mateo County Records, and said PARCEL C-5 being more particularly described as follows:

BEGINNING at the southwesterly corner of said PARCEL C-5, said Point of Beginning being located S 79° 57' 59" E 1979.74 feet from a brass disk in monument casting at the intersection of the centerlines of Foster City Boulevard and Beach Park Boulevard as shown on that certain map entitled "Tract No. 837 Foster City - Neighborhood No. 4", which map was filed in Volume 63 of Maps at Pages 42 thru 47, Records of San Mateo County, California; thence from said Point of beginning and along the boundary of said PARCEL C-5 the following courses:

N 01° 03' 50" E 1085.37 feet, S 87° 43' 10" E 1954.40 feet,
N 01° 02' 50" E 198.00 feet, S 87° 43' 09" E 654.64 feet,
N 01° 02' 19" E 132.00 feet, S 87° 43' 08" E 654.62 feet,
S 40° 27' 53" E 1976.23 feet S 87° 43' 19" E 1309.71 feet,
S 00° 59' 58" W 659.96 feet, N 87° 43' 24" W 2146.18 feet,
N 85° 13' 12" W 249.72 feet and N 76° 39' 12" W 3570.02 feet

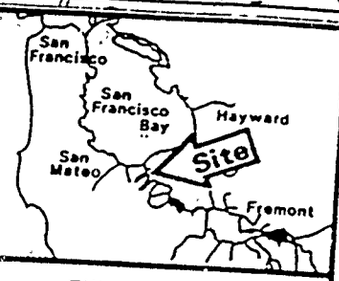
to the Point of Beginning containing 174.567 acres of land more or less.

The California Coordinate System, Zone III is the basis of bearings for the above description. Bearings are grid bearings, and distances are grid distances.



STATE LANDS COMMISSION

BASE MAP: U.S.G.S. 1:24000 QUADRANGLE
"REDWOOD POINT" 1959
PHOTOREVISED 1980



Prepared by: D. Plummer	Date: 3-29-85 A: 20 S: 11	EXHIBIT H
Title Study: BIRD ISLAND	W 23415	Z3 -N 38 E 149

EXHIBIT "I"

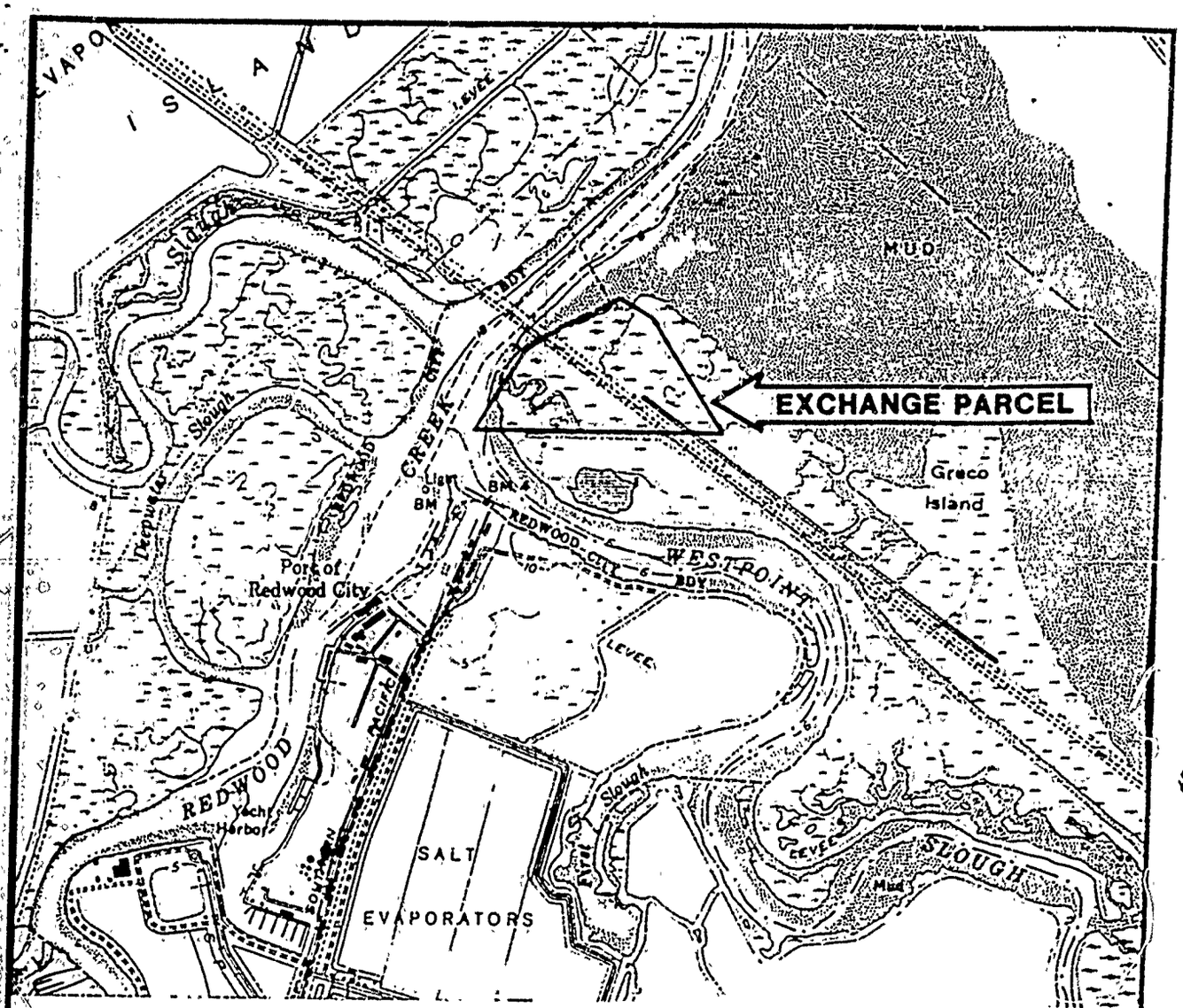
DESCRIPTION OF PARCEL D-3 (GRECO ISLAND)

All of that certain real property situate in the County of San Mateo, State of California described as follows: PARCEL D-3 as shown on Sheet 8 of that certain map entitled "Record of Survey Exhibit A of Settlement Agreement Embodied in Judgement Entered in Case of: State vs. San Mateo County, et al, San Mateo County Superior Court Action No. 144,257", which map was filed in Book 8 of Licensed Land Surveyor's Maps at Pages 76 thru 88, San Mateo County Records, and said PARCEL D-3 being more particularly described as follows:

BEGINNING at the most easterly corner of said PARCEL D-3, said Point of Beginning being located N 54° 40' 20" E 4969.170 feet from a concrete monument with tag "R.E. 1819", said monument marking point "J" shown on Sheet 3 of that certain map filed in Volume 4 of Licensed Land Surveyor's Maps at Pages 69 thru 73, Records of San Mateo County and said Point of Beginning being also located N 85° 39' 02" E 688.46 feet from a Ramset nail and washer set in the west leg of P.G.& E. Tower no. 15/102; thence from said Point of Beginning along the boundary of said PARCEL D-3 the following courses:

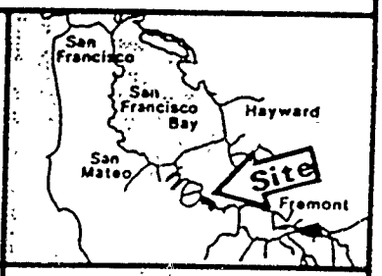
N 88° 59' 41" W 3185.77 feet, thence
N 31° 32' 45" E 451.69 feet, N 32° 02' 01" E 790.55 feet,
N 61° 24' 26" E 878.92 feet, N 67° 50' 37" E 462.30 feet,
S 62° 08' 37" E 478.72 feet, and
S 31° 26' 52" E 1737.53 feet to the Point of Beginning
containing 77.007 acres of land more or less.

The California Coordinate System, Zone III is the basis of bearings for the above description. Bearings are grid bearings, and distances are grid distances.



STATE LANDS COMMISSION

BASE MAP: U.S.G.S. 1:24000 QUADRANGLE
"REDWOOD POINT" 1959
PHOTOREVISED 1980



Prepared by: D. Plummer	Date: 3-29-85 A: 21 S: 11	EXHIBIT J
Title Study: GRECO ISLAND	W 23415	Z3 -N 37-E 150

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MINUTE PAGE 1439