



## CITY COUNCIL AGENDA REPORT

**Meeting Date:** October 3, 2019

**From:** Clay Holstine, City Manager

**Subject:** Resolutions Vacating Public Rights of Way and, in Consideration of the City's Receipt of Valuable Consideration, Authorizing the Conveyance of City Property and the Vacated Rights of Way to HCP LS Brisbane and Reserving and Accepting Easements for Pedestrian Access and Public Utility Purposes, and for Underground Waterline Purposes

### Community Goal

Economic Development, Community Building

### Purpose

To accommodate previously approved commercial development in the Sierra Point area.

### Recommendation

Following the close of the public hearing, adopt the attached resolutions, one vacating portions of the public rights of way in the Sierra Point area, and the other, in consideration of the City's receiving valuable consideration, authorizing the conveyance to HCP LS Brisbane of (1) a portion of a City owned parcel in the Sierra Point area and (2) the vacated rights of way, and reserving and accepting easements for pedestrian access and public utility purposes, and for underground waterline purposes, on the properties conveyed to HCP.

### Background

On April 18, 2019, City Council approved an agreement with HCP LS Brisbane ("HCP") by which the City would consider vacating public rights of way in the Sierra Point area and transferring a portion of a City owned parcel in the Sierra Point area, along with the vacated rights of way, to HCP, to fulfill an obligation under the City's Development Agreement with HCP. Such transfers will facilitate HCP's development of its properties in the Sierra Point area for research and development and retail purposes. As part of the approved agreement, HCP will provide \$200,000 to the City towards the planning and development of open space/park in the Sierra Point area. A copy of the Agreement is attached.

Also attached are two resolutions, one abandoning/vacating public rights of way (one of 12,474 square feet and the other of 1560 square feet) and the other authorizing the City to convey to HCP 4779 square feet of a parcel that the City owns (or will own) adjacent

to other HCP property as well as the vacated rights of way; easements for pedestrian access and public utility purposes, and for underground waterline purposes, will be created on the conveyed properties. Note that previously, the Successor Agency to the Redevelopment Agency of the City of Brisbane authorized conveying to the City a portion of the 4779 square feet to be conveyed to HCP. That deed will be recorded prior to recording the deed from the City to HCP.

## **Discussion**

In order to vacate right of way, the Streets and Highway Code requires that the Planning Commission determine whether such vacation complies with the City's General Plan. The Streets and Highway Code also requires that Council conduct a public hearing to consider such vacation. The Government Code requires that before the City transfers property, the Planning Commission is also to determine whether the proposed transfer complies with the General Plan.

The Planning Commission on May 23, 2019 made a determination that vacating the public rights of way in question and conveying to HCP 4779 square feet of City owned property in the Sierra Point area, and conveying to HCP the public rights of way to be vacated, complies with the City's General Plan. Staff has noticed a public hearing concerning the vacation of the rights of way and consideration of the City's conveyance of its property to HCP is also on the agenda.

Following the close of the public hearing, to carry out the terms and conditions of the City's Agreement with HCP, staff recommends Council adopt the attached resolutions. This will facilitate HCP's development of other properties it owns in the Sierra Point area and result in the City's receipt of \$200,000 towards the design and development of open space/park in the Sierra Point area.

If the Council approves these resolutions, City staff will also proceed to record a lot line adjustment, adjusting the lot lines of properties owned by the City and HCP resulting from the conveyances described in this agenda report. No further Council action will be required concerning the lot line adjustment as it simply carries out the purposes and intent of the resolutions.

## **Fiscal Impact**

Upon the transfer of these properties to HCP, the City will receive \$200,000 towards the planning and development of open space/park in the Sierra Point area; otherwise, no impact.

## **Measure of Success**

Development of commercial property in the Sierra Point area will enhance the City's property tax income stream and development of open space/park in the Sierra Point area will provide an important amenity to those who live and work in that area.

Attachments

1. Agreement to Consider Abandonment of Public Right of Way and Transfer of Real Property
2. Resolution Vacating Public Rights of Way
3. Resolution Authorizing the Conveyance of City Property and the Vacated Public Rights of Way to HCP LS Brisbane, subject to accepting and reserving easements for pedestrian access and public utility purposes, and for underground waterline purposes



---

Clay Holstine, City Manager

**AGREEMENT FOR ABANDONMENT OF PUBLIC RIGHTS-OF WAY AND  
TRANSFER OF REAL PROPERTY**

THIS AGREEMENT ("Agreement") is made 4/18 2019 between the City of Brisbane, a Municipal Corporation, ("City) and HCP LS Brisbane, LLC, a Delaware limited liability company ("Owner"). City and Owner individually may be referred to as "Party" and collectively may be referred to as "Parties" in this Agreement.

Recitals

- A. City is the fee simple owner of the real property bearing Assessor Parcel Number 007-165-060 ("Parcel 6") and of the real property identified as "MARINA ENTRY RD." ("Marina Entry Road") on the Assessor Map, Book 7, page 16 as the successor agency of the Redevelopment Agency of the City of Brisbane.
- B. For purposes of this Agreement, Marina Entry Road includes the land described in the Offers of Dedication recorded on February 27, 1987 as Instrument Number 87-029876 in the Official Records of San Mateo County, California, pursuant to which it is subject to the dedication to the City "for street and public service easement purposes" ("Dedication").
- C. City and Owner have entered into a Development Agreement, dated June 16, 2008 and recorded August 26, 2008, Instrument No. 2008-097434, San Mateo County Records, ("the Development Agreement") concerning Owner's properties located at Assessor Parcel Numbers 007-165-080, 007-165-090, and 007-165-100, Brisbane, CA ("Owner's Properties").
- D. In part the Development Agreement provides that in order to facilitate development of Owner's Properties, the City will transfer to Owner the City's fee title in the portion of Parcel 6 and Marina Entry Road within the area identified in the schematic attached as Exhibit A ("Subject Property").
- E. In order to effectuate this transfer, it will be necessary for the City to vacate the public rights-of-way within the Subject Property including the Dedication ("Rights of Way"), which vacation the City is willing to do.
- F. As part of this transfer, City has discussed with Owner the fair market value of the Subject Property and Owner has informed the City that it is willing to pay fair market value for the Subject Property free and clear of the Rights of Way except as otherwise specified in this Agreement.

NOW, THEREFORE, in consideration of the mutual promises expressed below, the Parties agree as follows:


- 1. Owner shall prepare and provide to the City a map and legal description of the Subject Property.
- 2. City shall undertake to vacate the Rights of Way within the Subject Property in accordance with the procedures set forth in the Streets and Highways Code.
- 3. If the City vacates the Rights of Way within the Subject Property, the City shall, upon its receipt from the Owner of the fair market value of the Subject Property (as set forth in paragraph 5 below), (a) record a resolution or resolutions vacating

- the Rights of Way within the Subject Property and authorizing the transfer of the Subject Property to Owner but reserving within the Subject Property any necessary easements for public pedestrian access and public utility purposes, and (b) quitclaim to Owner any and all of the City's right, title and interest to the Subject Property subject to the reserved easements ("Quitclaim").
4. Owner and City shall process a lot line adjustment to encompass the Subject Property within the boundaries of Owner's Properties, Assessor Parcel Numbers 007-165-130 and 007-165-140, and the Quitclaim shall be recorded in connection with that lot line adjustment. City shall cooperate in the process of that lot line adjustment, in accordance with its normal procedures.
  5. The fair market value of the Subject Property shall be \$200,000.
  6. City shall use these funds toward the planning and development of the public park/open space area immediately adjacent to Owner's Properties.
  7. If Owner or City fails to perform any obligation under this Agreement and fails to cure the default within 30 days after the other Party has notified it in writing of the alleged default, the non-breaching Party shall have the right to enforce this Agreement by bringing an action at law or in equity to compel the breaching Party's performance of its obligations under the Agreement, for damages, restitution and reimbursement and any other remedy as provided by law.
  8. In any action to enforce this Agreement the prevailing Party shall be entitled to all costs and expenses of suit, including reasonable attorneys' fees. This paragraph shall be interpreted in accordance with California Civil Code section 1717 and judicial decisions interpreting that statute.
  9. The obligations of this Agreement shall run with the land and be binding on the Parties, their successors and assigns.
  10. Formal notices, demands and communications between the Parties shall be given by registered or certified mail, return receipt requested, or delivered by express delivery service, return receipt requested, or delivered personally, to the principal office of the parties as follows:
    - City: City Manager, City of Brisbane, 50 Park Place, Brisbane, CA 94005
    - Owner: Scott Bohn, HCP LS Brisbane LLC, 950 Tower Lane #1650, Foster City, CA 94404
  11. This Agreement shall be governed by the laws of the State of California. Venue for any action to enforce or interpret this Agreement shall be in the Superior Court of the State of California, County of San Mateo. Any ambiguity shall not be construed against one of the Parties in favor of another.
  12. This Agreement constitutes the entire agreement between the Parties and supersedes and cancels any prior agreements or understandings, whether oral or written, regarding the subject matter of this Agreement.
  13. This Agreement may be amended only by a written instrument executed by the Parties or their successors in title.
  14. Any of the requirements of this Agreement may be expressly waived in writing by the Parties but no waiver of any requirement of this Agreement shall, or shall be deemed, to extend or effect any other provision of this Agreement.

15. If any provision of this Agreement is invalid, illegal or unenforceable, the validity, legality or enforceability of the remaining portions of this Agreement shall not in any way be affected or impaired thereby.
16. Each of the individuals executing this Agreement represents and warrants that he or she has been authorized to do so and has the power to bind the Party for whom they are signing.
17. This Agreement may be executed in counterparts. Each counterpart shall have the same force and effect as an original and shall together constitute an effective, binding agreement on each of the Parties. Electronic and facsimile signatures shall be deemed original signatures.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first written above.

CITY OF BRISBANE

  
\_\_\_\_\_  
Madison Davis, Mayor


HCP LS Brisbane, LLC

  
\_\_\_\_\_  
By:  
Managing Partner

Attest:

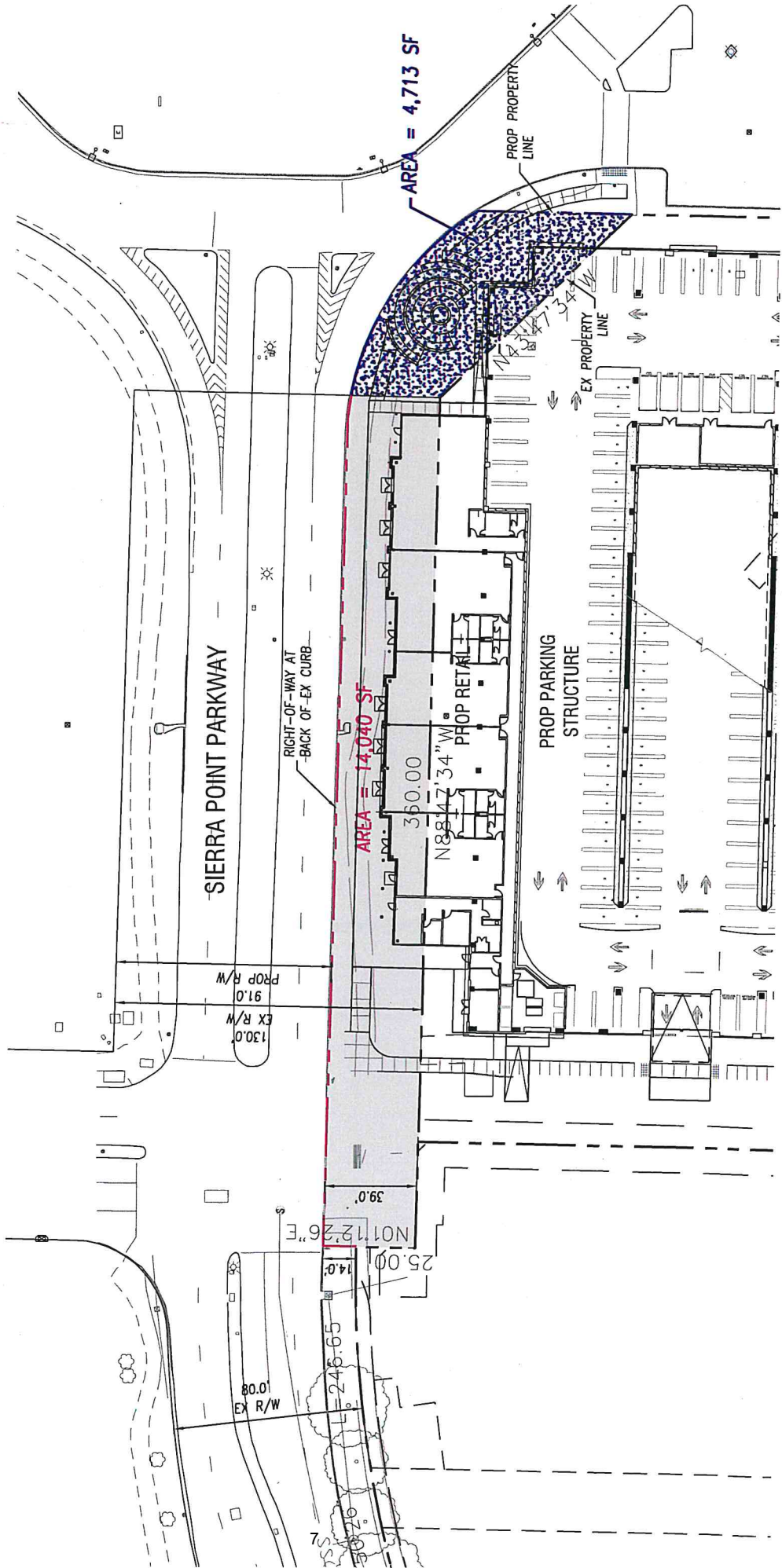
  
\_\_\_\_\_  
Ingrid Padilla,  
City Clerk

Approved as to form:

  
\_\_\_\_\_  
Thomas McMorrow  
City Attorney

# LAND TRANSFER AT SIERRA POINT BIOTECH PROJECT

1"=40' (at 11"x17")



Recorded at the request of:  
City of Brisbane  
When recorded, return to:  
City Clerk  
City of Brisbane  
50 Park Place  
Brisbane, CA 94005

---

RESOLUTION NO. 2019-59

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE VACATING PUBLIC RIGHTS OF WAY, RESERVING AND ACCEPTING EASEMENTS FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES, AND UNDERGROUND WATERLINE PURPOSES, AND DIRECTING THE CITY CLERK TO RECORD A CERTIFIED COPY OF THIS RESOLUTION

Whereas, on April 18, 2019, City Council approved an agreement with HCP LS Brisbane, LLC (“HCP”) by which the City would consider vacating certain public rights of way and dedications for other public uses in the Sierra Point area to fulfill an obligation under the City’s Development Agreement with HCP; and

Whereas, if the Council approves vacating such rights of way and dedications, it would transfer the vacated public rights of way to HCP, subject to reserving and accepting easements on such vacated rights of way, in order to facilitate HCP’s development of its properties in the Sierra Point area for research and development and retail purposes and, in return, the City would receive valuable consideration for such transfer; and

Whereas, as required by the Government Code, the Planning Commission has determined that such vacation complies with the City’s General Plan; and

Whereas, the City Council has conducted a public hearing to consider whether these public rights of way should be vacated; and

Whereas, the City Council finds that these public rights of way and dedications for other public uses, in the real property described and depicted in Exhibit A and Exhibit B attached to this Resolution, are no longer necessary for public purposes, except as reserved in this Resolution; and

Whereas, the City Council has agreed previously that if these rights of way and public dedications are vacated, that the City will convey the vacated rights of way to HCP and, in return, will receive valuable consideration; and

Whereas, the City will reserve within the vacated right of way of 12,474 square feet, described and depicted in Exhibit A attached to this Resolution, easements for pedestrian access and public utility purposes, and for underground waterline purposes and, as to the vacated right of way of 1560 square feet, described and depicted in Exhibit B attached to this Resolution, HCP will expressly grant such easements to the City for those purposes.

NOW, THEREFORE, the City Council of the City of Brisbane resolves as follows:



Section 1: The public rights of way and dedications for public uses in the real property described and depicted in Exhibit A and Exhibit B attached to this Resolution are hereby vacated, subject to the City's reserving easements for pedestrian access and public utility purposes, and for underground waterline purposes, on the vacated public right of way of 12,474 square feet as described and depicted in Exhibit A, and subject to HCP's grant to the City of easements for pedestrian access and public utility purposes, and for underground waterline purposes, in the vacated right of way of 1560 square feet described in Exhibit B, as the easements are described and depicted in Exhibit C to this Resolution.

Section 2. The City consents and accepts easements from HCP LS Brisbane for pedestrian access and public utility purposes, and for underground waterline purposes, on the vacated public right of way of 1560 square feet, as described and depicted in Exhibit C to this Resolution.

Section 3. The City Clerk is directed to record a certified copy of this Resolution in San Mateo County.

Section 4. This Resolution shall become effective immediately upon its adoption.

---

Madison Davis, Mayor

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Brisbane held on October 3, 2019 by the following vote:

AYES:

NOES

ABSENT:

ABSTAIN:

ATTEST

---

Ingrid Padilla, City Clerk

**EXHIBIT A**  
**TRANSFER PARCEL 2**  
SHEET 1 OF 5

**LEGAL DESCRIPTION**

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

BEING A PORTION OF MARINA ENTRY ROAD AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "OFFERS OF DEDICATION" RECORDED FEBRUARY 27, 1987, AS DOCUMENT NUMBER 87029876, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF SAID MARINA ENTRY ROAD;

THENCE NORTH 88° 47' 34" WEST 320.00 FEET;

THENCE NORTH 01° 12' 26" EAST 39.00 FEET;

THENCE SOUTH 88° 47' 34" EAST 303.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS 114.00 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 16.13 FEET THROUGH A CENTRAL ANGLE OF 8° 06' 33";

THENCE SOUTH 01° 12' 26" WEST 37.86 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 12,474 SQUARE FEET, MORE OR LESS.

**RESERVING THEREFROM** AN EASEMENT FOR WATERLINE PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID TRANSFER PARCEL 2;

THENCE NORTH 01° 12' 26" EAST 9.46 FEET;

THENCE SOUTH 88° 47' 11" EAST 14.32 FEET;

THENCE SOUTH 01° 16' 21" WEST 9.46 FEET;

THENCE NORTH 88° 47' 34" WEST 14.31 FEET TO THE **POINT OF BEGINNING**.

WATERLINE EASEMENT CONTAINS 135 SQUARE FEET, MORE OR LESS.

**EXHIBIT A**  
**TRANSFER PARCEL 2**  
SHEET 2 OF 5

**ALSO RESERVING THEREFROM** AN EASEMENT FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID MARINA ENTRY ROAD; THENCE NORTH 01° 12' 26" EAST 21.83 FEET TO A POINT THAT IS THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 98.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 08° 20' 09" EAST, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 12.26 FEET THROUGH A CENTRAL ANGLE OF 07° 07' 43";

THENCE NORTH 88° 47' 34" WEST 256.98 FEET TO THE BEGINNING OF A TANGENTIAL CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.50 FEET;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 6.39 FEET THROUGH A CENTRAL ANGLE OF 34° 50' 38";

THENCE NORTH 32° 32' 29" WEST 12.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17.34 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 16° 40' 02" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 12.32 FEET THROUGH A CENTRAL ANGLE OF 40° 42' 29";

THENCE NORTH 88° 48' 21" WEST 28.11 FEET TO THE WESTERLY LINE OF SAID MARINA ENTRY ROAD;

THENCE ALONG SAID WESTERLY LINE NORTH 01° 12' 26" EAST 10.00 FEET;

THENCE SOUTH 88° 47' 34" EAST 26.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 34.33 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 38° 42' 06" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 8.31 FEET THROUGH A CENTRAL ANGLE OF 13° 52' 21";

THENCE SOUTH 88° 50' 40" EAST 17.81 FEET;

THENCE SOUTH 01° 13' 36" WEST 9.97 FEET;

THENCE SOUTH 88° 47' 34" EAST 256.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS 104.50 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 12.25 FEET THROUGH A CENTRAL ANGLE OF 06° 43' 02";

**EXHIBIT A**  
**TRANSFER PARCEL 2**  
SHEET 3 OF 5

THENCE SOUTH 01° 12' 26" WEST 6.04 FEET TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT CONTAINS 2,174 SQUARE FEET, MORE OR LESS.

**END OF DESCRIPTION**

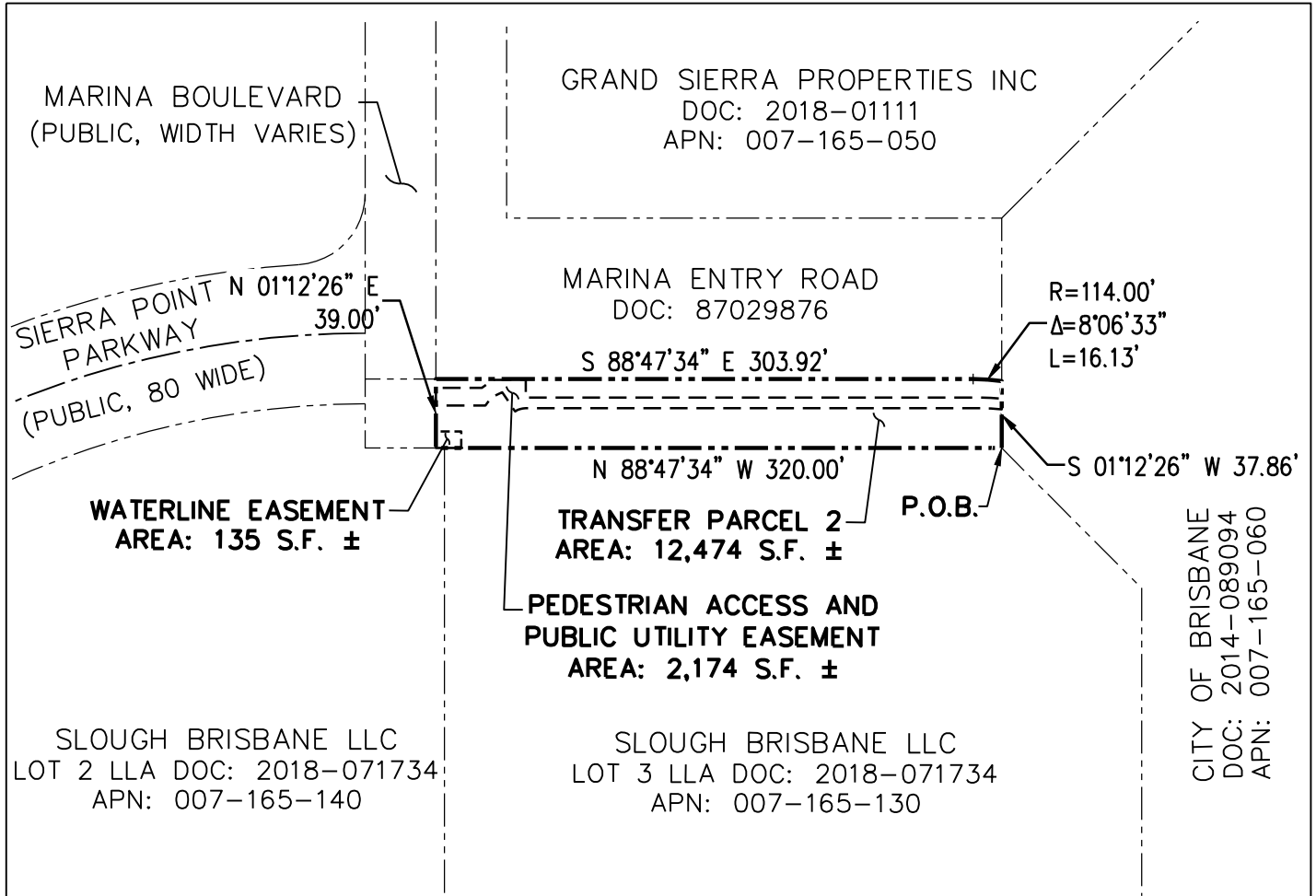
PREPARED BY:



RONALD P. CAMERON, PLS 9185



18 SEPTEMBER 2019  
DATE



**LEGEND:**

- PARCEL LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- EASEMENT LINE

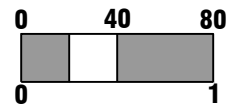
- APN: ASSESSOR'S PARCEL NUMBER
- DOC: DOCUMENT NUMBER
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. ± SQUARE FEET, MORE OR LESS
- W.L.E. WATER LINE EASEMENT

**NOTE:**

SEE SHEET 5 OF 5 FOR EASEMENT DETAIL.

**BASIS OF BEARINGS:**

THE BASIS FOR THE BEARINGS SHOWN HEREON IS IDENTICAL TO THAT SHOWN ON LLA DOC: 2018-071734



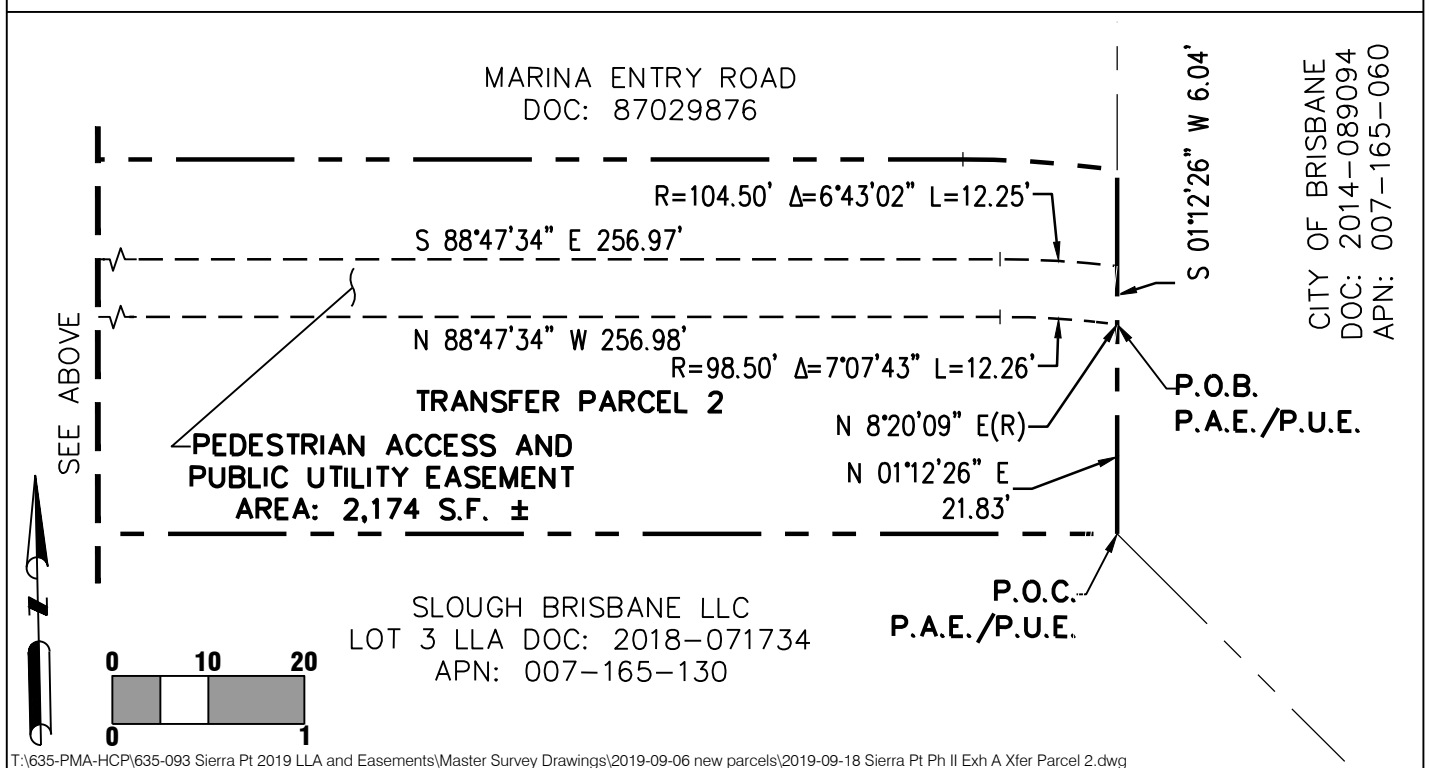
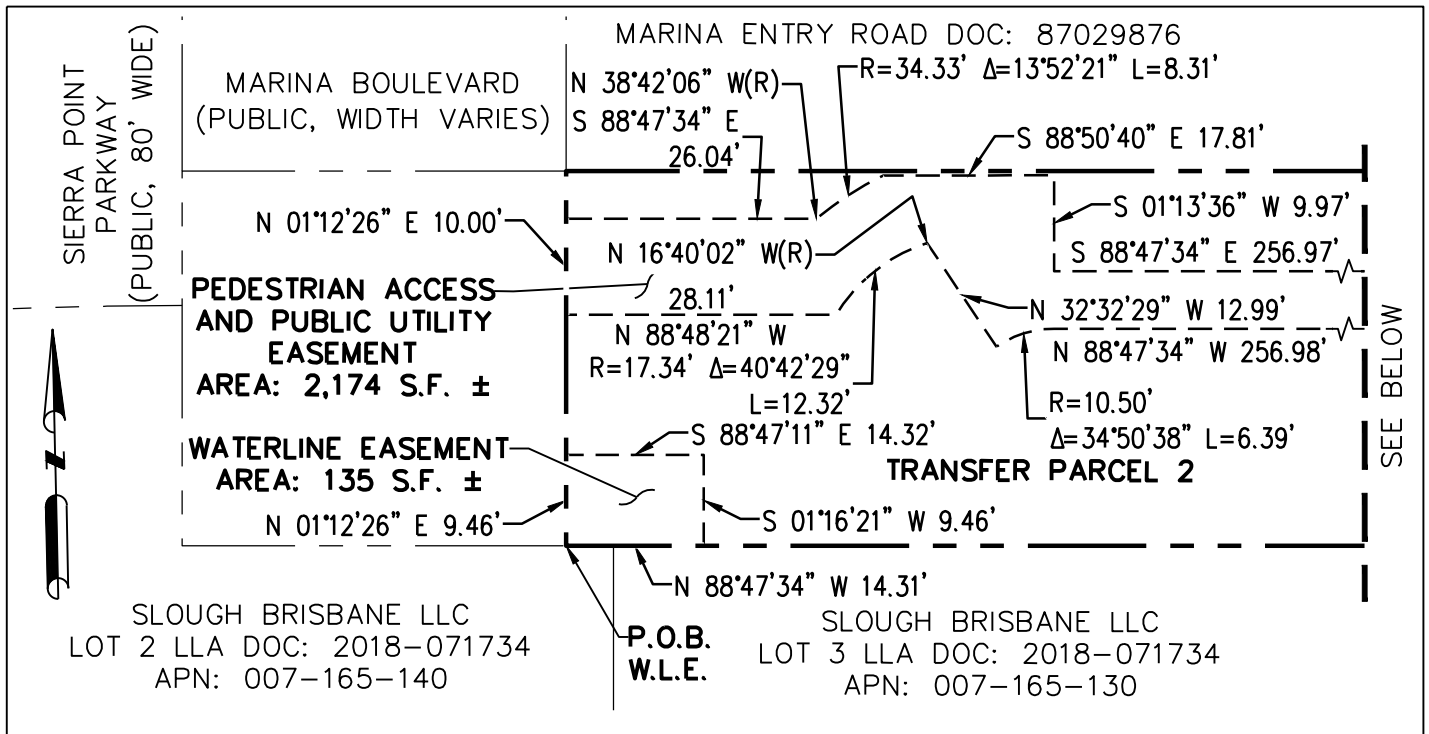
T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh A Xfer Parcel 2.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT A PLAT TO ACCOMPANY LEGAL DESCRIPTION		JOB NO: 635-093
TRANSFER PARCEL 2 WITH WATERLINE, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENTS SIERRA POINT		SHEET: 4 OF 5
CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA		SCALE: 1"=80'
		DATE: 09/17/19



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh A Xfer Parcel 2.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT A  
 PLAT TO ACCOMPANY LEGAL DESCRIPTION

TRANSFER PARCEL 2 WITH WATERLINE, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENTS  
 SIERRA POINT  
 CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

JOB NO:  
635-093

SHEET: 5 OF 5

SCALE: 1"=20'

DATE: 09/18/19

**EXHIBIT B**  
**TRANSFER PARCEL 1**  
SHEET 1 OF 2

**LEGAL DESCRIPTION**

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

BEING PORTION OF MARINA BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "FINAL MAP" FILED FEBRUARY 27, 1987 IN VOLUME 58 OF PARCEL MAPS AT PAGES 79-82, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT THAT IS THE MOST NORTHERLY CORNER OF LOT 2 AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT RECORDED SEPTEMBER 13, 2018 AS DOCUMENT NUMBER 2018-071734, OFFICIAL RECORDS OF SAN MATEO COUNTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID MARINA BOULEVARD;

THENCE ALONG SAID COMMON LINE NORTH 01° 12' 26" EAST 14.00 FEET;

THENCE LEAVING SAID WESTERLY LINE OF MARINA BOULEVARD SOUTH 88° 47' 34" EAST 40.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID MARINA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE SOUTH 01° 12' 26" WEST 39.00 FEET TO A POINT ON THE LINE COMMON TO SAID MARINA BOULEVARD AND SAID LOT 2;

THENCE ALONG SAID COMMON LINE NORTH 88° 47' 34" WEST 40.00 FEET TO A POINT ON THE LINE COMMON TO SAID LOT 2 AND THE WESTERLY LINE OF SAID MARINA BOULEVARD;

THENCE ALONG SAID COMMON LINE NORTH 01° 12' 26" EAST 25.00 FEET TO THE **POINT OF BEGINNING**.

**END OF DESCRIPTION**

CONTAINING 1,560 SQUARE FEET, MORE OR LESS.

PREPARED BY:

  
\_\_\_\_\_  
RONALD P. CAMERON, PLS 9185



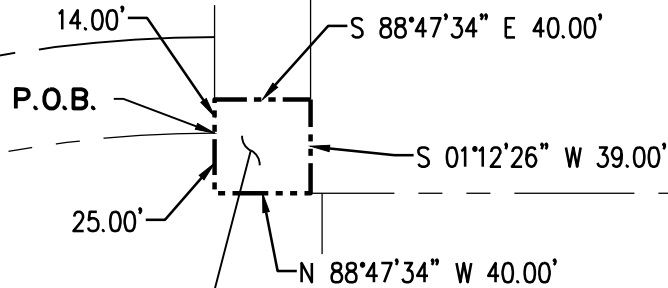
18 SEPTEMBER 2019  
DATE

MARINA BOULEVARD  
(PUBLIC, WIDTH VARIES)

GRAND SIERRA  
PROPERTIES INC  
DOC. 2018-01111  
APN: 007-165-050

MARINA ENTRY ROAD  
DOC. 87029876

SIERRA POINT  
PARKWAY  
(PUBLIC, 80 WIDE)



TRANSFER PARCEL 1  
DOC. \_\_\_\_\_  
AREA: 1,560 S.F.

SLOUGH BRISBANE LLC  
LOT 2 LLA DOC.2018-071734  
APN: 007-165-140

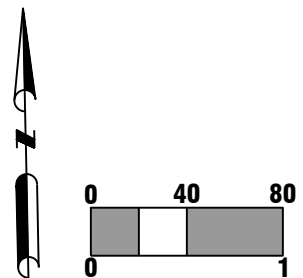
SLOUGH BRISBANE LLC  
LOT 3 LLA DOC. 2018-071734  
APN. 007-165-130

LEGEND:

- PARCEL LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- APN: ASSESSOR'S PARCEL NUMBER
- DOC. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.F. SQUARE FEET

BASIS OF BEARINGS:

THE BASIS FOR THE BEARINGS SHOWN  
HEREON IS IDENTICAL TO THAT SHOWN  
ON LLA DOC. 2018-071734



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh B Xfer Parcel 1 No Ease!.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT B  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO:  
635-093

TRANSFER PARCEL 1

SHEET: 2 OF 2

SCALE: 1"=80'

CITY OF BRISBANE, SAN MATEO COUNTY, CALIFORNIA

DATE: 09/18/19



**EXHIBIT C**  
**TRANSFER PARCEL 1 EASEMENTS**  
SHEET 1 OF 4

**LEGAL DESCRIPTIONS**

**WATERLINE EASEMENT**

ALL THAT CERTAIN WATERLINE EASEMENT SITUATE IN THE CITY OF BRISBANE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING PORTION OF TRANSFER PARCEL 1 AS DESCRIBED IN THAT CERTAIN

INSTRUMENT RECORDED \_\_\_\_\_, 2019 AS DOCUMENT

NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF SAN MATEO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID TRANSFER PARCEL 1;

THENCE NORTH 01° 12' 26" EAST 11.91 FEET;

THENCE SOUTH 88° 47' 11" EAST 9.87 FEET;

THENCE NORTH 01° 12' 49" EAST 27.10 FEET;

THENCE SOUTH 88° 47' 34" EAST 20.00 FEET;

THENCE SOUTH 01° 12' 49" WEST 29.54 FEET;

THENCE SOUTH 88° 47' 11" EAST 10.14 FEET;

THENCE SOUTH 01° 12' 26" WEST 9.46 FEET;

THENCE NORTH 88° 47' 34" WEST 40.00 FEET TO THE **POINT OF BEGINNING**.

WATERLINE EASEMENT CONTAINS 993 SQUARE FEET, MORE OR LESS.

**END OF WATERLINE EASEMENT DESCRIPTION**

**PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT**

ALL THAT CERTAIN PEDESTRIAN ACCESS EASEMENT SITUATE IN THE CITY OF BRISBANE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING PORTION OF TRANSFER PARCEL 1 AS DESCRIBED IN THAT CERTAIN

INSTRUMENT RECORDED \_\_\_\_\_, 2019 AS DOCUMENT

**EXHIBIT C**  
**TRANSFER PARCEL 1 EASEMENTS**  
SHEET 2 OF 4

NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF SAN MATEO COUNTY,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID TRANSFER PARCEL 1;

THENCE SOUTH 88° 47' 34" EAST 10.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 09° 34' 56" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 12.81 FEET THROUGH A CENTRAL ANGLE OF 29° 21' 37",

THENCE SOUTH 88° 47' 34" EAST 17.79 FEET;

THENCE SOUTH 01° 12' 26" WEST 10.00 FEET;

THENCE NORTH 88° 47' 34" WEST 18.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 17.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 57° 15' 55" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 17.12 FEET THROUGH A CENTRAL ANGLE OF 56° 03' 29",

THENCE NORTH 88° 47' 34" WEST 6.91 FEET;

THENCE NORTH 01° 12' 26" EAST 7.23 FEET TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT CONTAINS 356 SQUARE FEET, MORE OR LESS.

**END OF PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT DESCRIPTION**

PREPARED BY:

  
\_\_\_\_\_  
RONALD P. CAMERON, PLS 9185



18 SEPTEMBER 2019  
DATE

MARINA BOULEVARD  
(PUBLIC, WIDTH VARIES)

GRAND SIERRA  
PROPERTIES INC  
DOC: 2018-01111  
APN: 007-165-050

SIERRA POINT  
PARKWAY  
(PUBLIC, 80 WIDE)

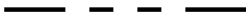



MARINA ENTRY ROAD  
DOC: 87029876

**TRANSFER PARCEL 1**  
DOC: \_\_\_\_\_

SLOUGH BRISBANE LLC  
LOT 2 LLA DOC: 2018-071734  
APN: 007-165-140

SLOUGH BRISBANE LLC  
LOT 3 LLA DOC: 2018-071734  
APN: 007-165-130

LEGEND:

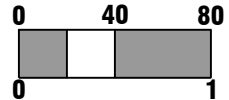
-  PARCEL LINE
-  ADJOINING PROPERTY LINE
-  CENTER LINE
-  EASEMENT LINE
- APN: ASSESSOR'S PARCEL NUMBER
- DOC: DOCUMENT NUMBER
- LLA LOT LINE ADJUSTMENT
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. ± SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS:

THE BASIS FOR THE BEARINGS SHOWN  
HEREON IS IDENTICAL TO THAT SHOWN  
ON LLA DOC: 2018-071734

NOTE:

SEE SHEET 4 OF 4 FOR EASEMENT DETAIL.



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh C Xfer Parcel 1 Easements.dwg

**WILSEY  HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT C  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO:  
635-093

WATERLINE, PEDESTRIAN ACCESS  
AND PUBLIC UTILITY EASEMENTS

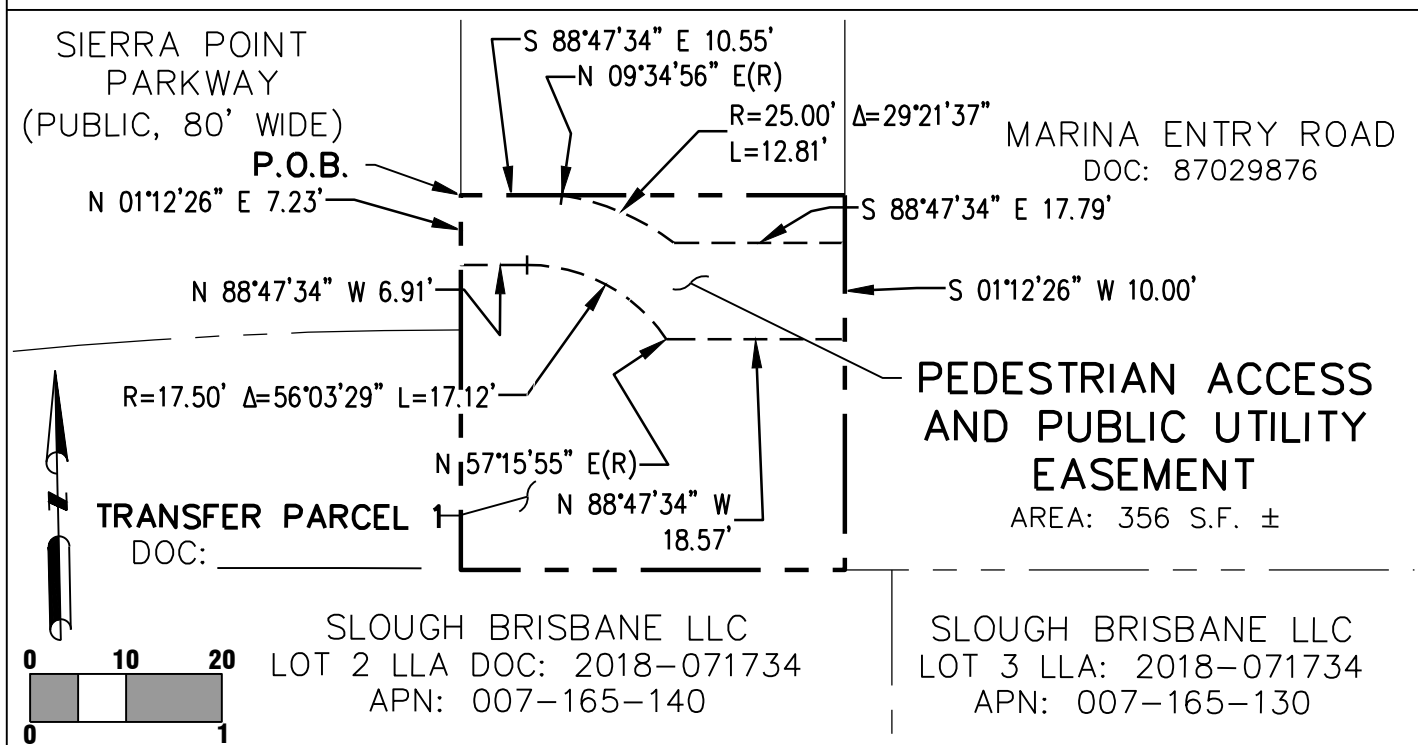
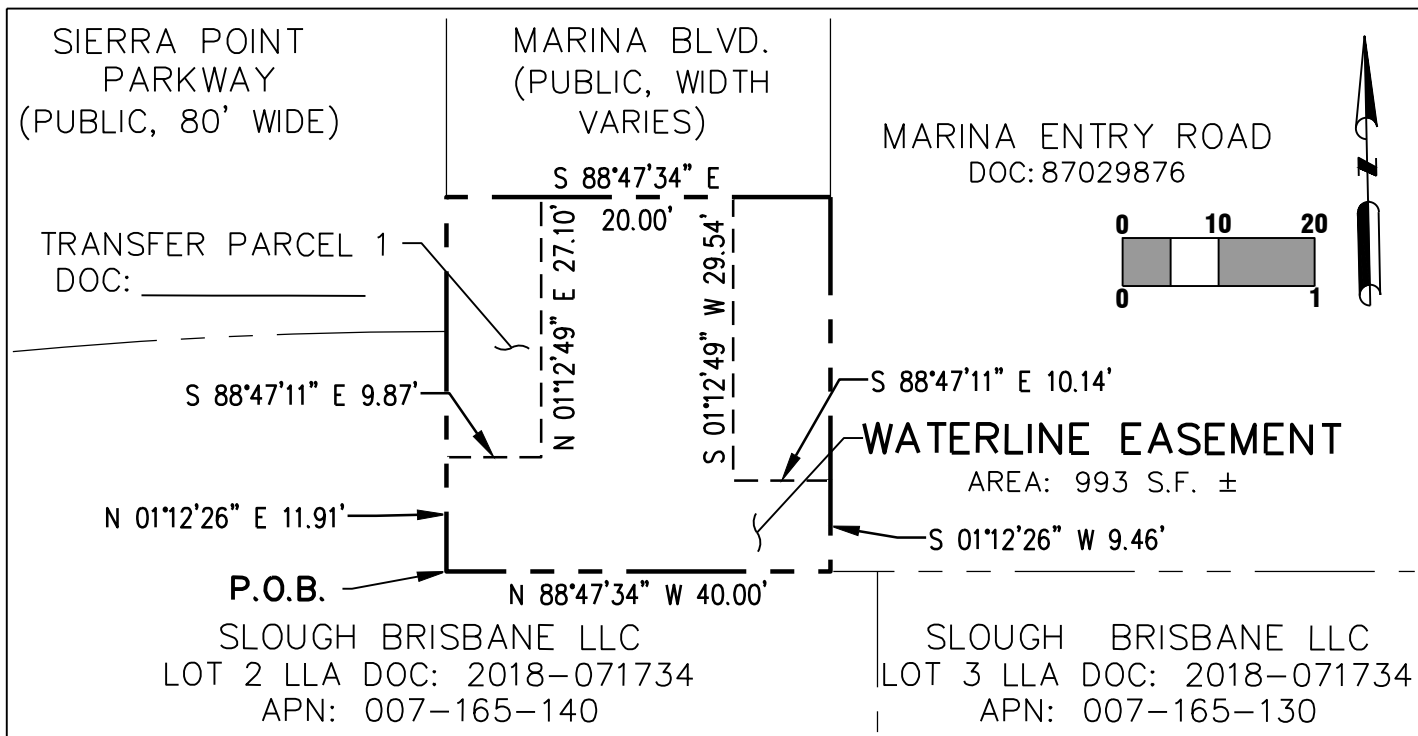
SHEET: 3 OF 4

SIERRA POINT

SCALE: 1"=80'

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

DATE: 09/19/19



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh C Xfer Parcel 1 Easements.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT C  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO:  
635-093

WATERLINE, PEDESTRIAN ACCESS  
AND PUBLIC UTILITY EASEMENTS  
SIERRA POINT  
CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

SHEET: 4 OF 4  
SCALE: 1"=20'  
DATE: 09/19/19

Recorded at the request of:  
City of Brisbane  
When recorded, return to:  
City Clerk  
City of Brisbane  
50 Park Place  
Brisbane, CA 94005

RESOLUTION NO. 2019-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRISBANE AUTHORIZING CONVEYING TO HCP LS BRISBANE CITY PROPERTY AND CERTAIN VACATED PUBLIC RIGHTS OF WAY, RESERVING AND ACCEPTING EASEMENTS FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES, AND FOR UNDERGROUND WATERLINE PURPOSES, AND DIRECTING THE CITY CLERK TO RECORD THIS RESOLUTION AND VARIOUS DEEDS TO IMPLEMENT THIS RESOLUTION

Whereas, on April 18, 2019, City Council approved an agreement with HCP LS Brisbane, LLC (“HCP”) by which the City would consider conveying a portion of City property to HCP to fulfill an obligation under the City’s Development Agreement with HCP; and

Whereas, if the Council approves conveying such City property to HCP, it would convey such property, subject to reserving easements on such property, in order to facilitate HCP’s development of its properties in the Sierra Point area for research and development and retail purposes and, in return, the City would receive valuable consideration for such conveyance; and

Whereas, as required by the Government Code, the Planning Commission has determined that such conveyance complies with the City’s General Plan; and

Whereas, the City Council has considered conveying such property at a regularly noticed public meeting at which members of the public could express their views as to whether such property should be conveyed; and

Whereas, the City Council has found that the public rights of way and dedications for public uses in the real property described and depicted in Exhibit A and Exhibit B attached to this Resolution are no longer necessary for public rights of way or other public purposes, have vacated such public rights of way, and that good and valuable consideration will be received from HCP if such vacated public rights of way are conveyed to HCP; and

Whereas, as to the property described and depicted in Exhibit B, in which the City has vacated all public rights of way and dedications for public uses, HCP has offered to grant to the City easements for pedestrian access and public utility purposes, and underground waterline purposes, on that property, as described and depicted in Exhibit C attached to this Resolution.

Whereas, the City Council has determined and confirms that the City is fee simple owner of the property, described and depicted in Exhibit D attached to this Resolution, finds that the property is no longer necessary for public purposes, finds that except as reserved in accordance with this Resolution

there are no public rights of way or dedications for other public purposes on such property, and that good and valuable consideration will be received from HCP for the conveyance of such property to HCP; and

Whereas, the City will reserve within the property described in Exhibit D an easement for pedestrian access and public utility purposes, as described and specified in Exhibit D, and will reserve within the property described in Exhibit A easements for pedestrian access and public utility purposes, and underground water line purposes as described and specified in Exhibit A; and

NOW, THEREFORE, the City Council of the City of Brisbane resolves as follows:

Section 1: The City consents to, approves and authorizes conveying to HCP LS Brisbane City the property, described and depicted in Exhibit D attached to this Resolution, subject to a reservation of easements for pedestrian access and public utility purposes.

Section 2. The City consents to, approves and authorizes conveying to HCP LS Brisbane 12,474 square feet of vacated public right of way, described and depicted in Exhibit A attached to this Resolution, subject to a reservation of easements for pedestrian access and public utility purposes, and for underground waterline purposes.

Section 3. The City consents to, approves and authorizes quitclaiming to HCP the City's right, title, and interest in 1,560 square feet of vacated public right of way, described and depicted in Exhibit B attached to this Resolution.

Section 4. The City consents to, approves and accepts from HCP LS Brisbane easements for pedestrian access and public utility purposes, and underground waterline purposes, described and depicted in Exhibit C attached to this Resolution.

Section 5. The City Clerk is directed to record a certified copy of this Resolution in San Mateo County, to record Grant and Quitclaim Deeds from the City of Brisbane to HCP LS Brisbane conveying to HCP LS Brisbane the properties described and depicted in Exhibits A and D, and quitclaiming to HCP LS Brisbane the City's right, title, and interest in the property described in Exhibit B, attached to this Resolution, subject to a reservation of easements for pedestrian access and public utility purposes, and underground waterline purposes, as to the properties described and depicted in Exhibits A and D, and to record an Easement Deed from HCP LS Brisbane to the City for pedestrian access and public utility purposes, and for underground waterline purposes, in the real property described in Exhibit B as the easements are described and depicted in Exhibit C.

Section 6. This Resolution shall become effective immediately upon its adoption.

Madison Davis, Mayor

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Brisbane held on October 3, 2019 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST

Ingrid Padilla, City Clerk

**EXHIBIT A**  
**TRANSFER PARCEL 2**  
SHEET 1 OF 5

**LEGAL DESCRIPTION**

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

BEING A PORTION OF MARINA ENTRY ROAD AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "OFFERS OF DEDICATION" RECORDED FEBRUARY 27, 1987, AS DOCUMENT NUMBER 87029876, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF SAID MARINA ENTRY ROAD;

THENCE NORTH 88° 47' 34" WEST 320.00 FEET;

THENCE NORTH 01° 12' 26" EAST 39.00 FEET;

THENCE SOUTH 88° 47' 34" EAST 303.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS 114.00 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 16.13 FEET THROUGH A CENTRAL ANGLE OF 8° 06' 33";

THENCE SOUTH 01° 12' 26" WEST 37.86 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 12,474 SQUARE FEET, MORE OR LESS.

**RESERVING THEREFROM** AN EASEMENT FOR WATERLINE PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID TRANSFER PARCEL 2;

THENCE NORTH 01° 12' 26" EAST 9.46 FEET;

THENCE SOUTH 88° 47' 11" EAST 14.32 FEET;

THENCE SOUTH 01° 16' 21" WEST 9.46 FEET;

THENCE NORTH 88° 47' 34" WEST 14.31 FEET TO THE **POINT OF BEGINNING**.

WATERLINE EASEMENT CONTAINS 135 SQUARE FEET, MORE OR LESS.



**EXHIBIT A**  
**TRANSFER PARCEL 2**  
SHEET 2 OF 5

**ALSO RESERVING THEREFROM** AN EASEMENT FOR PEDESTRIAN ACCESS AND PUBLIC UTILITY PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF SAID MARINA ENTRY ROAD; THENCE NORTH 01° 12' 26" EAST 21.83 FEET TO A POINT THAT IS THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 98.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 08° 20' 09" EAST, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 12.26 FEET THROUGH A CENTRAL ANGLE OF 07° 07' 43";

THENCE NORTH 88° 47' 34" WEST 256.98 FEET TO THE BEGINNING OF A TANGENTIAL CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.50 FEET;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 6.39 FEET THROUGH A CENTRAL ANGLE OF 34° 50' 38";

THENCE NORTH 32° 32' 29" WEST 12.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17.34 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 16° 40' 02" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 12.32 FEET THROUGH A CENTRAL ANGLE OF 40° 42' 29";

THENCE NORTH 88° 48' 21" WEST 28.11 FEET TO THE WESTERLY LINE OF SAID MARINA ENTRY ROAD;

THENCE ALONG SAID WESTERLY LINE NORTH 01° 12' 26" EAST 10.00 FEET;

THENCE SOUTH 88° 47' 34" EAST 26.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 34.33 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 38° 42' 06" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 8.31 FEET THROUGH A CENTRAL ANGLE OF 13° 52' 21";

THENCE SOUTH 88° 50' 40" EAST 17.81 FEET;

THENCE SOUTH 01° 13' 36" WEST 9.97 FEET;

THENCE SOUTH 88° 47' 34" EAST 256.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS 104.50 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 12.25 FEET THROUGH A CENTRAL ANGLE OF 06° 43' 02";

**EXHIBIT A**  
**TRANSFER PARCEL 2**  
SHEET 3 OF 5

THENCE SOUTH 01° 12' 26" WEST 6.04 FEET TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT CONTAINS 2,174 SQUARE FEET, MORE OR LESS.

**END OF DESCRIPTION**

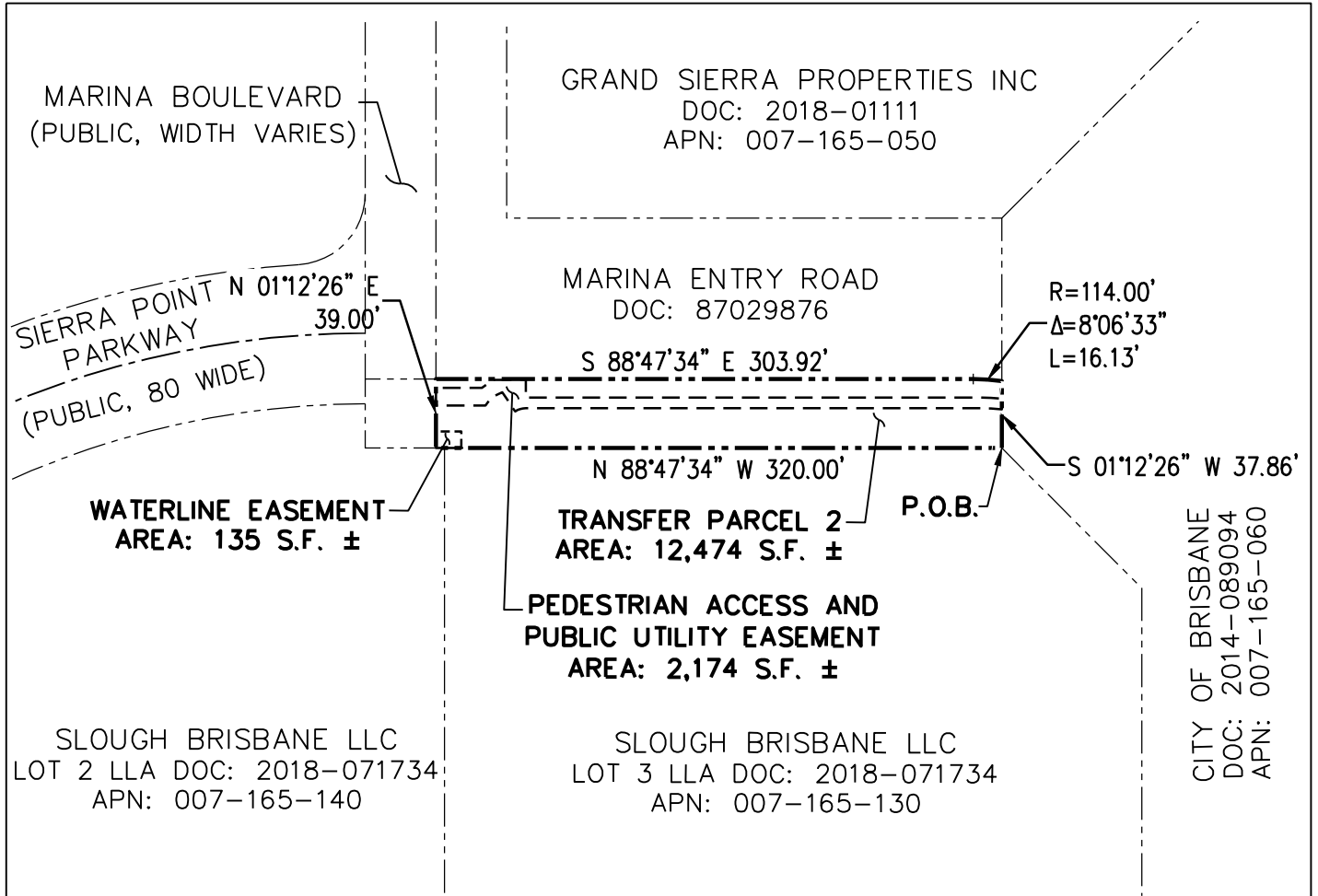
PREPARED BY:



RONALD P. CAMERON, PLS 9185



18 SEPTEMBER 2019  
DATE



**LEGEND:**

- PARCEL LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- EASEMENT LINE

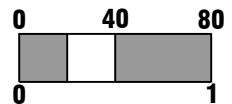
- APN: ASSESSOR'S PARCEL NUMBER
- DOC: DOCUMENT NUMBER
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. ± SQUARE FEET, MORE OR LESS
- W.L.E. WATER LINE EASEMENT

**NOTE:**

SEE SHEET 5 OF 5 FOR EASEMENT DETAIL.

**BASIS OF BEARINGS:**

THE BASIS FOR THE BEARINGS SHOWN HEREON IS IDENTICAL TO THAT SHOWN ON LLA DOC: 2018-071734



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh A Xfer Parcel 2.dwg

**WILSEY HAM**  
 3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



**EXHIBIT A**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**

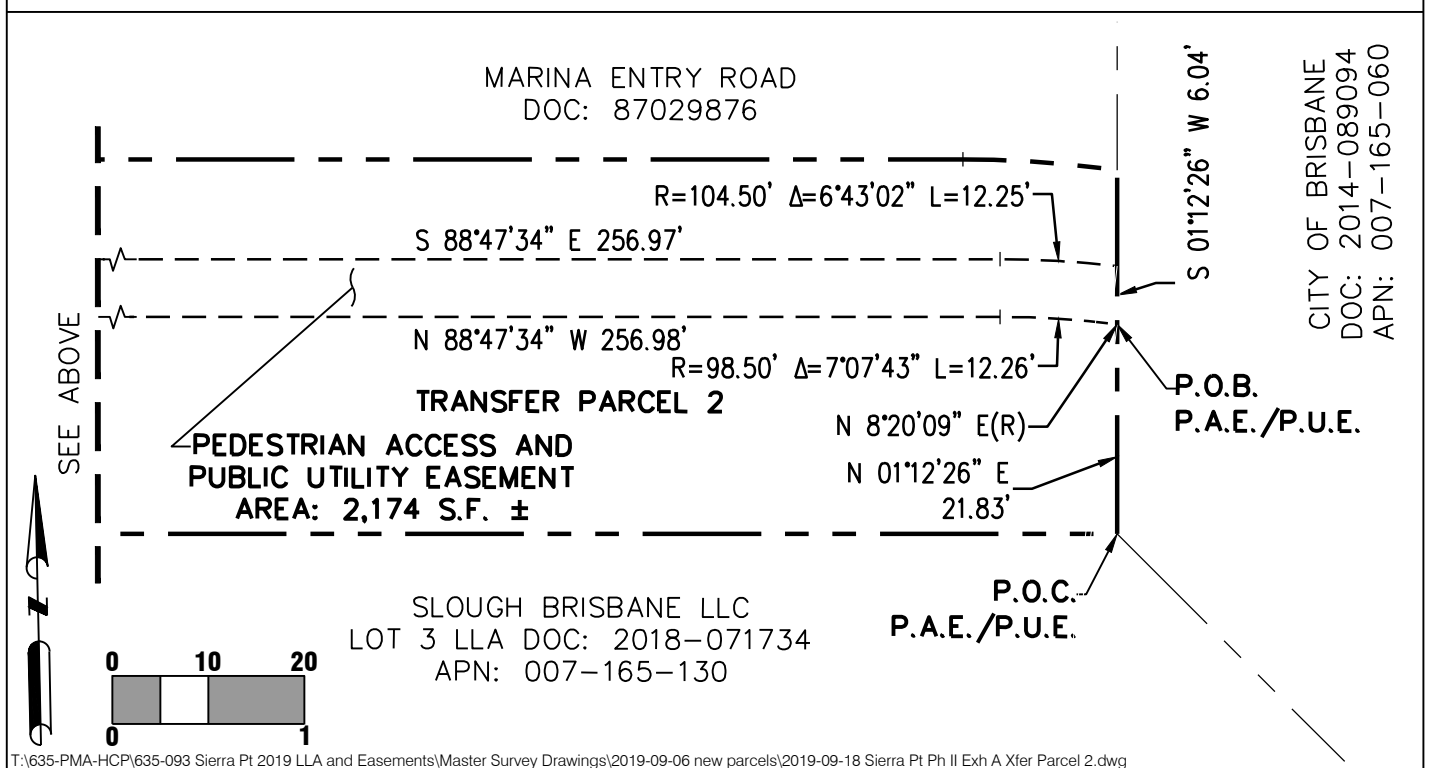
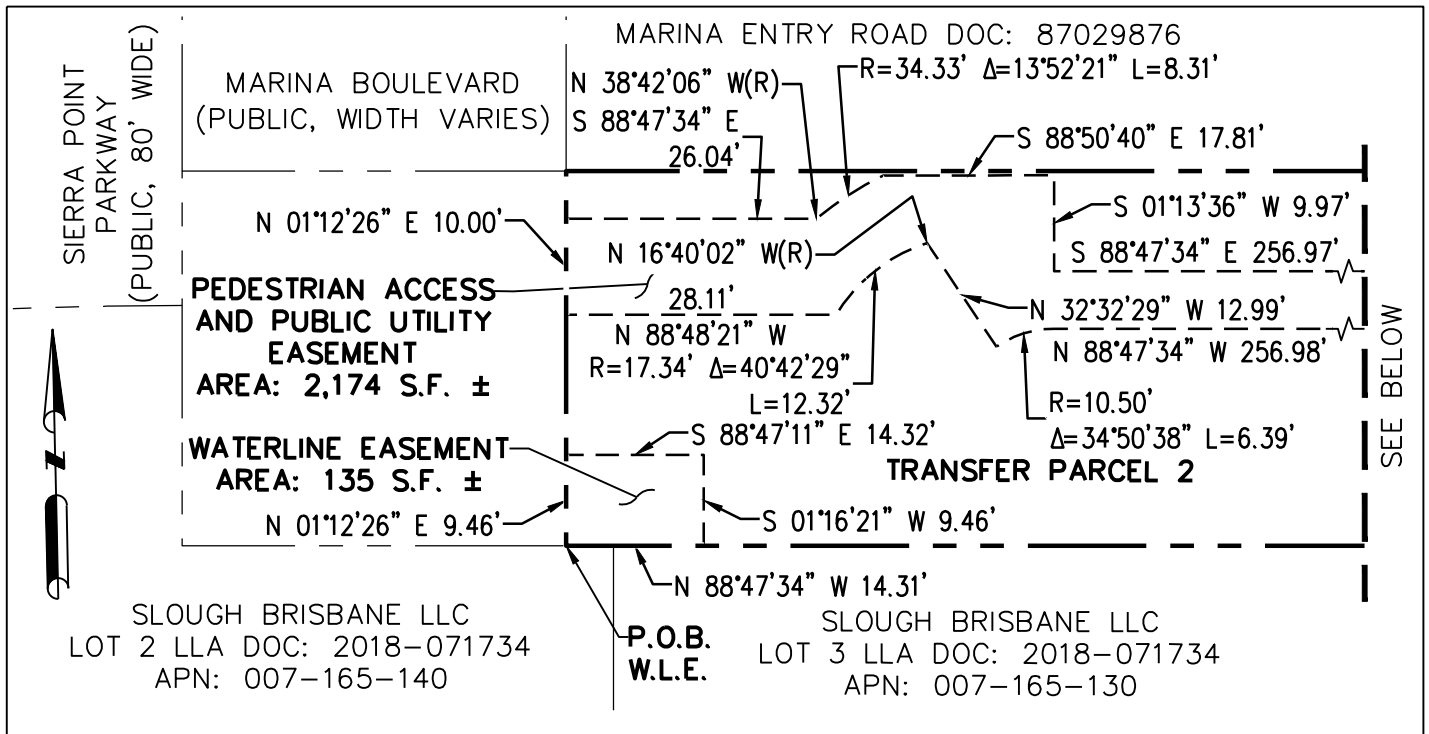
TRANSFER PARCEL 2 WITH WATERLINE, PEDESTRIAN  
 ACCESS AND PUBLIC UTILITY EASEMENTS  
 SIERRA POINT  
 CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

JOB NO:  
635-093

SHEET: 4 OF 5

SCALE: 1"=80'

DATE: 09/17/19



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh A Xfer Parcel 2.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT A PLAT TO ACCOMPANY LEGAL DESCRIPTION		JOB NO: 635-093
TRANSFER PARCEL 2 WITH WATERLINE, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENTS SIERRA POINT		SHEET: 5 OF 5
CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA		SCALE: 1"=20'
		DATE: 09/18/19

**EXHIBIT B**  
**TRANSFER PARCEL 1**  
SHEET 1 OF 2

**LEGAL DESCRIPTION**

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

BEING PORTION OF MARINA BOULEVARD AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "FINAL MAP" FILED FEBRUARY 27, 1987 IN VOLUME 58 OF PARCEL MAPS AT PAGES 79-82, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT THAT IS THE MOST NORTHERLY CORNER OF LOT 2 AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT RECORDED SEPTEMBER 13, 2018 AS DOCUMENT NUMBER 2018-071734, OFFICIAL RECORDS OF SAN MATEO COUNTY, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID MARINA BOULEVARD;

THENCE ALONG SAID COMMON LINE NORTH 01° 12' 26" EAST 14.00 FEET;

THENCE LEAVING SAID WESTERLY LINE OF MARINA BOULEVARD SOUTH 88° 47' 34" EAST 40.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID MARINA BOULEVARD;

THENCE ALONG SAID EASTERLY LINE SOUTH 01° 12' 26" WEST 39.00 FEET TO A POINT ON THE LINE COMMON TO SAID MARINA BOULEVARD AND SAID LOT 2;

THENCE ALONG SAID COMMON LINE NORTH 88° 47' 34" WEST 40.00 FEET TO A POINT ON THE LINE COMMON TO SAID LOT 2 AND THE WESTERLY LINE OF SAID MARINA BOULEVARD;

THENCE ALONG SAID COMMON LINE NORTH 01° 12' 26" EAST 25.00 FEET TO THE **POINT OF BEGINNING**.

**END OF DESCRIPTION**

CONTAINING 1,560 SQUARE FEET, MORE OR LESS.

PREPARED BY:

  
\_\_\_\_\_  
RONALD P. CAMERON, PLS 9185



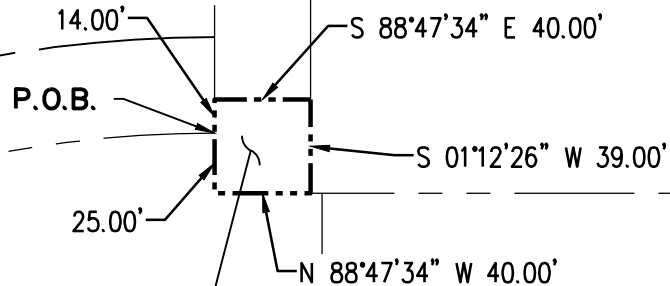
18 SEPTEMBER 2019  
DATE

MARINA BOULEVARD  
(PUBLIC, WIDTH VARIES)

GRAND SIERRA  
PROPERTIES INC  
DOC. 2018-01111  
APN: 007-165-050

MARINA ENTRY ROAD  
DOC. 87029876

SIERRA POINT  
PARKWAY  
(PUBLIC, 80 WIDE)






TRANSFER PARCEL 1  
DOC. \_\_\_\_\_  
AREA: 1,560 S.F.

SLOUGH BRISBANE LLC  
LOT 2 LLA DOC.2018-071734  
APN: 007-165-140

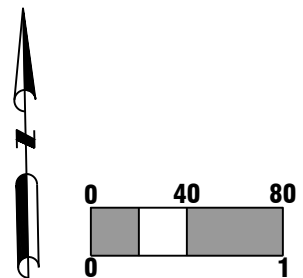
SLOUGH BRISBANE LLC  
LOT 3 LLA DOC. 2018-071734  
APN. 007-165-130

LEGEND:

-  PARCEL LINE
-  ADJOINING PROPERTY LINE
-  CENTER LINE
- APN: ASSESSOR'S PARCEL NUMBER
- DOC. DOCUMENT NUMBER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.F. SQUARE FEET

BASIS OF BEARINGS:

THE BASIS FOR THE BEARINGS SHOWN  
HEREON IS IDENTICAL TO THAT SHOWN  
ON LLA DOC. 2018-071734



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh B Xfer Parcel 1 No Ease!.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT B  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO:  
635-093

TRANSFER PARCEL 1

SHEET: 2 OF 2

SCALE: 1"=80'

CITY OF BRISBANE, SAN MATEO COUNTY, CALIFORNIA

DATE: 09/18/19

**EXHIBIT C**  
**TRANSFER PARCEL 1 EASEMENTS**  
SHEET 1 OF 4

**LEGAL DESCRIPTIONS**

**WATERLINE EASEMENT**

ALL THAT CERTAIN WATERLINE EASEMENT SITUATE IN THE CITY OF BRISBANE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING PORTION OF TRANSFER PARCEL 1 AS DESCRIBED IN THAT CERTAIN

INSTRUMENT RECORDED \_\_\_\_\_, 2019 AS DOCUMENT

NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF SAN MATEO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID TRANSFER PARCEL 1;

THENCE NORTH 01° 12' 26" EAST 11.91 FEET;

THENCE SOUTH 88° 47' 11" EAST 9.87 FEET;

THENCE NORTH 01° 12' 49" EAST 27.10 FEET;

THENCE SOUTH 88° 47' 34" EAST 20.00 FEET;

THENCE SOUTH 01° 12' 49" WEST 29.54 FEET;

THENCE SOUTH 88° 47' 11" EAST 10.14 FEET;

THENCE SOUTH 01° 12' 26" WEST 9.46 FEET;

THENCE NORTH 88° 47' 34" WEST 40.00 FEET TO THE **POINT OF BEGINNING**.

WATERLINE EASEMENT CONTAINS 993 SQUARE FEET, MORE OR LESS.

**END OF WATERLINE EASEMENT DESCRIPTION**

**PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT**

ALL THAT CERTAIN PEDESTRIAN ACCESS EASEMENT SITUATE IN THE CITY OF BRISBANE, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING PORTION OF TRANSFER PARCEL 1 AS DESCRIBED IN THAT CERTAIN

INSTRUMENT RECORDED \_\_\_\_\_, 2019 AS DOCUMENT

**EXHIBIT C**  
**TRANSFER PARCEL 1 EASEMENTS**  
SHEET 2 OF 4

NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF SAN MATEO COUNTY,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID TRANSFER PARCEL 1;

THENCE SOUTH 88° 47' 34" EAST 10.55 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 09° 34' 56" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 12.81 FEET THROUGH A CENTRAL ANGLE OF 29° 21' 37",

THENCE SOUTH 88° 47' 34" EAST 17.79 FEET;

THENCE SOUTH 01° 12' 26" WEST 10.00 FEET;

THENCE NORTH 88° 47' 34" WEST 18.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 17.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 57° 15' 55" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 17.12 FEET THROUGH A CENTRAL ANGLE OF 56° 03' 29",

THENCE NORTH 88° 47' 34" WEST 6.91 FEET;

THENCE NORTH 01° 12' 26" EAST 7.23 FEET TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT CONTAINS 356 SQUARE FEET, MORE OR LESS.

**END OF PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT DESCRIPTION**

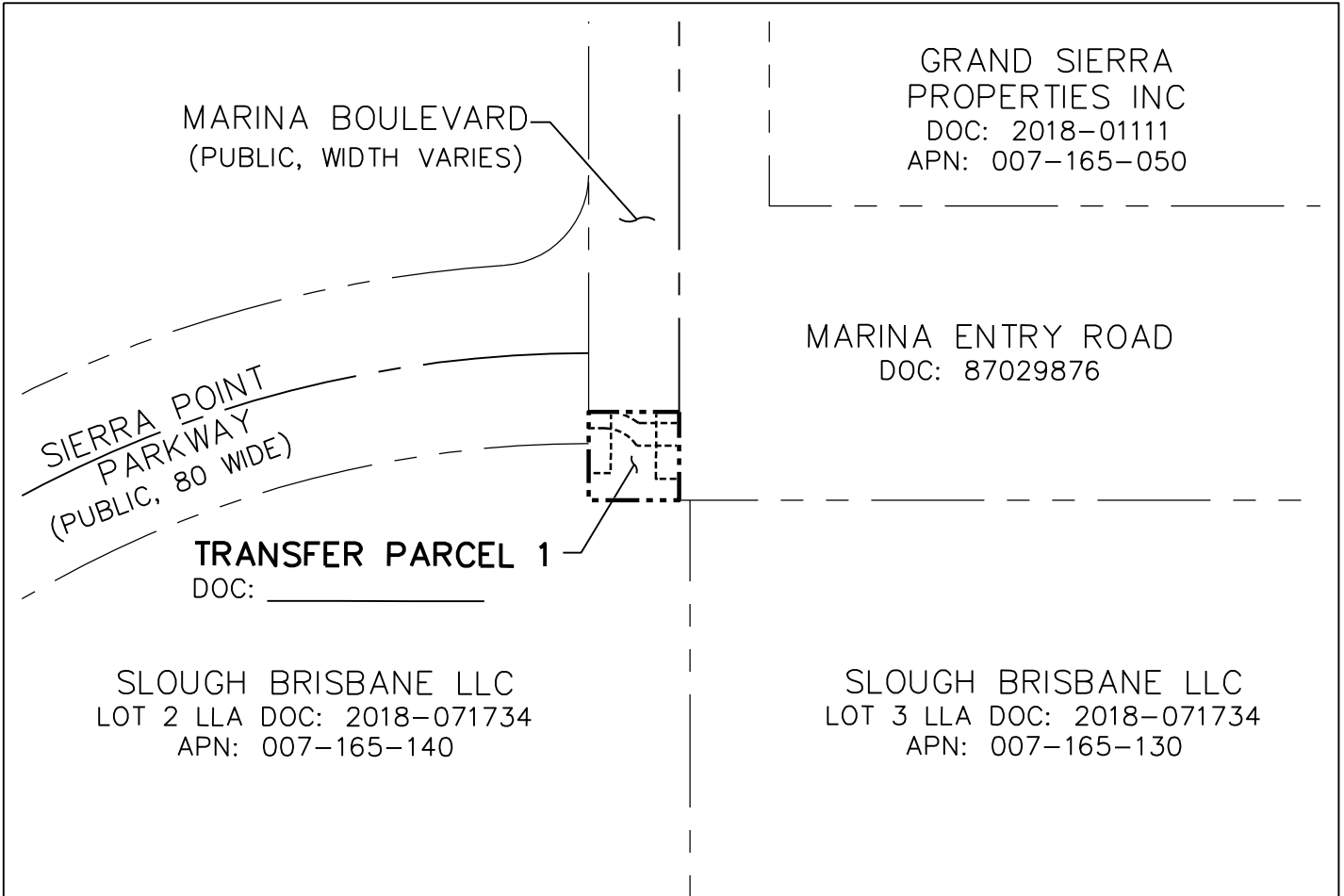
PREPARED BY:

  
\_\_\_\_\_  
RONALD P. CAMERON, PLS 9185



18 SEPTEMBER 2019  
DATE





LEGEND:

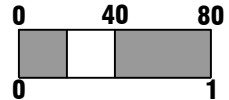
- — — — — PARCEL LINE
- — — — — ADJOINING PROPERTY LINE
- — — — — CENTER LINE
- EASEMENT LINE
- APN: ASSESSOR'S PARCEL NUMBER
- DOC: DOCUMENT NUMBER
- LLA LOT LINE ADJUSTMENT
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. ± SQUARE FEET, MORE OR LESS

NOTE:

SEE SHEET 4 OF 4 FOR EASEMENT DETAIL.

BASIS OF BEARINGS:

THE BASIS FOR THE BEARINGS SHOWN HEREON IS IDENTICAL TO THAT SHOWN ON LLA DOC: 2018-071734

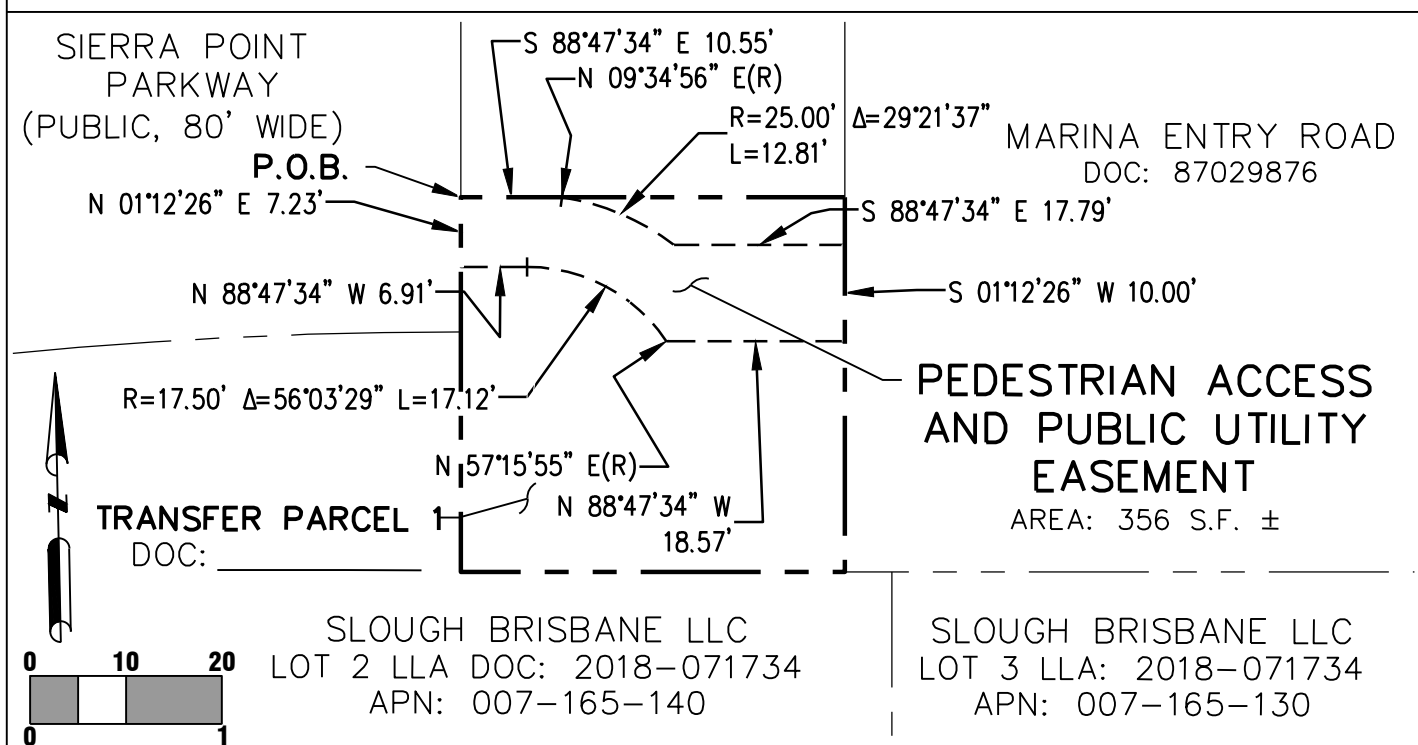
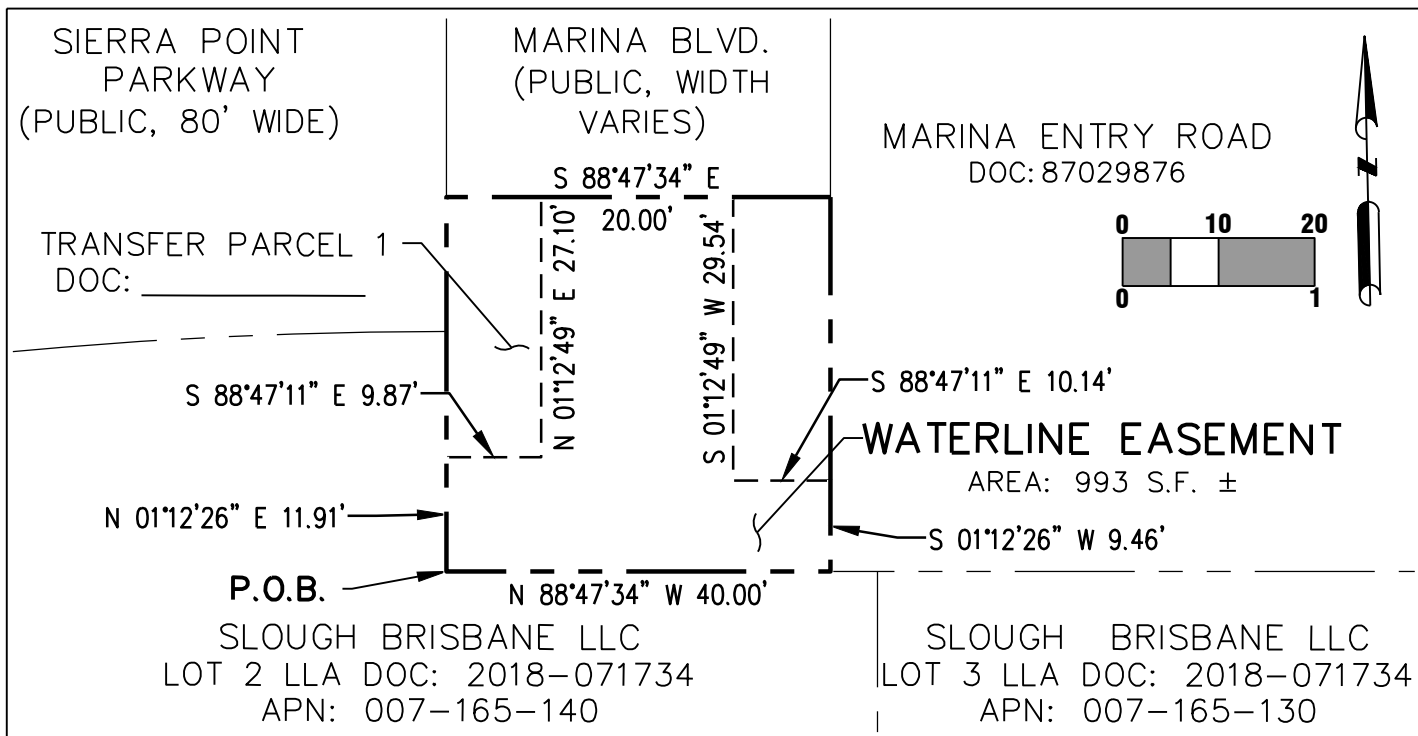


T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh C Xfer Parcel 1 Easements.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM

	<b>EXHIBIT C</b> <b>PLAT TO ACCOMPANY LEGAL DESCRIPTION</b>	<b>JOB NO:</b> <b>635-093</b>
	<b>WATERLINE, PEDESTRIAN ACCESS</b> <b>AND PUBLIC UTILITY EASEMENTS</b> <b>SIERRA POINT</b>	<b>SHEET: 3 OF 4</b>
	<b>CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA</b>	<b>SCALE: 1"=80'</b>
		<b>DATE: 09/19/19</b>



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh C Xfer Parcel 1 Easements.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT C  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO:  
635-093

WATERLINE, PEDESTRIAN ACCESS  
AND PUBLIC UTILITY EASEMENTS  
SIERRA POINT  
CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

SHEET: 4 OF 4  
SCALE: 1"=20'  
DATE: 09/19/19

**EXHIBIT D**  
**TRANSFER PARCEL 3**  
SHEET 1 OF 6

**LEGAL DESCRIPTIONS**

**DESCRIPTION OF PORTION A**

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

BEING A PORTION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED AS LOT 5 IN THAT GRANT DEED RECORDED ON OCTOBER 1, 2014, AS DOCUMENT NUMBER 2014-089094, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST WESTERLY CORNER OF SAID GRANT DEED PARCEL, SAID CORNER BEING COMMON WITH THE SOUTHEAST CORNER OF MARINA ENTRY ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 27, 1987 AS DOCUMENT NUMBER 87029876, OFFICIAL RECORDS OF SAN MATEO COUNTY, AND ALSO COMMON TO THE NORTHWEST CORNER OF PARCEL "Y" AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 27 1987 AS DOCUMENT NUMBER 87029867, OFFICIAL RECORDS OF SAN MATEO COUNTY;

THENCE ALONG THE LINE COMMON TO SAID MARINA ENTRY ROAD AND SAID LOT 5 NORTH 01° 12' 26" EAST 37.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS 114.00 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 09° 18' 59" EAST;

THENCE LEAVING SAID MARINA ENTRY ROAD AND ENTERING SAID LOT 5 RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 96.62 FEET THROUGH A CENTRAL ANGLE OF 48° 33' 37";

THENCE SOUTH 01° 12' 26" WEST 36.81 FEET TO A POINT ON THE LINE COMMON TO SAID LOT 5 AND THE NORTHEASTERLY LINE OF SAID PARCEL "Y" THE FOLLOWING TWO COURSES:

NORTH 43° 47' 34" WEST 69.53;

NORTH 88° 47' 34" WEST 30.00 FEET TO THE **POINT OF BEGINNING**.

PORTION A CONTAINS 2,854 SQUARE FEET, MORE OR LESS.

**RESERVING THEREFROM** A PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST WESTERLY CORNER OF SAID GRANT DEED PARCEL, SAID CORNER BEING COMMON WITH THE SOUTHEAST CORNER OF MARINA ENTRY

**EXHIBIT D**  
**TRANSFER PARCEL 3**  
SHEET 2 OF 6

ROAD AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 27, 1987 AS DOCUMENT NUMBER 87029876, OFFICIAL RECORDS OF SAN MATEO COUNTY, AND ALSO COMMON TO THE NORTHWEST CORNER OF PARCEL "Y" AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 27 1987 AS DOCUMENT NUMBER 87029867, OFFICIAL RECORDS OF SAN MATEO COUNTY;

THENCE ALONG THE LINE COMMON TO SAID MARINA ENTRY ROAD AND SAID LOT 5 NORTH 01° 12' 26" EAST 21.83 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01° 12' 26" EAST 6.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS 104.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 07° 55' 28" EAST;

THENCE LEAVING THE LINE COMMON TO SAID MARINA ENTRY ROAD AND ENTERING SAID LOT 5 RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 98.99 FEET THROUGH A CENTRAL ANGLE OF 54° 16' 31";

THENCE SOUTH 01° 12' 26" WEST 12.48 FEET;

THENCE NORTH 27° 31' 22" WEST 10.44 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS 98.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 62° 28' 38" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 98.50 FEET THROUGH A CENTRAL ANGLE OF 54° 08' 21" TO THE **POINT OF BEGINNING**.

PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT CONTAINS 608 SQUARE FEET, MORE OR LESS.

**END OF DESCRIPTION OF PORTION A**

**DESCRIPTION OF PORTION B**

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

BEING A PORTION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED AS PARCEL "Y" IN THAT CERTAIN GRANT DEED RECORDED FEBRUARY 27 , 1987 AS DOCUMENT NUMBER 87029867, OFFICIAL RECORDS OF SAN MATEO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**EXHIBIT D**  
**TRANSFER PARCEL 3**  
SHEET 3 OF 6

**COMMENCING** AT THE MOST NORTHERLY CORNER OF LOT 2 AS SHOWN ON THAT CERTAIN LOT LINE ADJUSTMENT RECORDED SEPTEMBER 13, 2018 AS DOCUMENT NUMBER 2018-071734, OFFICIAL RECORDS OF SAN MATEO COUNTY,

THENCE SOUTH 01° 12' 26" WEST 25.00 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2;

THENCE ALONG SAID NORTHERLY LINE OF LOT 2 AND LOT 3 AS SHOWN ON SAID LOT LINE ADJUSTMENT SOUTH 88° 47' 34" EAST 360.00 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF THE AFOREMENTIONED PARCEL "Y";

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL "Y" SOUTH 88° 47' 34" EAST 30.00 FEET;

THENCE SOUTH 43° 47' 34" EAST 69.53 FEET;

THENCE LEAVING SAID NORTHERLY LINE SOUTH 01° 12' 26" WEST 30.00 FEET;

THENCE ALONG THE NORTHEASTERLY LINE OF LOT 3 AS SHOWN ON THE AFORMENTIONED LOT LINE ADJUSTMENT NORTH 43° 47' 34" WEST 111.96 FEET TO THE **POINT OF BEGINNING**;

**END OF DESCRIPTION PORTION B**

PORTION B CONTAINS 1,925 SQUARE FEET, MORE OR LESS.

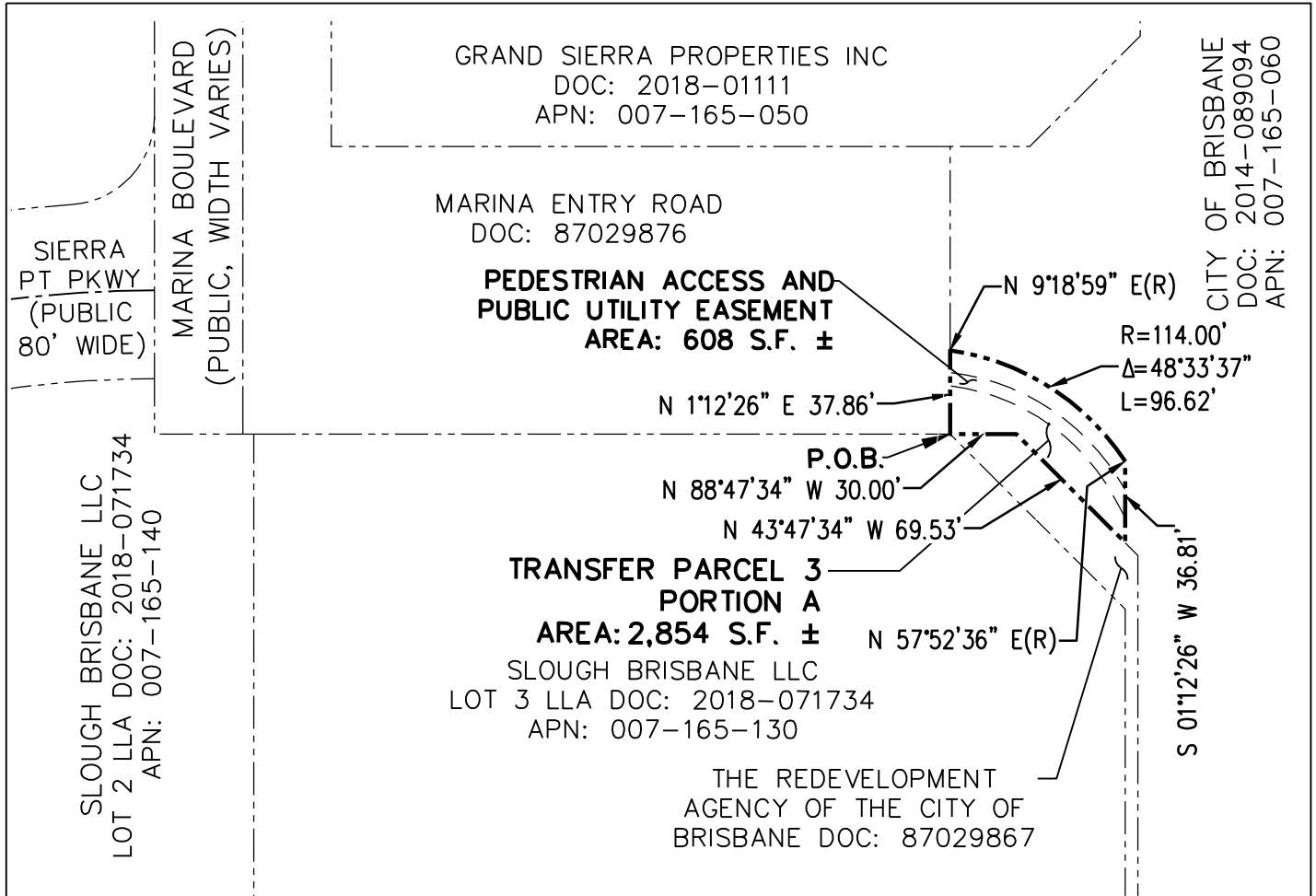
PREPARED BY:



RONALD P. CAMERON, PLS 9185



18 SEPTEMBER 2019  
DATE

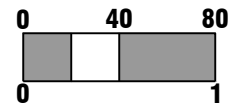


**LEGEND:**

- PARCEL LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APN: ASSESSOR'S PARCEL NUMBER
- DOC: DOCUMENT NUMBER
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. ± SQUARE FEET, MORE OR LESS

**NOTE:**

SEE SHEET 4 OF 4 FOR EASEMENT DETAIL.



**BASIS OF BEARINGS:**

THE BASIS FOR THE BEARINGS SHOWN HEREON IS IDENTICAL TO THAT SHOWN ON LLA DOC: 2018-071734

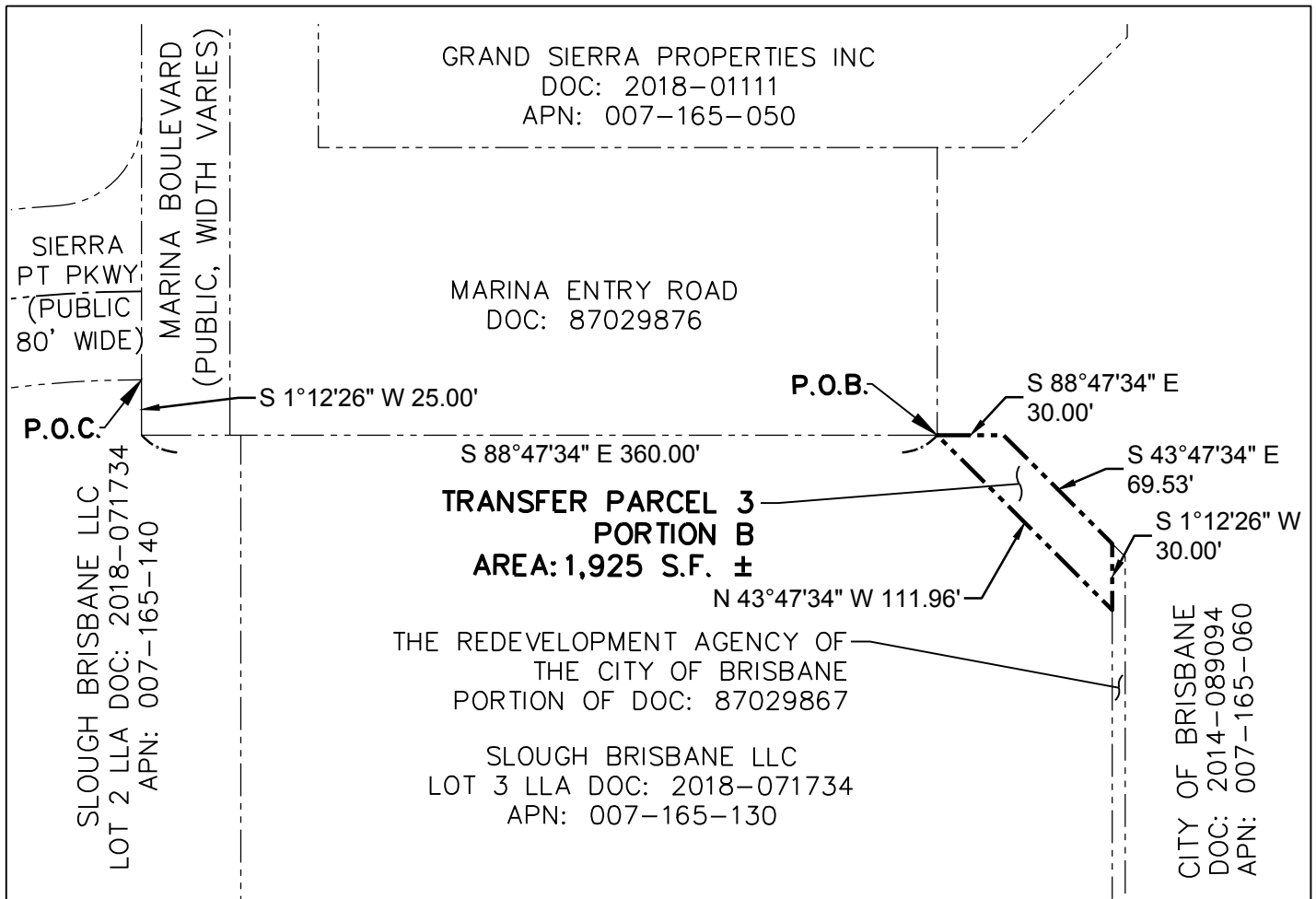
T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh D Transfer Parcel 3A.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM

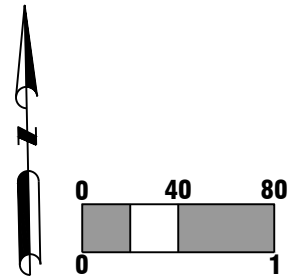


EXHIBIT D PLAT TO ACCOMPANY LEGAL DESCRIPTION		JOB NO: 635-093
TRANSFER PARCEL 3, PORTION A AND PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT SIERRA POINT CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA		SHEET: 4 OF 6 SCALE: 1"=80' DATE: 09/18/19



**LEGEND:**

- PARCEL LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- APN: ASSESSOR'S PARCEL NUMBER
- DOC: DOCUMENT NUMBER
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. ± SQUARE FEET, MORE OR LESS



**BASIS OF BEARINGS:**  
THE BASIS FOR THE BEARINGS SHOWN  
HEREON IS IDENTICAL TO THAT  
SHOWN ON LLA DOC: 2018-071734

T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh D Transfer Parcel 3B.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT D  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO:  
635-093

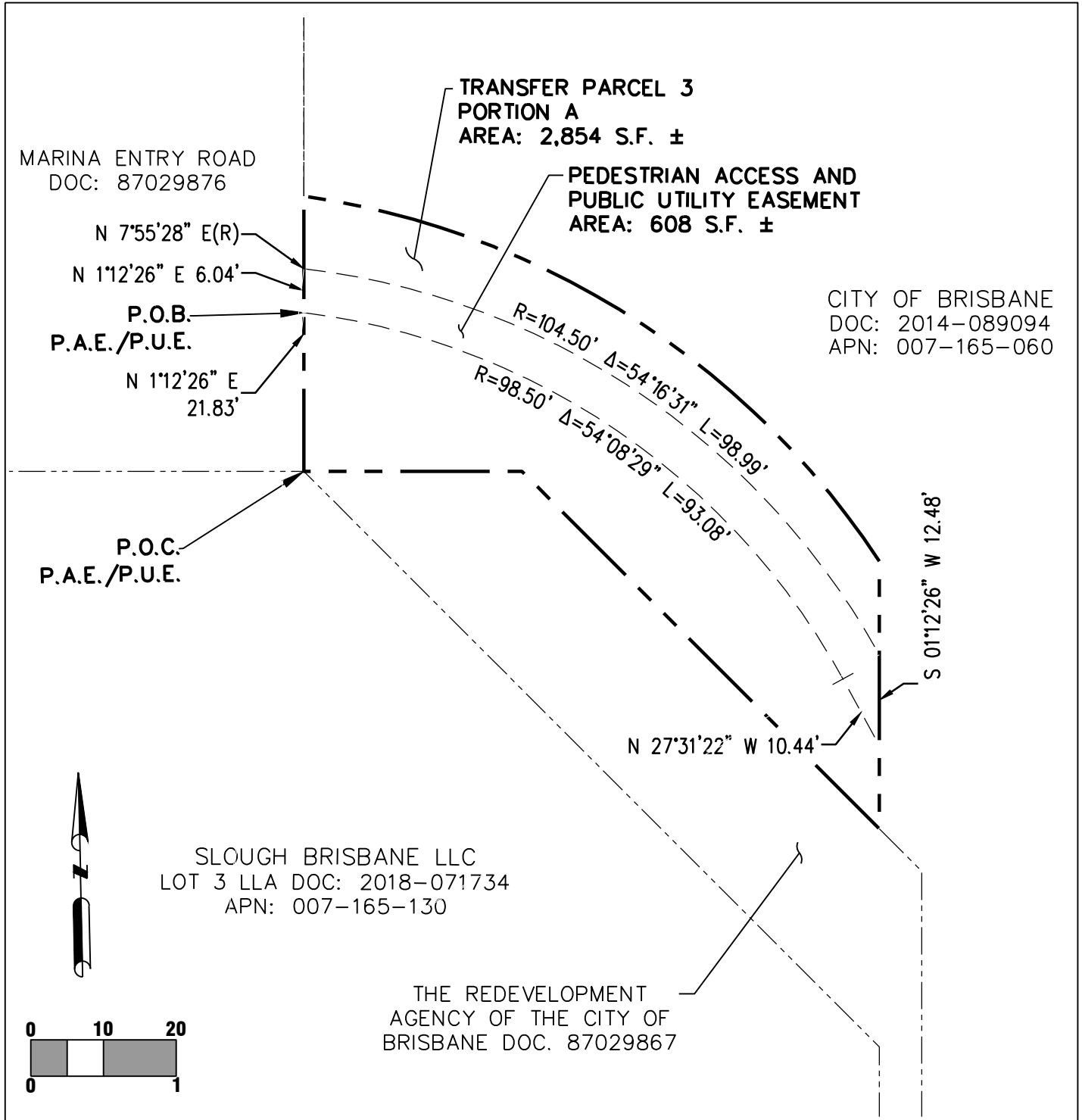
TRANSFER PARCEL 3, PORTION B  
SIERRA POINT

SHEET: 5 OF 6

SCALE: 1"=80'

CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

DATE: 09/18/19



T:\635-PMA-HCP\635-093 Sierra Pt 2019 LLA and Easements\Master Survey Drawings\2019-09-06 new parcels\2019-09-18 Sierra Pt Ph II Exh D Transfer Parcel 3A.dwg

**WILSEY HAM**

3130 LA SELVA STREET, SUITE 100, SAN MATEO, CA 94403 PHONE 650-349-2151 WWW.WILSEYHAM.COM



EXHIBIT D  
PLAT TO ACCOMPANY LEGAL DESCRIPTION

JOB NO:  
635-093

TRANSFER PARCEL 3, PORTION A  
AND PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT  
SIERRA POINT  
CITY OF BRISBANE SAN MATEO COUNTY CALIFORNIA

SHEET: 6 OF 6  
SCALE: 1"=20'  
DATE: 09/18/19