

MINUTE ITEM  
This Calendar Item No. 59  
was approved as Minute Item  
No. 59 by the State Lands  
Commission by a vote of 3  
to 0 at its 8/10/88  
meeting.

CALENDAR ITEM

A 4  
S 2

59

08/10/88  
W 23927 AD 79  
Plummer

APPROVAL OF A COMPROMISE TITLE SETTLEMENT AGREEMENT  
CITY OF VALLEJO, SOLANO COUNTY  
UNDER THE KAPILOFF LAND BANK ACT, P.R.C. 8600 ET SEQ.

APPLICANT: Standard Brands Paint Company, Inc.  
of California  
4300 West 190th Street  
Torrance, California 90509-2956

A title dispute exists between the State, in its sovereign capacity, and Standard Brands Paint Company, Inc. of California, a California corporation ("Standard Brands"), concerning ownership of approximately 6.9 acres of real property located in Solano County. The subject real property is referred to as the Subject Parcel, and is depicted on Exhibits "A-1 & A-2" and described in Exhibit "B". The legal descriptions incorporated herein are subject to further staff review for technical accuracy.

Standard Brands is the current record owner of the Subject Parcel as successor in interest to a party who purchased a State patent which characterized the land as swamp and overflowed.

Standard Brands contends that the State patent conveyed all right, title and interest of the State within the Subject Parcel without any reservations to the State, express or implied, and that it now 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 parcel includes filled and reclaimed historic wetlands which formerly consisted of marsh and sloughs.

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2. It was in its last natural state covered, at least in part, by the ordinary tides of White Slough, a tributary of the Napa River and San Pablo Bay, the precise extent of coverage being subject to dispute.
3. A portion of the parcel is currently covered by water and is subject to tidal action.

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 Subject Parcel. The exact location, extent and nature of the State's interest is, however, subject to uncertainty and dispute.

The Trust Termination Parcel, described in Exhibit "C", has been filled and reclaimed, and is no longer covered by the waters of White Slough.

Standard Brands 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 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 of the settlement is set forth below, as follows:

1. Standard Brands will deposit the sum of \$21,000 into the Kapiloff Land Bank Fund which is administered by the State Lands Commission as trustee pursuant to P.R.C. 8600 et seq.
2. In exchange for the above transfer of funds by Standard Brands to the State, the State will convey to Standard Brands all its sovereign right, title, and interest in the Trust Termination Parcel.
3. Standard Brands will deed to the State a 12 foot wide easement, described in Exhibit "D", for non-motorized public access from Redwood Street to and along the waters of White Slough.
4. Title to the water-covered portion of the property, described in Exhibit "E", will remain unresolved at this time.

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5. The agreement provides for an escrow and will be effective upon its recordation. Escrow fees and any title insurance will be without cost to the State.

Staff has appraised the Trust Termination Parcel and has evaluated the law and evidence bearing on the title dispute, and is of the opinion that the sum of \$21,000 is equal to or greater than the value of the State's interest in the Trust Termination Parcel.

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 because it falls within the statutory exemption for settlements of title and boundary problems. Authority: P.R.C. 21080.11.
2. In taking action on this staff recommendation the Commission is acting as the trustee of the Kapiloff Land Bank Fund created by P.R.C. 8610.

EXHIBITS:

- A-1 & A-2. Subject Parcel Plats.  
B. Subject Parcel Description.  
C. Trust Termination Parcel Description.  
D. Grant of Easement  
E. Water-covered 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 UNDER THE STATUTORY EXEMPTION FOR SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS, PURSUANT TO P.R.C. 21080.11.

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2. FIND THAT WITH RESPECT TO THE PROPOSED COMPROMISE TITLE SETTLEMENT AGREEMENT, INCLUDING THE EXCHANGE OF THE STATE'S INTEREST IN THE TRUST TERMINATION PARCEL FOR FUNDS WITH WHICH TO BUY AN EXCHANGE PARCEL:

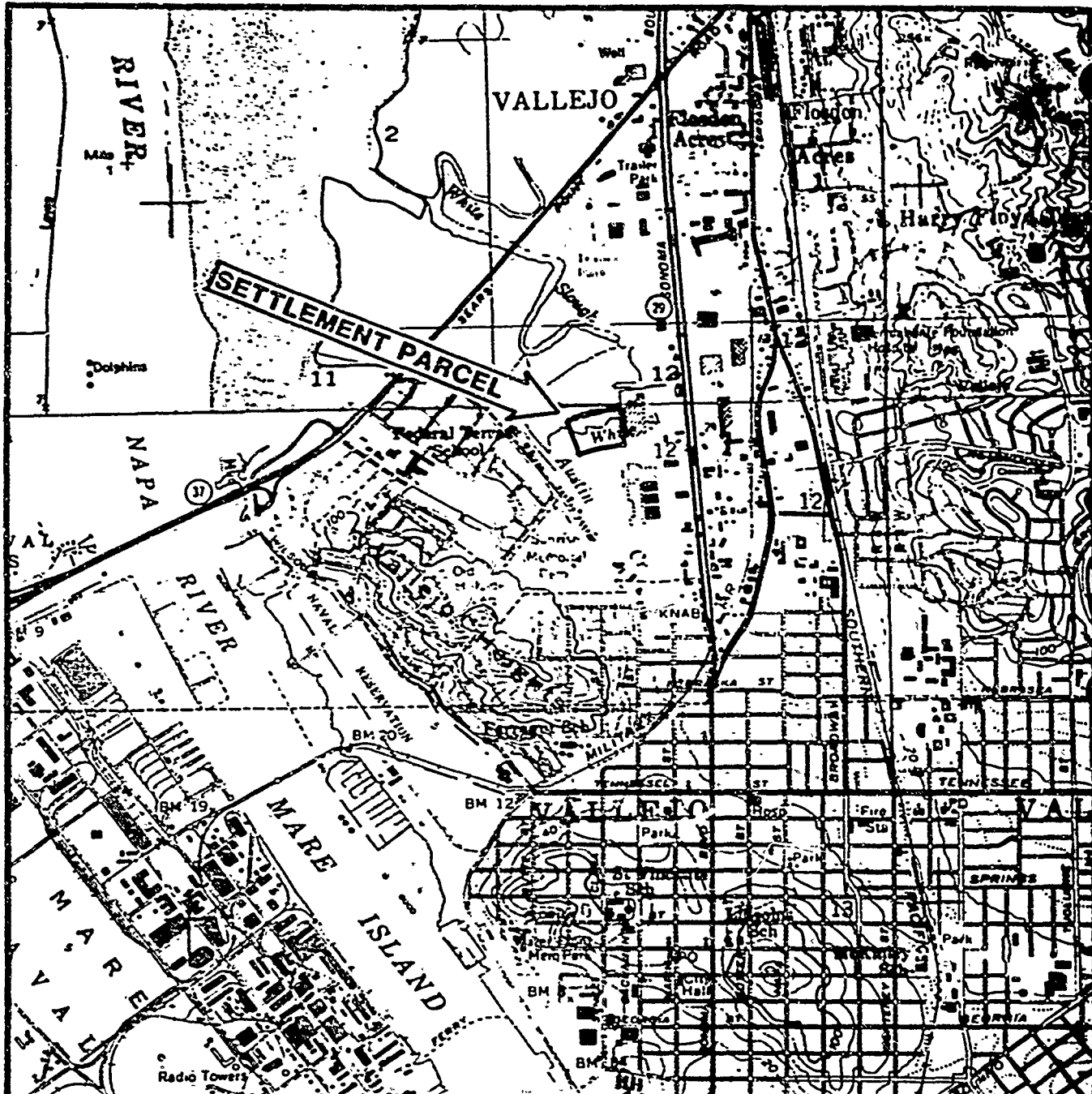
- A. THE AGREEMENT IS IN THE BEST INTEREST OF THE STATE FOR THE IMPROVEMENT OF NAVIGATION; THE ENHANCEMENT OF THE CONFIGURATION OF THE SHORELINE FOR THE IMPROVEMENT OF THE WATER AND THE UPLAND; AND THE PROTECTION, PRESERVATION, AND ENHANCEMENT OF THE TIDELANDS AND SUBMERGED LANDS AND PUBLIC ACCESS THERETO, PURSUANT TO THE PUBLIC TRUST.
- B. THAT THE MONIES RECEIVED BY THE STATE ARE OF A VALUE EQUAL TO OR GREATER THAN THE VALUE OF THE INTERESTS IN THE TRUST TERMINATION PARCEL BEING RELINQUISHED BY THE STATE.
- C. THE TRUST TERMINATION PARCEL HAS BEEN IMPROVED, RECLAIMED AND FILLED, HAS BEEN EXCLUDED FROM THE PUBLIC CHANNELS, AND IS NO LONGER AVAILABLE OR USEFUL OR SUSCEPTIBLE OF BEING USED FOR NAVIGATION AND FISHING AND IS NO LONGER IN FACT TIDELAND OR SUBMERGED LAND.
- D. THE PARTIES HAVE A GOOD FAITH AND BONA FIDE DISPUTE AS TO THEIR RESPECTIVE INTERESTS WITHIN THE SUBJECT PARCEL.
- E. THE PROPOSED AGREEMENT CONSTITUTES A COMPROMISE OF THE CONTESTED ISSUES OF LAW AND EVIDENCE UPON WHICH THE DISPUTE IS BASED.
- F. THE AGREEMENT IS IN LIEU OF THE COSTS, DELAYS AND UNCERTAINTIES OF TITLE LITIGATION, IS CONSISTENT WITH AND IS AUTHORIZED BY THE REQUIREMENTS OF LAW.

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- G. ON THE EFFECTIVE DATE OF THE AGREEMENT AND CONSISTENT WITH ITS TERMS, THE TRUST TERMINATION PARCEL WILL NO LONGER BE NECESSARY OR USEFUL FOR THE PURPOSES OF THE PUBLIC TRUST AND THE PUBLIC TRUST INTEREST MAY BE TERMINATED.
3. APPROVE AND AUTHORIZE THE EXECUTION, ACKNOWLEDGEMENT AND RECORDATION ON BEHALF OF THE COMMISSION OF THE FOLLOWING DOCUMENTS:
- A. THE COMPROMISE TITLE SETTLEMENT AGREEMENT IN SUBSTANTIALLY THE FORM OF THE COPY OF SUCH AGREEMENT ON FILE WITH THE COMMISSION.
  - B. A PATENT OF THE TRUST TERMINATION PARCEL IN SOLANO COUNTY, CALIFORNIA, DESCRIBED IN EXHIBIT "C" FREE OF THE PUBLIC TRUST.
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, ACKNOWLEDGEMENT, ACCEPTANCE, AND RECORDATION OF ALL DOCUMENTS AND PAYMENTS 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.

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STATE LANDS COMMISSION

**PROPOSED SETTLEMENT PLAT**

Portions of USGS Quadrangles Cuttings Wharf,  
P.R. 1980; Cordelia, P.R. 1980; Mare Island,  
P.R. 1980; Benicia, P.R. 1980



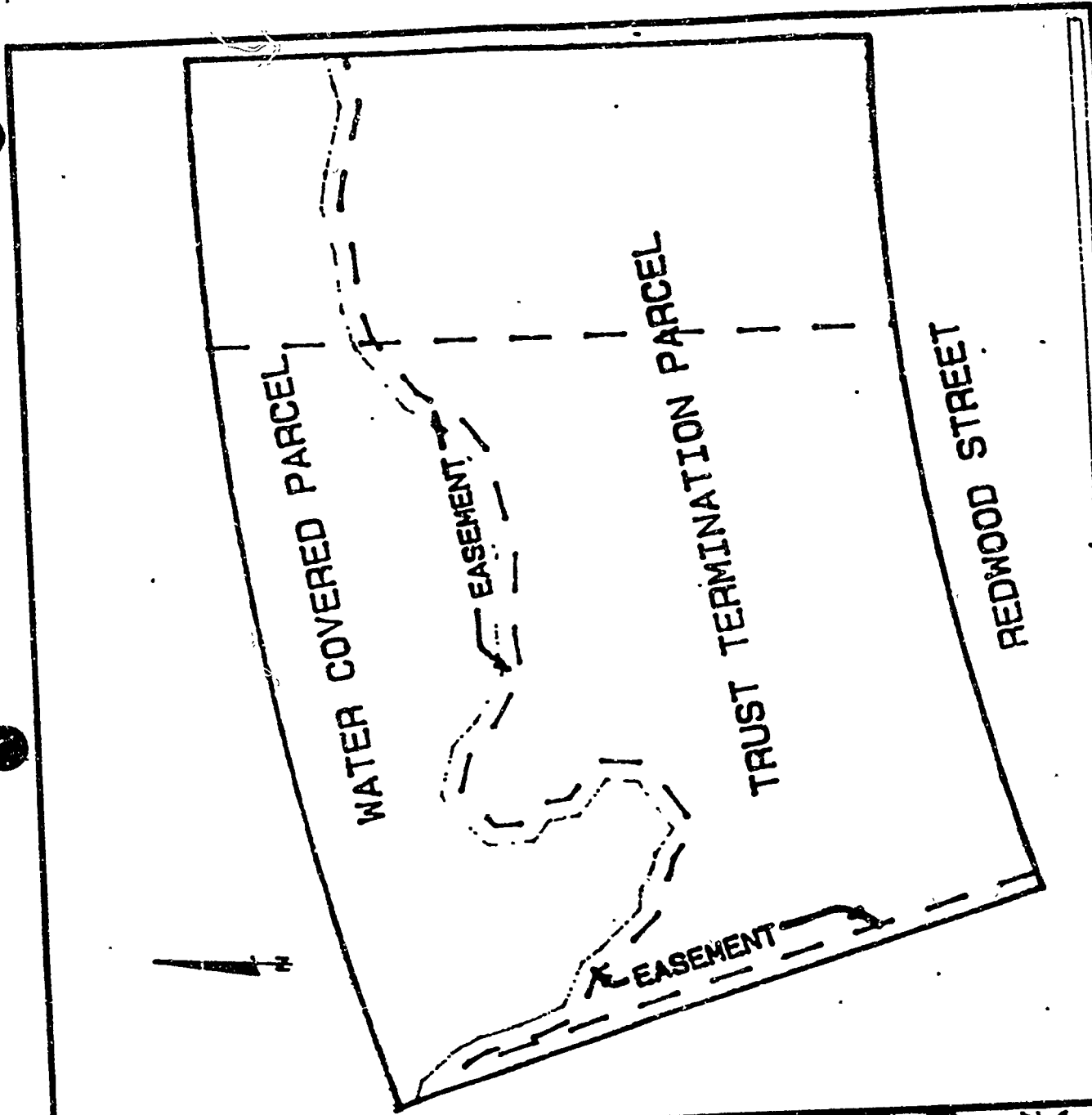
Prepared by: **JKHering**      Date: **6-20-88**    A: 4    S: 2

**EXHIBIT A-1**

Title Study **Standard Brands Paint**      **W 23827**

**72-N16-E192**

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STATE LANDS COMMISSION  
**PROPOSED SETTLEMENT PLAT**



Prepared by: JK Herling      Date: 9-20-88 A:4 S:2  
 Title Study: Standard Brands Paint      W 29627

EXHIBIT A-2  
 28-N10-E102

CALL " CE 418  
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EXHIBIT "B"

SUBJECT PARCEL DESCRIPTION

ALL THAT REAL PROPERTY IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL C AS DESCRIBED IN THE TRUSTEE'S DEED FROM DWIGHT ELY TO HENRY KILPATRICK, ET AL, RECORDED MARCH 6, 1967 IN BOOK 1443 OF OFFICIAL RECORDS, PAGE 334, INSTRUMENT NO. 3876; THENCE ALONG A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S21°20'19"E 2311.34 FEET, THROUGH A CENTRAL ANGLE OF 18°18'08", AN ARC DISTANCE OF 738.32 FEET TO THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JACK COOGAN, ET AL, TO FOURTEENTH VALLEJO CORP., DATED APRIL 22, 1970, RECORDED APRIL 29, 1970 IN BOOK 1622 OF OFFICIAL RECORDS, PAGE 584, INSTRUMENT NO. 7848; THENCE S03°38'00"E ALONG SAID WESTERLY LINE, 450.07 FEET TO THE NORTHERLY LINE OF REDWOOD STREET; THENCE ALONG THE NORTHERLY LINE OF REDWOOD STREET WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1862.87 FEET, THE CENTER OF WHICH BEARS S02°53'19"E THROUGH A CENTRAL ANGLE OF 18°26'47", AN ARC DISTANCE OF 599.75 FEET TO THE EASTERLY LINE OF PARCEL B AS DESCRIBED IN SAID DEED TO HENRY KILPATRICK, ET AL, RECORDED IN BOOK 1443 OF OFFICIAL RECORDS, PAGE 334, INSTRUMENT NO. 3876; THENCE N21°16'44"W ALONG THE EASTERLY LINES OF SAID PARCEL B AND SAID PARCEL C, A DISTANCE OF 449.91 FEET TO THE POINT OF BEGINNING; BEING PARCEL "L2", AS SHOWN ON THE RECORD OF SURVEY ENTITLED: "SURVEY OF PARCELS OF LAND LYING NORTH OF REDWOOD STREET AND WEST OF SONOMA BLVD., VALLEJO, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF SOLANO COUNTY, CALIFORNIA, ON JUNE 25, 1968 IN BOOK 10 OF SURVEYS AT PAGE 74.

END OF DESCRIPTION

PREPARED JUNE 28, 1988, BY BIU 4.

W23927 JKH

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EXHIBIT "C"

TRUST TERMINATION PARCEL DESCRIPTION

ALL THAT REAL PROPERTY IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF PARCEL C AS DESCRIBED IN THE TRUSTEE'S DEED FROM DWIGHT ELY TO HENRY KILPATRICK, ET AL, RECORDED MARCH 6, 1967 IN BOOK 1443 OF OFFICIAL RECORDS, PAGE 334, INSTRUMENT NO. 3876; THENCE ALONG A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S21°20'19"E 2311.34 FEET, THROUGH A CENTRAL ANGLE OF 18°18'08", AN ARC DISTANCE OF 738.32 FEET TO THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JACK COOGAN, ET AL, TO FOURTEENTH VALLEJO CORP., DATED APRIL 22, 1970, RECORDED APRIL 29, 1970 IN BOOK 1622 OF OFFICIAL RECORDS, PAGE 584, INSTRUMENT NO. 7848; THENCE S03°38'00"E, ALONG SAID WESTERLY LINE, 91.71 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID WESTERLY LINE S03°38'00"E 358.36 FEET TO THE NORTHERLY LINE OF REDWOOD STREET; THENCE ALONG SAID NORTHERLY LINE OF REDWOOD STREET WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1862.87 FEET, THE CENTER OF WHICH BEARS S02°53'19"E, THROUGH A CENTRAL ANGLE OF 18°26'47", AN ARC DISTANCE OF 599.75 FEET TO THE EASTERLY LINE OF PARCEL B AS DESCRIBED IN SAID DEED TO HENRY KILPATRICK, ET AL, RECORDED IN BOOK 1443 OF OFFICIAL RECORDS, PAGE 334, INSTRUMENT NO. 3876; THENCE N21°16'44"W, ALONG THE EASTERLY LINE OF SAID PARCEL B AND SAID PARCEL C, A DISTANCE OF 438.20 FEET TO A POINT THAT BEARS S21°16'44"E 11.71 FEET FROM THE AFOREMENTIONED POINT OF COMMENCEMENT; THENCE THE FOLLOWING 35 COURSES:

- |                              |                              |
|------------------------------|------------------------------|
| (1) S77°04'33"E 16.11 FEET;  | (18) N06°46'53"W 30.74 FEET; |
| (2) S42°49'51"E 32.61 FEET;  | (19) N46°15'01"E 45.45 FEET; |
| (3) S32°34'20"E 16.80 FEET;  | (20) S78°25'34"E 35.36 FEET; |
| (4) S18°01'46"E 25.79 FEET;  | (21) S49°25'13"E 22.93 FEET; |
| (5) S26°10'01"E 33.54 FEET;  | (22) S64°01'32"E 38.03 FEET; |
| (6) S68°27'42"E 33.30 FEET;  | (23) N79°20'06"E 26.74 FEET; |
| (7) S37°13'42"E 15.32 FEET;  | (24) N88°58'42"E 54.21 FEET; |
| (8) S47°50'39"E 37.42 FEET;  | (25) N74°23'28"E 69.96 FEET; |
| (9) S87°53'06"E 13.40 FEET;  | (26) N49°31'45"E 24.25 FEET; |
| (10) S64°12'10"E 16.00 FEET; | (27) N28°21'06"E 32.05 FEET; |
| (11) S78°35'30"E 11.98 FEET; | (28) N51°50'59"E 38.94 FEET; |
| (12) S57°27'46"E 19.80 FEET; | (29) N48°18'59"E 13.51 FEET; |
| (13) N53°40'24"E 40.18 FEET; | (30) N70°15'45"E 27.84 FEET; |
| (14) N01°31'38"E 20.54 FEET; | (31) N82°23'53"E 39.51 FEET; |
| (15) N54°55'55"W 31.33 FEET; | (32) N72°59'09"E 32.57 FEET; |
| (16) N10°36'52"W 20.58 FEET; | (33) S83°47'36"E 22.71 FEET; |
| (17) N56°05'38"W 17.11 FEET; | (34) S79°20'50"E 47.49 FEET; |

(35) N72°04'09"E 35.27 FEET, TO THE POINT OF BEGINNING AND BEING A PORTION OF PARCEL "L2", AS SHOWN ON THE RECORD OF SURVEY ENTITLED: "SURVEY OF PARCELS OF LAND LYING NORTH OF REDWOOD STREET AND WEST OF SONOMA BLVD., VALLEJO, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF SOLANO COUNTY, CALIFORNIA, ON JUNE 25, 1968 IN BOOK 10 OF SURVEYS AT PAGE 74.

END OF DESCRIPTION

PREPARED JUNE 28, 1988, BY BIU 4.

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EXHIBIT "D"

GRANT OF EASEMENT DESCRIPTION

ALL THAT REAL PROPERTY IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: A NON-MOTORIZED EASEMENT FOR PUBLIC ACCESS, SAID EASEMENT BEING A STRIP OF LAND 12 FEET WIDE LYING TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEASTERLY CORNER OF PARCEL C AS DESCRIBED IN THE TRUSTEE'S DEED FROM DWIGHT ELY TO HENRY KILPATRICK, ET AL, RECORDED MARCH 6, 1967 IN BOOK 1443 OF OFFICIAL RECORDS, PAGE 334, INSTRUMENT NO. 3876; THENCE ALONG A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH BEARS S21°20'19"E 2311.34 FEET, THROUGH A CENTRAL ANGLE OF 18°18'08", AN ARC DISTANCE OF 738.32 FEET TO THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JACK COOGAN, ET AL, TO FOURTEENTH VALLEJO CORP., DATED APRIL 22, 1970, RECORDED APRIL 29, 1970 IN BOOK 1622 OF OFFICIAL RECORDS, PAGE 584, INSTRUMENT NO. 7848; THENCE S03°38'00"E, ALONG SAID WESTERLY LINE, 450.07 FEET TO THE NORTHERLY LINE OF REDWOOD STREET; THENCE ALONG THE NORTHERLY LINE OF REDWOOD STREET WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1862.87 FEET, THE CENTER OF WHICH BEARS S02°53'19"E, THROUGH A CENTRAL ANGLE OF 18°26'47", AN ARC DISTANCE OF 599.75 FEET TO THE EASTERLY LINE OF PARCEL B AS DESCRIBED IN SAID DEED TO HENRY KILPATRICK, ET AL, RECORDED IN BOOK 1443 OF OFFICIAL RECORDS, PAGE 334, INSTRUMENT NO. 3876, AND THE TRUE POINT OF BEGINNING OF SAID 12 FOOT WIDE STRIP; THENCE N21°16'44"W, ALONG THE EASTERLY LINE OF SAID PARCEL B AND SAID PARCEL C, A DISTANCE OF 438.20 FEET; THENCE THE FOLLOWING 35 COURSES

- |                              |                              |
|------------------------------|------------------------------|
| (1) S77°04'33"E 16.11 FEET;  | (18) N06°46'53"W 30.74 FEET; |
| (2) S42°49'51"E 32.61 FEET;  | (19) N46°15'01"E 45.45 FEET; |
| (3) S32°34'20"E 16.80 FEET;  | (20) S78°25'34"E 35.36 FEET; |
| (4) S18°01'46"E 25.79 FEET;  | (21) S49°25'13"E 22.93 FEET; |
| (5) S26°10'01"E 33.54 FEET;  | (22) S64°01'32"E 38.03 FEET; |
| (6) S68°27'42"E 33.30 FEET;  | (23) N79°20'06"E 26.74 FEET; |
| (7) S37°13'42"E 15.32 FEET;  | (24) N88°58'42"E 54.21 FEET; |
| (8) S47°50'39"E 37.42 FEET;  | (25) N74°23'28"E 69.96 FEET; |
| (9) S87°53'06"E 13.40 FEET;  | (26) N49°31'45"E 24.25 FEET; |
| (10) S64°12'10"E 16.00 FEET; | (27) N28°21'06"E 32.05 FEET; |
| (11) S78°35'30"E 11.98 FEET; | (28) N51°50'59"E 38.94 FEET; |
| (12) S57°27'46"E 19.80 FEET; | (29) N48°18'59"E 13.51 FEET; |
| (13) N53°40'24"E 40.18 FEET; | (30) N70°15'45"E 27.84 FEET; |
| (14) N01°31'38"E 20.54 FEET; | (31) N82°23'53"E 39.51 FEET; |
| (15) N54°55'55"W 31.33 FEET; | (32) N72°59'09"E 32.57 FEET; |
| (16) N10°36'52"W 20.58 FEET; | (33) S83°47'36"E 22.71 FEET; |
| (17) N56°05'38"W 17.11 FEET; | (34) S79°20'50"E 47.49 FEET; |

(35) N72°04'09"E 35.27 FEET, TO THE END OF THE HEREIN DESCRIBED STRIP OF LAND, AND BEING A PORTION OF PARCEL "L2", AS SHOWN ON THE RECORD OF SURVEY ENTITLED: "SURVEY OF PARCELS OF LAND LYING NORTH OF REDWOOD STREET AND WEST OF SONOMA BLVD., VALLEJO, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF SOLANO COUNTY, CALIFORNIA, ON JUNE 25, 1968 IN BOOK 10 OF SURVEYS AT PAGE 74.

END OF DESCRIPTION

PREPARED JUNE 28, 1988, BY BIU 4.

W23927 JKH

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EXHIBIT "E"

WATER COVERED PARCEL DESCRIPTION

ALL THAT REAL PROPERTY IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF PARCEL C AS DESCRIBED IN THE TRUSTEE'S DEED FROM DWIGHT ELY TO HENRY KILPATRICK, ET AL, RECORDED MARCH 6, 1967 IN BOOK 1443 OF OFFICIAL RECORDS, PAGE 334, INSTRUMENT NO. 3876; THENCE S21°16'44"E 11.71 FEET; THENCE THE FOLLOWING 35 COURSES,

- (1) S77°04'33"E 16.11 FEET;
- (2) S42°49'51"E 32.61 FEET;
- (3) S32°34'20"E 16.80 FEET;
- (4) S18°01'46"E 25.79 FEET;
- (5) S26°10'01"E 33.54 FEET;
- (6) S68°27'42"E 33.30 FEET;
- (7) S37°13'42"E 15.32 FEET;
- (8) S47°50'39"E 37.42 FEET;
- (9) S87°53'06"E 13.40 FEET;
- (10) S64°12'10"E 16.00 FEET;
- (11) S78°35'30"E 11.98 FEET;
- (12) S57°27'46"E 19.80 FEET;
- (13) N53°40'24"E 40.18 FEET;
- (14) N01°31'38"E 20.54 FEET;
- (15) N54°55'55"W 31.33 FEET;
- (16) N10°36'52"W 20.58 FEET;
- (17) N56°05'38"W 17.11 FEET;

- (18) N06°46'53"W 30.74 FEET;
- (19) N46°15'01"E 45.45 FEET;
- (20) S78°25'34"E 35.36 FEET;
- (21) S49°25'13"E 22.93 FEET;
- (22) S64°01'32"E 38.03 FEET;
- (23) N79°20'06"E 26.74 FEET;
- (24) N88°58'42"E 54.21 FEET;
- (25) N74°23'28"E 69.96 FEET;
- (26) N49°31'45"E 24.25 FEET;
- (27) N28°21'06"E 32.05 FEET;
- (28) N51°50'59"E 38.94 FEET;
- (29) N48°18'59"E 13.51 FEET;
- (30) N70°15'45"E 27.84 FEET;
- (31) N82°23'53"E 39.51 FEET;
- (32) N72°59'09"E 32.57 FEET;
- (33) S83°47'36"E 22.71 FEET;
- (34) S79°20'50"E 47.49 FEET;

(35) N72°04'09"E 35.27 FEET; TO THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED FROM JACK COOGAN, ET AL, TO FOURTEENTH VALLEJO CORP., DATED APRIL 22, 1970, RECORDED APRIL 29, 1970 IN BOOK 1622 OF OFFICIAL RECORDS, PAGE 584, INSTRUMENT NO. 7848; THENCE N03°38'00"W, ALONG SAID WESTERLY LINE, 91.71 FEET; THENCE ALONG A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS S03°02'11"E 2311.34 FEET, THROUGH A CENTRAL ANGLE OF 18°18'08", AN ARC DISTANCE OF 738.32 TO THE POINT OF BEGINNING; AND BEING A PORTION OF PARCEL "L2", AS SHOWN ON THE RECORD OF SURVEY ENTITLED: "SURVEY OF PARCELS OF LAND LYING NORTH OF REDWOOD STREET AND WEST OF SONOMA BLVD., VALLEJO, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF SOLANO COUNTY, CALIFORNIA, ON JUNE 25, 1968 IN BOOK 10 OF SURVEYS AT PAGE 74.

END OF DESCRIPTION

PREPARED JUNE 28, 1988, BY BIU 4.

W23927 JKH

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