

TITLE INSURANCE AND TRUST CO.

JUL 5 11 09 AM 1978

Recorded at the request of:
State of California
State Lands Commission

MARVIN CHURCH, RECORDER,
SAN MATEO COUNTY
OFFICIAL RECORDS

WHEN RECORDED mail to:
State Lands Division
1807 - 13th Street
Sacramento, Calif. 95814

STATE OF CALIFORNIA
OFFICIAL BUSINESS - Document
entitled to free recordation
pursuant to Government Code
Section 27383

S.L.C. W 503.872

NO TAX DUE

REDWOOD CREEK EXCHANGE AGREEMENT (SWIG)
B.L.A. No. 167

The parties to this exchange agreement dated Jan. 11, 1978,
are the STATE OF CALIFORNIA, acting by and through the STATE LANDS
COMMISSION, hereinafter referred to as "STATE," and the CITY OF
REDWOOD CITY, a municipal corporation of the State of California,
as Trustee, pursuant to Legislative Act (Ch. 34, Stats. 1954
[1st E.S.]), hereinafter referred to as "CITY," and BENJAMIN
H. SWIG, hereinafter referred to as "SWIG".

W I T N E S S E T H :

WHEREAS, the State of California, by virtue of its sover-
eignty, received title to sovereign tide and submerged lands
located within said State at the time of its admission to the
Union, and subsequently received title to swamp and overflowed
lands from the United States of America by virtue of the Swamp
Lands Act of 1850 (43 U.S.C. §981 et seq.), and the jurisdiction

87668AM

REEL 7759 IMG 900

over and administration of all said lands is vested in the State Lands Commission, as the successor in interest of all previous State agencies having such jurisdiction and administrative powers; and

WHEREAS, although all of the lands affected by this agreement are swamp and overflowed lands or sovereign tide or submerged lands, the parties hereto are not in agreement as to the extent and amount of each category of such lands within the area affected by this agreement; and

WHEREAS, STATE and CITY contend that Redwood Creek, hereinafter referred to as "SAID WATERWAY," a tributary of San Francisco Bay, in its natural state was at the time of the admission of the State of California as a State of the United States of America and in its natural state thereafter has been a tidal and navigable waterway within the State of California, County of San Mateo, and, as such, the bed and adjoining salt marsh lying below the elevation of the mean high water line are owned by the STATE in its sovereign capacity, subject to the public trust and to the CITY'S legislative grant; and

WHEREAS, Redwood Creek has changed in location by reason of fill and leveeing over the years, and, as a result, lands behind an existing bulkhead are filled and are no longer subject to tidal action; and

WHEREAS, the STATE and CITY assert that the natural position of Redwood Creek was landward of the bulkhead as shown by Map of the Grant to the City of Redwood City, recorded in Volume 4

of Licensed Land Surveys at pages 69-73, San Mateo County
Records; and

WHEREAS, SWIG claims to own the disputed real property in
San Mateo, County, as successor in interest to the STATE'S Swamp
and Overflowed Lands Patent of Survey No. 15, recorded August 22,
1861 in Book 1 of Patents, page 38, Official Records of San
Mateo County, and claims title by private deed to the centerline
of Redwood Creek, free of any right, title, or interest therein
of the STATE or CITY; and

WHEREAS, STATE and CITY contend that SAID WATERWAY, in its
natural state, was covered daily by the tides of the San Francisco
Bay Estuary, but has subsequently been partially filled and re-
claimed, and is no longer subject to tidal action; and

WHEREAS, there is a bona fide dispute between the STATE,
CITY, and SWIG with respect to his claim of title, and as a result
of such dispute a lawsuit was initiated in the Superior Court
for the County of San Mateo. This action is Benjamin H. Swig
v. City of Redwood City, a municipal corporation, the State of
California, State Lands Commission, et al; Superior Court Action
No. 207304; and

WHEREAS, a resolution of the title dispute would require
protracted and vigorously disputed litigation if the dispute
could not be resolved by settlement in lieu of litigation; and

WHEREAS, it is in the interest of the STATE, CITY, and the
private parties to resolve their dispute by compromise settle-
ment, thereby avoiding the anticipated substantial costs, time
requirements, and uncertainties of said litigation; and

WHEREAS, the STATE is authorized by Division Six of the Public Resources Code, including Section 6307 thereof, to exchange interests in real property held by the STATE by reason of its sovereignty for interests in other lands of at least equal value; and

WHEREAS, CITY has expressed strong concern that the acquisition of an exchange parcel within Redwood City would reduce its tax base and therefore has agreed that the STATE alone may acquire exchange lands elsewhere, as required by Public Resources Code Section 6307; and

WHEREAS, SWIG has offered to convey to the STATE and CITY the real property described in "Exhibit A," and to the STATE the real property described in "Exhibit B," in exchange for the STATE'S Patent and the CITY'S Quitclaim to the real property described in "Exhibit C"; and

WHEREAS, the STATE and CITY have evaluated their interest in the parcels described in "Exhibit C," and have determined that the value of the private interests they are receiving in the parcels described in "Exhibits A" and "B" are equal or greater than the value of the interests being given up in the parcels described in "Exhibit C";

NOW, THEREFORE, the parties mutually agree, as follows:

1. SWIG hereby agrees to deliver, or cause to be delivered a duly executed and acknowledged Quitclaim Deed to STATE and CITY conveying the real property described in "Exhibit A," free and clear of liens, encumbrances, easements, or other interests (except as the STATE may in writing consent to take subject to

any such interests). Said conveyance shall be to STATE, excepting therefrom all of those interests conveyed by the STATE to CITY, in trust, pursuant and subject to the terms, provisions, conditions, restrictions, and reservations existing by virtue of Chapter 34, Statutes of 1954 (1st E.S.), and to CITY, as trustee, by virtue of and subject to the terms, provisions, conditions, restrictions, and reservations of Chapter 34, Statutes of 1954 (1st E.S.), excepting therefrom all those rights and interests retained and reserved by the STATE by virtue of Chapter 34, Statutes of 1954 (1st E.S.).

2. CITY hereby agrees that STATE alone may acquire title to the exchange lands described in "Exhibit B" located outside the corporate limits of CITY, as required by Public Resources Code Section 6307.

3. SWIG hereby agrees to deliver, or cause to be delivered, a duly executed and acknowledged Quitclaim Deed to STATE conveying the real property in "Exhibit B," free and clear of liens, encumbrances, easements, or other interests (except as the STATE may in writing consent to take subject to such interests).

4. STATE agrees to deliver its duly executed Patent of the real property described in "Exhibit C" to SWIG as his interest appears of record, and "to those other parties who appear in the official records of San Mateo County as having interests in property described in "Exhibit C" in severalty, and upon the same tenure as those interests appear of record".

5. CITY agrees to deliver its duly executed and acknowledged quitclaim of real property described in "Exhibit C" to SWIG, as his interest appears of record, and "to those other parties who

appear in the official records of San Mateo County as having interests in the property described in "Exhibit C" in severalty, and upon the same tenure as those interests appear of record".

6. Pursuant to the provisions of Section 6307, Public Resources Code, the STATE hereby finds and declares that the exchange of sovereign and private titles is in the best interests of the STATE, and hereby approves such exchange, and that the parcel of real property described in "Exhibit C" has been improved, filled, and reclaimed, and has thereby 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, tidelands or submerged lands, and shall, as provided for by this agreement, upon recording of the deeds and patent, be free from the public trust for navigation and fishing. The STATE and CITY as to the lands described in "Exhibit A," and the STATE alone as to the lands described in "Exhibit B," shall accept the lands described in "Exhibits A" and "B" as sovereign tide and submerged lands.

7. SWIG agrees that upon recordation of the conveyances described in paragraphs 1, 3, 4, and 5, the pending lawsuit against STATE and CITY, San Mateo Superior Court No. 207304, shall be dismissed with prejudice.

8. This agreement shall become effective upon the execution of this agreement by all parties hereto. Recordation of the conveyances referred to in paragraphs 1, 3, 4, and 5, shall conclusively establish that all requirements of this agreement have been fulfilled, except those obligations which by their terms survive the

lose of escrow.

9. An escrow account will be opened by the parties to this agreement at Title Insurance and Trust Company, or other mutually acceptable title company, for the depositing, processing, and recording of all documents to effectuate this agreement. The parties to this agreement may provide the escrow officer with such further instructions and documents as are necessary for the accomplishment of this agreement. The escrow officer is empowered to date all instruments and documents by inserting in the date blanks the date of recordation. All costs of the escrow account shall be paid by SWIG.

10. No liability shall accrue to the CITY or the STATE for any injuries occurring prior to the close of escrow in any case in which the CITY or STATE is alleged liable because of any asserted interests created in them by this agreement in the lands described in "Exhibit B" hereto.

11. As to loss or injury occurring to the subject lands from fire, flood, earthquake, or other causes, each party shall bear the risk as to the lands it is to convey from and after the effective date of this agreement until termination of this agreement or close of escrow.

12. STATE shall have no liability or duty whatsoever for the maintenance, repair, alteration, rebuilding, reconstruction, or improvement of any existing, any relocated or any future levee, dike, bulkhead, tide gate, locks, or any other water-controlling device or structure constructed or located in, upon or adjacent

to the lands subject to this agreement and STATE shall have no liability or responsibility whatever for any damages, injuries, causes of action or otherwise, resulting now or hereafter from any defect in the aforesaid levee, dike, bulkhead, tide gate, locks, or any other water-controlling device or structure, including, but not limited to their condition, state of repair or maintenance, design, height, weakness, or any other defect whatsoever; and SWIG, his successors and assigns, hereby waives any claims, demands, or causes of action against STATE therefor, and agrees to indemnify and hold and save STATE harmless from any such claims, demands, causes of action by SWIG, his successors in interest, or any other person or entities.

13. This agreement is to resolve questions of land title only, by and between the private party hereto and CITY and STATE, acting by and through the State Lands Commission, and is not intended as mitigation, dedication, or the meeting of any additional requirements of Federal, other State, or local agencies, nor does it constitute any agreement among the parties with respect to uses that may be made of such lands described in "Exhibit C," nor with respect to conditions that may be imposed on such uses.

14. CITY, STATE and SWIG agree that for purposes of settling the title dispute, that the boundaries of the lands granted by said Legislative Act as shown on "Map of the Grant to the City of Redwood City" filed in Volume 4 of License of land Surveyor's Maps at page 69-73 in the office of the San Mateo County Recorder, between the northerly line of the Pulgas Rancho and Veterans

Boulevard in said CITY, are hereby superseded and relocated to the sidelines of Redwood Creek as established and described by "Exhibit A" attached hereto.

15. It is expressly understood by all parties hereto that the provisions set forth in this agreement have been determined for purposes of compromising and settling the boundary and title disputes between the parties hereto, and this agreement constitutes no admission or statements respecting the titles of any lands not subject to this agreement.

~~16. All parties reserve the right to assert different or contrary positions to those set forth herein should this agreement not become effective or for any reason be determined to be invalid.~~

17. As used herein, whenever the context so requires, the neuter gender includes the masculine and feminine and the singular includes the plural and vice versa. Defined terms are to have their defined meaning regardless of the grammatical form, and number or tense of such terms.

18. This agreement may be executed in any number of counterparts, and each executed counterpart shall have the same force and effect as an original instrument and as if all of the parties to the aggregate counterparts had signed the same instrument. Any signature page of this agreement may be detached in escrow from any counterpart of this agreement without impairing any signature thereon, and may be attached to another counterpart of this agreement identical in form hereto but having attached to it one or more additional signature pages.

19. The terms, provisions, and conditions hereof shall be binding upon and inure to the benefit of the parties and the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Exchange Agreement as of the day and year first above written.

Approved:

EVELLE J. YOUNGER
ATTORNEY GENERAL

STATE OF CALIFORNIA
STATE LANDS COMMISSION

By *Jim Buice*

By *James F. Trout*

Title *Deputy Attorney General*

Title Manager, Lands Program

Date *March 8, 1978*

Date February 17, 1978

CITY OF REDWOOD CITY

By *James M. Falles, Jr.*
James M. Falles, Jr.

BENJAMIN H. SWIG

Title City Manager

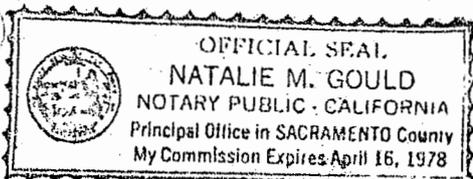
Benjamin H. Swig

Date January 11, 1978

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

On February 17, 1978, before me, the undersigned, a Notary Public in and for said State, with principal office in Sacramento County, personally appeared James F. Trout, known to me to be the Manager, Lands Program of the STATE LANDS COMMISSION, STATE OF CALIFORNIA, the Commission therein named, and acknowledged to me that such Commission executed the within instrument pursuant to a resolution of its Commissioners, unanimously adopted on DEC 19 1977, at a regular meeting thereof.

Witness my hand and official seal:

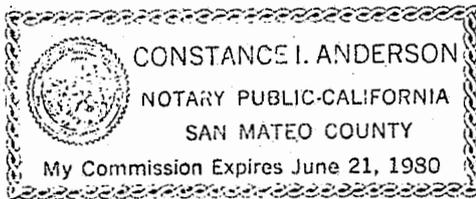


Natalie M. Gould
Notary Public in and for the
County of Sacramento
State of California.

STATE OF CALIFORNIA)
COUNTY OF SAN MATEO) ss.

On January 11, 1978, before me, the undersigned, a Notary Public in and for said State, with principal office in San Mateo County, personally appeared James M. Falco Jr. known to me to be the City Manager of the CITY OF REDWOOD CITY, the individual that executed the within instrument on behalf of the City of Redwood City, and acknowledged to me that City of Redwood City approved the within instrument pursuant to a resolution of the City Council, unanimously adopted on December 19, 1977, at a regular meeting thereof.

Witness my hand and official seal:



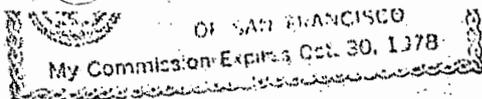
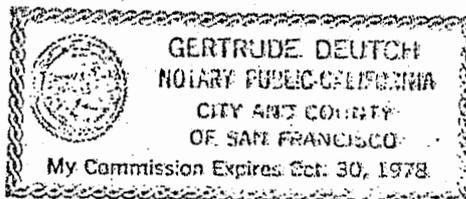
Constance I. Anderson
Notary Public in and for the
County of San Mateo
State of California

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

STATE OF CALIFORNIA) ss.
OF San Francisco before me, the under-
a Notary Public in and for said State, personally appeared
Benjamin H. Swig

Benjamin H. Swig, known to me to be
son Benjamin H. Swig whose name is subscribed to the within instru-
I acknowledged that he executed the same.
my hand and official seal.

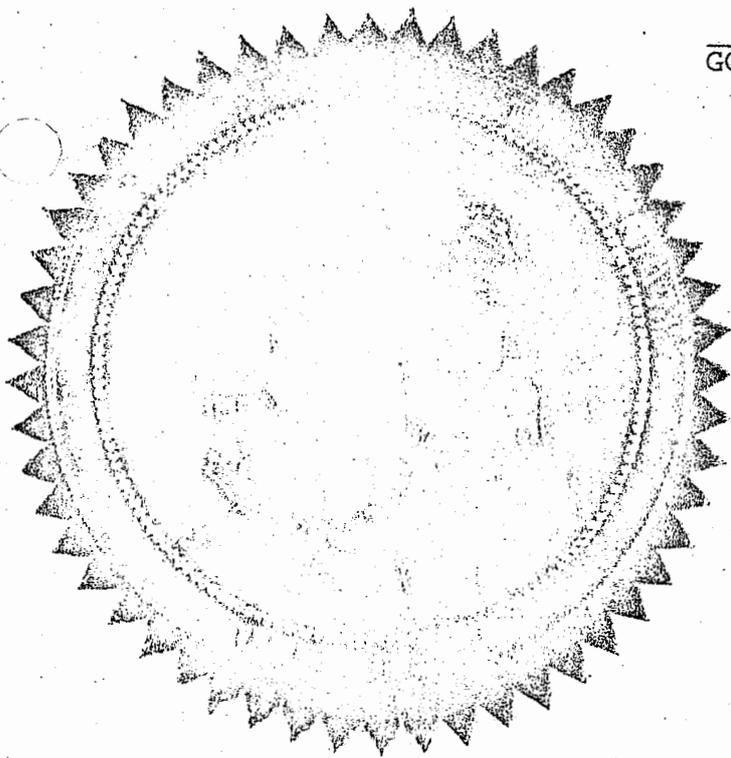
re Gertrude Deutch
Gertrude Deutch



IN APPROVAL WHEREOF, I, EDMUND G. BROWN JR., Governor of the State of California, have set my hand and caused the Seal of the State of California to be hereunto affixed pursuant to Section 6107 of the Public Resources Code of the State of California. Given under my hand at the City of Sacramento, this the 10th day of May, in the year of our Lord one thousand nine-hundred and seventy-eight.

Edmund G. Brown Jr.

GOVERNOR OF THE STATE OF CALIFORNIA



Attest:

Wanda Fong
Secretary of State

BY *Margie R. Kershberger*

REEL 7759 IMG 912

EXHIBIT A

PARCEL 1

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the Northeast 1/4 of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southeasterly corner of Main and Bradford Streets marked by an iron pin; thence N 57° 23' 45" W, 42.46 feet along the northerly line of the Pulgas Rancho to the centerline of said Main Street; thence along said centerline N 02° 38' 45" W, 32.25 feet to the intersection of the centerlines of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map" dated April 11, 1968, file No. LA-23, on file at the City of Redwood City; thence continuing along said centerline of Main Street N 02° 38' 45" W, 230.06 feet to the true point of beginning; thence from said true point of beginning N 78° 22' 08" E, 35.43 feet to the easterly line of said Main Street; thence N 73° 50' 28" E, 131.00 feet; thence N 53° 31' 06" E, 64.64 feet; thence N 18° 41' 35" E, 67.32 feet to the southerly line of Veterans Boulevard as shown on said map; thence along said southerly line N 80° 21' 45" W, to the ordinary high water mark on the left (northwesterly) bank of Redwood Creek; thence along the ordinary high water mark in a southwesterly direction to the northerly line of the Pulgas Rancho; thence along said northerly rancho line S 57° 23' 45" E, to a point which is 190.82 feet distant along said rancho line from its intersection with the northerly line of said Bradford Street as shown on said map; thence leaving said rancho line N 65° 57' 04" E, 46.81 feet; thence N 66° 13' 08" E, 20.90 feet to a montangent curve from which the radius point bears S 86° 48' 55" E; thence southerly along said curve, having a radius of 135.00 feet and a central angle of 5° 49' 50", an arc distance 13.74 feet; thence S 02° 38' 45" E, 55.02 feet to said northerly line of the Pulgas Rancho; thence along said rancho line S 57° 23' 45" E, 85.69 feet; thence N 02° 38' 45" W, 104.47 feet; thence along a tangent curve to the right, having a radius of 65.00 feet and a central angle of 49° 13' 23", an arc distance of 55.44 feet; thence N 66° 13' 08" E, 5.01 feet; thence N 75° 58' 13" E, 64.60 feet to the westerly line of Main Street; thence N 78° 22' 08" E, 35.43 feet to the true point of beginning.

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

EXHIBIT A

Parcel 2:

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the northeast quarter of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the intersection of the centerline of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map", dated April 11, 1968, File No. LA-28, on file at the City of Redwood City; thence along said centerline of Main Street, North $02^{\circ} 38' 45''$ West 40.00 feet to the easterly prolongation of the northerly line of said Bradford Street; thence along said prolongation and said northerly line South $87^{\circ} 21' 15''$ West 101.54 feet to a northeasterly line of the Pulgas Rancho, as shown on said map; thence along said Rancho line North $57^{\circ} 23' 45''$ West 114.42 feet to the true point of beginning; thence from said true point of beginning, North $02^{\circ} 38' 45''$ West 55.02 feet; thence along a tangent curve to the right, having a radius of 135.00 feet and a central angle $5^{\circ} 49' 50''$, an arc length of 13.74 feet; thence South $66^{\circ} 13' 08''$ West 20.90 feet; thence South $65^{\circ} 57' 04''$ West 46.81 feet to said northeasterly line of the Pulgas Rancho; thence along said Rancho line South $57^{\circ} 23' 45''$ East 76.40 feet to the point of beginning.

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

W 505.872

1 1978

EXHIBIT B

Description

An undivided 18.67 per cent interest in and to the real property situated in the State of California, County of Contra Costa, described as follows:

Surveys Nos. 176, 177, 178, 179 and 180, Swamp and Overflowed Lands, Contra Costa County, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, as particularly described in the patents from the State of California, recorded in Book 1 of Patents, pages 144, 151, 142, 146 and 161, respectively, in the office of the County Recorder of Contra Costa County, reference being hereby made to the record thereof for a complete description.

Excepting therefrom: The following described parcel, being the parcel conveyed by C. A. Hooper & Co. to City of Stockton by deed dated July 15, 1929, recorded August 6, 1929, in Book 191 of Official Records, page 271, in the office of the County Recorder of Contra Costa County, and containing, according to said deed, 100 acres, more or less, and particularly described as follows:

"All that certain real property in the County of Contra Costa, State of California, described as follows:

Sections 3, 4, 9 and 10, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, as delineated in Book 23 of Deeds, page 550, Contra Costa County Records, being portions of Lots "D", "E", "F", "G", "I", "K", "L", "M", & "N", of New York Island, lying on the northerly side of New York Slough and more particularly described as follows:

Beginning at a point on the boundary line between Lots "C" and "D", 1150 feet northerly, measured along said boundary line from the low water line of New York Slough; thence from said point of beginning, continuing in a northerly direction along said boundary line and along said boundary line extended, a distance of 1355 feet; thence east 1325 feet, more or less, to the boundary line between Lots "M" and "L"; thence in a northerly direction along said boundary line between Lots "M" and "L", 1925 feet, more or less, to the low water line of Suisun Bay; thence in an easterly direction, along the low water line of Suisun Bay to a point on a line parallel to and 50 feet distant from said boundary line between Lots "M" and "L";

EXHIBIT B - cont'd

thence leaving the low water line of Suisun Bay in a southerly direction, along said line parallel to and 50 feet distant from said boundary line between Lots "M" and "L", 1925 feet, more or less, to a point of intersection with the above mentioned courses, "East 1355 feet", extended; thence cast 1230 feet, more or less, to a point on the northerly portion of the boundary line between Lots "F" and "G", extended thence in a southerly direction along said extension of boundary line and along the boundary line between Lots "F" and "G", 1675 feet, thence West 1775 feet; thence North 69° 22' West, 908.2 feet, more or less, to the point of beginning.

Also excepting therefrom the following described real property situated in the County of Contra Costa, State of California, being more particularly described as follows:

Commencing at the most southerly corner of Survey No. 180 Swamp and Overflowed Lands, Contra Costa County; thence northwesterly along the southwesterly line of said survey, North 54° 06' West, 1023.00 feet; thence North 53° 04' West, 563.64 feet; thence North 65° 51' West, 366.12 feet; thence leaving said southwesterly line North 15° 36' 05" East, 69.54 feet to the point of beginning for this description, basis of bearing for this description is the Lambert Grid, Zone 3, State of California; thence from said point of beginning South 15° 36' 05" West, 69.54 feet to a point on the aforesaid S. & O. Survey 180; thence westerly and northeasterly along said survey line North 65° 51' West, 113.70 feet; thence North 48° 16' West, 539.22 feet; thence North 35° 29' East, 107.58 feet; thence North 81° 54' East, 217.80 feet; thence South 36° 11' East, 374.22 feet; thence North 65° 29' East, 86.96 feet to a point; thence leaving said survey line South 15° 36' 05" West, 198.11 feet to the point of beginning.

Being the westerly portion of aforesaid S. & O. Survey No. 180 and situated in Section 8, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, Contra Costa County, California.

Together with an undivided 18.67 percent interest in and to any other right, title, or interest of East Bay Regional Park District acquired by reason of that certain deed recorded August 11, 1977 in Book 8459, page 25, Official Records of Contra Costa County.

EXHIBIT C

Parcel 1:

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the northeast quarter of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the intersection of the centerlines of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map", dated April 11, 1968, File No. LA-28, on file at the City of Redwood City; thence along the centerline of Main Street, North $02^{\circ} 38' 45''$ West 230.06 feet; thence North $78^{\circ} 22' 08''$ East 35.43 feet to the easterly line of said Main Street and the true point of beginning; thence North $78^{\circ} 50' 28''$ East 131.00 feet; thence North $53^{\circ} 31' 06''$ East 64.64 feet; thence North $18^{\circ} 41' 35''$ East 67.32 feet to the southerly line of Veterans Boulevard as shown on said map; thence along said southerly line South $80^{\circ} 21' 45''$ East 208.01 feet to the northwesterly line of Walnut Street as shown on said map; thence along said Walnut Street, South $31^{\circ} 51' 15''$ West 322.58 feet to the northerly line of said Bradford Street; thence along said Bradford Street, South $82^{\circ} 21' 15''$ West 43.05 feet and South $87^{\circ} 21' 15''$ West 175.39 feet to the beginning of a tangent curve concave northeasterly having a radius of 10.00 feet; thence northwesterly along said curve through a central angle of 90° a distance of 15.71 feet to the easterly line of said Main Street; thence along said Main Street, North $2^{\circ} 38' 45''$ West 185.71 feet to the true point of beginning.

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

W 503.872

B. 1. 1978

EXHIBIT C

Parcel 2:

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California being a portion of the northeast quarter of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the intersection of the centerline of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map", dated April 11, 1968, File No. LA-28, on file at the City of Redwood City; thence along said centerline of Main Street, North $02^{\circ} 38' 45''$ West 40.00 feet to the easterly prolongation of the northerly line of said Bradford Street; thence along said prolongation and said northerly line South $87^{\circ} 21' 15''$ West 101.54 feet to a northeasterly line of the Pulgas Rancho, as shown on said map, and the true point of beginning; thence along said Rancho line, North $57^{\circ} 23' 45''$ West 28.73 feet; thence North $2^{\circ} 38' 45''$ West 104.47 feet to the beginning of a tangent curve concave to the southeast having a radius of 65 feet; thence northeasterly along said curve through a central angle of $49^{\circ} 13' 23''$ a distance of 55.44 feet; thence North $66^{\circ} 13' 08''$ East 5.01 feet; thence North $75^{\circ} 58' 13''$ East 64.60 feet to the westerly line of Main Street; thence along said Main Street, South $2^{\circ} 38' 45''$ East 174.53 feet to the beginning of a tangent curve concave to the northwest having a radius of 10 feet; thence southwesterly along said curve a distance of 15.71 feet to the north line of said Bradford Street; thence along said Bradford Street, South $87^{\circ} 21' 15''$ West 56.54 feet to the true point of beginning.

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

N 503.872

FEB. 1 1978

STATE OF CALIFORNIA
STATE LANDS COMMISSION

WHEN RECORDED mail to:
State Lands Commission
1807 - 13th Street
Sacramento, CA 95814

STATE OF CALIFORNIA
OFFICIAL BUSINESS - Document
entitled to free recordation
pursuant to Government Code
Section 27383

S.L.C. No. B.L.A. 167
W 503.872

NO TAX DUE

Above space for Recorder's use

~~CERTIFICATE OF ACCEPTANCE AND
CONSENT TO RECORDING OF DEED
TO THE STATE OF CALIFORNIA~~

This is to certify that the interest in real property conveyed by the grant, deed, or quitclaim deed dated _____ from BENJAMIN H. SWIG to the STATE LANDS COMMISSION, a governmental agency, is hereby accepted effective upon recording by the undersigned officer or agent on behalf of the State Lands Commission pursuant to authority conferred by the State Lands Commission on December 19, 1977, and the grantee consents to recordation thereof by its duly authorized officer.

STATE LANDS COMMISSION

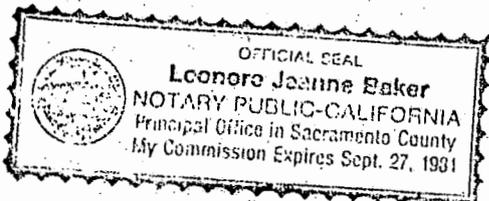
By

James F. Trout
James F. Trout
Manager, Land Operations

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

On this 22nd day of JUNE, 1978, before me, the undersigned, a Notary Public in and for the State of California, with principal office in the County of Sacramento, personally appeared JAMES F. TROUT, known to me to be the MANAGER, LAND OPERATIONS of the STATE LANDS COMMISSION, STATE OF CALIFORNIA, the Commission that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the Commission therein named, and acknowledged to me that such Commission executed the within instrument pursuant to action taken at a regular meeting of the State Lands Commission.

WITNESS my hand and official seal.



Leonore Jeanne Baker
LEONORE JEANNE BAKER
Notary Public in and for
the STATE OF CALIFORNIA

REEL 7759 IMG 919

87669AM

WHEN RECORDED mail to:
State Lands Division
1807 - 13th Street
Sacramento, CA 95814

TITLE INSURANCE AND TRUST CO.

JUL 5 11 09 AM 1978

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

STATE OF CALIFORNIA
OFFICIAL BUSINESS - Document
entitled to free recordation
pursuant to Government Code
Section 27383

tw

S.L.C. No. B.L.A. 167
W 503.872

DOCUMENTARY TRANSFER TAX DUE \$ NONE
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 COMPUTED ON FULL VALUE LESS LIENS/ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

Governmental entity acquiring title.
Tax exempt effective November 10, 1969

NO TAX DUE

TITLE INSURANCE
AND
TRUST COMPANY

M. Wilcox

PA 052-376-010

QUITCLAIM DEED

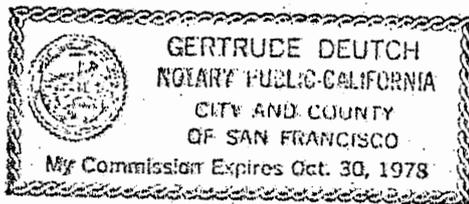
I, BENJAMIN H. SWIG, do hereby remise and quitclaim to the STATE OF CALIFORNIA, excepting therefrom all those interests conveyed by the State of California to the City of Redwood City, in trust, pursuant and subject to the terms, provisions, conditions, restrictions, and reservations existing by virtue of Chapter 34, Statutes of 1954 (1st E.S.), and to CITY OF REDWOOD CITY, as trustee, by virtue of and subject to the terms, provisions, conditions, restrictions, and reservations of Chapter 34, Statutes of 1954

STATE OF CALIFORNIA SS.
COUNTY OF San Francisco before me, the under-
signed, a Notary Public in and for said State, personally appeared

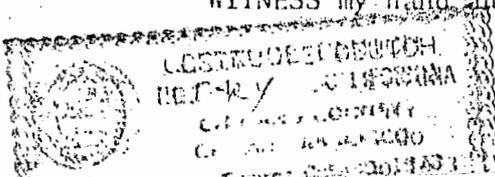
Benjamin H. Swig

person Gertrude Deutch, known to me to be
whose name is subscribed to the within instru-
and acknowledged that he executed the same.
WITNESS my hand and official seal.

Signature *Gertrude Deutch*
Gertrude Deutch



WITNESS my hand and official seal.



Gertrude Deutch
Gertrude Deutch
NOTARY PUBLIC in and for the

920

MAIL RECORDED mail to:
State Lands Division
1807 - 13th Street
Sacramento, CA 95814

TITLE INSURANCE AND TRUST CO.

JUL 5 11 09 AM 1978

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

STATE OF CALIFORNIA
OFFICIAL BUSINESS - Document
entitled to free recordation
pursuant to Government Code
Section 27383

TW

S.L.C. No. B.L.A. 167
W 503.872

DOCUMENTARY TRANSFER TAX DUE \$ NONE
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 COMPUTED ON FULL VALUE LESS LIENS/ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.

Governmental entity acquiring title.
Tax exempt effective November 10, 1969

NO TAX DUE

TITLE INSURANCE
AND
TRUST COMPANY

M. Whispe

QUITCLAIM-DEED

I, BENJAMIN H. SWIG, do hereby remise and quitclaim to the STATE OF CALIFORNIA, excepting therefrom all those interests conveyed by the State of California to the City of Redwood City, in trust, pursuant and subject to the terms, provisions, conditions, restrictions, and reservations existing by virtue of Chapter 34, Statutes of 1954 (1st E.S.), and to CITY OF REDWOOD CITY, as trustee, by virtue of and subject to the terms, provisions, conditions, restrictions, and reservations of Chapter 34, Statutes of 1954 (1st E.S.), excepting therefrom all those rights and interests retained and reserved by the State of California by virtue of Chapter 34, Statutes of 1954 (1st E.S.), all right, title, and interest in and to that real property in the County of San Mateo, as described in EXHIBIT A attached hereto.

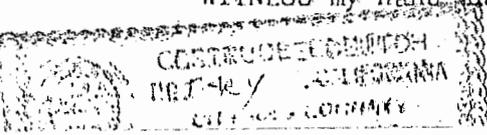
Dated: March 15

Benjamin H. Swig
BENJAMIN H. SWIG

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

On this 15 day of March, 1978, before me, the undersigned, a Notary Public in and for the State of California, with principal office in the County of San Francisco, personally appeared BENJAMIN H. SWIG, known to me to be the person who executed the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Estrella G. Gentry

REEL 7759 IMG 920

EXHIBIT A

PAGE 1

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the Northeast 1/4 of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southeasterly corner of Main and Bradford Streets marked by an iron pin; thence N 57° 23' 45" W, 42.46 feet along the northerly line of the Pulgas Rancho to the centerline of said Main Street; thence along said centerline N 02° 38' 45" W, 32.25 feet to the intersection of the centerlines of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map" dated April 11, 1968, file No. LA-28, on file at the City of Redwood City; thence continuing along said centerline of Main Street N 02° 38' 45" W, 230.06 feet to the true point of beginning; thence from said true point of beginning N 78° 22' 08" E, 35.43 feet to the easterly line of said Main Street; thence N 78° 50' 28" E, 131.00 feet; thence N 53° 31' 06" E, 64.64 feet; thence N 18° 41' 35" E, 67.32 feet to the southerly line of Veterans Boulevard as shown on said map; thence along said southerly line N 80° 21' 45" W, to the ordinary high water mark on the left (northwesterly) bank of Redwood Creek; thence along the ordinary high water mark in a southwesterly direction to the northerly line of the Pulgas Rancho; thence along said northerly rancho line S 57° 23' 45" E, to a point which is 190.82 feet distant along said rancho line from its intersection with the northerly line of said Bradford Street as shown on said map; thence leaving said rancho line N 65° 57' 04" E, 46.81 feet; thence N 66° 13' 08" E, 20.90 feet to a nontangent curve from which the radius point bears S 86° 48' 55" E; thence southerly along said curve, having a radius of 135.00 feet and a central angle of 5° 49' 50", an arc distance 13.74 feet; thence S 02° 38' 45" E, 55.02 feet to said northerly line of the Pulgas Rancho; thence along said rancho line S 57° 23' 45" E, 85.69 feet; thence N 02° 38' 45" W, 104.47 feet; thence along a tangent curve to the right, having a radius of 65.00 feet and a central angle of 49° 13' 23", an arc distance of 55.44 feet; thence N 66° 13' 08" E, 5.01 feet; thence N 75° 58' 13" E, 64.60 feet to the westerly line of Main Street; thence N 78° 22' 08" E, 35.43 feet to the true point of beginning.

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

EXHIBIT A

Parcel 2:

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the northeast quarter of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the intersection of the centerline of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map", dated April 11, 1968, File No. LA-28, on file at the City of Redwood City; thence along said centerline of Main Street, North $02^{\circ} 38' 45''$ West 40.00 feet to the easterly prolongation of the northerly line of said Bradford Street; ~~thence along said prolongation and said northerly line South $87^{\circ} 21' 15''$ West 101.54 feet to a northeasterly line of the Pulgas Rancho, as shown on said map; thence along said Rancho line North $57^{\circ} 23' 45''$ West 114.42 feet to the true point of beginning; thence from said true point of beginning, North $02^{\circ} 38' 45''$ West 55.02 feet; thence along a tangent curve to the right, having a radius of 135.00 feet and a central angle $5^{\circ} 49' 50''$, an arc length of 13.74 feet; thence South $66^{\circ} 13' 08''$ West 20.90 feet; thence South $65^{\circ} 57' 04''$ West 46.81 feet to said northeasterly line of the Pulgas Rancho; thence along said Rancho line South $57^{\circ} 23' 45''$ East 76.40 feet to the point of beginning.~~

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

W 503.872

FEB. 1 1978

AP 852-376-010

KEEL 7759 IMG 924

874 DAM
RECORDED AT REQUEST OF

Recorded at the request of:
STATE OF CALIFORNIA
STATE LANDS COMMISSION

TITLE INSURANCE AND TRUST CO

JUL 5 11 09 AM 1978

WHEN RECORDED mail to:

MARVIN CHURCH, RECORDER
SAN MATEO COUNTY
OFFICIAL RECORDS

STATE OF CALIFORNIA
OFFICIAL BUSINESS - Document
entitled to free recordation
pursuant to Government Code
Section 27383

tw

S.L.C. B.L.A. 167
W 503.872

PATENT CERTIFICATE NO. 5257
STATE OF CALIFORNIA

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

WHEREAS, on December 19, 1977, under authority of Legislative Act (Ch. 34, Stats. 1954, (1st E.S.)), and Division Six of the Public Resources Code, the State Lands Commission authorized the settlement of the title and boundary dispute between the State of California and Benjamin H. Swig, with respect to certain lands in the County of San Mateo, California, the terms and conditions of which settlement are fully set forth in that certain Agreement dated January 11, 1978 ; and

WHEREAS, it appears by the Certificate of the Executive Office of the State Lands Commission issued in accordance with the provisions of law that: full consideration has been received by the State for this Instrument and the covenants, agreements, and obligations set forth in the Agreement, and the private parties named hereinabove are entitled to receive this Instrument.

NOW, THEREFORE, the STATE OF CALIFORNIA hereby remises, releases, and quit-claims (a) to Benjamin H. Swig, and (b) to those other parties who appear in the Official Records of San Mateo County as having interests in the property described herein, in severalty and upon the same tenure as those interests appear of record, all of the rights, title, and interests of the State owned or held by virtue of its sovereignty or owned or held by the State under the jurisdiction of the State Lands Commission in and to the lands described in Exhibit C, as Parcels 1 and 2 attached hereto and incorporated by reference herein. (NOTE: There are no exhibits A and B.)

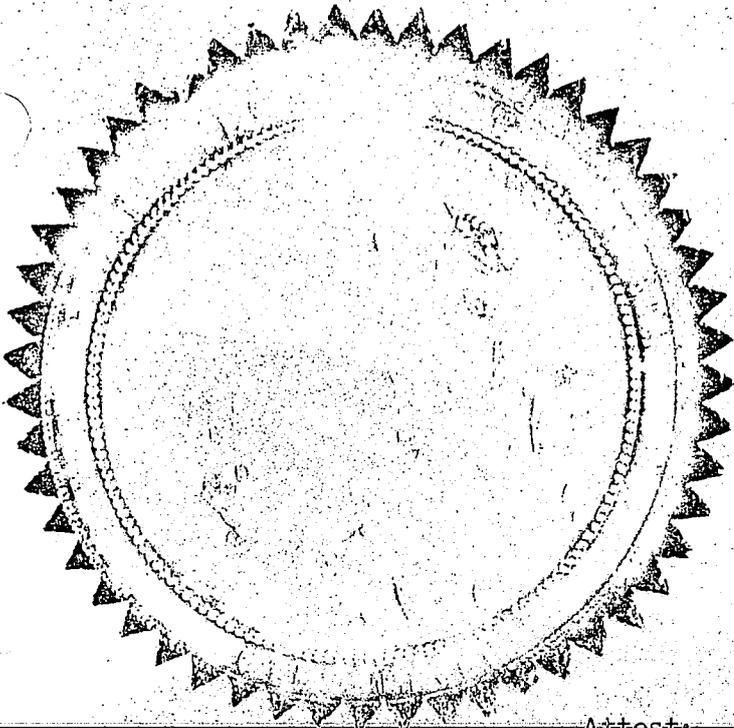
This conveyance is executed and delivered pursuant to the covenants, conditions, and provisions of the Agreement.

IN TESTIMONY WHEREOF, I, EDMUND G. BROWN JR.,

Governor of the State of California,
have caused these Letters to be made
Patent, and the Seal of the State of

874 DAM

7759 IMG 924



California to be hereunto affixed.
Given under my hand at the City of
Sacramento, this the 10th
day of May, in the year
of our Lord one thousand nine
hundred and seventy-eight.

GOVERNOR OF THE STATE

Attest:

Wanda Jones Ee

By:

Miriam R. Kirschberger

Approved as to form: EVELLE J. YOUNGER, Attorney General

By:

N. Gregory Taylor
Assistant Deputy Attorney General

Countersigned:

Executive Officer
State Lands Commission

EXHIBIT C

Parcel 1:

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the northeast quarter of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the intersection of the centerlines of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map", dated April 11, 1968, File No. LA-28, on file at the City of Redwood City; thence along the centerline of Main Street, North $02^{\circ} 38' 45''$ West 230.06 feet; thence North $78^{\circ} 22' 08''$ East 35.43 feet to the easterly line of said Main Street and the true point of beginning; thence North $78^{\circ} 50' 28''$ East 131.00 feet; thence North $53^{\circ} 31' 06''$ East 64.64 feet; thence North $18^{\circ} 41' 35''$ East 67.32 feet to the southerly line of Veterans Boulevard as shown on said map; thence along said southerly line South $80^{\circ} 21' 45''$ East 208.01 feet to the northwesterly line of Walnut Street as shown on said map; thence along said Walnut Street, South $31^{\circ} 51' 15''$ West 322.58 feet to the northerly line of said Bradford Street; thence along said Bradford Street, South $82^{\circ} 21' 15''$ West 43.05 feet and South $87^{\circ} 21' 15''$ West 175.39 feet to the beginning of a tangent curve concave northeasterly having a radius of 10.00 feet; thence northwesterly along said curve through a central angle of 90° a distance of 15.71 feet to the easterly line of said Main Street; thence along said Main Street, North $02^{\circ} 38' 45''$ West 185.71 feet to the true point of beginning.

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

W 503.872

FEB. 1 1978

EXHIBIT C

Parcel 2:

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California being a portion of the northeast quarter of Section 19, Township 5 South, Range 3 West, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the intersection of the centerline of Bradford Street and Main Street, as shown on map entitled "Main Street Widening Property Acquisition Map", dated April 11, 1968, File No. LA-28, on file at the City of Redwood City; thence along said centerline of Main Street, North $02^{\circ} 38' 45''$ West 40.00 feet to the easterly prolongation of the northerly line of said Bradford Street; thence along said prolongation and said northerly line South $87^{\circ} 21' 15''$ West 101.54 feet to a north-easterly line of the Pulgas Rancho, as shown on said map, and the true point of beginning; thence along said Rancho line, North $57^{\circ} 23' 45''$ West 28.73 feet; thence North $2^{\circ} 38' 45''$ West 104.47 feet to the beginning of a tangent curve concave to the southeast having a radius of 65 feet; thence northeasterly along said curve through a central angle of $49^{\circ} 13' 23''$ a distance of 55.44 feet; thence North $66^{\circ} 13' 08''$ East 5.01 feet; thence North $75^{\circ} 58' 13''$ East 64.60 feet to the westerly line of Main Street; thence along said Main Street, South $2^{\circ} 38' 45''$ East 174.53 feet to the beginning of a tangent curve concave to the northwest having a radius of 10 feet; thence southwesterly along said curve a distance of 15.71 feet to the north line of said Bradford Street; thence along said Bradford Street, South $87^{\circ} 21' 15''$ West 56.54 feet to the true point of beginning.

The California Coordinate System Zone 3 has been used as the basis of bearings for the above description; bearings given are grid bearings; distances given are grid distances, and may be converted to ground distances by multiplying by scale factor of 1.0000609.

W 503.872

FEB. 1 1978

WC ng
6/27/78

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Recorded at the request of:
State of California
State Lands Commission

WHEN RECORDED mail to:
State Lands Commission
1807 - 13th Street
Sacramento, CA 95814

STATE OF CALIFORNIA
OFFICIAL BUSINESS - Document
entitled to free recordation
pursuant to Government Code
Section 27383

S.L.C. No. B.L.A. 167
W 503.872

NO TAX DUE *we*

6
JUL - 5 1978
Record at request of
Title Insurance And Trust Company
AT *11* 0'Clock *A* JUL - 5 1978
Contra Costa County Records
J. R. Olsson
County Recorder
Fee \$ *off 1*

Above space for Recorder's use

GRANT DEED

The EAST BAY REGIONAL PARK DISTRICT, a Regional Park District, duly formed, organized, and acting pursuant to the provisions of Division 5, Chapter 3, Article 3, Sections 5500 through 5595 of the Public Resources Code of the State of California, hereby grants to the STATE OF CALIFORNIA an undivided 18.67% interest in and to all that certain real property in the County of Contra Costa, State of California, more particularly described in EXHIBIT A, which is attached hereto and made a part hereof by reference as if set forth in full herein.

EAST BAY REGIONAL PARK DISTRICT

By: *Carl F. Budgee*
President,

and *William Gardin*
Secretary.

Witness: *[Signature]*

CERTIFICATE OF ACCEPTANCE AND
CONSENT TO RECORDING OF DEED
TO THE STATE OF CALIFORNIA

This is to certify that the interest in real property conveyed by the within GRANT DEED from the EAST BAY REGIONAL PARK DISTRICT to the STATE OF CALIFORNIA is hereby accepted by the State of California as tidelands and submerged lands owned by the State of California in its sovereign capacity, in trust for the people thereof, acting by and through the undersigned officer or agent on behalf of the STATE LANDS COMMISSION, pursuant to authority conferred by the State Lands Commission on December 19, 1977, and the grantee consents to

//
//

BOOK 8909 PAGE 913

1 recordation thereof by its duly authorized officer pursuant to California
2 Government Code Section 27281.

STATE LANDS COMMISSION

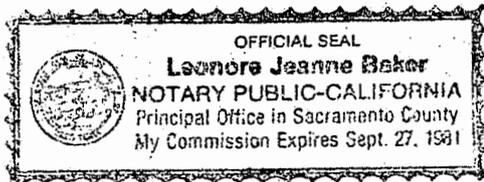
By: James F. Trout

James F. Trout, Chief
Division of Land Management
and Conservation

6 STATE OF CALIFORNIA)
7 COUNTY OF SACRAMENTO) ss.

8 On this 28th day of June, 1978, before me, the undersigned,
9 a Notary Public in and for the State of California, with principal office in
10 the County of Sacramento, personally appeared JAMES F. TROUT, known to me to be
11 the CHIEF, DIVISION OF LAND MANAGEMENT AND CONSERVATION of the STATE LANDS
12 COMMISSION, STATE OF CALIFORNIA, the Commission that executed the within
13 instrument, known to me to be the person who executed the within instrument on
14 behalf of the Commission therein named, and acknowledged to me that such Com-
15 mission executed the within instrument pursuant to action taken at a regular
16 meeting of the State Lands Commission.

13 WITNESS my hand and official seal.

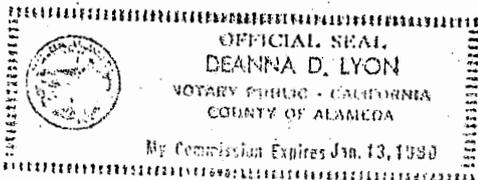


Leonore Jeanne Baker
LEONORE JEANNE BAKER
Notary Public in and for
the STATE OF CALIFORNIA

17 STATE OF CALIFORNIA)
COUNTY OF ALAMEDA) ss.

On June 29, 1978, before me, the
undersigned, a Notary Public in and for said State, personally
appeared Hulet C. Hornbeck, personally known to me to be the
person whose name is subscribed to the within Instrument, as a
Witness thereto, who being by me duly sworn, deposes and says:
That he resides in 4807 John Muir Road, Martinez, California,
and that he was present and saw Paul Badger, personally known
to him to be President of the East Bay Regional Park District,
and William Jardin, personally known to him to be Secretary of
the East Bay Regional Park District, the public agency that
executed the within Instrument, and known to him to be the persons
who executed the within Instrument on behalf of the public agency
therein named, and acknowledged to him that such public agency
executed the within Instrument pursuant to a resolution number
8-6-147 of its Board of Directors, adopted June 28, 1978.

BOOK 8909 PAGE 913



Deanna D. Lyon

Real Property Description

(Brown's Island Parcel)

All that certain real property situated in the State of California, County of Contra Costa, City of Pittsburg, described as follows:

Surveys Nos. 176, 177, 178, 179 and 180, Swamp and Overflowed Lands, Contra Costa County, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, as particularly described in the patents from the State of California, recorded in Book 1 of Patents, pages 144, 151, 142, 146 and 161, respectively, in the office of the County Recorder of Contra Costa County, reference being hereby made to the record thereof for a complete description.

EXCEPTING THEREFROM: The following described parcel, being the parcel conveyed by C. A. Hooper & Co. to City of Stockton by deed dated July 15, 1929, recorded August 6, 1929, in Book 191 of Official Records, page 271, in the office of the County Recorder of Contra Costa County, and containing, according to said deed, 100 acres, more or less, and particularly described as follows:

"All that certain real property in the County of Contra Costa, State of California, described as follows:

Sections 3, 4, 9 and 10, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, as delineated in Book 23 of Deeds, page 550 Contra Costa County Records, being portions of Lots "D", "E", "F", "G", "I", "K", "L", "M", and "N", of New York Island, lying on the northerly side of New York Slough and more particularly described as follows:

Beginning at a point on the boundary line between Lots "C" and "D" 1150 feet northerly, measured along said boundary line from the low water line of New York Slough; thence from said point of beginning, continuing in a northerly direction along said boundary line and along said boundary line extended, a distance of 1355 feet; thence east 1325 feet more or less, to the boundary line between Lots "M" and "L"; thence in a northerly direction along said boundary line between Lots "M" and "L", 1925 feet, more or less, to the low water line of Suisun Bay; thence in an easterly direction, along the low water line of Suisun Bay to a point

on a line parallel to and 50 feet distant from said boundary line between Lots "M" and "L"; thence leaving the low water line of Suisun Bay in a southerly direction, along said line parallel to and 50 feet distant from said boundary line between Lots "M" and "L", 1925 feet, more or less, to a point of intersection with the above mentioned course, "East 1325 feet", extended; thence east 1250 feet, more or less, to a point on the northerly portion of the boundary line between Lots "F" and "G", extended; thence in a southerly direction along said extension of boundary line and along the boundary line between Lots "F" and "G", 1675 feet; thence West 1775 feet; thence North $69^{\circ} 22'$ West, 908.2 feet, more or less, to the point of beginning."

ALSO EXCEPTING THEREFROM: The following described real property situated in the County of Contra Costa, State of California, being more particularly described as follows:

Commencing at the most southerly corner of Survey No. 180 Swamp and Overflowed Lands, Contra Costa County; thence northwesterly along the southwesterly line of said survey, North $54^{\circ} 06'$ West, 1023.00 feet; thence North $53^{\circ} 04'$ West, 563.64 feet; thence North $65^{\circ} 51'$ West, 366.12 feet; thence leaving said southwesterly line North $15^{\circ} 36' 05''$ East, 69.54 feet to the point of beginning for this description (basis of bearing for this description is the Lambert Grid, Zone 3, State of California); thence from said point of beginning South $15^{\circ} 36' 05''$ West, 69.54 feet to a point on the aforesaid S. & O. Survey 180; thence westerly and northeasterly along said survey line North $65^{\circ} 51'$ West, 113.70 feet; thence North $48^{\circ} 16'$ West, 539.22 feet; thence North $35^{\circ} 29'$ East, 107.58 feet; thence North $81^{\circ} 54'$ East, 217.80 feet; thence South $36^{\circ} 11'$ East, 374.22 feet; thence North $65^{\circ} 29'$ East, 86.96 feet to a point; thence leaving said survey line South $15^{\circ} 36' 05''$ West, 198.11 feet to the point of beginning.

Being the westerly portion of aforesaid S. & O. Survey No. 180 and situated in Section 8, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, Contra Costa County, California.

TOGETHER WITH any and all other right, title, or interest of East Bay Regional Park District acquired by reason of that certain deed recorded August 11, 1977 in Book 8459, page 25, Official Records of Contra Costa County.