

MINUTE ITEM

This Calendar Item No. 27  
was approved as Minute Item  
No. 27 by the State Lands  
Commission by a vote of 2  
to 0 at its 10/25/84  
meeting. 21

CALENDAR ITEM

27

10/25/84  
W 23270  
SLL 127  
Valentine

S 8

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

PRIVATE PARTIES: C.J. Development Company, a partnership

On August 21, 1984, the State Lands Commission approved a Compromise Title Settlement Agreement ("the Agreement") with Gary Castro and Associates, a partnership ("private parties") concerning a 12-acre parcel of real property located in Redwood City, San Mateo County. The real property is referred to as the "subject parcel", and is described in Exhibit "A" and depicted in Exhibit "J".

The Agreement first did not identify correctly the private parties. The Agreement now provides that it is with C.J. Development Company, rather than with Gary T. Castro and Associates.

The Agreement also included a provision whereby the private parties agreed to quitclaim to the State all portions of areas waterward of the dike or levee along the subject parcel. However, the description of the boundary of the area to be quitclaimed was to be left to future agreement, and the staff of the State Lands Commission was not authorized to establish such description or to accept or record the quitclaim deed.

The Amended Agreement correctly identifies the private party. It also provides that the private parties will quitclaim any and all of the interests they may have in the area waterward of the creekside boundary of the subject parcel. The boundary of the subject parcel along Redwood Creek is essentially along the waterward hinge of the levee along the creek and is landward at the mean high tideline of the creek. No further agreement will therefore be necessary to establish the quitclaimed area, described in Exhibit "C".

(Added 10/23/84)

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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 CEQA because the activity is in settlement of title and boundary problems.

Authority: P.R.C. 21080.11

EXHIBITS:

- A. Subject Parcel Description.
- B. Subject Parcel Plat.
- C. Quitclaim Parcel Description.

IT IS RECOMMENDED THAT THE COMMISSION:

- 1. FIND THAT THE PROPOSED COMPROMISE TITLE SETTLEMENT AGREEMENT, AS AMENDED, CONTAINS NO MATERIAL CHANGES FROM THE AGREEMENT EARLIER APPROVED BY THE COMMISSION;
- 2. APPROVE AND AUTHORIZE THE EXECUTION, ACKNOWLEDGEMENT AND RECORDATION ON BEHALF OF THE COMMISSION OF THE COMPROMISE TITLE SETTLEMENT AGREEMENT, AS AMENDED, IN SUBSTANTIALLY THE FORM OF THE COPY OF SUCH AGREEMENT ON FILE WITH THE COMMISSION;
- 3. APPROVE AND AUTHORIZE ACCEPTANCE AND RECORDATION OF THE QUITCLAIM DEED FROM THE PRIVATE PARTIES WITH RESPECT TO ANY AND ALL INTERESTS THEY MAY HAVE IN THE AREA DESCRIBED IN EXHIBIT "C";
- 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 AND RECORDATION OF ALL DOCUMENTS AS MAY BE NECESSARY OR CONVENIENT TO CARRY OUT THE COMPROMISE TITLE SETTLEMENT AGREEMENT; AND TO APPEAR ON BEHALF OF THE COMMISSION IN ANY LEGAL PROCEEDINGS RELATING TO THE SUBJECT MATTER OF THE AGREEMENT.

CALENDAR ITEM NO. 27 (CONT'D)

5. FIND THAT THE ACTIVITY IS IN SETTLEMENT OF TITLE AND BOUNDARY PROBLEMS AND IS THEREBY EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO P.R.C. SECTION 21080.11.

(Added 10/23/84)

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## EXHIBIT "A"

LAND DESCRIPTION

W 23270

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the fractional  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  of Sec. 17, and a portion of the  $E\frac{1}{2}$  of the  $NE\frac{1}{4}$  of Sec. 18, all in T5S, R3W, MDM, described as follows:

BEGINNING at the most southerly corner of the lands described in the deed from Earl P. Wilsey and wife, to Eric Watkin, dated October 24, 1955 and recorded December 8, 1955 in Book 2930 of Official Records of San Mateo County at page 733 (10941-N): Thence from said point of beginning along the southeasterly boundary line of said lands,  $N 63^{\circ} 45'$  E 1000.71 feet to the west bank of Redwood Creek; thence along said west bank the following courses and distances:  $S 46^{\circ} 24'$  E 144.78 feet;  $S 28^{\circ} 41'$  E 452.10 feet;  $S 02^{\circ} 46'$  W 201.30 feet and  $S 12^{\circ} 13'$  W 125 feet, more or less, to the northerly boundary line of the lands described in the deed from Earl P. Wilsey and wife to Leslie Salt Co., a Delaware Corporation, dated April 2, 1946 and recorded June 11, 1946 in Book 1284 of Official Records of San Mateo County at page 211 (8885-G); thence westerly, along said northerly line, 1062 feet, more or less to the northeasterly boundary line of the lands described in Parcel One of the deed from Earl P. Wilsey and wife, to Bair Island Corporation, dated April 2, 1946 and recorded June 11, 1946 in Book 1274 of Official Records of San Mateo County at page 243 (8884-G); thence northwesterly along said northeasterly boundary line, and its northwesterly prolongation, 395 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the lands described in deed from San Mateo County Scavenger Company, a corporation, to Peter Uccelli, Jr. dated October 16, 1963, recorded August 18, 1964 in Book 4778, Official Records of San Mateo County, page 79 (56084-X) being a portion of the fractional  $W\frac{1}{2}$  of the  $NW\frac{1}{4}$  of Sec. 17, and a portion of the  $E\frac{1}{2}$  of the  $NE\frac{1}{4}$  of Sec. 18, all in T5S, R3W, MDM, more particularly described as follows:

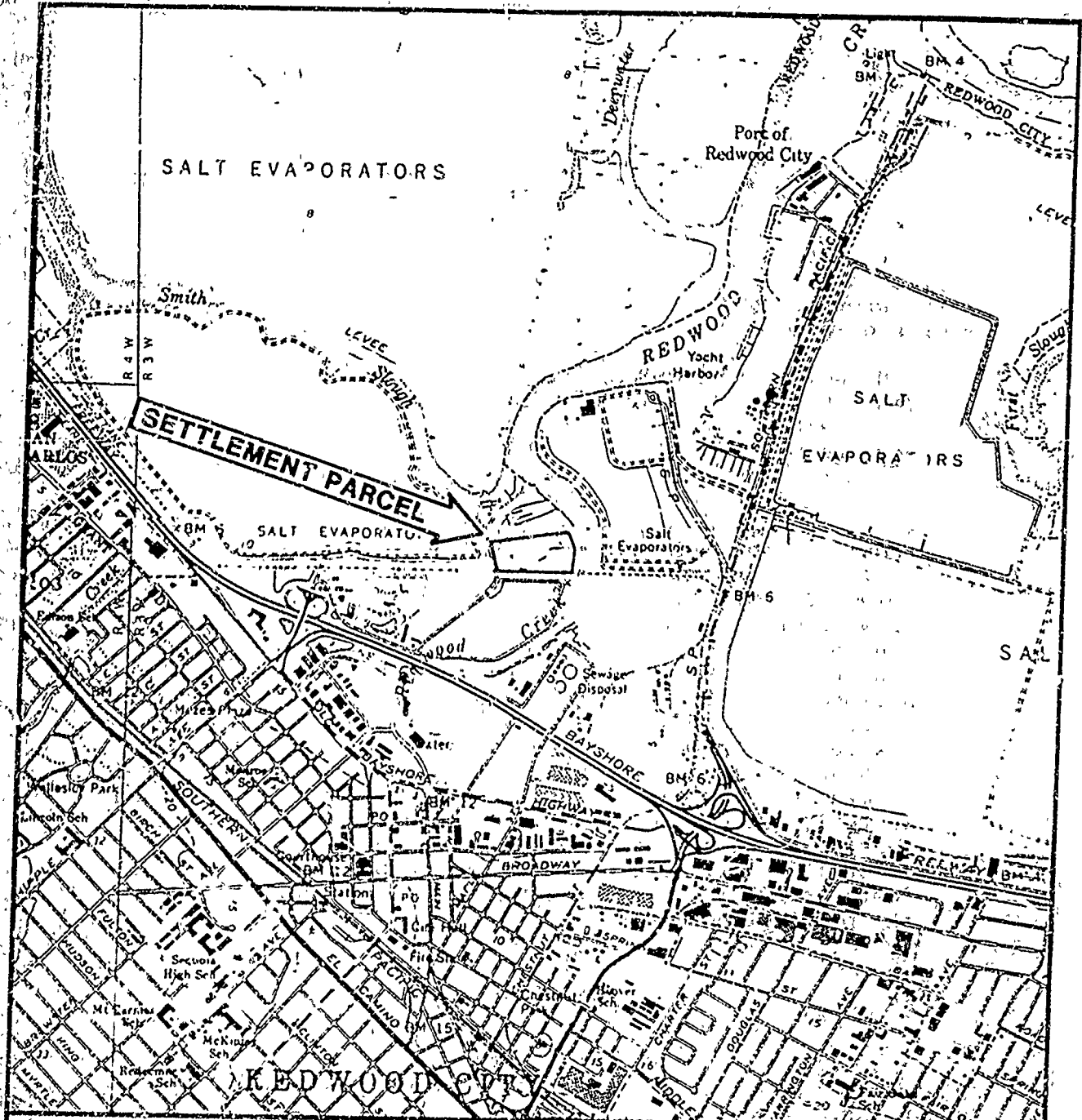
BEGINNING at the most southerly corner of the lands described in the deed from Earl P. Wilsey and wife to Eric Watkin, dated October 24, 1955 and recorded December 8, 1955 in Book 2930 of Official Records of San Mateo County at page 733 (10941-N); thence from said point of beginning along the southeasterly boundary line of said lands  $N 63^{\circ} 45'$  E 1000.71 feet to the west bank of Redwood Creek; thence along said west bank of Redwood Creek  $S 46^{\circ} 24'$  E 144.60 feet to the angle point therein; thence continuing along said west bank  $S 28^{\circ} 41'$  E 203.41 feet; thence leaving said west bank of Redwood Creek  $S 81^{\circ} 30' 35''$  W 1112.27 feet to the point of beginning.

END OF DESCRIPTION

REVIEWED AUG. 6, 1984 BY THE BOUNDARY AND TITLE UNIT, F.D.

(ADDED 10/23/84)

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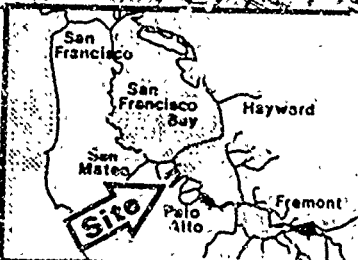


STATE LANDS COMMISSION

SETTLEMENT PLAT

PORTIONS OF PALO ALTO (1975) &  
REDWOOD POINT (1980) QUADS

PLOTTING  
APPROXIMATE



Prepared by: R. L. BELL

Date: AUG. 6, 1984 A: 21 S: 8

EXHIBIT 'B'

Title Study: CASTRO - BAIR ISLAND ROAD

W 23210

Z 3 - N 36 - E 150

(ADDED 10/23/84)

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EXHIBIT "C"

LAND DESCRIPTION  
QUITCLAIM PARCEL

W 23270

All that certain real property situated in the City of Redwood City, County of San Mateo, State of California, being a portion of the protracted fractional  $W\frac{1}{2}$  of Section 17, T5S, R3W, MDM, and described as follows:

COMMENCING at the most southerly corner of the lands described in the deed from Earl P. Wilsey and wife to Eric Watkin, dated October 24, 1955 and recorded December 8, 1955 in Book 2930 of Official Records of San Mateo County at page 733 (10941-N); thence along the southeasterly boundary line of said lands N 63° 45' E 1000.71 feet to the west bank of Redwood Creek; thence along said west bank of Redwood Creek S 46° 24' E 144.60 feet; thence S 28° 41' E 203.53 feet to the POINT OF BEGINNING; thence leaving said west bank of Redwood Creek N 81° 30' 35" E to a point on the centerline of Redwood Creek; thence southerly along said centerline of Redwood Creek to a point on the easterly prolongation of the northerly boundary line of the lands described in the deed from Earl P. Wilsey and wife to Leslie Salt Co., a Delaware Corporation, dated April 2, 1946 and recorded June 11, 1946 in Book 1284 of Official Records of San Mateo County at page 211 (8885-G); thence westerly along said easterly prolongation to the west bank of Redwood Creek; thence along said west bank N 12° 13' E 125 feet, more or less; thence N 02° 46' E 201.30 feet; thence N 28° 41' W 248.69 feet, more or less, to the point of beginning.

END OF DESCRIPTION

PREPARED OCTOBER 16, 1984 BY THE BOUNDARY AND TITLE UNIT, M.L. SHAFER, SUPERVISOR.

(ADDED 10/23/84)

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