



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Public Works



Date: September 28, 2015
Board Meeting Date: November 17, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: James C. Porter, Director of Public Works

Subject: Modifying the Middlefield Road Underground Utility District (Phase II) Boundaries - (Fifth Avenue to MacArthur Avenue) - North Fair Oaks Area [Project No. R8X02, Project File No. E4935]

RECOMMENDATION:

Adopt a resolution:

- A) Modifying the boundaries of the existing Middlefield Road Underground Utility District (Phase II) from Fifth Avenue to MacArthur Avenue in the North Fair Oaks Area; and
- B) Authorizing the Director of Public Works to make minor adjustments if necessary to the Middlefield Road Underground Utility District (Phase II) Boundary hereafter.

BACKGROUND:

On January 7, 1997, your Board adopted Resolution No. 060792 establishing the Middlefield Road Underground Utility District (Phase I) from Encina Avenue to Fifth Avenue and including portions of Sixth Avenue and Semicircular Road. This project, in connection with road improvements, was completed in 2002.

On November 5, 2002, your Board adopted Resolution No. 065657 establishing the Middlefield Road Underground Utility District (Phase II) from Fifth Avenue to MacArthur Avenue. This Phase includes the length of the Middlefield Road Improvement Streetscape Project (Streetscape Project).

On October 22, 2013, your Board adopted Resolution No. 072853 establishing the Middlefield Road Underground Utility District (Phase III) on Middlefield Road from MacArthur Avenue to Flynn Avenue. This Phase includes areas adjacent to the City of Redwood City (City) and provides continuity with the City's underground project and is in the design phase.

Pacific Gas and Electric Company (PG&E) was the lead agency for the Phase II underground project, including the design on the underground joint utility trenches. However, as part of the Streetscape Project, the County has taken the lead in designing the underground joint trenches in order to better coordinate the underground design with the proposed Streetscape Project design.

DISCUSSION:

The Phase II undergrounding work includes the facilities of PG&E, AT&T, Comcast, and the Menlo Park Highway Lighting District, at a minimum. During recent field reviews of the Phase II project limits by the County and affected utility companies, it was determined that the Phase II boundaries in specific locations along side streets to Middlefield Road must be modified. The modifications will not visually affect the Middlefield Road corridor or the intent of placing the overhead wires underground along Middlefield Road. The boundary modifications will provide the utility companies with the space required to place new poles (and associated anchors) outside of the boundaries for the underground wires from within the boundaries to surface and connect to. Additionally, the boundary modifications will allow some parcels that were originally included in the Phase II boundaries to be excluded and not be subject to the required conversion.

The County Ordinance Code allows the Director of Public Works to issue exceptions for overhead facilities based on special conditions, however, PG&E has indicated that boundary modifications are required to be consistent with their business processes. PG&E has also indicated that they cannot begin designing the underground electrical system until the Phase II boundary modifications have been approved. The Department is recommending that the Director of Public Works be authorized to make future minor adjustments to the Phase II boundary, if necessary, to accommodate constraints that may be discovered during the Streetscape Project design.

County Counsel has reviewed and approved the resolution as to form.

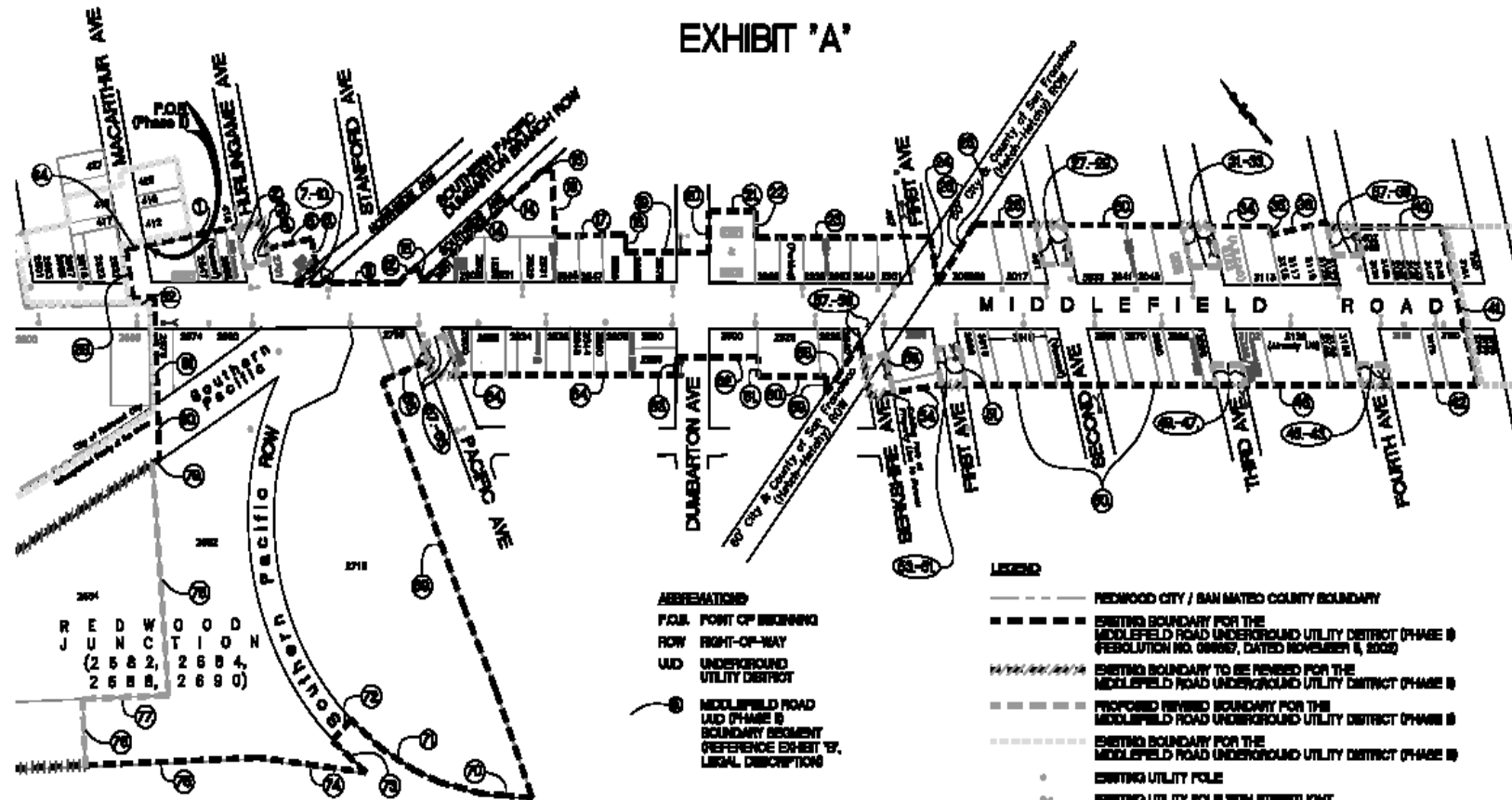
Approval of this action contributes to the Shared Vision 2025 outcome of a Livable Community by undergrounding overhead utility facilities to support livable connected communities.

FISCAL IMPACT:

There is no impact to the General Fund.

Attachment: Exhibit "A" Map entitled "District Boundary Map (Phase II)"
Exhibit "B" Legal Description entitled "Proposed Revised Boundary for the Middlefield Road Underground Utility District (Phase II)"

EXHIBIT 'A'



DESIGNED BY: EPC
CHECKED BY: MR
DRAWN BY: EPC

PROPOSED BOUNDARY REVISION FOR THE MIDDLEFIELD ROAD UNDERGROUND UTILITY DISTRICT (PHASE II) FROM FIFTH AVENUE TO MACARTHUR AVENUE IN THE NORTH FAIR OAKS AREA

JAMES C. PORTER, DIRECTOR OF PUBLIC WORKS
SAN MATEO COUNTY

SCALE: 1" = 200'

DATE: 07/08/2015

PROJ. NO: RM002

FILE NO: E4005

333 COUNTY CENTER, 3TH FLOOR
REDWOOD CITY, CALIFORNIA 94063-1665

EXHIBIT "B"

**PROPOSED REVISED BOUNDARY FOR THE
MIDDLEFIELD ROAD UNDERGROUND UTILITY DISTRICT (PHASE II)
(MACARTHUR AVENUE TO FIFTH AVENUE)**

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 13, BLOCK 5, AS SHOWN ON THE MAP ENTITLED "PLAT OF DUMBARTON" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 10, 1907 IN BOOK 5 OF MAPS AT PAGE 32;

1. THENCE FROM SAID POINT OF BEGINNING SOUTHEASTERLY 200 FEET ALONG THE NORTHERLY LINE OF SAID LOT 13 AND CONTINUING ALONG THE NORTHERLY LINES OF LOTS 14 THRU 20 IN SAID BLOCK 5 TO THE WESTERLY RIGHT-OF-WAY LINE OF HURLINGAME AVENUE, AS SHOWN ON SAID MAP;
2. THENCE SOUTHWESTERLY 80 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;
3. THENCE SOUTHEASTERLY 50 FEET ON A LINE PERPENDICULAR TO THE PREVIOUS COURSE TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF HURLINGAME AVENUE, AS SHOWN ON SAID MAP;
4. THENCE NORTHEASTERLY 30 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHWESTERLY CORNER OF LOT 15A, BLOCK 10, AS SHOWN ON SAID MAP;
5. THENCE SOUTHEASTERLY 100 FEET ALONG THE NORTHEASTERLY LINES OF LOTS 15A AND LOT 15B, AS SHOWN ON SAID MAP, TO THE NORTHEASTERLY CORNER OF LOT 15B;
6. THENCE SOUTHWESTERLY 52 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 15B TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHSIDE AVENUE, AS SHOWN ON SAID MAP;
7. THENCE SOUTHWESTERLY 57.46 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN VOLUME 3946 OFFICIAL RECORDS AT PAGE 649 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY;
8. THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 50° 21' 00" EAST 60 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY OF NORTHSIDE AVENUE;
9. THENCE NORTHEASTERLY 20 FEET MORE OR LESS ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO AN ANGLE POINT IN THE PARCEL OF LAND DESCRIBED IN VOLUME 3846 OFFICIAL RECORDS AT PAGE 49 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY;
10. THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 3° 05' 27" WEST 12.80 FEET TO AN ANGLE POINT IN SAID PARCEL;
11. THENCE SOUTH 50° 59' EAST 146.55 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHSIDE AVENUE AND THE NORTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN

VOLUME 3756 OFFICIAL RECORDS AT PAGE 260 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY;

12. THENCE NORTHEASTERLY 39 FEET MORE OR LESS ALONG SAID TWO NORTHERLY LINES MENTIONED TO AN ANGLE POINT IN SAID PARCEL;
13. THENCE SOUTH 2° 10' 04" WEST 30 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO THE NORTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN VOLUME 3752 OFFICIAL RECORDS AT PAGE 73 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY SAN MATEO, SAID POINT ALSO BEING A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SOUTHSIDE AVENUE;
14. THENCE EASTERLY 298 FEET MORE OR LESS ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE INTERSECTION THEREOF WITH THE NORTHEASTERLY LINE OF LOT 17, BLOCK 31, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CROCKER AVENUE, AS SHOWN ON SAID MAP;
15. THENCE SOUTHEASTERLY 12.10 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY CORNER OF SAID LOT 17;
16. THENCE SOUTHWESTERLY 100 FEET TO THE SOUTHERLY CORNER OF SAID LOT 17;
17. THENCE SOUTHEASTERLY 200 FEET ALONG THE NORTHEASTERLY LINES OF LOTS 28 THRU 35, BLOCK 31, AS SHOWN ON SAID MAP, TO THE EASTERLY CORNER OF SAID LOT 35;
18. THENCE SOUTHWESTERLY 50 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 35 TO THE NORTHERLY CORNER OF LOT 2, BLOCK 31, AS SHOWN ON SAID MAP;
19. THENCE SOUTHEASTERLY 170 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 AND ITS SOUTHEASTERLY PROLONGATION TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF DUMBARTON AVENUE, AS SHOWN ON SAID MAP;
20. THENCE NORTHEASTERLY 100 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY CORNER OF LOT 6, BLOCK 27, AS SHOWN ON SAID MAP;
21. THENCE SOUTHEASTERLY 100 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 6 AND TO THE EASTERLY CORNER OF SAID LOT 6;
22. THENCE SOUTHWESTERLY 50 FEET ALONG THE SOUTHEASTERLY LINES OF LOTS 6 AND 5, AS SHOWN ON SAID MAP, TO THE SOUTHERLY CORNER OF SAID LOT 5;
23. THENCE SOUTHEASTERLY 367 FEET MORE OR LESS ALONG THE NORTHEASTERLY LINES OF LOTS 33 THRU 22, BLOCK 27, AS SHOWN ON SAID MAP, AND THEIR SOUTHEASTERLY PROLONGATION TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF FIRST AVENUE (IN A PORTION FORMERLY CALLED LOT A), AS SAID LOT A IS SHOWN ON THE MAP ENTITLED "NORTH FAIR OAKS"

FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON AUGUST 8, 1907 IN BOOK 5 OF MAPS AT PAGE 21;

24. THENCE SOUTHWESTERLY 85 FEET MORE OR LESS ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE 60 FOOT WIDE CITY AND COUNTY OF SAN FRANCISCO HETCH-HETCHY RIGHT-OF-WAY LINE;

25. THENCE NORTHEASTERLY 128 FEET MORE OR LESS ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE INTERSECTION THEREOF WITH THE NORTHEASTERLY LINE OF LOT 43, BLOCK 1, AS SHOWN ON SAID MAP;

26. THENCE SOUTHEASTERLY 135 FEET MORE OR LESS ALONG THE NORTHEASTERLY LINES OF LOTS 43 THRU 47, BLOCK 1, TO A POINT ON THE WESTERLY LINE RIGHT-OF-WAY LINE OF SECOND AVENUE, AS SHOWN ON SAID MAP;

27. THENCE SOUTHWESTERLY 55 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

28. THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 50° 21' 00" EAST 62 FEET MORE OR LESS TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF SECOND AVENUE, AS SHOWN ON SAID MAP;

29. THENCE NORTHEASTERLY 55 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY CORNER OF LOT 46, BLOCK 2, AS SHOWN ON SAID MAP;

30. THENCE SOUTHEASTERLY 246.72 FEET ALONG THE NORTHEASTERLY LINES OF LOTS 46 THRU 53 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE, AS SHOWN ON SAID MAP;

31. THENCE SOUTHWESTERLY 80 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEASTERLY CORNER OF THE PARCEL OF LAND DESCRIBED IN VOLUME 3755 OFFICIAL RECORDS AT PAGE 702 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY;

32. THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 50° 21' 00" EAST 62 FEET MORE OR LESS TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE, AS SHOWN ON SAID MAP;

33. THENCE NORTHEASTERLY 80 FEET MORE OR LESS ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY CORNER OF LOT 52, BLOCK 3, AS SHOWN ON SAID MAP;

34. THENCE SOUTHEASTERLY 123.36 FEET ALONG THE NORTHEASTERLY LINES OF LOTS 52 THRU 55 TO THE EASTERLY CORNER OF SAID LOT 55, AS SHOWN ON SAID MAP;

35. THENCE SOUTHWESTERLY 20 FEET MORE OR LESS ALONG THE SOUTHEASTERLY LINE OF SAID LOT 55, TO THE NORTHEASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED

RECORDED IN SAN MATEO COUNTY RECORDER'S FILE NO. 1995-086688;

36. THENCE SOUTHEASTERLY 120 FEET ALONG SAID NORTHEASTERLY LINE TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE;

37. THENCE SOUTHWESTERLY 76 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY LINE;

38. THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH $50^{\circ} 21' 00''$ EAST 62 FEET MORE OR LESS TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE;

39. THENCE NORTHEASTERLY 66 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY CORNER OF LOT 58, BLOCK 4, AS SHOWN ON SAID MAP;

40. THENCE SOUTHEASTERLY 183.36 FEET ALONG THE NORTHEASTERLY LINES OF LOTS 58 THRU 63, AS SHOWN ON SAID MAP, TO THE EASTERLY CORNER OF LOT 63, SAID POINT ALSO BEING AN ANGLE POINT IN THE UNDERGROUND UTILITY DISTRICT ESTABLISHED BY RESOLUTION NO. 60792 PASSED AND ADOPTED ON JANUARY 7, 1997;

41. THENCE SOUTHWESTERLY 305 FEET MORE OR LESS ALONG SAID DISTRICT BOUNDARY, WHICH BOUNDARY IS ALSO THE SOUTHEASTERLY LINE OF SAID LOT 63, AS SHOWN ON SAID MAP, AND ITS SOUTHWESTERLY PROLONGATION TO THE SOUTHERLY CORNER OF LOT 6, BLOCK 53, AS SHOWN ON THE MAP ENTITLED "NORTH FAIR OAKS SUBDIVISION No.2" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON SEPTEMBER 8, 1908 IN BOOK 6 OF MAPS AT PAGE 34, SAID POINT ALSO BEING AN ANGLE POINT IN SAID DISTRICT;

42. THENCE LEAVING SAID DISTRICT BOUNDARY NORTHWESTERLY 183.45 FEET ALONG THE SOUTHWESTERLY LINES LOTS 6 THRU 1, BLOCK 53, TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE, AS SHOWN ON SAID MAP;

43. THENCE NORTHEASTERLY 40 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

44. THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH $50^{\circ} 21' 00''$ WEST 62 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE;

45. THENCE SOUTHWESTERLY 40 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY CORNER OF LOT 8, BLOCK 52, AS SHOWN ON SAID MAP;

46. THENCE NORTHWESTERLY 246.91 FEET ALONG THE SOUTHWESTERLY LINES LOTS 8 THRU 1, BLOCK 52, TO THE WESTERLY CORNER OF LOT 1 AND A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE, AS SHOWN ON SAID MAP;

47. THENCE NORTHEASTERLY 40 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

48. THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH $50^{\circ} 21' 00''$ WEST 62 FEET

MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THIRD AVENUE;

49. THENCE SOUTHWESTERLY 40 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY CORNER OF LOT 8, BLOCK 51, AS SHOWN ON SAID MAP;

50. THENCE 532 FEET MORE OR LESS ALONG THE ALONG THE SOUTHWESTERLY LINES OF LOTS 8 THRU 1, BLOCK 51, AND THEIR NORTHWESTERLY PROLONGATION TO THE SOUTHERLY CORNER OF LOT 7, BLOCK 50, AS SHOWN ON SAID MAP, AND CONTINUING ALONG THE SOUTHWESTERLY LINES OF LOTS 7 THRU 1 TO THE WESTERLY CORNER OF SAID LOT 1, BLOCK 50, AND A POINT IN THE EASTERLY RIGHT OF WAY LINE OF FIRST AVENUE, AS SHOWN ON SAID MAP,

51. THENCE NORTHEASTERLY 70 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

52. THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 50° 21' 00" WEST 52 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FIRST AVENUE;

53. THENCE SOUTHWESTERLY 56 FEET MORE OR LESS TO THE SOUTHERLY CORNER OF LOT 5, BLOCK 22, AS SHOWN ON SAID MAP ENTITLED "PLAT OF DUMBARTON" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON AUGUST 10, 1907 IN BOOK 5 OF MAPS AT PAGE 32;

54. THENCE SOUTHWESTERLY 100 FEET ALONG THE SOUTHWESTERLY LINE OF LOT 5 TO THE WESTERLY CORNER OF SAID LOT 5 AND A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BERKSHIRE AVENUE (FORMERLY SANTA MARIA AVENUE), AS SHOWN ON SAID MAP;

55. THENCE NORTHEASTERLY 36 FEET MORE OR LESS ALONG SAID EASTERLY RIGHT-OF-WAY LINE;

56. THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE NORTH 50° 21' 00" WEST 52 FEET MORE OR LESS TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BERKSHIRE AVENUE;

57. THENCE NORTHEASTERLY 32 FEET MORE OR LESS ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE 60 FOOT WIDE CITY AND COUNTY OF SAN FRANCISCO HETCH-HETCHY RIGHT-OF-WAY;

58. THENCE SOUTHWESTERLY 117 FEET MORE OR LESS ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF LOT 14, BLOCK 26, OF SHOWN ON SAID MAP;

59. THENCE NORTHEASTERLY 32 FEET MORE OR LESS ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHERLY CORNER OF LOT 20, BLOCK 26, AS SHOWN ON SAID MAP;

60. THENCE NORTHWESTERLY 150 FEET ALONG THE SOUTHWESTERLY LINES OF LOTS 20 THRU 25, BLOCK 26, AS SHOWN ON SAID MAP, TO THE SOUTHERLY CORNER OF SAID LOT 4;

61. THENCE NORTHEASTERLY 25 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 TO THE EASTERLY CORNER OF SAID LOT 4;
62. THENCE NORTHWESTERLY 170 FEET ALONG THE NORTHEASTERLY LINE OF SAID LOT 4 AND ITS NORTHWESTERLY PROLONGATION TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF DUMBARTON AVENUE, AS SHOWN ON SAID MAP;
63. THENCE SOUTHWESTERLY 25 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY CORNER OF LOT 4, BLOCK 32, AS SHOWN ON SAID MAP;
64. THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTHWESTERLY 366 FEET MORE OR LESS ALONG THE SOUTHWESTERLY LINES OF SAID LOT 4 AND LOTS 36 THRU 22, BLOCK 32, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF PACIFIC AVENUE, AS SHOWN ON SAID MAP;
65. THENCE NORTHEASTERLY 72 FEET MORE OR LESS ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
66. THENCE NORTHWESTERLY 50 FEET ON A LINE PERPENDICULAR TO THE PREVIOUS COURSE TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF PACIFIC AVENUE;
67. THENCE SOUTHWESTERLY 25 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHERLY CORNER OF LOT 1, BLOCK 36, AS SHOWN ON SAID MAP;
68. THENCE NORTHWESTERLY 100 FEET ALONG LOTS 1 THRU 4, BLOCK 36, TO THE WESTERLY CORNER OF SAID LOT 4, AS SHOWN ON SAID MAP, AND AN ANGLE POINT IN THE BOUNDARY OF PARCEL 1, AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON JULY 24, 1987 IN VOLUME 59 OF PARCEL MAPS AT PAGE 51;
69. THENCE SOUTH $17^{\circ} 17' 04''$ WEST 866.88 FEET ALONG THE EASTERLY LINE AND TO THE SOUTHERLY CORNER OF SAID PARCEL 1;
70. THENCE NORTH $47^{\circ} 00' 00''$ WEST 88.07 FEET ALONG THE BOUNDARY OF SAID PARCEL 1;
71. THENCE CONTINUING ALONG THE BOUNDARY OF SAID PARCEL 1 A DISTANCE OF 348.68 FEET ON AN ARC CURVE TO THE RIGHT HAVING A RADIUS OF 482 FEET AND A CENTRAL ANGLE OF $41^{\circ} 26' 51''$;
72. THENCE LEAVING THE BOUNDARY OF SAID PARCEL 1, SOUTH $84^{\circ} 26' 51''$ WEST 50 FEET ALONG THE RADIAL LINE AND TO A POINT IN THE SOUTHEASTERLY BOUNDARY OF PARCEL 1, AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON JUNE 20, 1988 IN VOLUME 60 OF PARCEL MAPS AT PAGES 88 THRU 90;
73. THENCE FROM SAID POINT 93.30 FEET ON AN ARC CURVE TO THE LEFT HAVING A RADIUS OF 532 FEET AND A CENTRAL ANGLE OF $10^{\circ} 02' 54''$ TO THE SOUTHERLY CORNER OF SAID PARCEL 1;

THENCE ALONG SAID PARCEL 1 THE FOLLOWING COURSES:

74. NORTH 43° 15' 13" WEST 236.66 FEET;
75. THENCE NORTH 52° 29' 50" WEST 368.72 FEET;
76. THENCE NORTH 37° 30' 10" EAST 135.50 FEET;
77. THENCE SOUTH 52° 29' 50" EAST 175.00 FEET;
78. THENCE NORTH 37° 30' 10" EAST 432.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE SOUTHERN PACIFIC TRANSPORTATION COMPANY RIGHT-OF-WAY, AS SHOWN SAID MAP;
79. THENCE 19 FEET MORE OR LESS ON A CURVE TO THE LEFT HAVING A RADIUS OF 5698.84 FEET, AS SHOWN ON SAID MAP, TO THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF THE PARCEL SHOWN AS "LANDS OF DELLINGER 54-111-140" ON THE PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY ON AUGUST 5, 1986 IN VOLUME 57 OF PARCEL MAPS AT PAGE 78;
80. THENCE NORTHEAST, SHOWN AS NORTH 38°55'54" EAST ON THE LAST MENTIONED PARCEL MAP, ALONG THE ABOVE MENTIONED PROLONGATION ACROSS THE RAILROAD RIGHT OF WAY SHOWN ON THE SAME PARCEL MAP TO THE SOUTHWEST CORNER OF THE ABOVE MENTIONED "LANDS OF DELLINGER 54-11-140" ALSO BEING THE SOUTHEAST CORNER OF THE CORPORATE LIMIT LINE OF REDWOOD CITY PER RESOLUTION No. 5330 PASSED AND ADOPTED ON APRIL 3, 1967;
81. THENCE CONTINUING NORTHEAST ALONG THE NORTHWEST LINE OF "LANDS OF DELLINGER 54-11-140" AND SAID CORPORATE LIMIT LINE TO AN ANGLE POINT IN THE CORPORATE LIMIT LINE ALSO BEING THE CENTERLINE OF MIDDLEFIELD ROAD, 86 FEET WIDE;
82. THENCE CONTINUING NORTHWEST ALONG SAID CORPORATE LIMIT LINE AND THE CENTERLINE OF MIDDLEFIELD ROAD, SHOWN AS NORTH 51°04'06" WEST ON THE LAST MENTIONED PARCEL MAP, TO THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWEST RIGHT OF WAY LINE OF MACARTHUR AVENUE, 50 FEET WIDE AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY IN VOLUME 5 OF MAPS AT PAGE 32;
83. THENCE NORTHEAST ALONG THE LAST MENTIONED PROLONGATION AND THE NORTHWEST RIGHT OF WAY LINE 115 FEET MORE OR LESS TO A POINT NORTHWEST AND 50 FEET MEASURED AT A RIGHT ANGLE FROM THE NORTHWESTERLY CORNER OF LOT 13 OF BLOCK 5 OF THE LAST MENTIONED MAP;
84. THENCE SOUTHEAST 50 FEET TO THE POINT OF BEGINNING.

A PLAT SHOWING THE ABOVE DESCRIBED LANDS IS ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

BASIS OF BEARINGS: THE BASIS OF ALL BEARINGS MENTIONED ARE DERIVED FROM THE MAP ON WHICH THEY ARE SHOWN AND REFERENCED IN THIS LEGAL DESCRIPTION.