

# EXHIBIT A

**WHEN RECORDED RETURN TO:**

**County of San Mateo  
Real Property Division  
555 County Center, 4<sup>th</sup> Floor  
Redwood City, CA 94063**

**NO FEE DOCUMENT**

**Per Government Code 6103**

**NO DOCUMENT TRANSFER TAX**

**Per R&T Code 11922**

**APN:** 063-540-270

**Project:** San Francisquito Creek Flood Reduction,  
Ecosystem Restoration and  
Recreation Project

**THIS SPACE FOR RECORDER'S USE ONLY**

**EASEMENT FOR DRAINAGE CANAL OR DITCH AND  
PUBLIC TRAIL**

PS Northern California One, Inc., a Delaware corporation, does hereby grant to the County of San Mateo, a political subdivision of the State of California, (hereinafter referred to as "County"), an easement for the purpose of digging, constructing, reconstructing, repairing, and forever operating and maintaining thereon, the San Francisquito Creek Channel, a drainage channel of such dimensions as County shall deem necessary for drainage purposes, over, under, and across that certain real property in the City of East Palo Alto, County of San Mateo, State of California, bounded and described as follows:

See Exhibit "A"

Attached hereto and made a part hereof;

together with the perpetual right and privilege of flowing water in, through, and along said canal in such amounts and at such times as County shall deem necessary, and the perpetual right of ingress to and egress from said property, inclusive of a public recreation path, for the purpose of exercising and performing all of the rights and privileges herein granted.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Signed: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

PS Northern California One, Inc.,  
a Delaware corporation

**EXHIBIT "A" – LEGAL DESCRIPTION**

AN ACCESS AND MAINTENANCE EASEMENT FOR THE SAN FRANCISQUITO CREEK OVER A PORTION OF PARCEL 4 AS DESCRIBED IN INSTRUMENT NUMBER 83003037 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, SAN MATEO COUNTY, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS:

THE PORTION OF THE ABOVE MENTIONED PARCEL LYING EASTERLY AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF EAST BAYSHORE ROAD, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE LINE COMMON TO PARCEL 1 AND PARCEL 4 OF INSTRUMENT NUMBER 83003037

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE SOUTH 53° 45' 00" EAST A DISTANCE OF 42.46 FEET TO THE TRUE POINT OF BEGINNING

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 40° 02' 19" EAST A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS SOUTH 65° 51' 40" EAST 308 FEET

THENCE NORTHEASTERLY ALONG SAID CURVE 150.88 FEET THROUGH A CENTRAL ANGLE OF 28° 04' 03"

THENCE ON A TANGENT COURSE NORTH 52° 12' 22" EAST 44.90 FEET TO THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED PARCELS 1 AND 4

CONTAINING APPROXIMATELY 13,155 SQUARE FEET AND SHOWN ON EXHIBIT "A" WHICH IS ATTACHED AND MADE A PART HEREOF

APN 063-540-270

BLOCK 1  
28 MAPS 26-28

N 53° 45'00" W

PARCEL 1  
INST. #83003037  
APN 063-571-060

PARCEL 4 INST.  
#83003037  
APN 063-540-270

APPROX. C/L SAN FRANCISQUITO CREEK

P.O.B.

EAST BAYSHORE ROAD

BAYSHORE FREEWAY

S 53° 42.46' 45'00" E

RADIAL  
S 65° 51'40" E

SAN MATEO COUNTY  
SANTA CLARA COUNTY

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N40°02'19"E	14.89'
L2	N52°12'22"E	44.90'

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	150.88'	308.00'	28°04'03"



**EXHIBIT "A"**  
ACCESS / MAINTENANCE EASEMENT  
APN 063-540-270  
[ ] EASEMENT AREA

**CERTIFICATE OF ACCEPTANCE**

THIS IS TO CERTIFY that the real property conveyed by the Easement for Drainage Canal or Ditch and Public Trail Grant Deed dated \_\_\_\_\_, 2016 from PS Northern California One, Inc., a Delaware corporation, to the COUNTY OF SAN MATEO, a political subdivision of the State of California, Assessor's Parcel Number: A.P.N.: 063-540-270, located in the City of East Palo Alto, County of San Mateo, California is hereby accepted on behalf of the County of San Mateo as authorized by Resolution No. \_\_\_\_\_ of the BOARD OF SUPERVISORS OF THE COUNTY OF SAN MATEO adopted on \_\_\_\_\_, and the Grantee consents to recordation thereof by its duly authorized officer.

COUNTY OF SAN MATEO

By \_\_\_\_\_  
Michael Callagy  
Assistant County Manager

Project: San Francisquito Creek Flood Reduction, Ecosystem Restoration and Recreation

# **EXHIBIT B**

**FREE RECORDING FEE  
PURSUANT TO EXEMPTION  
CODE #27383**

County of San Mateo  
Parcel No. 063-571-060

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

**Real Property Services  
County of San Mateo  
555 County Center, 4<sup>th</sup> Floor  
Redwood City, CA 94063**

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**EASEMENT  
QUITCLAIM DEED**

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THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is **N/A – Release of Easement – No Consideration**

- computed on the full value of the property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at the time of sale,  
 Realty not sold  
 Unincorporated area     City of E. Palo Alto, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**The County of San Mateo, a political subdivision of the State of California**

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

**PS Northern California One, Inc., a Delaware corporation**

the following described real property in the city of East Palo Alto, County of San Mateo, State of California:

**That certain easement recorded the County of San Mateo Official Records in**

**Volume 3462 at Page 590 as said easement lies within the lands of PS Northern California One, Inc., as described in grant deed recorded May 27, 2015, series number 2015-54316, San Mateo County records .**

**A.P.N. 063-540-270**

Dated:

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# EXHIBIT C



**WHEN RECORDED RETURN TO:**

**Real Property Division  
County of San Mateo  
555 County Center  
Redwood County, CA 94063**

**NO FEE DOCUMENT**

**Per Government Code 6103**

**No Document Transfer Tax**

**Per R & T Code 11922**

**APN:** 063-571-060 and 063-540-270

**Project:** San Francisquito Creek Flood Reduction,  
Ecosystem Restoration and  
Recreation Project

**THIS SPACE FOR RECORDER'S USE ONLY**

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**EASEMENT FOR TEMPORARY CONSTRUCTION**

PS Northern California One, Inc., a Delaware corporation, ("PS Northern") does hereby grant to the County of San Mateo, a political subdivision of the State of California, (the "County") a temporary easement upon, over and across that certain real property in the City of East Palo Alto, County of San Mateo, State of California, described as follows:

**See Exhibit "A"**

**attached hereto and made a part hereof (the "Easement Property"),**

for the purpose of constructing the San Francisquito Creek Flood Reduction, Ecosystem Restoration and Recreation Project (the "Project"), including relocating a fire hydrant from PS Northern's property; tying in the storm drain system on PS Northern's property into the new Project improvements; and installing a fence along the new Project boundary.

This easement is temporary and shall terminate either upon the date of completion of construction or completion of construction of that portion of the Project lying adjacent to the above described parcel or December 31, 2018, whichever date occurs first unless said termination date is extended by separate agreement. Following the termination date, this temporary construction easement shall automatically terminate without further action by PS Northern or County. It is also understood that upon said termination date and the physical restoration of the easement areas, the County shall have no further obligation or liability in connection with said parcel.

The Easement Property is a portion of the Public Storage self-storage facility at 1985 E Bayshore Road, East Palo Alto ("Facility"). The County shall give Public Storage fifteen (15) days' written notice of when it intends to begin work on the Easement Property. The County shall not unreasonably interfere with Public Storage's operations at the Facility and shall use its best efforts to schedule the project so that work does not occur on the Easement Property on the first or last days of each calendar month.

The Easement Property shall not be used to stage or deposit tools, implements, and other materials or spoils for work being done on property other than the Easement Property or County-owned property or easement that are immediately adjacent to the Easement Property.

By accepting this easement, and undertaking work within the Easement Property, the County agrees: (a) to perform all work undertaken by the County in a good and workmanlike manner and to promptly complete its work within the Easement Property; (b) to restore any of PS Northern's land disturbed by work undertaken by the County for purposes of construction, removal, demolition and/or maintenance to its condition that existed prior to the commencement of such work; (c) to not unreasonably interfere with the use of PS Northern's property by PS Northern or any of PS Northern's tenants, invitees or guests; (d) that no cost or expense shall be incurred by PS Northern in connection with any of the County's use, construction, removal, demolition and/or maintenance pursuant to this easement; and (e) to indemnify and hold PS Northern (and PS Northern's successors and assigns) harmless from any and all claims, obligations, costs and liabilities (including without limitation, fees and costs related to such claims) arising from or related to the County's use, construction, removal, demolition and/or maintenance pursuant to this easement.

The County shall maintain, and shall require its contractor(s) to maintain, adequate liability insurance during its activities on the Easement Property and to be responsible for any damage or injury incurred as a result of its activities on the Easement Property.

This grant is made in lieu of condemnation under eminent domain.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016

PS Northern California One, Inc.,  
a Delaware corporation

By: \_\_\_\_\_  
David F. Doll  
Senior Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
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State of California  
County of Los Angeles

On April \_\_\_\_, 2016 before me, \_\_\_\_\_, Notary Public, personally appeared, David F. Doll, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized County, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

Seal

**EXHIBIT "C" – LEGAL DESCRIPTION**

A TEMPORARY CONSTRUCTION EASEMENT OVER A PORTION OF PARCEL 1 AND PARCEL 4 AS DESCRIBED IN INSTRUMENT NUMBER 83003037 ON FILE IN THE OFFICE OF THE COUNTY RECORDER, SAN MATEO COUNTY, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF EAST BAYSHORE ROAD, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THE LINE COMMON TO PARCEL 1 AND PARCEL 4 OF INSTRUMENT NUMBER 83003037

THENCE CONTINUING ALONG SAID NORTHEASTERLY LINE SOUTH 53° 45' 00" EAST A DISTANCE OF 42.46 FEET TO THE TRUE POINT OF BEGINNING

THENCE LEAVING SAID NORTHEASTERLY LINE NORTH 40° 02' 19" EAST A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS SOUTH 65° 51' 40" EAST 308 FEET

THENCE NORTHEASTERLY ALONG SAID CURVE 150.88 FEET THROUGH A CENTRAL ANGLE OF 28° 04' 03"

THENCE ON A TANGENT COURSE NORTH 52° 12' 22" EAST 44.90 FEET TO THE NORTHEAST LINE OF THE PREVIOUSLY MENTIONED PARCELS 1 AND 4

THENCE NORTHWESTERLY ALONG THE LAST MENTIONED NORTHEAST LINE NORTH 53° 45' 00" WEST 34.65 FEET

THENCE LEAVING SAID NORTHEAST LINE SOUTH 36° 15' 00" WEST 29.19 FEET

THENCE SOUTH 53° 45' 00" EAST 20.06 FEET

THENCE SOUTH 52° 12' 22" WEST 12.82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 314 FEET AND IS CONCENTRIC AND 6 FEET NORTHWESTERLY OF THE ABOVE DESCRIBED 308 FOOT RADIUS CURVE

THENCE SOUTHWESTERLY ALONG SAID CURVE 20.36 FEET THROUGH A  
CENTRAL ANGLE OF 03° 42' 52"

THENCE NORTH 38° 25' 00" WEST 5.76 FEET

THENCE SOUTH 51° 35' 00" WEST 11.50 FEET

THENCE SOUTH 38° 25' 00" EAST 6.60 FEET TO THE BEGINNING OF A NON-  
TANGENT CURVE, CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT  
BEARS SOUTH 43° 36' 44" EAST 314 FEET AND IS CONCENTRIC AND 6 FEET  
NORTHWESTERLY OF THE ABOVE DESCRIBED 308 FOOT RADIUS CURVE

THENCE SOUTHWESTERLY ALONG SAID CURVE 121.09 FEET THROUGH A  
CENTRAL ANGLE OF 22° 05' 43"

THENCE SOUTH 40° 02' 19" WEST 14.45 FEET TO THE NORTHEAST LINE OF  
EAST BAYSHORE ROAD

THENCE SOUTH 53° 45' 00" EAST 6.01 FEET TO THE TRUE POINT OF  
BEGINNING

CONTAINING APPROXIMATELY 2,040 SQUARE FEET AND SHOWN ON  
EXHIBIT "C" WHICH IS ATTACHED AND MADE A PART HEREOF

APN 063-571-060 AND 063-540-270

CURVE TABLE*			
CURVE#	LENGTH	RADIUS	DELTA
C1	150.88'	308.00'	28°04'03"
C2	20.36'	314.00'	3°42'52"
C3	121.09'	314.00'	22°05'43"

BLOCK 1  
28 MAPS 26-28

PARCEL 1  
INST. #83003037  
APN 063-571-060

PARCEL 4  
INST. #83003037  
APN 063-540-270

APPROX. C/L SAN FRANCISQUITO CREEK

EAST BAYSHORE ROAD

BAYSHORE FREEWAY

SAN MATEO COUNTY  
SANTA CLARA COUNTY

P.O.B.



**EXHIBIT "C"**  
TEMPORARY CONSTRUCTION EASEMENT  
APN 063-571-060 & 063-540-270  
[ ] EASEMENT AREA

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N40°02'19"E	14.89'
L2	N52°12'22"E	44.90'
L3	S36°15'00"W	29.19'
L4	S53°45'00"E	20.06'
L5	S52°12'22"W	12.82'
L6	N38°25'00"W	5.76'
L7	S51°35'00"W	11.50'
L8	S38°25'00"E	6.60'
L9	S40°02'19"W	14.45'
L10	S53°45'00"E	6.01'

# **EXHIBIT D**

Escrow Instructions to follow upon approval by PS Northern,  
County of San Mateo and Old Republic Title Company