

**EXHIBIT A-1**

**Legal Descriptions and Plat Maps of the**  
**Water Line Easement, Public Access Easement,**  
**Garden Easement and Temporary Construction Easement**



ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

November 11, 2020  
BKF Job No: 20180485

**LEGAL DESCRIPTION**  
**EXHIBIT A-1: WATER LINE EASEMENT**

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Parcel 1 as shown on that certain Parcel Map 1096 filed for record on August 14, 2012 in Book 80 of Parcel Maps, Pages 39 and 40, in the Office of the County Recorder of San Mateo, more particularly described as follows:

**COMMENCING** at the monument at the intersection of Middlefield Road and Pacific Avenue as shown on said Parcel Map (80 PM 34-40);

Thence North  $51^{\circ}04'06''$  West, 95.68 feet;

Thence perpendicular to the last described course South  $38^{\circ}55'54''$  West, 30.00 feet to the northeasterly corner of said Parcel 1;

Thence along the northeasterly line of said Parcel 1, South  $17^{\circ}17'04''$  West, 31.20 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northeasterly line, South  $17^{\circ}17'04''$  West, 13.57 feet;

Thence leaving said northeasterly line, South  $87^{\circ}31'33''$  West, 26.56 feet;

Thence South  $17^{\circ}17'04''$  West, 69.29 feet to a point on said northeasterly line;

Thence perpendicular to the last described course, North  $72^{\circ}42'56''$  West, 10.00 feet;

Thence South  $17^{\circ}17'04''$  West, 329.14 feet to the southwesterly line of said Parcel 1;

Thence along said southwesterly line, North  $72^{\circ}42'56''$  West, 38.00 feet;

Thence leaving said southwesterly line along the following four (4) courses:

- 1) North  $17^{\circ}17'04''$  East, 2.03 feet;
- 2) North  $62^{\circ}17'05''$  East, 34.76 feet;
- 3) North  $17^{\circ}17'04''$  East, 358.02 feet;
- 4) North  $16^{\circ}10'41''$  West, 42.36 feet to the northerly line of said Parcel 1;

Thence along said northerly line, North  $60^{\circ}20'00''$  East, 14.03 feet;

Thence North  $30^{\circ}00'00''$  East, 0.53 feet;

Thence leaving said northerly line, South  $16^{\circ}08'54''$  East, 18.44 feet to the beginning of a non-tangent curve, concave northwest, having a radius of 139.11 feet, from said point a radial line bears North  $35^{\circ}44'10''$  West;



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Thence northeasterly along said curve, through a central angle of  $16^{\circ}48'46''$ , an arc length of 40.82 feet to the southwesterly line of a Highway Easement as described in that certain Indenture filed for record on May 27, 1960 of Official Records, Volume 3846 Pages 49 thru 53, in the Office of the County Recorder of San Mateo;

Thence along said southwesterly line, South  $51^{\circ}04'06''$  East, 9.37 feet;

Thence leaving said southwesterly line, South  $18^{\circ}29'00''$  West, 17.08 feet;

Thence South  $51^{\circ}04'06''$  East, 25.95 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 8,423 square feet, more or less.

END OF DESCRIPTION

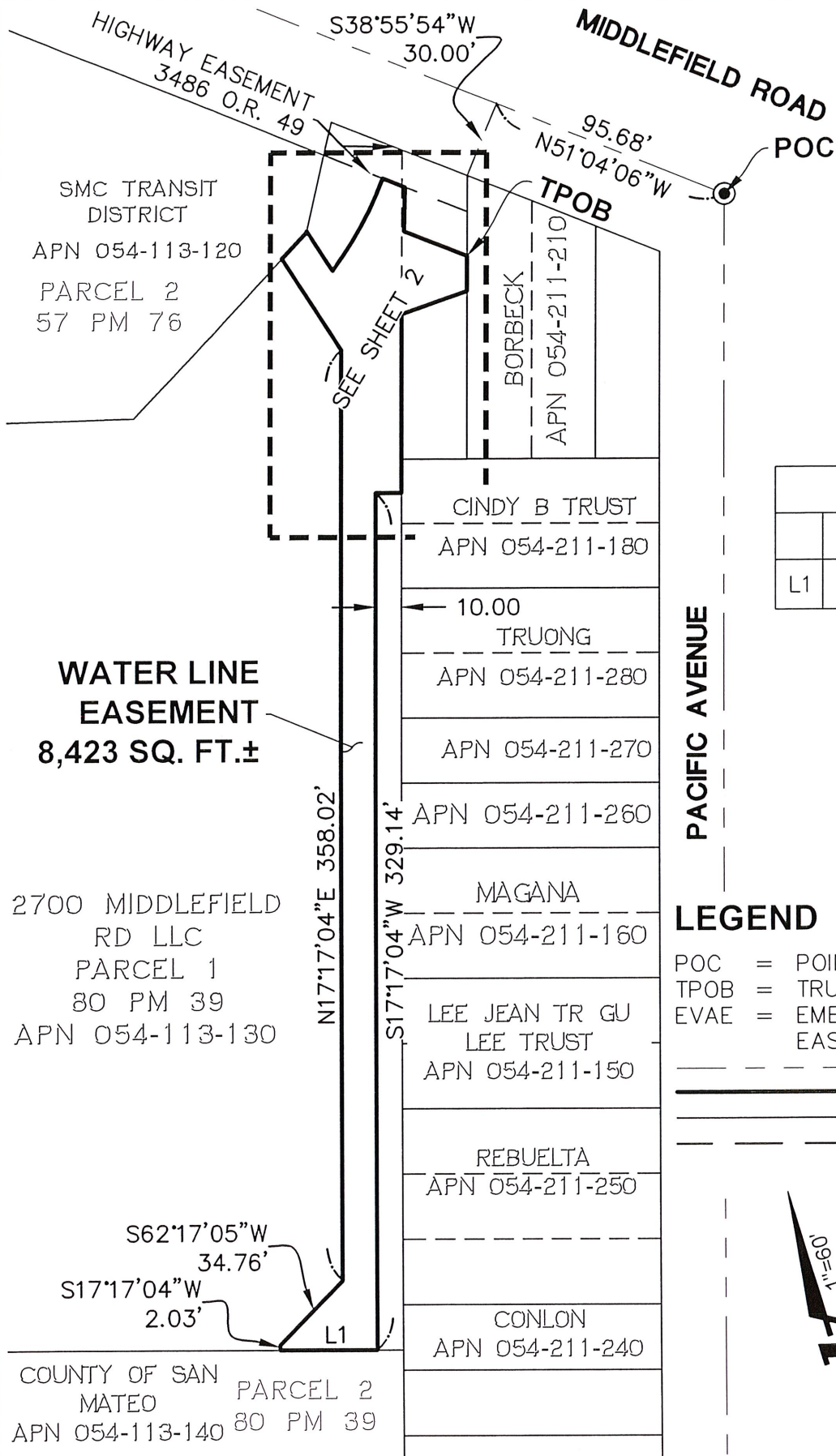
A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit B.

For: BKF Engineers

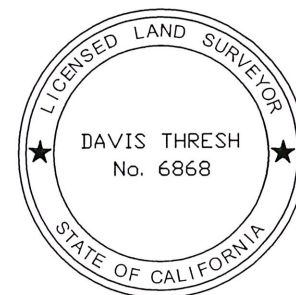
\_\_\_\_\_  
Davis Thresh, P.L.S. No. 6868

\_\_\_\_\_  
Dated





LINE TABLE		
	DIRECTION	LENGTH
L1	N72°42'56"W	38.00'



## LEGEND

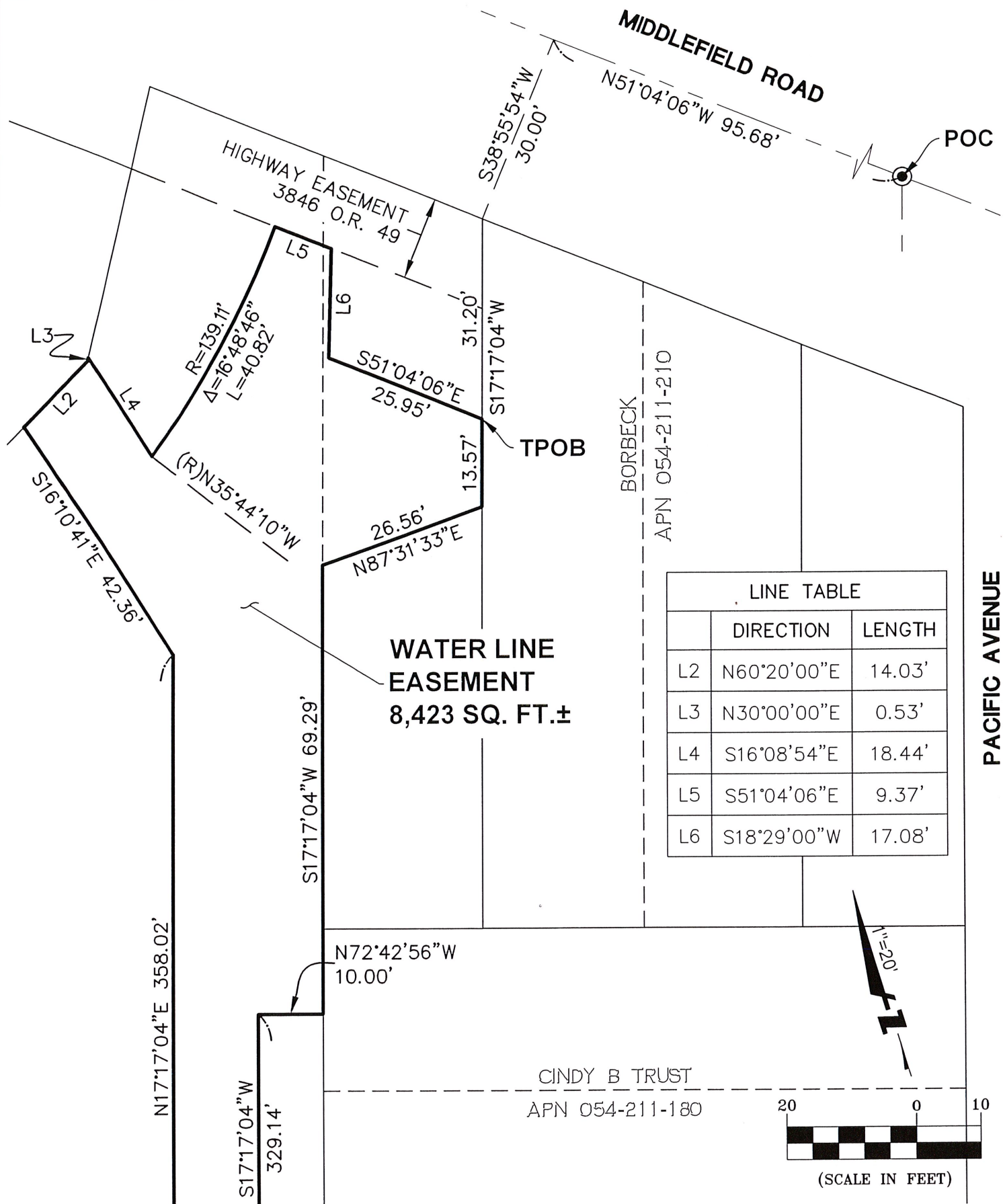
POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING  
EVAE = EMERGENCY VEHICLE ACCESS EASEMENT

— — — — — = MONUMENT LINE  
— — — — — = DEDICATION LIMITS  
— — — — — = LOT LINE  
— — — — — = EXISTING EASEMENT  
— — — — — = MONUMENT



(SCALE IN FEET)







ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

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**LEGAL DESCRIPTION**  
**EXHIBIT A-1: PUBLIC ACCESS EASEMENT**

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Parcel 1 as shown on that certain Parcel Map 1096 filed for record on August 14, 2012 in Book 80 of Parcel Maps, Pages 39 and 40, in the Office of the County Recorder of San Mateo, more particularly described as follows:

**COMMENCING** at the monument at the intersection of Middlefield Road and Pacific Avenue as shown on said Parcel Map (80 PM 34-40);

Thence North  $51^{\circ}04'06''$  West, 95.68 feet;

Thence perpendicular to the last described course South  $38^{\circ}55'54''$  West, 30.00 feet to the northeasterly corner of said Parcel 1;

Thence along the northeasterly line of said Parcel 1, South  $17^{\circ}17'04''$  West, 13.99 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northeasterly line, South  $17^{\circ}17'06''$  West, 30.74 feet;

Thence leaving said northeasterly line, South  $87^{\circ}31'33''$  West, 26.56 feet;

Thence South  $17^{\circ}17'04''$  West, 398.48 feet to the southerly corner of said Parcel 1;

Thence along the southwesterly line of said Parcel 1, North  $72^{\circ}42'56''$  West, 10.00 feet;

Thence leaving said southwesterly line along the easterly line of an Emergency Vehicle Access Easement as shown on said Parcel Map 1096 (80 PM 39), North  $17^{\circ}17'04''$  East, 379.48 feet to the beginning of a curve to the left, having a radius of 74.00 feet;

Thence northerly along said curve, through a central angle of  $34^{\circ}14'12''$ , an arc length of 44.22 feet to the beginning of a non-tangent curve, concave northwest, having a radius of 139.11 feet, from said point a radial line bears North  $38^{\circ}38'47''$  West;

Thence leaving said easterly line, northeasterly along said curve, through a central angle of  $13^{\circ}54'14''$ , an arc length of 33.76 feet to the southwesterly line of a Highway Easement as described in that certain Indenture filed for record on May 27, 1960 of Official Records, Volume 3846 Pages 49 thru 53, in the Office of the County Recorder of San Mateo;

Thence along said southeasterly line, South  $51^{\circ}04'23''$  East, 34.94 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 5,807 square feet, more or less.

END OF DESCRIPTION



November 11, 2020  
BKF Job No: 20180485

A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit B.

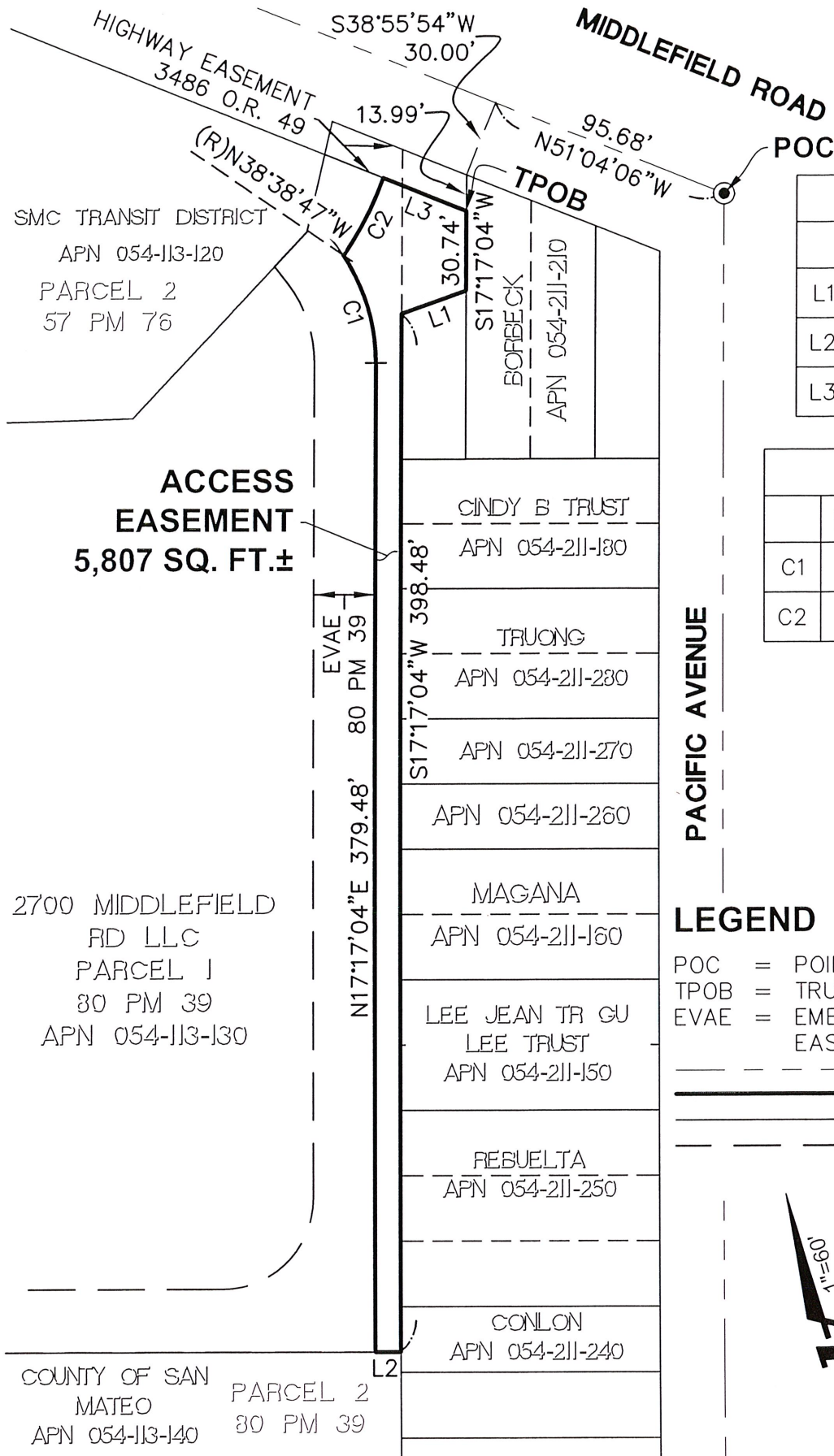
For: BKF Engineers

\_\_\_\_\_  
Davis Thresh, P.L.S. No. 6868

\_\_\_\_\_  
Dated







LINE TABLE		
	DIRECTION	LENGTH
L1	N87°31'33"E	26.56'
L2	N72°42'56"W	10.00'
L3	S51°04'06"E	34.94'

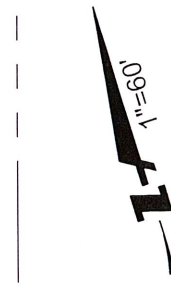
CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	74.00'	34°14'12"	44.22'
C2	139.11'	13°54'14"	33.76'



## LEGEND

POC = POINT OF COMMENCEMENT  
TPOB = TRUE POINT OF BEGINNING  
EVAE = EMERGENCY VEHICLE ACCESS EASEMENT

— — — — — = MONUMENT LINE  
————— = DEDICATION LIMITS  
===== = LOT LINE  
- - - - - = EXISTING EASEMENT  
⊙ = MONUMENT



(SCALE IN FEET)





ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

November 12, 2020  
BKF Job No: 20180485

**LEGAL DESCRIPTION**  
**EXHIBIT A-1: GARDEN EASEMENT**

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Parcel 1 as shown on that certain Parcel Map 1096 filed for record on August 14, 2012 in Book 80 of Parcel Maps, Pages 39 and 40, in the Office of the County Recorder of San Mateo, more particularly described as follows:

**COMMENCING** at the monument at the intersection of Middlefield Road and Pacific Avenue as shown on said Parcel Map (80 PM 34-40);

Thence North 51°04'06" West, 95.68 feet;

Thence perpendicular to the last described course South 38°55'54" West, 30.00 feet to the northeasterly corner of said Parcel 1;

Thence along the northeasterly line of said Parcel 1, South 17°17'04" West, 44.72 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said northeasterly line, South 17°17'04" West, 65.20 feet;

Thence North 72°42'56" West, 25.00 feet;

Thence North 17°17'04" East, 56.22 feet;

Thence North 87°31'33" East, 26.56 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 1,518 square feet, more or less.

END OF DESCRIPTION

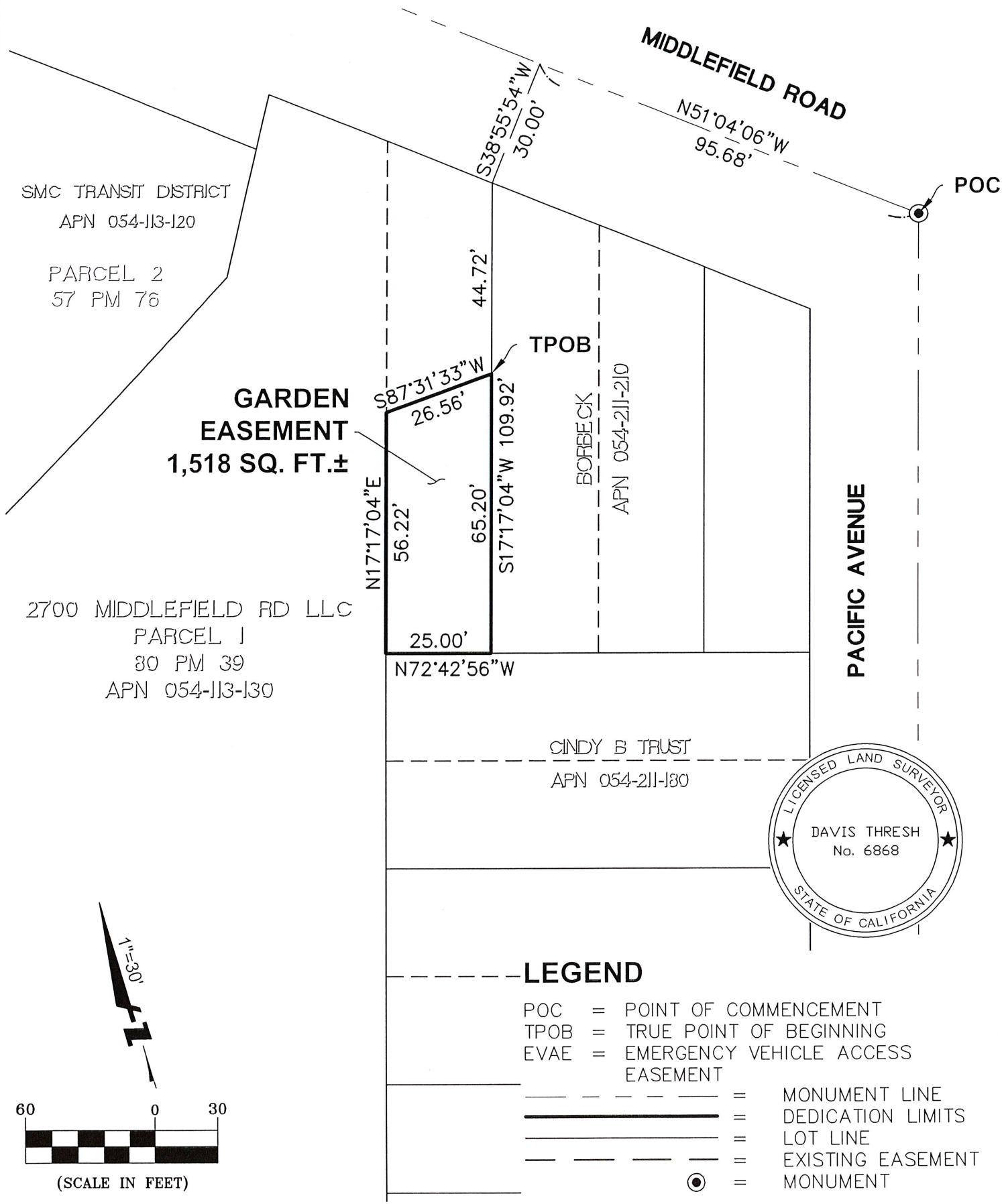
A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit B.

For: BKF Engineers

\_\_\_\_\_  
Davis Thresh, P.L.S. No. 6868

\_\_\_\_\_  
Dated







ENGINEERS  
SURVEYORS  
PLANNERS

100+  
YEARS

November 11, 2020  
BKF Job No: 20180485

**LEGAL DESCRIPTION**  
**EXHIBIT A-1: TEMPORARY ACCESS EASEMENT**

Real property situate in the City of Redwood City, County of San Mateo, State of California, described as follows:

Being a portion of Parcel 1 as shown on that certain Parcel Map 1096 filed for record on August 14, 2012 in Book 80 of Parcel Maps, Pages 39 and 40, in the Office of the County Recorder of San Mateo, more particularly described as follows:

**COMMENCING** at the monument at the intersection of Middlefield Road and Pacific Avenue as shown on said Parcel Map (80 PM 34-40);

Thence North  $51^{\circ}04'06''$  West, 95.68 feet;

Thence perpendicular to the last described course South  $38^{\circ}55'54''$  West, 30.00 feet to the northeasterly corner of said Parcel 1;

Thence along the northeasterly line of said Parcel 1, South  $17^{\circ}17'04''$  West, 13.99 feet to the southwesterly line of a Highway Easement as described in that certain Indenture filed for record on May 27, 1960 of Official Records, Volume 3846 Pages 49 thru 53;

Thence along said southwesterly line, North  $51^{\circ}04'23''$  West, 34.94 feet to the beginning of a non-tangent curve, concave northwest, having a radius of 139.11 feet, from said point a radial line bears North  $52^{\circ}32'56''$  West;

Thence leaving said southerly line, southwesterly along said curve, through a central angle of  $22^{\circ}50'14''$ , an arc length of 55.45 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing southwesterly along said curve through a central angle of  $1^{\circ}35'49''$ , an arc length of 3.88 feet to the beginning of a non-tangent curve, concave west, having a radius of 50.00 feet, from said point a radial line bears South  $81^{\circ}25'24''$  West;

Thence Southerly along said curve, through a central angle of  $25^{\circ}51'40''$ , an arc length of 22.57 feet;

Thence South  $17^{\circ}17'04''$  West, 320.56 feet to the beginning of a curve to the right, having a radius of 35.00 feet;

Thence southwesterly along said curve, through a central angle of  $51^{\circ}03'28''$ , an arc length of 31.19 feet;

Thence South  $17^{\circ}17'04''$  West, 28.74 feet;

Thence North  $62^{\circ}17'04''$  East, 33.35 feet;

Thence North  $17^{\circ}17'04''$  East, 358.02 feet;



November 11, 2020  
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Thence North 16°10'40" West, 23.40 feet to the **TRUE POINT OF BEGINNING**.

Containing an area of 4,367 square feet, more or less.

END OF DESCRIPTION

A plat showing the above-described parcel is attached herein and made a part hereof as Exhibit B.

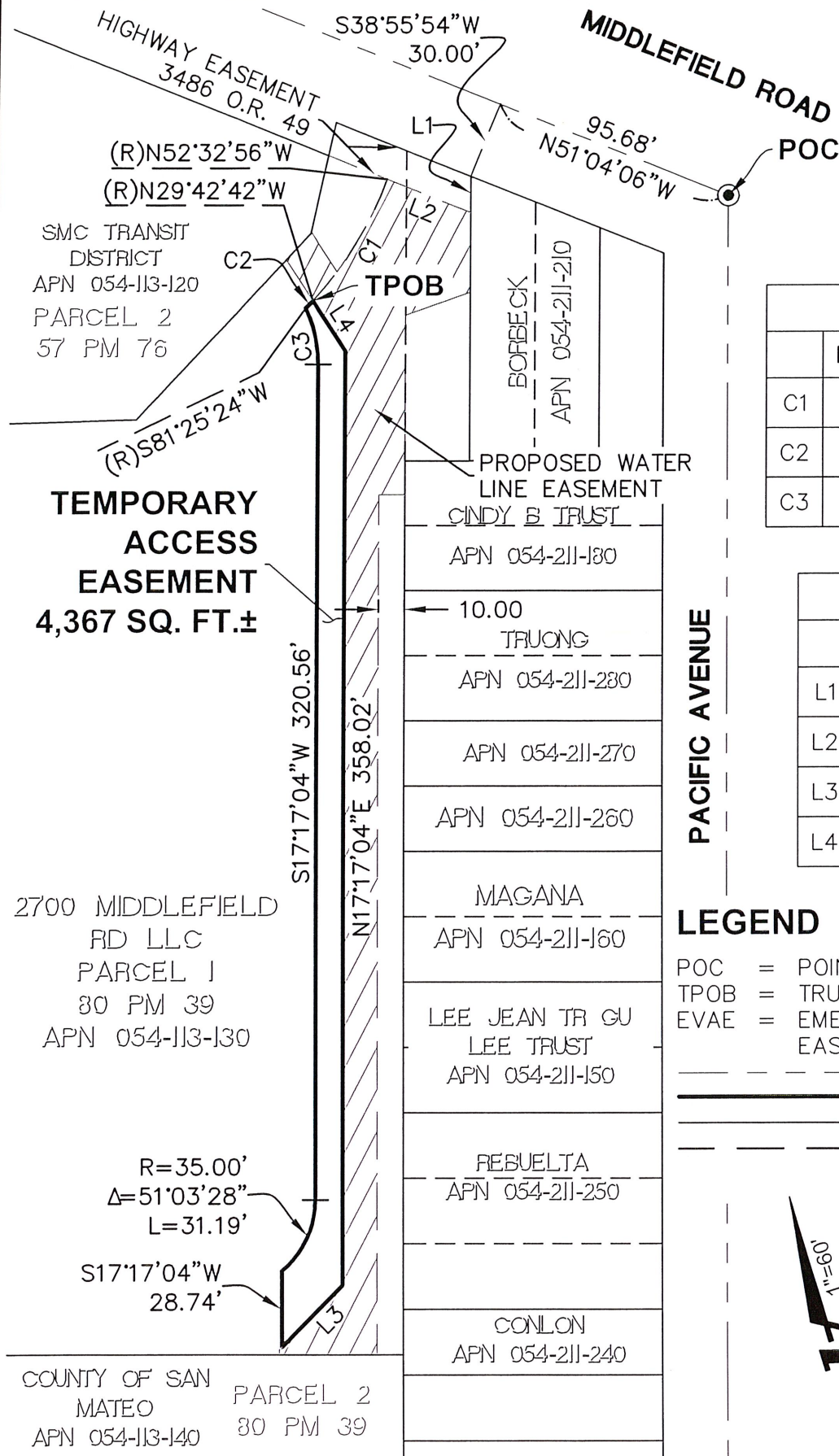
For: BKF Engineers

\_\_\_\_\_  
Davis Thresh, P.L.S. No. 6868

\_\_\_\_\_  
Dated







CURVE TABLE			
	RADIUS	DELTA	LENGTH
C1	139.11'	22°50'14"	55.45'
C2	139.11'	1°35'49"	3.88'
C3	50.00'	25°51'40"	22.57'

LINE TABLE		
	DIRECTION	LENGTH
L1	S17°17'04"W	13.99'
L2	N51°04'06"W	34.94'
L3	N62°17'04"E	33.35'
L4	N16°10'40"W	23.40'

## LEGEND

POC = POINT OF COMMENCEMENT  
 TPOB = TRUE POINT OF BEGINNING  
 EVAE = EMERGENCY VEHICLE ACCESS EASEMENT

--- = MONUMENT LINE  
 ——— = DEDICATION LIMITS  
 - - - = LOT LINE  
 - - - - = EXISTING EASEMENT  
 - - - - - = MONUMENT

