

## RESOLUTION NO. 16303

**A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY FINDING THAT THE PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN PROPERTY INTERESTS FOR THE PUBLIC PROJECT (US HIGHWAY 101/STATE ROUTE 84 - WOODSIDE ROAD INTERCHANGE IMPROVEMENT PROJECT), AUTHORIZING THE ACQUISITION THEREOF, AND DIRECTING THE CITY ATTORNEY TO FILE EMINENT DOMAIN PROCEEDINGS.**

**(Realty Income Properties 15, LLC, APN 054-022-060)**

**WHEREAS**, the City of Redwood City (City), in cooperation with the California Department of Transportation (Caltrans), seeks to construct the US Highway 101/State Route 84 (Woodside Road) Interchange Improvement Project (Project), which consists of modifications to the existing interchange, freeway auxiliary lanes, and connecting roadways in the City; and

**WHEREAS**, the City and the State of California, acting through Caltrans, entered into a Cooperative Agreement (Agreement 04-2614) on October 11, 2017, which set forth the obligations of the parties in connection with the Project. Pursuant to Agreement 04-2614, Caltrans is the lead agency under the National Environmental Policy Act of 1969, as amended (Pub. L. 91-190, 42 U.S.C. 4321-4347, January 1, 1970, as amended by Pub. L. 94-52, July 3, 1975, Pub. L. 94-83, August 9, 1975, and Pub. L. 97-258, Section 4(b), Sept. 13, 1982) (NEPA) and under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq. The City is the sponsor of the Project, and is the implementing agency for plans, specifications, estimates, and right-of-way activities; and

**WHEREAS**, pursuant to Agreement 04-2614, the parties agreed that the City is authorized to hear and adopt Resolutions of Necessity in connection with the Project and in accordance with applicable law; and

**WHEREAS**, it is desirable and necessary for the City to acquire certain real property specifically a fee acquisition of 2,067 square feet, and a non exclusive temporary construction easement of 949 square feet located at 1185 Broadway Street in Redwood City, California, Assessor's Parcel Number 054-022-060 (Subject Property), for the Project; and

**WHEREAS**, the City is vested with the power of eminent domain to acquire real property by virtue of Article 1, Section 19 of the Constitution of the State of California, Section 37350.5 and 40404 of the California Government Code, and Sections 1240.010-1240.050, 1240.110, 1240.120, 1240.150, 1240.220, 1240.410, 1240.610, and 1240.650 of the California Code of Civil Procedure; and

**WHEREAS**, pursuant to the provisions of Section 7267.2 of the California Government Code, the City made an offer to the owners of record to acquire the Subject Property described and depicted in **Exhibit A** (Legal description) for the amount which it established to be just compensation; and

**WHEREAS**, pursuant to the provisions of Section 1245.235 of the Code of Civil Procedure, written notice of the intent to consider the adoption of this resolution of necessity was sent on March 13, 2025, to Realty Income Properties 15, LLC, the owner of record of the Subject Property, providing them notice and granting them a reasonable opportunity to appear and be heard before the City Council at the Resolution of Necessity hearing held on April 28, 2025 on the following matters:

- a. Whether the public interest and necessity require the Project;
- b. Whether the Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;

- c. Whether the Subject Property described and depicted in **Exhibit A** (Legal description) are necessary for the Project; and
- d. Whether the offer required by Government Code Section 7267.2 has been made to all owners of record; and

**WHEREAS**, due consideration of all oral and documentary evidence introduced has been given; and

**NOW, THEREFORE**, be it, by vote of five (5/7) or more of its members, the City Council of the City of Redwood City found; and be it

**RESOLVED**: That the recitals contained herein are true and correct; and be it

**FURTHER RESOLVED**: That the public interest and necessity require the Project which is intended to reduce traffic congestion, improve local traffic circulation, and improve bicycle and pedestrian access across US 101; and be it

**FURTHER RESOLVED**: That the Project is planned or located in a manner that will be the most compatible with the greatest public good and the least private injury; and be it

**FURTHER RESOLVED**: That the taking of the Subject Property more particularly described and depicted in **Exhibit A** (Legal description) is necessary for the Project; and be it

**FURTHER RESOLVED**: That the offer to purchase required by California Government Code Section 7267.2 has been made to the record owner(s) of the Subject Property; and be it

**FURTHER RESOLVED**: That the necessary notice of hearing on this Resolution has been given as required by Code of Civil Procedure Section 1245.235; and be it

**FURTHER RESOLVED**: That the City has fully complied with the California Environmental Quality Act (CEQA) with respect to the Project, as The Final Initial Study/Mitigated Negative Declaration (IS/MND) (CEQA Approval) were obtained on December 16, 2016; and be it

**FURTHER RESOLVED**: That the City has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain (the "right to take") to acquire the abutter's rights and access thereto; and be it

**FURTHER RESOLVED**: That the City declares its intention to acquire the Subject Property in accordance with the provision of the laws of the State of California governing condemnation procedures; and be it

**FURTHER RESOLVED**: That the City finds that if any portion of the Subject Property that has been appropriated to some public use, the public uses to which it is to be applied by the City for the Project, as described above, are more necessary and paramount public uses, pursuant to Code of Civil Procedure Section 1240.610, or, alternatively, are compatible with those other uses pursuant to Code of Civil Procedure Section 1240.510; and be it

**FURTHER RESOLVED**: That the City is AUTHORIZED AND EMPOWERED:

1. To acquire in the name of the City of Redwood City, by condemnation, the Subject Property in accordance with the provisions of the eminent domain law, the Code of Civil Procedure, the Government Code, and the Constitution of California;

2. To prepare and prosecute in the name of the City of Redwood City, such proceedings in the proper court as are necessary for such acquisition; and
3. To deposit the probable amounts of compensation, based on appraisals, and to apply to said court for an order permitting the City of Redwood City to take immediate possession and use of the Subject Property for said public uses and purposes.

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**EXHIBIT A**

<b>Number</b>
<b>64067-1</b>

(64067-2)

**Exhibit "A"**

**PARCEL 64067-1**

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of PARCEL I as described in the Grant Deed from Smart & Final Properties I, LLC to Realty Income Properties 15, LLC recorded December 28, 2011 as Document No. 2011-161992, Official Records of said County, being more particularly described as follows:

**BEGINNING** at a point on the general easterly line of the parcel as described in the Grant Deed (Corporation) from Land Development & Investment Co. to the State of California recorded March 30, 1964 in Volume 4676 at Page 740, Official Records of said County, said POINT OF BEGINNING lying 197.22 feet from the northeasterly terminus of the course described as "S. 12°34'17" W., 319.06 feet" in said Grant Deed (Corporation); thence along said general easterly line and the northerly line of said PARCEL I the following three (3) courses: 1) North 12°34'17" East 197.22 feet; 2) northeasterly, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 75.00 feet, through a central angle of 89°48'43", an arc distance of 117.56 feet; and 3) South 77°37'00" East 12.72 feet; thence departing last said lines, South 12°17'39" West 2.70 feet; thence North 78°53'32" West 14.27 feet; thence South 11°06'28" West 2.53 feet; thence South 85°41'02" West 19.13 feet; thence southwesterly, along the arc of a tangent curve to the left, concave to the southeast, having a radius of 67.87 feet, through a central angle of 70°31'27", an arc distance of 83.55 feet; thence tangentially, South 15°09'34" West 45.71 feet; thence South 11°44'38" West 111.06 feet; thence southerly, along the arc of a tangent curve to the right, concave to the west, having a radius of 214.13 feet, through a central angle of 7°19'40", an arc distance of 27.39 feet; thence tangentially, South 19°04'18" West 15.27 feet to a point on the southerly line of said PARCEL I; thence along last said line, North 77°37'00" West 3.35 feet to the **POINT OF BEGINNING**.

CONTAINING 1,969 square feet (0.045 acres), more or less.

This conveyance is made for the purpose of a freeway and grantor hereby releases and relinquishes to the grantee any and all abutter's rights including access rights, appurtenant to the grantor's remaining property, in and to said freeway, excepting the course South 12°17'39" West 2.70 feet described above.

**PARCEL 64067-2**

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of PARCEL I as described in the Grant Deed from Smart & Final Properties I, LLC to Realty Income Properties 15, LLC recorded December 28, 2011 as Document No. 2011-161992, Official Records of said County, being more particularly described as follows:

**COMMENCING** at a point on the general easterly line of the parcel as described in the Grant Deed (Corporation) from Land Development & Investment Co. to the State of California recorded March 30, 1964 in Volume 4676 at Page 740, Official Records of said County, said POINT OF BEGINNING lying 197.22 feet from the northeasterly terminus of the course described as "S. 12°34'17" W., 319.06 feet" in said Grant Deed (Corporation); thence along said general easterly line and the northerly line of said PARCEL I the following three (3) courses: 1) North 12°34'17" East 197.22 feet; 2) northeasterly, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 75.00 feet, through a central angle of 89°48'43", an arc distance of 117.56 feet; and 3) South 77°37'00" East 12.72 feet to the **TRUE POINT OF BEGINNING**; thence continuing along said northerly line and the easterly line of said

<b>Number</b>
<b>64067-1</b>

(64067-2)

PARCEL I the following two (2) courses: 1) South 77°37'00" East 32.19 feet; and 2) South 09°54'40" West 5.98 feet; thence departing last said lines, North 78°53'32" West 2.38 feet; thence North 46°53'12" West 7.55 feet; thence North 78°53'32" West 23.58 feet; thence North 12°17'39" East 2.70 feet to the **TRUE POINT OF BEGINNING.**

CONTAINING 98 square feet (0.002 acres), more or less.

The bearings and distances used in the above descriptions are based on the California Coordinate System of 1983 (CCS83) Zone 3, Epoch 2010.00. Multiply distances by 1.0000500 to obtain ground distances.

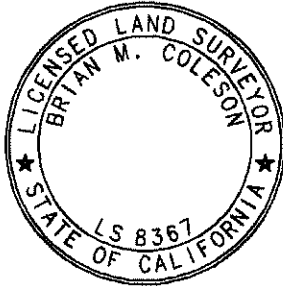
These real property descriptions have been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.



Brian M. Coleson, LS 8367

12/13/2024

Date



<b>Number</b>
<b>64067-3</b>

(64067-4)

## Exhibit "A"

### **PARCEL 64067-3**

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of PARCEL I as described in the Grant Deed from Smart & Final Properties I, LLC to Realty Income Properties 15, LLC recorded December 28, 2011 as Document No. 2011-161992, Official Records of said County, being more particularly described as follows:

A temporary easement to terminate June 30, 2029, for construction purposes and incidents thereto, in and to those portions of said Parcel I described as follows:

**COMMENCING** at a point on the general easterly line of the parcel as described in the Grant Deed (Corporation) from Land Development & Investment Co. to the State of California recorded March 30, 1964 in Volume 4676 at Page 740, Official Records of said County, said POINT OF BEGINNING lying 197.22 feet from the northeasterly terminus of the course described as "S. 12°34'17" W., 319.06 feet" in said Grant Deed (Corporation); thence along said general easterly line and the northerly line of said PARCEL I the following three (3) courses: 1) North 12°34'17" East 197.22 feet; 2) northeasterly, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 75.00 feet, through a central angle of 89°48'43", an arc distance of 117.56 feet; and 3) South 77°37'00" East 12.72 feet; thence departing last said lines, South 12°17'39" West 2.70 feet to the **TRUE POINT OF BEGINNING**; thence South 78°53'32" East 23.58 feet; thence South 46°53'12" East 7.55 feet; thence South 78°53'32" East 2.38 feet to a point on the easterly line of said PARCEL I; thence along last said line, South 09°54'40" West 5.00 feet; thence departing last said line, North 78°53'32" West 3.92 feet; thence North 46°53'12" West 7.55 feet; thence North 78°53'32" West 36.42 feet; thence South 11°06'28" West 2.72 feet; thence South 85°41'02" West 17.76 feet; thence southwesterly, along the arc of a tangent curve to the left, concave to the southeast, having a radius of 62.88 feet, through a central angle of 70°43'12", an arc distance of 77.61 feet; thence non-tangentially, North 78°15'22" West 5.01 feet; thence North 15°09'34" East 0.51 feet; thence northeasterly, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 67.87 feet, through a central angle of 70°31'27", an arc distance of 83.55 feet; thence tangentially, North 85°41'02" East 19.13 feet; thence North 11°06'28" East 2.53 feet; thence South 78°53'32" East 14.27 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 736 square feet (0.017 acres), more or less.

### **PARCEL 64067-4**

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of PARCEL I as described in the Grant Deed from Smart & Final Properties I, LLC to Realty Income Properties 15, LLC recorded December 28, 2011 as Document No. 2011-161992, Official Records of said County, being more particularly described as follows:

A temporary easement to terminate June 30, 2029, for construction purposes and incidents thereto, in and to those portions of said Parcel I described as follows:

**COMMENCING** at a point on the general easterly line of the parcel as described in the Grant Deed (Corporation) from Land Development & Investment Co. to the State of California recorded March 30, 1964 in Volume 4676 at Page 740, Official Records of said County, said POINT OF BEGINNING lying 197.22 feet from the northeasterly terminus of the course described as "S. 12°34'17" W., 319.06 feet" in

<b>Number</b>
<b>64067-3</b>


(64067-4)

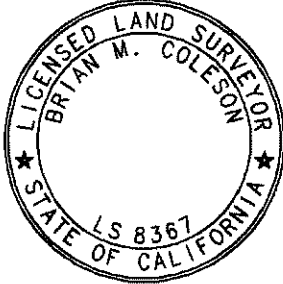
said Grant Deed (Corporation); thence departing last said line and along the southerly line of said PARCEL I, South 77°37'00" East 3.35 feet to the **TRUE POINT OF BEGINNING**; thence departing last said line, North 19°04'18" East 15.27 feet; thence northerly, along the arc of a tangent curve to the left, concave to the west, having a radius of 214.13 feet, through a central angle of 7°19'40", an arc distance of 27.39 feet; thence radially to last said curve, South 78°15'22" East 5.00 feet; thence southerly, along the arc of a non-tangent curve to the right, concave to the west, to which a radial line bears South 78°15'22" East 219.12 feet, through a central angle of 7°19'40", an arc distance of 28.02 feet; thence South 19°04'18" West 14.68 feet to a point on said southerly line; thence along last said line, North 77°37'00" West 5.03 feet to the **TRUE POINT OF BEGINNING**.

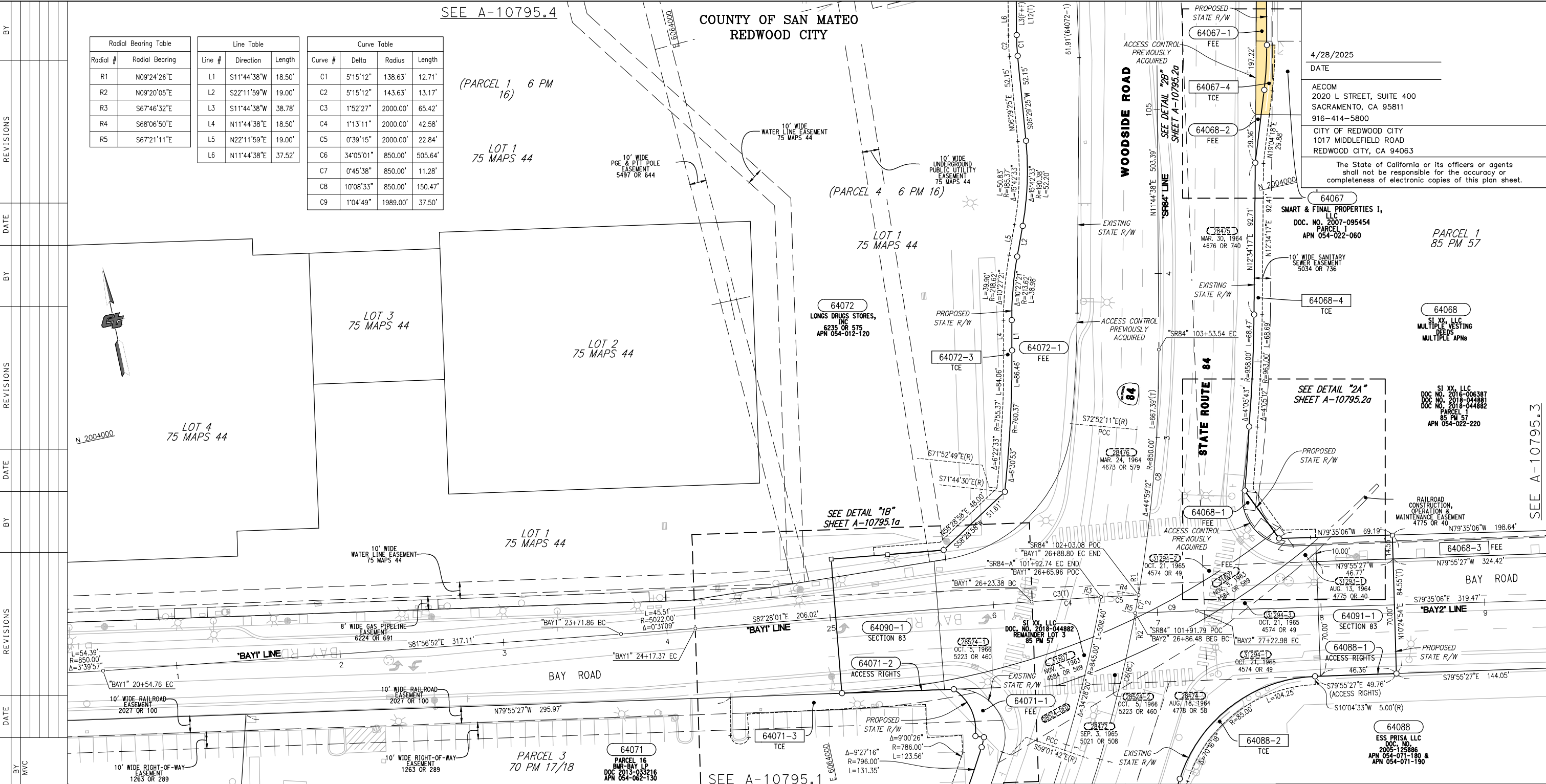
CONTAINING 213 square feet (0.005 acres), more or less.

The bearings and distances used in the above descriptions are based on the California Coordinate System of 1983 (CCS83) Zone 3, Epoch 2010.00. Multiply distances by 1.0000500 to obtain ground distances.

These real property descriptions have been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.

  
 Brian M. Coleson, LS 8367 12/13/2024  
 Date





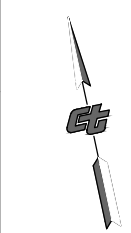
Radial Bearing Table		Line Table			Curve Table			
Radial #	Radial Bearing	Line #	Direction	Length	Curve #	Delta	Radius	Length
R1	N09°24'26"E	L1	S11°44'38"W	18.50'	C1	5°15'12"	138.63'	12.71'
R2	N09°20'05"E	L2	S22°11'59"W	19.00'	C2	5°15'12"	143.63'	13.17'
R3	S67°46'32"E	L3	S11°44'38"W	38.78'	C3	1°52'27"	2000.00'	65.42'
R4	S68°06'50"E	L4	N11°44'38"E	18.50'	C4	1°13'11"	2000.00'	42.58'
R5	S67°21'11"E	L5	N22°11'59"E	19.00'	C5	0°39'15"	2000.00'	22.84'
		L6	N11°44'38"E	37.52'	C6	34°05'01"	850.00'	505.64'
					C7	0°45'38"	850.00'	11.28'
					C8	10°08'33"	850.00'	150.47'
					C9	1°04'49"	1989.00'	37.50'

4/28/2025  
DATE

AECOM  
2020 L STREET, SUITE 400  
SACRAMENTO, CA 95811  
916-414-5800

CITY OF REDWOOD CITY  
1017 MIDDLEFIELD ROAD  
REDWOOD CITY, CA 94063

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LOT 4  
75 MAPS 44

LOT 3  
75 MAPS 44

LOT 2  
75 MAPS 44

LOT 1  
75 MAPS 44

PARCEL 3  
70 PM 17/18

BY	DATE	REVISIONS
LPO PROJECT SURVEYOR: J. HARMON	4/28/25	

PARCEL#	TITLE CODE	GRANTOR	TOTAL	AREAS (square feet or as noted)			REMARKS	RECORDATION			
				REQUIRED [UF]	STATE	CITY		EXCESS [UF]	REMAINDER	TYPE	DATE
64067-1	F+F	SMART & FINAL PROPERTIES I LLC	32,748	1,969			INCLUDES 768 sq. ft. EX. SIGN ESMT; INCLUDES 1,969 sq. ft. EX. FUTURE STREET WIDENING ESMT; INCLUDES 245 sq. ft. EX. INGRESS/EGRESS & PARKING ESMT				
64067-4	TCE	SMART & FINAL PROPERTIES I LLC					213 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029				

**GRANTOR NOTES**

① Areas shown do not include underlying fee, unless indicated. A=acres

② Indicates Underlying Fee (UF) Area

③ Indicates Indeterminate UF

**TITLE CODES:**

A=Access Rights Only  
F=Fee  
E=Easement (Ease)  
TCE=Temp Construction Ease  
I=Other Temp Ease (see Remarks)  
O=Other (see Remarks)

**TYPE:**

GD=Grant deed  
ED=Easement deed  
QC=Quitclaim  
DD=Director's deed  
DE=Director's easement deed  
DK=Director's quitclaim deed  
FOC=Final Order of Condemnation  
HE=Highway easement deed  
REL=Relinquishment  
VAC=Vacation  
JUA=Joint use agreement  
CCUA=Consent to common use agreement

④ Document of Instrument number

**NOTES**

Coordinates and bearings are on CCS 83 Zone 3, Epoch 2010.00. Distances and stationing are grid distances. Multiply by 1.0000500 to obtain ground distances. All distances are in feet unless otherwise noted.

**LEGEND**

Access Prohibited  
Access Opening Point Only  
Dimension Point Only  
Access Easement  
Electric Easement  
Highway Grant  
Maintenance Easement  
Permanent Utility Esmt  
Public Utility Easement  
Radial Bearing  
Right of Way  
Sidewalk Easement  
Square Feet  
Street/PUE Easement  
Total  
Title to State  
Title to Others

**STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION**

**RIGHT OF WAY  
APPRAISAL MAP  
A-10795.2**

FOR PREVIOUS R/W INFORMATION SEE MAP(S)  
H-10795.2, R-164.5, S-103.5

SCALE: 1" = 30'

FEET 0 15 30 60 90

TO DESIGN: EA(s):04-23536 FA#: 2005-125866  
DRAFTED BY: BMC CHECKED BY: BMC

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.45	4	26

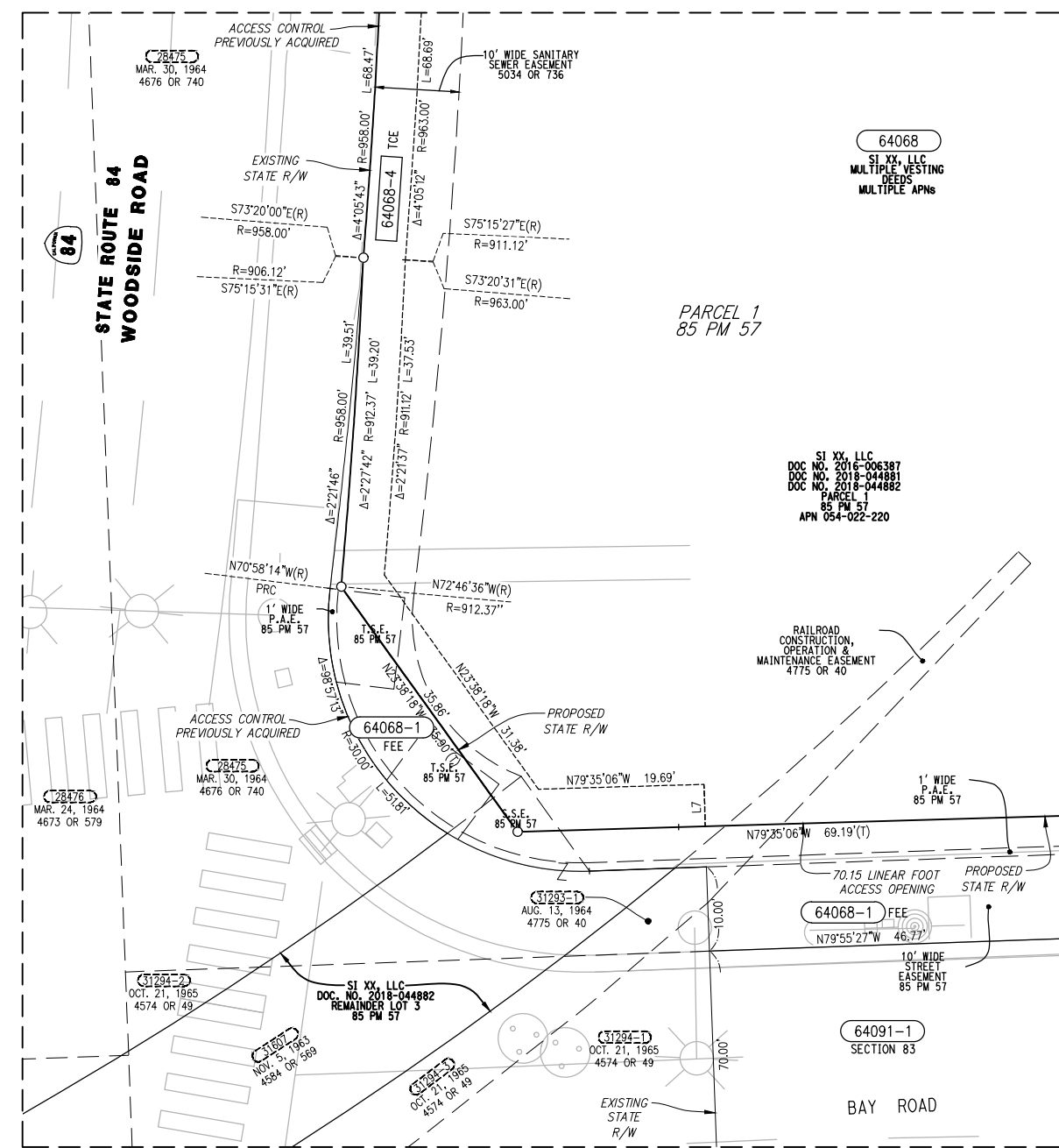
COUNTY OF SAN MATEO  
REDWOOD CITY

4/28/2025  
DATE

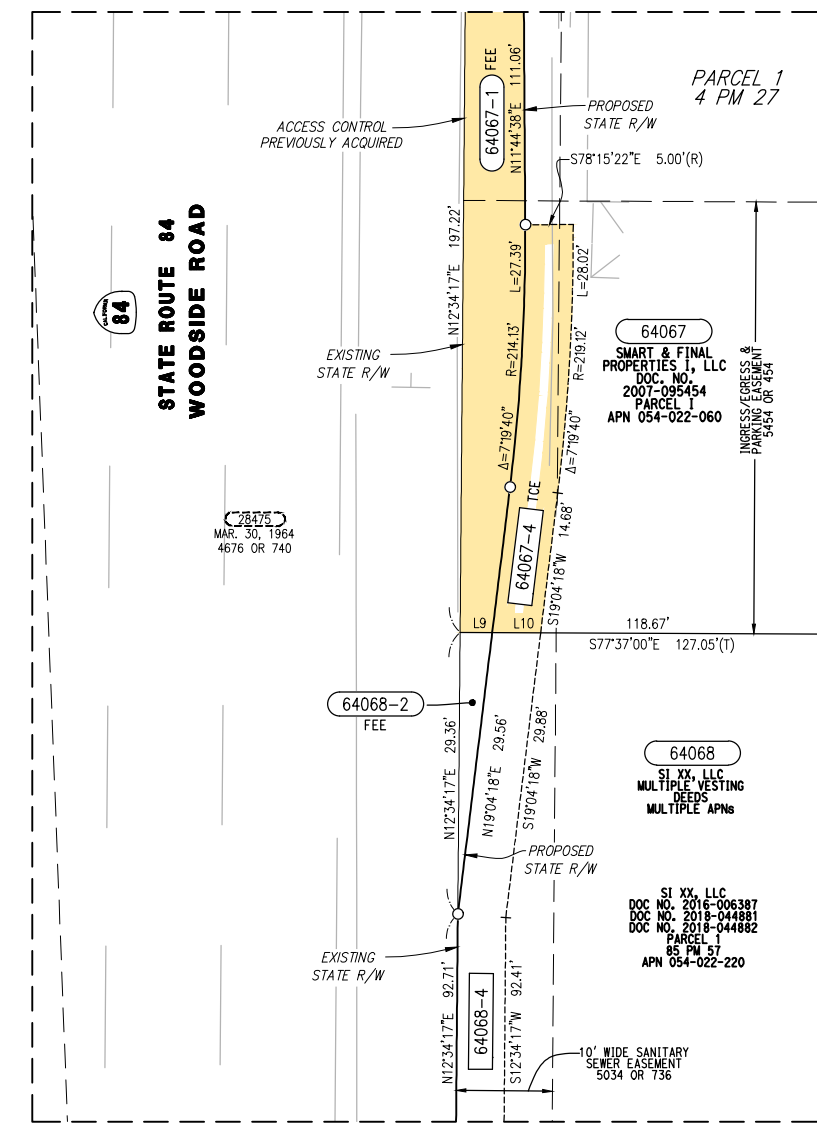
AECOM  
2020 L STREET, SUITE 400  
SACRAMENTO, CA 95811  
916-414-5800

CITY OF REDWOOD CITY  
1017 MIDDLEFIELD ROAD  
REDWOOD CITY, CA 94063

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DETAIL "2A"  
SCALE: 1"=10'



DETAIL "2B"  
SCALE: 1"=10'

Line Table

Line #	Direction	Length
L7	N10°24'54"E	5.00'
L9	S77°37'00"E	3.35'
L10	S77°37'00"E	5.03'

Curve Table

Curve #	Delta	Radius	Length

LEGEND  
P.A.E. = PUBLIC ACCESS EASEMENT  
S.S.E. = SANITARY SEWER EASEMENT  
T.S.E. = TRAFFIC SIGNAL EASEMENT

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [UF] STATE	EXCESS [UF] CITY	REMAINDER		TYPE	DATE	DOC.#
64067-1	F+F	SMART & FINAL PROPERTIES I LLC	32,748	1,969		30,779	INCLUDES 768 sq. ft. EX. SIGN ESMT; INCLUDES 1,969 sq. ft. EX. FUTURE STREET WIDENING ESMT; INCLUDES 245 sq. ft. EX. INGRESS/EGRESS & PARKING ESMT			
64067-4	TCE	SMART & FINAL PROPERTIES I LLC					213 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029			

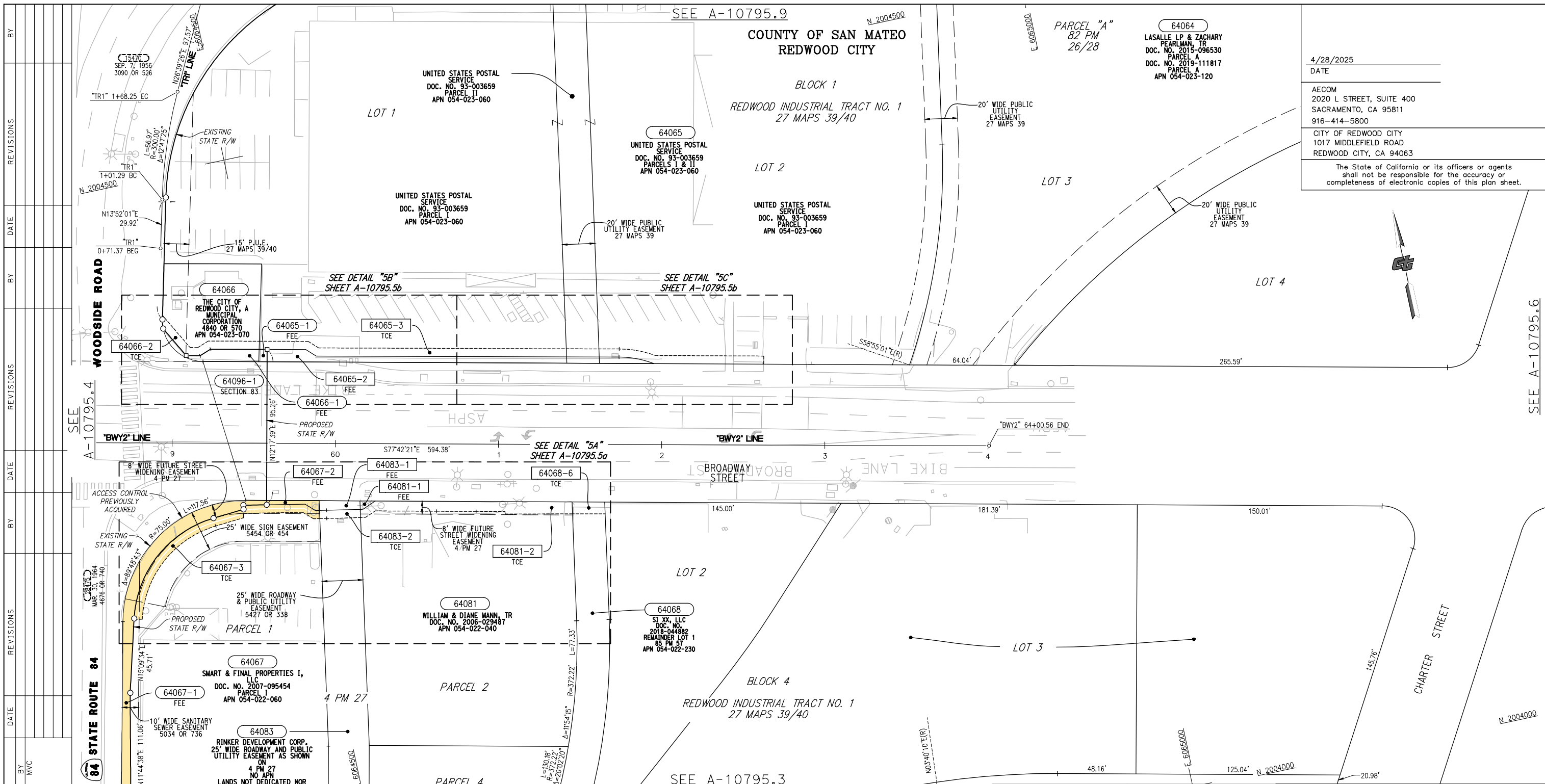
GRANTOR NOTES	NOTES
① Areas shown do not include underlying fee, unless indicated. Ac=acres	Coordinates and bearings are on CCS 83 Zone 3, Epoch 2010.00. Distances and stationing are grid distances. Multiply by 1.0000500 to obtain ground distances. All distances are in feet unless otherwise noted.
② Indicates Underlying Fee (UF) Area	Indicates Indeterminate UF
③ TITLE CODES: A=Access Rights Only F=Fee E=Easement (Ease) TCE=Temp Construction Ease T=Other Temp Ease (see Remarks) O=Other (see Remarks)	LEGEND [Symbol] Access Prohibited [Symbol] Access Opening Point Only [Symbol] Dimension Point Only [Symbol] AE Access Easement [Symbol] EE Electric Easement [Symbol] HG Highway Grant [Symbol] ME Maintenance Easement [Symbol] PUE Permanent Utility Esmt [Symbol] R Public Utility Easement [Symbol] (R) Radial Bearing [Symbol] R/W Right of Way [Symbol] SE Sidewalk Easement [Symbol] sq. ft. Square Feet [Symbol] SPUE Street/PUE Easement [Symbol] (T) Total [Symbol] Title to State [Symbol] Title to Others
④ Document of Instrument number	

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY APPRAISAL MAP**  
A-10795.2a  
FOR PREVIOUS R/W INFORMATION SEE MAP(S)  
H-10795.2, R-164.5, S-103.5  
SCALE: 1" = 10'

FEET 0 5 10 20 30  
TO DESIGN: EA(s):04-23536 FA#:  
DRAFTED BY: BMC CHECKED BY: BMC

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.45		
04	SM	101	-	5	26

DATE	BY	REVISIONS
4/28/25	J. HARMON	
	MVC	



4/28/2025  
DATE

AECOM  
2020 L STREET, SUITE 400  
SACRAMENTO, CA 95811  
916-414-5800

CITY OF REDWOOD CITY  
1017 MIDDLEFIELD ROAD  
REDWOOD CITY, CA 94063

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BY	DATE	REVISIONS
LPO PROJECT SURVEYOR: J. HARMON	4/28/25	

PARCEL#	TITLE CODE	GRANTOR	TOTAL	AREAS (square feet or as noted)			REMARKS	RECORDATION		
				REQUIRE STATE	CITY	EXCESS		REMAINDER	TYPE	DATE
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64067-2	F	SMART & FINAL PROPERTIES I LLC	30,779		98	30,681	INCLUDES 98 sq. ft. EX. SIGN ESMT; INCLUDES 98 sq. ft. EX. FUTURE STREET WIDENING ESMT			
64067-3	TCE	SMART & FINAL PROPERTIES I LLC					736 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029			

GRANTOR NOTES	NOTES
① Areas shown do not include underlying fee, unless indicated. Ac=acres [ ] Indicates Underlying Fee (UF) Area [ ] Indicates Indeterminate UF	Coordinates and bearings are on CCS 83 Zone 3, Epoch 2010.00. Distances and stationing are grid distances. Multiply by 1.0000500 to obtain ground distances. All distances are in feet unless otherwise noted.
② TITLE CODES: A=Access Rights Only F=Fee E=Easement (Ease) TCE=Temp Construction Ease T=Other Temp Ease (see Remarks) O=Other (see Remarks)	LEGEND [ ] Access Prohibited [ ] Access Opening Point Only [ ] Dimension Point Only AE Access Easement EE Electric Easement HG Highway Grant ME Maintenance Easement PERM UE Permanent Utility Esmt PUE Public Utility Easement R/W Radial Bearing SE Right of Way sq. ft. Sidewalk Easement SPUE Square Feet SPUE Street/PUE Easement (T) Total [ ] Title to State [ ] Title to Others
③ TYPE: GD=Grant deed ED=Easement deed QC=Quitclaim DD=Director's deed DE=Director's easement deed DK=Director's quitclaim deed FOC=Final Order of Condemnation HE=Highway easement deed REL=Relinquishment VAC=Vacation JUA=Joint use agreement CUA=Consent to common use agreement	④ Document of Instrument number

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY APPRAISAL MAP**  
**A-10795.5**

FOR PREVIOUS R/W INFORMATION SEE MAP(S)  
H-10795.5, R-98.18, R-164.5, S-103.5, S-103.6

SCALE: 1" = 30'

FEET 0 15 30 60 90

TO DESIGN: EA(s):04-23536 FA#:  
DRAFTED BY: BMC CHECKED BY: BMC

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.55		
04	SM	101	-	9	26

COUNTY OF SAN MATEO  
REDWOOD CITY

4/28/2025  
DATE

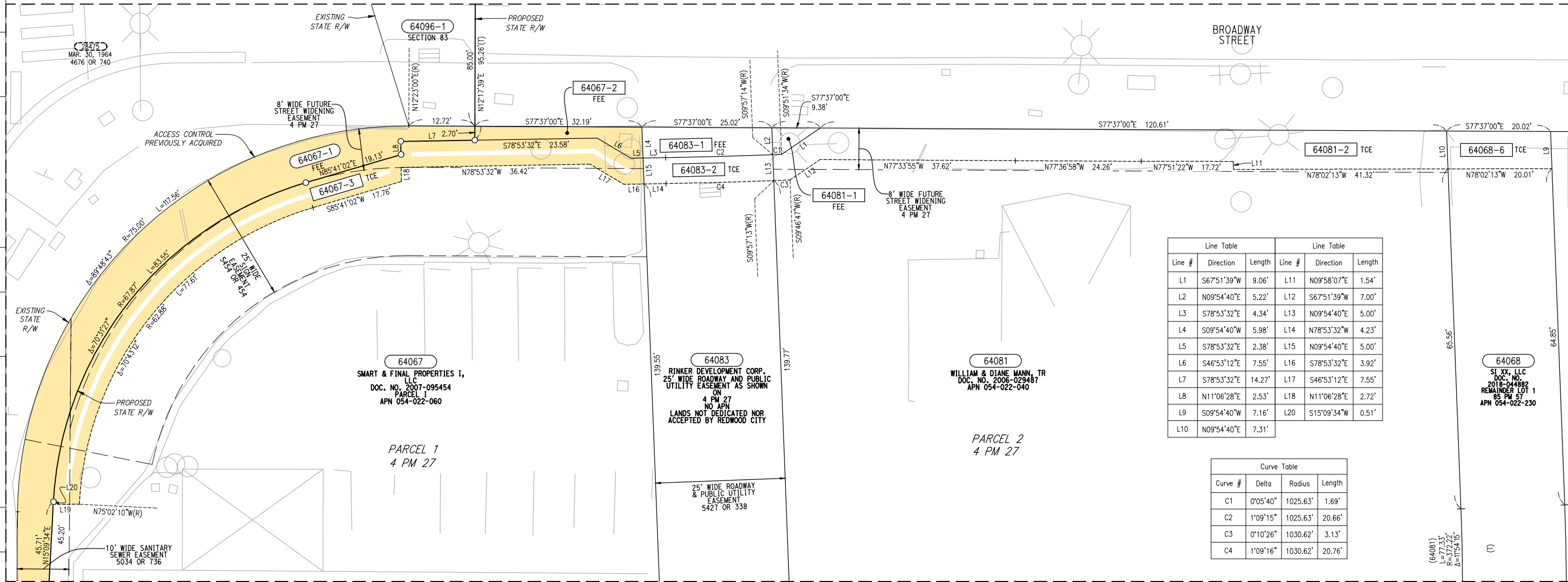
AECOM  
2020 L STREET, SUITE 400  
SACRAMENTO, CA 95811  
916-414-5800

CITY OF REDWOOD CITY  
1017 MIDDLEFIELD ROAD  
REDWOOD CITY, CA 94063

The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.



DETAIL "5A"  
SCALE: 1"=10'



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S67°51'39"W	9.06'	L11	N09°58'07"E	1.54'
L2	N09°54'40"E	5.22'	L12	S67°51'39"W	7.00'
L3	S78°53'32"E	4.34'	L13	N09°54'40"E	5.00'
L4	S09°54'40"W	5.98'	L14	N78°53'32"W	4.23'
L5	S78°53'32"E	2.38'	L15	N09°54'40"E	5.00'
L6	S46°53'12"E	7.55'	L16	S78°53'32"E	3.92'
L7	S78°53'32"E	14.27'	L17	S46°53'12"E	7.55'
L8	N11°06'28"E	2.53'	L18	N11°06'28"E	2.72'
L9	S09°54'40"W	7.16'	L20	S15°09'34"W	0.51'
L10	N09°54'40"E	7.31'			

Curve Table			
Curve #	Delta	Radius	Length
C1	0°05'40"	1025.63'	1.69'
C2	1°09'15"	1025.63'	20.66'
C3	0°10'26"	1030.62'	3.13'
C4	1°09'16"	1030.62'	20.76'

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRE <sup>(1)</sup> [UF]	EXCESS <sup>(1)</sup> [UF]	REMAINDER		TYPE <sup>(3)</sup>	DATE	DOC.# <sup>(4)</sup>
64067-1	F+F	SMART & FINAL PROPERTIES I LLC	32,748	1,969		30,779	INCLUDES 768 sq. ft. EX. SIGN ESM; INCLUDES 1,969 sq. ft. EX. FUTURE STREET WIDENING ESM; INCLUDES 245 sq. ft. EX. INGRESS/EGRESS & PARKING ESM			
64067-2	F	SMART & FINAL PROPERTIES I LLC	30,779		98	30,681	INCLUDES 98 sq. ft. EX. SIGN ESM; INCLUDES 98 sq. ft. EX. FUTURE STREET WIDENING ESM			
64067-3	TCE	SMART & FINAL PROPERTIES I LLC					736 sq. ft. TEMPORARY CONSTRUCTION ESM, EXPIRES JUN 30, 2029			

**GRANTOR NOTES**

① Areas shown do not include underlying fee, unless indicated. A=acres

② Indicates Underlying Fee (UF) Area

③ TYPE:  
G=Grant deed  
E=Easement deed  
Q=Quitclaim  
D=Director's deed  
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REL=Relinquishment  
VAC=Vacation  
JUA=Joint use agreement  
CUA=Consent to common use agreement

**NOTES**

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**LEGEND**

Access Prohibited  
Access Opening Point Only  
Dimension Point Only  
Access Easement  
Electric Easement  
Highway Grant  
Maintenance Easement  
Permanent Utility Esm  
Public Utility Easement  
Radial Bearing  
Right of Way  
Sidewalk Easement  
Square Feet  
Street/PUE Easement  
Total  
Title to State  
Title to Others

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY APPRAISAL MAP**  
**A-10795.5a**

FOR PREVIOUS R/W INFORMATION SEE MAP(S)  
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SCALE: 1" = 10'

FEET 0 5 10 20 30

TO DESIGN: EA(s):04-23536 FA#:  
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DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.55		
04	SM	101	-	10	26

DATE	BY	REVISIONS
4/28/25	J. HARMON	

Passed and adopted by the Council of the City of Redwood City at a  
Joint City Council/Successor Agency Board/Public Financing Authority Meeting  
thereof held on the 28<sup>th</sup> day of April 2025 by the following votes:

AYES: Chu, Gee, Howard, Padilla, Sturken, Vice Mayor Eakin,  
and Mayor Martínez Saballos

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: None



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Elmer Martínez Saballos  
Mayor of the City of Redwood City

Attest:



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Yessika Castro, CMC, CPMC  
City Clerk of Redwood City

I hereby approve the foregoing resolution this  
28th day of April 2025.



---

Elmer Martínez Saballos  
Mayor of the City of Redwood City