

RECORDING REQUESTED BY

AND WHEN RECORDED RETURN TO:

When Recorded Return To:
CALIFORNIA WATER SERVICE COMPANY
Attention: Linda D. Przybyla
1720 North First Street
San Jose, CA 95112

This is a conveyance of an easement and the consideration and value is less than \$[____.]

The undersigned Grantor declares that the documentary transfer tax due is \$[_____.], computed on full value of property conveyed.

Form 1381

GRANT OF EASEMENT

By this instrument dated [REDACTED], 2020, the CITY OF SOUTH SAN FRANCISCO ("Grantor") hereby grant to CALIFORNIA WATER SERVICE COMPANY, a California public utility water corporation, ("Grantee"), a non-exclusive easement in gross, consisting of the right from time to time to construct, reconstruct, install, inspect, maintain, repair, replace, remove, operate and use facilities of the type hereinafter specified, together with a right of way for such facilities and ingress to and egress from such facilities, upon, across and/or under the lands situated in the **County of San Mateo**, State of California, described in Exhibit A attached hereto and made a part hereof:

The strip(s) or parcel(s) of land described in **Exhibit A** are referred to in this Grant of Easement as the "Easement Area" and is shown on the map attached hereto as **Exhibit B**.

The Easement Area and the facilities installed by Grantee thereon shall be used by Grantee for the conveyance, distribution and/or storage of water, and the installation, operation, inspection, maintenance, repair, relocation, improvement, replacement and removal of such pipes, conduits, meters, valves, fittings, boxes, vaults, hydrants, pipeline markers, and other facilities as Grantee deems necessary or convenient in connection with Grantee's business as a public utility water company and for any other legally permitted purpose.

Grantor hereby reserves, for itself, its successors and assigns, the right to use the surface of the Easement Area for public street, parking, landscaping, walkways, signs and driveways; provided that Grantor shall not erect or construct any building, improvement, fencing or structure, plant trees in the Easement Area. In exercising its rights to use the Easement Area as provided herein, Grantor shall use reasonable efforts to avoid any activity that will damage or is reasonably likely to damage, Grantee's facilities and equipment in the Easement Area. Without limiting the foregoing, Grantor shall not perform or permit any digging, tunneling or other forms of construction activity on the Easement Area which would substantially disturb, or are likely to substantially disturb the compaction or unearth Grantee's facilities located within the Easement Area or endanger the lateral support to such facilities and Grantor agrees that it shall be responsible for any such damage.

Grantee hereby agrees that Grantee shall vacate the Easement Area and any improvements constructed by Grantee thereon and relocate its facilities to a reasonable alternative Easement Area, at Grantor's sole cost and expense upon six (6) month written notice from Grantor to Grantee. Upon such relocation, Grantee shall deliver to Grantor a quitclaim deed releasing Grantee's interest in the vacated Easement Area.

Grantee agrees, at its sole cost, to keep all facilities and equipment of Grantee in the Easement Area in good condition and repair, subject only to ordinary wear and tear. In the event Grantee damages the surface of the Easement Area or improvements thereon, permitted by this Agreement and installed by or for Grantor, Grantee shall, at its cost, repair the damage caused by the activities of Grantee and make commercially reasonable efforts to

restore the surface of the Easement Area, as reasonably possible, to the condition in which such surface area and improvements existed at the commencement of the activities of Grantee which caused such damage. In no event shall Grantee be obligated to repair damage caused by activities or causes other than the activities of Grantee.

Grantee agrees to indemnify and defend Grantor, its agents, representatives, successors and assigns, against any and all claims, actions, liabilities or demands, costs or expense, including reasonable attorney's fees, arising out of or in any way connected to Grantee's use of the Easement Area, except to the extent it arises from the gross negligence or willful misconduct of Grantor, its agents, representatives, successors or assigns.

The terms hereof shall be binding upon, and inure to the benefit of the successors and assigns of the parties hereto. As used herein, the term "Grantor" shall include all subsequent owners of the land subject to the easement granted hereby. The terms hereof shall run with Grantee's Easement Area. As used herein, the term "Grantee" shall include all subsequent owners of the easement in gross granted hereby.

That Grantor covenants that Grantor has good right and title to grant the foregoing easement, and that Grantor and its successors and assigns shall warrant and defend the same unto Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

GRANTOR: CITY OF SOUTH SAN FRANCISCO

[NAME]

[TITLE]

Project No. SSF-113101
City of South San Francisco

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.

State of California)
) ss
County of _____)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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

(Seal)

EXHIBIT A
SHEET 1 of 16

LEGAL DESCRIPTION
CALWATER EASEMENT

ALL THAT CERTAIN EASEMENT AFFECTING REAL PROPERTY SITUATE IN THE CITY OF SOUTH SAN FRANCISCO, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THAT REAL PROPERTY SHOWN AS PARCEL 2 ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. 17-0002 OYSTER POINT" RECORDED ON SEPTEMBER 25, 2017, IN BOOK 83 OF PARCEL MAPS AT PAGES 50-54, OFFICIAL RECORDS OF SAN MATEO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 2 AS SHOWN ON SAID PARCEL MAP 83 PM 50, SAID POINT ALSO BEING ON THE RIGHT OF WAY LINE OF GULL DRIVE AS SHOWN ON SAID PARCEL MAP 83 PM 50;

THENCE ALONG THE LINE COMMON TO PARCEL 2 AND GULL DRIVE AS SHOWN ON SAID PARCEL MAP 83 PM 50 THE FOLLOWING THREE COURSES:

SOUTH 43° 08' 03" WEST 62.07 FEET;

SOUTH 34° 15' 34" EAST 9.00 FEET; AND

SOUTH 53° 02' 05" WEST 28.32 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID COMMON LINE AND ENTERING SAID PARCEL 2 SOUTH 85° 46' 43" EAST 214.56 FEET;

THENCE NORTH 04° 13' 17" EAST 74.00 FEET TO A POINT ON THE PROPERTY LINE COMMON TO PARCEL 2 AND PARCEL 3 OF SAID PARCEL MAP;

THENCE ALONG SAID COMMON LINE SOUTH 85° 46' 43" EAST 20.00 FEET;

THENCE LEAVING SAID COMMON LINE AND ENTERING SAID PARCEL 2 SOUTH 04° 13' 17" WEST 2.68 FEET;

THENCE SOUTH 85° 46' 43" EAST 33.64 FEET;

THENCE SOUTH 04° 13' 17" WEST 20.00 FEET;

THENCE NORTH 85° 46' 43" WEST 33.64 FEET;

THENCE SOUTH 04° 13' 17" WEST 51.32 FEET;

THENCE SOUTH 85° 46' 43" EAST 3.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 720.00 FEET;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 78.07 FEET THROUGH A CENTRAL ANGLE OF 06° 12' 45";

THENCE NORTH 01° 59' 28" WEST 72.94 FEET;

THENCE NORTH 87° 40' 32" EAST 20.00 FEET;

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THENCE SOUTH 03° 45' 42" EAST 72.75 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 720.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 03° 45' 42" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 305.48 FEET THROUGH A CENTRAL ANGLE OF 24° 18' 35"; TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 291.00 FEET;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 84.20 FEET THROUGH A CENTRAL ANGLE OF 16° 34' 43" TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 893.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 45° 19' 20" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 177.86 FEET THROUGH A CENTRAL ANGLE OF 11° 24' 19";

THENCE SOUTH 56° 43' 39" WEST 54.40 FEET;

THENCE NORTH 32° 30' 12" WEST 21.22 FEET;

THENCE NORTH 58° 00' 36" EAST 54.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 893.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 58° 00' 36" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 191.16 FEET THROUGH A CENTRAL ANGLE OF 12° 15' 29" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 893.47 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 227.36 FEET THROUGH A CENTRAL ANGLE OF 14° 34' 48";

THENCE NORTH 05° 09' 08" WEST 30.25 FEET;

THENCE SOUTH 86° 12' 42" WEST 36.36 FEET;

THENCE SOUTH 03° 47' 18" EAST 7.52 FEET;

THENCE SOUTH 86° 12' 42" WEST 18.67 FEET TO A POINT ON THE LINE COMMON TO THE WESTERLY PROPERTY LINE OF SAID PARCEL 2 AND THE EASTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP 83 PM 50 ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 949.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 86° 17' 57" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 32.36 FEET THROUGH A CENTRAL ANGLE OF 01° 57' 13";

THENCE LEAVING SAID COMMON LINE AND ENTERING SAID PARCEL 2 NORTH 86° 08' 52" EAST 54.27 FEET;

THENCE NORTH 04° 32' 33" WEST 30.61 FEET TO A POINT ON THE LINE COMMON TO THE NORTHERLY PROPERTY LINE OF SAID PARCEL 2 AND THE SOUTHERLY LINE OF PARCEL 4 AS SHOWN ON "PARCEL MAP OYSTER POINT BUSINESS PARK" RECORDED ON APRIL 12, 1982, IN BOOK 52 OF PARCEL MAPS AT PAGES 58-59, OFFICIAL RECORDS OF SAN MATEO COUNTY;

EXHIBIT A
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THENCE ALONG SAID COMMON LINE NORTH 89° 59' 05" EAST 20.26' FEET;

THENCE LEAVING SAID COMMON LINE AND ENTERING PARCEL 2 OF SAID PARCEL MAP 83 PM 50, SOUTH 04° 09' 47" EAST 54.16' FEET;

THENCE SOUTH 05° 09' 53" EAST 29.96 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 873.53 FEET;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 25.94 FEET THROUGH A CENTRAL ANGLE OF 01° 42' 06";

THENCE NORTH 83° 08' 01" EAST 26.50 FEET;

THENCE SOUTH 08° 04' 48" EAST 23.00 FEET;

THENCE SOUTH 81° 34' 40" WEST 26.68 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 873.53 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 81° 34' 40" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 85.01 FEET THROUGH A CENTRAL ANGLE OF 05° 34' 32";

THENCE NORTH 76° 00' 08" EAST 18.28 FEET;

THENCE SOUTH 80° 20' 35" EAST 21.03 FEET TO A POINT ON THE LINE COMMON TO PARCEL 2 AND PARCEL 1 AS SHOWN ON SAID PARCEL MAP 83 PM 50 SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 836.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 75° 25' 26" WEST;

THENCE LEFT ALONG SAID COMMON LINE AND SAID CURVE AN ARC DISTANCE OF 22.07 FEET THROUGH A CENTRAL ANGLE OF 1° 30' 44";

THENCE NORTH 80° 20' 35" WEST 6.57 FEET;

THENCE SOUTH 12° 21' 58" EAST 12.39 FEET;

THENCE SOUTH 73° 15' 56" WEST 30.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 873.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 73° 15' 56" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 286.44 FEET THROUGH A CENTRAL ANGLE OF 18° 47' 19";

THENCE NORTH 54° 28' 37" EAST 35.06 FEET;

THENCE SOUTH 36° 12' 23" EAST 20.00 FEET;

THENCE SOUTH 53° 06' 37" WEST 35.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 873.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 53° 06' 37" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 123.70 FEET THROUGH A CENTRAL ANGLE OF 08° 06' 51";

THENCE NORTH 44° 59' 46" EAST 31.41 FEET;

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THENCE SOUTH 45° 46' 54" EAST 20.00 FEET;

THENCE SOUTH 43° 38' 07" WEST 31.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 873.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 43° 38' 07" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 333.76 FEET THROUGH A CENTRAL ANGLE OF 21° 53' 32";

THENCE NORTH 21° 44' 35" EAST 37.50 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL 2 AND COMMON TO THE SOUTHERLY LINE OF PARCEL 1 OF SAID PARCEL MAP 83 PM 50 ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 836.00' FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 21° 44' 35" WEST;

THENCE LEFT ALONG SAID COMMON LINE AND SAID CURVE AN ARC DISTANCE OF 19.43 FEET THROUGH A CENTRAL ANGLE OF 01° 19' 53";

THENCE LEAVING SAID COMMON LINE AND ENTERING SAID PARCEL 2 SOUTH 20° 24' 42" WEST 37.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 873.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 20° 24' 42" WEST;

THENCE LEAVING PARCEL 2 AND ENTERING REMAINDER PARCEL 1 OF SAID PARCEL MAP 83 PM 50, LEFT ALONG SAID CURVE AN ARC DISTANCE OF 85.13 FEET THROUGH A CENTRAL ANGLE OF 05° 35' 03";

THENCE NORTH 14° 49' 39" EAST 11.77 FEET;

THENCE SOUTH 75° 49' 07" EAST 20.00 FEET;

THENCE SOUTH 13° 29' 52" WEST 11.76 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 873.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 13° 29' 52" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 12.82 FEET THROUGH A CENTRAL ANGLE OF 00° 50' 28";

THENCE NORTH 12° 39' 24" EAST 12.77 FEET;

THENCE SOUTH 78° 21' 19" EAST 25.38 FEET;

THENCE SOUTH 10° 58' 00" WEST 12.84 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 873.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 10° 58' 00" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 190.13 FEET THROUGH A CENTRAL ANGLE OF 12° 28' 18" TO A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1048.37 FEET ;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 208.34 FEET THROUGH A CENTRAL ANGLE OF 11° 23' 11";

THENCE NORTH 12° 53' 28" WEST 12.79 FEET;



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THENCE NORTH 76° 27' 06" EAST 19.76 FEET;

THENCE SOUTH 13° 59' 03" EAST 12.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1048.37 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 13° 59' 03" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 139.94 FEET THROUGH A CENTRAL ANGLE OF 07° 38' 53";

THENCE NORTH 21° 37' 57" WEST 11.99 FEET;

THENCE NORTH 67° 52' 56" EAST 20.00 FEET;

THENCE SOUTH 22° 44' 17" EAST 11.97 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1048.37 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 22° 44' 17" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 73.26 FEET THROUGH A CENTRAL ANGLE OF 04° 00' 14" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 536.50 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 134.72 FEET THROUGH A CENTRAL ANGLE OF 14° 23' 16";

THENCE NORTH 12° 21' 15" WEST 17.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 554.00' FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 12° 21' 15" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 20.65 FEET THROUGH A CENTRAL ANGLE OF 02° 08' 10";

THENCE SOUTH 10° 13' 05" EAST 17.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 536.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 10° 13' 05" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 114.27 FEET THROUGH A CENTRAL ANGLE OF 12° 12' 14";

THENCE NORTH 01° 59' 09" EAST 12.97 FEET;

THENCE SOUTH 86° 52' 25" EAST 20.26 FEET;

THENCE SOUTH 03° 07' 35" WEST 13.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16464.40 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 07° 47' 01" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 9.72 FEET THROUGH A CENTRAL ANGLE OF 00° 02' 02";

THENCE NORTH 05° 09' 34" EAST 27.15 FEET;

THENCE NORTH 22° 30' 00" WEST 40.78 FEET;

THENCE NORTH 00° 00' 00" EAST 16.56 FEET;

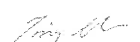


EXHIBIT A
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THENCE NORTH 90° 00' 00" EAST 20.00 FEET;

THENCE SOUTH 00° 00' 00" EAST 12.58 FEET;

THENCE SOUTH 22° 30' 00" EAST 44.80 FEET;

THENCE SOUTH 07° 53' 14" WEST 30.33 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16464.40 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 07° 53' 14" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 122.41 FEET THROUGH A CENTRAL ANGLE OF 00° 25' 34";

THENCE SOUTH 08° 18' 47" WEST 20.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16444.40 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 08° 18' 47" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 94.91 FEET THROUGH A CENTRAL ANGLE OF 00° 19' 51";

THENCE SOUTH 07° 58' 57" WEST 33.21 FEET;

THENCE LEAVING REMAINDER PARCEL 1 AND ENTERING PARCEL 6 OF SAID PARCEL MAP 83 PM 50, NORTH 82° 03' 08" WEST 19.96 FEET;

THENCE LEAVING PARCEL 6 AND ENTERING REMAINDER PARCEL 1 OF SAID PARCEL MAP 83 PM 50, NORTH 07° 54' 46" EAST 33.21 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 16444.40 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 07° 54' 46" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 38.18 FEET THROUGH A CENTRAL ANGLE OF 00° 07' 59" TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 516.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 03° 51' 14" EAST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 161.40 FEET THROUGH A CENTRAL ANGLE OF 17° 54' 15";

THENCE LEAVING REMAINDER PARCEL 1 AND ENTERING PARCEL 6 OF SAID PARCEL MAP 83 PM 50, SOUTH 14° 03' 00" EAST 33.88 FEET;

THENCE SOUTH 71° 24' 37" WEST 34.12 FEET;

THENCE LEAVING PARCEL 6 AND ENTERING REMAINDER PARCEL 1 OF SAID PARCEL MAP 83 PM 50, NORTH 18° 06' 16" WEST 35.38 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 516.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 18° 06' 16" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 22.91 FEET THROUGH A CENTRAL ANGLE OF 02° 32' 30";

THENCE SOUTH 20° 38' 46" EAST 8.04 FEET;

THENCE LEAVING REMAINDER PARCEL 1 AND ENTERING PARCEL 6 OF SAID PARCEL MAP 83 PM 50, SOUTH 00° 24' 29" WEST 28.96 FEET;

EXHIBIT A
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THENCE NORTH 89° 35' 31" WEST 20.00 FEET;

THENCE LEAVING PARCEL 6 AND ENTERING REMAINDER PARCEL 1 OF SAID PARCEL MAP 83 PM 50, NORTH 00° 24' 29" EAST 25.61 FEET;

THENCE NORTH 22° 51' 58" WEST 3.60 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 516.50 FEET, THE INITIAL RADIAL OF WHICH BEARS NORTH 22° 51' 58" WEST;

THENCE LEFT ALONG SAID CURVE AN ARC DISTANCE OF 34.94 FEET THROUGH A CENTRAL ANGLE OF 03° 52' 33", TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1068.37 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 436.25 FEET THROUGH A CENTRAL ANGLE OF 23° 23' 45";

THENCE LEAVING REMAINDER PARCEL 1 AND ENTERING PARCEL 5 OF SAID PARCEL MAP 83 PM 50, SOUTH 03° 20' 46" EAST 33.25 FEET;

THENCE SOUTH 87° 11' 25" WEST 20.62 FEET;

THENCE LEAVING PARCEL 5 AND ENTERING REMAINDER PARCEL 1 OF SAID PARCEL MAP 83 PM 50, NORTH 02° 16' 25" WEST 33.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1068.37 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 02° 16' 25" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 14.33 FEET THROUGH A CENTRAL ANGLE OF 00° 46' 07"; TO A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 893.50 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 18.20 FEET THROUGH A CENTRAL ANGLE OF 01° 10' 01";

THENCE LEAVING REMAINDER PARCEL 1 AND ENTERING PARCEL 5 OF SAID PARCEL MAP 83 PM 50, SOUTH 00° 20' 16" EAST 34.29 FEET;

THENCE NORTH 89° 37' 28" WEST 20.77 FEET;

THENCE LEAVING PARCEL 5 AND ENTERING REMAINDER PARCEL 1 OF SAID PARCEL MAP 83 PM 50, NORTH 00° 56' 41" EAST 34.27 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 893.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 00° 56' 41" WEST;

THENCE LEAVING REMAINDER PARCEL 1 AND ENTERING PARCEL 2 OF SAID PARCEL MAP 83 PM 50, RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 312.13 FEET THROUGH A CENTRAL ANGLE OF 20° 00' 55";

THENCE SOUTH 20° 57' 36" WEST 35.49 FEET;

THENCE SOUTH 66° 11' 43" WEST 21.19 FEET;

THENCE NORTH 23° 48' 17" WEST 20.00 FEET;

THENCE NORTH 66° 11' 43" EAST 11.98 FEET;

EXHIBIT A
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THENCE NORTH 22° 14' 34" EAST 28.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 893.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 22° 14' 34" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 144.51 FEET THROUGH A CENTRAL ANGLE OF 09° 16' 00";

THENCE SOUTH 31° 30' 34" WEST 54.21 FEET;

THENCE NORTH 57° 40' 43" WEST 21.21 FEET;

THENCE NORTH 32° 47' 31" EAST 54.15 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 893.50 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 32° 47' 31" WEST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 175.40 FEET THROUGH A CENTRAL ANGLE OF 11° 14' 52", TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 311.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 44° 41' 35" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 90.22 FEET THROUGH A CENTRAL ANGLE OF 16° 37' 18", TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 740.00 FEET;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 22.17 FEET THROUGH A CENTRAL ANGLE OF 01° 42' 59";

THENCE SOUTH 26° 21' 19" EAST 12.94 FEET;

THENCE SOUTH 64° 34' 41" WEST 20.35 FEET;

THENCE NORTH 24° 48' 24" WEST 12.88 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 740.00 FEET, THE INITIAL RADIAL OF WHICH BEARS SOUTH 24° 48' 24" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 198.66 FEET THROUGH A CENTRAL ANGLE OF 15° 22' 53";

THENCE SOUTH 09° 25' 31" EAST 13.94 FEET;

THENCE SOUTH 81° 20' 45" WEST 20.38 FEET;

THENCE NORTH 07° 52' 37" WEST 13.94 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 740.00 FEET THE INITIAL RADIAL OF WHICH BEARS SOUTH 07° 52' 37" EAST;

THENCE RIGHT ALONG SAID CURVE AN ARC DISTANCE OF 156.25 FEET THROUGH A CENTRAL ANGLE OF 12° 05' 53";

THENCE NORTH 85° 46' 43" WEST 72.92 FEET;

THENCE SOUTH 04° 13' 17" WEST 12.86 FEET;

THENCE NORTH 85° 46' 43" WEST 20.00 FEET;

EXHIBIT A
SHEET 9 of 16

THENCE NORTH 04° 13' 17" EAST 12.86 FEET;

THENCE LEAVING PARCEL 2 AND ENTERING GULL DRIVE AS SHOWN ON SAID PARCEL
MAP 83 PM 50, NORTH 85° 46' 43" WEST 201.11 FEET;

THENCE SOUTH 49° 13' 17" WEST 11.76 FEET;

THENCE NORTH 37° 50' 56" WEST 20.03 FEET;

THENCE NORTH 49° 13' 17" EAST 19.02 FEET;

THENCE SOUTH 85° 46' 43" EAST 64.27 FEET TO A POINT ON A LINE COMMON TO GULL
DRIVE AND PARCEL 2 AS SHOWN ON SAID PARCEL MAP 83 PM 50, SAID POINT ALSO BEING
THE **POINT OF BEGINNING**;

END OF DESCRIPTION

EASEMENT CONTAINS 1.911 ACRES, MORE OR LESS.

THE BASIS FOR THE BEARINGS SHOWN HEREIN IS IDENTICAL TO THAT OF SAID PARCEL
MAP 83 PM 50-54.

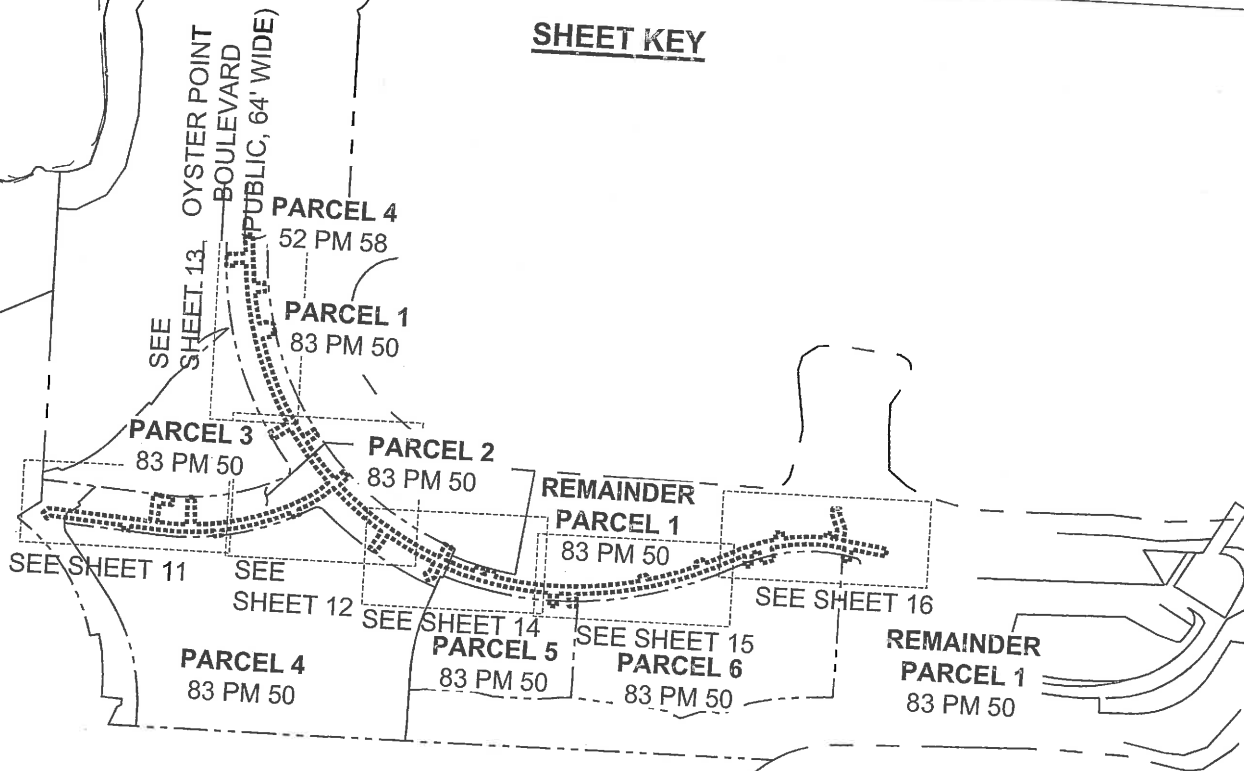
PREPARED BY:


RONALD P. CAMERON, PLS 9185
STATE OF CALIFORNIA



08 APRIL 2020
DATE

SHEET KEY

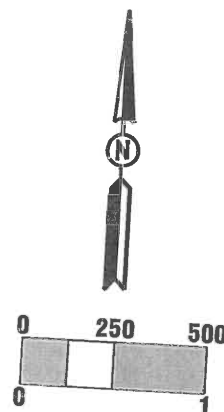


LEGEND:

- — — — — BOUNDARY LINE
- — — — — ADJOINING PROPERTY LINE
- — — — — EASEMENT LINE 500 SCALE
- — — — — EASEMENT LINE 80 SCALE
- — — — — SHEET KEY
- (R) RADIAL BEARING
- PM PARCEL MAP
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

BASIS OF BEARINGS:

THE BASIS FOR THE BEARINGS SHOWN
HEREIN IS IDENTICAL TO THAT SHOWN ON 83
PM 50.



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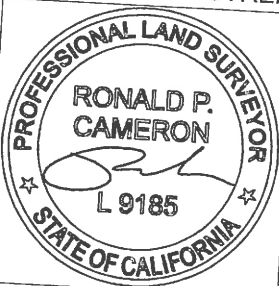


EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION

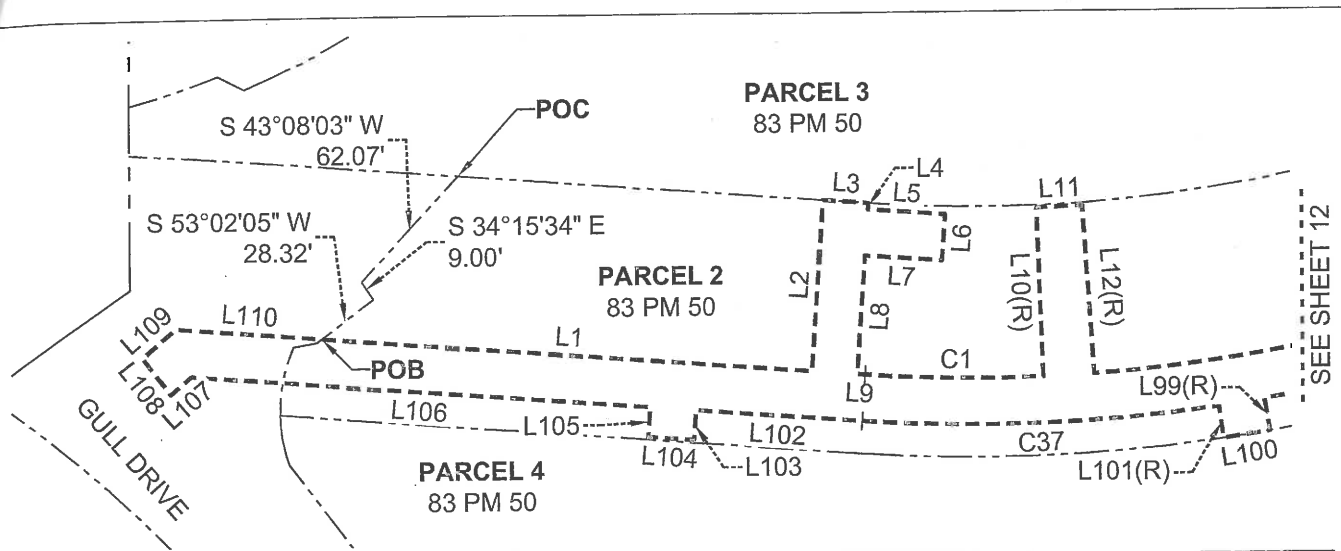
CALWATER EASEMENT
OYSTER POINT
LANDS OF CITY OF SOUTH SAN FRANCISCO
CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

JOB NO:
1025-010

SHEET: 10 OF 16

SCALE: 1"= 500'

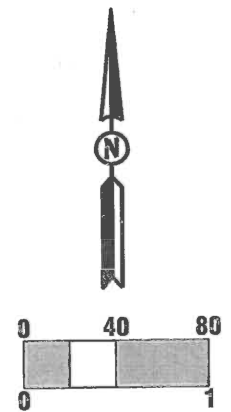
DATE: 04/06/20



| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L1 | S85°46'43"E | 214.56' |
| L2 | N04°13'17"E | 74.00' |
| L3 | S85°46'43"E | 20.00' |
| L4 | S04°13'17"W | 2.68' |
| L5 | S85°46'43"E | 33.64' |
| L6 | S04°13'17"W | 20.00' |
| L7 | N85°46'43"W | 33.64' |
| L8 | S04°13'17"W | 51.32' |
| L9 | S85°46'43"E | 3.49' |
| L10(R) | N01°59'28"W | 72.94' |
| L11 | N87°40'32"E | 20.00' |
| L12(R) | S03°45'42"E | 72.75' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | DIRECTION | LENGTH |
| L98(R) | N24°48'24"W | 12.88' |
| L99(R) | S09°25'31"E | 13.94' |
| L100 | S81°20'45"W | 20.38' |
| L101(R) | N07°52'37"W | 13.94' |
| L102 | N85°46'43"W | 72.92' |
| L103 | S04°13'17"W | 12.86' |
| L104 | N85°46'43"W | 20.00' |
| L105 | N04°13'17"E | 12.86' |
| L106 | N85°46'43"W | 201.11' |
| L107 | S49°13'17"W | 11.76' |
| L108 | N37°50'56"W | 20.03' |
| L109 | N49°13'17"E | 19.02' |
| L110 | S85°46'43"E | 64.27' |

| CURVE TABLE | | | |
|-------------|------------|---------|-----------|
| CURVE# | ARC LENGTH | RADIUS | DELTA |
| C1 | 78.07' | 720.00' | 6°12'45" |
| C37 | 156.25' | 740.00' | 12°05'53" |



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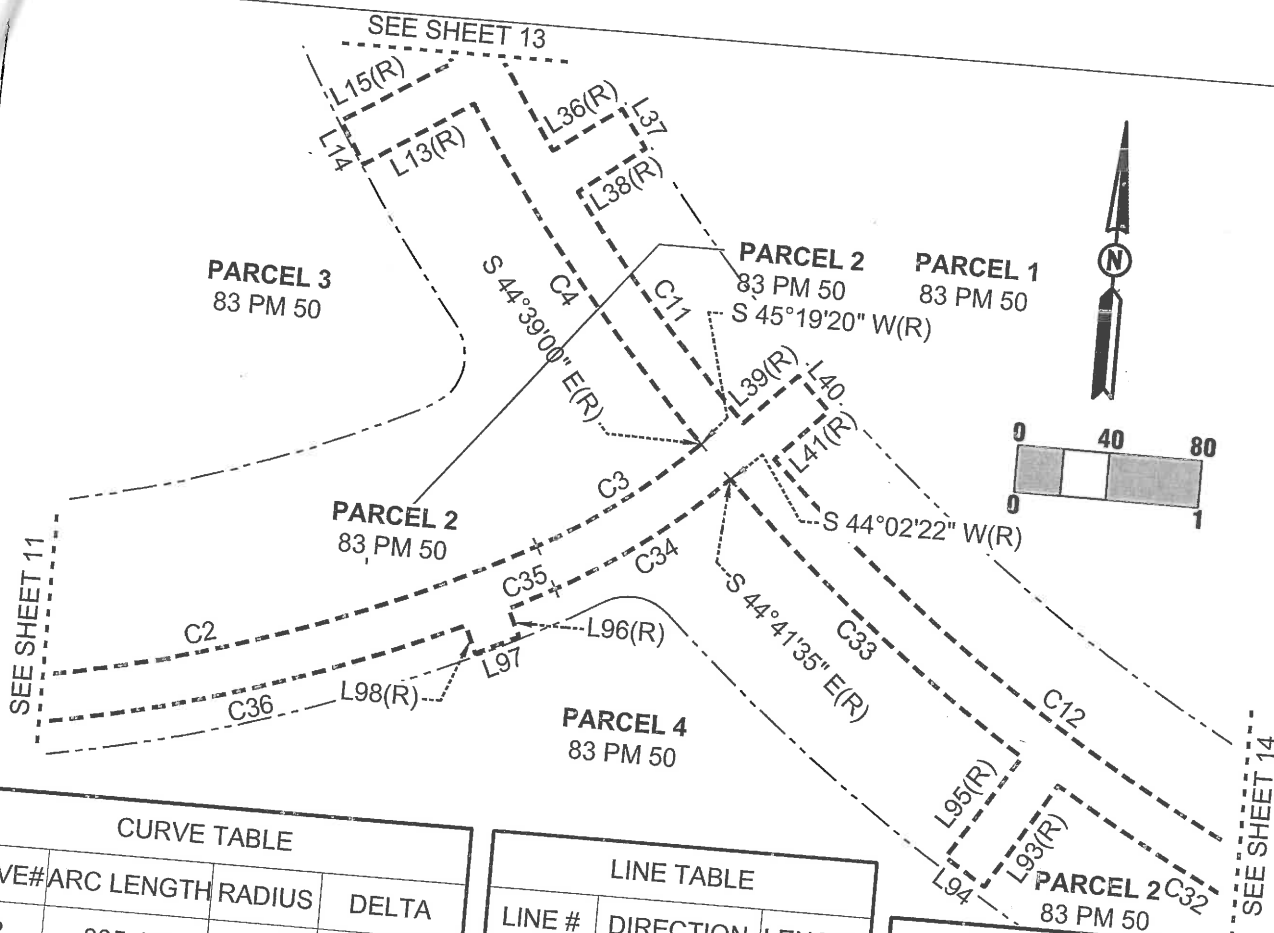
CALWATER EASEMENT
OYSTER POINT
LANDS OF CITY OF SOUTH SAN FRANCISCO
CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

JOB NO:
1025-010

SHEET: 11 OF 16

SCALE: 1"= 80'

DATE: 04/06/20



| CURVE TABLE | | | |
|-------------|------------|---------|-----------|
| CURVE# | ARC LENGTH | RADIUS | DELTA |
| C2 | 305.48' | 720.00' | 24°18'35" |
| C3 | 84.20' | 291.00' | 16°34'43" |
| C4 | 177.86' | 893.50' | 11°24'19" |
| C11 | 123.70' | 873.50' | 8°06'51" |
| C12 | 333.76' | 873.50' | 21°53'32" |
| C33 | 175.40' | 893.50' | 11°14'52" |
| C34 | 90.22' | 311.00' | 16°37'18" |
| C35 | 22.17' | 740.00' | 1°42'59" |
| C36 | 198.66' | 740.00' | 15°22'53" |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L13(R) | S56°43'39"W | 54.40' |
| L14 | N32°30'12"W | 21.22' |
| L15(R) | N58°00'36"E | 54.36' |
| L36(R) | N54°28'37"E | 35.06' |
| L37 | S36°12'23"E | 20.00' |
| L38(R) | S53°06'37"W | 35.06' |
| L39(R) | N44°59'46"E | 31.41' |
| L40 | S45°46'54"E | 20.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L41(R) | S43°38'07"W | 31.45' |
| L92(R) | N22°14'34"E | 28.00' |
| L93(R) | S31°30'34"W | 54.21' |
| L94 | N57°40'43"W | 21.21' |
| L95(R) | N32°47'31"E | 54.15' |
| L96(R) | S26°21'19"E | 12.94' |
| L97 | S64°34'41"W | 20.35' |
| L98(R) | N24°48'24"W | 12.88' |

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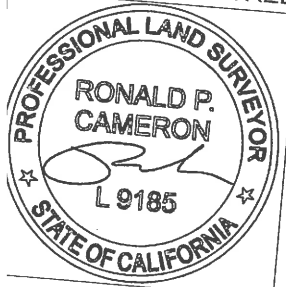


EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
CALWATER EASEMENT
OYSTER POINT
LANDS OF CITY OF SOUTH SAN FRANCISCO
CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

JOB NO:
1025-010
SHEET: 12 OF 16
SCALE: 1"= 80'
DATE: 04/06/20

OYSTER POINT
BOULEVARD
(PUBLIC, 64' WIDE)

PARCEL 4
52 PM 58

PARCEL 1
83 PM 50

PARCEL 2
83 PM 50

PARCEL 3
83 PM 50

SEE SHEET 12

LINE TABLE

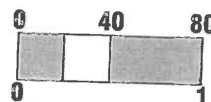
| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L16 | N05°09'08"W | 30.25' |
| L17 | S86°12'42"W | 36.36' |
| L18 | S03°47'18"E | 7.52' |
| L19 | S86°12'42"W | 18.67' |
| L20 | N86°08'52"E | 54.27' |
| L21 | N04°32'33"W | 30.61' |
| | BLANK | |
| | BLANK | |
| L24 | N89°59'05"E | 20.26' |
| L25 | S04°09'47"E | 54.16' |

LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L26 | S05°09'53"E | 29.96' |
| L27(R) | N83°08'01"E | 26.50' |
| L28 | S08°04'48"E | 23.00' |
| L29(R) | S81°34'40"W | 26.68' |
| L30(R) | N76°00'08"E | 18.28' |
| L31 | S80°20'35"E | 21.03' |
| | BLANK | |
| L33 | N80°20'35"W | 6.57' |
| L34 | S12°21'58"E | 12.39' |
| L35(R) | S73°15'56"W | 30.72' |

CURVE TABLE

| CURVE# | ARC LENGTH | RADIUS | DELTA |
|--------|------------|---------|-----------|
| C5 | 191.16' | 893.50' | 12°15'29" |
| C6 | 227.36' | 893.47' | 14°34'48" |
| C7 | 32.36' | 949.00' | 1°57'13" |
| C8 | 25.94' | 873.53' | 1°42'06" |
| C9 | 85.01' | 873.53' | 5°34'32" |
| C10 | 286.44' | 873.50' | 18°47'19" |
| C40 | 22.07' | 836.00' | 1°30'44" |



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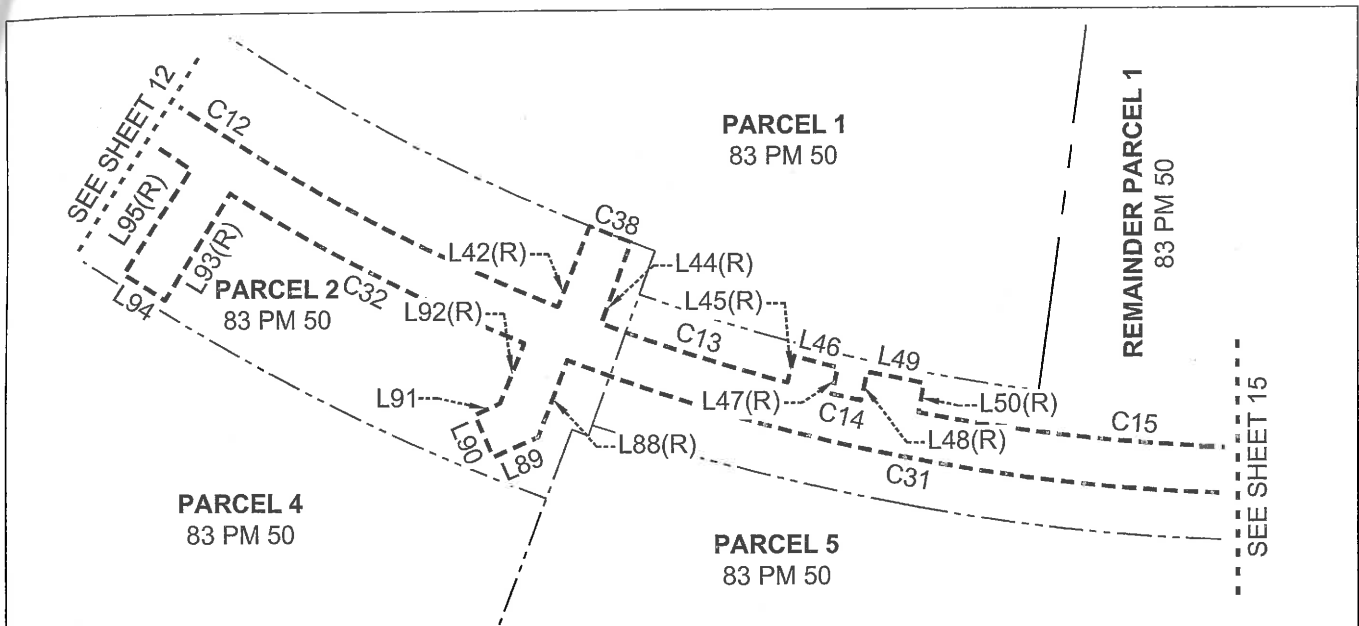
CALWATER EASEMENT
OYSTER POINT
LANDS OF CITY OF SOUTH SAN FRANCISCO
CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

JOB NO:
1025-010

SHEET: 13 OF 16

SCALE: 1"= 80'

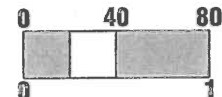
DATE: 04/07/20



| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L42(R) | N21°44'35"E | 37.50' |
| | BLANK | |
| L44(R) | S20°24'42"W | 37.50' |
| L45(R) | N14°49'39"E | 11.77' |
| L46 | S75°49'07"E | 20.00' |
| L47(R) | S13°29'52"W | 11.76' |
| L48(R) | N12°39'24"E | 12.77' |
| L49 | S78°21'19"E | 25.38' |
| L50(R) | S10°58'00"W | 12.84' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L87(R) | N00°56'41"E | 34.27' |
| L88(R) | S20°57'36"W | 35.49' |
| L89 | S66°11'43"W | 21.19' |
| L90 | N23°48'17"W | 20.00' |
| L91 | N66°11'43"E | 11.98' |
| L92(R) | N22°14'34"E | 28.00' |
| L93(R) | S31°30'34"W | 54.21' |
| L94 | N57°40'43"W | 21.21' |
| L95(R) | N32°47'31"E | 54.15' |

| CURVE TABLE | | | |
|-------------|------------|---------|-----------|
| CURVE# | ARC LENGTH | RADIUS | DELTA |
| C12 | 333.76' | 873.50' | 21°53'32" |
| C13 | 85.13' | 873.50' | 5°35'03" |
| C14 | 12.82' | 873.50' | 0°50'28" |
| C15 | 190.13' | 873.50' | 12°28'18" |
| C31 | 312.13' | 893.50' | 20°00'55" |
| C32 | 144.51' | 893.50' | 9°16'00" |
| C38 | 19.43' | 836.00' | 1°19'53" |



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EXHIBIT A
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CALWATER EASEMENT
OYSTER POINT
LANDS OF CITY OF SOUTH SAN FRANCISCO
CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

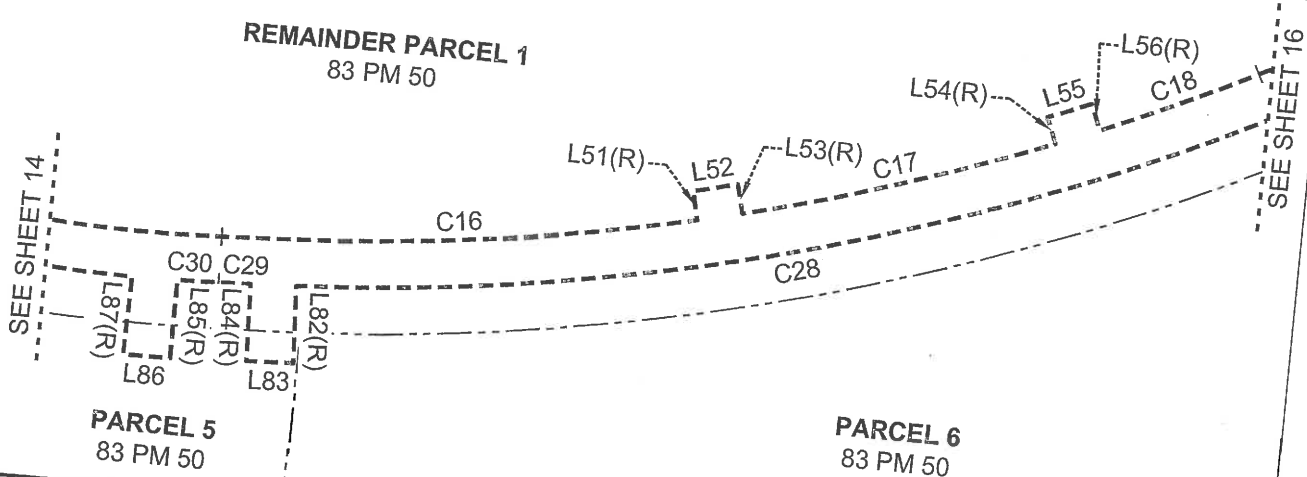
JOB NO:
1025-010

SHEET: 14 OF 16

SCALE: 1"= 80'

DATE: 04/06/20

REMAINDER PARCEL 1
83 PM 50



PARCEL 5
83 PM 50

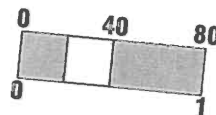
PARCEL 6
83 PM 50

LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L51(R) | N12°53'28"W | 12.79' |
| L52 | N76°27'06"E | 19.76' |
| L53(R) | S13°59'03"E | 12.83' |
| L54(R) | N21°37'57"W | 11.99' |
| L55 | N67°52'56"E | 20.00' |
| L56(R) | S22°44'17"E | 11.97' |
| L82(R) | S03°20'46"E | 33.25' |
| L83 | S87°11'25"W | 20.62' |
| L84(R) | N02°16'25"W | 33.25' |
| L85(R) | S00°20'16"E | 34.29' |
| L86 | N89°37'28"W | 20.77' |
| L87(R) | N00°56'41"E | 34.27' |

CURVE TABLE

| CURVE# | ARC LENGTH | RADIUS | DELTA |
|--------|------------|----------|-----------|
| C16 | 208.34' | 1048.37' | 11°23'11" |
| C17 | 139.94' | 1048.37' | 7°38'53" |
| C18 | 73.26' | 1048.37' | 4°00'14" |
| C28 | 436.25' | 1068.37' | 23°23'45" |
| C29 | 14.33' | 1068.37' | 0°46'07" |
| C30 | 18.20' | 893.50' | 1°10'01" |



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CALWATER EASEMENT
OYSTER POINT
LANDS OF CITY OF SOUTH SAN FRANCISCO
CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

JOB NO:
1025-010

SHEET: 15 OF 16

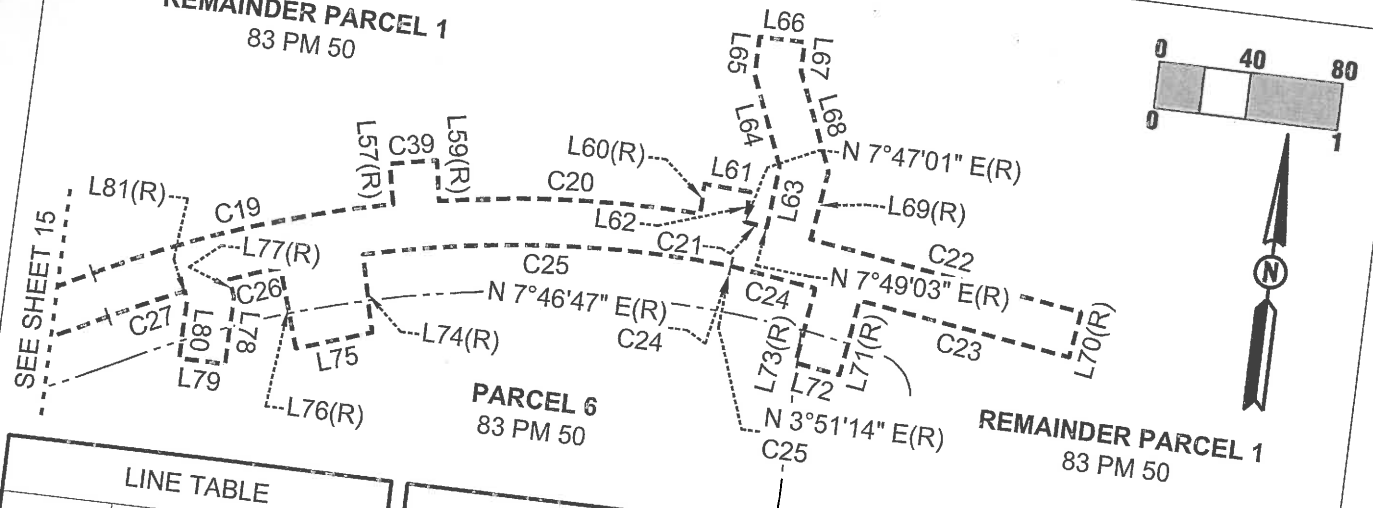
SCALE: 1"= 80'

DATE: 04/06/20

REMAINDER PARCEL 1
83 PM 50

PARCEL 6
83 PM 50

REMAINDER PARCEL 1
83 PM 50



LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L57(R) | N12°21'15"W | 17.50' |
| | BLANK | |
| L59(R) | S10°13'05"E | 17.50' |
| L60(R) | N01°59'09"E | 12.97' |
| L61 | S86°52'25"E | 20.26' |
| L62 | S03°07'35"W | 13.06' |
| L63 | N05°09'34"E | 27.15' |
| L64 | N22°30'00"W | 40.78' |
| L65 | N00°00'00"E | 16.56' |
| L66 | N90°00'00"E | 20.00' |
| L67 | S00°00'00"E | 12.58' |
| L68 | S22°30'00"E | 44.80' |
| L69(R) | S07°53'14"W | 30.33' |

LINE TABLE

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L70(R) | S08°18'47"W | 20.00' |
| L71(R) | S07°58'57"W | 33.21' |
| L72 | N82°03'08"W | 19.96' |
| L73(R) | N07°54'46"E | 33.21' |
| L74(R) | S14°03'00"E | 33.88' |
| L75 | S71°24'37"W | 34.12' |
| L76(R) | N18°06'16"W | 35.38' |
| L77(R) | S20°38'46"E | 8.04' |
| L78 | S00°24'29"W | 28.96' |
| L79 | N89°35'31"W | 20.00' |
| L80 | N00°24'29"E | 25.61' |
| L81(R) | N22°51'58"W | 3.60' |

CURVE TABLE

| CURVE# | ARC LENGTH | RADIUS | DELTA |
|--------|------------|-----------|-----------|
| C19 | 134.72' | 536.50' | 14°23'16" |
| C20 | 114.27' | 536.50' | 12°12'14" |
| C21 | 9.72' | 16464.40' | 0°02'02" |
| C22 | 122.41' | 16464.40' | 0°25'34" |
| C23 | 94.91' | 16444.40' | 0°19'51" |
| C24 | 38.18' | 16444.40' | 0°07'59" |
| C25 | 161.40' | 516.50' | 17°54'15" |
| C26 | 22.91' | 516.50' | 2°32'30" |
| C27 | 34.94' | 516.50' | 3°52'33" |
| C39 | 20.65' | 554.00' | 2°08'10" |

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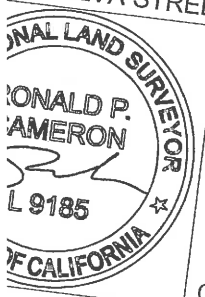


EXHIBIT A
PLAT TO ACCOMPANY LEGAL DESCRIPTION
CALWATER EASEMENT
OYSTER POINT
LANDS OF CITY OF SOUTH SAN FRANCISCO
CITY OF SOUTH SAN FRANCISCO, SAN MATEO COUNTY, CALIFORNIA

JOB NO:
1025-010
SHEET: 16 OF 16
SCALE: 1"= 80'
DATE: 04/06/20

EXHIBIT B

Depiction of Easement

DRAFT