

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

September 22, 2003

## Subject

Acceptance of two Grant Deeds from the United States Postal Service (USPS) for the Reinforced Concrete Box Culvert.

## Recommendation

1. Accept the Grant Deed for a portion of the real property known as 855 Jefferson Avenue.
2. Accept the Deed of Easement for a portion of the real property known as 855 Jefferson Avenue, and
3. Direct the City Clerk, by motion, to accept on behalf of the City, the Grant Deed and the Grant Deed of Easement from the United States Postal Service pursuant to Resolution No. 10944, adopted December 5, 1988, and to record a certified copy of the Resolution and Order with the deed in the office of the County Recorder of San Mateo County.

## Background

As part of the relocation of the Reinforced Concrete Box Culvert (RCBC) and other surface improvements, a concrete sidewalk was constructed to provide a pedestrian pathway behind the post office's landscape area and City's parking lot behind City Hall. In order to provide this pedestrian pathway, an additional 3.5 feet wide by 180 feet long area is required. The United States Postal Service has agreed to grant this parcel to the City in exchange for storm drain improvements on their property.

In addition, the City has asked the United States Postal Service for Grant of Easement for a public service easement for a portion of the alley between the Post Office and City Hall. This area has been used over the years for mutual benefit of the city and the Post Office for egress, ingress utilities and other uses. This action formalizes the ownership and responsibility of this area, which has never been documented.

7.16-2

**Alternative**

Do not accept these deeds, in which the Post Office and the City would be forever burdened with the joint use of land for which there is no legal documentation.

**Fiscal Impacts**

There are no additional costs for the Grant Deed of Easement or the Grant Deed, other than the work required to install the new storm drains and piping that ties into the new RCBC, which has been funded from the Redevelopment Agency.



Brian Lee  
Senior Civil Engineer

Bruce Liedstrand  
Community Development Services Director



Ed Everett  
City Manager

BL:ss

s/library/reports/brian/Accept\_Grant\_Deed\_USPostalService

7.1G-3

Recorded at the Request of:

Office of the City Clerk  
City of Redwood City  
P.O. BOX 391  
Redwood City, CA 94064

When Recorded Return To:

Office of the City Clerk  
City of Redwood City  
P.O. BOX 391  
Redwood City, CA 94064

Space above this line for Recorder's Use

**Governmental entity acquiring title.  
Tax exempt effective November 10, 1969**

**GRANT OF EASEMENT**

**THIS GRANT OF EASEMENT** ("Agreement") is made as of the 20<sup>th</sup> day of August, 2003, by the United States Postal Service, as successor in interest to the United States of America ("Grantor"), and the City of Redwood City, a municipal corporation of the State of California ("Grantee").

**RECITALS**

A. Grantor is the owner of that certain real property located in the City of Redwood City, County of San Mateo, State of California, known as 855 Jefferson Avenue, Redwood City, California, APN 053-131-190, (the "Property").

B. Grantee has requested a public service easement, as said term is defined in Section 8306 of the California Streets and Highways Code, and as further defined below, in, upon, across, over, under and through that certain and limited portion of the Property, as more particularly described on Exhibit "A," attached hereto and incorporated by this reference (the "Easement Area"). A Plat to accompany the legal description of the Easement Area is attached hereto, marked Exhibit "B," and incorporated by this reference.

C. Grantor is willing to grant this easement upon the terms and conditions set forth below.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

7.1G-4

1. **Grant of Easement.** Grantor hereby grants to Grantee a public service easement, as said term is defined in Section 8306 of the California Streets and Highways Code in, upon, across, over, under, and through the Easement Area, as described on Exhibit "A," including the right of ingress and egress, for the purpose of enjoying the uses and constructing, installing, operating, maintaining, repairing, replacing (with same or different size and/or material) improvements and equipment defined in Section 8306 of the California Streets and Highways Code.


2. **Repair to Easement Area.** Upon the construction, installation, maintenance, repair or replacement of any improvement or equipment by Grantee within the Easement Area, Grantee shall, at no cost to Grantor, promptly repair any damage to the Easement Area created by Grantee in connection therewith.

3. **Binding Effect and Governing Law.** This Grant of Easement and covenants set forth herein shall be binding upon the parties hereto and their respective successors, and assigns. This Agreement shall be governed and construed in accordance with the laws of the State of California.

**IN WITNESS WHEREOF, THIS AGREEMENT** is executed as of the date and year first above written.

GRANTOR

The United States Postal Service

By:   
Laureen A. Yamakido,  
Contracting Officer

GRANTEE

CITY OF REDWOOD CITY, a municipal corporation  
of the State of California

By: \_\_\_\_\_  
Edward Everett, City Manager

7.1G-5

EXHIBIT "A"

LEGAL DESCRIPTION FOR A PROPOSED PUBLIC SERVICE EASEMENT

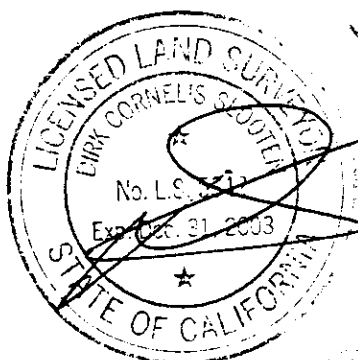
BEING A PORTION OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE DEED TO THE UNITED STATES OF AMERICA RECORDED IN BOOK 627 PAGE 6 SAN MATEO COUNTY RECORDS

BEING A PORTION OF LOT SEVEN (7) IN BLOCK NUMBERED ONE (1) AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE PROPERTY IN VILLA LOTS OF J.V. DILLER, SITUATED IN REDWOOD CITY" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY SEPTEMBER 18, 1863 IN BOOK E OF ORIGINAL MAPS AT PAGE 77 AND COPIED IN BOOK 1 OF MAPS AT PAGE 83

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF THAT CERTAIN REAL PROPERTY DESCRIBED IN THE DEED TO THE UNITED STATES OF AMERICA RECORDED IN BOOK 627 PAGE 6 SAN MATEO COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL (627 OR 6) SOUTH 86°29'42" WEST 175.00 FEET TO THE EASTERLY LINE OF JEFFERSON AVENUE; THENCE ALONG SAID EASTERLY LINE OF JEFFERSON AVENUE NORTH 03°30'18" WEST 12.00 FEET THENCE LEAVING SAID EASTERLY LINE OF JEFFERSON AVENUE NORTH 86°29'42" EAST 175.00 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL (627 OR 6) SOUTH 03°30'18" EAST 12.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF

DIRK C SLOOTEN  
LS 5342



7.1G-6

P.O.B.

S09°30'18"E

12.00'

CITY HALL  
CITY OF REDWOOD CITY  
PARCEL 2 PARCEL MAP NO. 94-1  
VOLUME 69 PAGE 23

PROPOSED 12'  
PUBLIC SERVICE  
EASEMENT

20' ALLEY  
BOOK 605 PAGE 15

S86°29'42"W  
175.00'

N86°29'42"E  
175.00'

POST OFFICE  
UNITED STATES OF AMERICA  
BOOK 627 PAGE 6

6



WILLIAMS LOTS OF J.V. MILLER  
VOLUME 1 PAGE 17  
VOLUME 1 PAGE 17  
VOLUME 1 PAGE 17

4

12.00'  
N03°30'18"W

JEFFERSON AVENUE

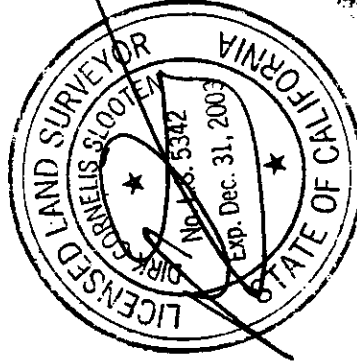


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTIONS FILE

REDWOOD CITY

SAN MATEO

CALIFORNIA

DATE:

JOB NO. 6473

SCALE: 1"=40'

REVISIONS:

DRAWN BY:

PAGE OF 1

7.1G-7

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of SAN MATEO } ss.

On AUGUST 20, 2003 before me, EVANGELINE SAN JUAN  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared LAUREEN A. YAMAKIDO  
Name(s) of Signer(s)

personally known to me  
 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.



WITNESS my hand and official seal.

*Evangelina San Juan*  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Redwood City, CA - Downtown Station for Grant of Easement

Document Date: AUGUST 20, 2003 Number of Pages:       

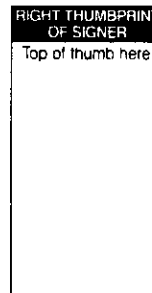
Signer(s) Other Than Named Above:       

**Capacity(ies) Claimed by Signer**

Signer's Name:       

- Individual
- Corporate Officer — Title(s):
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: Contracting Officer

Signer Is Representing: U.S. Postal Service



7.1G-8

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**Governmental entity acquiring title.  
Tax exempt effective November 10, 1969**

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### GRANT DEED

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Grantor is the owner of that certain real property located in the City of Redwood City, County of San Mateo, State of California, known as 855 Jefferson Avenue, Redwood City, California, APN 053-131-190, (the "Property").

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee a fee simple interest in that portion of the Property described on Exhibit "A-1", attached hereto, marked Exhibit "B", and incorporated by this reference.

**IN WITNESS WHEREOF**, this Grant Deed is executed as of the date and year first above written.

GRANTOR

The United States Postal Service

By   
Laureen A. Yamakido, Contracting Officer

7.16-9

EXHIBIT "A-1"

LEGAL DESCRIPTION

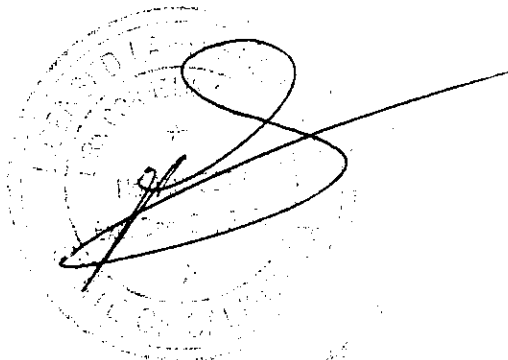
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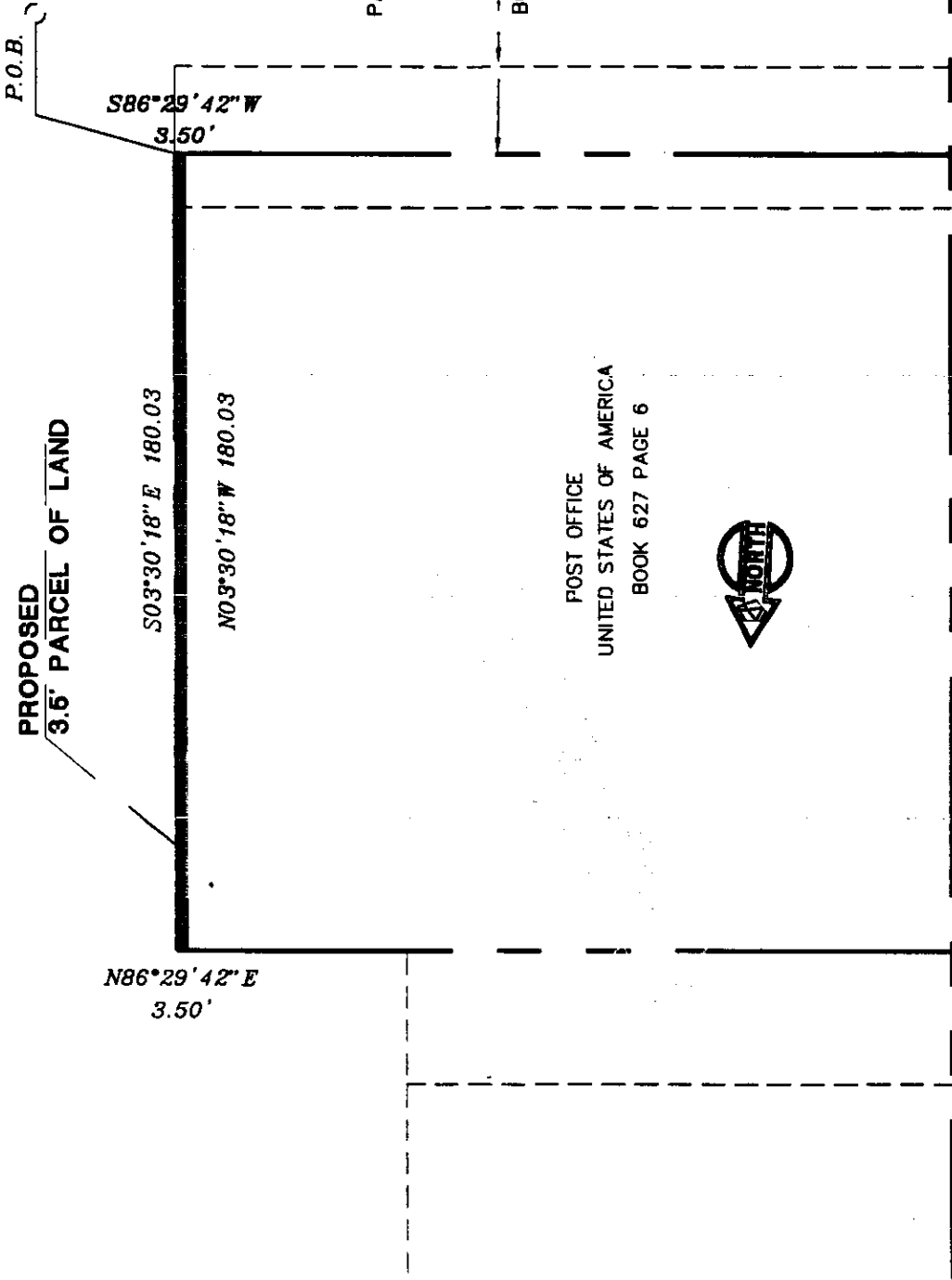
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LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF

DIRK C SLOOTEN  
LS 5342



7.1G-10



**EXHIBIT "B"**

<b>PLAT TO ACCOMPANY LEGAL DESCRIPTIONS FILE</b>		<b>DATE:</b>	<b>JOB NO. 6473</b>
<b>REDWOOD CITY</b>	<b>SAN MATEO</b>	<b>SCALE: 1" = 40'</b>	<b>REVISIONS:</b>
	<b>CALIFORNIA</b>	<b>DRAWN BY</b>	<b>PAGE 1 OF 1</b>

7.1G-11

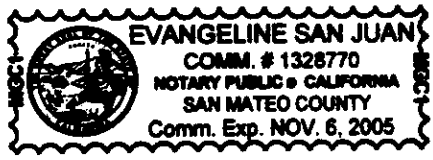
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County of SAN MATEO } ss.

On AUGUST 20, 2003 before me, EVANGELINE SAN JUAN  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared LAUREEN A. YAMAKIDO  
Name(s) of Signer(s)

personally known to me  
 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.



WITNESS my hand and official seal.  
*Evangelina San Juan*  
Signature of Notary Public

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Document Date: AUGUST 20, 2003 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

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- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
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- Trustee
- Guardian or Conservator
- Other: Contracting Officer

Signer Is Representing: U.S. Postal Service

