

REPORT

**To the Honorable Mayor and City Council
From the City Manager**

October 13, 2002

Subject

Acceptance of Quit Claim Deeds – Redwood City Elementary School District

Recommendation:

Accept the Quit Claim Deeds offered by the Redwood City Elementary School District, and direct the City Clerk to record a certified copy of the order with the deed in the office of the County Recorder of San Mateo County.

Background

Redwood City is intending to construct a public parking garage under a parcel bounded by Broadway, Middlefield Road and Jefferson Avenue. Part of the garage will extend under a section of Middlefield Road. In addition, the City is intending to realign a portion of Middlefield Road.

In researching the title to some of the property associated with the construction of the public parking garage and realignment of Middlefield Road, it was found that the Redwood City Elementary School District ("School District"), who formerly owned portions of the site, had at one time been given title to what were then portions of the public street. The deeds date back to 1928, and leave some "cloud" over the issue of the School District's rights to public streets, which have been used since the City's inception as public thoroughfares. By recording these quit claim deeds, we will forever remove any potential claim the School District may have over the title to the public street.

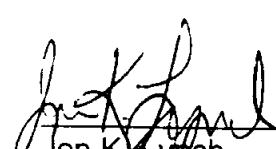
The attachment is the plat map showing the portions of the right-of-way to be quit claimed.

Alternative

Do not accept the deeds, lending the possibility of the School District claiming some kind of property rights to the streets, and thereby delaying the construction of the underground public parking structure.

Fiscal Impacts

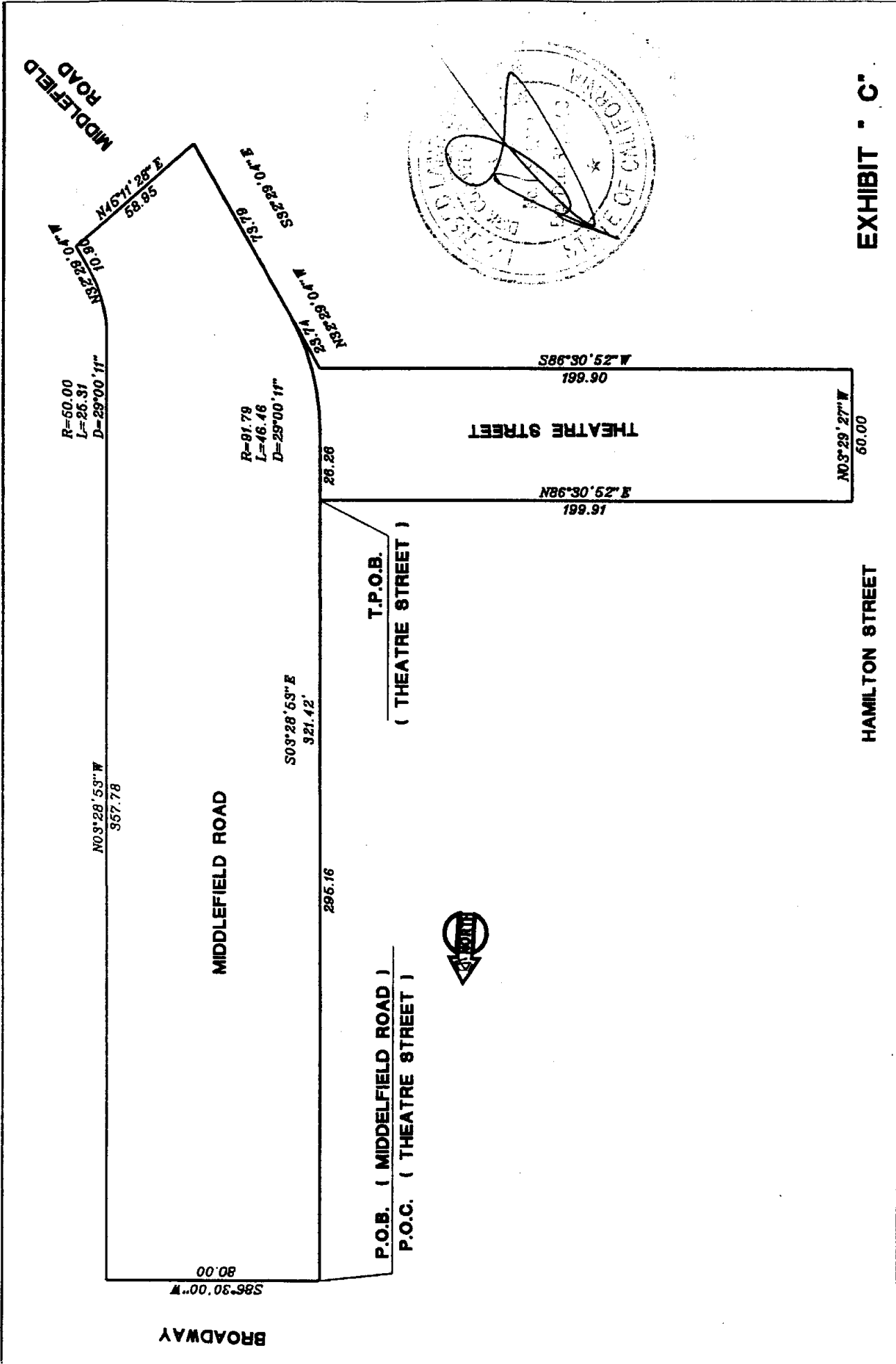
There are no fiscal impacts to the City by this action.


 Jon K. Lynch
 City Engineer


 Bruce Liedstrand
 Community Development Services Director


 Ed Everett
 City Manager

7.1-I2



PLAT TO ACCOMPANY LEGAL DESCRIPTIONS FILE		DATE:	JOB NO. 6473
REDWOOD CITY		SCALE: 1"=50'	REVISIONS:
SAN MATEO		DRAWN BY	PAGE
CALIFORNIA			OF 1

RECORDING REQUESTED BY
Office of the City Clerk
City of Redwood City
PO Box 391
Redwood City, CA 94064

WHEN RECORDED MAIL TO:
Office of the City Clerk
City of Redwood City
PO Box 391
Redwood City, CA 94064

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Governmental entity acquiring title.
Tax exemption effective November 10, 1969

QUIT CLAIM DEED

The Redwood City School District, a political subdivision of the State of California, which from time to time has acquired legal title to real property as the Redwood City Elementary School District (the "District"), is the owner of the property sometimes referred to as a portion of Theatre Street, in Redwood City, County of San Mateo, California (the "Property") and more particularly described on Exhibit "A," attached hereto and incorporated by this reference. The District hereby quit claim deeds to the City of Redwood City, a municipal corporation of the State of California, all its rights, title and interest in the Property.

Executed on 9/22, 2003, at Redwood City, California.

The Redwood City School District,
a political subdivision of the State
of California

By: Ronald S. Carter

7.1-I4

ACKNOWLEDGMENT

Dated Sept. 22, 2003

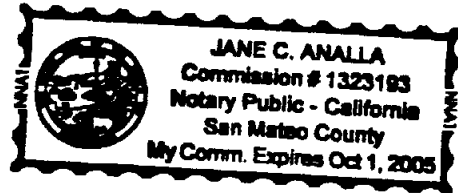
STATE OF CALIFORNIA }
COUNTY OF San Mateo } ss.

On September 22, 2003
before me, Jane C. Analla personally
appeared Ronald F. Crates

personally known to me (~~or 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.

Signature Jane C. Analla
Notary Public



LEGAL DESCRIPTION FOR THE UNDERLYING FEE FOR THEATRE STREET

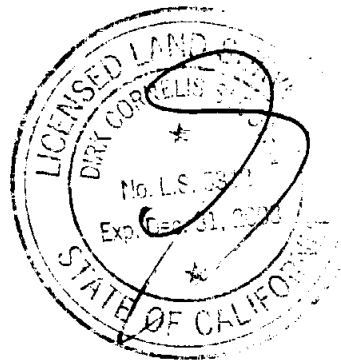
LEGAL DESCRIPTION:

PORTION OF THEATRE STREET, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MIDDLEFIELD ROAD EXTENSION" ON FILE WITH THE CITY OF REDWOOD CITY PUBLIC WORKS

COMMENCING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SECOND STREET (NOW MIDDLEFIELD) WITH THE SOUTHERLY LINE OF "A" STREET (NOW BROADWAY) AND RUNNING THENCE FROM SAID POINT OF COMMENCEMENT ALONG THE WESTERLY LINE OF MIDDLEFIELD ROAD SOUTH 3° 28'53" EAST 295.16 FEET TO THE NORTHERLY LINE OF THEATRE STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°28'53" EAST 26.26 FEET ; THENCE ALONG THE ARC OF A CURVE TO THE LEFT ALONG THE WESTERLY LINE OF MIDDLEFIELD ROAD HAVING A RADIUS OF 91.79 FEET FOR A DISTANCE OF 46.46 FEET; THENCE NORTH 32°29'04" WEST 23.74 FEET TO THE SOUTHERLY LINE OF THEATRE STREET ; THENCE ALONG THE SOUTHERLY LINE OF THEATRE STREET SOUTH 86°30'52" WEST 199.90 FEET TO THE EASTERLY LINE OF HAMILTON STREET (FORMERLY THIRD STREET) ; THENCE ALONG THE EASTERLY LINE OF HAMILTON STREET NORTH 03°29'27" WEST 50.00 FEET TO THE NORTHERLY LINE OF THEATRE STREET ; THENCE ALONG THE NORTHERLY LINE OF THEATRE STREET NORTH 86°30'52" EAST 199.91 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF

DIRK C SLOOTEN
LS 5342



7.1-16

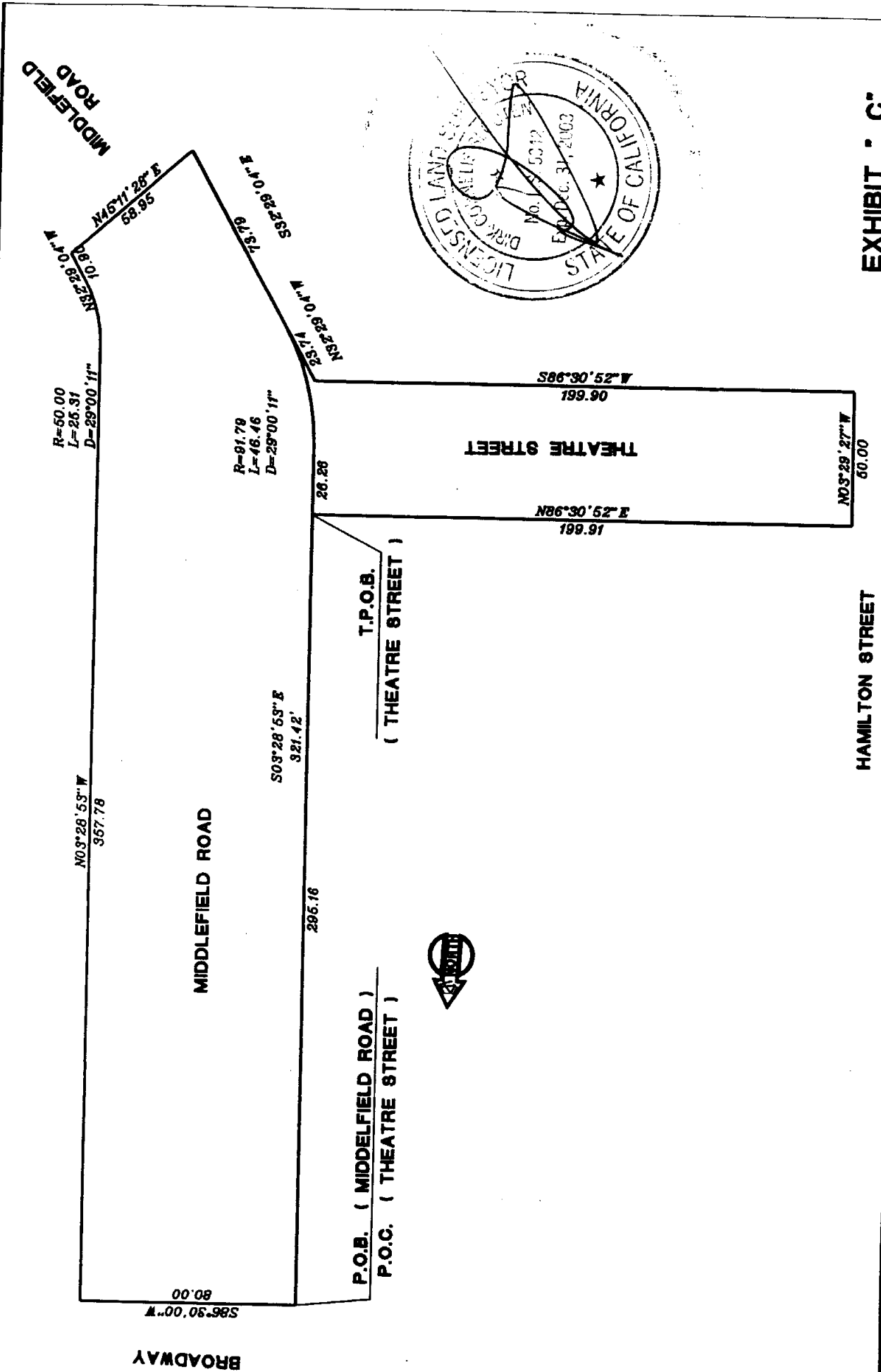


EXHIBIT " C "

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REDWOOD CITY	SAN MATEO	SCALE: 1"=50'	REVISIONS:
	CALIFORNIA	DRAWN BY	PAGE 1 OF 1

7.1-17

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Redwood City, CA 94064

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Executed on 9/22/, 2003, at Redwood City, California.

The Redwood City School District,
a political subdivision of the State
of California

By: Ronald D. Crates

7.1-I8

ACKNOWLEDGMENT

Dated Sept. 22, 2003

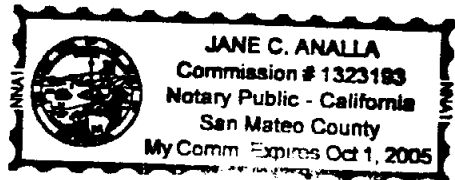
STATE OF CALIFORNIA }
COUNTY OF San Mateo } ss.

On September 22, 2003
before me, Jane C. Analla, personally
appeared Ronald F. Crates

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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.

Signature Jane C. Analla
Notary Public



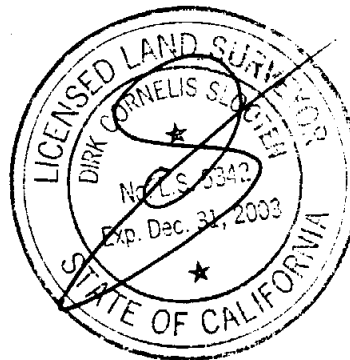
LEGAL DESCRIPTION FOR THE UNDERLYING FEE FOR MIDDLEFIELD ROAD

PORTION OF SECOND STREET NOW MIDDLEFIELD ROAD, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TOWN OF MEZESVILLE", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON AUGUST 1, 1856 IN VOLUME 1 MAPS AT PAGE 79, AND A PORTION OF MORE PARTICULARLY DESCRIBED AS FOLLOWS:

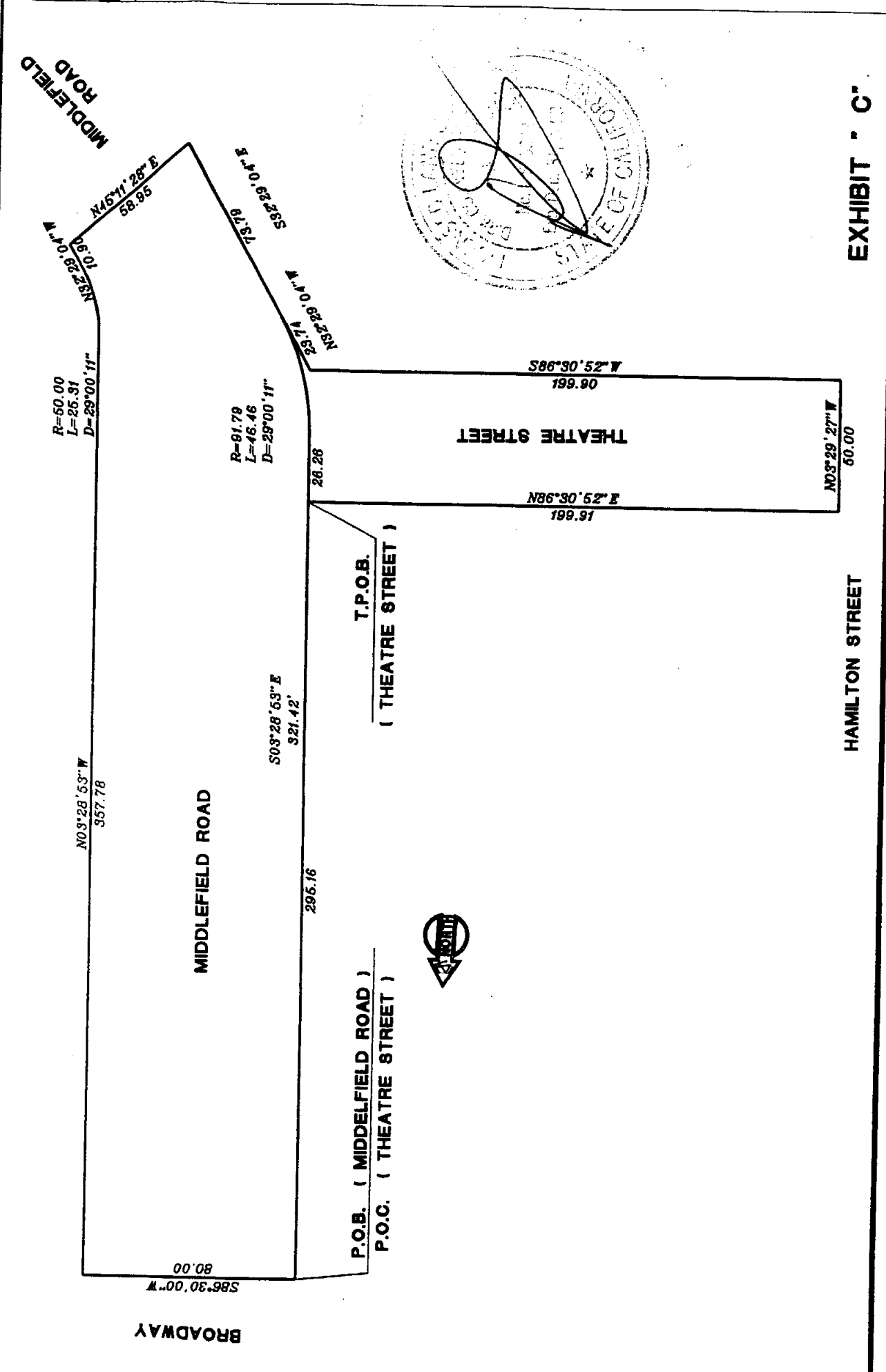
BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SECOND STREET (NOW MIDDLEFIELD) WITH THE SOUTHERLY LINE OF "A" STREET (NOW BROADWAY) AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF MIDDLEFIELD ROAD SOUTH $3^{\circ} 28'53''$ EAST 321.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT ALONG THE WESTERLY LINE OF MIDDLEFIELD ROAD HAVING A RADIUS OF 91.79 FEET FOR A DISTANCE OF 46.46 FEET; THENCE SOUTH $32^{\circ} 29'04''$ EAST 73.79 FEET TO A POINT IN THE CENTERLINE OF A BRANCH OF REDWOOD CREEK; THENCE LEAVING SAID LINE OF MIDDLEFIELD ROAD AND RUNNING NORTHEASTERLY IN A DIRECT LINE NORTH $45^{\circ}11'28''$ EAST 58.95 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED DECEMBER 22, 1972 IN VOLUME 6294 OFFICIAL RECORDS AT PAGE 348 SAN MATEO COUNTY RECORDS; THENCE ALONG THE EASTERLY LINE OF MIDDLEFIELD ROAD NORTH $32^{\circ} 29'04''$ WEST 10.90 FEET; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 50 FEET, A DISTANCE OF 25.31 FEET; THENCE NORTH $3^{\circ} 28'53''$ WEST 357.78 FEET MORE OR LESS TO THE SOUTHERLY LINE OF BROADWAY; THENCE ALONG SAID SOUTHERLY LINE OF BROADWAY SOUTH $86^{\circ} 30'$ WEST 80 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED UNDER THE DIRECTION OF

DIRK C SLOOTEN
LS 5342



7.1-110



PLAT TO ACCOMPANY LEGAL DESCRIPTIONS FILE		DATE:	JOB NO. 6473
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