

2080

RECORDING REQUESTED BY  
Bohannon Development Company  
Sixty 31<sup>st</sup> Avenue  
San Mateo, CA 94403

**2017-030598**

County  
9:18 am 04/07/17 IC Fee: NO FEE  
Count of Pages 8  
Recorded in Official Records  
County of San Mateo  
Mark Church  
Assessor-County Clerk-Recorder

WHEN RECORDED MAIL TO  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA 94025  
Attn: City Clerk



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax: \$-0- No apparent value  
"No fee required" (Government Code Section 6103 & 27383)  
Recorded for the benefit of the City of Menlo Park.

SP

IRREVOCABLE OFFER OF DEDICATION  
OF STREET RIGHT-OF-WAY  
(CITY OF MENLO PARK, CALIFORNIA)

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, and the benefits to accrue to them by reason of the location and establishment by the City of Menlo Park, of a public street upon, over, and across said land, **Bohannon Development Company**, a California Corporation ("**Grantor**"), does hereby certify that it is the legal owner of the hereinafter described real property, and Grantor does hereby irrevocably offer to dedicate (this "**Irrevocable Offer to Dedicate**") to **City of Menlo Park**, a municipal corporation in the County of San Mateo, State of California ("**Grantee**"), right-of-way and incidents thereto for public street purposes upon, over, and across the said land situated in said City of Menlo Park and more particularly described and shown in Exhibit A and B, attached hereto and incorporated herein by this reference.

This Irrevocable Offer to Dedicate shall continue in full force and effect until the date Grantee accepts or rejects such offer. If Grantee fails to accept this Irrevocable Offer to Dedicate by July 1, 2017, then such offer shall be deemed rejected. If the Irrevocable Offer to Dedicate is rejected by Grantee, then the Grantor shall be automatically released from such offer. The dedication of the land described herein for public street purposes shall be deemed completed and shall become permanent upon acceptance of the offer to dedicate by the Grantee as evidenced by a Certificate of Acceptance or Resolution accepting such offer. The provisions of this Irrevocable Offer to Dedicate shall inure to the benefit of and be binding upon the heirs, successors, assigns, and personal representatives of the respective parties hereto.

The property described in Exhibit A is a portion of the property commonly known as 161 Constitution Drive in the City of Menlo Park State of California [APN: 055-241-140].

[Signature Page Follows]

In witness whereof, this instrument has been executed as of March 16, 2017 and recorded.

Bohannon Development Company,  
a California Corporation

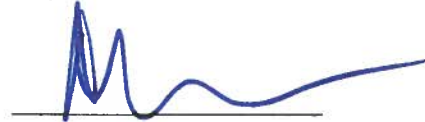
By: 

Name: \_\_\_\_\_

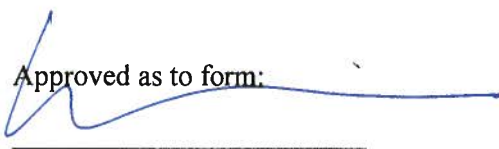
Title: \_\_\_\_\_

**Robert L. Webster**  
**President and CEO**

City Of Menlo Park



By: Alex D. McIntyre  
City Manager

Approved as to form: \_\_\_\_\_  


City Attorney

ATTEST



City Clerk

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )  
County of San Mateo )

On March 16, 2017 before me, Deanna Wright, Notary Public,  
*Date Here Insert Name and Title of the Officer*

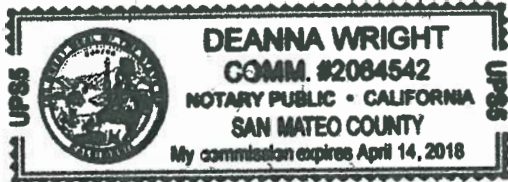
personally appeared \*\*\*\*\*Robert L. Webster, President & CEO\*\*\*\*\*  
*Name(s) of Signer(s)*

\*\*\*\*\*Bohannon Development Company\*\*\*\*\*

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 *Deanna Wright*  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document** Irrevocable Offer of Dedication of Street Right-of-Way  
**Title or Type of Document:** City of Menlo Park, California **Document Date:** \_\_\_\_\_  
**Number of Pages:** 2 **Signer(s) Other Than Named Above:** \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

# ACKNOWLEDGMENT

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  
County of San Mateo

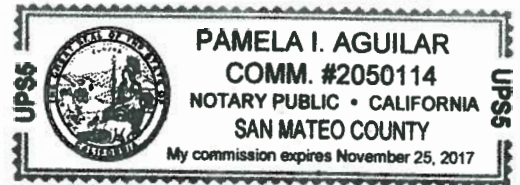
On April 3, 2017 before me, Pamela I. Aguilar, Notary Public  
(insert name and title of the officer)

personally appeared Alex D. McIntyre  
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 Pamela I. Aguilar (Seal)




**CERTIFICATE OF ACCEPTANCE**

This to certify that the interest in real property conveyed by the foregoing deed, grant or other instrument dated March 16, 2017, from Bohannon Development Company to the City of Menlo Park, a municipal corporation, is hereby accepted by the undersigned on behalf of the City pursuant to authority conferred by Resolution of the City Council of the City of Menlo Park bearing No. 6365, adopted on January 24, 2017, and said City consents to recordation thereof.

Dated April 3, 2017

CITY OF MENLO PARK

By:   
\_\_\_\_\_  
Alex D. McIntyre  
City Manager

ATTEST:

  
\_\_\_\_\_  
Pam Aguilar  
City Clerk

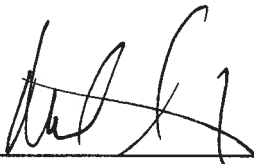
**EXHIBIT "A"**  
**LEGAL DESCRIPTION – RIGHT-OF-WAY DEDICATION**

IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 22 AS SHOWN ON THAT CERTAIN MAP ENTITLED "BOHANNON INDUSTRIAL PARK UNIT NO. 6, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ON OCTOBER 22, 1963 IN VOLUME 59 OF MAPS AT PAGE 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22, THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 74°22'50" WEST 136.68 FEET TO THE **TRUE POINT OF BEGINNING**;  
THENCE ALONG THE GENERALLY EASTERLY BOUNDARY OF CHRYSLER DRIVE DESCRIBED IN DOCUMENT NO. 4485-AR RECORDED OCTOBER 31, 1980 AND THE WESTERLY PROLONGATION OF SAID NORTHERLY LINE, NORTH 74°22'50" WEST 18.10 FEET TO AN ANGLE POINT IN SAID EASTERLY BOUNDARY;  
THENCE ALONG SAID EASTERLY BOUNDARY, SOUTH 21°56'50" WEST 246.22 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY;  
THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE 47.12 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE SOUTHERLY LINE OF SAID LOT 22;  
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 68°03'10" EAST 10.00 FEET;  
THENCE LEAVING SAID SOUTHERLY LINE, NORTH 29°16'38" WEST 37.84 FEET TO A LINE PARALLEL WITH AND 10.50 FEET EASTERLY OF SAID RIGHT OF WAY LINE;  
THENCE ALONG SAID PARALLEL LINE, NORTH 21°56'50" EAST 244.73 FEET;  
THENCE LEAVING SAID PARALLEL LINE, NORTH 59°21'50" EAST 12.33 FEET TO THE **TRUE POINT OF BEGINNING**.

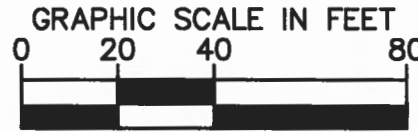
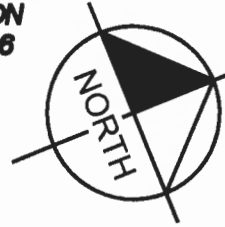
ALL AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 3,896 SQUARE FEET, MORE OR LESS.

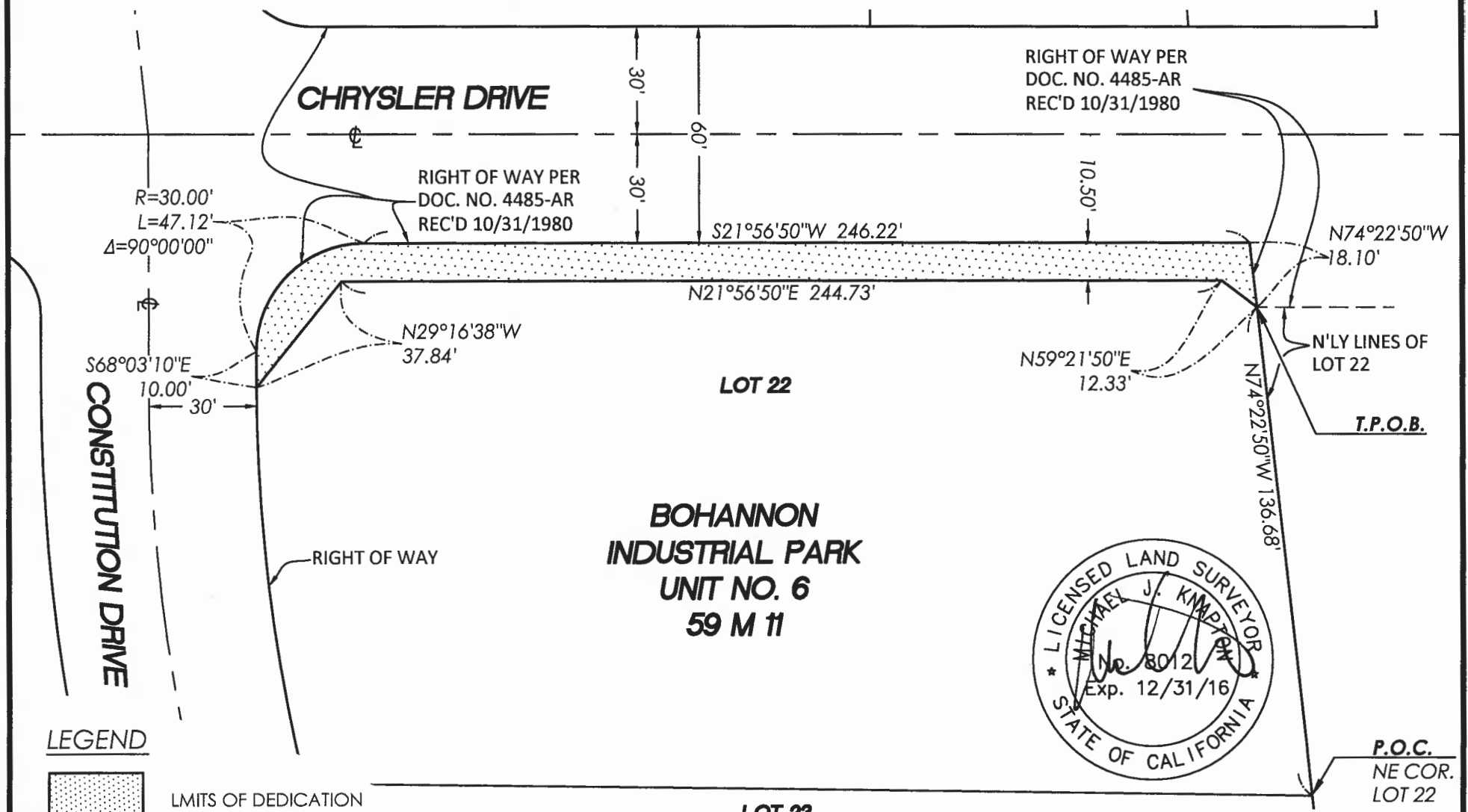
  
\_\_\_\_\_  
MICHAEL JAMES KNAPTON  
P.L.S.8012  
REV: 1/11/17

1/11/17  
DATE








**Kimley»Horn**  
401 B STREET, SUITE 600, SAN DIEGO, CA 92101  
PHONE: 619-234-9411  
WWW.KIMLEY-HORN.COM



**LEGEND**

-  LIMITS OF DEDICATION
-  T.P.O.B. TRUE POINT OF BEGINNING
-  P.O.C. POINT OF COMMENCEMENT



**LOT 23**

**P.O.C.**  
NE COR.  
LOT 22

**RESOLUTION NO. 6365**

**RESOLUTION OF THE CITY OF MENLO PARK ACCEPTING RIGHT-OF-WAY DEDICATION OF A PORTION OF LAND ALONG THE PROPERTY FRONTAGE OF 161 CONSTITUTION DRIVE FOR THE MENLO GATEWAY PROJECT**

The City of Menlo Park, acting by and through its City Council, having considered and been fully advised in the matter and good cause appearing therefore,

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of Menlo Park that the City Council does hereby accept the right-of-way dedication from Bohannon Development Company.

BE IT AND IT IS HEREBY ALSO RESOLVED that the City Council authorizes the City Manager to sign the certificate of acceptance for said easement.

I, PAMELA AGUILAR, City Clerk of the City of Menlo Park, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted at a meeting by said Council on this twenty-fourth day of January, 2017, by the following votes:

AYES: Carlton, Cline, Keith, Mueller, Ohtaki

NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twenty-fourth day of January, 2017.



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Pamela Aguilar, CMC  
City Clerk