

Meeting of the Central Valley Flood Protection Board

Staff Report — Cache Creek Critical Erosion Site (LM 3.9L and LM 4.2L) North Levee Setback Project

Quitclaim Deed - Parcels 13668-A

(By: Gregory D. Garner)

1.0-ITEM

Quitclaim of Parcel 13668-A.

2.0-BACKGROUND

As the Non-Federal Sponsor, it was necessary for the Central Valley Flood Protection Board (Board) to acquire certain real property rights in order to certify the real estate requirements necessary for the construction of Cache Creek Critical Erosion Site LM 3.9L and LM 4.2L, North Levee Setback Project.

The Department of Water Resources, Real Estate Branch, acquired on the Board's behalf, a permanent easement in the name of the Sacramento and San Joaquin Drainage District (SSJDD) over a portion of parcel 13668, known as 13668 Unit A and B, from Margrit Boyd, Trustee of the Survivors Trust under the Steven and Margrit Boyd Family Revocable Trust, Dated August 23, 2000 on 11/17/2009 by way of Easement Deed Document 2011-0007145-00 for flood control purposes. A Temporary Construction Easement was also acquired over a portion of Parcel 113668, formally known as 13668 Unit C, currently known as 13668-A, by way of the same Temporary Easement Deed Document 2011-0007146-00. Total compensation paid for Parcel 13668 was \$190,200, with \$2,384 being paid specifically for Parcel 13668-A, a Temporary Construction Easement, for a duration of the project. Project requirements required SSJDD to retain a permanent easement over Parcel 13668 Unit A and B for flood control purposes. However, the Temporary Construction Easement over Parcel 13668-A expired due to the completion of construction. However, to avoid any chance of clouding title, representatives of the Boyd trust have requested that the Board quitclaim the temporary eaement back to Margrit Boyd, Trustee of the Survivors Trust under the Steven and Margrit Boyd Family Revocable Trust, Dated August 23, 2000 to clear the cloud on title. Parcel 13668 Unit A and B will remain as permanent easement under SSSJDD.

3.0-DESCRIPTION

It is necessary to quitclaim Parcel 13668-A in order to remove the Temporary Construction Easements from the portion of Parcel 13668 that is no longer required by SSJDD. The quitclaim will transfer only the Board's temporary construction easement interest to the current property owner, Margrit Boyd, Trustee of the Survivors Trust under the Steven and Margrit Boyd Family Revocable Trust, Dated August 23, 2000.

Review of the final Quitclaim Deed by the Executive Officer and counsel will occur prior to execution of said Quitclaim Deed.

4.0-STAFF RECOMMENDATION

Staff recommends the Board approve Resolution Number 2014-13 which approves the Quitclaim of Parcel 13668-A, effectively removing any cloud on title on the parcel resulting from the expired Temporary Construction Easement rights obtained for the Project.

5.0-LIST OF ATTACHMENTS

- A. Location Map
- B. Resolution

STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY
THE CENTRAL VALLEY FLOOD PROTECTION BOARD

RESOLUTION NUMBER 2014-13

AUTHORIZES EXECUTION OF
A QUITCLAIM DEED FOR
PARCEL 13668-A

WHEREAS, the Central Valley Flood Protection Board (Board) recognizes that it was necessary for the Sacramento and San Joaquin Drainage District (SSJDD), acting by and through the Board, to acquire both a Permanent Easement and a Temporary Construction Easement over portions of Parcel 13668 by way of Easement Deeds 2011-0007145-00 and 2011-0007146-00 in order to certify the real estate requirements necessary for the construction of Cache Creek Critical Erosion Site LM 3.9L and LM 4.2L, North Levee Setback Project; and

WHEREAS, the Board recognizes that the portion of Parcel 13668 encumbered by the Permanent Easement are known as Parcels 13668 Unit A and B; and

WHEREAS, the Board recognizes that the portions of Parcel 13668 encumbered by the Temporary Construction Easement are known as 13668 Unit C and 13668-A; and

WHEREAS, the Board recognizes that the Temporary Construction Easement over Parcel 13668-A is no longer needed as the Project has been completed; and

WHEREAS, staff recommends the Board delegate to the Board President and Secretary the authority to execute a Quitclaim Deed for the purpose of quitclaiming Parcel 13668-A to the current property owner, Margrit Boyd, Trustee of the Survivors Trust under the Steven and Margrit Boyd Family Revocable Trust, Dated August 23, 2000.;

NOW, THEREFORE, LET IT BE RESOLVED that the Central Valley Flood Protection Board:

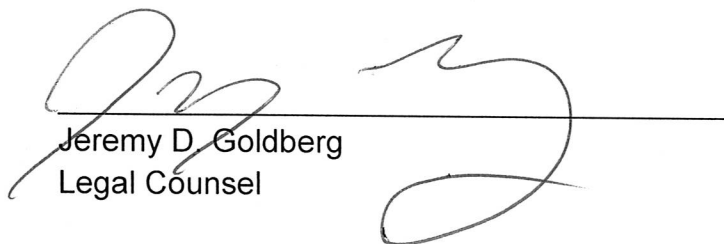
1. Approves the Quitclaim of Parcel 13668-A to Margrit Boyd, Trustee of the Survivors Trust under the Steven and Margrit Boyd Family Revocable Trust, Dated August 23, 2000.
2. Delegates to the Board President and Secretary the authority to execute Quitclaim Deed for Parcel 13668-A in substantially the form attached hereto along with any associated documents necessary for the real estate transaction.

PASSED AND ADOPTED by vote of the Board on _____, 2014.

By: _____
William H. Edgar
President

By: _____
Jane Dolan
Secretary

Approved as to Legal Form and Sufficiency



Jeremy D. Goldberg
Legal Counsel

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

DEPARTMENT OF WATER RESOURCES

Division of Engineering
Real Estate Branch
1416 9th Street, Room 425
Sacramento, CA 95814

SPACE ABOVE THE LINE FOR RECORDER'S USE

027-170-39

QUITCLAIM DEED

PL84/99 BANK REHABILITAION

Project CACHE CREEK LM3.9L & 4.2L

Parcel No. 13668-A

C185D1B TR1-643

The SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT, acting by and through THE CENTRAL VALLEY FLOOD PROTECTION BOARD of the STATE OF CALIFORNIA, does hereby release and quitclaim to **MARGRIT BOYD, TRUSTEE OF THE SURVIVORS TRUST UNDER THE STEVEN AND MARGRIT BOYD FAMILY REVOCABLE TRUST, DATED AUGUST 23, 2000** all right, title and interest in and to the hereinafter described real property:

**MAIL TAX
STATEMENTS TO:**

PARCEL 13668-A

All of that PARCEL 13668 Unit C (designated as 13688 in error on cover page) of that TEMPORARY EASEMENT DEED recorded March 10, 2011, in Document Number 2011-0007-146, Official Records of Yolo County, situated in Projected Section 8, Township 10 North, Range 2 East, M.D.M., County of Yolo, State of California described as follows:

A Temporary Easement for the purpose of moving and/or maneuvering construction equipment and vehicles, the temporary storage of equipment and materials necessary for constructing a levee, together with other earthwork, the temporary storage of spoil or excavated material during the period of construction and reconstruction of said levee and related construction work, and any other operations necessary and appurtenant to the construction of said levee over, through, and across the following described parcel of land:

UNITC

COMMENCING at a found 2-inch iron pipe in monument box located at the centerline of County Road 17 A as shown on said Parcel Map;
thence along said centerline North 89° 15' 20" West 1142.81 feet;
thence South 25.00 feet to the South line of said County Road 17 A and the Point of Beginning;
THENCE FROM SAID POINT OF BEGINNING South 205.84 feet to the Northerly line of Parcel 13668 UNIT A;
Thence along said Northerly line the following 3 courses:
1) North 80° 59' 33" West 95.23 feet;
2) along a curve to the right, having a radius of 152.81 feet, through a central angle of 41 ° 29' 41", an arc length of 110.67 feet; and
3) North 39° 29' 52" West 182.93 feet to the Southerly Right of Way line of said County Road 17 A;
thence along said Southerly line South 89° 15' 20" East 304.42 feet to the Point of Beginning;

Containing 0.99 acre, more or less.

Bearings and Distances are based on the California Coordinate System, CCS83 (2202.53), Zone 2.



State of California
The Resources Agency
Department of Water Resources
THE CENTRAL VALLEY FLOOD
PROTECTION BOARD

Parcel No. 13668-A

Executed this ____ day _____, of 20 ____

SACRAMENTO AND SAN JOAQUIN DRAINAGE
DISTRICT, acting by and through The Central Valley
Flood Protection Board of the State of California.

By _____
Manager

Approved as to Legal Form

Signed and delivered in the presence of:

Counsel, The Central Valley Flood Protection Board

STATE OF CALIFORNIA }

SS

County of _____

On _____, 20 ____, before me, _____

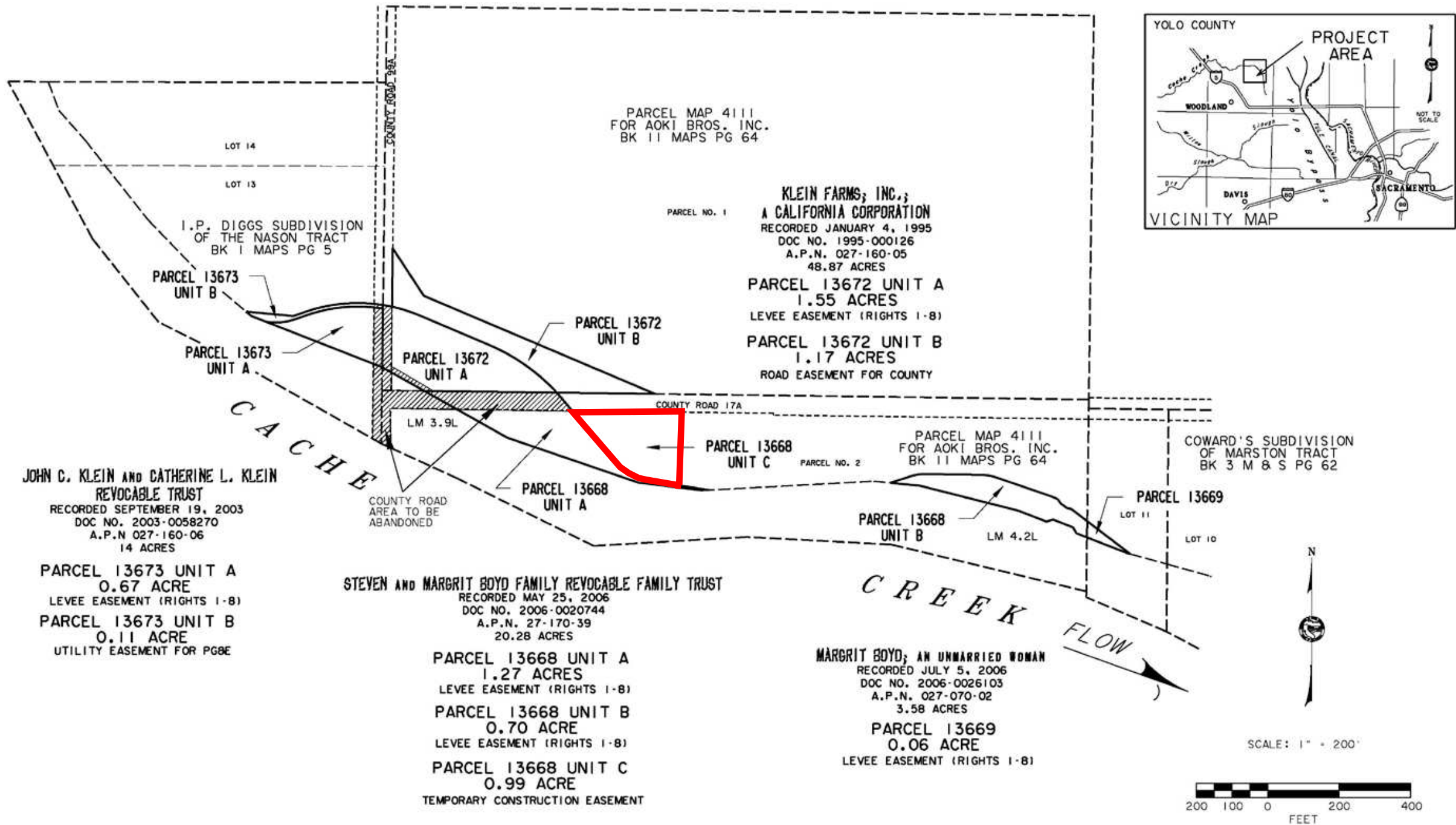
personally appeared _____ who proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that
by his/her/their signature(s) on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

[SEAL]

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA



LEGEND	
PROPERTY LINE	-----
ACQUISITION LINE	=====
PERM. EASEMENT LINE	- - - - -
ROAD EASEMENT LINE	- . - . -
RANCHO BOUNDARY LINE	- - - - -
CENTERLINE	-----
LOT LINE	-----
SECTION LINE	-----
AS DESCRIBED

EXHIBIT

STATE OF CALIFORNIA
 THE RECLAMATION BOARD

PL 84/99
 BANK REHABILITATION
 CACHE CREEK LM3.9L&4.2L