MINUTE ITEM

This Calendar Item No. C9.
was approved as Minute Item
No. 9 by the State Lands
Commission by a vote of 3
to 0 at its 12-20-79
meeting.

CALENDAR ITEM

C9.

12/79
W 21372
Sandefur

LAND BANK AGREEMENT

The Commission, at its regular public meeting in December 1977, approved a Land Bank Agreement with the East Bay Regional Park District (EBRPD) wherein the State was granted an option until December 31, 1978 to acquire undivided interests from the District in real property in Contra Costa County, California, known as Brown's Island. Brown's Island is described in the attached Exhibit "A" and is depicted on the attached plat marked Exhibit "B". Authorization to extend the termination date of the Agreement to December 31, 1979 was granted by the Commission at its regular public meeting in November, 1978 (Minute Item #17).

The undivided interests conveyed to the State are paid for by third parties in exchange for the State's conveyance of its sovereign interests in other parcels of real estate in compromise settlement of title disputes relating to said other parcels.

The State Lands Commission has authorized land exchanges wherein the State will acquire the District's entire interest within Brown's Island. However, actual delivery of deeds has not yet occurred for many of the transactions. A one-year extension of this option agreement will permit the final completion of these pending exchanges.

EXHIBITS: A. Land Description. B. Location Plat.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR IS NOT REQUIRED FOR THIS ACTIVITY BECAUSE THIS AGREEMENT DOES NOT HAVE THE POTENTIAL FOR RESULTING IN PHYSICAL CHANGE IN THE ENVIRONMENT PURSUANT TO 14 CAL. ADM. CODE 15037, 14 CAL. ADM. CODE 15060.

2. AUTHORIZE THE EXTENSION OF THE LAND BANK OPTION AND LEASE BACK AGREEMENT THROUGH DECEMBER 31, 1980.

A 7 10 11 12
S 7 9

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EXHIBIT "A"

DESCRIPTION OF BRONN'S ISLAND

The land referred to herein is situated in the State of California, County of Contra Costa, City of Pittsburg, described as follows:

Surveys Nos. 176, 177, 178, 179 and 180, Swamp and Overflowed Lands, Contra Costa County, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, as particularly described in the patents from the State of California, recorded in Book 1 of Patents, pages 144, 151, 142, 146 and 161, respectively, in the office of the County Recorder of Contra Costa County, reference being hereby made to the record thereof for a complete description.

Excepting therefrom: The following described parcel, being the parcel conveyed by C. A. Hooper & Co. to City of Stockton by deed dated July 15, 1929, recorded August 6, 1929, in Book 191 of Official Records, page 271, in the office of the County Recorder of Contra Costa County, and containing, according to said deed, 100 acres, more or less, and particulary described as follows:

"All that certain real property in the County of Contra Costa, State of California, described as follows:

Sections 3, 4, 9 and 10, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, as delineated in Book 23 of Deeds, page 550, Contra Costa County Records, being portions of Lots "D", "E", "F", "G", "I", "K", "L", "M", & "N", of New York Island, lying on the northerly side of New York Slough and more particulary described as follows:

Beginning at a point on the boundary line between Lots "C" and "D", 1150 feet northerly, measured along said boundary line from the low water line of New York Slough; thence from said point of beginning, continuing in a northerly direction along said boundary line and along said boundary line extended, a distance of 1355 feet; thence east 1325 feet, more or less, to the boundary line between Lots "M" and "L"; thence in a northerly direction along said boundary line between Lots "M" and "L", 1925 feet, more or less, to the low water line of Suisun Bay; thence in an easterly direction, along the low water line of Suisun Bay to a point on a line parallel to and 50 feet distant from said boundary line between Lots "M" and "L",

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EXHIBIT A

thence leaving the low water line of Suisun Bay in a southerly direction, along said line parallel to and 30 feet distant from said boundary line between Lots "M" and "L", 1925 feet, more or less, to a point of intersection with the above mentioned course, "East 1325 feet", extended; thence east 1250 feet, more or less, to a point on the northerly portion of the boundary line between Lots "F" and "G", extended thence in a southerly direction along said extension of boundary line and along the boundary line between Lots "F" and "G", 1675 feet, thence West 1775 feet; thence North 69° 22' West, 908.2 feet, more or less, to the point of beginning.

Also excepting therefrom the following described real property situated in the County of Contra Costa, State of California, being more particularly described as follows:

Commencing at the most southerly corner of Survey No. 180 Swamp and Overflowed Lands, Contra Costa County; thence northwesterly along the southwesterly line of said survey, North 54° 06' West, 1023.00 feet; thence North 53° 04' West, 563.64 feet; thence North 65° 51' West, 366.12 feet; thence leaving said southwesterly line North 15° 36' 05" East, 69.54 feet to the point of beginning for this description, basis of bearing for this description is the Lambert Grid, Zone 3, State of California; thence from said point of beginning South 15° 36 05" West; 69.54 feet to a point on the aforesaid S. & O. Survey 180; thence westerly and northeasterly along said survey line North 65° 51' West, 113.70 feet; thence North 48° 16' West, 539.22 feet; thence North 35° 29' East, 107.58 feet; thence North 81° 54' East, 217.80 feet; thence South 36° 11' East, 374.22 feet; thence North 65° 29' East, 86.96 feet to a point; thence leaving said survey line South 15° 36' 05" West, 198.11 feet to the point of beginning.

Being the westerly portion of aforesaid S. & O. Survey No. 180 and situated in Section 8, Township 2 North, Range 1 East, Mount Diablo Base and Meridian, Contra Costa County, California.

Together with any and all other right, title, or interest of East Bay Regional Park District acquired by reason of that certain deed recorded August 11, 1977 in Book 8459, page 25, Official Records of Contra Costa County.

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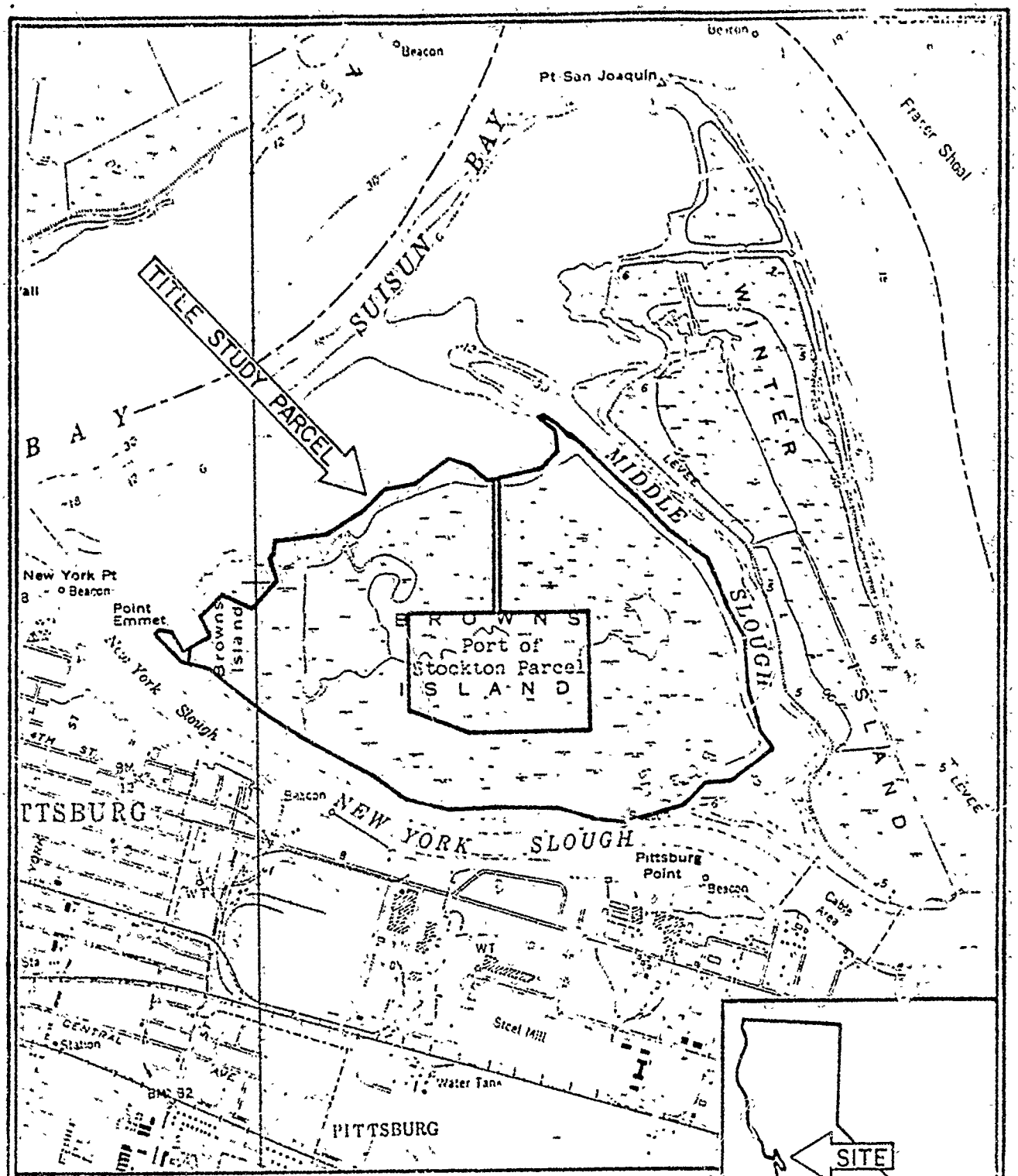
EXHIBIT A



STATE LANDS DIVISION

PORTION OF U.S.G.S. QUADRANGLES
ANTIOCH NORTH 1953 PHOTOREVISED 1968
HONKER BAY 1953 PHOTOREVISED 1968 & 1973

Prepared by: B. Lee Date: 6-10-77

Title Study: BROWN'S ISLAND SD 78-12-11

EXHIBIT B

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