

MINUTE ITEM

This Calendar Item No. C21
was approved as Minute Item
No. 21 by the State Lands
Commission by a vote of 3
to 0 at its 5/29/80
meeting.

CALENDAR ITEM

C21.

5/80
W 21870
BLA 193
Cook

STATE QUITCLAIM TO THE
TRUST FOR PUBLIC LAND

By Minute Item No. 21 of its regular meeting of November 20, 1979, the Commission authorized a Compromise Title Settlement Agreement with Scenic Land Properties, Inc., concerning real property along Petaluma Creek, Sonoma County. Said agreement included a required conveyance to the State of an undivided 14.25% interest in the Trust for Public Land parcel in Contra Costa County pursuant to the Land Bank Agreement approved by the Commission by Minute Item No. 25 of its regular meeting on September 26, 1979.

Escrow has not been closed in this transaction due to failure of Scenic Land Prop., Inc., to perform so far the requirements of the Compromise Title Settlement Agreement required of them.

Recordation of the Agreement is awaiting performance of the escrow requirements, and the Agreement is not yet binding on the State as it is not effective until recordation.

The escrow company mistakenly recorded the said Deed of the 14.25% interest to the State prior to the close of escrow. The State is not entitled to this conveyance until the Agreement is ready to record. To clear the record, it is necessary that the Deed be rescinded by a Quitclaim Deed, from the State back to the Trust for Public Land of such interest.

Should Scenic Land Properties, Inc. comply with the conditions of the Agreement, the said interest will only then be deeded to the State. Should Scenic Land Properties, Inc. fail to meet its obligations, the Commission will be asked to rescind its approval of the Compromise Title Settlement Agreement.

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CALENDAR ITEM NO. C21.(CONTD)

- EXHIBITS: A. Description Quitclaim Parcel.
 B. Plat of Quitclaim Parcel.

IT IS RECOMMENDED THAT THE COMMISSION:

1. AUTHORIZE THE EXECUTION AND RECORDATION OF A QUITCLAIM DEED FROM THE STATE TO THE TRUST FOR PUBLIC LAND OF A 14.25% UNDIVIDED INTEREST IN THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" AND DEPICTED ON EXHIBIT "B".
2. FIND AND DETERMINE THAT THIS PROJECT IS IN FURTHERANCE OF SAID COMPROMISE TITLE SETTLEMENT AGREEMENT IN LIEU OF LITIGATION AND IS NOT A PROJECT WITHIN THE REQUIREMENTS OF CEQA AS PROVIDED BY SECTION 6371, PUBLIC RESOURCES CODE AND AS EXPRESSLY PROVIDED BY THE REGULATIONS OF THE COMMISSION ADOPTED AT ITS REGULAR PUBLIC MEETING ON MARCH 30, 1978, MINUTE ITEM NO. 19. (TITLE 2, DIV. 3, ARTICLE 10, SECTION 2903 (d), CAL. ADM. CODE), PURSUANT TO THE PROVISIONS OF THE STATE EIR GUIDELINES, INCLUDING, TITLE 14, DIV. 6, CH. 3, ARTICLE 5, SECTION 10505 (c) - (1) (c), AND ARTICLE 8, SECTION 15100.4, WHICH AUTHORIZE PUBLIC AGENCIES TO LIST EXEMPT ACTIVITIES.
3. AUTHORIZE AND DIRECT THE STAFF OF THE STATE LANDS COMMISSION, AND/OR THE CALIFORNIA ATTORNEY GENERAL TO TAKE ALL NECESSARY OR APPROPRIATE ACTION ON BEHALF OF THE STATE LANDS COMMISSION, INCLUDING THE EXECUTION, ACKNOWLEDGEMENT, RECORDATION, AMENDMENTS OR CANCELLATION OF DOCUMENTS OF TITLE, CONVEYANCES, STIPULATIONS, ESCROW INSTRUCTIONS, DEEDS, AGREEMENTS, CERTIFICATES OF ACCEPTANCE AND CONSENTS TO RECORDATION, AND SUCH OTHER DOCUMENTS OR OTHER ACTIONS AS MAY BE REASONABLE AND CONVENIENT TO EFFECTUATE SAID QUITCLAIM DEED AND TO CARRY OUT THE SAID COMPROMISE TITLE SETTLEMENT AGREEMENT; TO APPEAR ON BEHALF OF THE COMMISSION IN ANY LEGAL PROCEEDINGS RELATING TO THE SUBJECT MATTER THEREOF; AND TO GIVE SUCH NOTICES AS MAY BE REQUIRED OR PERMITTED BY CEQA.

EXHIBIT "A"

PARCEL ONE

All that portion of Swamp and Overflow Surveys Nos. 87, 88 and 89; that portion of Tide Land Survey No. 207, and that portion of the 976.04 acre parcel described in the deed to C. A. Hooper & Co. recorded June 1, 1932, in Book 310, page 498 of Official Records of Contra Costa County, California, all within unincorporated territory of said county and described as a whole as follows:

Commencing at the Northwesterly corner of the 273.183 acre parcel of land awarded to the United States of America in the Final Judgement in condemnation under Action No. C-69-369 in the United States District Court, entitled United States of America, plaintiff, vs. V. P. Baker et al., defendants, a certified copy of which was recorded November 19, 1973, in Book 7094, page 482, of said Official Records;

Thence South $27^{\circ} 48' 59''$ East 5930.49 feet along the Southwesterly line of said 273.183 acre parcel of land to the Southwesterly corner thereof in the Northerly line of the 200 foot wide strip of land firstly described in the deed recorded June 18, 1913 in Book 205, page 141 of deeds of said Official Records;

Thence South $70^{\circ} 25'$ West 1665.13 feet along said Northerly line to the Point of Beginning of this description;

- (1) Thence North $27^{\circ} 48' 59''$ West 6102.91 feet, parallel with the above mentioned Southwesterly line of the 273.183 acre parcel of land, to the mean high tide line of Suisun Bay;

Thence meandering along said mean high tide line the following courses:

- (2) South $5^{\circ} 14' 30''$ West 70.80 feet;
- (3) South $57^{\circ} 32'$ West 307.74 feet, and
- (4) South $62^{\circ} 59'$ East 302.68 feet;
- (5) Thence South $69^{\circ} 36'$ East 138.42 feet to the low water line of Suisun Bay;

Thence meandering along said low water line the following courses:

- (6) South $4^{\circ} 07'$ East 311 feet;
- (7) South $19^{\circ} 18'$ West 516 feet;

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EXHIBIT A

- (8) South 52° 37' West 541 feet;
- (9) South 41° 46' West 650 feet;
- (10) South 26° 20' West 398 feet;
- (11) South 62° 31' West 624 feet;
- (12) South 88° 20' 15" West 1438.90 Feet to the Easterly line of the 30.00 foot wide strip of land described as Parcel One in the deed to Monsanto Chemical Company, recorded June 30, 1952, in Book 1954, page 245 of said Official Records, said point hereinafter being referred to as Point "A";
- (13) Thence South 61° 54' 15" West 652.74 feet along said low water line to the Northeasterly line of the 106.09 acre parcel described in the deed to Associated Oil Company recorded March 28, 1913, in Book 201, page 65 of Deeds, and the Northeasterly line of the tract of land described as Parcel Two in the deed to Tide Water Associated Oil Company, recorded December 17, 1941, in Book 635, page 396 of said Official Records;

Thence along said Northeasterly lines and along the Southerly line of the above mentioned Tide Land Survey No. 207 the following courses:

- (14) South 18° 15' East 1244.83 feet;
- (15) South 36° 05' East 170.93 feet;
- (16) North 22° 51' East 316.39 feet, and
- (17) North 55° 00' East 380 feet to the above mentioned Easterly line of the 30.00 foot wide strip of land to Monsanto Chemical Company, said point hereinafter being referred to as Point "B";
- (18) Thence South 51° 48' East 3934.18 feet along the Northeasterly line of said 30.00 foot wide strip of land to the above mentioned Northerly line of the 200 foot wide strip of land firstly described in the deed recorded in Book 205, page 141 of Deeds; of said Official Records;
- (19) Thence North 70° 25' East 2603.38 feet along said Northerly line to the Point of Beginning.

EXCEPTING therefrom that portion of the above mentioned 30.00 foot wide strip of land to Monsanto Chemical Company, the Easterly line being described as follows:

Beginning at Point "A" referred to in Course (12) above;

Thence South $17^{\circ} 19' 30''$ East 1171.38 feet to Point "B" referred to in Course (17) above, the sidelines of said 30.00 foot wide strip of land to be lengthened or shortened to terminate in Courses (13 and 17) above.

Containing 391.184 acres, more or less, after deducting area of excepted 30.00 foot wide strip of land.

PARCEL TWO

All that portion of Tide Land Survey No. 207 in unincorporated territory of the County of Contra Costa, State of California, described as follows:

Beginning at the intersection of the Northwesterly line of said Tide Land Survey No. 207 with the Easterly line of the 30 foot wide strip of land described as Parcel One in the deed to Monsanto Chemical Company recorded June 30, 1952 in Book 1954, page 245 of Official Records of said County, said point being hereinafter referred to as Point "C";

- (1) Thence North $71^{\circ} 51'$ East 103.88 feet and
- (2) North $58^{\circ} 15'$ East 1905.93 feet along said Northwesterly line;
- (3) Thence South $31^{\circ} 45'$ East 1003.90 feet, leaving said Northwesterly line, to the low water line of Suisun Bay;

Thence meandering along said low water line the following courses:

- (4) South $26^{\circ} 20'$ West 298.86 feet,
- (5) South $62^{\circ} 31'$ West 624 feet and
- (6) South $88^{\circ} 20' 15''$ West 1438.90 feet to said Easterly line of the 30 foot wide strip of land, said point being hereinafter referred to as Point "A";
- (7) Thence South $61^{\circ} 54' 15''$ West 652.74 feet along said low water line to the Northeasterly line to the 106.09 acre parcel described in the deed to Associated Oil Company recorded March 28, 1913 in Book 201, page 65 of deeds, and the Northeasterly line of the tract of land described as Parcel Two in the deed to Tide Water Associated Oil Company recorded December 17, 1941 in Book 635, page 396 of said Official Records;

(8) Thence North $18^{\circ} 15'$ West 540 feet along said Northeasterly lines to said Northwesterly line of Tide Land Survey No. 207.

(9) Thence North $71^{\circ} 51'$ East 655.52 feet along said Northwesterly line to the Point of Beginning.

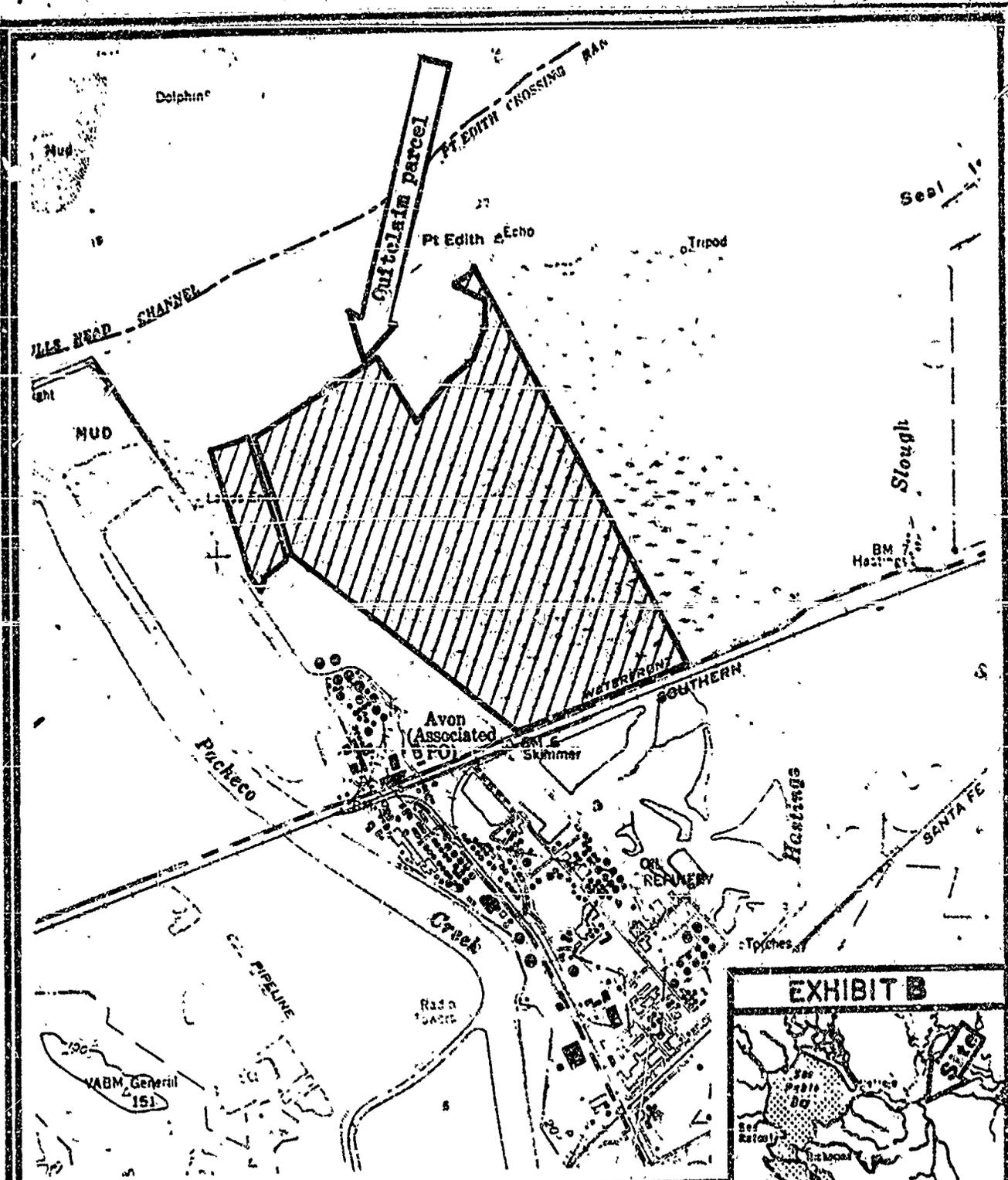
EXCEPTING therefrom that portion of said 30 foot wide strip of land described in deed recorded in Book 1954, page 245 of Official Records, the Easterly line being described as follows:

Beginning at Point "C";

Thence South $17^{\circ} 19' 30''$ East 427.27 feet to Point "A", the sidelines of said 30 foot wide strip of land being lengthened or shortened so as to terminate in Courses (7) and (9).

Containing 50.234 acres, more or less, after deducting the area of the excepted 30 foot wide strip of land.

Subject to easements, rights-of-way and restrictions of record.



STATE LANDS COMMISSION
 PORTION OF U.S.G.S. QUADRANGLES
 PORT CHICAGO 1959
 PHOTOREVISED 1968



Prepared by: Alexander

Date: 4/13/79

Title: Study: T.P.L. - KNUDSON PARCEL

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