

CALENDAR ITEM

C09

MINUTE ITEM
This Calendar Item No. C09
was approved as Minute Item
No. 09 by the State Lands
Commission by a vote of 3
to 0 at its 12/17/92
meeting.

A 8

S 4

12/17/92

W 23929

AD 193

Howe

AUTHORIZE PURCHASE OF LAND
IN NAPA RIVER, SOLANO COUNTY AND
LEASE OF SAID LAND TO THE CALIFORNIA
DEPARTMENT OF FISH AND GAME

PARTY:

State Lands Commission
1807 - 13th Street
Sacramento, California 95814

LESSEE:

Department of Fish and Game
1416 Ninth Street
Sacramento, California 95814

In 1988, the State Lands Commission (SLC), as trustee of the Kapiloff Land Bank Fund, purchased 326 acres of land located on the Napa River in Solano County on the Napa/Solano County line for the purpose of wetland restoration and wildlife habitat. The parcel was purchased from the Mini family. It is currently under lease to the Department of Fish and Game for wildlife management.

The property located south of the State's parcel is now on the market by the Mini family. The parcel is approximately 474 acres. The parcel contains tidal and seasonal marshes of high value to fish and wildlife. The purchase of this property is a logical extension of and addition to the previous land acquisition by the State.

The northern portion of the proposed land bank parcel adjacent to Sandpiper Point is important in that it contains the tidal connection for the Mini property previously acquired by the SLC.

Acquisition of the southern portion of the designated sale area would provide for preservation of habitat for the endangered clapper rail and salt marsh harvest mouse. This area is also within the boundaries of White Slough. Chapter 247 of Statutes

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of 1990, the White Slough Protection and Development Act, identifies it for public acquisition to preserve its wetland values.

Staff proposes to lease the land to the Department of Fish and Game for management and enhancement purposes, in conjunction with the Department's existing lease.

The total purchase price of the acquisition parcel is \$475,000. Staff has appraised the parcel and has determined that its value is equal to or greater than \$475,000. The parcel will be held by the State as land of the legal character of tide and submerged lands, subject to the Public Trust, under the jurisdiction of the State Lands Commission, pursuant to the provisions of Division 6 (commencing with Section 6001).

Notices of potential acquisition of this land bank parcel have been sent as required by PRC Section 8622. The purchase price will include all mineral and subsurface rights in the proposed land bank parcel.

Staff has concluded that this parcel is useful for the Public Trust purposes of public access to the Napa River, open space and wildlife habitat.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that the acquisition of the land is exempt from the requirements of the CEQA as an acquisition under the Kapiloff Land Bank Act pursuant to P.R.C. Section 8631.

Authority: P.R.C. 8631.

2. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Code Regs. 15061), the staff has determined that the issuance of a lease to the Department of Fish and Game is exempt from the requirements of CEQA as a categorical exempt project. The project is exempt under Class 13, Acquisition of Lands for Wildlife Conservation Purposes.

EXHIBITS:

- A. Acquisition Parcel Description.
- B. Plat of Acquisition Parcel.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACQUISITION OF THE LAND IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 AS A STATUTORILY EXEMPT PROJECT PURSUANT TO P.R.C. 8631, AN ACTION TAKEN PURSUANT TO THE KAPILOFF LAND BANK ACT, P.R.C. 8600, ET SEQ.
2. FIND THAT THE ISSUANCE OF A LEASE TO THE DEPARTMENT OF FISH AND GAME IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 13, 14 CAL. CODE REGS. 15313. ACQUISITION OF LANDS FOR FISH AND WILDLIFE CONSERVATION PURPOSES.
3. FIND THAT THE VALUE OF THE INTEREST TO BE ACQUIRED BY THE STATE IN LANDS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" IS EQUAL TO OR GREATER THAN \$475,000.
4. APPROVE THE EXPENDITURE OF UP TO \$475,000 FROM THE KAPILOFF LAND BANK FOR PURCHASE OF THE LANDS DESCRIBED IN EXHIBIT "A" AND DEPICTED ON EXHIBIT "B", PROVIDED THAT THE STATE WILL THEREBY ACQUIRE THE ENTIRE FEE INTEREST IN SAID LANDS AND WILL HOLD SAID LANDS AS SOVEREIGN LANDS OF THE STATE.
5. AUTHORIZE THE STAFF AND THE OFFICE OF THE ATTORNEY GENERAL TO TAKE ALL FURTHER STEPS NECESSARY TO IMPLEMENT ACQUISITION OF THE PROPERTY ACCORDING TO THE TERMS SET FORTH ABOVE, INCLUDING, BUT NOT LIMITED TO, PREPARATION, EXECUTION, ACCEPTANCE, AND RECORDATION OF ALL NECESSARY DOCUMENTS, DEEDS, MAPS, PLATS, AND TECHNICAL MODIFICATIONS TO LEGAL DESCRIPTIONS.
6. AUTHORIZE THE STAFF OF THE STATE LANDS COMMISSION TO ISSUE A PUBLIC AGENCY LEASE FOR A TERM OF 49 YEARS TO THE DEPARTMENT OF FISH AND GAME TO MANAGE THE PROPERTY DESCRIBED IN EXHIBIT "A" AND DEPICTED ON EXHIBIT "B" FOR THE PURPOSE OF OPEN SPACE, WILDLIFE HABITAT, AND FRESH WATER MARSH RESTORATION, SHOULD SAID LANDS BE ACQUIRED AS SET FORTH ABOVE.

EXHIBIT "A"

W 23929

ACQUISITION PARCEL DESCRIPTION

NINE PARCELS OF LAND SITUATE IN THE COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED FROM ELVIZIO MINI TO HENRY MINI AND SEVERUS L. MINI, DATED JANUARY 1, 1944, AND RECORDED JUNE 15, 1946, IN BOOK 344 OF OFFICIAL RECORDS, PAGE 361 AS RECORDER'S INSTRUMENT NO. 8460, WHICH IS **BOUNDED ON THE NORTH BY THE SOUTH LINE, AND THE EXTENSION THEREOF WESTERLY OF A CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 2 IN DEED FROM HENRY A. MINI, ET AL, TO E. TEICHEIRA & SONS A CO-PARTNERSHIP DATED FEBRUARY 8, 1955 AND RECORDED FEBRUARY 28, 1955 IN BOOK 754 OF OFFICIAL RECORDS AT PAGE 458 AS RECORDER'S INSTRUMENT NO. 3410; AND BOUNDED ON THE EAST BY THE WEST LINE OF STATE HIGHWAY X-SOL-208-B AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JULY 16, 1956 IN BOOK 838 OF OFFICIAL RECORDS, PAGE 384, INSTRUMENT NO. 12680; AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE LAND DESCRIBED IN DEED FROM LAWRENCE HALL AND WIFE TO SEBASTIAN ANNONI AND WIFE, BY DEED DATED APRIL 19, 1955 AND RECORDED MAY 16, 1955 IN BOOK 768 OF OFFICIAL RECORDS, PAGE 380 AS RECORDER'S INSTRUMENT NO. 9169; AND BOUNDED ON THE WEST BY THE SHORE LINE OF NAPA BAY SOMETIMES CALLED NAPA RIVER.**

EXCEPTING THEREFROM THE PORTION THEREOF WHICH IS THE NORTHERLY 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 4 WEST, M.D.B & M., LYING WEST OF THE WEST BOUNDARY OF S. & O. L.S. NO. 43 AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE WEST BOUNDARY OF THE 240 ACRE PARCEL HEREINBEFORE DESCRIBED, WHERE SAID BOUNDARY IS INTERSECTED BY THE NORTH LINE OF SAID SECTION 2; THENCE EAST ALONG SAID SECTION LINE A DISTANCE OF 320.1 FEET TO THE INTERSECTION THEREOF WITH THE WEST BOUNDARY OF THE S. & O. L. S. NO. 43; THENCE SOUTH 08° 50' WEST, 1309.46 FEET; THENCE WEST 335.12 FEET TO A POINT ON THE LEVEE; THAT IS SOUTH 19° 28' WEST FROM THE SOUTHWEST CORNER OF THE 240 ACRE PARCEL FIRST HEREINBEFORE DESCRIBED; THENCE NORTH 19° 28' EAST 893.4 FEET; THENCE NORTH 10° 15' WEST 458.9 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM: THOSE PORTIONS LYING WITHIN THE PARCELS OF LAND CONVEYED IN THE DEED FROM SEVERUS L. MINI, ET AL, TO THE STATE OF CALIFORNIA, DATED AUGUST 13, 1974, RECORDED OCTOBER 8, 1974 IN BOOK 1974 OF OFFICIAL RECORDS, PAGE 42875, INSTRUMENT NO. 27048.

APN: 67-050-300

PARCEL TWO:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 21, AS SAID

LOT IS SHOWN ON THAT CERTAIN MAP ENTITLED: "CALIFORNIA MEADOWS SUBDIVISION, UNIT NO. 7, VALLEJO, SOLANO COUNTY, CALIFORNIA", ETC., RECORDED AUGUST 25, 1966, IN BOOK 23 OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF SOLANO COUNTY; THENCE NORTH 07° 19' 26" EAST, 1249.35 FEET ALONG THE WESTERLY BOUNDARY OF STATE HIGHWAY X-SOL-74-A TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN 98.25 ACRE TRACT OF LAND SHOWN ON A RECORD OF SURVEY RECORDED JULY 21, 1953 IN BOOK 3 OF SURVEYS, PAGE 33, AS RECORDER'S INSTRUMENT NO. 11694, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 19 OF RANCHO VALLEJO SUBDIVISION, UNIT NO. 3, RECORDED FEBRUARY 15, 1963 IN BOOK 20 OF MAPS, AT PAGE 61, INSTRUMENT NO. 4305; THENCE ALONG THE SOUTHERLY LINE OF RANCHO VALLEJO SUBDIVISION, UNITS NO. 3, 4 AND 6, NORTH 89° 24' 23" WEST, 1697.60 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 OF RANCHO VALLEJO SUBDIVISION, UNIT NO. 6, AS SAID SUBDIVISION WAS RECORDED JANUARY 20, 1964 IN BOOK 21 OF MAPS, PAGE 28, SOLANO COUNTY RECORDS; THENCE NORTH 00° 35' 37" EAST, 109.98 FEET TO THE SOUTHEASTERLY CORNER OF LOT 121, RIVER MEADOWS SUBDIVISION, UNIT NO. 4, SAID POINT ALSO LYING ON THE SOUTHERLY LINE OF RIVER MEADOWS SUBDIVISION, UNIT NO. 4, AS SAID MAP WAS RECORDED MARCH 20, 1972, IN BOOK 26 OF MAPS, AT PAGE 6, INSTRUMENT NO. 6077; THENCE NORTH 89° 24' 23" WEST, 1175.00 FEET ALONG THE SOUTHERLY LINE OF RIVER MEADOWS SUBDIVISION, UNIT NO. 4, AS HEREINABOVE REFERRED TO; THENCE SOUTH 00° 35' 37" WEST, 109.98 FEET; THENCE NORTH 89° 24' 23" WEST, 840.00 FEET; THENCE SOUTH 00° 35' 37" WEST 1346.17 FEET; THENCE NORTH 89° 24' 23" WEST, 345.41 FEET; THENCE SOUTH 28° EAST, 1055.84 FEET; THENCE ALONG THE SOUTHERLY BOUNDARY OF SWAMP AND OVERFLOW SURVEY NO. 639, EAST 306.90 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SWAMP AND OVERFLOW SURVEY NO. 43, SOUTH 08° 50' WEST, 649.88 FEET; THENCE SOUTH 89° 26' EAST, 1294.69 FEET TO THE SOUTHWESTERLY CORNER OF CALIFORNIA MEADOWS SUBDIVISION, UNIT NO. 4, AS SAID MAP WAS RECORDED MARCH 30, 1961 IN BOOK 19, PAGE 50, INSTRUMENT NO. 6583, SOLANO COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID CALIFORNIA MEADOWS SUBDIVISION, UNIT NO. 4, HEREINABOVE REFERRED TO, AND THE NORTHERLY EXTENSION THEREOF, NORTH 00° 34' EAST, 1446.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 14, CALIFORNIA MEADOWS, UNIT NO. 6, AS SAID MAP WAS RECORDED MAY 1, 1963 IN BOOK 20 OF MAPS, AT PAGE 86, INSTRUMENT NO. 11126; THENCE SOUTH 89° 26' EAST, 250.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1, CALIFORNIA MEADOWS, UNIT NO. 7, RECORDED IN BOOK 23 OF MAPS, PAGE 33; THENCE ALONG THE EXTERIOR BOUNDARY OF CALIFORNIA MEADOWS, UNIT NO. 7, AS HEREINABOVE REFERRED TO, BY THE FOLLOWING COURSES AND DISTANCE: NORTH 00° 34' EAST, 239.15 FEET; THENCE NORTH 46° 34' EAST, 700.00 FEET; THENCE SOUTH 43° 26' EAST, 510.00 FEET; THENCE NORTH 46 34' EAST, 45.00 FEET; THENCE SOUTH 43° 26' EAST, 194.36 FEET; THENCE SOUTH 89° 26' EAST, 129.80 FEET; THENCE SOUTH 00° 34' WEST, 25.00 FEET; THENCE SOUTH 89° 26' EAST, 493.62 FEET TO THE POINT OF BEGINNING.

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EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO EXMOOR LAND COMPANY, A CALIFORNIA CORPORATION, BY DEED RECORDED DECEMBER 29, 1972 IN BOOK 1798 OF OFFICIAL RECORDS, PAGE 382, AS INSTRUMENT NO. 30500, SOLANO COUNTY RECORDS.

EXCEPTING THEREFROM: FROM SAID PORTION TO EXMOOR LAND COMPANY ALL OIL, GAS, CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS AND ALL CHEMICAL GAS, NOW OR HEREAFTER FOUND, SITUATED OR LOCATED IN ALL OR ANY PART OR PORTION OF THE LANDS HEREIN DESCRIBED LYING MORE THAN FIVE HUNDRED FEET (500') BELOW THE SURFACE THEREOF TOGETHER WITH THE RIGHT TO SLANT DRILL FOR AND REMOVE ALL OR ANY OF SAID OIL, GAS, CASINGHEAD GAS, ASPHALTUM AND OTHER HYDROCARBONS AND CHEMICAL GAS LYING BELOW A DEPTH OF MORE THAN FIVE HUNDRED FEET (500') BELOW THE SURFACE THEREOF; BUT WITHOUT ANY RIGHT WHATSOEVER TO ENTER UPON THE SURFACE OF SAID LAND OR UPON ANY PART OF SAID LANDS WITHIN FIVE HUNDRED FEET (500') VERTICAL DISTANCE BELOW THE SURFACE.

APN: 67-050-350

PARCEL THREE:

ALL OF THAT REAL PROPERTY SITUATE IN VALLEJO, SOLANO COUNTY, CALIFORNIA, BEING A PORTION OF PARCEL 3 AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED SEPTEMBER 17, 1975 IN BOOK 9 OF PARCEL MAPS AT PAGE 99, OFFICIAL RECORDS OF SOLANO COUNTY, BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 3 HEREINABOVE REFERRED TO, ALSO BEING A POINT ON THE SOUTHWESTERLY BOUNDARY OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP HEREINABOVE REFERRED TO, ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF PARCEL A AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED JUNE 24, 1975 IN BOOK 13 OF SURVEYS AT PAGE 31, OFFICIAL RECORDS OF SOLANO COUNTY; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARCEL 1 AND THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 3 BY THE FOLLOWING COURSES AND DISTANCES, SOUTH 28° 46' 20" EAST, 62.16 FEET; THENCE SOUTH 48° 26' 49" EAST, 92.05 FEET; THENCE SOUTH 89° 24' 23" EAST, 150.00 FEET; THENCE SOUTH 00° 35' 37" WEST, 140.70 FEET; THENCE SOUTH 40° 13' 23" EAST, 168.07 FEET; THENCE SOUTH 32° 16' 46" EAST, 144.20 FEET; THENCE SOUTH 49° 28' 09" EAST, 104.13 FEET; THENCE SOUTH 31° 06' 07" EAST, 281.13 FEET; THENCE SOUTH 61° 00' 50" EAST, 98.47 FEET; THENCE SOUTH 62° 30' WEST, 479.14 FEET; THENCE NORTH 32° 30' WEST, 603.67 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL A OF SAID RECORD OF SURVEY HEREINABOVE REFERRED TO; THENCE ALONG THE EASTERLY BOUNDARY THEREOF, ALSO BEING THE WESTERLY BOUNDARY OF SAID PARCEL 3 NORTH 00° 35' 37" EAST, 576.28 FEET TO THE POINT OF BEGINNING.

APN: 67-050-330

PARCEL FOUR:

ALL OF THAT REAL PROPERTY SITUATE IN VALLEJO, SOLANO COUNTY, CALIFORNIA, BEING A PORTION OF PARCEL 3 AS SAID PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED SEPTEMBER 17, 1975 IN BOOK 9 OF MAPS AT PAGE 99, OFFICIAL RECORDS OF SOLANO COUNTY, BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 3 ALSO BEING THE SOUTHEASTERLY CORNER OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP HEREINABOVE REFERRED TO WHICH POINT ALSO LIES ON THE SOUTHWESTERLY BOUNDARY OF DELTA HIGHLANDS SUBDIVISION UNIT NO. 2 AS SHOWN ON A MAP THEREOF RECORDED JULY 11, 1973 IN BOOK 27 OF MAPS AT PAGE 82, OFFICIAL RECORDS OF SOLANO COUNTY; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 3 AND ALONG THE SAID SOUTHWESTERLY BOUNDARY OF DELTA HIGHLANDS SUBDIVISION UNIT NO. 2 SOUTHEASTERLY 59.12 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2030.00 FEET FROM A POINT WHOSE RADIAL BEARS NORTH 39° 49' 37" WEST, THROUGH A CENTRAL ANGLE OF 01° 40' 07"; THENCE CONTINUING ALONG SAID BOUNDARY TANGENT TO THE PRECEDING CURVE SOUTHEASTERLY 249.86 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 420.00 FEET THROUGH A CENTRAL ANGLE OF 34° 05' 09" TO THE MOST SOUTHERLY CORNER OF SAID DELTA HIGHLANDS SUBDIVISION UNIT NO. 2 ALSO BEING THE NORTHWESTERLY CORNER OF PARCEL 2 AS SHOWN ON SAID PARCEL MAP HEREINABOVE REFERRED TO; THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 2 AND THE EASTERLY BOUNDARY OF SAID PARCEL 3 BY THE FOLLOWING COURSES AND DISTANCES; SOUTH 00° 27' 39" EAST, 191.45; THENCE SOUTH 20° 24' 04" WEST, 109.02; THENCE SOUTH 31° 17' 17" WEST, 89.55 FEET; THENCE NORTH 89° 26' WEST, 14.39 FEET; THENCE SOUTH 00° 34' WEST, 24.22 FEET; THENCE SOUTH 31° 17' 17" WEST, 88.15 FEET; THENCE NORTH 89° 26' WEST, 9.97 FEET; THENCE SOUTH 00° 34' WEST, 16.77 FEET; THENCE SOUTH 31° 17' 17" WEST, 163.97 FEET; THENCE SOUTH 21° 26' 11" WEST, 115.17 FEET; THENCE SOUTH 02° 07' 34" WEST, 116.36 FEET; THENCE SOUTH 27° 02' 36" EAST, 157.42 FEET; THENCE SOUTH 00° 34' WEST, 28.85 FEET; THENCE SOUTH 89° 26' EAST, 15.09 FEET; THENCE SOUTH 27° 02' 36" EAST, 86.12 FEET; THENCE SOUTH 00° 34' WEST, 23.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF PARCEL A AS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED MAY 13, 1975 IN BOOK 13 OF SURVEYS AT PAGE 30, OFFICIAL RECORDS OF SOLANO COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL 3 AND THE NORTHERLY BOUNDARY OF SAID PARCEL A NORTH 89° 26' WEST, 605.00 FEET; THENCE NORTH 00° 34' EAST, 1000.00 FEET; THENCE NORTH 58° 10' 05" EAST, 669.03 FEET TO THE POINT OF BEGINNING.

APN: 67-050-390

PARCEL FIVE:

BEGINNING ON THE WEST LINE OF SWAMP AND OVERFLOWED LAND

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SURVEY NO. 639, AT THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED AS PARCEL NO. ONE IN THE DEED FROM SEVERUS L. MINI, ET AL, TO TITLE GUARANTY CO. OF SOLANO COUNTY, DATED JUNE 23, 1965 RECORDED JULY 29, 1965 IN BOOK 1350 OF OFFICIAL RECORDS, PAGE 61, INSTRUMENT NO. 20681; THENCE FROM SAID POINT OF BEGINNING ALONG THE EXTERIOR LINE OF SAID TITLE GUARANTY CO. OF SOLANO COUNTY PARCEL AS FOLLOWS: EAST 350 FEET; THENCE NORTH 1300 FEET; THENCE EAST 840 FEET; THENCE NORTH 2331.40 FEET TO THE LINE BETWEEN SOLANO COUNTY AND NAPA COUNTY; THENCE WEST, ALONG SAID COUNTY LINE, TO THE EAST SHORE LINE OF NAPA RIVER; THENCE SOUTH 10° 54' WEST, ALONG SAID SHORE LINE TO THE NORTHWEST CORNER OF SWAMP AND OVERFLOWED LAND SURVEY NO. 638; THENCE SOUTH ALONG THE WEST LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 638, A DISTANCE OF 528 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 638 SOUTH 77° 15' EAST, 327.02 FEET; THENCE EAST 594 FEET TO THE SOUTHWEST CORNER OF SWAMP AND OVERFLOWED LAND SURVEY NO. 543; THENCE ALONG THE GENERAL SOUTHERLY AND SOUTHWESTERLY LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 543, SOUTH 70° EAST, 959.64 FEET; THENCE SOUTH 87° EAST, 212.2 FEET; THENCE EAST, 198 FEET; THENCE SOUTH 72° EAST, 323.4 FEET; THENCE SOUTH 65° EAST, 813.78 FEET; THENCE SOUTH 48° EAST, 1023 FEET; THENCE SOUTH 60° EAST, 1102.2 FEET; THENCE EAST, 660 FEET TO THE MOST WESTERLY CORNER OF SWAMP AND OVERFLOWED LAND SURVEY NO. 639; THENCE SOUTH 56° 15' EAST, ALONG THE SOUTHWESTERLY LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 639, A DISTANCE OF 694.32 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED ONE-FIFTH (1/5) RIGHT, TITLE AND INTEREST IN AND TO ALL MINERAL RIGHTS AND ALL MINERALS OF EVERY KIND AND NATURE INCLUDING GAS, OIL AND/OR OTHER ASSOCIATED SUBSTANCES LOCATED AND FOUND IN, UPON AND BENEATH THE ABOVE DESCRIBED LAND AS GRANTED IN THE DEED FROM HENRY A. MINI, ET AL, TO VIRGINIA C. MINI, DATED NOVEMBER 15, 1954 RECORDED JANUARY 14, 1955 IN BOOK 748 OF OFFICIAL RECORDS PAGE 313, INSTRUMENT NO. 678.

EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO CAL-WEST COMMUNITIES, INC., A CALIFORNIA CORPORATION BY DEED RECORDED JUNE 11, 1973 IN BOOK 1832 OF OFFICIAL RECORDS, PAGE 181, AS INSTRUMENT NO. 14135, SOLANO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO TICOR PROPERTIES CORPORATION, A CORPORATION BY DEED RECORDED JULY 17, 1975 IN BOOK 1975 OF OFFICIAL RECORDS, PAGE 30037, AS INSTRUMENT NO. 18845, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO TICOR PROPERTIES CORPORATION, A CORPORATION, BY DEED RECORDED MAY 6, 1976 IN BOOK 1976 OF OFFICIAL RECORDS, PAGE 24374, AS INSTRUMENT NO.

15060, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO TICOR PROPERTIES CORPORATION, A CORPORATION, BY DEED RECORDED MAY 12, 1977 IN BOOK 1977 OF OFFICIAL RECORDS PAGE 32083, AS INSTRUMENT NO. 18804, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO THE CITY OF VALLEJO, A MUNICIPAL CORPORATION, BY DEED RECORDED DECEMBER 18, 1979 IN BOOK 1979 OF OFFICIAL RECORDS, PAGE 107653, AS INSTRUMENT NO. 64187, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION CONVEYED TO SANDPIPER POINT DEVELOPMENT COMPANY, A CO-PARTNERSHIP, BY DEED RECORDED APRIL 30, 1979 IN BOOK 1979 OF OFFICIAL RECORDS, PAGE 33548 AS INSTRUMENT NO. 20230, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO SANDPIPER POINT DEVELOPMENT COMPANY, A CO-PARTNERSHIP, BY DEED RECORDED APRIL 15, 1980 IN BOOK 1980 OF OFFICIAL RECORDS, PAGE 28015, AS INSTRUMENT NO. 17110, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO SANDPIPER POINT DEVELOPMENT COMPANY, A CO-PARTNERSHIP BY DEED RECORDED APRIL 13, 1981 IN BOOK 1981 OF OFFICIAL RECORDS, PAGE 25689, AS INSTRUMENT NO. 14952, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO THE CITY OF VALLEJO, A MUNICIPAL CORPORATION, BY DEED RECORDED FEBRUARY 14, 1983 IN BOOK 1983 OF OFFICIAL RECORDS, PAGE 10049, AS INSTRUMENT NO. 5527, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO MILLER-SORG, INC., A CALIFORNIA CORPORATION, BY DEED RECORDED APRIL 14, 1983 IN BOOK 1983 OF OFFICIAL RECORDS, PAGE 25441, AS INSTRUMENT NO. 13818, SOLANO COUNTY RECORDS.

FURTHER EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO THE CITY OF VALLEJO, A MUNICIPAL CORPORATION, BY DEED RECORDED DECEMBER 27, 1983 IN BOOK 1983 OF OFFICIAL RECORDS, PAGE 108554 AS INSTRUMENT NO. 57046, SOLANO COUNTY RECORDS.

APN: 67-050-480, 67-050-590, 67-050-640

PARCEL SIX:

STATE TIDE LAND SURVEY NO. 25, SITUATE IN SECTIONS 34 AND 35,
TOWNSHIP 4 NORTH, RANGE 4 WEST, M.D.B. & M.

PORTION OF APN: 67-050-020

PARCEL SEVEN:

STATE TIDE LAND SURVEY NO. 30, BEING PORTION OF THE SOUTH 1/2

OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SOUTHWEST CORNER OF TIDE LAND SURVEY NO. 25 ON THE EAST SHORE OF NAPA BAY; THENCE ALONG THE SOUTH LINE THEREOF WEST 30 CHAINS TO THE LINE OF LOW WATER MARK; THENCE BY THE SAME SOUTH 15° EAST 11 CHAINS; THENCE LEAVING SAID LOW WATER MARK EAST 31 CHAINS TO THE SHORE OF NAPA BAY; THENCE ALONG THE SAME NORTH 20 1/4° WEST 11.26 CHAINS.

PORTION OF APN: 67-050-020

PARCEL EIGHT:

BEGINNING AT A POINT 12 CHAINS WEST OF THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 WEST; THENCE N. 28° W. 16 CHAINS; THENCE N. 56° 15' WEST 10.52 CHAINS; THENCE WEST 10 CHAINS; THENCE SOUTH 21° 15' E. 21.30 CHAINS TO THE SOUTH LINE OF SECTION 35; THENCE EAST 18.91 CHAINS TO THE PLACE OF BEGINNING, AND DESIGNATED AS STATE TIDE LAND SURVEY NO. 36.

PORTION OF APN: 67-050-020

PARCEL NINE:

AN UNDIVIDED ONE-FIFTH (1/5) RIGHT, TITLE AND INTEREST IN AND TO ALL MINERAL RIGHTS AND ALL MINERALS OF EVERY KIND AND NATURE INCLUDING GAS, OIL AND/OR OTHER ASSOCIATED SUBSTANCES, AS GRANTED IN THE DEED FROM HENRY A. MINI, ET AL, TO VIRGINIA C. MINI, DATED NOVEMBER 15, 1954 RECORDED JANUARY 14, 1955 IN BOOK 748 OF OFFICIAL RECORDS PAGE 313, INSTRUMENT NO. 678, LOCATED AND FOUND IN, UPON AND BENEATH THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SWAMP AND OVERFLOWED LAND SURVEY NO. 639 AT THE MOST WESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED AS PARCEL NO. ONE IN THE DEED FROM SEVERUS L. MINI, ET AL, TO TITLE GUARANTY CO. OF SOLANO COUNTY, DATED JUNE 23, 1965 RECORDED JULY 29, 1965 IN BOOK 1350 OF OFFICIAL RECORDS PAGE 61 INSTRUMENT NO. 20681; THENCE FROM SAID POINT OF BEGINNING ALONG THE EXTERIOR LINE OF SAID TITLE GUARANTY CO. OF SOLANO COUNTY PARCEL AS FOLLOWS: EAST, 350 FEET; THENCE NORTH 1300 FEET; THENCE EAST, 840 FEET; THENCE NORTH 2331.40 FEET TO THE LINE BETWEEN SOLANO COUNTY AND NAPA COUNTY; THENCE WEST ALONG SAID COUNTY LINE, TO THE EAST SHORE LINE OF NAPA RIVER; THENCE SOUTH 10° 54' WEST, ALONG SAID SHORE LINE TO THE NORTHWEST CORNER OF SWAMP AND OVERFLOWED LAND SURVEY NO. 638; THENCE SOUTH, ALONG THE WEST LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 638, A DISTANCE OF 528 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 638 SOUTH 77° 15' EAST, 327.02 FEET; THENCE EAST, 594 FEET TO THE SOUTHWEST CORNER OF SWAMP AND OVERFLOWED LAND SURVEY NO. 543; THENCE ALONG THE GENERAL

SOUTHERLY AND SOUTHWESTERLY LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 543 AS FOLLOWS: SOUTH 70° EAST, 959.64 FEET; THENCE SOUTH 87° EAST, 212.2 FEET; THENCE EAST 198 FEET; THENCE SOUTH 72° EAST, 323.4 FEET; THENCE SOUTH 65° EAST, 813.78 FEET; THENCE SOUTH 48° EAST, 1023 FEET; THENCE SOUTH 60° EAST, 1102.2 FEET; THENCE EAST, 660 FEET TO THE MOST WESTERLY CORNER OF SWAMP AND OVERFLOWED LAND SURVEY NO. 639; THENCE SOUTH 56° 15' EAST ALONG THE SOUTHWESTERLY LINE OF SAID SWAMP AND OVERFLOWED LAND SURVEY NO. 639, A DISTANCE OF 694.32 FEET TO THE POINT OF BEGINNING.

APN: 67-050-590. 650 660

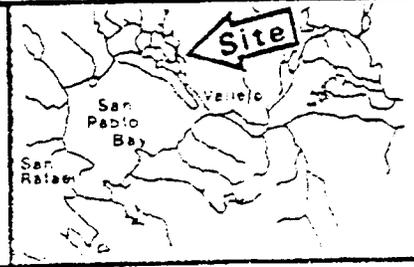


NOTE:

- State Parcels
- Potential Purchases

STATE LANDS COMMISSION

POTENTIAL LAND BANK PARCELS



Prepared by: B. Lee

Date: 2-05-92

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