Agenda Item No. 9

Tsakopoulos Family Trust

Documents provided by DWR in support of Resolution of Necessity 2012-23:

- Supplement to Staff Report: Negotiation Fact Sheet - March 21, 2012
- Geotechnical Exploration Fact Sheet - March 21, 2012
- Draft Resolution of Necessity including Deed and Parcel Map - March21, 2012

SUPPLEMENT TO STAFF REPORT: NEGOTIATION FACT SHEET
PROPOSED ACTION IN EMINENT DOMAIN
CALIFORNIA WATER COMMISSION
March 21, 2012

RON #: 2012-23
Project: Geotechnical Activities in support of the Bay Delta Conservation Plan (BDCP)
APN: 132-0210-001-000
DWR #: DCAE-5
Owner: **Tsakopoulos Family Trust**

Statistics

As of March 12, 2012						
# of Parcels to be Acquired	# of Parcels Acquired	# of RONs Acquired	Remaining Parcels to Acquire	# of Owners to Appear	# of Owners Settled	Remaining Number of Owners to Appear
45	7	35	3	38	7	3

Property Rights to be Acquired

DWR Parcel No.	Area	Rights
Unit A	16 sq. ft.	Permanent Non-Exclusive Easement
Unit B	10,000 sq. ft.	Temporary Construction Easement
Unit C	42,740 sq. ft.	Temporary Access Easement

Parcel Information

Current Use: Irrigate Field Crops
Zoning: AG 40 (Agriculture, 40-acre minimum)
Date of First Written Offer: August 3, 2011; revised FWO sent September 30, 2011
Amount of Agency's Latest Written Offer: Offer made pursuant to approved staff appraisal.
Amount of Owner's Latest Counteroffer: N/A
Type of Geotechnical Activity: One (1) CPT

Previous Contacts

Temporary Entry Permit (TEP) Phase

LETTERS (3)

- Initial mailing of TEP; follow-up letters; referral to AG letter (4/10/09, 5/04/09, and 5/29/09).

TELEPHONE CALLS (3)

- Left messages; conversation with owner and owner's representative (5/04/09, 5/13/09, 8/11/09).

SITE VISITS (1)

- Conducted site visit for general observation and verification of land use (5/08/09).

Recent Contacts

First Written Offer (FWO) Phase

- **FWO package included the following documents: Cover Letter, Valuation Summary Statement, Right of Way Contract, Easement Deed, Map of the Proposed Acquisition Area, Comparable Data List, Comparable Sales Map, and Payee Data Record**
- **Agent confirmed receipt of the FWO package.**

LETTERS (14)

- Notice to Appraise Letter, First Written Offer, follow-up letters, Revised First Written Offer, Letter providing clarification regarding permanent easement and hazardous materials, Letter offering to stake easement, Notification of Consideration of Resolution of Necessity, Commission meeting follow-up letters with agenda, Letters responding to and transmitting public records, and Notice of Intent to Adopt Resolution of Necessity (5/23/11, 8/03/11, 8/22/11, 9/09/11, 9/30/11, 10/13/11, 11/28/11, 12/27/11, 1/06/12, 1/24/12, 2/03/12, 2/16/12, 2/28/12, and 3/09/12).

TELEPHONE CALLS (4)

- DWR called and spoke with owner's representative; discussed the project and the FWO (8/04/11, 8/16/11).
- Conversations with owner's attorney regarding temporary easement alternative and revised FWO package (9/07/11, 9/20/11).

EMAILS (14)

- Several emails with owner's attorney addressing revised FWO, scheduling of meeting to discuss acquisition, reason for drilling, request to relocate drill site to public property, CWC meeting schedule, and public records request (Various dates from 9/27/11 through 3/06/12).

MEETINGS (1)

- DWR met with owner and owner's attorney. Owner expressed strong opposition to the BDCP. Discussed concerns with allowing access to property, necessity for drilling on the property, proposed drilling activities, potential impacts to farming operations, and the temporary easement alternative. DWR offered to relocate drill site to another area on the property of less impact; Owner did not express specific concerns with proposed location and chose not to identify an alternate site. Owner's suggested alternative was either to eliminate the drill site or move the drill site to adjacent property (public or private). Owner's attorney indicated she had attended the CWC in September and as a result of that meeting is engaging with DWR; however, she stated they have no intentions to negotiate the terms of either a permanent or temporary easement (October 6, 2011).

Areas of Main Concern to Owner and DWR's Response

Owner's attorney submitted letters to the CWC expressing various concerns including lack of a project description, lack of an accurate legal description, and the necessity of both the project and drilling on owner's property. In relation to the proposed geotechnical activities, concern was expressed regarding the potential to significantly interfere with farming operations and potential damage to subsurface irrigation and gas lines. DWR did offer to relocate drill site to another area on the property; however, owner refused to offer any alternate location other than to suggest elimination of the drill site or relocation to another

property. After careful consideration and review, DWR determined that relocating the drill site to the nearby publicly owned property is not feasible as the geotechnical data obtained from the property will not provide sufficient data due to the distance of the property from the proposed alternative.

Why Necessary to Initiate Eminent Domain Action

DWR has been unable to reach an agreement to acquire the necessary property rights through either negotiation or attempted negotiation. DWR desires to initiate eminent domain action to ensure that DWR meets its geotechnical schedule.

GEOTECHNICAL EXPLORATION
MARCH 21, 2012

Background: The initial parcel selections were based on utilizing the most current available data, which included aerial photos, previously drilled holes and other pertinent data to assist in the proposed hole location.

Sites were selected with respect to the alignments identified in the Conceptual Engineering Report (CER) and after consultation with the members of the DHCCP team, which included staff from the environmental, real estate, engineering, and geotechnical disciplines. The criteria established by the team was to obtain relevant soil information for preliminary and final design of facilities and permitting requirements (US Army Corps of Engineers, Division of Safety of Dams, etc.), providing consistency with temporary entry permit language and landowner concerns, to implement and follow the Mitigated Negative Declaration language and required permits, and species to minimize overall impacts. A majority of the sites were selected to provide information and data primarily for the intakes, river crossings, Intermediate Forebay, and the Byron Tract Forebay. Additional sites were selected for the Pipeline/Tunnel Option.

After the Superior Court issued its Order, DWR filed a renewal motion requesting two entry days to conduct surveys solely for the purpose of hole placement. Most of the landowners opposed this motion. The Superior Court declined to rule on the motion on the grounds that the matter was stayed pending DWR's appeal of the Order.

AGENDA ITEM NO.	**9**
LAND OWNER	**Tsakopoulos Family Trust**
DWR PARCEL NO.	**DCAE-5**
APN	**132-0210-001-0000**
EXPLORATION NO.	**DCE-CPT-006**
FACILITY	**East Option**
METHOD	**CPT**
MAXIMUM DEPTH	**100 feet**
REMARKS	**Rationale: ICF-East Option; the geologic data collected from the proposed CPT will help evaluate the impacts on local and regional ground water regime from the proposed canal excavation, will help evaluate the stability of canal embankments, and will help identify the impacts of construction related activities on the local environment and community.**

California Water Commission

Resolution No. 2012-23

RESOLUTION OF NECESSITY

A Resolution Determining that the Public Interest and Necessity Require the Acquisition of DWR Parcel No. DCAE-5, a portion of Sacramento County Assessor's Parcel No. 132-0210-001-0000 for the Engineering Geotechnical Project Necessary for Developing Recommendations for the Bay Delta Conservation Plan, a Public Use.

WHEREAS, pursuant to California Water Code Sections 250 and 11580, the Department of Water Resources ("DWR" or "Department") has the authority to acquire by eminent domain, in the name of the people of the State of California, any property necessary for state water and dam purposes;

WHEREAS, DWR may commence an eminent domain lawsuit only if the California Water Commission has adopted a resolution of public necessity;

WHEREAS, in order to adopt a resolution of necessity, the California Water Commission must find: (1) that the project for which the property is to be acquired is necessary, and in the public interest; (2) that the property is necessary for the public project; (3) that the project is located in such a manner as to offer the greatest public benefit with the least private detriment; and (4) that an offer to purchase the property required by Government Code Section 7267.2 has been made to the owner of record;

WHEREAS, DWR has prepared an Initial Study and Mitigated Negative Declaration for Engineering Geotechnical Studies for the Bay Delta Conservation Plan and/or Preliminary Engineering Studies for the Delta Habitat Conservation and Conveyance Program (MND) and filed a Notice of Determination (NOD) on September 23, 2010 (SCH No. 2010062041) (collectively referred to hereafter as "CEQA Documents"). The Project Description, taken from the MND, is as follows:

> The Department of Water Resources (DWR) plans to do further geotechnical information gathering in the Delta. The work includes overwater and land geotechnical borings, cone penetration tests (CPT) and small test pits in order to investigate soils in the Sacramento-San Joaquin Delta between 2010 and 2012. This testing is necessary because of the lack of geotechnical data available to the Department of Water Resources in the relevant area for evaluation possible conservations measured in the Delta. The Department of Water Resources is tasked with providing information for the Bay Delta Conservation Plan for developing conveyance alternatives and the development of the broader goals for Delta improvements addressed by the Delta Stewardship Council for its Delta Plan. Work will continue under this process to gather geotechnical data on proposed conveyance alternatives, and the additional geotechnical exploration

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proposed in this project will aid the Department of Water Resources in meeting its statutory responsibilities with respect to evaluating the feasibility of the proposed conveyance alternatives.

The Department of Water Resources' geotechnical staff and/or its consultants will investigate the engineering properties of the soils in the Delta along various alignment options, including auxiliary structures, as well as the proposed intakes and the proposed forebays for all options. The purpose of the investigation is to gather necessary geotechnical information to support the preparation of a draft Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the proposed Bay Delta Conservation Plan and/or for preliminary engineering studies for the Delta Habitat Conservation and Conveyance Program. The Department of Water Resources requires Delta soils and groundwater information for conceptual design and construction costs of conveyance facilities and to identify possible constraints and feasibility in developing conveyance alternatives.

WHEREAS, certain real property located within Sacramento County, California, a legal description of which is a part of the attached Deed and incorporated herein by this reference ("the Parcel"), is necessary for conducting Engineering Geotechnical Studies to support environmental studies, feasibility studies and preliminary engineering for making a recommendation for the Bay Delta Conservation Plan ("the Plan");

WHEREAS, the Department of Water Resources needs to conduct cone penetration testing, core drilling and test pits as described in the CEQA Documents to study the best feasible alternative for the alternative water conveyance project;

WHEREAS, DWR has considered the need to acquire Permanent and Temporary Easements ("the Easements") for purpose of conducting geotechnical activities;

WHEREAS, DWR has been unable to negotiate the voluntary acquisition of the Easements;

WHEREAS, the California Water Commission has given notice to the Parcel's owner as required by California law;

WHEREAS, a hearing has been held in the manner provided by law, and the persons whose property is to be acquired have been given a reasonable opportunity to appear and be heard before the California Water Commission on the following issues:

a. whether the public interest and necessity require the project for engineering geotechnical studies, as described above;

b. whether the Project and the acquisition of the Easements are planned and located in the manner that will be most compatible with the greatest public good and least private injury;

COPY

c. whether the Easements to be acquired are necessary for the Project;

d. whether the written offer required by law has been made to the owner of record; and

e. other matters concerning the authority of DWR to engage in such a project or its right to take.

NOW THEREFORE, BE IT RESOLVED BY THE CALIFORNIA WATER COMMISSION AS FOLLOWS:

1. The Commission has reviewed and considered DWR's CEQA Documents, and hereby:
    a. Adopts the Mitigated Negative Declaration for Engineering Geotechnical Studies for the Bay Delta Conservation Plan and/or Preliminary Engineering Studies for the Delta Habitat Conservation and Conveyance Program;
    b. Adopts DWR's mitigation and conservation measures and best management practices;
    c. Adopts DWR's mitigation and monitoring plan;
    d. Adopts the Department of Water Resources' Survey Protocol for Property to be Accessed as Part of the Engineering Geotechnical Studies for the Bay Delta Conservation Plan and/or Preliminary Engineering Studies for the Delta Habitat Conservation and Conveyance Program;
    e. Adopts the Delta Habitat Conservation and Conveyance Program Steps in Drilling and Soil Logging; and
    f. Determines that the Project would not have any significant environmental effects.

2. The Project for Engineering Geotechnical Studies is authorized pursuant to the Central Valley Project Act and the Burns-Porter Act.

3. DWR has demonstrated that it has sufficient funds available for the Project for Engineering Geotechnical Studies.

4. The public interest and necessity require the Project for Engineering Geotechnical Studies, including the acquisition of the Permanent and Temporary Easements described in the attached Deed as part of the Project.

    The Project for Engineering Geotechnical Studies is planned and located in the manner that will be most compatible with the greatest public good and least private injury.

COPY

5. The Easements described in the attached Deed are necessary for the Project.

6. The offer required by Section 7267.2 of the Government Code has been made to the owner(s) of record.

7. DWR has complied with the provisions of the California Environmental Quality Act regarding environmental review of the Project.

8. DWR is hereby authorized and empowered to acquire the Permanent and Temporary Easements through the power of eminent domain, including obtaining an order for prejudgment possession.

9. Commission staff shall have a CEQA Notice of Determination filed with the Office of Planning and Research State Clearing House.

10. Within 120 days of completion of its geotechnical work on the property and at no cost to the landowner, the Department will quitclaim its permanent easement in favor of the landowner or, if no permanent easement has yet been acquired, the Department will abandon its attempt to acquire a permanent easement on the property.

11. DWR shall limit its laboratory testing of soil and water samples to the "Geotechnical Laboratory Testing Methods" and the "Special Laboratory Testing Methods" set forth in the "DHCCP Laboratory Testing Methods, Draft Revision 1, Dated: 6-24-11," except that DWR may also perform one or more of the "Environmental Laboratory testing methods" set forth therein in the event DWR observes on-site indicators in the immediate area of the geotechnical activities (e.g., dead vegetation, crusting, discolored soil, odors, etc.) that indicate the likely presence of above-threshold levels of the constituent or constituents which are the subjects of those testing methods.

PASSED, APPROVED and ADOPTED this 21st day of March 2012, by the following vote:

AYES: _____ ABSENT: _____
NOES: _____ ABSTAINED: _____

_____
Anthony Saracino, Chairperson
California Water Commission

Attest: _____
Executive Officer

COPY

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

PERMANENT NON-EXCLUSIVE EASEMENT
(TO THE STATE)

Project Bay Delta Conservation Plan

Parcel No. DCAE- 5 (Units A, B, and C)

We, George Tsakopoulos and Drosoula Tsakopoulos as Trustees of the Tsakopoulos Family Trust created by Declaration of Trust dated August 5, 1991, GRANT to the STATE OF CALIFORNIA, its successors or assigns, hereinafter called STATE, an EASEMENT and right of way, upon, over, and across that real property in the County of Sacramento, State of California, identified in the records of the Department of Water Resources as:

DWR Parcel No.	Area	Estate
DCAE- 5 (Unit A)	16 square feet	Permanent easement
DCAE- 5 (Unit B)	10,000 square feet	Temporary easement
DCAE- 5 (Unit C)	42,740 square feet +/-	Temporary easement

(In the event of any discrepancy between the above identification and the real property described herein, the real property described will control.)

COPY

DCAE - 5

UNIT A

A permanent non-exclusive easement for drilling purposes over, upon, under and through that parcel of land as described in that Grant Deed recorded in Book 9108-8 at Page 0911 in the Official Records of Sacramento County on August 8, 1991 and more particularly described as follows:

One 4 foot by 4 foot location as delineated on attached Exhibit "A".

UNIT B

TOGETHER WITH a temporary construction easement for the purpose of moving and/or maneuvering construction equipment and vehicles, the temporary storage of equipment and materials necessary for drilling, together with the equipment used in the drilling of earthwork, the temporary storage of spoil or excavated material during the period of drilling and related construction work, and any other operations necessary and appurtenant to the drilling, over, through, and across the following described parcel of land shown on attached Exhibit "A".

UNIT C

TOGETHER WITH a 10 foot wide temporary access easement for the purpose of moving and/or maneuvering construction equipment and vehicles, during the period of drilling and related construction over and across an existing access and/or service road shown on attached Exhibit "A".

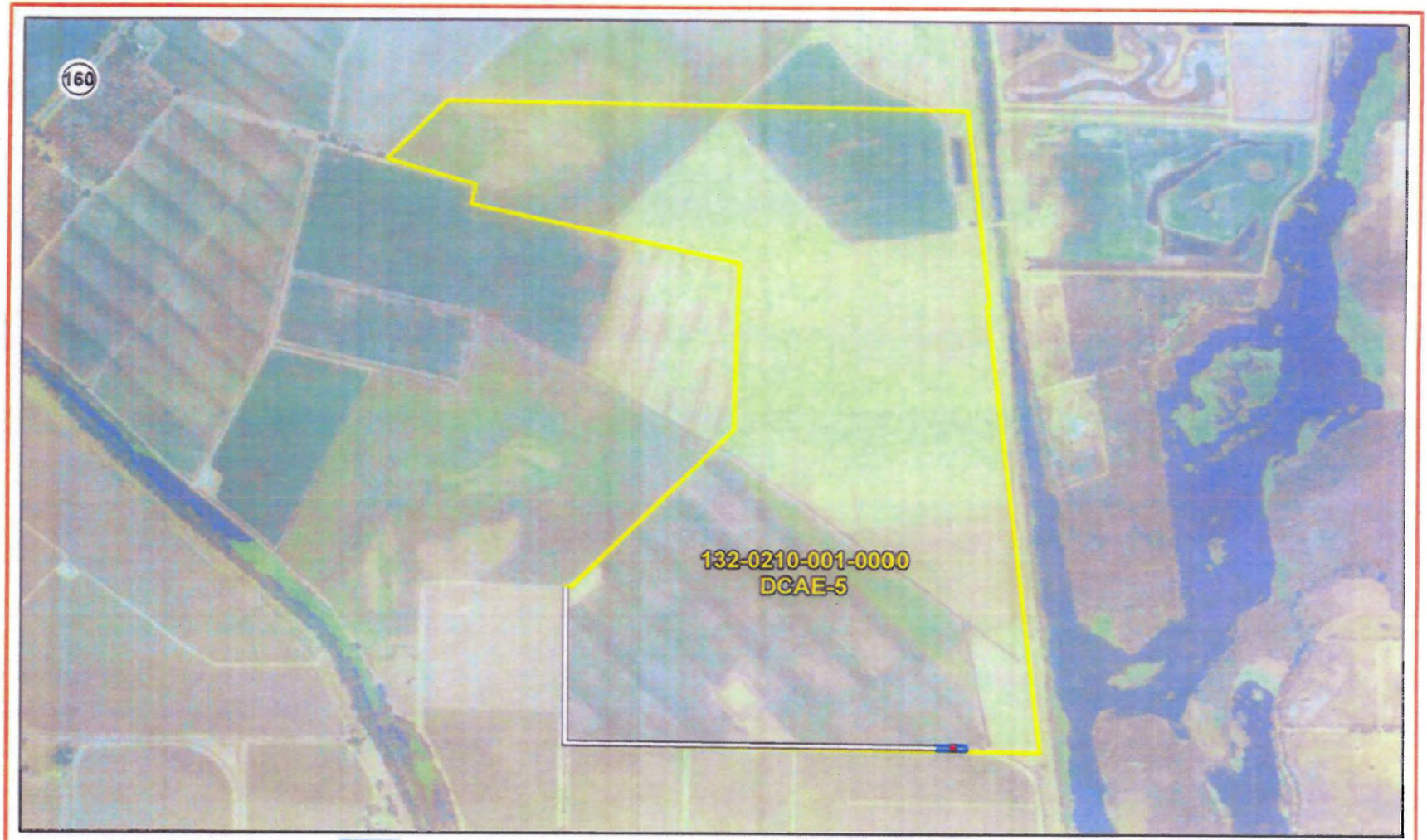
Temporary easements for access and construction shall terminate on October 31, 2013.

All works, structures and facilities remaining on said parcel of land after said termination date shall become the property of Owner and the State shall have no obligation to remove, operate, or maintain any works, structures, or facilities on said parcel of land.

Annette Lockhart
PLS 8246
12 December 2011

COPY

COPY



Temporary 10' Wide Access Road (42,740 sq ft)

Temporary Construction Easement (10,000 sq ft)

4'x4' Drill Hole Easement

Sacramento County

N

N.T.S.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEODETIC BRANCH

This exhibit does not represent a Survey and is for informational purposes only

DELTA HABITAT CONSERVATION AND CONVEYANCE PROGRAM EXHIBIT A

12/12 2011
aml

Executed on _____

_____ _____

_____ _____

_____ _____

_____ _____

GRANTOR(S)

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

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281)

This Is To Certify, That the State of California, grantee herein, acting by and through the Department of Water Resources, hereby accepts for public purposes the real property, or interest therein, described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20____

_____
Director of Water Resources

By _____

_____
Attorney in Fact

COPY

Additional documents provided by DWR in support of Resolution of Necessity 2012-23:

- Written Offer to Purchase Property including attached Deed and Parcel Map - September 30, 2011

DEPARTMENT OF WATER RESOURCES
1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791

September 30, 2011

Tsakopoulos Family Trust
7423 Fair Oaks Blvd., Suite 10
Carmichael, California 95608-1791

DWR No.: DCAE-5
County: Sacramento
APN(s): 132-0210-001-0000

SUBJECT: Purchase of Property Rights

Our records indicate that you are the owner of certain property situated in Sacramento County, identified as Assessor's Parcel No. 132-0120-001-0000. The State of California Department of Water Resources (DWR), proposes to purchase property rights over this property, identified as DWR Parcel No. DCAE-5, to accomplish the goals of the Bay Delta Conservation Plan.

Section 7267.2 of the California Government Code and the California Relocation Assistance and Real Property Acquisition Guidelines require that each property owner from whom the State of California purchases real property, or an interest therein, be provided with a summary of the appraisal of the real property, or interest therein, as well as the following information:

1. You are entitled to receive full payment prior to vacating the real property rights being purchased, unless you have heretofore waived such entitlement. You are not required to pay recording fees, transfer taxes, or the pro rata portion of the real property taxes which are allocable to any period subsequent to the passage of title or possession.

2. The State will offer to purchase any remnant considered by the State to be an uneconomical unit which is owned by you and which is contiguous to the land being conveyed.

3. The rights to be acquired include a 16 square foot Permanent Non-Exclusive Easement, a 10,000 square foot Temporary Construction Easement and a 29,570 square foot Temporary Access Easement.

4. The market value of the property rights being purchased is based upon a market valuation, which is summarized in the enclosed Valuation Summary Statement. As full just compensation for the property rights to be acquired, we offer you $[redacted], as shown on the enclosed Right of Way Contract.

   The State's offer:

   a. Represents the full amount of just compensation for the property rights to be purchased;

   b. Is not less than the approved valuation of the fair market value of the property as improved;

   c. Does not reflect any consideration of, or allowance for, any relocation assistance and payments or any other benefits to which you may be entitled; and

   d. Disregards any decrease or increase in the fair market value of the real property rights to be acquired prior to the date of valuation caused by the public improvement for which the property is to be acquired, or by the likelihood that the property would be acquired for such public improvement, other than that due to physical deterioration within the reasonable control of the owner or occupant.

5. In accordance with Section 1263.025 of the California Code of Civil Procedure you are entitled to seek a second opinion on the value of your property and to receive reimbursement of up to $5,000 to pay for reasonable appraisal costs. In order to be reimbursed, you must sign an Appraisal Costs Reimbursement Agreement and engage an appraiser licensed by the State of California with the Office of Real Estate Appraisers. The appraiser must be either a MAI designated appraiser or hold an equivalent designation recognized by the Appraisal Foundation. For further information on the requirements for reimbursement and to ensure that you are aware of proper procedures, please contact DWR prior to engaging an appraiser. The request for an Appraisal Costs Reimbursement Agreement may be submitted to the Department of Water Resources, Real Estate Branch, 1416 Ninth Street, Room 425, Sacramento, California 95814.

6. The owner of a business conducted on a property to be acquired, or conducted on the remaining property, which will be affected by the purchase of the required property, may be entitled to compensation for the loss of goodwill. Entitlement is contingent upon the Grantor's ability to prove such loss in accordance with the provisions of Sections 1263.510 and 1263.520 of the Code of Civil Procedure.

7. If you ultimately elect to reject the State's offer for your property, you are entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.

Included as part of this package, you will find the following information relating to this proposed acquisition:

- Valuation Summary Statement
- Right of Way Contract
- Easement Deed
- Map of the Proposed Acquisition Area
- Comparable Data List
- Comparable Sales Map
- Payee Data Record

Please sign and date the Deed **exactly** as shown in the designated location and have your signature **notarized**. If needed, a Public Notary can be made available to notarize your signature. Also, sign and date **two** copies of the Right of Way Contract and complete Sections 2-5 of the Payee Data Record. The Payee Data Record is needed in order for the State to issue payment. Please return the signed Right of Way Contracts and the Payee Data Record along with the notarized Deed in the envelope provided. A fully executed copy of the Contract will be forwarded to you at a later date.

If you have any questions or need additional information, you may contact me directly by telephone at (916) 654-7560, toll free at (866) 688-3227, or by email at cdabney@water.ca.gov.

Sincerely,

Carolyn Dabney
Senior Land Agent

Enclosures

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

PERMANENT NON-EXCLUSIVE EASEMENT
(TO THE STATE)

Project Bay Delta Conservation Plan

Parcel No. DCAE- 5 (Units A, B, and C)

We, George Tsakopoulos and Drosoula Tsakopoulos as Trustees of the Tsakopoulos Family Trust created by Declaration of Trust dated August 5, 1991, GRANT to the STATE OF CALIFORNIA, its successors or assigns, hereinafter called STATE, an EASEMENT and right of way, upon, over, and across that real property in the County of Sacramento, State of California, identified in the records of the Department of Water Resources as:

DWR Parcel No.	Area	Estate
DCAE- 5 (Unit A)	16 square feet	Permanent easement
DCAE- 5 (Unit B)	10,000 square feet	Temporary easement
DCAE- 5 (Unit C)	29,570 square feet +/-	Temporary easement

(In the event of any discrepancy between the above identification and the real property described herein, the real property described will control.)

DCAE-5

UNIT A

A permanent non-exclusive easement for over, upon, under and through that parcel of land as described in that Grant Deed recorded in Book 91088 at Page 0911 in the Official Records of Sacramento County on August 8, 1991 and more particularly described as follows:

One 4 foot by 4 foot locations as delineated on attached Exhibit "A".

UNIT B

TOGETHER WITH a temporary construction easement for the purpose of moving and/or maneuvering construction equipment and vehicles, the temporary storage of equipment, and materials necessary for drilling, together with the equipment used in the drilling of earthwork, the temporary storage of spoil or excavated material during the period of drilling and related construction work, and any other operations necessary and appurtenant to the drilling, over, through, and across the following described parcel of land shown on attached Exhibit "A".

UNIT C

TOGETHER WITH a 10 foot wide temporary access easement for the purpose of moving and/or maneuvering construction equipment and vehicles, during the period of drilling and related construction over and across an existing access and/or service road shown on attached Exhibit "A".

Temporary easements for access and construction shall terminate on October 31, 2013.

All works, structures and facilities remaining on said parcel of land after said termination date shall become the property of Owner and the State shall have no obligation to remove, operate, or maintain any works, structures, or facilities on said parcel of land.

Annette Lockhart
PLS 8246

29 Sept 2011

Executed on _____

_____ _____

_____ _____

_____ _____

_____ _____

GRANTOR(S)

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

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281)

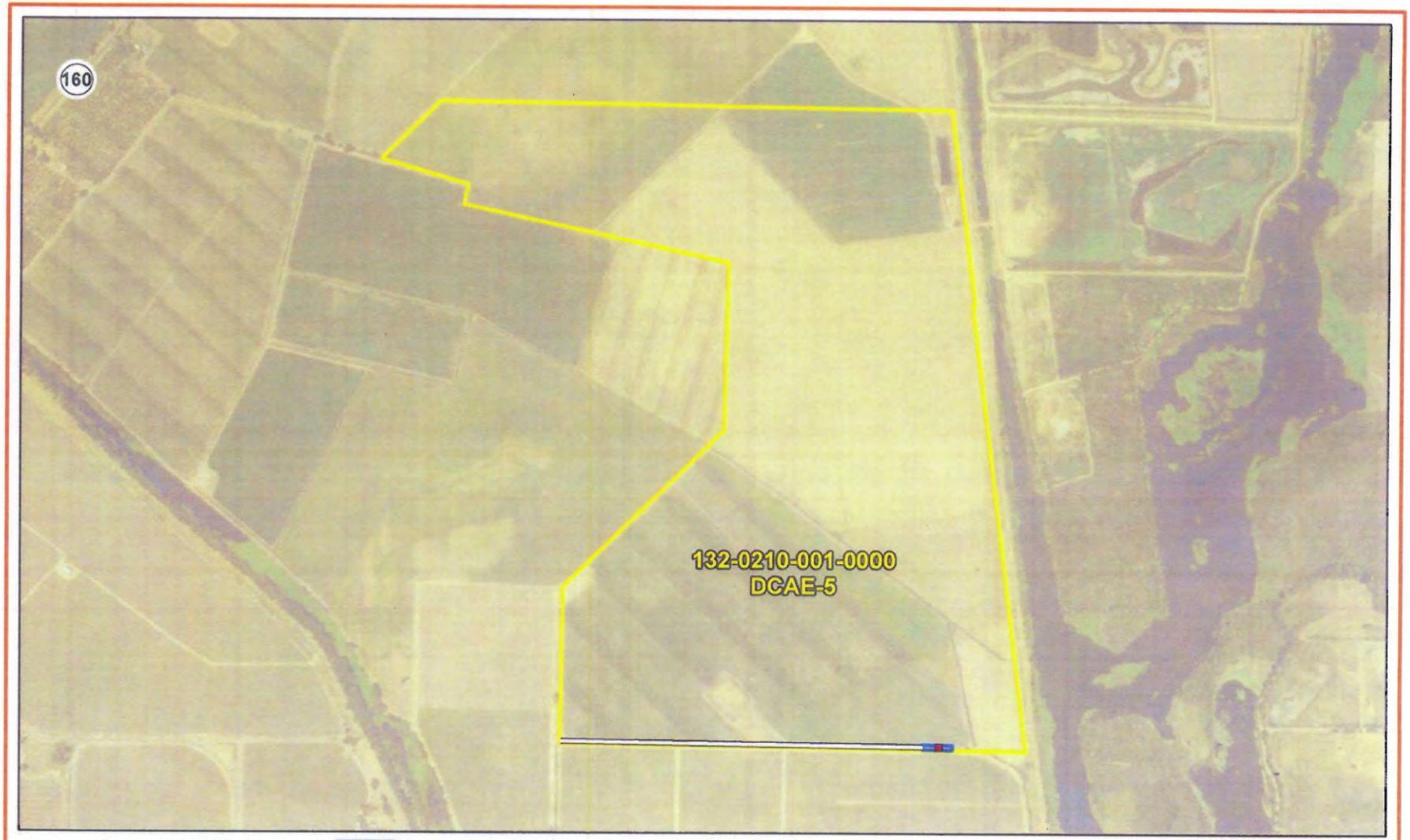
This Is To Certify, That the State of California, grantee herein, acting by and through the Department of Water Resources, hereby accepts for public purposes the real property, or interest therein, described in the within deed and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20_____

_____
Director of Water Resources

By _____

_____
Attorney in Fact



Temporary 10' Wide Access Road (29,570 sq ft)

Temporary Construction Easement (10,000 sq ft)

4'x4' Drill Hole Easement

Sacramento County

N

N.T.S.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEODETIC BRANCH

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DELTA HABITAT CONSERVATION AND CONVEYANCE PROGRAM
EXHIBIT A