

MEMORANDUM

DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: BOARD OF SUPERVISORS DATE: July 8, 2008
FROM: KEN GREHM / ^{JD}PETER KRAATZ
SUBJECT: GRANT DEED FROM MARSH VENTURES INC., SNOW CREEK SEZ
RESTORATION PROJECT, TAHOE VISTA

ACTION REQUESTED / RECOMMENDATION

Adopt a Resolution authorizing the Chairman to accept the Grant Deed from Marsh Ventures Incorporated for the Snow Creek SEZ Restoration Project, Tahoe Vista.

BACKGROUND / SUMMARY

The Snow Creek Stream Environment Zone (SEZ) Restoration Project is located in Tahoe Vista, on the north shore of Lake Tahoe, and is identified as the Tahoe Regional Planning Agency Environmental Improvement Program Project No. 391. On May 27, 2008, your Board authorized the Director of Public Works to negotiate and execute a Purchase Agreement with Marsh Ventures Incorporated to purchase the former TNT Cement Plant in Tahoe Vista in order to restore a portion of the Snow Creek wetlands impacted during property development. An agreement has been reached with the property owner, and the purchase agreement has been executed and submitted to escrow. A Grant Deed conveying the property to the County has been executed by Marsh Ventures Incorporated, and after acceptance by the Chairman on behalf of the County, will also be submitted to escrow.

ENVIRONMENTAL CLEARANCE

A Mitigated Negative Declaration and Notice of Determination were certified for this project on February 21, 2006.

FISCAL IMPACT

This property is being purchased for the appraised value of \$1,750,000. The purchase price is through an acquisition grant awarded to the County from the Sierra Nevada Cascade Conservancy, and is included in the current fiscal year budget.

Attachments: Resolution
Grant Deed

Before the Board of Supervisors County of Placer, State of California

In the matter of: A RESOLUTION APPROVING
AND AUTHORIZING THE CHAIRMAN TO
ACCEPT THE GRANT DEED BETWEEN MARSH
VENTURES INCORPORATED AND THE COUNTY
OF PLACER.

Resol. No:.....

Ord. No:.....

First Reading:.....

The following RESOLUTION was duly passed by the Board of Supervisors
of the County of Placer at a regular meeting held _____,
by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Attest:
Clerk of said Board

Chairman, Board of Supervisors

BE IT RESOLVED by the Board of Supervisors of the County of Placer, State of
California, that the Chairman is authorized to accept the Grant Deed between
Marsh Ventures and the County of Placer for the Snow Creek SEZ Restoration
Project.

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 17 EAST, MDB&M, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 11, DISTANT THEREON NORTH 0 DEGREES 06 MINUTES EAST 166.74 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE NORTH ALONG THE EAST LINE OF SECTION 11, 312.86 FEET TO THE POINT OF BEGINNING; THENCE WEST 56.75 FEET; THENCE NORTH ALONG THE EAST SIDE OF A ROAD LEADING TO THE GUN CLUB 212.94 FEET TO A POINT; THENCE EAST 82.18 FEET TO THE EAST LINE OF SECTION 11; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING.

APN: 112-050-014

PARCEL TWO:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14, TOWNSHIP 16 NORTH RANGE 17 EAST, MDB&M, THENCE ALONG THE EAST LINE OF SECTION 11, NORTH 0 DEGREES 06 MINUTES EAST 689.60 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE LAST SAID LINE NORTH 0 DEGREES 06 MINUTES EAST 235.40 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN MEMORANDUM OF LEASE RECORDED NOVEMBER 30, 1962 IN BOOK 943 OF OFFICIAL RECORDS, AT PAGE 153; THENCE ALONG THE SOUTH LINE OF SAID LEASE WEST 109.10 FEET; THENCE SOUTH 5 DEGREES 07 MINUTES EAST 45.20 FEET; THENCE SOUTH 6 DEGREES 44 MINUTES EAST 193.06 FEET; THENCE EAST 82.18 FEET TO THE POINT OF BEGINNING.

BEGINNING AT A POINT ON THE EAST LINE OF THE SAID SECTION 11, DISTANT THEREON NORTH 0 DEGREES 06 MINUTES EAST 166.74 FEET FROM THE SOUTHEAST CORNER OF THE SAID SECTION 11, AND RUNNING THENCE ALONG THE LAST SAID LINE NORTH 0 DEGREES 06 MINUTES EAST 312.06 FEET; THENCE WEST 56.75 FEET TO THE EAST LINE OF THE ROAD TO THE GUN CLUB; THENCE ALONG THE LAST SAID LINE SOUTH 6 DEGREES 44 MINUTES EAST 214.50 FEET AND SOUTH 17 DEGREES 21 MINUTES EAST 105.07 FEET TO THE POINT OF BEGINNING.

APN: 112-050-015

PARCEL THREE:

LOT 1, OF BLOCK "CD", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "WOODVISTA SUBDIVISION", FILED FOR RECORD MARCH 3, 1926 IN BOOK "D" OF MAPS, PAGE 12, PLACER COUNTY RECORDS.

APN: 112-120-001

EXHIBIT "A"
LEGAL DESCRIPTION continued

PARCEL FOUR:

LOT 2, OF BLOCK "CD", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "WOODVISTA SUBDIVISION", FILED FOR RECORD MARCH 3, 1926 IN BOOK "D" OF MAPS, PAGE 12, PLACER COUNTY RECORDS.

APN: 112-120-002

PARCEL FIVE:

LOT 3, OF BLOCK "CD", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "WOODVISTA SUBDIVISION", FILED FOR RECORD MARCH 3, 1926 IN BOOK "D" OF MAPS, PAGE 12, PLACER COUNTY RECORDS.

APN: 112-120-003

PARCEL SIX:

LOTS 37 THROUGH 40 INCLUSIVE, OF BLOCK "CD", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "WOODVISTA SUBDIVISION", FILED FOR RECORD MARCH 3, 1926 IN BOOK "D" OF MAPS, PAGE 12, PLACER COUNTY RECORDS.

APN: 112-120-068

PARCEL SEVEN:

LOTS 2 THROUGH 6 INCLUSIVE, OF BLOCK "DE", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "WOODVISTA SUBDIVISION", FILED FOR RECORD MARCH 3, 1926 IN BOOK "D" OF MAPS, PAGE 12, PLACER COUNTY RECORDS.

APN: 112-120-034

PARCEL EIGHT:

LOTS 35 THROUGH 38 INCLUSIVE, OF BLOCK "DE", AS SHOWN ON THAT CERTAIN MAP ENTITLED, "WOODVISTA SUBDIVISION", FILED FOR RECORD MARCH 3, 1926 IN BOOK "D" OF MAPS, PAGE 12, PLACER COUNTY RECORDS.

APN: 112-120-033

Project Name

Snow Creek SEZ Restoration

When recorded return to
Placer County Department
of Public Works

Space above for Recorder

COUNTY OF PLACER

Department of Public Works

GRANT DEED

For the receipt of one dollar (\$1.00) or other good and valuable consideration,

MARSH VENTURES INCORPORATED

the undersigned GRANTOR(S), GRANT TO THE COUNTY OF PLACER, STATE OF CALIFORNIA, all that real property situated in the County of Placer, State of California, bounded and described as follows:

See Attached Exhibit "A" for Legal Description

GRANTOR(S)

Dated this 12 Day of June, 2008.

Beal Pres.

Trustee / Beneficiary _____

Recording Reference _____

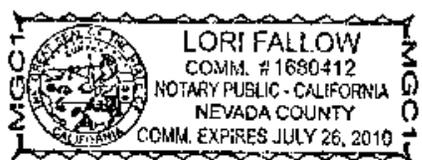
ACKNOWLEDGMENT

State of California }
County of Nevada }
Placer

On 10-12-08 before me, Lori Fallow, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Brian Marsh
Name(s) of Signer(s)

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.

Signature Lori Fallow
Signature of Notary Public

Place Notary Seal Above

ACCEPTANCE (1): BY AUTHORIZED AGENT:

This is to certify that the interest in real property conveyed by the deed or grant deed dated _____, 20____, from

_____ to the County of Placer, a governmental agency, is hereby accepted by the undersigned agent on behalf of the Board of Supervisors of the County of Placer pursuant to authority conferred by Ordinance 5152-B, adopted on January 15, 2002, and the Grantee consents to the recordation thereof by its duly authorized agent.

SIGNATURE _____ Completed By (Type or Print)

Dated: _____ TITLE: _____

ACCEPTANCE (2): BY BOARD OF SUPERVISORS:

This is to certify that the interest in real property conveyed by the deed or grant deed dated _____, 20____, from

_____ to the County of Placer, a governmental agency, is hereby accepted by the Board of Supervisors of the County of Placer pursuant to authority conferred by Resolution No. _____ of said Board adopted on _____, and the Grantee consents to the recordation thereof by its duly authorized agent.

Dated: _____ Chairman, Board of Supervisors of the County of Placer