

CITY OF YUBA CITY
STAFF REPORT

Date: May 5, 2020
To: Honorable Mayor & Members of the City Council
From: Public Works Department
Presentation by: Diana Langley, Interim City Manager

Summary

Subject: Feather River West Levee – Grant of Easements to the Sutter Butte Flood Control Agency

Recommendation: Adopt a Resolution authorizing the Mayor to execute an Easement Deed granting easements requested by SBFCA for operations and maintenance of the Feather River West Levee Project facilities on City-owned property.

Fiscal Impact: Minimal staff time to execute and record documents.

Purpose:

To provide necessary flood control to the residents of Yuba City and Sutter County through the operation and maintenance of the Feather River West Levee.

Background:

The Sutter Butte Flood Control Agency (SBFCA) is in the process of acquiring necessary easements from government-owned parcels within the Feather River West Levee Project to properly allow maintenance and operation of these newly constructed facilities. Since these are government-owned parcels, SBFCA (representing the Sacramento San Joaquin Drainage District [SSJDD]) is only requesting an easement over the parcels for levee operation and maintenance purposes. Currently, Levee District 1 of Sutter County (LD1) performs the levee operation and maintenance in this area, although it has no formal land right to be on the subject properties to perform its duties. The easements will be transferred to SSJDD, who in turn will transfer the operations and maintenance duties to LD1. SBFCA is taking this approach with all government-owned property within the levee areas in both Butte and Sutter Counties.

Analysis:

Exhibits showing the City properties that are subject to this request for a grant of easement are attached to this staff report, along with the Grant of Easement. Granting these easement will allow LD1 to perform its required operations and maintenance of the recently constructed Feather River West Levee Project, which is critical to providing necessary flood control to the residents of Yuba City and Sutter County. SBFCA requests, and staff recommends, that our City Council grant the easements and authorize the Mayor to execute the necessary easement documents on behalf of the City.

Fiscal Impact:

There will be very minimal staff time involved with executing and recording the Grant of Easement.

Alternatives:

Direct staff to modify the easement documents, if desired.

Recommendation:

Adopt a resolution authorizing the Mayor to execute an Easement Deed granting easements requested by SBFCA for operations and maintenance of the Feather River West Levee Project facilities on City-owned property.

Attachments:

1. Resolution
2. Exhibit Maps (9 pages)
3. Easement Deed (28 pages)

Prepared by:

/s/ Kevin Bradford

Kevin Bradford
Deputy Public Works Director – Engineering

Submitted by:

/s/ Diana Langley

Diana Langley
Interim City Manager

Reviewed by:

Department Head

Finance Director

City Attorney

DL

SM

SLC by email

ATTACHMENT 1

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY
APPROVING AN EASEMENT DEED FOR THE GRANTING OF CERTAIN
EASEMENTS TO THE SUTTER BUTTE FLOOD CONTROL AGENCY FOR THE FEATHER
RIVER WEST LEVEE PROJECT**

WHEREAS, the City owns certain parcels within the Feather River West Levee Project area on which levees have or will be constructed; and

WHEREAS, the Sutter Butte Flood Control Agency (SBFCA) is in the process of acquiring necessary easements from government-owned parcels within the Feather River West Levee Project to properly allow maintenance and operation of levees and related facilities; and

WHEREAS, as these facilities will be located on property owned by the City, SBFCA (representing the Sacramento San Joaquin Drainage District [SSJDD]) is not requesting the land in fee, but is instead requesting an easement over the parcels for operation and maintenance of the levee facilities; and

WHEREAS, currently Levee District 1 of Sutter County (LD1) performs the levee operation and maintenance in this area, although the District has no formal legal right at this time to access the City's properties in order for the District to perform its duties; and

WHEREAS, it is the intent and desire of the City to grant easements to SBFCA, acting on behalf of SSJDD, who in turn will transfer operation and maintenance duties to LD1, and who will also make use of the granted easements;

WHEREAS, the granting of such easements on these City-owned properties is in the public interest, and will provide for the projection of public health, safety, and welfare from threats of flood or inundation from the Feather River.

NOW, THEREFORE, the City Council of the City of Yuba City does resolve as follows:

1. The City Council finds that the mere transfer of easements to the Sutter Butte Flood Control Agency is not a "project" for the purposes of the California Environmental Quality Act (CEQA).
2. The City Council approves the grant of easements to Sutter Butte Flood Control Agency as more particularly in the "Easement Deed" attached hereto. The Mayor is authorized and directed to execute an Easement Deed consistent with the material terms attached hereto, subject to approval as to legal form by the City Attorney. Further, the Mayor is authorized and directed to take any other action necessary to effectuate the granting of said easements, including the execution of any agreement, deed, acknowledgment, or other document, subject to approval by the City Attorney as to legal form.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 5th day of May 2020.

AYES:

NOES:

ABSENT:

Shon Harris, Mayor

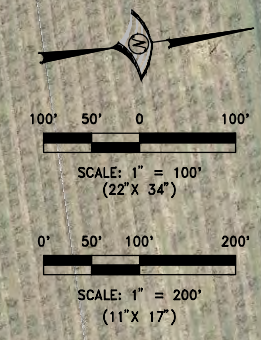
ATTEST:

Judy Sanchez, Deputy City Clerk

APPROVED AS TO FORM
COUNSEL FOR YUBA CITY:

Shannon Chaffin, City Attorney
Aleshire & Wynder, LLP

ATTACHMENT 2



LEVEE DISTRICT NO. 1
PER 114 O.R. 311
NO APN

LEVEE DISTRICT NO. 1
PER 38 O.R. 269
NO APN

LEVEE DISTRICT NO. 1
23-040-020

LEVEE DISTRICT NO. 1
PER 151 O.R. 95
NO APN

MC FEELY
23-040-019

LEVEE DISTRICT NO. 1
PER 136 O.R. 489
NO APN

TAKHAR
23-040-014

CITY OF YUBA CITY
23-040-077

SSJDD EASEMENT
164 O.R. 411

SSJDD EASEMENT
38 O.R. 290
203 O.R. 104
FLOWAGE

LEGEND
LEVEE EASEMENT

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MATCH LINE STA. 780+00 (SEE DWG. 2)

REV.	DATE	BY	CHK.	APPR.	DESCRIPTION

DESIGNED BY:
DRAWN BY:
CHECKED BY:
IN CHARGE:
DATE:
03/05/2019

WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767

SUBMITTED _____ APPROVED _____

SUTTER BUTTE FLOOD CONTROL AGENCY

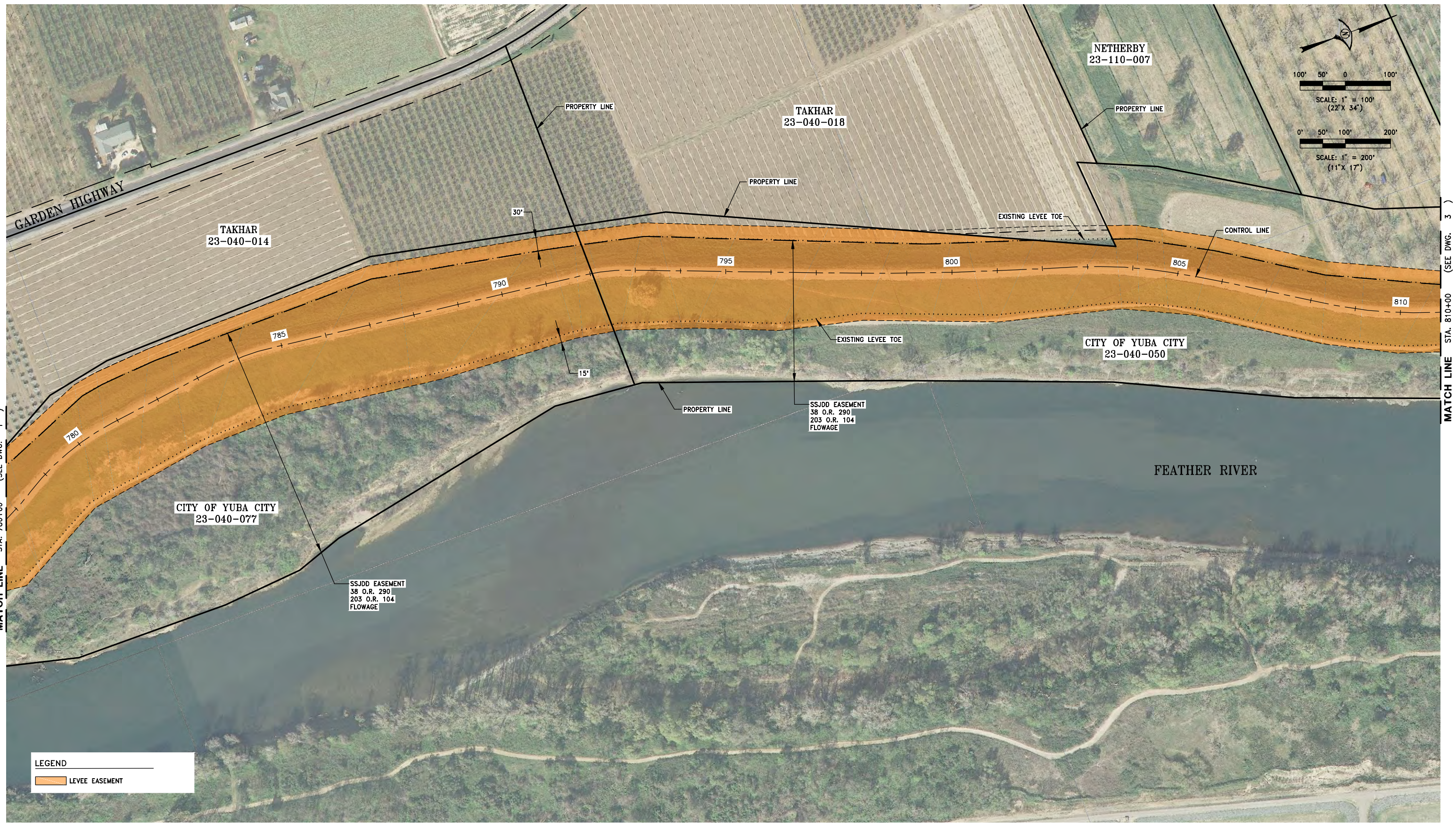
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CITY OF YUBA CITY
23-040-050 & 077

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ORIGINAL DRAWING, ADJUST
SCALES FOR REDUCED PLOTS

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MATCH LINE STA. 810+00 (SEE DWG. 3)

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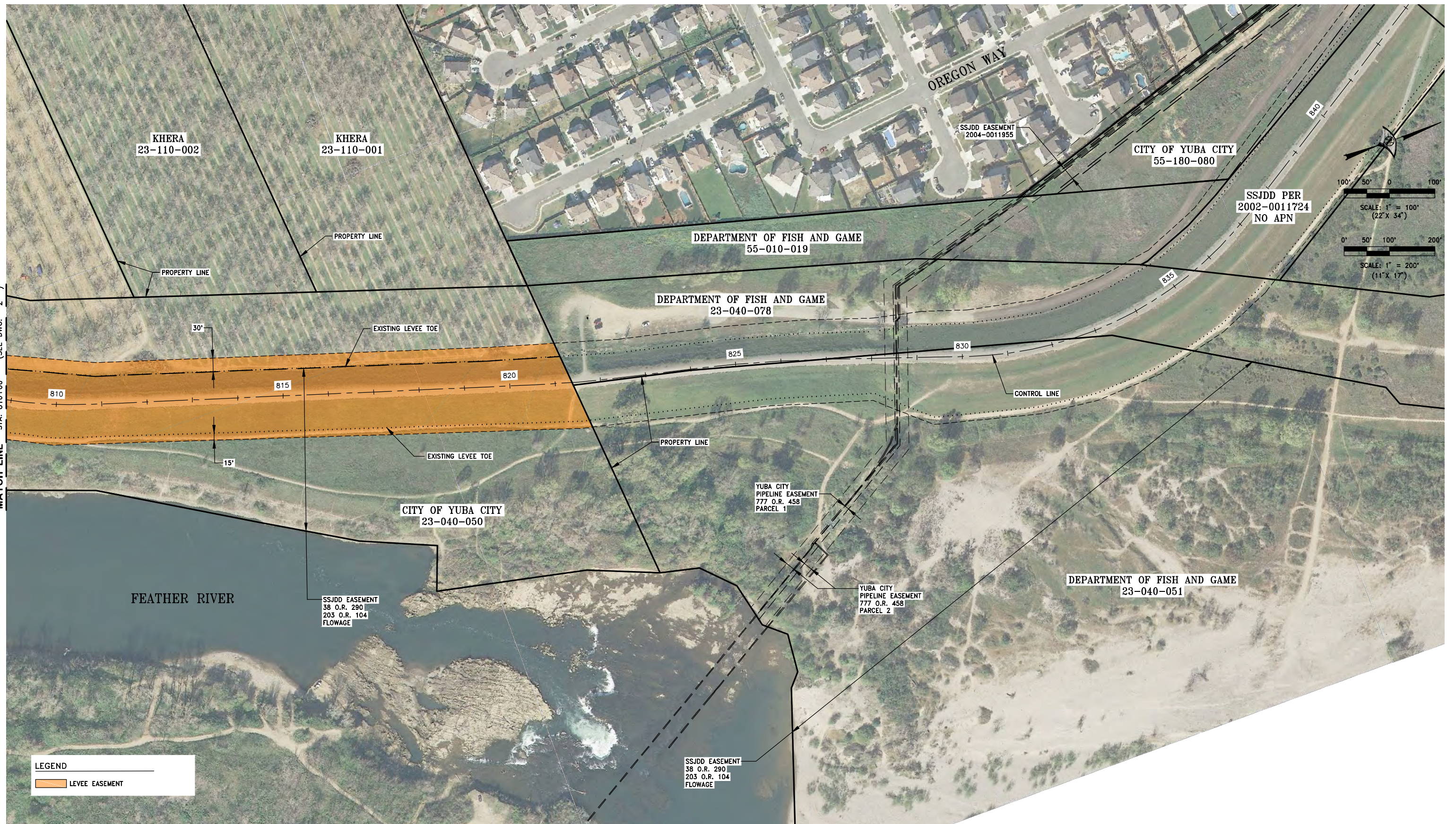
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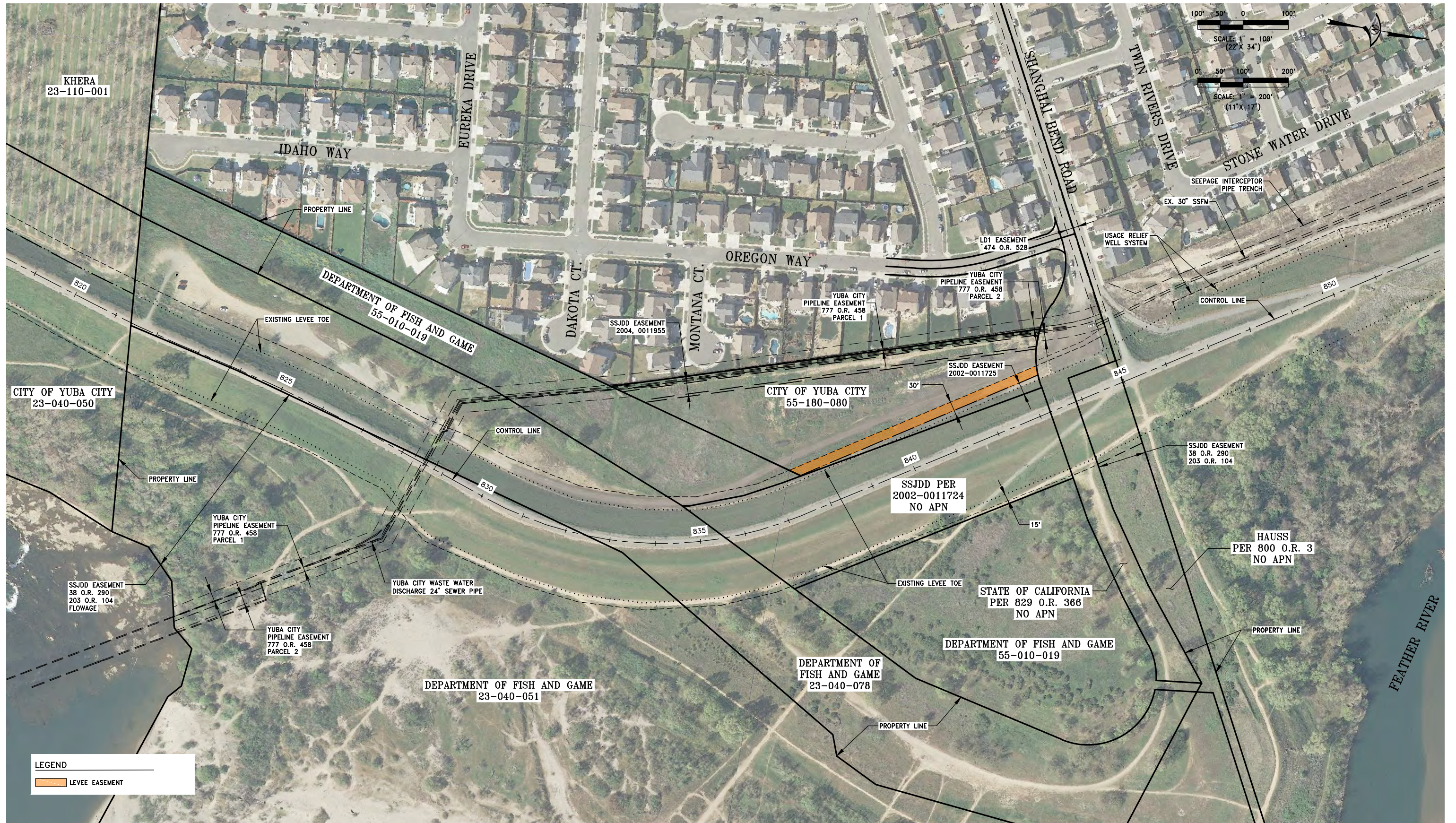
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23-040-050 & 077

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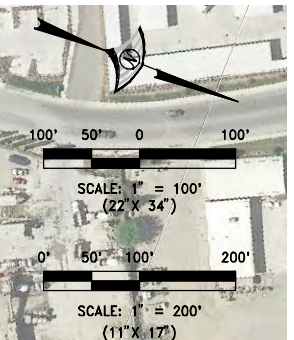
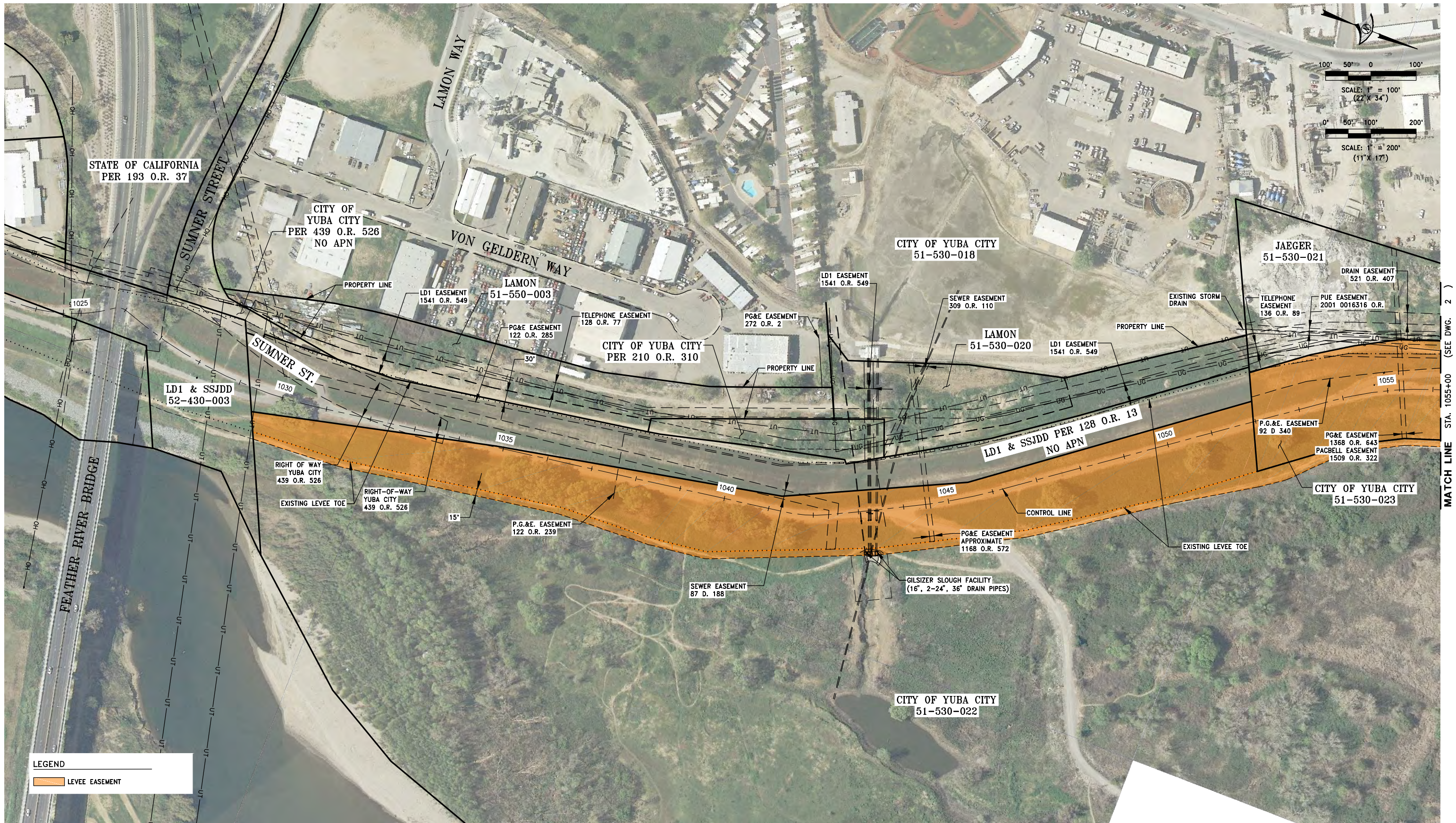
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CITY OF YUBA CITY
55-180-080

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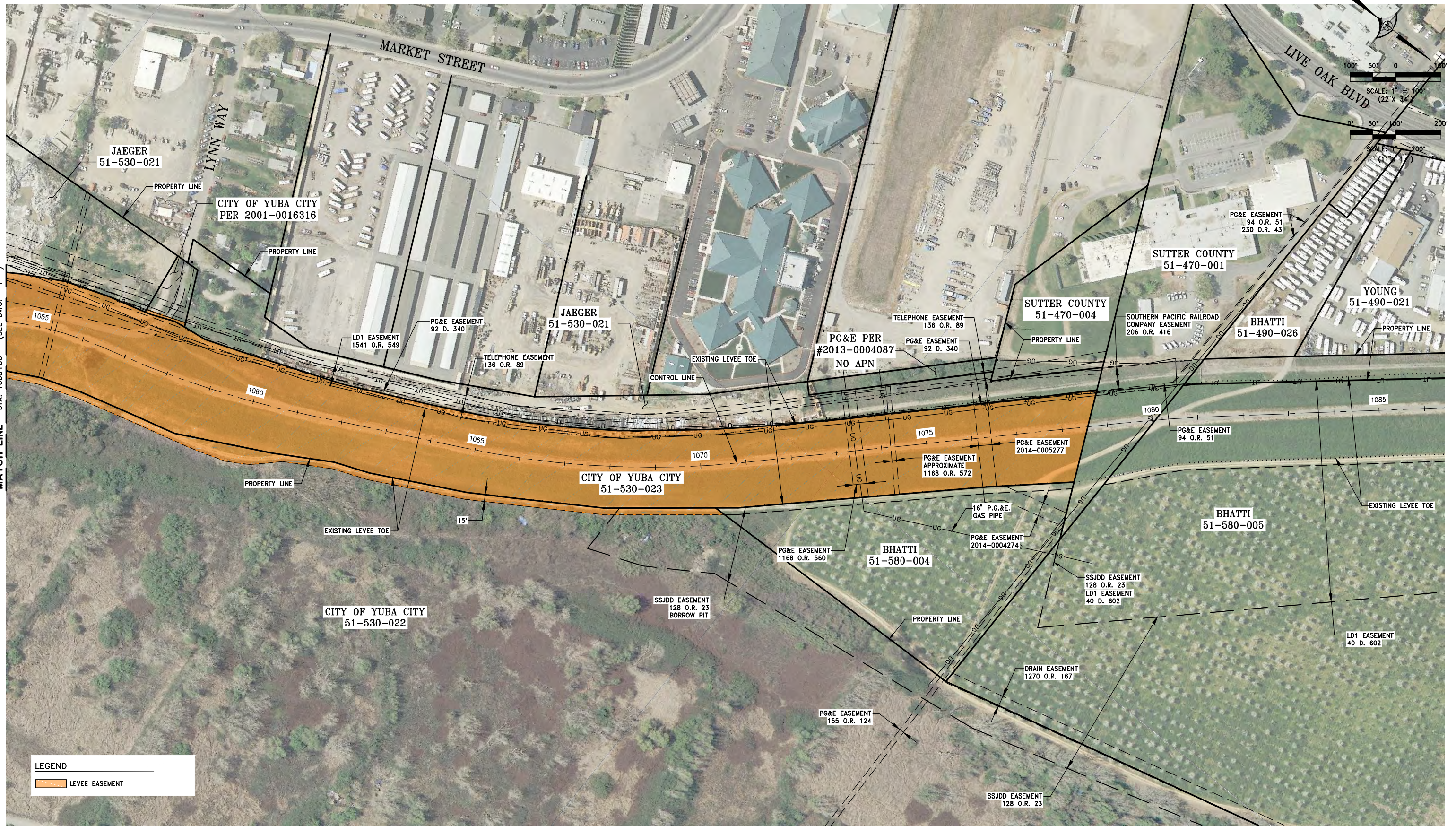
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CITY OF YUBA CITY
51-530-022 & 023, PER 2001-0016316 (LYNN WAY)

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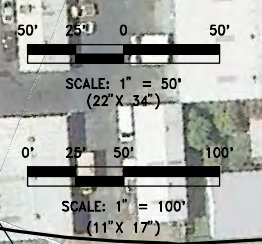
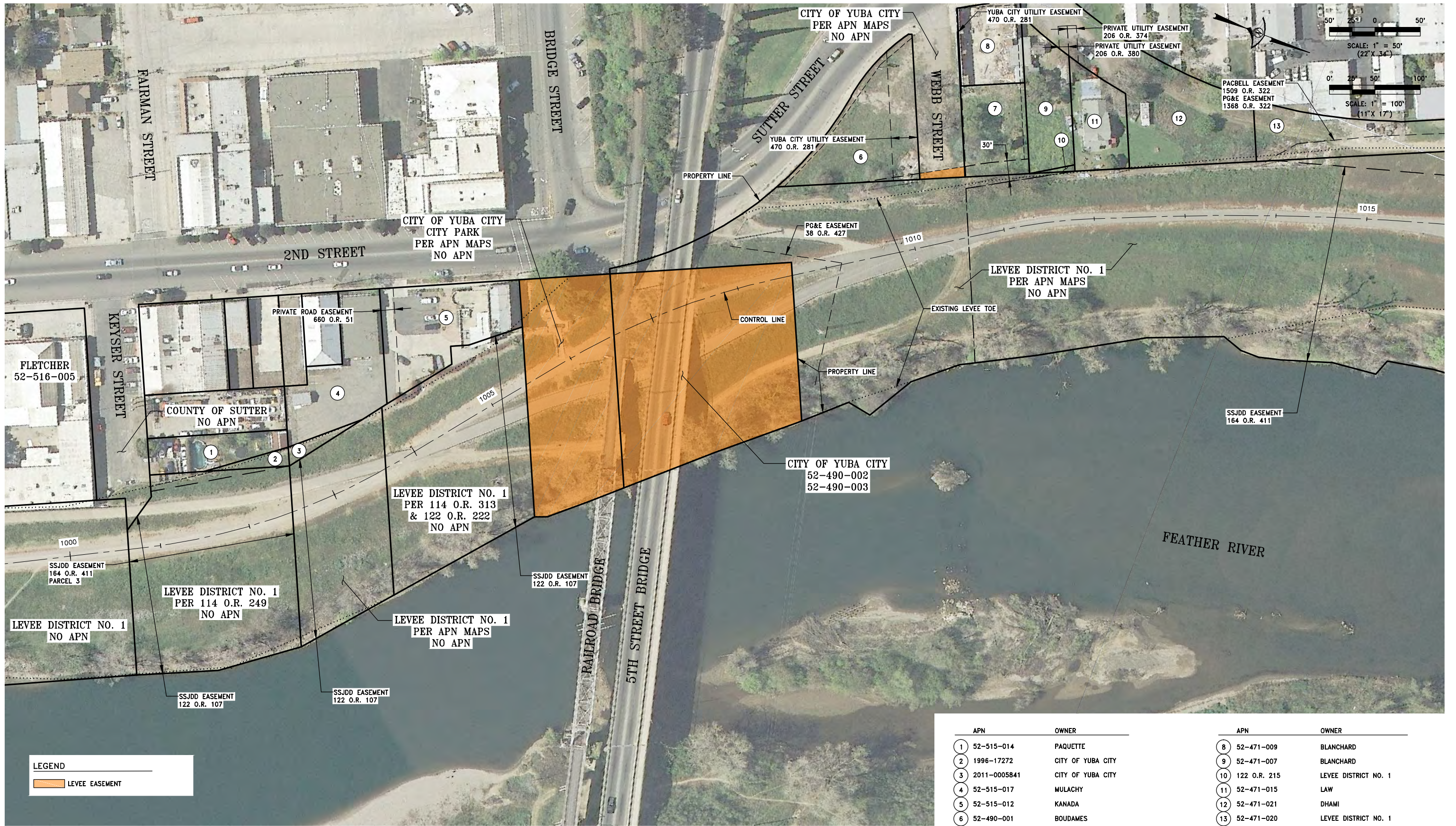
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LEGEND
 LEVEE EASEMENT

APN	OWNER	APN	OWNER
① 52-515-014	PAQUETTE	⑧ 52-471-009	BLANCHARD
② 1996-17272	CITY OF YUBA CITY	⑨ 52-471-007	BLANCHARD
③ 2011-0005841	CITY OF YUBA CITY	⑩ 122 O.R. 215	LEVEE DISTRICT NO. 1
④ 52-515-017	MULACHY	⑪ 52-471-015	LAW
⑤ 52-515-012	KANADA	⑫ 52-471-021	DHAMI
⑥ 52-490-001	BOUDAMES	⑬ 52-471-020	LEVEE DISTRICT NO. 1
⑦ 52-471-008	DHAMI		

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 3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816

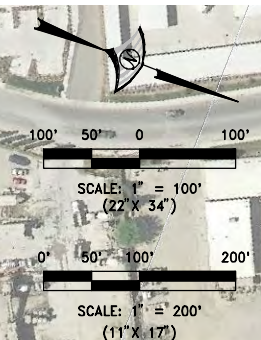
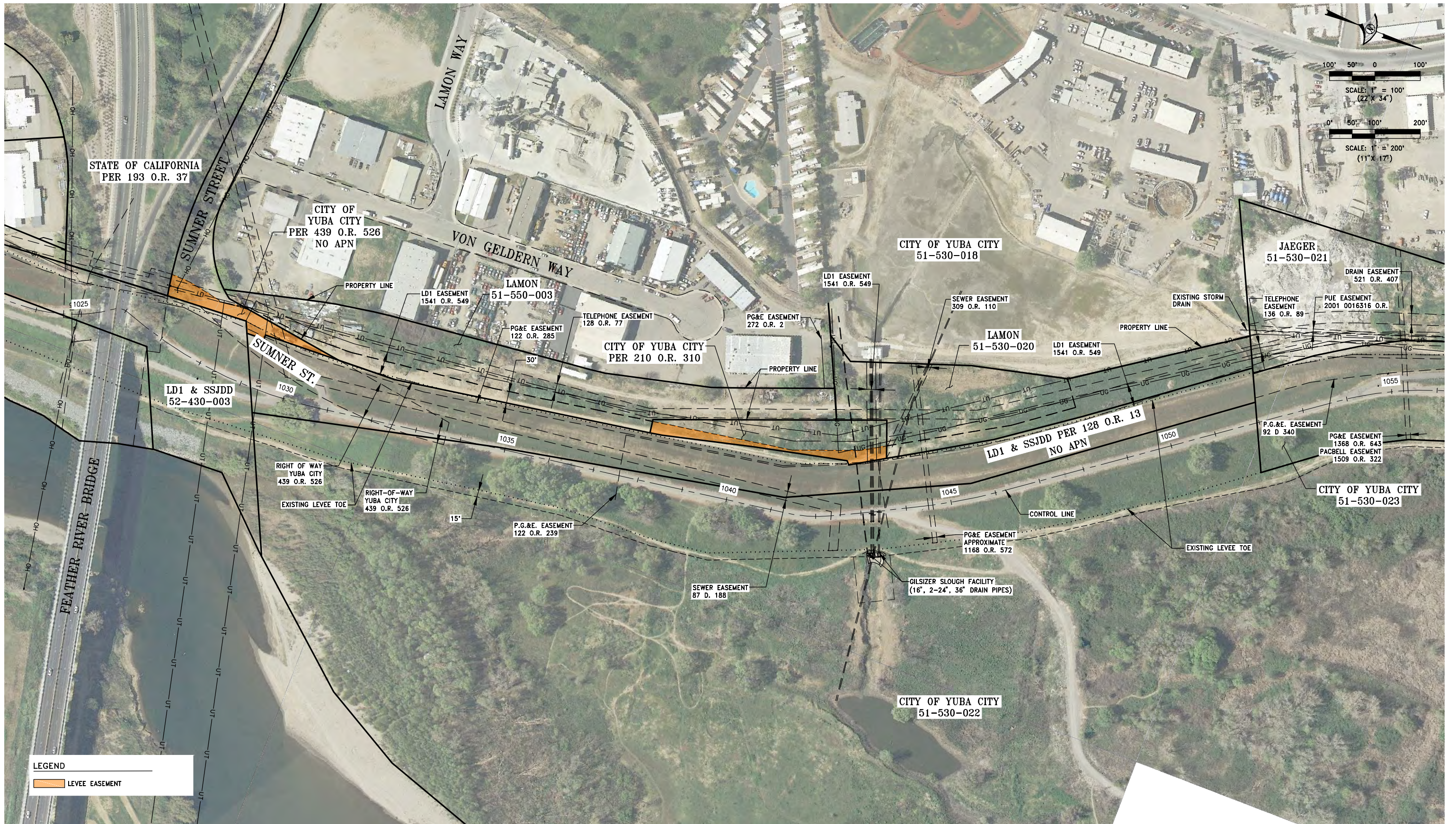
 PHONE: (916) 341-7760 FAX: (916) 341-7767

SUBMITTED _____ APPROVED _____

SUTTER BUTTE FLOOD CONTROL AGENCY
FRWL ACQUISITION EXHIBIT
CITY OF YUBA CITY
52-490-002 & 003, CITY PARK, WEBB STREET

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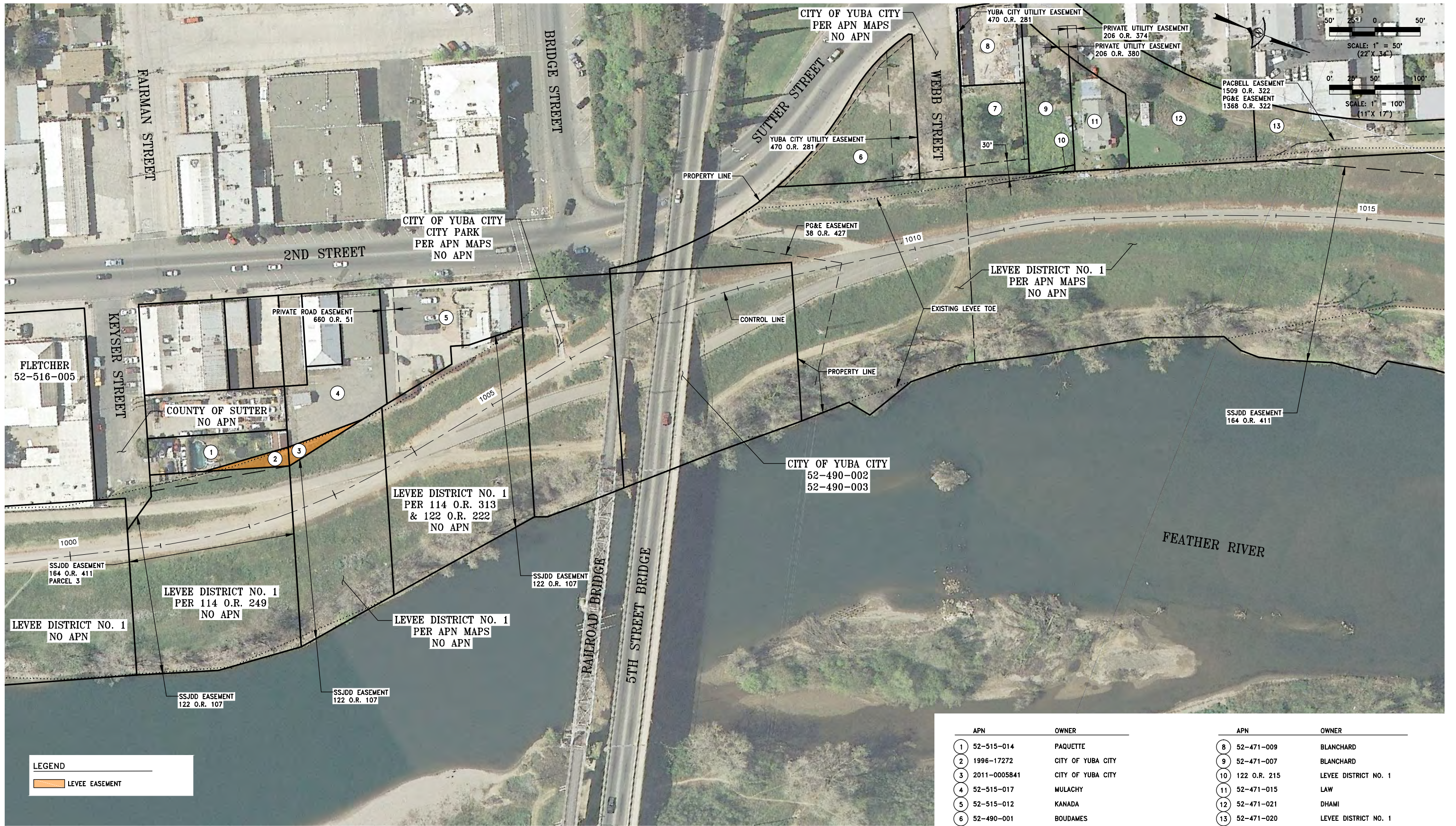
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 PHONE: (916) 341-7760 FAX: (916) 341-7767

SUBMITTED _____ APPROVED _____

SUTTER BUTTE FLOOD CONTROL AGENCY
FRWL ACQUISITION EXHIBIT
CITY OF YUBA CITY
439 O.R. 526 & 210 O.R. 310

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APN	OWNER	APN	OWNER
① 52-515-014	PAQUETTE	⑧ 52-471-009	BLANCHARD
② 1996-17272	CITY OF YUBA CITY	⑨ 52-471-007	BLANCHARD
③ 2011-0005841	CITY OF YUBA CITY	⑩ 122 O.R. 215	LEVEE DISTRICT NO. 1
④ 52-515-017	MULACHY	⑪ 52-471-015	LAW
⑤ 52-515-012	KANADA	⑫ 52-471-021	DHAMI
⑥ 52-490-001	BOUDAMES	⑬ 52-471-020	LEVEE DISTRICT NO. 1
⑦ 52-471-008	DHAMI		

LEGEND
 LEVEE EASEMENT

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DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 IN CHARGE:
 DATE: 03/05/2019

WOOD RODGERS
 DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
 3301 C STREET, BLDG. 100-B, SACRAMENTO, CA 95816
 PHONE: (916) 341-7760 FAX: (916) 341-7767

SUBMITTED _____ APPROVED _____

SUTTER BUTTE FLOOD CONTROL AGENCY

FRWL ACQUISITION EXHIBIT
CITY OF YUBA CITY
PER 1996-17272 & 2011-0005841

VERIFY SCALES
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0" = 1"

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ATTACHMENT 3

RECORDING REQUESTED BY:

Sutter Butte Flood Control Agency

WHEN RECORDED RETURN TO:

Bender Rosenthal, Inc.
2825 Watt Avenue, Suite 200
Sacramento, California 95821

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

The undersigned declare(s):
Documentary Transfer Tax: \$0
No property transfer tax due. R.T.C. § 11922

No recording fees due. G.C. § 27383.

EASEMENT DEED

Feather River West Levee
APN 23-040-050, 23-040-077, 55-180-080, 1996-17272, 1997-01075, City Park, 52-490-002, 52-490-003, Webb Street, 439 O.R. 526, 210 O.R. 310, 51-530-022, 51-530-023 & 2001-0016316

CITY OF YUBA CITY ("Grantor") GRANTS to the SUTTER BUTTE FLOOD CONTROL AGENCY ("Agency"), a public joint powers authority, and its successors and assignees, an exclusive perpetual easement in, on, over, along, across and beneath that certain real property in the County of Sutter, State of California, described in Exhibit A-1 through A-12, hereinafter called the "Easement Area."

1. The rights herein acquired by the Agency include without limitation:
 - a. The Agency may use the Easement Area to construct, operate, maintain, inspect, repair, reconstruct and improve flood control works, which shall include, but not be limited to, access, haul, and patrol roads, levees, embankments, berms, cut off walls and relief wells (hereinafter collectively referred to as "Flood Control Works").
 - b. The Agency may use the Easement Area to operate and maintain any Flood Control Works in conformity with the Code of Federal Regulations, Corps of Engineers' Standard Operation and Maintenance Manual, and State of California Standards, as the standards may be revised from time to time.
 - c. Agency may temporarily or permanently clear and remove from the Easement Area any and all natural or artificial obstructions, improvements, trees and vegetation necessary for construction, operation, maintenance, inspection, repair, reconstruction and improvement of Flood

Control Works and for the purpose of emergency flood fights. This provision does not apply to the Grantor's existing facilities.

d. Agency may temporarily or permanently place or deposit in the Easement Area earth, debris, sediment, or other materials, including materials placed or deposited necessary for the construction, operation, maintenance, repair, reconstruction and improvement of Flood Control Works and for the purpose of emergency flood fights.

e. Agency may excavate and remove from the Easement Area earth, debris, sediment, or other material for the construction, operation, maintenance, repair, reconstruction and improvement of Flood Control Works and for the purpose of emergency flood fights.

f. Agency may locate or relocate roads and public utility facilities of Agency or others within the Easement Area.

g. Agency may allow for the flowage of waters and materials across the Easement Area that may result in erosion.

h. Agency shall be permitted to make the rights provided under this easement available to other flood control entities responsible for flood fighting and for the construction, operation, maintenance, inspection, repair, reconstruction and improvement of Flood Control Works.

i. Agency may restrict any use by others which may interfere with any of the uses listed herein or any use necessary or incidental thereto and may exclude trespassers.

2. Agency and its successors and assigns, without limitations, shall exercise the rights granted herein in a manner that minimizes obstructions of public roadways. Any obstructions of public roadways must be temporary and shall be no longer than reasonably necessary under the circumstances.

3. The Grantor, its successors and assigns, without limitations, are precluded from performing the following activities in the Easement Area:

a. Constructing structures or improvements without approval of an encroachment permit from the Central Valley Flood Protection Board.

b. Storing any materials or debris.

c. Erecting any fences which limit the otherwise permissible activities of the Agency.

d. Exploring, extracting, removing, drilling, mining, or operating through the surface or upper 100 feet of the subsurface to obtain an interest in any materials, including oil and gas. This provision does not apply to the Grantor exploring, drilling or operating groundwater wells pursuant to a permit from the Central Valley Flood Protection Board.

4. The Easement Area may be used by Grantor for roadways, open space, agricultural, and recreational purposes which do not interfere with the purposes of the easement as described herein.

5. The provisions hereof shall inure to the benefit of and be binding upon the Grantor and the Agency and their respective successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this easement this _____ day of _____, 2020.

GRANTOR

CITY OF YUBA CITY

Signature

Title

Date: _____

Certificate of Acceptance:

This is to certify that the interest in real property conveyed by this Easement Deed from CITY OF YUBA CITY to the SUTTER BUTTE FLOOD CONTROL AGENCY, is hereby accepted on behalf of the SUTTER BUTTE FLOOD CONTROL AGENCY conferred by the Board of Directors of said AGENCY in **Resolution Number 2012-01** adopted on January 11, 2012, and the Agency consents to recordation thereof by its duly authorized officer.

Dated _____ By _____
Michael W. Bessette
Executive Director

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____
(insert name and title of the officer)

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.

Signature _____ (Seal)

EXHIBIT A-1

CITY OF YUBA CITY LEVEE EASEMENT AREA APN 23-040-050 & 077

Being a portion of the Lands of the City of Yuba City, described as Parcel No. 1 (CYC1), Parcel No. 2A (CYC2A), and Parcel No. 2B (CYC2B) in the Corporation Grant Deed recorded in Book 1178 of Official Records, at Page 301, Sutter County Recorder, also being a portion of projected Sections 2 and 11, Township 14 North, Range 3 East, M.D.B. & M., in New Helvetia Rancho, located in the unincorporated area, County of Sutter, State of California, lying within the parcel more particularly described as follows:

BEGINNING at a point being the most the southwesterly corner of said CYC2B, also being a point on the northerly line of said CYC1 and the southeast corner of the Lands of Takhar (Takhar), as described in the Grant Deed recorded as Document #2006-0018020, said County Records, said POINT OF BEGINNING being South 16° 36' 06" East, a distance of 4632.73 feet from a found 1½-inch brass disk, stamped LS 3649, in monument well, said monument well shown on the Map entitled "Subdivision Map of Walnut Glen Subdivision No. 2", filed in Book 15 of Surveys, at Page 2, said County Records, as the centerline angle point of the elbow on Drummond Drive, also being South 01° 04' 19" East, a distance of 4541.29 feet from a found 1½-inch brass disk, stamped LS 3649, in monument well, said monument well is shown on said Map, as the centerline intersection of Drummond Drive and Shady Lane; thence leaving said POINT OF BEGINNING, along the westerly line of said CYC2B, also being the easterly line of said Takhar, the following two (2) courses and distances:

1. North 10° 19' 21" West, a distance of 99.00 feet;
2. North 28° 49' 21" West, a distance of 393.15 feet, to a point being 30.00 feet westerly of the existing landside toe of levee;

Thence entering into and crossing said CYC2B, along a line being 30.00 feet westerly of and parallel to said landside toe of levee, the following seven (7) courses and distances:

1. North 22° 29' 15" West, a distance of 173.43 feet;
2. North 10° 05' 54" West, a distance of 55.40 feet;
3. North 04° 02' 06" West, a distance of 129.69 feet;
4. North 00° 30' 20" West, a distance of 515.61 feet;
5. North 10° 35' 53" East, a distance of 398.77 feet;
6. North 12° 30' 38" East, a distance of 218.41 feet;

7. North 21° 42' 49" East, a distance of 580.88 feet, more or less, to a point of intersection with said westerly line of CYC2B;

Thence along said westerly line of CYC2B, North 24° 25' 39" East, a distance of 481.14 feet, more or less, to a point of intersection with the south line of said CYC2A, also being the northeast corner of said Takhar; thence along the south line of said CYC2A, also being the northerly line of said Takhar, South 85° 20' 39" West, a distance of 50.49 feet, to a point being 30.00 feet westerly of said landside toe of levee; thence entering into and crossing said CYC2A, along a line being 30.00 feet westerly of and parallel to said landside toe of levee, the following six (6) courses and distances:

1. North 19° 32' 53" East, a distance of 49.58 feet;
2. North 28° 40' 12" East, a distance of 179.06 feet;
3. North 32° 35' 49" East, a distance of 250.35 feet;
4. North 24° 54' 11" East, a distance of 247.98 feet;
5. North 17° 55' 54" East, a distance of 867.77 feet;
6. North 16° 32' 27" East, a distance of 143.91 feet, more or less, to a point of intersection with north line of CYC2A, also being the south line of the Lands of the State of California, described as Parcel Nos. 1 and 2 in the Quitclaim Deed recorded in Book 829 of Official Records, at Page 366, said County Records;

Thence along said north line of CYC2A, North 85° 20' 39" East, a distance of 203.37 feet to a point being 15.00 feet easterly of the existing waterside toe of levee; thence entering into and crossing said CYC2A and CYC1, respectively, along a line being 15.00 feet easterly of and parallel to said waterside toe of levee, the following twenty (20) courses and distances:

1. South 13° 20' 19" West, a distance of 22.99 feet;
2. South 18° 15' 56" West, a distance of 365.71 feet;
3. South 18° 21' 37" West, a distance of 800.14 feet;
4. South 27° 18' 58" West, a distance of 169.99 feet;
5. South 32° 45' 17" West, a distance of 289.34 feet;
6. South 25° 05' 56" West, a distance of 157.74 feet;
7. South 14° 09' 30" West, a distance of 277.28 feet;
8. South 20° 52' 35" West, a distance of 297.28 feet;

8455.012

9. South 13° 13' 29" West, a distance of 186.53 feet;
10. South 21° 48' 13" West, a distance of 185.92 feet;
11. South 18° 35' 12" West, a distance of 164.53 feet;
12. South 09° 42' 49" West, a distance of 101.36 feet;
13. South 02° 28' 28" West, a distance of 104.36 feet;
14. South 03° 36' 42" West, a distance of 207.95 feet;
15. South 07° 19' 59" West, a distance of 349.49 feet;
16. South 01° 13' 24" East, a distance of 189.76 feet;
17. South 09° 03' 14" East, a distance of 280.51 feet;
18. South 28° 24' 35" East, a distance of 229.46 feet;
19. South 06° 13' 02" West, a distance of 379.20 feet;
20. South 19° 20' 10" West, a distance of 777.92 feet, more or less, to a point of intersection with the southerly line of said CYC1, also being the northerly line of a Sacramento and San Joaquin Drainage District Easement, described as Parcel No. 7 in the Indenture recorded in Book 164 of Official Records, at Page 411, said Country Records;

Thence along said southerly line of CYC1, South 87° 25' 39" West, a distance of 136.01 feet, more or less, to the southeast corner of the Lands of Levee District No. One of Sutter County (LD1), as described in the Indenture recorded in Book 136 of Official Records, at Page 489, said County Records; thence continuing within said CYC1, along the easterly line of said LD1 the following two (2) courses and distances:

1. North 18° 09' 39" East, a distance of 478.98 feet;
2. North 24° 05' 39" East, a distance of 340.53 feet, more or less, to a point of intersection with the northerly line of said CYC1, also being the south line of said Takhar;

Thence along said northerly line of CYC1, North 88° 40' 39" East, a distance of 39.70 feet, more or less, to the POINT OF BEGINNING.

Containing 24.78 Acres, more or less.

8455.012

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

March 4, 2019

The above legal description is based upon record information only.

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

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EXHIBIT A-2

CITY OF YUBA CITY LEVEE EASEMENT AREA APN 55-180-080

Being a portion of the Lands of the City of Yuba City, shown as Lot "A", on the Map entitled "Walnut Glen Estates East Unit No. 1", filed in Book 16 of Surveys, at Page 179, Sutter County Records, also being a portion of projected Section 2, Township 14 North, Range 3 East, M.D.B. & M., in New Helvetia Rancho, located in the unincorporated area, County of Sutter, State of California, lying within the parcel more particularly described as follows:

BEGINNING at a point being the most easterly corner of said Lot "A", also being a point on the westerly line of the Lands of Sacramento and San Joaquin Drainage District (SSJDD1), described as PARCEL 13264-A in the Grant Deed recorded as Document #2002-0011724, said County Records and the most northerly corner of the Lands of the State of California – Department of Fish and Game (CA-F&G), described as PARCEL 2003-13264-B in the Reclamation Board Deed recorded as Document #2005-0018419, said County Records, said POINT OF BEGINNING being North 56° 10' 53" East, a distance of 2809.33 feet from a found 1½-inch brass disk, stamped LS 3649, in monument well, said monument well shown on the Map entitled "Subdivision Map of Walnut Glen Subdivision No. 2", filed in Book 15 of Surveys, at Page 2, said County Records, as the centerline angle point of the elbow on Drummond Drive, also being North 36° 49' 35" East, a distance of 1827.34 feet from a found 1½-inch brass disk, stamped LS 3649, in monument well, said monument well is shown on last said Map, as the centerline intersection of Drummond Drive and Shady Lane; thence leaving said POINT OF BEGINNING, along the easterly line of said Lot "A", also being the westerly line of said CA-F&G, South 15° 17' 18" West, a distance of 29.04 feet to a point being 30.00 feet westerly of the existing landside toe of levee; thence entering into and crossing said Lot "A", along a line being 30.00 feet westerly of and parallel to said toe of levee, North 32° 49' 55" West, a distance of 592.90 feet, more or less, to a point of intersection with the northerly line of said Lot "A", also being the southerly line of the Lands of the State of California, described as Parcel No. 3 in the Quitclaim Deed recorded in Book 829 of Official Records, at Page 366, said County Records; thence along said northerly line of Lot "A", from a radial line which bears South 15° 59' 11" East, 20.35 feet along the arc of a non-tangent 200.00 foot radius curve to the left, through a central angle of 5° 49' 52", more or less, to the most westerly corner of a Sacramento and San Joaquin Drainage District Easement (SSJDD2), described as PARCEL 13264-B in the Easement Deed recorded as Document #2002-0011725, said County Records; thence entering into and crossing said Lot "A", along the westerly line of said SSJDD2, South 33° 06' 12" East, a distance of 553.57 feet, more or less, to the most southerly corner of said SSJDD2, also being a point on the said easterly line of Lot "A" and said westerly line of SSJDD1; thence along said easterly line of Lot "A", South 29° 59' 51" East, a distance of 15.07 feet, more or less, to the POINT OF BEGINNING.

Containing 0.28 Acres, more or less.

8455.012

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

June 8, 2017

The above legal description is based upon record information only.

END OF DESCRIPTION



4/9/19

PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

- 3 -

EXHIBIT A-3**EXHIBIT A**

All that portion of Parcel No. 1 as described in the deed to Arthur F. Clay, Juanita L. Clay, Gene Paquette and Dorothy M. Paquette as recorded in Book 1185 at Page 667, Official Records Sutter County, California more particularly described as follows:

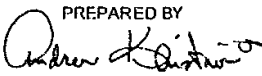
Beginning at the northeast corner of said Parcel No. 1; thence South 24°41'26" East along the easterly line of said Parcel No. 1 a distance of 95.00 feet; thence North 37°01'17" West a distance of 97.30 feet to the northerly line of said Parcel No. 1; thence North 65°28'24" East along said northerly line a distance of 20.78 feet to the Point of Beginning.

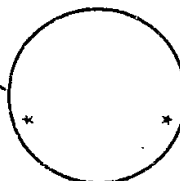
TOGETHER WITH a Temporary Construction Easement more particularly described as Parcel 1 as said parcel is described in the aforementioned Paquette deed excluding the aforescribed parcel.

Said construction easement shall expire on December 31, 1997.

Bearings based on California Coordinate System, Zone II (CCS27)

END OF DESCRIPTION

PREPARED BY

 DATE: 8/27/96




17272

EXHIBIT A-4**EXHIBIT A**

All that portion of PARCEL NO. 1 as described in deed to Janice K. Slusser recorded in Book 1338 at Page 658, of Official Records Sutter County, California more particularly described as follows:

Beginning at the northeast corner of PARCEL NO. 1 as described in the deed to Arthur F. Clay, Juanita L. Clay, Gene Paquette and Dorothy M. Paquette recorded in Book 1185 at Page 667, of Official Records Sutter County said point being also on the southerly line of Lot 26 of Block 20, as shown on that certain map entitled, "Map of the Hudson Tract, Part of Yuba City" filed in the office of the County Recorder of the County of Sutter, State of California, on November 16, 1869 in Book "I" of Deeds, Page 161; thence South 65°28'24" West along the northerly line of said Clay and Paquette parcel and the southerly line of said Lot 26 a distance of 20.78 feet; thence North 41°19'37" West a distance of 86.52 feet to the westerly line of Levee District No. 1 as shown on the Official Map of Yuba City filed in the City Engineer's office of the City of Yuba City and dated January 17, 1941; thence South 53°27'32" East along the westerly line of said Levee District No. 1 a distance of 94.64 feet to the Point of Beginning.

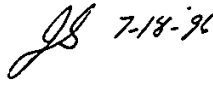
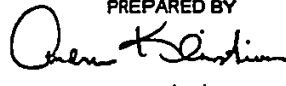
TOGETHER WITH a Temporary Construction Easement more particularly described as all that portion of PARCEL NO. 1 as described in said aforementioned Slusser deed lying easterly of the following described line.

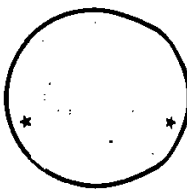
Commencing at the northeast corner of PARCEL NO. 1 as described in said Clay and Paquette parcel thence South 65°28'24" West along the northerly line of said parcel and the southerly line of said Lot 26 of Block 20 a distance of 35.23 feet to the Point of Beginning; thence North 53°27'32" West a distance of 127.37 feet more or less to the northerly line of said Slusser parcel excluding the aforescribed parcel of land.

Said construction easement shall expire on December 31, 1996.

Bearings based on California Coordinate System, Zone II (NCS27)

END OF DESCRIPTION

 7-18-96
 PREPARED BY 
 DATE: 7/8/96



1075

EXHIBIT A-5

CITY OF YUBA CITY LEVEE EASEMENT AREA BRIDGE STREET

Being a portion of Bridge Street as shown on the Map entitled, "Map of the Hudson Tract, Part of Yuba City" (Hudson Tract), filed in Book I of Deeds, at Page 161, Official Records, Sutter County Recorder, also being a portion of projected Section 23, Township 15 North, Range 3 East, M.D.B. & M., in New Helvetia Rancho, located in the City of Yuba City, County of Sutter, State of California, lying within the parcel more particularly described as follows:

BEGINNING at the southwest corner of Block 11 of said Hudson Tract, also being the intersection of the northerly line of Bridge Street and the easterly line of Second Street, as shown on said Hudson Tract and the most southerly corner of the Lands of the City of Yuba City (CYC), described as Parcel D in the Quit Claim Deed recorded as Document #2017-0001261, Official Records, said County Records, said POINT OF BEGINNING being South 40° 51' 44" East, a distance of 1097.01 feet from a found 1½-inch brass disk in a monument well, said disk shown on the Map entitled "Subdivision Map of Bock Industrial Condominiums" (Bock Condos), filed in Book 13 of Surveys, at Page 223, said County Records, as the southerly point of curvature in the centerline of Sutter Street, also being South 42° 00' 03" East, a distance of 1029.45 feet from a found 1½-inch brass disk in a monument well, said disk shown on said Bock Condos, as the intersection of Teegarden Ave. and Sutter Street; thence leaving said POINT OF BEGINNING, along the northerly line of said Bridge Street, also being the southerly line of said CYC, North 65° 16' 02" East, a distance of 235.91 feet, more or less, to a point of intersection with the westerly Ordinary Low Water Mark (OLWM) of the Feather River; thence along said OLWM, the following three (3) courses and distances:

1. South 42° 17' 06" East, a distance of 39.03 feet;
2. South 41° 12' 07" East, a distance of 50.92 feet;
3. South 21° 28' 32" East, a distance of 13.98 feet, more or less, to a point of intersection with the easterly extension of the southerly line of said Bridge Street, also being a point on the northerly line of Block 20 of said Hudson Tract and the most northerly corner of the Lands of Levee District Number One of Sutter County (LD1), as dually described in Book 114 of Official Records, at Page 313, said County Records, and in Book 122 of Official Records, at Page 222, said County Records;

Thence along said southerly line of Bridge Street, also being the northerly line of said Block 20 and the northerly line of said LD1, South 65° 16' 02" West, a distance of 209.33 feet, more or less, to the most westerly corner of said LD1, also being the most northerly corner of the Lands of Kanada (Kanada), as described in the Interspousal Transfer Grant Deed recorded as Document #2007-0010553, Official Records, said

8455.011

County Records; thence continuing along said southerly line of Bridge Street, also being said northerly line of Block 20 and the northerly line of said Kanada, South 65° 16' 02" West, a distance of 52.00 feet, more or less, to the northwest corner of said Block 20, also being the point of intersection of said southerly line of Bridge Street and said easterly line of Second Street; thence entering into and crossing said Bridge Street, along the northerly projection of said easterly line of Second Street, North 24° 43' 58" West, a distance of 100.00 feet, more or less, to the POINT OF BEGINNING.

Containing 0.58 Acres, more or less.

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

March 21, 2018

The above legal description is based upon record information only.

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

- 3 -

EXHIBIT A-6

Union Pacific Railroad Company
 Exhibit A
 LEGAL DESCRIPTION

Parcel D

All that real property situate in the City of Yuba City, County of Sutter, State of California being a portion of Block 11 and the area shown as the Feather River on the map entitled Hudson's Addition to the Town of Yuba City filed in Book I of Deeds at Page 161, Sutter County Records more particularly described as follows:

Commencing at the Northeast corner of Lot 1 as shown on the map entitled "Teegarden Addition

to the Town of Yuba City" filed in the Office of the County Recorder of Sutter County on June 23, 1888 in Book "T" of Deeds at Page 126, said point being at the intersection of the westerly line of Sutter Street with the southerly right of way of the Northern California Railroad as said street and right of way are shown on said map of "Teegarden Addition to the Town of Yuba City; thence along said westerly line of Sutter Street, South 24°42'47" East, 260.00 feet to the northerly line of Bridge Street as shown on said map of Teegarden Addition to the Town of Yuba City; thence along the northerly line of said Bridge Street and its easterly projection, North 65°17'13" East, 526.00 feet to the westerly bank of the Feather River as surveyed on March 17, 2016 and **TRUE POINT OF BEGINNING** of the herein described parcel of land; thence along said northerly line of Bridge Street, South 65°17'13" West, 206.18 feet to the easterly line of Second Street as shown on said map of Teegarden Addition to the Town of Yuba City; thence, along said easterly line, North 24°41'28" West, 200.00 feet; thence leaving said easterly line at right angle North 65°18'32" East, 144.71 feet to the west bank of the Feather River as surveyed on March 17, 2016; thence following said surveyed bank of the Feather River, South 41°30'41" East, 46.16 feet; thence South 41°51'33" East, 162.99 feet to the point of beginning.

The property described hereinabove contains 35,060 square feet more or less which is approximately 0.80 acres.

Union Pacific Railroad Company
 Real Estate Department, Omaha, NE
 Date 10-31-2016
 Fid. No. D2163-30
 RRM

EXHIBIT A-7

CITY OF YUBA CITY LEVEE EASEMENT AREA WEBB STREET

Being a portion of Webb Street as shown on the Map entitled, "Map of the Hudson Tract, Part of Yuba City" (Hudson Tract), filed in Book I of Deeds, at Page 161, Official Records, Sutter County Recorder, and modified by the Resolution Ordering Vacation of a Portion of Webb Street, recorded in Book 470 of Official Records, at Page 281, said County Records, also being a portion of projected Section 23, Township 15 North, Range 3 East, M.D.B. & M., in New Helvetia Rancho, located in the City of Yuba City, County of Sutter, State of California, lying within the parcel more particularly described as follows:

BEGINNING at a point on the northerly line of said Webb Street, also being the southeast corner of the Lands of Dhami (Dhami), described as Parcel No. 2 in the Grant Deed recorded as Document #2006-0016319, said County Records and a point on the westerly line of Second Street, as shown on said Hudson Tract, said POINT OF BEGINNING being South 43° 32' 54" East, a distance of 694.03 feet from a found 1½-inch brass disk in a monument well, said disk shown on the Map entitled "Subdivision Map of Bock Industrial Condominiums" (Bock Condos), filed in Book 13 of Surveys, at Page 223, said County Records, as the southerly point of curvature in the centerline of Sutter Street, also being South 45° 42' 14" East, a distance of 627.74 feet from a found 1½-inch brass disk in a monument well, said disk shown on said Bock Condos, as the intersection of Teegarden Ave. and Sutter Street; thence leaving said POINT OF BEGINNING, along said westerly line of Second Street, South 24° 03' 54" East, a distance of 50.00 feet, more or less, to a point of intersection with the southerly line of said Webb Street, also being the most northerly corner of the Lands of Boudames (Boudames), being the second described parcel of the Trustee's Deed Upon Sale recorded as Document #2010-0000825, Official Records, said County Records; thence along said southerly line of Webb Street, also being the northerly line of said Boudames, South 65° 56' 06" West, a distance of 6.62 feet, to a point being 20.00 feet westerly of the existing landside toe of levee; thence entering into and crossing said Webb Street, along said line being 20.00 feet westerly of and parallel with said toe of levee, North 29° 42' 02" West, a distance of 50.24 feet, more or less, to a point of intersection with said northerly line of Webb Street, also being a point on the southerly line of said Dhami; thence along said northerly line of Webb Street, North 65° 56' 06" East, a distance of 11.55 feet, more or less, to the POINT OF BEGINNING.

Containing 454 Square Feet, more or less.

8455.011

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

August 10, 2017

The above legal description is based upon record information only.

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

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EXHIBIT A-8

CITY OF YUBA CITY LEVEE EASEMENT AREA 439-OR-526

Being a portion of the Lands of the City of Yuba City (CYC), described as Parcel No. 2 in the Relinquishment of State Highways recorded in Book 439 of Official Records, at Page 526, Sutter County Recorder, also being a portion of projected Section 14, Township 15 North, Range 3 East, M.D.B.& M., in New Helvetia Rancho, located in the City of Yuba City, County of Sutter, State of California, lying within the parcel more particularly described as follows:

BEGINNING at the most southerly southeast corner of said CYC, also being a point on the westerly line of the Lands of Levee District No. One of Sutter County and the Sacramento and San Joaquin Drainage District (LD1&SSJDD-P1), described as Parcel 1 in the Indenture recorded in Book 128 of Official Records, at Page 13 (128-OR-13), said County Records and the northeast corner of the Lands of the State of California (CA), described as Parcel No. 1 in the Grant Deed recorded in Book 193 of Official Records, at Page 37, said County Records, said POINT OF BEGINNING being South 18° 51' 42" East, a distance of 1168.12 feet from a found 1½-inch brass disk in a monument well, said disk shown on the Map entitled "Parcel Map No. 303", filed in Book 2 of Parcel Maps, at Page 53, said County Records, as the center of the cul-de-sac at the north end of Von Geldern Way, also being South 35° 09' 06" East, a distance of 609.08 feet from a found 1½-inch brass disk in a monument well, said disk shown on said Parcel Map, as the intersection of Von Geldern Way and Lamon Way; thence leaving said POINT OF BEGINNING, along the southerly line of said CYC, also being the northerly line of said CA, from a radial line which bears South 11° 01' 34" East, 48.28 feet along the arc of a non-tangent 1000.00 foot radius curve to the right, through a central angle of 02° 45' 59"; thence entering into said CYC, the following three (3) courses and distances:

1. North 02° 19' 44" East, a distance of 42.06 feet;
2. North 10° 50' 11" East, a distance of 75.39 feet;
3. North 45° 10' 10" East, a distance of 4.23 feet to a point being 30.00 feet westerly of the existing landside toe of levee;

Thence continuing within said CYC, along a line being 30.00 feet westerly of and parallel with said toe of levee, North 09° 12' 06" West, a distance of 55.64 feet, more or less, to a point of intersection with the northerly line of said CYC, also being the southeasterly line of the Lands of Lamon, as described in the Quitclaim Deed recorded as Document #2011-0006458, Official Records, said County Records; thence along said northerly line of CYC, North 08° 25' 41" East, a distance of 239.89 feet, more or less, to the most northerly corner of said CYC, also being a point on the westerly line of the Lands of Levee District No. One of Sutter County and the Sacramento and San Joaquin Drainage District (LD1&SSJDD-P4), described as Parcel 4 in said 128-OR-13;

8455.011

thence along the easterly line of said CYC, also being said westerly line of LD1&SSJDD-P4, South 01° 53' 19" East, a distance of 171.55 feet, more or less, to the southwest corner of said LD1&SSJDD-P4; thence continuing along said easterly line of CYC, also being the south line of said LD1&SSJDD-P4, North 88° 06' 41" East, a distance of 10.00 feet, more or less, to the southeast corner of said LD1&SSJDD-P4, also being a point on the westerly line of the Lands of Levee District No. One of Sutter County and the Sacramento and San Joaquin Drainage District (LD1&SSJDD-P2), described as Parcel 2 in said 128-OR-13; thence continuing along said easterly line of CYC, also being said westerly line of LD1&SSJDD-P2, South 01° 53' 19" East, a distance of 40.14 feet, more or less, to a point of intersection with the northerly line of said LD1&SSJDD-P1; thence continuing along said easterly line of CYC, also being said northerly line of LD1&SSJDD-P1, South 65° 10' 59" West, a distance of 27.08 feet, more or less, to the most northwesterly corner of said LD1&SSJDD-P1; thence continuing along said easterly line of CYC, also being said westerly line of LD1&SSJDD-P1, South 03° 11' 18" East, a distance of 180.86 feet, more or less, to the POINT OF BEGINNING.

Containing 0.25 Acres, more or less.

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

January 25, 2017

The above legal description is based upon record information only.

END OF DESCRIPTION



4/9/19

PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-9

CITY OF YUBA CITY LEVEE EASEMENT AREA 210-OR-310

Being a portion the City of Yuba City (CYC), as described in the Indenture recorded in Book 210 of Official Records, at Page 310, Sutter County Recorder, also being a portion of projected Section 14, Township 15 North, Range 3 East, M.D.B. & M., in New Helvetia Rancho, located in the City of Yuba City, County of Sutter, State of California, lying within the parcel more particularly described as follows:

BEGINNING at the most northerly corner of said CYC, also being the point on the westerly line of the Lands of Levee District No. One of Sutter County and the Sacramento and San Joaquin Drainage District (LD1&SSJDD-P2), described as Parcel 2 in the Indenture recorded in Book 128 of Official Records, at Page 13 (128-OR-13), said County Records and a point on easterly line of the Lands as Lamon (Lamon), as described in the Quitclaim Deed recorded as Document #2011-0006458, said County Records, said POINT OF BEGINNING being North 16° 07' 21" East, a distance of 519.72 feet from a found 1½-inch brass disk in a monument well, said disk shown on the Map entitled "Parcel Map No. 303", filed in Book 2 of Parcel Maps, at Page 53, said County Records, as the center of the cul-de-sac at the north end of Von Geldern Way, also being North 06° 03' 13" East, a distance of 1112.88 feet from a found 1½-inch brass disk in a monument well, said disk shown on said Parcel Map, as the intersection of Von Geldern Way and Lamon Way; thence leaving said POINT OF BEGINNING, along the easterly line of said CYC, also being westerly line of said LD1&SSJDD-P2, South 30° 50' 19" East, a distance of 84.55 feet, more or less, to the northeast corner of the Lands of Levee District No. One of Sutter County and the Sacramento and San Joaquin Drainage District (LD1&SSJDD-P4), described as Parcel 4 in said 128-OR-13; thence continuing along said easterly line of CYC, also being the westerly line of said LD1&SSJDD-P4, the following four (4) courses and distances:

1. South 49° 09' 41" West, a distance of 10.15 feet;
2. South 12° 34' 51" East, a distance of 207.51 feet;
3. South 13° 52' 19" East, a distance of 202.00 feet;
4. South 09° 17' 19" East, a distance of 28.55 feet, more or less, to the southeast corner of said CYC, also being a point on said easterly line of Lamon;

Thence along the southerly line of said CYC, also being said easterly line of Lamon, South 80° 42' 41" West, a distance of 25.63 feet, to a point being 30.00 feet westerly of the existing landside to of levee; thence through said CYC, along a line being 30.00 feet westerly of and parallel with said toe of levee, the following three (3) courses and distances:

1. North 09° 26' 11" West, a distance of 314.35 feet;

8455.011

2. North 20° 32' 22" West, a distance of 147.70 feet;
3. North 30° 28' 18" West, a distance of 60.48 feet, more or less, to a point of intersection with the northerly line of said CYC, also being said easterly line of Lamon;

Thence along said northerly line of CYC, North 69° 12' 11" East, a distance of 27.19 feet, more or less, to the POINT OF BEGINNING.

Containing 0.21 Acres, more or less.

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

January 24, 2017

The above legal description is based upon record information only.

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT A-10

CITY OF YUBA CITY LEVEE EASEMENT AREA APN 51-530-022

Being a portion of the Lands of the City of Yuba City (CYC1), as described in the Indenture recorded in Book 75 of Deeds, at Page 127, Official Records, Sutter County Recorder, and a portion of the Lands of the City of Yuba City (CYC2), as described in the Indenture recorded in Book 75 of Deeds, at Page 129, said County Records, also being a portion of projected Section 14, Township 15 North, Range 3 East, M.D.B. & M., in New Helvetia Rancho, located in the City of Yuba City, County of Sutter, State of California, lying within the parcel more particularly described as follows:

COMMENCING at the most westerly corner of the Lands of the City of Yuba City (CYC3), as described in the Quitclaim Deed recorded as Document #2001-0016317, Official Records, said County Records, also being a point on the southeasterly line of the Lands of County of Sutter (CS), as described in the Deed recorded in Book M of Deeds, at Page 639, said County Records, said POINT OF COMMENCEMENT being North 14° 25' 05" East, a distance of 1253.43 feet from a found brass disk, in monument well, said disk shown on the Map entitled "Plumas Park", filed in Book 12 of Surveys, at Page 92, said County Records, as the northerly prolongation of the easterly right-of-way line of Plumas Street, also being North 09° 53' 23" West, a distance of 1414.15 feet from a found brass disk, in monument well, said disk shown on said Map, as the southerly end-of-curve, having a radius of 400.00 feet, in the centerline of Market Street; thence leaving said POINT OF COMMENCEMENT, along the northerly line of said CYC3, also being said southeasterly line of CS, North 65° 16' 54" East, a distance of 208.39 feet, more or less, to the most northerly corner of said CYC3, also being a point on the westerly line of the Lands of Bhatti (Bhatti), described as Parcel No. 2 in the Grant Deed recorded in Book 1403 of Official Records, at Page 268, said County Records; thence along the easterly line of said CYC3, also being said westerly line of Bhatti, the following three (3) courses and distances:

1. South 41° 52' 32" East, a distance of 192.74 feet;
2. South 43° 29' 27" East, a distance of 549.39 feet;
3. South 38° 48' 58" East, a distance of 49.66 feet, more or less, to the most southerly corner of said Bhatti, also being a point the westerly line of the Lands of the City of Yuba City (CYC4), as described in the Grant Deed recorded in Book 543 of Official Records, at Page 189, said County Records, and the TRUE POINT OF BEGINNING;

Thence leaving said TRUE POINT OF BEGINNING, along said westerly line of CYC4, also being the easterly line of said Bhatti, North 01° 38' 51" West, a distance of 24.83 feet to a point being 15.00 feet easterly of the existing waterside toe of levee; thence entering into and crossing said CYC4 and entering into said CYC1, respectively, along a

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line being 15.00 feet easterly of and parallel with said toe of levee, the following six (6) courses and distances:

1. South 38° 48' 58" East, a distance of 265.17 feet;
2. South 32° 22' 44" East, a distance of 206.95 feet
3. South 32° 01' 10" East, a distance of 100.66 feet;
4. South 27° 19' 13" East, a distance of 219.33 feet;
5. South 21° 40' 29" East, a distance of 81.77 feet;
6. South 30° 27' 10" East, a distance of 110.91 feet to a point on the easterly line of an existing access road;

Thence continuing within said CYC1, along said easterly line of access road, the following four (4) courses and distances:

1. South 44° 02' 17" East, a distance of 72.39 feet;
2. South 30° 58' 17" East, a distance of 54.16 feet;
3. South 17° 59' 31" East, a distance of 77.65 feet;
4. South 14° 31' 57" East, a distance of 50.51 feet to a point being 15.00 feet easterly of said toe of levee;

Thence continuing within said CYC1, along a line being 15.00 feet easterly of and parallel with said toe of levee, the following four (4) courses and distances:

1. South 14° 31' 57" East, a distance of 118.44 feet;
2. South 15° 21' 47" East, a distance of 106.54 feet;
3. South 18° 50' 13" East, a distance of 91.62 feet;
4. South 27° 41' 13" East, a distance of 128.78 feet to a point on said easterly line of access road;

Thence continuing within said CYC1, along said easterly line of access road, the following two (2) courses and distances:

1. South 45° 38' 23" East, a distance of 147.35 feet;
2. South 35° 00' 00" East, a distance of 62.58 feet, more or less, to a point of intersection with the southerly line of said CYC1, also being the northerly line of said CYC2;

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Thence entering into said CYC2 and continuing along said easterly line of access road, South 31° 44' 21" East, a distance of 185.24 feet to a point being 15.00 feet easterly of said toe of levee; thence continuing within said CYC2, along a line being 15.00 feet easterly of and parallel with said toe of levee, the following eight (8) courses and distances:

1. South 34° 04' 41" East, a distance of 336.58 feet;
2. South 27° 50' 45" East, a distance of 334.58 feet;
3. South 22° 14' 30" East, a distance of 378.22 feet;
4. South 06° 59' 24" East, a distance of 130.55 feet;
5. South 02° 10' 16" East, a distance of 208.28 feet;
6. South 08° 41' 35" East, a distance of 208.44 feet;
7. South 08° 59' 32" East, a distance of 287.36 feet;
8. South 03° 21' 08" East, a distance of 199.09 feet, more or less, to a point of intersection with the southerly line of said CYC2, also being northerly line of the Lands of Levee District No. One of Sutter County and the Sacramento and San Joaquin Drainage District (LD1&SSJDD-P1), described as Parcel 1 in the Indenture recorded in Book 128 of Official Records, at Page 13 (128-OR-13), said County Records;

Thence along said southerly line of CYC2, South 65° 10' 59" West, a distance of 60.86 feet, more or less, to the southwest corner of said CYC2, also being the southeast corner of the Lands of Levee District No. One of Sutter County and the Sacramento and San Joaquin Drainage District (LD1&SSJDD-P3), described as Parcel 3 in said 128-OR-13; thence along the westerly line of said CYC2, also being the easterly line of said LD1&SSJDD-P3, the following four (4) courses and distances:

1. North 13° 02' 54" West, a distance of 545.44 feet;
2. North 11° 04' 19" West, a distance of 640.74 feet;
3. North 25° 15' 19" West, a distance of 410.93 feet;
4. North 36° 55' 59" West, a distance of 651.15 feet, more or less, to the most northerly corner of said LD1&SSJDD-P3, also being said northerly line of CYC2 and the southerly line of said CYC3;

Thence along said northerly line of CYC2, also being said southerly line of CYC3, North 64° 23' 44" East, a distance of 155.17 feet, more or less, to the most southwesterly corner of said CYC1, also being the most easterly corner of said CYC3;

8455.011

thence along the westerly line of said CYC1 and CYC4, respectively, also being the easterly line of said CYC3 and the easterly line of the Lands of Jaeger, as described in the Grant Deed recorded as Document #199717749, Official Records, said County Records, the following twelve (12) courses and distances:

1. North 37° 26' 12" West, a distance of 202.49 feet;
2. North 27° 41' 13" West, a distance of 131.38 feet;
3. North 18° 50' 13" West, a distance of 93.23 feet;
4. North 15° 21' 47" West, a distance of 107.11 feet;
5. North 14° 31' 57" West, a distance of 118.55 feet;
6. North 27° 10' 32" West, a distance of 219.40 feet;
7. North 30° 27' 10" West, a distance of 137.82 feet;
8. North 21° 40' 29" West, a distance of 82.19 feet;
9. North 27° 19' 13" West, a distance of 217.97 feet;
10. North 32° 01' 10" West, a distance of 100.00 feet;
11. North 32° 22' 44" West, a distance of 206.06 feet;
12. North 38° 48' 58" West, a distance of 244.54 feet, more or less, to the TRUE POINT OF BEGINNING.

Containing 7.82 Acres, more or less.

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

March 4, 2019

The above legal description is based upon record information only.

END OF DESCRIPTION

PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA



4/9/19

EXHIBIT A-11

EXHIBIT A

All that portion of that parcel of land as described in the deed to William L. Jaeger and Patricia A. Jaeger recorded in Book 1583, Page 681, Sutter County Official Records, Sutter County, California and Lot Line Adjustment number 97-04 lying easterly of and to the right of the following described line:

Commencing at the southwest corner of said Jaeger parcel; thence North 65°00'00" East along the southerly line of said Jaeger parcel a distance of 384.14 feet to the Point of Beginning being also 10 feet westerly of the existing toe of levee; thence North 37°07'29" West a distance of 35.89 feet; thence North 36°31'37" West a distance of 104.67 feet; thence North 31°58'53" West a distance of 99.34 feet; thence North 28°15'15" West a distance of 98.64 feet; thence North 18°51'38" West a distance of 101.81 feet; thence North 14°55'14" West a distance of 99.52 feet; thence North 22°15'11" West a distance of 54.88 feet; thence North 7°24'43" West a distance of 29.42 feet; thence North 7°03'46" West a distance of 48.03 feet; thence North 19°32'38" West a distance of 101.40 feet; thence North 20°16'54" West a distance of 106.22 feet; thence North 20°17'27" West a distance of 113.54 feet; thence North 24°46'54" West a distance of 101.40 feet; thence North 25°21'51" West a distance of 101.27 feet; thence North 26°11'06" West a distance of 101.68 feet; thence North 28°50'39" West a distance of 105.67 feet; thence North 32°07'53" West a distance of 102.23 feet; thence North 34°03'03" West a distance of 103.61 feet; thence North 38°12'12" West a distance of 100.49 feet; thence North 39°17'40" West a distance of 100.20 feet; thence North 41°21'39" West a distance of 101.98 feet; thence North 42°43'01" West a distance of 99.66 feet; thence North 43°37'07" West a distance of 99.89 feet; thence North 44°46'18" West a distance of 103.97 feet; thence North 43°54'30" West a distance of 96.13 feet; thence North 44°53'33" West a distance of 106.72 feet; thence North 43°59'59" West a distance of 105.92 feet; thence North 45°28'20" West a distance of 100.47 feet; thence North 44°18'18" West a distance of 56.66 feet to the northerly line of said Jaeger parcel containing 12.5 acres more or less.

Owner expressly covenants not to unreasonable restrict, obstruct, or interfere with said easements or the use thereof by the City, its agents, or any franchisee.

END OF DESCRIPTION

PREPARED BY

DATE: _____



16317

EXHIBIT A-12

CITY OF YUBA CITY LEVEE EASEMENT AREA DOC. 2001-0016316

Being a portion of the Lands of the City of Yuba City (CYC1), as described in the Grant Deed recorded as Document #2001-0016316, Official Records, Sutter County Recorder, also being a portion of projected Section 14, Township 15 North, Range 3 East, M.D.B. & M., in New Helvetia Rancho, located in the City of Yuba City, County of Sutter, State of California, lying within the parcel more particularly described as follows:

BEGINNING at the most northerly corner of said CYC1, also being point of intersection with westerly line of the Lands of the City of Yuba City (CYC2), as described in the Quitclaim Deed recorded as Document #2001-0016317, Official Records, said County Records and the easterly prolongation of the northerly line of Lynn Way, as shown on the Map entitled "Plat of Michael Tract" filed in Book 8 of Surveys, at Page 8, said County Records, said POINT OF BEGINNING being South 73° 10' 10" East, a distance of 1525.16 feet from a found brass disk, in monument well, said disk shown on the Map entitled "Plumas Park" (12-S-92), filed in Book 12 of Surveys, at Page 92, said County Records, as the northerly prolongation of the easterly right-of-way line of Plumas Street, also being South 73° 49' 39" East, a distance of 942.14 feet from a found brass disk, in monument well, said disk shown on said 12-S-92, as the southerly end-of-curve, having a radius of 400.00 feet, in the centerline of Market Street; thence leaving said POINT OF BEGINNING, along the easterly line said CYC1, also being said westerly line of CYC2, the following three (3) courses and distances:

1. South 08° 00' 59" East, a distance of 25.25 feet;
2. South 22° 51' 27" East, a distance of 54.88 feet;
3. South 15° 31' 30" East, a distance of 13.18 feet, more or less, to the southeast corner of said CYC1;

Thence along the southerly line of said CYC1, South 81° 26' 00" West, a distance of 7.41 feet, to a point being 30.00 feet westerly of the existing landside toe of levee; thence through said CYC1, along a line being 30.00 feet westerly of and parallel with said toe of levee, North 19° 04' 26" West, a distance of 90.28 feet, more or less, to a point of intersection with the northerly line of said CYC1, also being said easterly prolongation; thence along said northerly line of CYC1, North 64° 23' 44" East, a distance of 9.39 feet, more or less, to the POINT OF BEGINNING.

Containing 607 Square Feet, more or less.

8455.011

Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2007, as measured between NGS Stations "ALGONDON" (N: 2135857.812 E: 6690073.757) and "LOMO" (N: 2206777.265 E: 6663164.949). Said Bearing is taken to bear North 20° 46' 41" West.

Distances herein described are Grid distance values. Multiply Grid distances by 1.000081847 to obtain ground distance values.

January 24, 2017

The above legal description is based upon record information only.

END OF DESCRIPTION



PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

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