



Agenda Item: 4

Date: October 9, 2009

Subject: Resolution No. 09-19 Accept Grant Deed for 2817 Maison Way

Staff Contact: Dave Jones, Associate Engineer

Recommended Board Action:

Adopt Resolution No. 09-19 Accepting Grant Deed for 2817 Maison Way, and authorize the General Manager to execute the Agreement for Purchase of Real Property for this same portion of land located at 2817 Maison Way.

Discussion:

The District owns a well site roughly $\frac{1}{4}$ acre in size behind several residential lots along Hilldale Road and Maison Way in the South Service Area near the corner of Fulton Avenue and Arden Way. (See Exhibit 1, Location Map). The well site is serviced through a 10 foot wide easement at 2740 Hilldale Road. This access does not allow full access to the well site due to the location of the well. Access beyond the well is now restricted to foot traffic only. This is one of the Districts' larger well sites and has good potential for future District production facilities. The recently completed main replacement project designed the new distribution system for future improvements to this well site.

The District has the opportunity to purchase a 30 foot wide access route to our well site from a County Right of Way through three private parcels of land. Exhibit 2 shows the properties proposed for the well access with the subject property 2817 Maison Way highlighted. Also shown are the County right of way and the existing access easement from Hilldale Road. The District has retained the services of Overland Pacific & Cutler in the acquisition of the property. The property has been appraised by Folsom Lake Appraisal. **The land value is appraised at \$10.50 per square foot**, as shown in Exhibit 3, Appraisal of 2801, 2811, & 2817 Maison Way.

The purchase price of the property is **\$4,750.00**. The sale of the McDonald Property (2817 Maison Way) is contingent on the Harvey (2801 Maison Way) and the Howe (2811 Maison Way) properties concurrently being sold to the District for the same square footage price. All landowners have agreed to this condition of sale. The sale also requires the District to grant the landowners access to the north side of their properties through the Districts' newly acquired property.

The purchase of this property accompanied with the Howe and Harvey Properties will allow the District clear title and one contiguous piece of property allowing ingress/egress for operations

and maintenance of the District's well site. It would also allow full use and access of the well site for future District needs. The purchase agreement is Exhibit 4.

Fiscal Impact:

The District will purchase the property for \$4,750.

Strategic Plan Alignment:

Facilities and Operations – 2.B. Monitor and improve the District's efficiencies in operating and maintaining system infrastructure.

The proposed land acquisition allows the District the right to access the new water main and facilities for maintenance of the infrastructure and operation of the system and provides for more options for future development.

RESOLUTION NO. 09-19

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SACRAMENTO SUBURBAN WATER DISTRICT
ACCEPT GRANT DEED FOR 2817 MAISON WAY**

WHEREAS, the below named Grantor, the owner of record of certain real property, has conveyed to Sacramento Suburban Water District, a political subdivision of the State of California, the real property interest therein which is more particularly described in the following instrument of conveyance:

GRANTOR: JOHN L. MCDONALD

INSTRUMENT: GRANT DEED

EXECUTED AND DATED: SEPTEMBER 15, 2009

AND WHEREAS, it has been duly determined by the Board of Directors of Sacramento Suburban Water District that it is in the public interest for the District to acquire and accept the said real property or interest therein.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of the Sacramento Suburban Water District as follows:

1. The District General Manager be and is hereby authorized and empowered to consent to and purchase on behalf of the District, as presented to the Board of Directors on October 19, 2009, the real property or interest therein conveyed by the aforementioned instrument of conveyance.
2. The property subject to this resolution is more fully described in the attached legal description and map, attached hereto and incorporated herein as though fully set forth.

PASSED AND ADOPTED by the Board of Directors of the Sacramento Suburban Water District on this 19th day of October, 2009 by the following vote:

AYES:
NOES:
ABSENT:

By: _____
Neil Schild
President, Board of Directors
Sacramento Suburban Water District

I hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Board of Directors of Sacramento Suburban Water District at a regular meeting hereof held on the 19th day of October 2009.

(SEAL)

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

CERTIFICATE OF ACCEPTANCE

This is to certify that SACRAMENTO SUBURBAN WATER DISTRICT, a political subdivision of the State of California, acting by and through its General Manager, hereby accepts for public purposes the real property, or interest therein, conveyed by the within document and consents to the recordation thereof pursuant to authority conferred by:

Resolution No. 09-19 adopted on the 19th day of October 2009.

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

Dated: 10/19/09

RECORDING REQUESTED BY:
ENGINEERING-OPERATIONS

WHEN RECORDED MAIL TO:
GENERAL MANAGER
SACRAMENTO SUBURBAN WATER DISTRICT
3701 MARCONI AVE., SUITE 100
SACRAMENTO, CA 95821-5303

NO RECORDING FEE DOCUMENT PER GC 6103

No Documentary Transfer Tax – Exempt per
R&T Code 11922 – Governmental Acquisition
(full value of the property conveyed)

(Space above this line reserved for Recorder's use only)

GRANT DEED

Project: Hilldale Well Site
Portion of APN: 286-0013-023

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
JOHN L. MCDONALD, an unmarried man (“Grantor”), hereby grants to the SACRAMENTO
SUBURBAN WATER DISTRICT, a water district formed pursuant to and operating under the
authority of the County Water District Law, commencing at Water Code Section 30000
 (“Grantee”), the real property located in the unincorporated area, County of Sacramento, State of
California, and described as follows:

SEE EXHIBITS “A” AND “B” ATTACHED HERETO AND MADE A PART HEREOF

Executed as of this 15 day of September, 2009.



JOHN L. MCDONALD

State of California)

County of Sacramento)

On 9/15/2009 before me, Robin Marie Geiger, a Notary Public, personally appeared John L. McDonald,

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 on 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

Robin Marie Geiger



(Seal)

CERTIFICATE OF ACCEPTANCE

This is to certify that the Sacramento Suburban Water District, a political subdivision of the State of California, acting by and through its General Manager, hereby accepts for public purposes the interest in real property conveyed in the document to which this certificate is attached and further consents to the recording of the attached document pursuant to the authority conferred on the General Manager by the Board of Directors of the Sacramento Suburban Water District in resolution No. 0 - _ adopted on _____, 20__.

Dated _____, 2009

SACRAMENTO SUBURBAN WATER DISTRICT

By: _____
Robert S. Roscoe, General Manager

NOTARY ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ }

On _____, 200_, before me, _____, a Notary Public, 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.

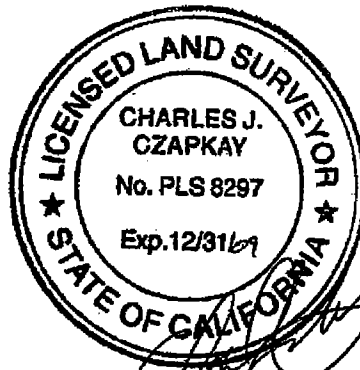
Signature: _____

[Notary Seal]

EXHIBIT 'A'
30 Foot Wide Waterline & Access Easement
APN: 286-0013-023

The North 30.00 feet of the West 15.00 feet of the West 77.50 feet of Lot 51 as shown on the map of "Highland Oaks", filed in Book 25 of Maps, Map No. 28, Sacramento County Records, State of California.

End description.



5/1/2009

AREA WEST ENGINEERS, INC.

NORTH

EXISTING SACRAMENTO
SUBURBAN WATER DIST.
WELL SITE

APN: 286-0013-021

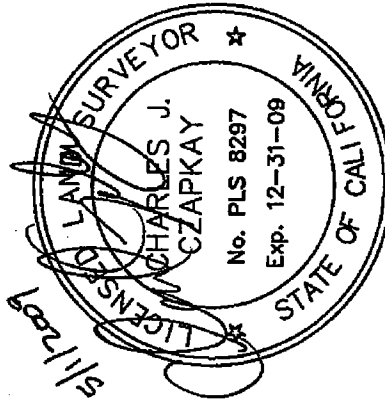
WEST LINE
LOT 51
25 BM 28
APN: 286-0013-022

JOHN McDONALD
2817 MAISON WAY
77125 OR 527
PORTION OF LOT 51, 25 BM 28
APN: 286-0013-023

15'
30' WIDE
WATERLINE & ACCESS ESMT.
77.5'

EXIST. 20' ALLEY
PER 25 BM 28

MAISON WAY



AREA

WEST ENGINEERS, INC.
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-5551 - FAX (916) 725-5808
CIVIL ENGINEERING - PLANNING - SURVEYING

EXHIBIT 'B'

2817 MAISON WAY
30'x15' WIDE WATERLINE
& ACCESS EASEMENT
APN:286-0013-023
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

SCALE

HORIZ.: 1" = 60'

VERT.: NONE

DATE: MAY, 2009

08001

1 OF 1 SHEET

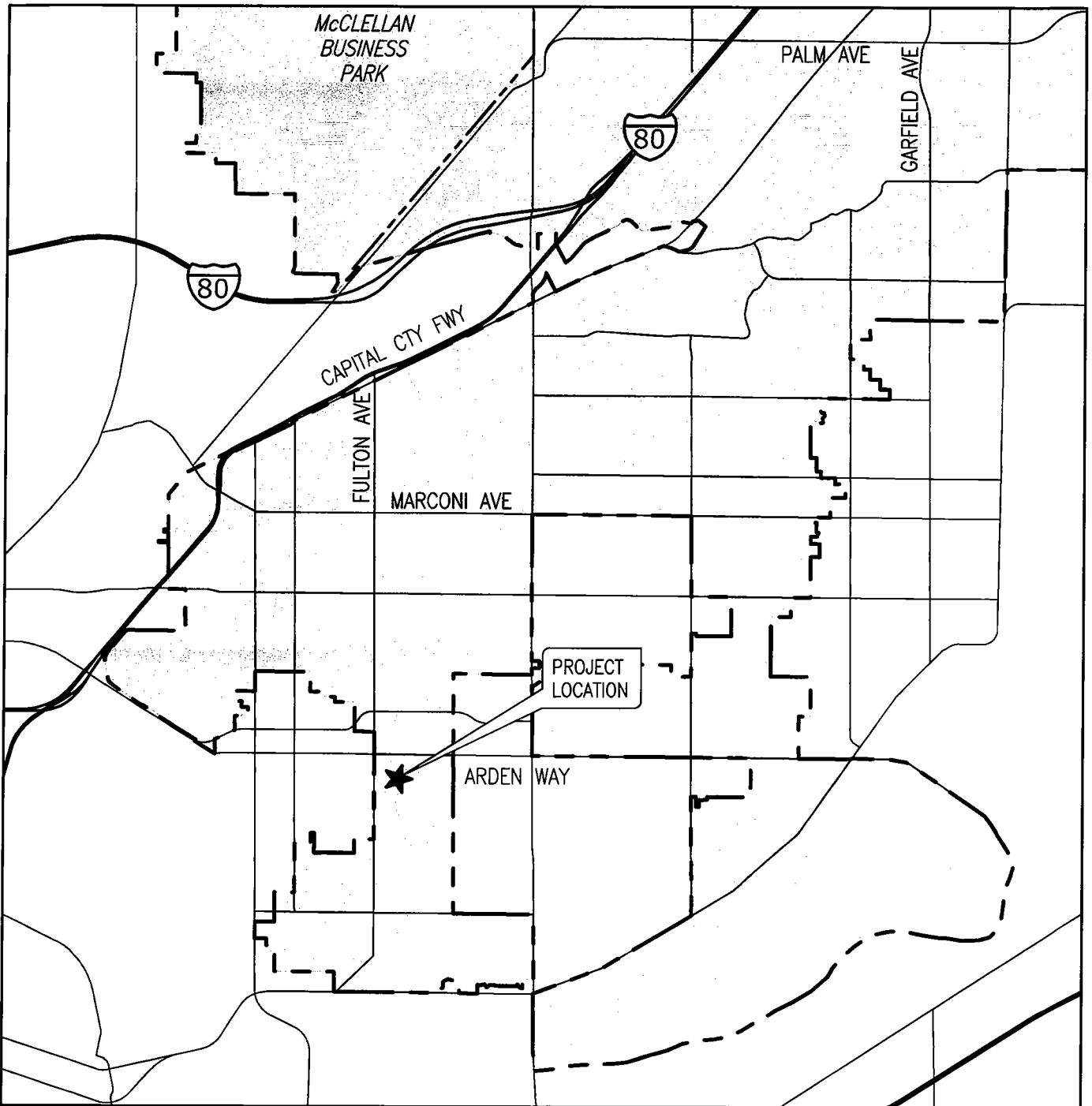


Exhibit 1

Portion of Sacramento Suburban
Water District

Location Map



Sacramento Suburban Water Dist.
3701 Marconi Ave Suite 100
Sacramento, CA 95821-5346
PH: (916) 972-7171 FAX: (916) 972-7639

DWG NAME: *LOCATION MAP*

SCALE: *No Scale*

DATE: *12/16/2008*

CF NAME: *maison_loc*

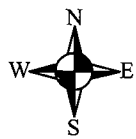
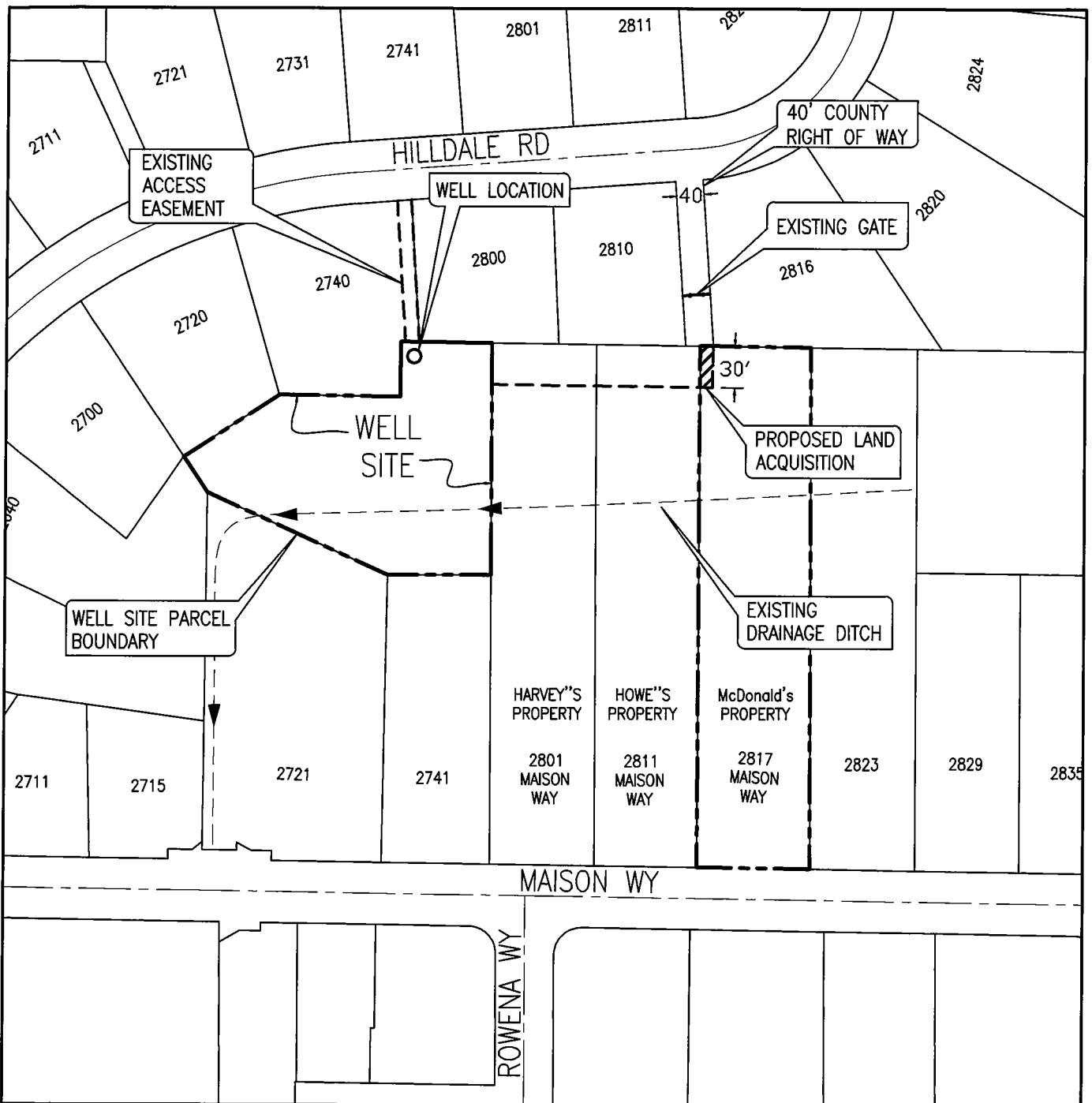


Exhibit 2

Portion of Sacramento Suburban
Water District

2817 Maison Way



Sacramento Suburban Water Dist.
3701 Marconi Ave Suite 100
Sacramento, CA 95821-5346
PH: (916) 972-7171 FAX: (916) 972-7639

DWG NAME:		
SCALE:	No Scale	
DATE:	12/16/2008	CF NAME: 2817_maison

LAND APPRAISAL REPORT

File No. Area/West/Maison Page #2

02/08/Maison

File No. Area/West/Maison

Borrower Area West Engineers, Inc-Client Census Tract 0056.05 Map Reference 288E2
 Property Address 2801, 2811, & 2817 Maison Way
 City Sacramento County Sacramento State CA Zip Code 95864
 Legal Description Legal Not Provided / Portions of APN's 286-0013-021, 022, & 023
 Sale Price \$ N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 3,708* (yr) Loan charges to be paid by seller \$ N/A Other sales concessions N/A
 Lender/Client Area West Engineers, Inc. Address 7478 Sandalwood Drive, Suite 400, Citrus Heights, CA 95621
 Occupant Vacant Land Appraiser Scott Derksen Instructions to Appraiser Estimate the Market Value of the rear (north) 20 foot portion of the sites app 021 & 022 and a 15' x 20' n/w corner of apn 023.

REGISTRATION

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present Land Use 75% 1 Family 2% 2-4 Family 2% Apts. % Condo 15% Commercial
% Industrial % Vacant 6%
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 (*) From _____ To _____
 Predominant Occupancy Owner Tenant 0-5 % Vacant
 Single Family Price Range \$ 150,000 to \$ 3,000,000 Predominant Value \$ 450,000
 Single Family Age New yrs. to 75 yrs. Predominant Age 30 yrs.

Employment Stability Good Avg. Fair Poor
 Convenience to Employment
 Convenience to Shopping
 Convenience to Schools
 Adequacy of Public Transportation
 Recreational Facilities
 Adequacy of Utilities
 Property Compatibility
 Protection from Detrimental Conditions
 Police and Fire Protection
 General Appearance of Properties
 Appeal to Market

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject site is located in an established area that consists of primarily detached single family homes. The area is a mix of older existing homes, custom estate home and commercial businesses. Arden Fair Mall and California State University Sacramento are within close proximity. All consumer services are considered convenient. Based on a market trend analysis, median prices have been mostly stable the last 12 months in the subject zip code.

Dimensions 20' x 76' & 20' x 76' & 20' x 15' = 3,340 sq. Ft. or Acres Corner Lot
 Zoning classification Rd-4(Single Family Residential) Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____
 Elec. Gas Water San. Sewer Underground Elec. & Tel.
 OFF SITE IMPROVEMENTS Topo Mostly Level
 Street Access Public Private Size Typical for area
 Surface Asphalt Shape Rectangular
 Maintenance Public Private View None
 Storm Sewer Curb/Gutter Drainage Appears Adequate
 Sidewalk Street Lights Is the property located in a HUD identified Special Flood Hazard Area? No Yes
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): See attached addenda.

The undersigned has reviewed three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	2801, 2811, & 2817 Maison Way Sacramento	2141 lone Street Sacramento	6247 Cassady Way Carmichael	143-2 Fern Court Sacramento
Proximity to Subject		1.75 miles NE	4.82 miles NE	2.88 miles SW
Sales Price	\$ N/A	\$ 149,000	\$ 150,000	\$ 90,000
Price		\$ 13.16	\$ 22.96	\$ 23.22
Data Source	Realtor/Inspection	MLS/Realtor Doc#1959	MLS/Realtor Doc#1360	MLS/Realtor Esc#52-008784
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +/- \$ Adjust.	DESCRIPTION +/- \$ Adjust.	DESCRIPTION +/- \$ Adjust.
	N/A	9/27/07 COE	8/22/07 COE	11/14/07 COE
Location	Arden/Arcade	Arden/Arcade	Carmichael/Sup.	East Sac/Sup.
Site/View	3,340 sf	11,325 sf	6,534 sf	3,876 sf
Topography	Level	Level	Level	Level
View	No View	No View	No View	No View
Other	None	Old House	None	None
Sales or Financing Concessions	N/A	Cash/None	Conv/None	Cash/None
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -115,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -105,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -60,000
Indicated Value of Subject		\$ 34,000	\$ 45,000	\$ 30,000

Comments on Market Data: See attached addenda

Comments and Conditions of Appraisal: See attached addenda.

Final Reconciliation: The sales comparison approach is the most reliable indicator of value. The cost approach is N/A. The income approach was not utilized, as vacant land is not typically rented for SFR use.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 02/22/2008 to be \$ 35,000
Scott Derksen
 Appraiser(s) Did Did Not Physically Inspect Property
 Review Appraiser (if applicable)

(Y2K)

