

1 **BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA**
2 **RESOLUTION NO. _____**
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4

5 **A RESOLUTION AUTHORIZING THE TRANSFER OF ASSETS, LIABILITIES AND FUND**
6 **EQUITY IN FUND 278, STARVIEW WATER CSA #18 TO COBB AREA COUNTY WATER**
7 **DISTRICT PER LAFCO FILE #2017-0001**
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10 WHEREAS, the Starview Water CSA #18 was dissolved per LAFCO file #2017-0001,
11 recorded on August 13, 2018; and
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15 WHEREAS, on or about February 26, 2019 a final County Resolution NO. 2019-24, A
16 Resolution Authorizing the Transfer of Assests, Liabilities and Fund Equity in Fund 278,
17 Starview Water CSA #18 to Cobb Area County Water District per LAFCO file #2017-0001 was
18 approved; and
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22 WHEREAS, County Resolution NO. 2019-24 granted the Special Districts Administrator
23 authorization to initiate all transfers of CSA #18, Starview Water assets, liabilities and fund
24 equity in a manner prescribed by the County Auditor-Controller and as authorized and approved
25 by the County Administrative Officer and all conveyances of property, real and personal of the
26 dissolved district, as illustrated in Attachment A, to Cobb Area County Water District; and
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30 WHEREAS, it has since been discovered that additional assets in the form of one parcel
31 and two easements need to be transferred to Cobb Area County Water District.
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35 NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, that authorization is
36 granted to the Special Districts Administrator to initiate the transfer of real property identified by
37 Assessor's Parcel Number 050-641-130, and the two following easements identified by
38 Document Number 00495591 and Document Number 00463919 in a manner prescribed by the
39 County Auditor-Controller and as authorized and approved by the County Administrative Officer
40 and that all conveyances of property, real and personal of the dissolved district to Cobb Area
41 County Water District shall be properly executed by the Special Districts Administrator.
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Certified copies of this resolution shall be delivered to the County Clerk/Auditor-Controller,
Special Districts Administrator, and Cobb Area County Water District.

THIS RESOLUTION was passed by the Board of Supervisors of the County of Lake at a
regular meeting thereof on the _____ day of _____, 2020 by the following
vote:

AYES:

NOES:

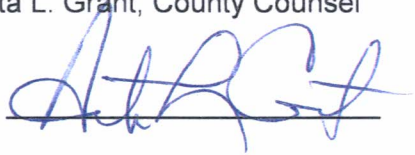
ABSENT OR NOT VOTING:

Chair, BOARD OF SUPERVISORS

ATTEST:
Carol J. Huchingson, Clerk of the Board

APPROVED AS TO FORM:
Anita L. Grant, County Counsel

By: _____
Deputy

By:  _____

Attachment A - Department Capitalized Fixed Asset Listing Log							
DEPT	ASSET CLASS	ASSET CAT	ASSET DESCRIPTION	ASSET IDENTIFIER	INSTALL COST	SERIAL ID	2/13/2019 INSTALL DATE
8478	IMPROV	BLDIM	VALVES CPLGS GAUGES	X0000548	133	13-055-41	7/1/1999
			COUPLERS, ELBOWS, ADAPTERS, ET	X0000539	108	13-055-41	7/1/1999
			FILTERS & HOUSINGS	X0000808	3,159.00	13-055-41	7/1/1999
			FENCE WELLS SITE	34590	1,350.00	013-055-41	7/1/1995
			VALVES, EXTNSN CORD	X0000541	113	013-055-41	7/1/1999
			INTAKE & PUMPING	X0000703	1,015.00		7/1/1988
			FENCE TANK/WELL SITES	D0034590	1,500.00	050-641-13	7/1/1995
			FENCE TANK/WELL SITES	X0000791	2,850.00	013-055-41	7/1/1995
			NEW WELL-LABOR	X0000926	10,478.00	013-055-41	7/1/1995
			STORAGE TANK	X0001035	107,224.00	050-641-13	7/1/1988
			CEMENT-NEW WELL	X0000489	27	013-055-41	7/1/1995
			PRESSURE GAUGES-NEW WELL	X0000601	265	013-055-41	7/1/1995
			STAKES-WELL. CAP	X0000464	10	013-055-41	7/1/1995
	WTRSWR	INFRA	WELL	CSA 3 WELL	44,600.00	013-055-41-00	7/1/1994
			WELL	X0001018	45,026.00	013-055-41-00	7/1/1993
			CSA#18 WELL	CSA#18 WELL	13,157.00		7/1/1995
			WELL	CSA #18 WELL	44,599.00		7/1/1993
			STORAGE TANK	CSA 18 TANK	100,733.00		7/1/1990
			WELL	X0001017	44,600.00	013-055-41-00	7/1/1994
			REHAB INTAKE & PUMP IMG	CSA 18 INTAKE	12,216.00		7/1/1989
			WELL, DISTRIBUTION SYSTEM & ST	CSA #18 WELL	800,000.00		7/1/1985
			FENCE TANK SITE	CSA #18 FENCE TANK	2,850.00		7/1/1995
			METER REPLACEMENT	VF - MTR RPLCMNT PROJ	1,978,245		10/27/2017

Recording requested by (name):

COBB AREA COUNTY WATER DISTRICT

When recorded mail to
and mail tax statements to:

COBB AREA COUNTY WATER DISTRICT

PO BOX 284

COBB, CA 95426

Recorder's Use Only

QUITCLAIM DEED

Assessor's Parcel No. (APN):

050-641-130

Documentary Transfer Tax: \$ 0

If exempt, enter R&T code: _____

Explanation: _____

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

- ☒ Transfer is exempt from fee per GC § 27388.1(a)(2): AB110
☐ recorded concurrently "in connection with" transfer subject to
Documentary Transfer Tax
☐ recorded concurrently "in connection with" a transfer of
residential dwelling to an owner-occupier
☐ Transfer is exempt from fee per GC 27388.1(a)(1):
☐ Fee cap of \$225.00 reached ☐ Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,

COUNTY OF LAKE hereby quitclaim(s) to

COBB AREA COUNTY WATER DISTRICT the following real property in the City of Unincorporated Area,

County of LAKE, California (insert legal description):

Commonly known as APN: 050-641-130 and street address 11392 Oak St, Cobb, CA 95426 and more

specifically described in Book 6, pages 87 & 88, of Town Maps in the Lake County Recorder's Office,

as lot "A" of Starview Subdivisions.

Date: _____

(Signature of declarant)

(Print name) County of Lake- Special Districts Deputy Administrator

Date: _____

(Signature of declarant)

(Print name)

Recording requested by (name):

COBB AREA COUNTY WATER DISTRICT

When recorded mail to
and mail tax statements to:

COBB AREA COUNTY WATER DISTRICT

PO BOX 284

COBB, CA 95426

Recorder's Use Only

QUITCLAIM DEED

Assessor's Parcel No. (APN):

Easement that runs across Assessor's Parcel
No. 013-055-370

Documentary Transfer Tax: \$ 0

If exempt, enter R&T code: _____

Explanation: _____

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

- ☒ Transfer is exempt from fee per GC § 27388.1(a)(2): AB110
- ☐ recorded concurrently "in connection with" transfer subject to
Documentary Transfer Tax
- ☐ recorded concurrently "in connection with" a transfer of
residential dwelling to an owner-occupier
- ☐ Transfer is exempt from fee per GC 27388.1(a)(1):
- ☐ Fee cap of \$225.00 reached ☐ Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,

COUNTY OF LAKE hereby quitclaim(s) to

COBB AREA COUNTY WATER DISTRICT the following real property in the City of Unincorporated Area,

County of LAKE, California (insert legal description):

The easement described in Exhibit "A" attached hereto.

Date: _____

(Signature of declarant)

(Print name) County of Lake- Special Districts Deputy Administrator

Date: _____

(Signature of declarant)

(Print name)

LAKE COUNTY

016370

RECORDING REQUESTED BY:

Board of Supervisors

County of Lake

AND WHEN RECORDED MAIL TO:

Clerk of the Board

Courthouse, Lakeport, CA.

RECORDED AT REQUEST OF

COLONIAL TITLE GUARANTY CO.

SEP 20 10 53 AM '89

LAKE COUNTY RECORDER

GENE R. HOKE

COUNTY RECORDER *No Fee*
cc

EASEMENT DEED

By this instrument dated July 20, 1989, for value received, EVANO J. MAIONCHI, grants to the County of Lake, a Political Subdivision of the State of California, an easement for the installation and maintenance of a water storage tank, related waterlines and all incidents appurtenant thereto, over, under and across that certain real property situate in the County of Lake, State of California, described as follows:

DESCRIPTION

NO FEE *al* RECORDED
FOR BENEFIT OF LAKE COUNTY

TRACT ONE

All those tracts of land lying within the Southwest one-quarter of Section 12, Township 11 North, Range 8 West, Mount Diablo Base and Meridian, and being more particularly described as follows:

BEGINNING at a four-inch (4") concrete monument with a two-inch (2") California Division of Forestry brass cap, at the center of said Section 12, and running thence, from said Point of Beginning, North 89° 49' 47" West, (Record = West), and along the North line of the Southwest one-quarter of said Section 12, a distance of 75.00 feet; thence leaving said North line, South 00° 48' 29" West, a distance of 75.00 feet; thence South 89° 49' 47" East, a distance of 75.00 feet to the East line of said Southwest one-quarter of Section 12; and thence North 00° 48' 29" East (Record = North), and along said East line, a distance of 75.00 feet to the Point of Beginning.

Containing 5,626 Square Feet of land, more or less.

TRACT TWO

BEGINNING at a point on the North line of the Southwest one-quarter of said Section 12, that is North 89° 49' 47" West, (Record = West), a distance of 75.00 feet from a four-inch (4") concrete monument with two-inch (2") brass cap at the center of said Section 12, and running thence, from said Point of Beginning, North 89° 49' 47" West, (Record = West), and along said North line of the Southwest one-quarter of Section 12, a distance of 434.00 feet, to the Northwest corner of that certain tract of land as described in the Deed as filed on March 26, 1986, in the Office of the County Recorder of said Lake County in Book 1260 of Official Records, at Page 407; thence South 00° 48' 29" West, a distance of 10.00 feet; thence South 89° 49' 47" East, a distance of 434.00 feet; and thence North 00° 48' 29" East, a distance of 10.00 feet, to the Point of Beginning.

Containing 4,340 Square Feet of land, more or less.

Evano J. Maionchi
EVANO J. MAIONCHI

Assessor's Parcel No. 013-055-37
29C



BOOK 1481 PAGE 459

Recording requested by (name):

COBB AREA COUNTY WATER DISTRICT

When recorded mail to
and mail tax statements to:

COBB AREA COUNTY WATER DISTRICT

PO BOX 284

COBB, CA 95426

Recorder's Use Only

QUITCLAIM DEED

Assessor's Parcel No. (APN):

Easement that runs across Assessor's Parcel
No. 013-055-410

Documentary Transfer Tax: \$ 0

If exempt, enter R&T code: _____

Explanation: _____

Signature of Declarant or Agent determining tax

Declaration of Exemption From Gov't Code § 27388.1 Fee

- ☒ Transfer is exempt from fee per GC § 27388.1(a)(2): AB110
☐ recorded concurrently "in connection with" transfer subject to
Documentary Transfer Tax
☐ recorded concurrently "in connection with" a transfer of
residential dwelling to an owner-occupier
☐ Transfer is exempt from fee per GC 27388.1(a)(1):
☐ Fee cap of \$225.00 reached ☐ Not related to real property

For a valuable consideration, receipt of which is hereby acknowledged,

COUNTY OF LAKE hereby quitclaim(s) to

COBB AREA COUNTY WATER DISTRICT the following real property in the City of Unincorporated Area,

County of LAKE, California (insert legal description):

The easement described in Exhibit "A" attached hereto.

Date: _____

(Signature of declarant)

(Print name) County of Lake- Special Districts Deputy Administrator

Date: _____

(Signature of declarant)

(Print name)

RECORDING REQUESTED BY:

Board of Supervisors

County of Lake

AND WHEN RECORDED MAIL TO:

Clerk of the Board

Courthouse, Lakeport, CA.

DOCUMENT NUMBER
92-016874

RECORDED AT REQUEST
COLONIAL TITLE
GUARANTY COMPANY

92 AUG 12 AM 8:00

LAKE COUNTY RECORDER
GENE R. HOKE
COUNTY RECORDER

no fee

EASEMENT DEED

By this instrument, dated June 9, 1992, for value received, THEODORE BAAS AND SUSAN BAAS, his wife, grant to the County of Lake, a political subdivision of the State of California, an easement for installation of a water well, related waterlines and all incidents appurtenant thereto, over, under and across that certain real property situate in the County of Lake, State of California, described as follows:

DESCRIPTION

NO FEE RECORDED *me*
FOR BENEFIT OF LAKE COUNTY

Description is attached as EXHIBIT "A" and made a part hereof as if fully set forth herein.

This grant of easement is made upon the condition that the water well easement being granted herein is used as a water well for Starview County Service Area No. 18, and that when no longer used as a well site, the grantor's heirs, successors and assigns shall have the power to terminate all right, title and interest in the property granted by this Easement Deed, to the County of Lake, in the manner provided by law for the exercise of that power of termination, and shall thereupon have and enjoy all that property forever as if this easement deed had not been made.

Theodore Baas
Theodore J. Baas
THEODORE BAAS

Susan Baas
SUSAN BAAS

Assessor's Parcel No. 013-055-41
A:26

EXHIBIT "A"

All that certain real property situate in the County of Lake, State of California and being a portion of the Southwest quarter of Section 12, Township 11 North, Range 8 West, M.D.B. & M. and more particularly described as follows:

BEGINNING at the Southeast corner of Tract 4, as described in Exhibit "A" of that certain Deed to J.A. Wiens, Incorporated, a corporation, dated July 13, 1962, recorded July 13, 1962 in Book 379 of Official Records of Lake County, at page 207; thence North $80^{\circ}03'02''$ East, a distance of 50.00 feet; thence South $09^{\circ}56'58''$ East, a distance of 50.00 feet; thence South $80^{\circ}03'02''$ West, a distance of 72.53 feet to a point on the West line of that certain tract of land described in the Deed to Theodore Baas and Susan Baas, his wife, dated November 28, 1977, recorded December 16, 1977 in Book 912 of Official Records of Lake County, at page 235; and thence, along said West line, north $14^{\circ}18'15''$ East, a distance of 54.84 feet to the point of beginning, containing 3063 square feet of land, more or less.

Bearings used in the above description are based on Book 2, Record of Surveys at Page 94, filed August 29, 1966.

SURVEYOR'S STATEMENT

This description was prepared by me or under my direction in conformance with Section 8761 of the Land Surveyor's Act.



Gerald R. Shaull

GERALD R. SHAULL, RCE 29957
EXPIRES 6/30/95