

DEPARTMENT OF WATER RESOURCES

P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791



7/26/2022

David Te Velde, Trustee
Alice Te Velde, Trustee
David and Alice Te Velde Revocable Family Trust
5985 4th Avenue
Hanford, CA 93230

Dear David & Alice Te Velde:

Our records indicate that the David and Alice Te Velde Revocable Family Trust, dated April 21, 2006 (Te Velde Trust), is the owner of certain properties in Yolo County, identified as Assessor's Parcel Nos. (APN) 057-100-016, 057-100-011, 057-100-015, 057-130-010, 057-020-006, 057-060-002, 057-060-005, and 057-060-011.

To accomplish the goals of the Yolo Bypass Salmonid Habitat Restoration and Fish Passage Project (Project), the State of California Department of Water Resources (DWR or State) proposes to purchase in both fee and easement estate on portions of or over the entirety these APNs, identified as DWR Parcel Nos. YBSH-119 and YBSH-120. Please refer to the enclosed maps and deeds for details on the rights to be acquired over each APN.

Section 7267.2 of the California Government Code and the California Relocation Assistance and Real Property Acquisition Guidelines require that each property owner from whom the State of California makes an offer to purchase real property, or an interest therein, be provided with a written statement of, and summary of the basis for, the amount that has been established as just compensation, as well as the following information:

1. Te Velde Trust is entitled to receive full payment prior to vacating the real property rights being purchased, unless you have heretofore waived such entitlement. Te Velde Trust is not required to pay recording fees, transfer taxes, or the pro rata portion of the real property taxes which are allocable to any period subsequent to the passage of title or possession.
2. The rights to be acquired for YBSH-119 are both in fee ("the Property") and a permanent Non-Exclusive Flowage Easement, the right to be acquired for YBSH-120 is a permanent Non-Exclusive Flowage Easement (the easements for both YBSH-119 and YBSH-120 are collectively referred to in this offer as "the Easements"). All buildings, structures, and other improvements affixed to the land described in the deeds for YBSH-119 and YBSH-120 and owned by Te Velde Trust are not being conveyed.

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3. The Fair Market Value (FMV) of the Property and the Easements is based upon an appraisal, which is summarized in the enclosed Appraisal Summary Statement. As full just compensation for the Property and Easements to be acquired, we offer Te Velde Trust **\$3,133,000**, as shown on the enclosed Right of Way Contract.

The State's offer:

- a. Represents the full amount of the FMV identified in an approved appraisal as just compensation for the Property and the Easements; and
 - b. Is not less than the approved appraisal of the FMV of the Property and the Easements; and
 - c. Does not reflect any consideration of, or allowance for, any relocation assistance and payments or any other benefits to which Te Velde Trust may be entitled; and
 - d. Disregards any decrease or increase in the FMV value of the Property or Easements prior to the date of valuation caused by the public improvement for which the Property and Easements are to be acquired, or by the likelihood that the Property or Easements would be acquired for such public use, other than that due to physical deterioration within the reasonable control of the owner or occupant.
4. In accordance with Section 1263.025 of the California Code of Civil Procedure, Te Velde Trust is entitled to seek an individual appraisal on the value the Property and Easements and to receive reimbursement of up to \$5,000 to pay for reasonable appraisal costs. In order to be reimbursed, Te Velde Trust must sign an Appraisal Costs Reimbursement Agreement and engage an appraiser licensed by the State of California with the Office of Real Estate Appraisers. The appraiser must be either a MAI designated appraiser or hold an equivalent designation recognized by the Appraisal Foundation. For further information on the requirements for reimbursement and to ensure that Te Velde Trust is aware of proper procedures, please contact DWR prior to engaging an appraiser. The request for an Appraisal Costs Reimbursement Agreement may be submitted to:

Department of Water Resources
Real Estate Branch, Attn: Fahmi Kassis
Post Office Box 942836
Sacramento, CA 94236
Or via e-mail to Fahmi.Kassis@water.ca.gov.

5. The owner of a business conducted on a property to be acquired, or conducted on the remaining property, which will be affected by the purchase of the Property or Easements, may be entitled to compensation for the loss of goodwill. Entitlement is

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contingent upon the Te Velde Trust's ability to prove such loss in accordance with the provisions of Sections 1263.510 and 1263.520 of the Code of Civil Procedure.

6. If Te Velde Trust ultimately elects to reject the State's offer for the Property or Easements, Te Velde Trust is entitled to have the amount of compensation determined by a court of law in accordance with the laws of the State of California.

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

- Appraisal Summary Statement
- Right of Way Contract
- Appraisal Map (YBSH-119 – partial acquisitions)
- Grant Deed (YBSH-119)
- Easement Deed (YBSH-120)
- Comparable Sales Data Sheets
- Comparable Sales Map
- Modeling Inundation Exhibits
- Real Estate Branch Property Acquisition Information

Please date and sign the Grant Deed and Easement Deed **exactly** as shown in the designated locations and have the persons' signatures who are authorized to sign on behalf of Te Velde Trust **notarized**. If needed, a Public Notary can be made available to notarize the Te Velde Trust's authorized representative's signature(s). Also, please date and sign the Right of Way Contract. The Right of Way Contract may be electronically signed and returned to me at the e-mail address below; however, the Grant Deed and Easement Deed require original notarized signatures and should be mailed or may be picked up by DWR. A fully executed copy of the Right of Way Contract will be forwarded to you at the close of escrow.

If you have any questions or need additional information, you may contact me by telephone toll free at (800) 600-4397, directly at (916) 902-7021, or by e-mail at Fahmi.Kassis@water.ca.gov.

Sincerely,

Fahmi Kassis

Fahmi Kassis
Associate Right of Way Agent

Enclosures

APPRAISAL SUMMARY STATEMENT

Parcel No.: YBSH-119
Date of Value: February 8, 2022
County: Yolo
Project: Yolo Bypass Salmonid Habitat Restoration and Fish Passage
Owner: David and Alice Te Velde Revocable Family Trust
APNs: 057-020-006, 057-060-002, 057-060-005,
 057-060-011, and 057-100-016 (portions of each APN)
Property Location: Generally along and on either side of County Road 107 and
 the east levee of the Yolo Bypass, in the northern Yolo
 Bypass
Zoning: A-N - Agricultural Intensive
Present Use: Field Crops/orchard development
Highest and Best Use: Field Crops/orchard development
Proposed Public Use: Flowage Easement for adult fish passage and juvenile rearing
 habitat

Area and Property Right to be Acquired:

Fee YBSH-119, Parcel 1: 4.77± AC
 YBSH-119, Parcel 2: 0.20± AC
 YBSH-119, Parcel 3: 2.52± AC
 Easement YBSH-119, Unit A: 76.09± AC, 20% Rights

Area of Remainder: 2,033.15± AC

Market Value of Required Property:

Fee	YBSH-119, Parcel 1: 4.77± AC x \$1,750 (unfarmable)	= \$ 8,348
	YBSH-119, Parcel 2: 0.20± AC x \$1,750 (unfarmable)	= \$ 350
	YBSH-119, Parcel 3: 2.52± AC x \$1,750 (unfarmable)	= \$ 4,410
Easement	YBSH-119, Unit A: 76.09± AC x \$1,750 (unfarmable) x 20%	= \$ 26,632

Total YBSH-119 **\$ 39,740**

Damages to the remaining property due
to the State's acquisition are:

\$ -0-

Total YBSH-119 \$ 39,740

Rounded to \$ 40,000

The market value of the Fee Property and Easement being purchased is based upon a FMV appraisal prepared in accordance with accepted appraisal procedures. Valuation of your property is based upon an analysis of recent sales of similar properties in this locality. Valuation of the land recognizes all factors influencing its current value.

Total Payment is: \$ 40,000

This summary of the amount offered as compensation is presented in compliance with federal and State law and has been derived from a formal appraisal. The value of any property rights retained by the owner which are not now reflected in the appraisal must be deducted from the FMV shown above.

APPRAISAL SUMMARY STATEMENT

Parcel No.: YBSH-120
Date of Value: February 8, 2022
County: Yolo
Project: Yolo Bypass Salmonid Habitat Restoration and Fish Passage
Owner: David and Alice Te Velde Revocable Family Trust
APNs: 057-100-016, 057-100-011, 057-100-015, and 057-130-010
 (the entirety of each APN)
Property Location: Generally along and on either side of County Road 107 and
 the east levee of the Yolo Bypass, in the northern Yolo
 Bypass
Zoning: A-N - Agricultural Intensive
Present Use: Field Crops/orchard development
Highest and Best Use: Field Crops/orchard development
Proposed Public Use: Flowage Easement for adult fish passage and juvenile rearing
 habitat

Area and Property Right to be Acquired:

Easement YBSH-120, Unit A 969.07± AC x 20% Rights
 YBSH-120, Unit B 111.83± AC x 20% Rights
 YBSH-120, Unit C 322.26± AC x 20% Rights
 YBSG-120, Unit D 416.01± AC x 20% Rights

Area of Remainder: 1,819.17± AC x 80% Rights

Market Value of Required Property:

Fee	YBSH-120, Unit A: 969.07± AC x \$8,500 x 20%	= \$1,647,419
	YBSH-120, Unit B: 111.83± AC x \$8,500 x 20%	= \$ 190,111
	YBSH-120, Unit C: 322.26± AC x \$8,500 x 20%	= \$ 547,842
Easement	YBSH-120, Unit D: 416.01± AC x \$8,500 x 20%	= \$ 707,217

Total YBSH-120 **\$3,092,589**

Damages to the remaining property due
to the State's acquisition are:

\$ -0-

Total YBSH-120 **\$3,092,589**

Rounded to \$3,093,000

The market value of the Easement being purchased is based upon a FMV appraisal prepared in accordance with accepted appraisal procedures. Valuation of your property is based upon an analysis of recent sales of similar properties in this locality. Valuation of the land recognizes all factors influencing its current value.

Total Payment is: \$3,093,000

This summary of the amount offered as compensation is presented in compliance with federal and State law and has been derived from a formal appraisal. The value of any property rights retained by the owner which are not now reflected in the appraisal must be deducted from the FMV shown above.

Grantor: David Te Velde and Alice Te Velde, Trustees
of the David and Alice Te Velde Revocable
Family Trust, Dated April 21, 2006

Project: Yolo Bypass Salmonid Habitat Restoration
and Fish Passage Project
Parcel Nos.: YBSH-119, and YBSH-120

RIGHT OF WAY CONTRACT

This Right of Way Contract ("Contract") dated as of _____ (the Effective Date) is made by and between the Department of Water Resources ("DWR") of the State of California, ("STATE") and David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust, Dated April 21, 2006 ("GRANTOR"). The Effective Date of this Contract shall be the date as signed by Jeanne M. Kuttel, Acting Manager of the Division of Engineering for the STATE.

In consideration of the mutual covenants and agreements herein contained, this Contract is subject to the conditions set forth below and is made with reference to the following facts:

1. a. GRANTOR is the owner of fee title of that certain real property generally located along and on either side of County Road 107 and the east levee of the Yolo Bypass, in Yolo County, known as Assessor's Parcel Numbers (APN) 057-100-016, 057-100-011, 057-100-015, 057-130-010, 057-020-006, 057-060-002, 057-060-005, and 057-060-011, consisting of approximately 2,966.83 acres of land, together with all improvements and fixtures thereon ("the Property"); and
 - b. STATE desires to purchase from GRANTOR and GRANTOR desires to sell to STATE portions of the Property in fee ("the Fee Areas") along with a permanent non-exclusive flowage easement ("the Easement"), via Document Nos. YBSH-119 (the "Grant Deed") and YBSH-120 (the "Easement Deed"), for the fee acquisition of portions of APNs 057-020-006, 057-060-002, 057-060-005, and 057-060-011, and an easement acquisition over the entirety of APNs 057-100-016, 057-100-011, 057-100-015, and 057-130-010, known to the STATE as DWR Parcel Nos. YBSH-119 and YBSH-120 and more particularly described in the Grant Deed and Easement Deed, which shall be executed and delivered to Fahmi Kassis, Associate Right of Way Agent for the STATE.
 - c. STATE requires the Fee Areas and Easement for the purposes of seasonal floodplain fisheries rearing habitat and fish passage in the Yolo Bypass, a public use for which STATE may exercise the power of eminent domain. GRANTOR is compelled to sell, and STATE is compelled to acquire the Fee Areas and Easement.
 - d. Both GRANTOR and STATE recognize the expense, time, effort, and risk to both GRANTOR and STATE in determining the compensation for the Fee Areas and Easement by eminent domain litigation; and the compensation set forth herein for the Fee Areas and Easement is in compromise and settlement in lieu of such litigation.
 - e. The parties have herein set forth the whole of their agreement. The performance of this Contract constitutes the entire consideration for the Fee Areas and Easement and shall relieve STATE of all further obligation or claims on this account, or on account of the location, grade, or construction of the proposed public improvement.
2. STATE shall:
 - a. Pay the sum of **\$3,133,000** for the Fee Areas and Easement to the following title company: First American Title Company for the account of GRANTOR, Escrow No. 5405-6695107 conditioned upon the Fee Areas and Easement vesting in the STATE free and clear of all liens, leases, encumbrances, easements (recorded and/or unrecorded), assessments, and taxes, except:
 - (1) Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code, if unpaid at the close of escrow.

- (2) Covenants, conditions, restrictions and reservations of record, or contained in the above-referenced document.
 - (3) Easements or rights of way over said land for private, public, or quasi-public utility, or public purposes that are within the Fee Areas and Easement area, if any.
 - b. Pay all expenses incidental to and necessarily incurred for the conveyance of the Fee Areas and Easement to the STATE, including but not limited to recording fees, title insurance charges, reconveyance fees, trustee's fees, forwarding fees, and prepayment penalties.
 - c. Have the authority to deduct and pay from the amount shown on Paragraph 2.a above, any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, or delinquent and unpaid nondelinquent assessments which have become a lien at the close of escrow, and an amount to satisfy the requirements of Section 18662 of the California Revenue and Taxation Code.
3. Pursuant to Section 1263.025 of the Civil Code of Procedure, GRANTOR is entitled to obtain an independent appraisal and to be reimbursed for the actual reasonable cost of the appraisal up to \$5,000 if certain conditions are met. For further information on the requirements for reimbursement, GRANTOR may contact Fahmi Kassis, Associate Right of Way Agent for the STATE.
 4. In accordance with Section 18662 of the California Revenue and Taxation Code, GRANTOR hereby acknowledges and understands that an amount equal to 3½ percent of the purchase price in Clause 2.a above may be withheld in escrow for tax purposes.
 5. Title to the Fee Areas and Easement shall pass immediately upon close of escrow. The issuance of any escrow instructions shall be the sole responsibility of STATE.
 6. GRANTOR warrants that there are no oral or written leases on all or any portion of the Property exceeding a period of one month, and GRANTOR further agrees to protect, defend, indemnify, and hold harmless STATE and reimburse STATE for any and all of its losses and expenses occasioned by reason of any lease of the Property held by any tenant of GRANTOR for a period exceeding one month, except as may be otherwise provided herein.
 7. The undersigned GRANTOR hereby agrees and consents to the dismissal of any eminent domain action in the Superior Court wherein the herein described land is included and also waives any and all claims to any money that may now be on deposit in said action.
 8. To the best of GRANTOR's knowledge and after reasonable inquiry, GRANTOR represents and warrants the following:

During the GRANTOR's ownership of the Property, there have been no disposals, releases, or threatened releases of hazardous substances on, from, or under the Property. GRANTOR further represents and warrants that GRANTOR has no knowledge of disposal, release, or threatened release of hazardous substances on, from, or under the Property which may have occurred prior to GRANTOR taking title to the Property.

There is no pending claim, lawsuit, agency proceeding, or any administrative challenge concerning the presence or use of hazardous substances on the Property.

GRANTOR has not used the Property for any industrial operations that use hazardous substances. GRANTOR is not aware of any such prior use of the Property.

GRANTOR has not installed any underground storage tanks, aboveground storage tanks, barrels, sumps, impoundments, or other containers used to contain hazardous substances on any part of the Property. GRANTOR is not aware of any such prior installations.

For the purposes of this paragraph, the term "hazardous substances" shall mean any substance which at any time shall be listed as "hazardous" or "toxic" in the regulations implementing the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 USC §6901, et seq.), or other federal or State law, or any other substance, chemical, material, or waste product whose presence, nature, or quality is potentially injurious to the public health, safety, welfare, the environment, or the Property. The term "reasonable inquiry" shall mean a thorough examination of the Property and all records of the Property, and any examination that GRANTOR was legally obligated to conduct as a result of any judicial or administrative order, or federal or State law.

The acquisition price of the Fee Areas and Easement being acquired reflects the fair market value of the Property without the presence of hazardous substances. If the Property is found to be contaminated by a hazardous substance which may require remediation under federal or State law, STATE may elect to recover its clean-up costs from those who caused or contributed to the contamination.

9. This Contract may be modified, changed, or rescinded only by an instrument in writing executed by the parties hereto.
10. Each party agrees to execute and deliver additional documents and instruments and to take any additional actions as may be reasonably required to carry out their respective obligations under this Contract.
11. This Contract may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
12. This Contract may be executed by electronic signature(s) and transmitted either by facsimile or in a portable document format (.pdf) version by email and such electronic signature(s) shall be deemed as original for purposes of this Contract and shall have the same force and effect as a manually executed original.
14. PHASE I – ENVIRONMENTAL SITE ASSESSMENT REPORT: STATE's obligation to consummate the purchase of the Fee Areas and Easement is subject to the completion and approval by the STATE (which completion will not be unreasonably delayed and approval will not be unreasonably withheld) of a Phase I – Environmental Site Assessment Report which concludes that the assessment has revealed no evidence of any recognized adverse environmental conditions, including but not limited to the presence of hazardous material in connection with the Property. STATE may, at its own discretion, waive this condition in writing.

The foregoing representations and warranties shall survive the close of escrow and shall remain in full force and effect for the duration of the Fee Areas and Easement and shall accrue for the benefit of STATE and its successors and assigns.

This Contract is subject to the approval of the State of California Department of General Services.

NO OBLIGATION OTHER THAN THOSE SET FORTH HEREIN SHALL BE RECOGNIZED.

IN WITNESS WHEREOF, the parties have executed this contract.

GRANTOR: David and Alice Te Velde Revocable Family Trust, Dated April 21, 2006

David Te Velde, Trustee

Date: _____

Alice Te Velde, Trustee

Date: _____

CONSENT OF TENANTS

We, the Tenants of land described in this contract and/or said deed under lease with lessor, whose name is subscribed to this contract as Grantor, do hereby consent to the execution of said contract and agree that all money payable shall be paid to said Grantor as herein set forth.

Date: _____

Date: _____

DEPARTMENT OF WATER REOURCES
of the State of California

APPROVAL RECOMMENDED:

APPROVED:

Fahmi Kassis
Associate Right of Way Agent

Date

Jeanne M. Kuttel, Acting Manager
Division of Engineering

Date: _____

Alejandra Lopez,
Sr. Right of Way Agent

Date

Linus A. Paulus, Manager
Acquisition and Appraisal Section

Date

Angelica Aguilar, Manager
Real Estate Branch

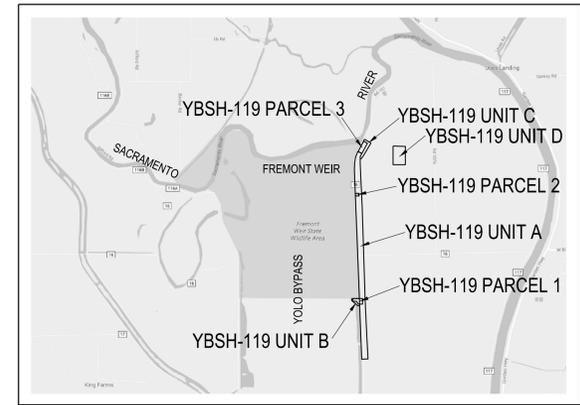
Date

PRELIMINARY MAP

SUBJECT TO REVISION
WITHOUT NOTICE
LAST UPDATE 18JAN2022

TITLE EXCEPTIONS

FIRST AMERICAN TITLE CO. REPORT
ORDER NO. 5405-889200
DATED: OCTOBER 08, 2021
EXCEPTIONS SHOWN ARE FROM RECENT FAT PTR, AWAITING REVISED PTR,
PROVIDED EARLIER PTRS FOR COMPARISON TO FAT DECEMBER 2021.



VICINITY MAP

LEGEND

FEE ACQUISITION LINE	---
EASEMENT ACQU. LINE	---
EASEMENT ACQU. TEMP.	---
GRANTOR ACQU. LINE	---
CENTERLINE	---
LOT LINE	---
SECTION LINE	---
SECTION CORNER - FOUND, AS DESC.	⊙
SECTION CORNER - COMPUTED	⊙
D.W.R. MON. 3/4" PIPE W/PLUG	⊙
D.W.R. MON. 1-1/2" PIPE W/ ALUMINUM CAP	⊙
FOUND MON. AS DESCRIBED	⊙
RECORD MON. AS DESCRIBED	⊙
DIMENSION POINT	○

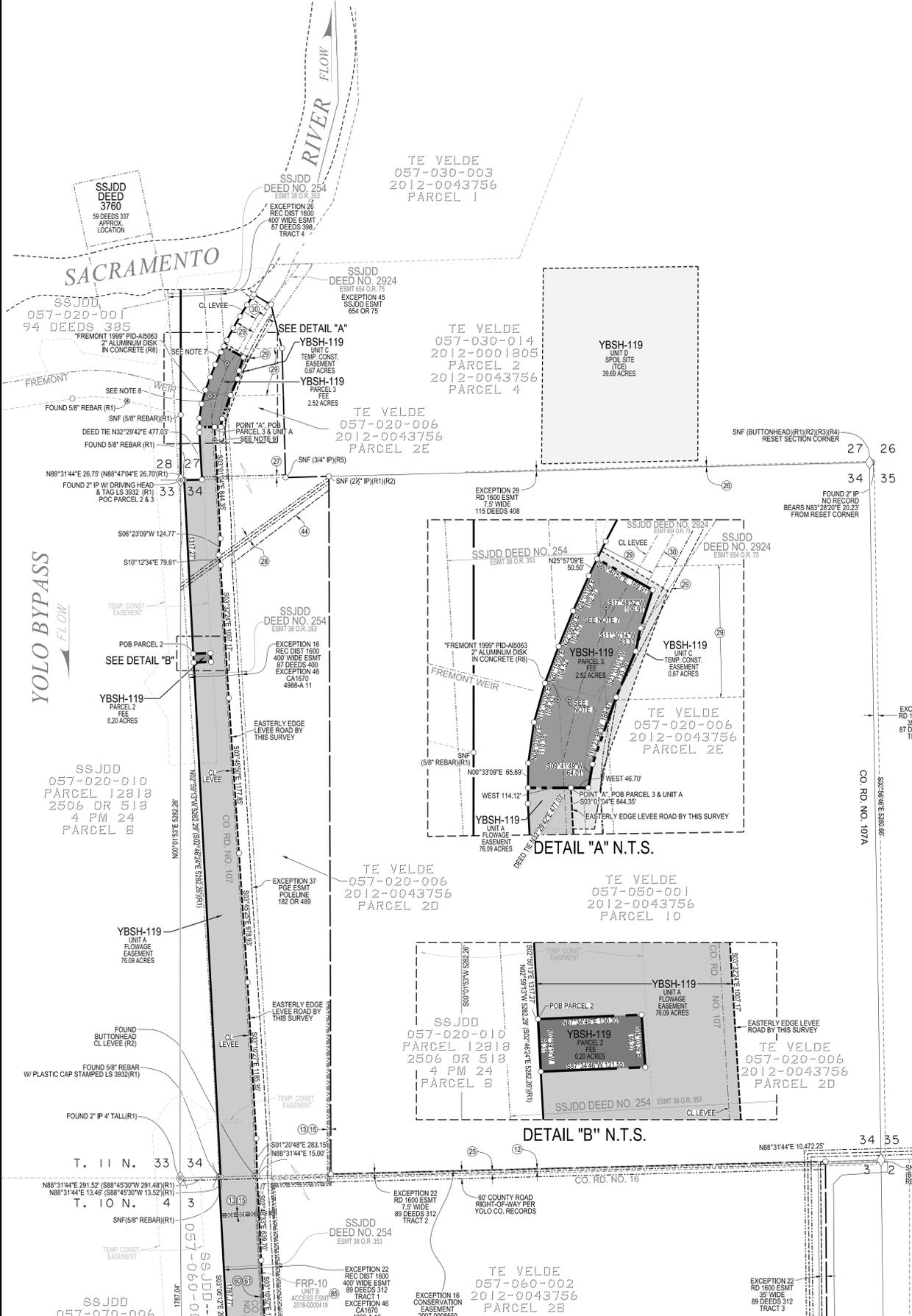
NOTES:

- THIS APPRAISAL MAP REPRESENTS RECORD AND UNRECORDED DATA ALONG WITH INFORMATION FROM A LAND SURVEY PERFORMED BY DWR, OCTOBER 2021, YSC02000307.
- BASIS OF BEARINGS**
THE BASIS OF THIS SURVEY IS THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS) TO ESTABLISH A LOCAL BASE POSITION FROM WHICH THE FIELD SURVEY MEASUREMENT CHECKS WERE MADE. COORDINATE BEARINGS, AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983, EPOCH 2010.00(2011), ZONE 2, US SURVEY FEET.
- DISTANCES SHOWN HEREON ARE GRID. TO CONVERT TO GROUND MULTIPLY BY 1.00008197 (PROJECT CSF) AVERAGE ELEVATION IS 25.6604128 NAVD83 DATUM.
- THE FOLLOWING CORNS STATIONS WERE USED IN THE ESTABLISHMENT OF THE BASE CONTROL POINT SHOWN HEREIN: T207, P208, S116, SACR, SECONDARY NGS CONTROL "RIVER 1999" & "FS-01 93" WERE TIED AND SHOWN FOR OPUS SOLUTION AND ADDITIONAL INFO SEE SACRAMENTO WEIR GPS BASE CONTROL REPORT "SR 16-01" ON FILE WITH THE DEPARTMENT OF WATER RESOURCES.
- CL INDICATES CENTERLINE EXISTING LEVEE ROAD
- PTN EXCEPTION NUMBER, REFER TO PTR EXCEPTIONS LIST FOR DESCRIPTION.
- ADDITIONAL APN INFORMATION HEREIN WAS OBTAINED FROM LANDVISION DIGITAL MAP PRODUCTS, APN LAYOUT FOR INFORMATIONAL PURPOSES-NOT SURVEYED.
- CCS ZONE 2 NAIP AERIAL IMAGERY BACKGROUND IS DATED 2016
- "SR" NR-3" FOUND 2.5" BRASS CALIF DIV. HWYS DISK IN CONCRETE
- FOUND 4" BRASS U.S.E.D. DISK IN HEADWALL
- PURSUANT TO COR RULE 411(g)(3), DESCRIPTIONS OF THE WORK DONE UNDER EACH LICENSEE'S RESPONSIBLE CHARGE ARE AS FOLLOWS:
TIMOTHY CASE - FIELD SURVEY WORK INCLUDING SETTING CONTROL, BOUNDARY RECOVERY, TOPOGRAPHY, PROCESSING AND ADJUSTMENT
CHARLES NEUMAN - SUBSEQUENT OFFICE DRAFTING, RECORDS RESEARCH, PREPARATION OF LEGAL DESCRIPTIONS FOR CORRESPONDING LAND TRANSFER DOCUMENTS AND FINALIZATION OF THIS MAP.

PARCEL NO.	OWNER	PROJECT			EXCESS
		FEE	PERM ESMT	TEMP ESMT	
YBSH-119 PARCEL 1	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006	4.77 AC.			
YBSH-119 PARCEL 2	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006	0.20 AC.			
YBSH-119 PARCEL 3	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006	2.52 AC.			
YBSH-119 UNIT A	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006		76.09 ACRES		
YBSH-119 UNIT B	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006			1.43 ACRES	
YBSH-119 UNIT C	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006			0.67 ACRES	
YBSH-119 UNIT D	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006			39.69 ACRES	

DEED NOTES:
SEE GRANT DEED 2008-0022530, RECORDED JULY 30, 2008, YOLO COUNTY RECORDS
"TOGETHER WITH ALL RIGHTS, TITLE, INTEREST AND OBLIGATIONS IN AND TO ALL WATER AND WATER RIGHTS THAT ARE PART OF PARCEL OF APPURTENANT TO, OR USED ON THE REAL PROPERTY, INCLUDING BUT NOT LIMITED TO, RIPARIAN RIGHTS, GROUND WATER RIGHTS, AND WATER RIGHTS LICENSE NOS. 1200, 9994, 9995, 9996, AND 9997, AS DESCRIBED IN THE JOINT WATER USE AND EASEMENT AGREEMENT DATED JULY 29, 2008 BETWEEN GRANTOR AND GRANTEE HERETO AND CERTAIN OTHER PARTIES AS NAMED IN THAT AGREEMENT, RECORDED CONCURRENTLY HEREWITH"
AFFECTS YBSH-119 PARCEL 1, UNIT B AND
"EXCEPTING THEREFROM A PORTION OF SAID PROPERTY SEVENTY-FIVE PERCENT (75%) OF ANY AND ALL OIL, GAS, AND HYDROCARBONS, ASSOCIATED SUBSTANCES AND OTHER MINERALS LYING MORE THAN FIVE HUNDRED (500) FEET BELOW THE SURFACE, WITHOUT RIGHT OF ENTRY ABOVE FIVE HUNDRED (500) FEET BELOW THE SURFACE OF THE PROPERTY AS RESERVED IN THE GRANT DEED RECORDED MARCH 6, 2008, INSTRUMENT NO. 2008-006004, OFFICIAL RECORDS"
AFFECTS YBSH-119 PARCEL 1, UNIT B

DEED NOTES CONTD:
SEE VESTING DEED 2012-0043756, RECORDED DECEMBER 28, 2012, YOLO COUNTY RECORDS
"EXCEPTING FROM PARCELS ONE THROUGH FIVE AND RESERVING UNTO FARMLAND RESERVE, INC. BY DEED RECORDED SEPTEMBER 26, 2003, INSTRUMENT NO. 2003-0058893, OFFICIAL RECORDS, ALL MINERALS, COAL, CARBONS, HYDROCARBONS, OIL, GAS, CHEMICAL ELEMENTS AND COMPOUNDS, WHETHER IN SOLID, LIQUID OR GASEOUS FORM, AND ALL STEAM AND OTHER FORMS OF THERMAL ENERGY ON, IN OR UNDER THE ABOVE DESCRIBED LAND PROVIDED THAT FARMLAND RESERVE, INC. DOES NOT RESERVE THE RIGHT TO EXTRACT MINERALS OR OTHER SUBSTANCES FROM THE SUBJECT PROPERTY ABOVE A DEPTH OF 500 FEET; FARMLAND RESERVE, INC. HEREBY RESERVES THE RIGHT TO USE THE SURFACE OF THE SUBJECT PROPERTY IN CONNECTION WITH THE RIGHTS RESERVED HEREIN IN COMPLIANCE WITH ALL RELEVANT CALIFORNIA LAWS AND REGULATIONS."
"SAID RIGHTS MODIFIED BY THAT CERTAIN QUILTCLAM DEED RECORDED JUNE 14, 2010, INSTRUMENT NO. 2010-0015542, YOLO COUNTY OFFICIAL RECORDS"
AFFECTS YBSH-119 PARCELS 1, 2, & 3, UNITS A, B, C, & D



SEE SHEET 2



PORTIONS OF RANCHO RIO JESUS MARIA
AND ALSO BEING PORTIONS OF PROJECTED
SECTIONS 3, 4, 10 - T. 10 N., R. 3 E.,
AND SECTIONS 27, 34 - T. 11 N., R. 3 E.,
M.D.B.M., YOLO COUNTY, CALIFORNIA

RELOCATE FLOWAGE ESMT FROM CL LEVEE TO EAST EDGE LEVEE ROAD	25OCT2021	CN	COMPILED BY: CHARLES NEUMAN, LS 9510	DATE	SUBMITTED FOR APPROVAL BY: KRISTOPHER KLIMA, SENIOR LAND SURVEYOR	DATE	STATE OF CALIFORNIA THE NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES DIVISION OF ENGINEERING - GEODETIC BRANCH	YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROGRAM APPRAISAL MAP YOLO BYPASS	DRAWING NO. X-9A-30
REVISIONS	DATE	BY	REVISIONS	DATE	APPROVED BY: CHIEF, GEODETIC BRANCH	DATE			SHEET 1 OF 2

PRELIMINARY MAP

SUBJECT TO REVISION
WITHOUT NOTICE
LAST UPDATE 18JAN2022

SEE SHEET 1

LEGEND

PARCEL NO.	OWNER	FEE	PROJECT		EXCESS
			PERM. ESMT	TEMP. ESMT	
YBSH-119 PARCEL 1	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006	4.77 AC.			
YBSH-119 PARCEL 2	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006	0.20 AC.			
YBSH-119 PARCEL 3	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006	2.52 AC.			
YBSH-119 UNIT A	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006		76.09 ACRES		
YBSH-119 UNIT B	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006			1.43 ACRES	
YBSH-119 UNIT C	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006			0.67 ACRES	
YBSH-119 UNIT D	David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006			39.69 ACRES	

FEE ACQUISITION LINE: ————

EASEMENT ACQ. LINE: - - - - -

EASEMENT ACQ. TEMP.: - - - - -

GRANTOR ACQ. LINE: - - - - -

CENTRELINE: ————

LOT LINE: - - - - -

SECTION LINE: ————

SECTION CORNER - FOUND, AS DESC.: ————

SECTION CORNER - COMPUTED: ◇

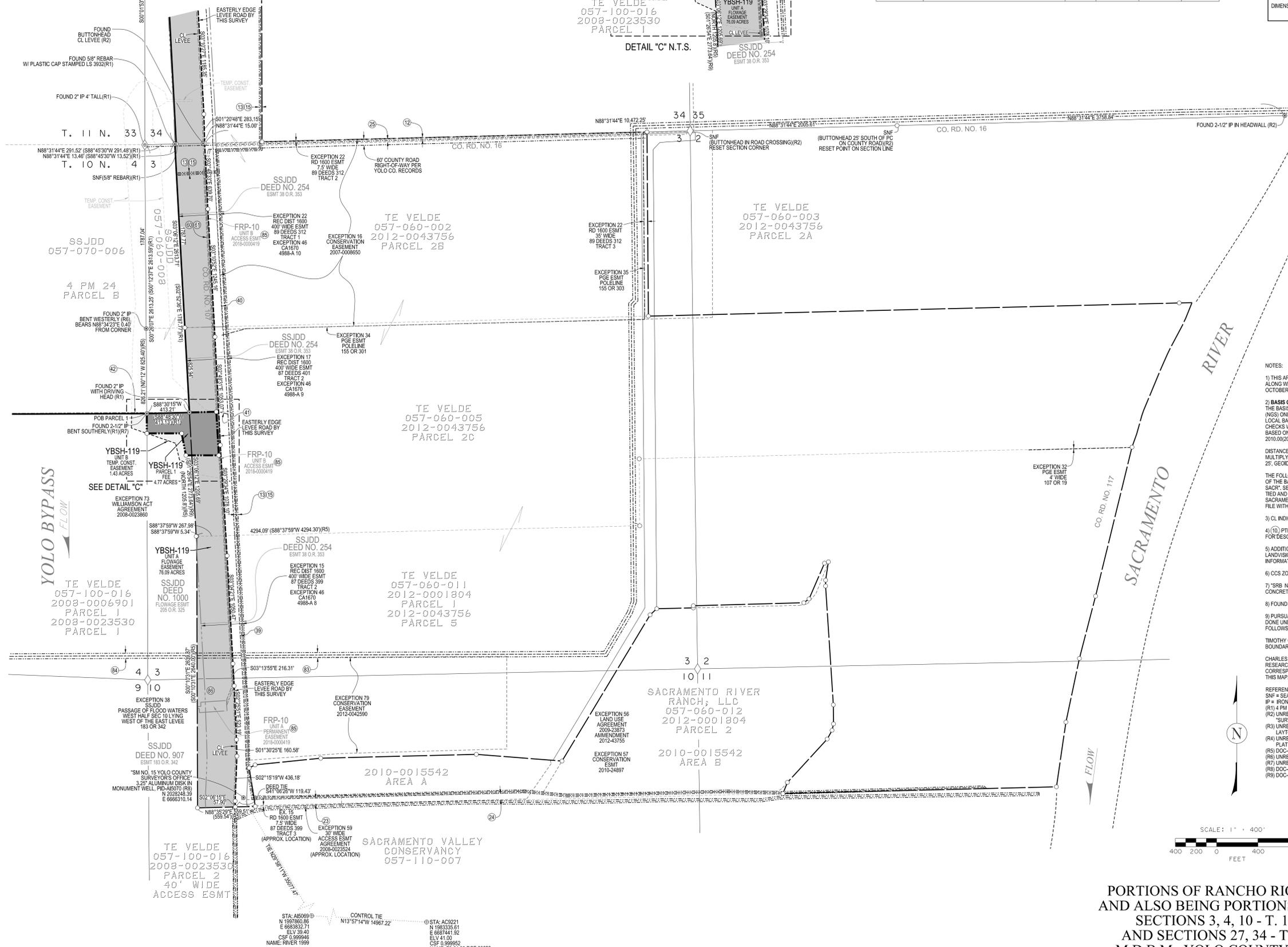
D.W.R. MON. 3/4" I. PIPE W/PLUG: ⊕

D.W.R. MON. 1-1/2" I. PIPE W/ ALUMINUM CAP: ⊕

FOUND MON. AS DESCRIBED: ⊕

RECORD MON. AS DESCRIBED: ⊕

DIMENSION POINT: ○



NOTES:

- THIS APPRAISAL MAP REPRESENTS RECORD AND UNRECORDED DATA ALONG WITH INFORMATION FROM A LAND SURVEY PERFORMED BY DWR, OCTOBER 2020, "GE020-0030".
- BASIS OF BEARINGS**
THE BASIS OF THIS SURVEY IS THE NATIONAL GEODETIC SURVEY (NAD83) ONLINE POSITIONING USER SERVICE (OPUS) TO ESTABLISH A LOCAL BASE POSITION FROM WHICH THE FIELD SURVEY MEASUREMENT CHECKS WERE MADE. COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983, EPOCH 2010.00(2011), ZONE 2, US SURVEY FEET.
- DISTANCES SHOWN HEREON ARE GRID. TO CONVERT TO GROUND MULTIPLY BY 1.00006197 (PROJECT CSF) AVERAGE ELEVATION IS 25'. GEOD 12B, NAVD88 DATUM.
- THE FOLLOWING CORRS STATIONS WERE USED IN THE ESTABLISHMENT OF THE BASE CONTROL POINT SHOWN HEREIN: "P267, P268, SUITE 500", SECONDARY NGS CONTROL, "TRIER 1999" & "TRIER 92" WERE TIED AND SHOWN. FOR OPUS SOLUTION AND ADDITIONAL INFO SEE SACRAMENTO WEIR GPS BASE CONTROL REPORT "SR 16-01" IS ON FILE WITH THE DEPARTMENT OF WATER RESOURCES.
- CL INDICATES CENTERLINE EXISTING LEVEE ROAD
- (10) PTR EXCEPTION NUMBER, REFER TO PTR EXCEPTIONS LIST FOR DESCRIPTION.
- ADDITIONAL APN INFORMATION HEREIN WAS OBTAINED FROM LANDVISION DIGITAL MAP PRODUCTS. APN LINEWORK FOR INFORMATIONAL PURPOSES-NOT SURVEYED.
- CCS ZONE 2 NAD AERIAL IMAGERY BACKGROUND IS DATED 2016
- "SRB NR-3" FOUND 2.5" BRASS CALIF DIV. HWYS DISK IN CONCRETE
- FOUND 4" BRASS U.S.E.D. DISK IN HEADWALL
- PURSUANT TO CCR RULE 411(g)(3), DESCRIPTIONS OF THE WORK DONE UNDER EACH LICENSEE'S RESPONSIBLE CHARGE ARE AS FOLLOWS:
TIMOTHY CASE - FIELD SURVEY WORK INCLUDING SETTING CONTROL, BOUNDARY RECOVERY, TOPOGRAPHY, PROCESSING AND ADJUSTMENT
CHARLES NEUMAN - SUBSEQUENT OFFICE DRAFTING, RECORDS RESEARCH, PREPARATION OF LEGAL DESCRIPTIONS FOR CORRESPONDING LAND TRANSFER DOCUMENTS AND FINALIZATION OF THIS MAP.

REFERENCES:
SNF = SEARCH NOT FOUND
IP = IRON PIPE
(R1) 4 PM 24
(R2) UNRECORDED YOLO ENGRS/SRVYS SURVEY FOR SAC, RIV RCH "SEPT 12, 1961"
(R3) UNRECORDED YOLO ENGRS/SRVYS SURVEY FOR LAYTON KNAGGS' JUNE 25, 1969
(R4) UNRECORDED TIBBALS & PERCIVAL ENGRS' AMENDED PLAT OF LOUIS CAFFARO RANCH' JUNE 1923
(R5) DOC-2012-0043756
(R6) UNRECORDED SSJDD MAP 1924-43
(R7) UNRECORDED BY-PASS RANCH MAP NOV. 1973
(R8) DOC-2012-001804
(R9) DOC-2008-0023530



PORTIONS OF RANCHO RIO JESUS MARIA
AND ALSO BEING PORTIONS OF PROJECTED
SECTIONS 3, 4, 10 - T. 10 N., R. 3 E.,
AND SECTIONS 27, 34 - T. 11 N., R. 3 E.,
M.D.B.M., YOLO COUNTY, CALIFORNIA

RELOCATE FLOWAGE ESMT FROM CL LEVEE TO EAST EDGE LEVEE ROAD	25OCT2021	CN	COMPILED BY:	CHARLES NEUMAN, LS 9510	DATE	SUBMITTED FOR APPROVAL BY:	KRISTOPHER KLIMA, SENIOR LAND SURVEYOR	DATE	STATE OF CALIFORNIA THE NATURAL RESOURCES AGENCY DEPARTMENT OF WATER RESOURCES DIVISION OF ENGINEERING - GEODETIC BRANCH	YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROGRAM APPRAISAL MAP YOLO BYPASS	DRAWING NO. X-9A-30 SHEET 2 OF 2
REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	CHIEF, GEODETIC BRANCH		

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

DEPARTMENT OF WATER RESOURCES

Division of Engineering

Real Estate Branch

P.O. Box 942836

Sacramento, CA 94236

SPACE ABOVE THE LINE FOR RECORDER'S USE

APN: 057-020-006, 057-060-002, 057-060-005,
057-060-011, 057-100-016

GRANT DEED
(INDIVIDUAL)

Project Yolo Bypass Salmonid Habitat Restoration & Fish Passage

Parcel No. YBSH-119 PARCEL 1, 2, 3 & UNIT A
X-9A-30

David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006 and David Te Velde and Alice Te Velde, Co-Trustees of the David and Alice Te Velde Revocable Family Trust,
GRANT to the STATE OF CALIFORNIA all that real property in the County of Yolo, State of California, identified in the records of the Department of Water Resources as:

<u>DWR Parcel No.</u>	<u>Area</u>	<u>Estate</u>
YBSH-119 PARCEL 1	4.77 Acres	Fee
YBSH-119 PARCEL 2	0.20 Acres	Fee
YBSH-119 PARCEL 3	2.52 Acres	Fee
YBSH-119 UNIT A	76.09 Acres	Flowage Easement

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

This Grant Deed is granted effective of the State of California's acceptance of this deed, by **David Te Velde and Alice Te Velde, Trustees of the David and Alice Te Velde Revocable Family Trust dated April 21, 2006** and **David Te Velde and Alice Te Velde, Co-Trustees of the David and Alice Te Velde Revocable Family Trust**, ("Grantor") to the Department of Water Resources of the State of California, a public agency, ("Grantee"),

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the laws of the State of California, Grantor grants and conveys to Grantee the perpetual right-of-way and easement in the real property ("Property") situated in Yolo County, State of California, more specifically described in Exhibit A, attached and incorporated by this reference, for the purposes of seasonal floodplain fisheries rearing habitat and fish passage in the Yolo Bypass.

Grantee has the right for the flowage of water over and upon the Property as may be required for the present and future permitted construction and operation of fish passage and floodplain restoration projects, including the right of access by authorized representatives of the Grantee. The flowage right includes the right to flow water and materials and by said flow erode; or place or deposit earth, debris, sediment, or other material.

The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties and their respective personal representatives, heirs, successors, and assigns, and shall constitute a servitude running in perpetuity with the Property.

EXHIBIT "A" LEGAL DESCRIPTION

All that real property being portions of Rancho Rio Jesus Maria, and also being portions of projected Sections 3 and 10 in Township 10 North, Range 3 East, and Sections 27 and 34 in Township 11 North, Range 3 East, Mount Diablo Base and Meridian, Yolo County, State of California, and also being a portion of PARCEL ONE described in the GRANT DEED recorded July 30, 2008 as DOC-2008-0023530-00, Official Records of said County, and also being a portion of PARCELS TWO B, TWO C, TWO D, TWO E and FIVE described in the GRANT DEED recorded December 28, 2012, in DOC-2012-0043756-00, Official Records of said County described as follows:

YBSH-119 PARCEL 1

BEGINNING at a found 2-1/2 inch iron pipe bent southerly on the south line of PARCEL B and being a 2 inch iron pipe as shown on the PARCEL MAP NO. 2644 for Faustine Silva Jr., filed May 26, 1978, in Book 4 of Parcel Maps, Page 24, said County Records, which bears South 00° 26' 07" East 2613.25 feet from a found 2 inch pipe at the northwest corner of said Section 3 as shown on said Parcel Map;

THENCE FROM SAID POINT OF BEGINNING, along said south line of Parcel B, North 88° 30' 15" East 413.21 feet to a found 2 inch iron pipe with driving head as shown on said Parcel Map;
thence continuing North 88° 30' 15" East 260.45 feet to the west sideline of the ACCESS EASEMENT recorded January 5, 2018 in DOC-2018-0000419-00, said Official Records,
thence southerly along said west sideline South 03° 17' 14" East 424.23 feet;
thence leaving said west sideline North 90° West 319.11 feet;
thence North 10° 49' 36" West 217.45 feet;
thence North 90° West 337.80 feet to the west line of said Section 3;
thence northerly along said west section line North 0° West 192.37 feet to the POINT OF BEGINNING.

Containing 4.77 acres, more or less.

Excepting therefrom the hereinabove described Parcel 1 all those exceptions as described in said GRANT DEEDS 2008-0023530-00 and 2012-0043756-00.

~~*MINERAL EXCEPTION LANGUAGE FROM VESTING 2008-0023530-00 EXCEPTING THEREFROM the hereinabove described PARCEL 1 a portion of said property seventy five percent (75%) of any and all oil, gas, hydrocarbons, associated substances and other minerals lying more than five hundred (500) feet below the surface, without right of entry above five hundred (500) feet below the surface of the property, as reserved in the Grant Deed recorded March 6, 2008, Instrument No. 2008-0006904, Official Records.~~

EXHIBIT "A" LEGAL DESCRIPTION

YBSH-119 PARCEL 2

COMMENCING at a found 2 inch iron pipe with driving head tagged LS 3932 at the northwest corner of said Section 34 as shown on said Parcel Map, which bears North 00°01'53" East 5282.26 feet from a found 2 inch iron pipe as shown on said Parcel Map at the northwest corner of said section 3;

thence along the north line of said section 34 North 88° 31' 44" East 26.75 feet to a found 5/8 inch rebar and the northwest corner of said Parcel Two D;

thence southerly along the west line of said Parcel Two D South 02° 59' 13" East 1317.27 feet to the point of beginning;

THENCE FROM SAID POINT OF BEGINNING, leaving said Parcel Two D west line North 87° 34' 46" East 130.30 feet;

thence South 04° 03' 39" East 66.33 feet;

thence South 87° 34' 46" West 131.55 feet to said Parcel Two D west line;

thence northerly along said Parcel Two D west line North 02° 59' 13" West 66.31 feet to the POINT OF BEGINNING.

Containing 0.20 acres, more or less.

YBSH-119 PARCEL 3

COMMENCING at said 2 inch iron pipe with driving head tagged LS 3932 at said northwest corner of said Section 34, which bears North 00°01'53" East 5282.26 feet from said 2 inch iron pipe at said northwest corner of Section 3;

thence North 32° 29' 42" East 477.03 feet to a point hereinafter referred to as Point "A" on the easterly edge of the east levee road of the Yolo Bypass as it exists presently and the point of beginning;

THENCE FROM SAID POINT OF BEGINNING the following the following seven (7) courses:

- 1) North 90° East 46.70 feet;
- 2) North 09° 41' 49" East 64.01 feet;
- 3) North 19° 23' 38" East 189.47 feet;
- 4) North 23° 03' 01" East 133.36 feet;
- 5) North 11° 30' 14" East 63.33 feet;
- 6) North 17° 48' 52" East 106.91 feet; and
- 7) North 60° 40' 57" West 169.91 feet to the westerly line of said Parcel Two E;

thence southwesterly along said westerly line of Parcel Two E the following seven (7) courses:

- 1) South 25° 57' 09" West 50.50 feet;
- 2) South 24° 03' 09" West 102.57 feet;
- 3) South 22° 09' 09" West 102.57 feet;
- 4) South 20° 15' 09" West 104.52 feet;
- 5) South 15° 33' 09" West 108.43 feet;

EXHIBIT "A" LEGAL DESCRIPTION

- 6) South 08° 03' 09" West 110.38 feet; and
- 7) South 00° 33' 09" West 65.69 feet to the intersection of the westerly prolongation of the hereinabove course North 90° East;

thence leaving said westerly line of Parcel Two E and along said prolongation North 90° East 114.12 feet to the POINT OF BEGINNING.

Containing 2.52 acres, more or less.

Excepting therefrom the hereinabove described Parcels 2 and 3 all those exceptions as described in said GRANT DEED 2012-0043756-00.

~~*MINERAL EXCEPTION LANGUAGE FROM VESTING 2012-0043756-00 EXCEPTING THEREFROM the hereinabove described PARCELS 1, 2 and 3 and reserving unto Farmland Reserve, Inc. by deed recorded September 26, 2003, Instrument No. 2003-0059893, Official Records, all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds, whether in solid, liquid or gaseous form, and all steam and other forms of thermal energy on, in or under the above described land provided that Farmland Reserve, Inc. does not reserve the right to extract minerals or other substances from the subject property above a depth of 500 feet; Farmland Reserve, Inc. hereby reserves the right to use the surface of the subject property in connection with the rights reserved herein in compliance with all relevant California laws and regulations. Said rights modified by that certain quitclaim deed recorded June 14, 2010, Instrument No. 2010-0015542, Official Records.~~

YBSH-119 UNIT A

All that land lying westerly of a line being said easterly edge of the east levee road of the Yolo Bypass as it exists presently and described as follows:

BEGINNING at a point on said easterly edge of the east levee road and being the aforementioned Point "A";

THENCE FROM SAID POINT OF BEGINNING along said easterly edge levee road the following eighteen (18) courses:

- 1) South 03° 01' 04" East 844.35 feet;
- 2) South 06° 23' 09" West 124.77 feet;
- 3) South 10° 12' 34" East 79.81 feet;
- 4) South 03° 32' 24" East 1007.17 feet;
- 5) South 03° 45' 50" East 1177.85 feet;
- 6) South 03° 45' 25" East 978.93 feet;
- 7) South 03° 10' 27" East 1185.35 feet;
- 8) South 01° 20' 48" East 283.15 feet to a point in the south line of said Parcel Two D also being the north line of said Parcel Two B, which

EXHIBIT "A" LEGAL DESCRIPTION

bears North 88° 31' 44" East 15.00 feet from a found buttonhead in the centerline of levee as shown on the unrecorded map YOLO ENGINEERS & SURVEYORS SURVEY FOR SAC. RVR RCH., dated September 12, 1961, at the offices of Laugenour and Meikle, 608 Court Street, Woodland, 95695, California;

- 9) thence continuing along said easterly edge levee road, South 02° 48' 33" East 639.70 feet;
- 10) South 03° 10' 52" East 1245.16 feet;
- 11) South 02° 49' 31" East 1053.07 feet;
- 12) South 03° 29' 34" East 1078.10 feet;
- 13) South 03° 04' 21" East 1050.47 feet;
- 14) South 03° 13' 55" East 216.31 feet;
- 15) South 02° 25' 51" East 523.19 feet;
- 16) South 01° 30' 25" East 160.58 feet;
- 17) South 02° 15' 19" West 436.18 feet; and
- 18) South 02° 06' 15" East 57.90 feet to a point on the South line of said Parcel FIVE and said easterly edge levee road, bearing South 41° 06' 26" West 119.43 feet from a found 3-1/4 inch aluminum disk in a monument well marked "SM NO. 15 YOLO COUNTY SURVEYOR'S OFFICE".

EXCEPTING THEREFROM the hereinabove described UNIT A said PARCEL ONE in DOC 2008-0023530-00.

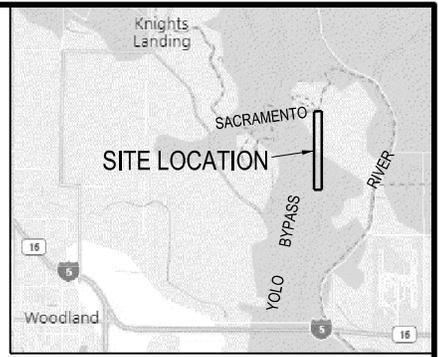
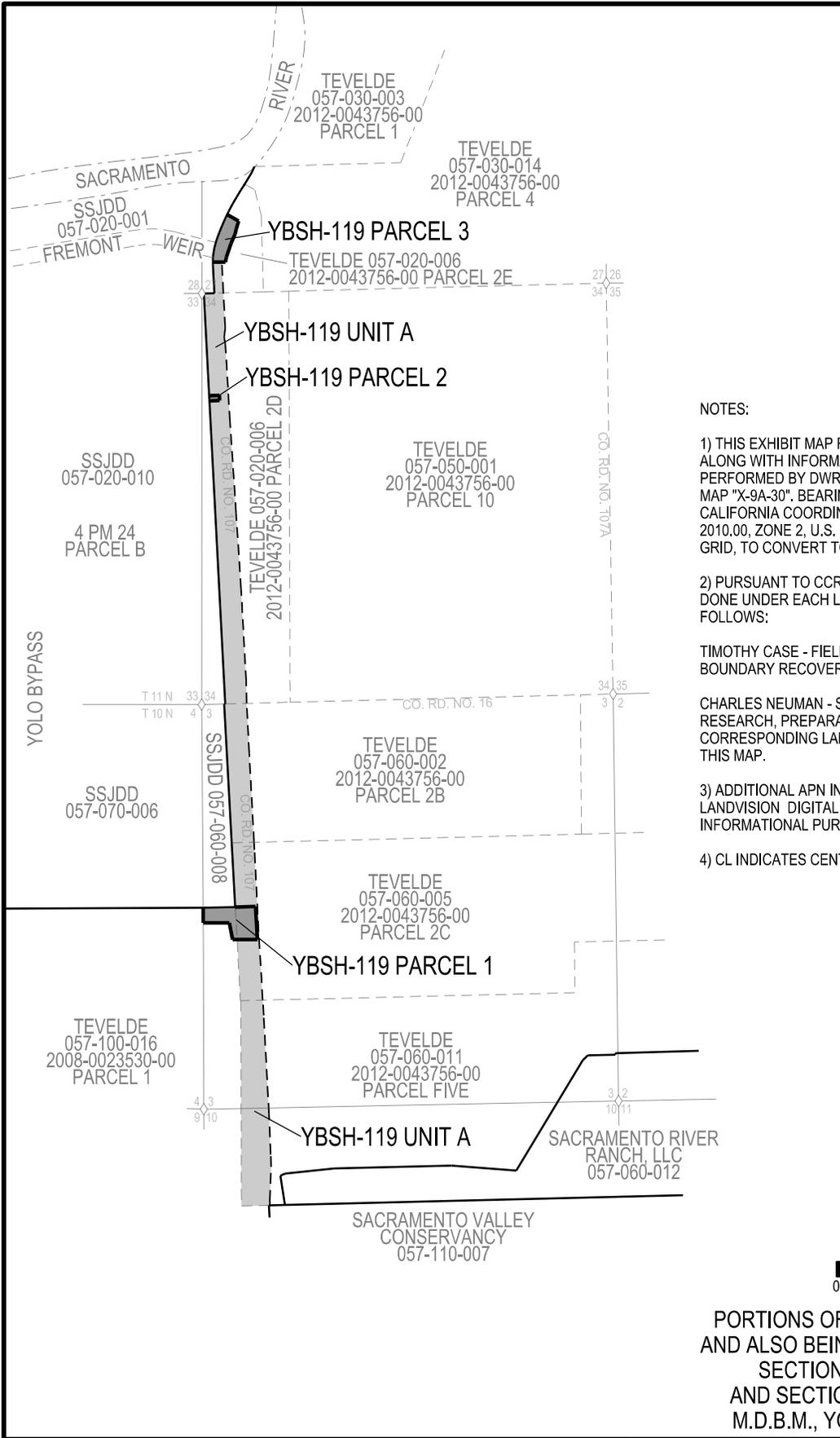
Containing 76.09 acres, more or less.

Bearings and distances used in the above description are based on the California Coordinate System, CCS83(2011) Epoch 2010.00, Zone 2, US Survey feet. The above distances are grid, to convert to ground multiply by 1.00006197.

As shown on Exhibit B, attached hereto and by this reference made a part hereof.

End of Description

Charles Neuman, PLS 9510



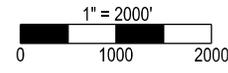
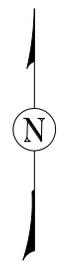
VICINITY MAP

NOTES:

- 1) THIS EXHIBIT MAP REPRESENTS RECORD AND UNRECORDED DATA ALONG WITH INFORMATION FROM A LAND SURVEY "GEO20-0030" PERFORMED BY DWR, OCTOBER 2020, TO PREPARE DWR APPRAISAL MAP "X-9A-30". BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983, CCS83 2011 EPOCH 2010.00, ZONE 2, U.S. SURVEY FT. DISTANCES SHOWN HEREON ARE GRID, TO CONVERT TO GROUND MULTIPLY BY 1.00006197 (PROJECT CSF).
- 2) PURSUANT TO CCR RULE 411(g)(3), DESCRIPTIONS OF THE WORK DONE UNDER EACH LICENSEE'S RESPONSIBLE CHARGE ARE AS FOLLOWS:

TIMOTHY CASE - FIELD SURVEY WORK INCLUDING SETTING CONTROL, BOUNDARY RECOVERY, TOPOGRAPHY, PROCESSING AND ADJUSTMENT

CHARLES NEUMAN - SUBSEQUENT OFFICE DRAFTING, RECORDS RESEARCH, PREPARATION OF LEGAL DESCRIPTIONS FOR CORRESPONDING LAND TRANSFER DOCUMENTS AND FINALIZATION OF THIS MAP.
- 3) ADDITIONAL APN INFORMATION HEREIN WAS OBTAINED FROM LANDVISION DIGITAL MAP PRODUCTS. APN LINEWORK FOR INFORMATIONAL PURPOSES-NOT SURVEYED.
- 4) CL INDICATES CENTERLINE EXISTING LEVEE ROAD.



PORTIONS OF RANCHO RIO JESUS MARIA AND ALSO BEING PORTIONS OF PROJECTED SECTIONS 3, 10 - T. 10 N., R. 3 E., AND SECTIONS 27, 34 - T. 11 N., R. 3 E., M.D.B.M., YOLO COUNTY, CALIFORNIA

14FEB2022

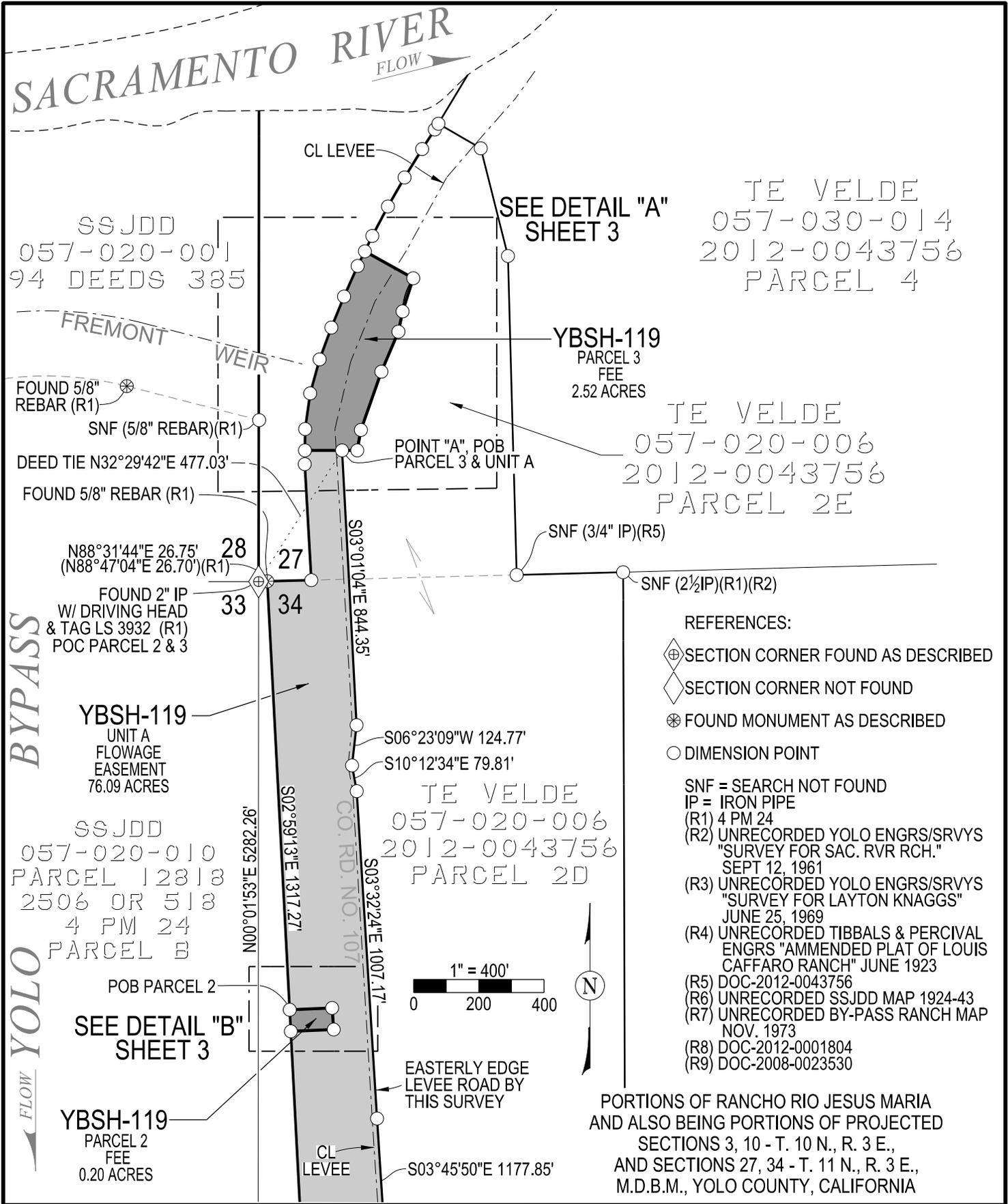
SHEET 1 OF 6

EXHIBIT B

YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROGRAM
YBSH-119 PARCELS 1, 2 & 3 FEE,
UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH



14FEB2022

EXHIBIT B

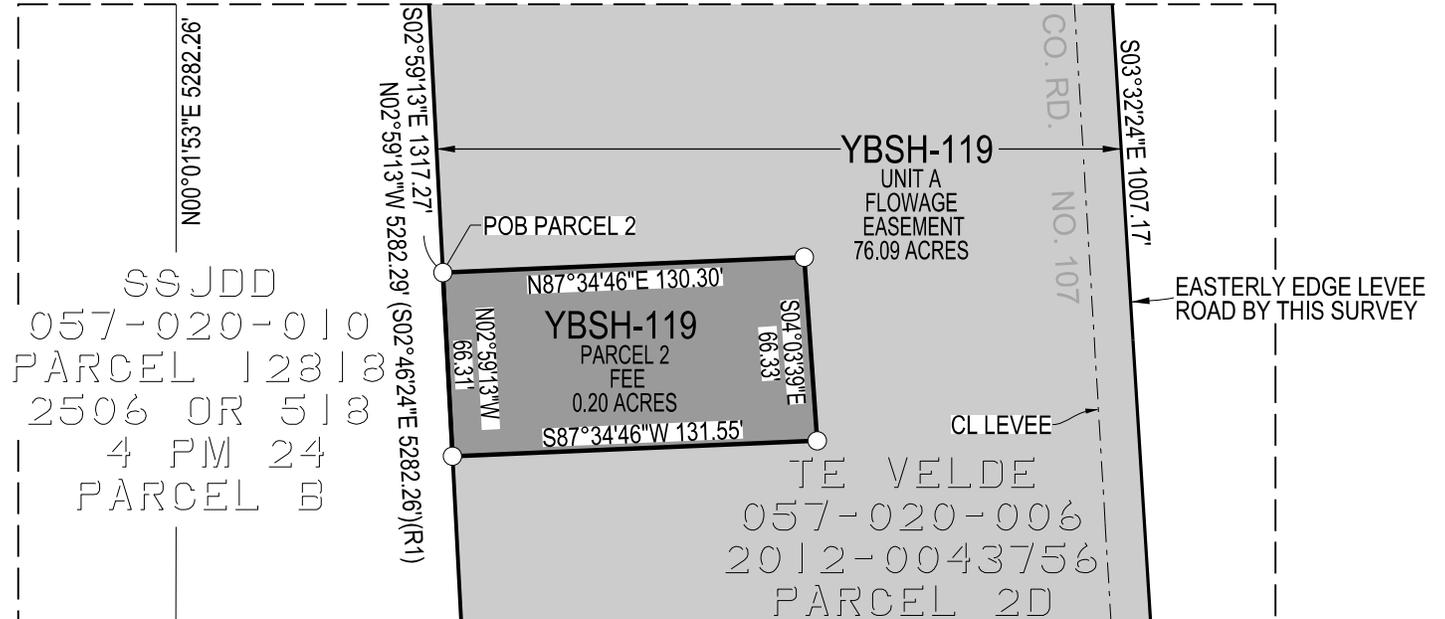
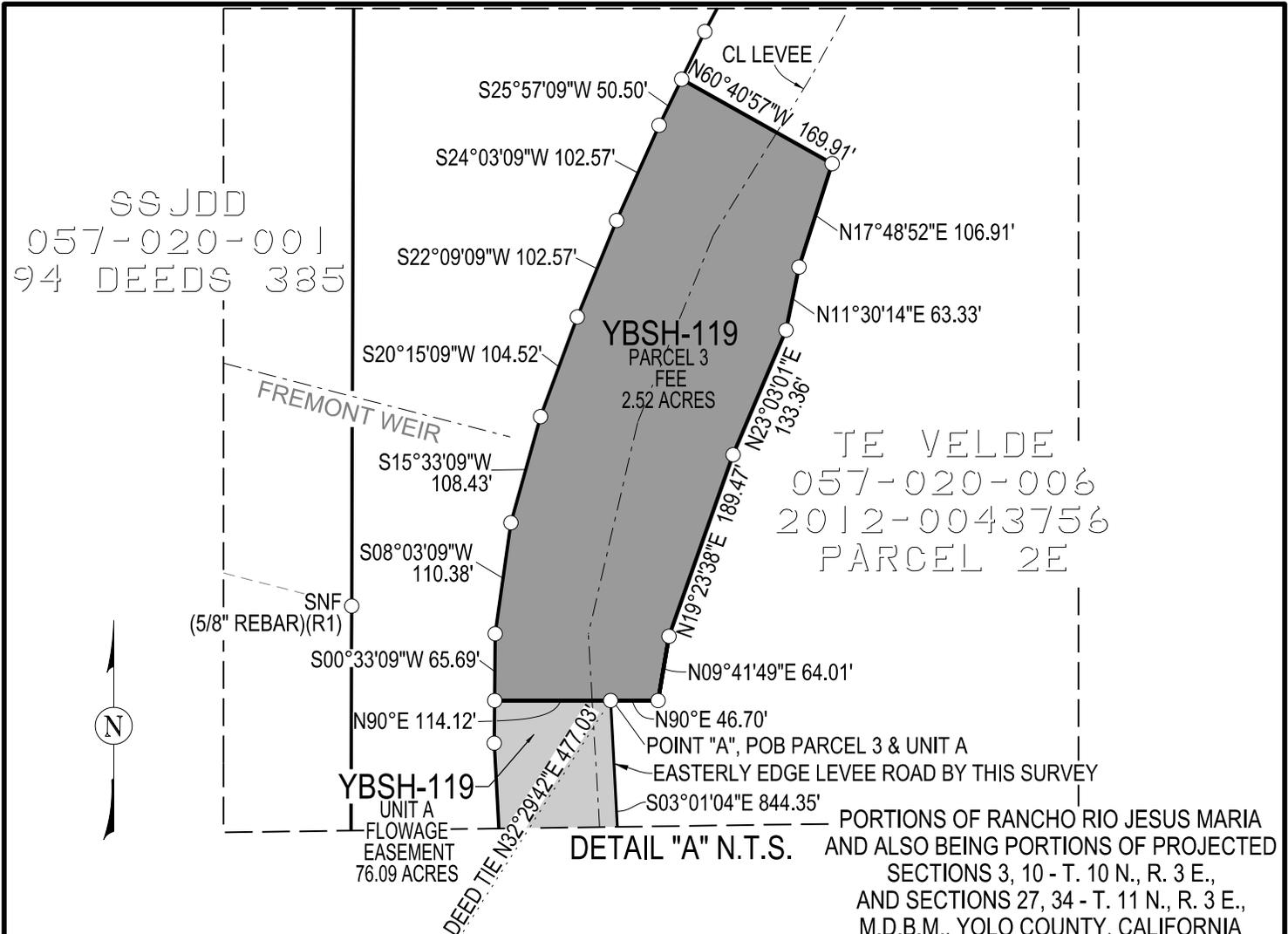
YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROGRAM
 YBSH-119 PARCELS 1, 2 & 3 FEE,
 UNIT A FLOWAGE EASEMENT-TE VELDE

SHEET 2 OF 6

STATE OF CALIFORNIA
 THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING - GEOMATICS BRANCH



SSJDD
057-020-010
PARCEL 12818
2506 OR 518
4 PM 24
PARCEL B

TE VELDE
057-020-006
2012-0043756
PARCEL 2D

DETAIL "B" N.T.S.

14FEB2022

SHEET 3 OF 6

EXHIBIT B

YOLO BYPASS SALMONID HABITAT
RESTORATION AND FISH PASSAGE PROGRAM
YBSH-119 PARCELS 1, 2 & 3 FEE,
UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH

SSJDD
 057-020-010
 PARCEL 12813
 2506 OR 513
 4 PM 24
 PARCEL B

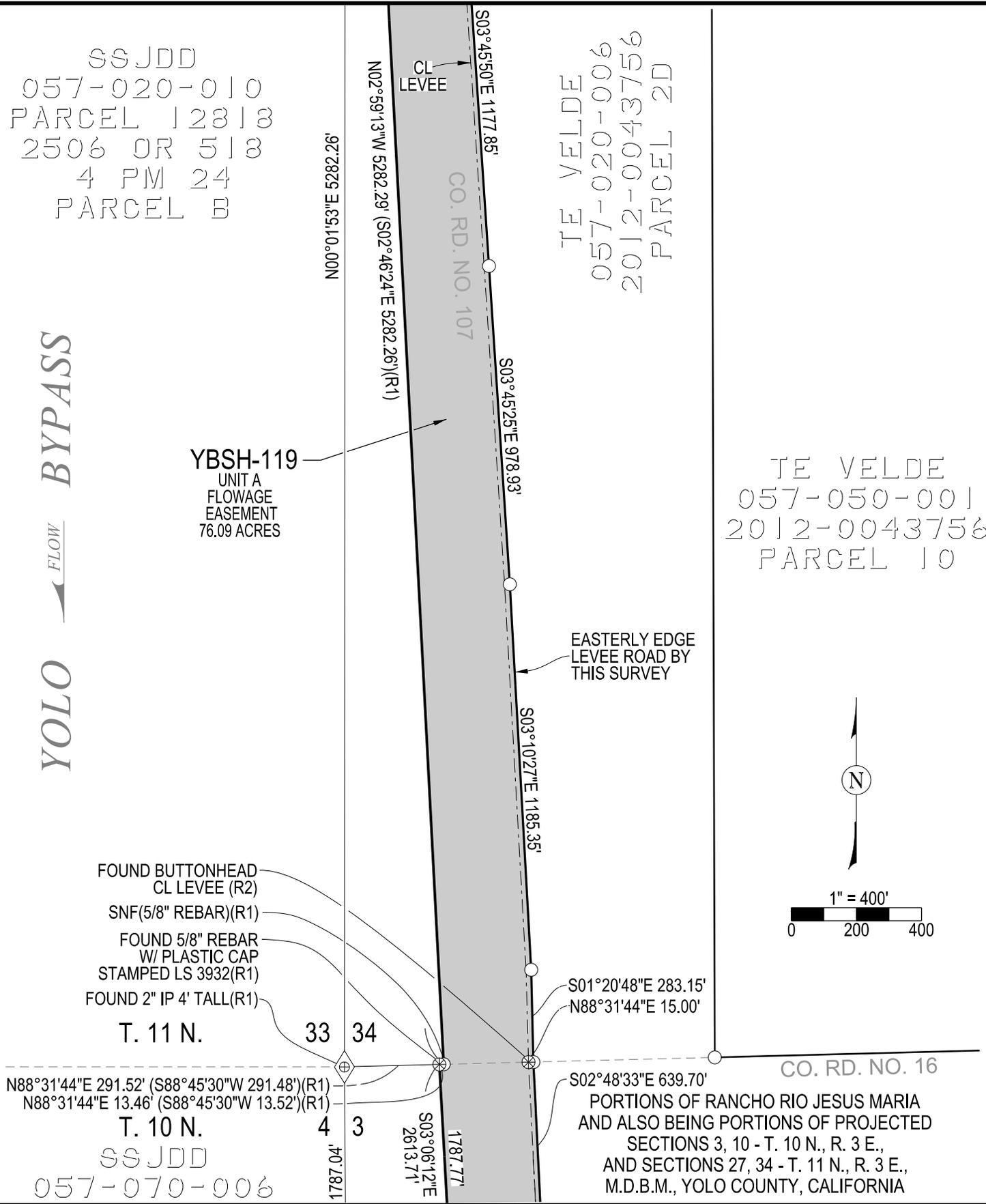
YOLO BYPASS

FLOW

YBSH-119
 UNIT A
 FLOWAGE
 EASEMENT
 76.09 ACRES

TE VELDE
 057-020-006
 2012-0043756
 PARCEL 2D

TE VELDE
 057-050-001
 2012-0043756
 PARCEL 10



14FEB2022

SHEET 4 OF 6

EXHIBIT B

YOLO BYPASS SALMONID HABITAT
 RESTORATION AND FISH PASSAGE PROGRAM
 YBSH-119 PARCELS 1, 2 & 3 FEE,
 UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
 THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
 DIVISION OF ENGINEERING - GEOMATICS BRANCH

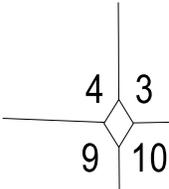
TE VELDE 057-060-005
2012-0043756 PARCEL 20

BYPASS

YOLO

FLOW

TE VELDE
057-100-016
2008-0023530
PARCEL 1



(S88°48'30"W 4292.3')(R5)

(NORTH 1205.8')(R5)

S88°37'58"W 5.34'

S03°06'12"E
1205.69'

S03°29'34"E 1078.10'

S03°04'21"E 1050.47'

S00°10'32"E 2639.87'
(S00°10'31"E 2640.00')(R5)

EASTERLY EDGE
LEVEE ROAD BY
THIS SURVEY

S03°13'55"E 216.31'

YBSH-119
UNIT A
FLOWAGE
EASEMENT
76.09 ACRES

S02°25'51"E 523.19'

CL
LEVEE

S01°30'25"E 160.58'

SACRAMENTO RIVER
RANCH, LLC
057-060-012

"SM NO. 15 YOLO COUNTY
SURVEYOR'S OFFICE"
3.25" ALUMINUM DISK IN
MONUMENT WELL, PID-A15070 (R8)

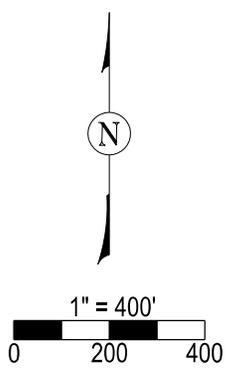
DEED TIE
S41°06'26"W 119.43'

S02°06'15"E
57.90'

N88°35'28"E 559.51'
(559.54')(R5)

SACRAMENTO VALLEY
CONSERVANCY
057-110-007

PORTIONS OF RANCHO RIO JESUS MARIA
AND ALSO BEING PORTIONS OF PROJECTED
SECTIONS 3, 10 - T. 10 N., R. 3 E.,
AND SECTIONS 27, 34 - T. 11 N., R. 3 E.,
M.D.B.M., YOLO COUNTY, CALIFORNIA



14FEB2022

SHEET 6 OF 6

EXHIBIT B

YOLO BYPASS SALMONID HABITAT
RESTORATION AND FISH PASSAGE PROGRAM
YBSH-119 PARCELS 1, 2 & 3 FEE,
UNIT A FLOWAGE EASEMENT-TE VELDE

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

Together with all of the Grantor's right, title, and interest in and to all water and water rights, whether surface or subsurface, or of any other kind, including all appurtenant water and water rights, and all water and water rights in any way incident to the real property herein described, or used thereon or in connection therewith, and all other appurtenant rights and easements pertaining to said real property.

Executed on _____, 20____.

GRANTOR(S)

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 }

SS

County of _____

On _____, 20 ____, before me, _____

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

[SEAL]

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281)

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

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

Director of Water Resources

By _____

Attorney in Fact

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

DEPARTMENT OF WATER RESOURCES

Division of Engineering
Real Estate Branch
1416 9th Street, Room 425
Sacramento, CA 95814

SPACE ABOVE THE LINE FOR RECORDER'S USE

APN: 057-100-016, 057-100-011, 057-100-015,
057-130-010

EASEMENT
(TO THE STATE)

Project Yolo Bypass Salmonid Habitat Restoration & Fish Passage

Parcel No. YBSH-120

WE, DAVID TE VELDE AND ALICE TE VELDE, TRUSTEES OF THE DAVID AND ALICE TE VELDE REVOCABLE FAMILY TRUST DATED APRIL 21, 2006, GRANT to the STATE OF CALIFORNIA, its successors or assigns, hereinafter called STATE, an EASEMENT and right of way, upon, over, and across that real property in the County of Yolo, State of California, identified in the records of the Department of Water Resources as:

<u>DWR Parcel No.</u>	<u>Area</u>	<u>Estate</u>
Unit A	969.07 AC	Flowage Easement
Unit B	111.83 AC	Flowage Easement
Unit C	322.26 AC	Flowage Easement
Unit D	416.01 AC	Flowage Easement

Described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

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

This Easement Deed is granted effective of the State of California's acceptance of this deed, by DAVID TE VELDE AND ALICE TE VELDE, TRUSTEES OF THE DAVID AND ALICE TE VELDE REVOCABLE FAMILY TRUST DATED APRIL 21, 2006 ("Grantor") to the Department of Water Resources of the State of California, a public agency, ("Grantee").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the laws of the State of California, Grantor grants and conveys to Grantee the perpetual right-of-way and easement in the real property ("Property") situated in the County of Yolo, State of California, more specifically described in Exhibit A, attached and incorporated by this reference, for the purposes of seasonal floodplain fisheries rearing habitat and fish passage in the Yolo Bypass.

Grantee has the right for the flowage of water over and upon the Property as may be required for the present and future permitted construction and operation of fish passage and floodplain restoration projects, including the right of access by authorized representatives of the Grantee. The flowage right includes the right to flow water and materials and by said flow erode; or place or deposit earth, debris, sediment, or other material.

The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the parties and their respective personal representatives, heirs, successors, and assigns, and shall constitute a servitude running in perpetuity with the Property.

For discussion purposes only

Executed on _____

GRANTOR(S)

STATE OF CALIFORNIA }

SS

County of _____

On _____, 20 ____ , before me, _____

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

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.

[SEAL]

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

(CERTIFICATE OF ACCEPTANCE, GOVERNMENT CODE, SECTION 27281)

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

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

Director of Water Resources

By _____

Attorney in Fact

EXHIBIT "A"

All that real property situated in portions of Sections 3, 4, 5, 8, 9, 10, 15, 16 and 17, Township 10 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

YBSH-120

UNIT A

PARCEL ONE OF DEED 2008 O.R. 0023530
969 ACRES, MORE OR LESS
APN 057-100-016

UNIT B

DEED 2008 O.R. 0023527
111 ACRES, MORE OR LESS
APN 057-100-011

UNIT C

DEED 2008 O.R. 0023527
322 ACRES, MORE OR LESS
APN 057-100-015

UNIT D

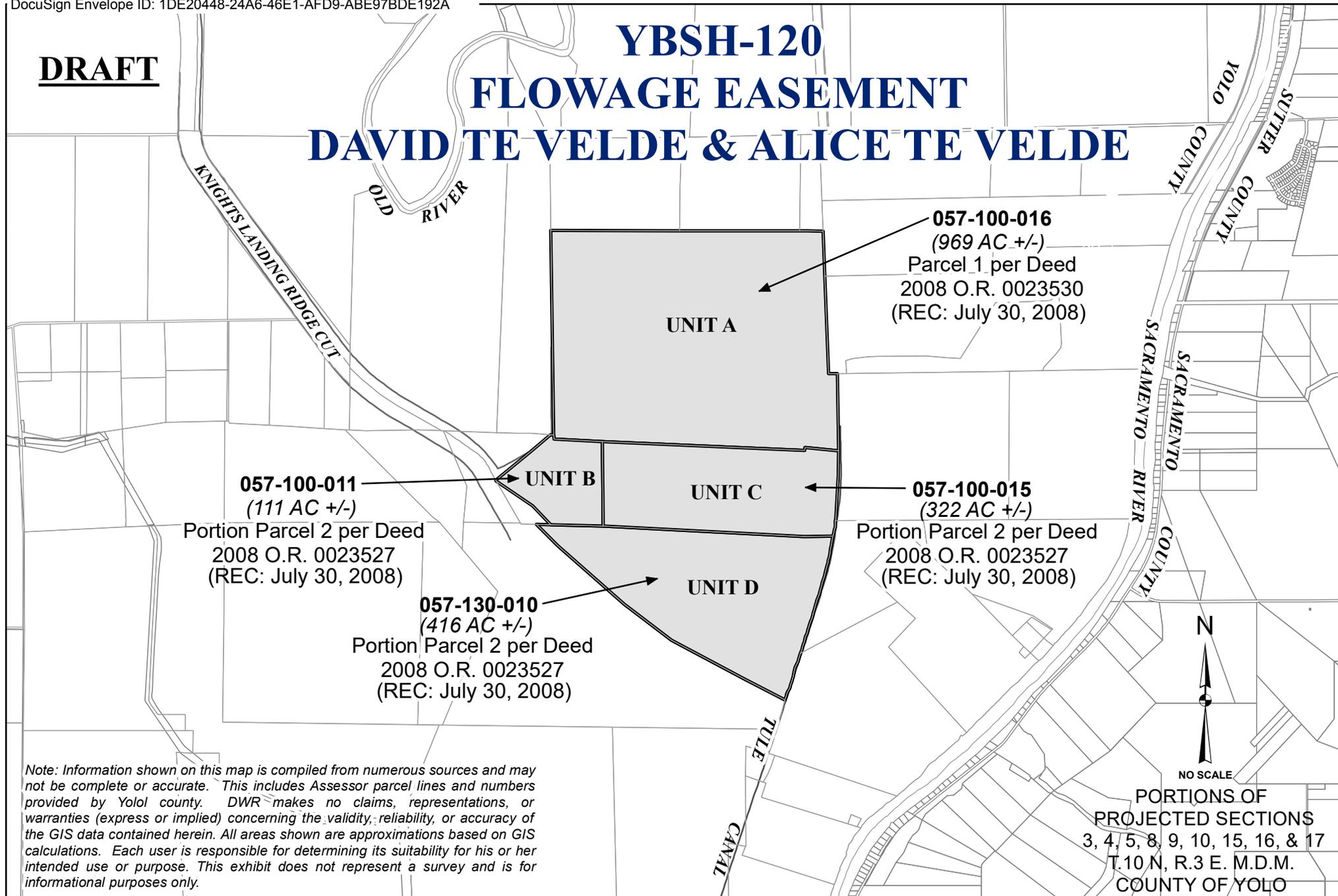
DEED 2008 O.R. 0023527
416 ACRES, MORE OR LESS
APN 057-130-010

As shown on EXHIBIT "B" attached hereto.

KRISTOPHER KLIMA, PLS

DRAFT

YBSH-120 FLOWAGE EASEMENT DAVID TE VELDE & ALICE TE VELDE



Note: Information shown on this map is compiled from numerous sources and may not be complete or accurate. This includes Assessor parcel lines and numbers provided by Yolo county. DWR makes no claims, representations, or warranties (express or implied) concerning the validity, reliability, or accuracy of the GIS data contained herein. All areas shown are approximations based on GIS calculations. Each user is responsible for determining its suitability for his or her intended use or purpose. This exhibit does not represent a survey and is for informational purposes only.

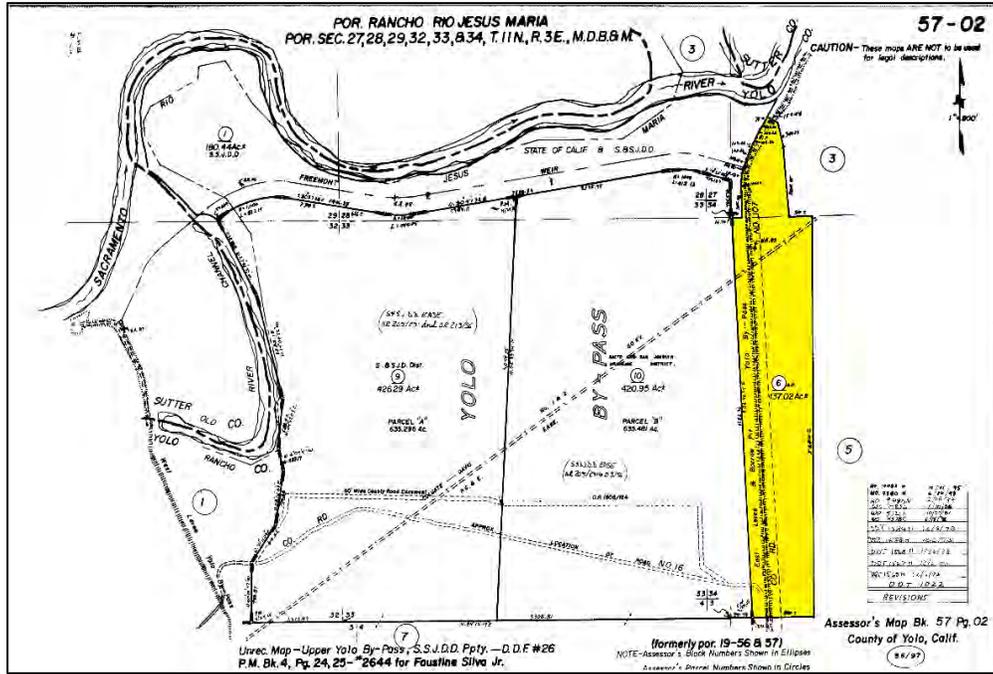
YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - NORTH PARCELS
FLOWAGE EASEMENT EXHIBIT "B"

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

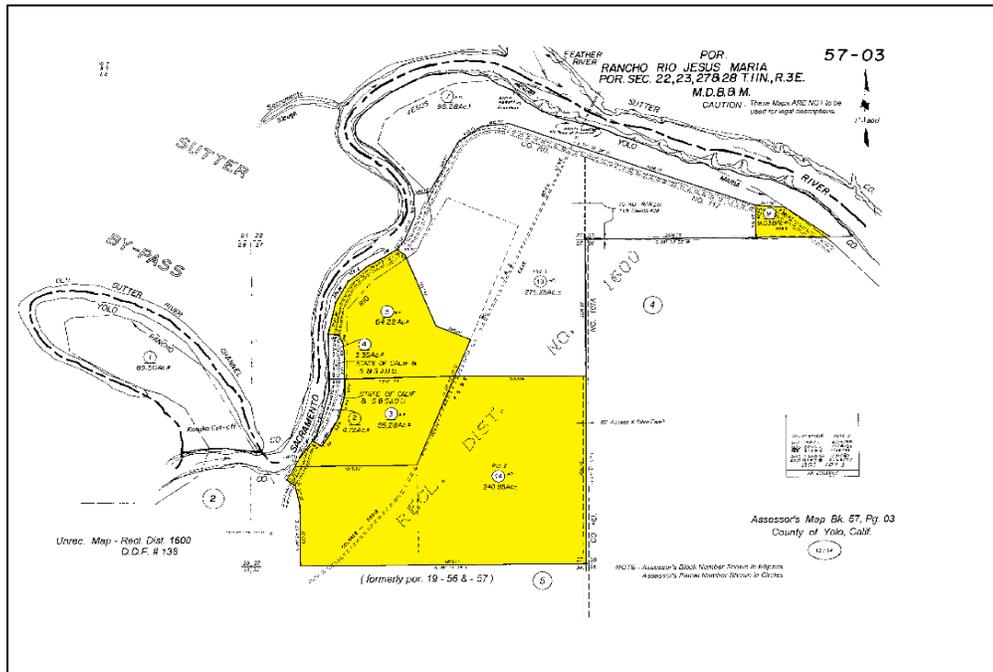
STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH

1/03/2022

ASSESSOR'S PARCEL MAPS

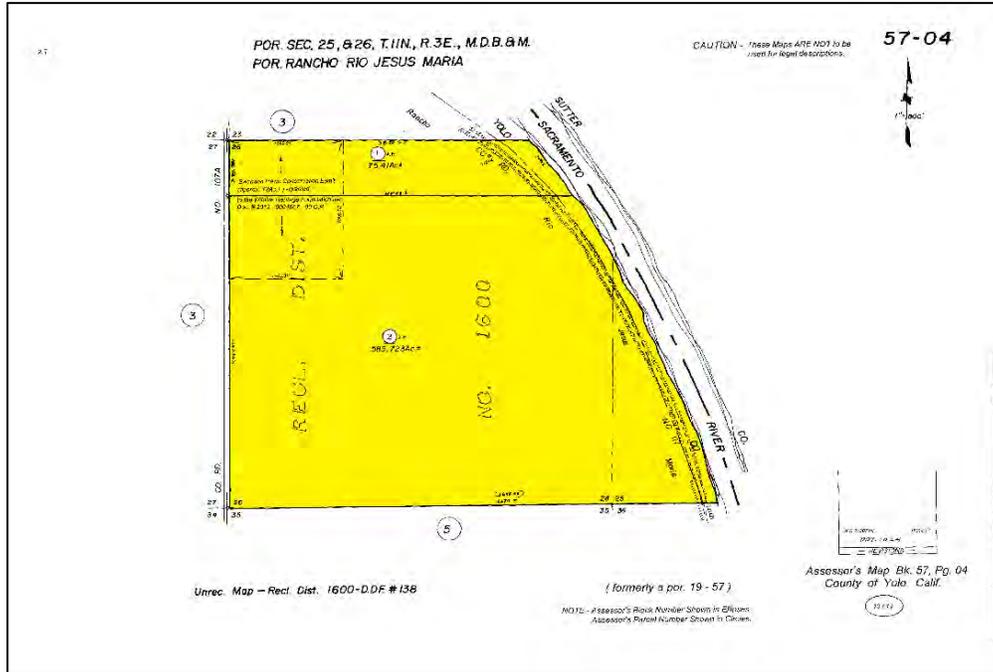


APN: 057-020-006

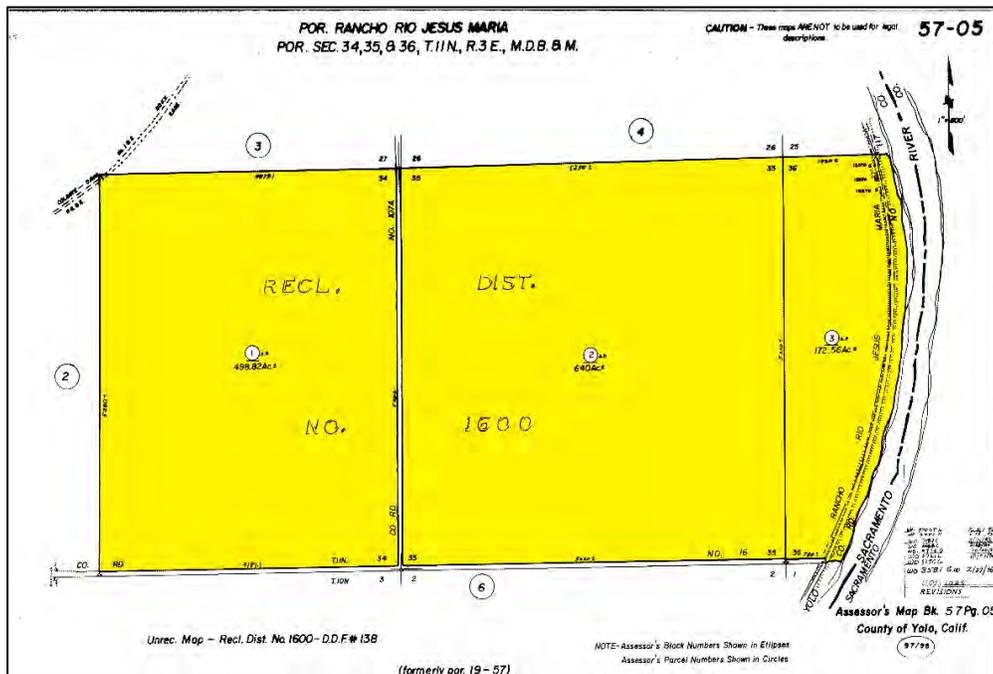


APNs: 057-030-003, -005, -009, and -014

ASSESSOR'S PARCEL MAPS (CONTINUED)

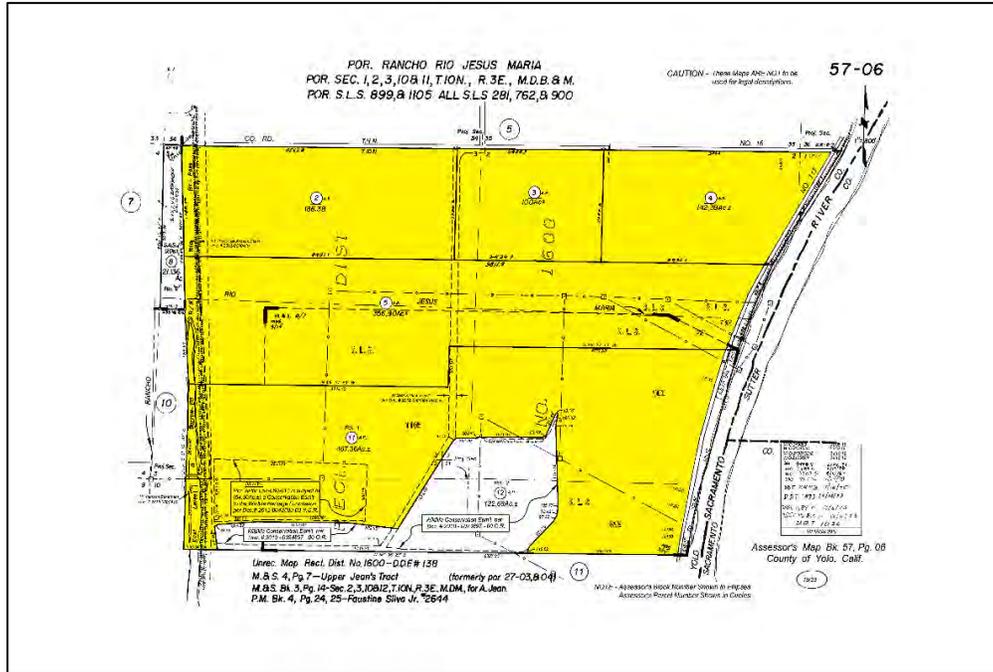


APNs: 057-040-001 and -002

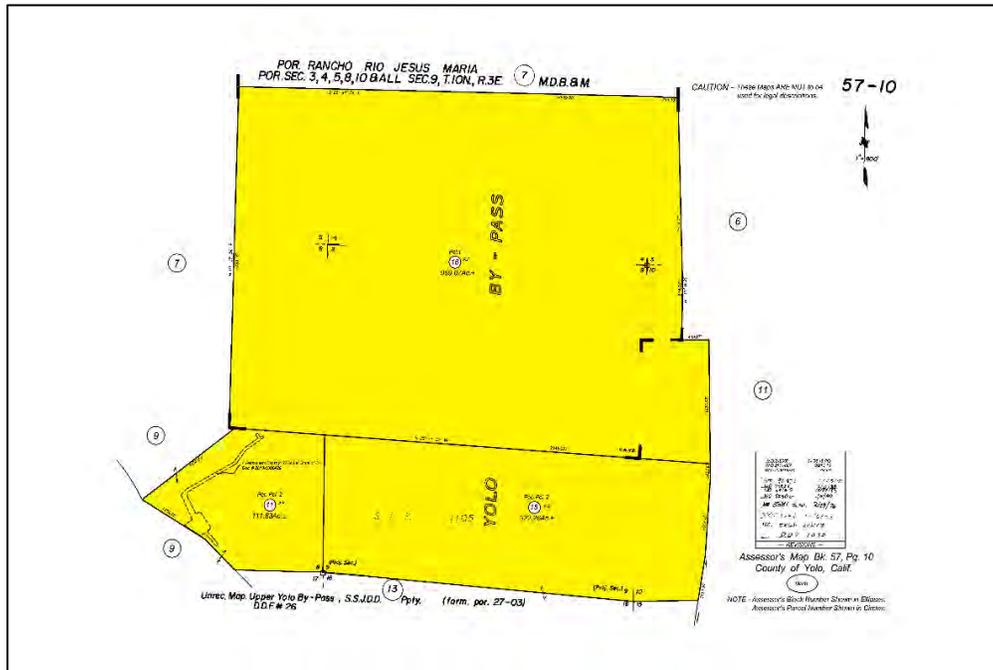


APNs: 057-050-001, -002, and -003

ASSESSOR'S PARCEL MAPS (CONTINUED)

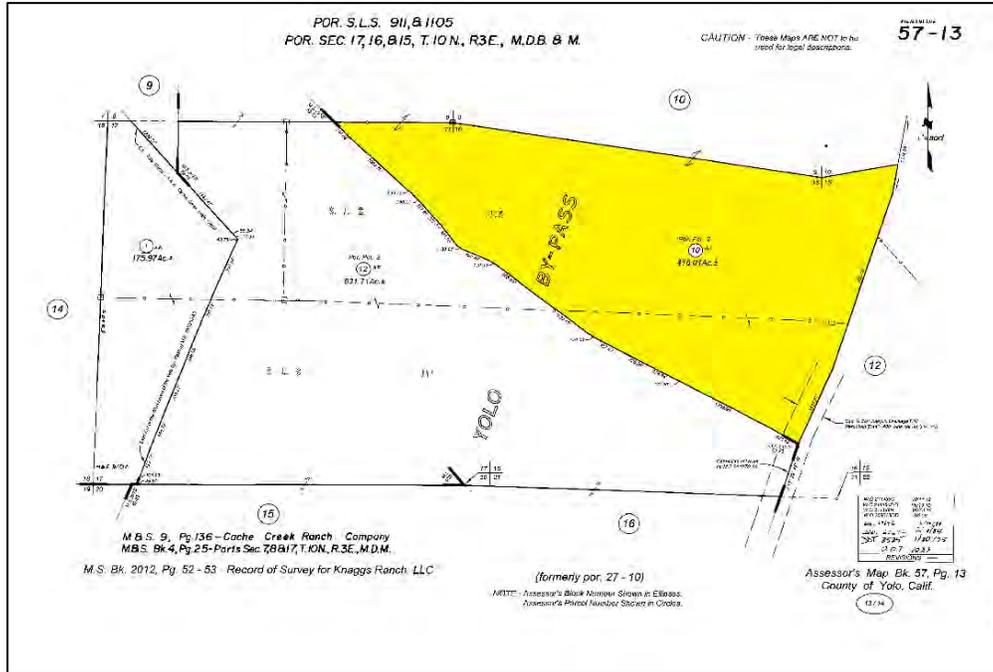


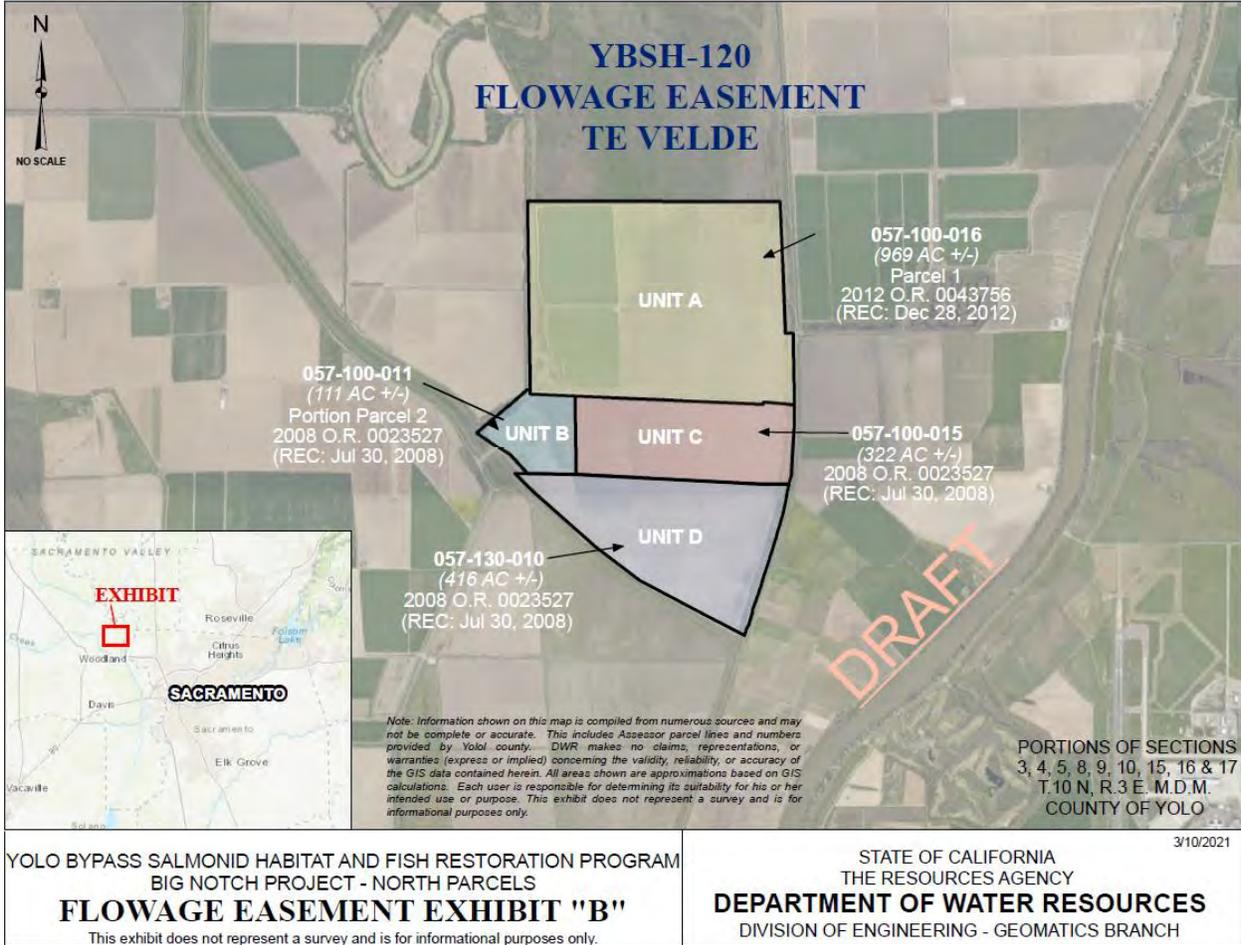
APNs: 057-060-002, -003, -004, -005, and -011



APNs: 057-100-011, -015, and -016

ASSESSOR'S PARCEL MAPS (CONTINUED)





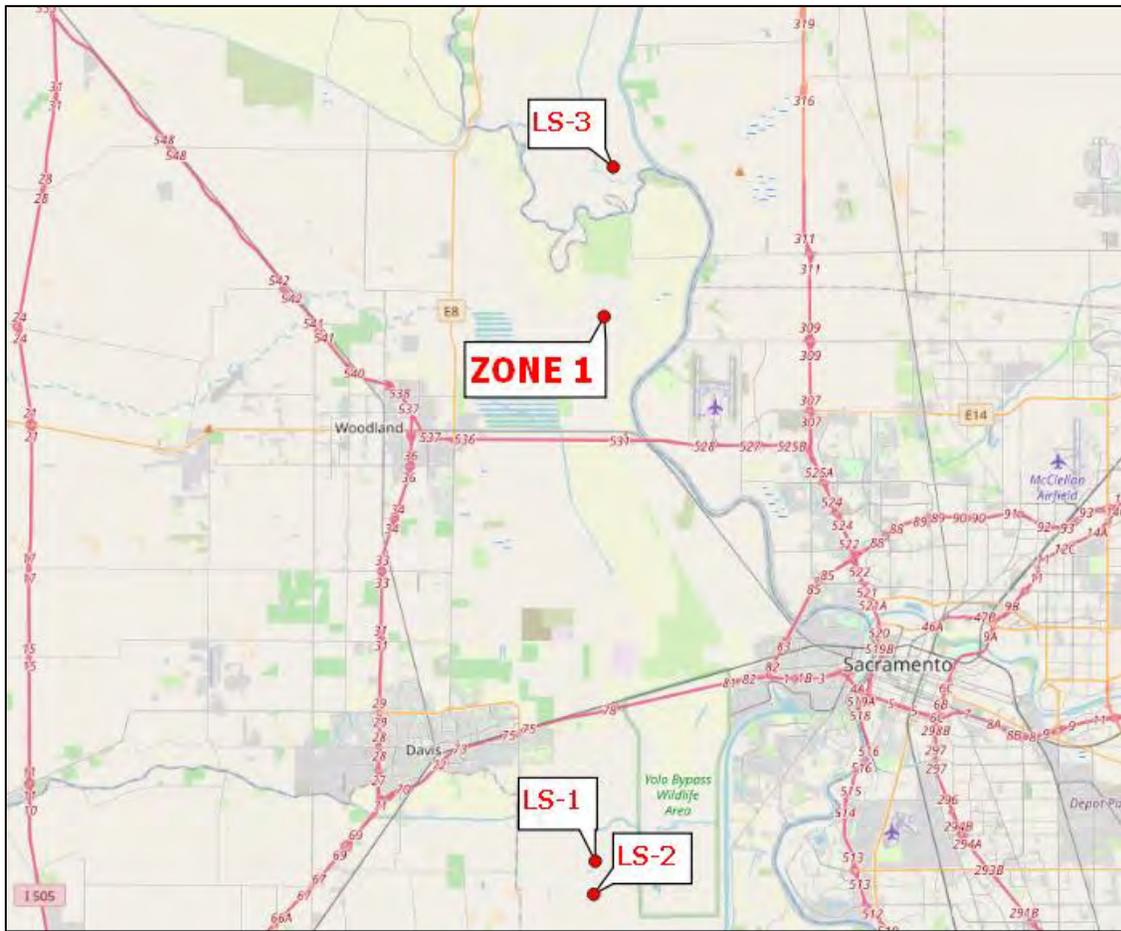


Yolo Bypass Salmonid Habitat Restoration and Fish Passage Project
 Te Velde Revocable Family Trust Property
 APNs: 057-020-006, 057-030-003, -005, -009, -014, et al.
 Yolo County, California

COMPARABLE LAND SALES SUMMARY TABLE

Sale #	Location	Seller	Sale Date	Sale Price	Zoning	Size	Flood	Weighted	Price /
DC #	APN No. (s)	Buyer	Doc #		General Plan	Acres	Zone	Avg. Soils	AC
LS-1	Southwest Corner of County Road 35 and County Road 106 Yolo County, CA	Rose Marie Beltrami	12/16/2021	\$13,380,000	A-N (Agricultural Intensive), and AP	1,234	Zone AE and A	1.46	\$10,843
6179	APNs: 033-130-011, -010 and 033-150-008	RD Heer Capital LLC	2021-0046664		AG				
LS-2	SEC of County Road 106 and Road 36 Yolo County (Near Davis), CA	ABS Sourthport II, LLC	4/8/2021	\$2,800,000	A-N (Agricultural Intensive)	436.9	Zone AE	2.53	\$6,409
6090	APN: 033-130-020, 033-150-025, -042, and -043	Purewall (50%) and Hundal (50%)	2021-0013991		AG				
LS-3	West of Feather River, East and North of the East Canal, Near Karnak in Sutter County, CA	Salmon Haven LLC	7/2/2020	\$10,577,000 for 70% Ownership or \$15,110,000 for 100%	AG	1,511.78	Zone AE	3.99	\$9,995 Based on 100% Ownership
6180	APNs: 34-120-017, 34-150-001, 34-170-022, 34-180-001, -003, -004, and 34-170-022	Lendco LLC (35%), Benjamin John Kronick (17.5%), John Lenworth Kronick (17.5%), and Salmon Haven, LLC (30%)	2020-0009416		Mostly All GP of OS, but -022 is AG-80				
SUBJECT	West of County Road 107, North of Cache Creek Slough Yolo County, CA	<i>Appraised Property</i>	---	---	A-N (Agricultural Intensive)	1,819.17	Zone AE	4±	----
	APNs: 057-100-011, 057-100-015, 057-100-016, and 057-130-010				AG				

COMPARABLE LAND SALES SUMMARY MAP



DISCUSSION OF SALE COMPARABLES

This analysis identifies the similarities and differences between subject and comparable properties. The primary elements of comparison include property rights, financing terms, conditions of sale (motivation), market conditions (sale date), and physical characteristics (e.g., zoning, water availability, flooding/water issues, utility, soils, site improvements, location, access, etc.).

The quantitative adjustment process involves comparing two or more market sales to develop a value for each property characteristic to be applied to the sales for the derivation of indicated values of the larger parcel. Due to the imperfect nature of this process and lack of sufficient data, we have elected to employ a qualitative analysis process. We will analyze comparable sales and identify whether their characteristics are inferior, superior, or similar to the larger parcel. Reliable results can usually be obtained by bracketing the larger parcel or reminder parcels between superior and inferior comparable sales. This analysis identifies the similarities and differences between subject and comparable properties. The elements of comparison include property rights, financing terms, conditions of sale (motivation), expenditures after sale, market conditions (sale date), location, and physical economic and legal characteristics.



Comparable Land Sale 1

This data-point represents the recently closed land sale of 1,234 acres of land located in Yolo County, a portion of which is within the bypass area. This property is located on the southwest corner of County Road 35 and County Road 106 nearest the town of El Macero/Davis. The property has fifteen separate planting blocks, all which are planted to either row or field crops (predominantly planted to hay). Of importance, 476 acres of

this property is located within the Yolo Bypass and has a flowage easement atop. Per discussions with the listing broker, these 476 acres (39%) could not be planted to any permanent plantings. The sellers tried to negotiate with the rec district (easement holder of this flowage easement), to allow for permanent plantings, but the buyer ended up assuming the risk associated with this flowage easement (and possibility that they won't be able to plant permanent orchard improvements on those 476 acres). The property has nine deep agricultural wells, eight of which are in working condition. Additionally, the southern portion of the site is in Tier 3 of the North Delta Water Agency District; however, there is no delivery system currently available. The soils on this property are 67.6% Class 1, 25.6% Class 2, and 6.7% Class 4; resulting in a weighted average of 1.46. The property recently closed on December 16, 2021 for \$13,380,000 or \$10,843 per acre. Due to the buyer's assuming risk on this 476 acre portion, the price was negotiated downward. The buyer does plan on putting permanent plantings on the property.

This is a very recent sale and it provides great insight into current buyer's expectations. This sale is of a very large size, a portion of the site is within the Yolo Bypass and has a flowage easement that encumbers the property, and historically this property was planted with both field and row crops. The prospective buyer of this property plans on placing permanent plantings on this site, which indicates slightly superior utility compared to the subject. Also, this property has very superior soils when compared to the subject (1.46 weighted average). This site overall has superior planting utility, and water availability, as such, a price for the subject would be below the sales price of \$10,843 per acre).

Comparable Land Sale No. 2

This is the sale of 436.9± acres of row crop land located at the southeast quadrant and northeast quadrant of Road 106 and Road 36 in Yolo County near Davis. This property transaction involves four separate parcels, two of which (on the eastern side of the property) are bisected by a corridor that leads to the Toe Drain (near the port entrance). Additionally, two parcels on the western side are bisected by distribution sized power lines (within the property bounds). The property has roughly



level topography. There was an old agricultural well on this property at the time of sale, however, the condition of the well was inoperable, as such the agent implied that a new well would need to be drilled (i.e. no water at the time of the sale). The property features 33.1% Class I soils (Brentwood Silty Clay Loam), 18.9% Class II soils (Marvin Silty Clay and Rincon Silty Clay), and 48% Class IV soils (Capay overwash, Pescadero, and Clear Lake soils). The weighted average of these irrigated soils is 2.53. It is noted that in the Yolo County Area, slow draining soils often have high boron contents (clay soils). This was also an issue on this particular sale, as the agent confirmed the boron issues of this property. This property is located in FEMA Flood Zone AE, and has significant flooding issues. There was a conservation easement over the property that prevented urban development. The listing agent reported that an extensive search was done for the typical flood easement that properties in the bypass have and no evidence of such an easement was found.

The property was listed on the market September of 2020, entered into contract roughly two months later, and sold on April 8, 2021 for \$2,800,000 or \$6,409 per acre. The listing agent reported no sales conditions or atypical financing. The incoming buyer wanted to plant an orchard, but it was considered a very risky venture considering the physical impediments.

This comparable sale is similar to the subject in-terms of location (near near/in the Yolo Bypass), and it is located in Flood Zone AE. Although this sale has superior soils (2.53 weighted average), it had high boron content in the soils which was an overall detriment for plantings. Also, this property has no water immediately available (old inoperable well). Although this property is of a superior size, this property needed large amounts of work in order to be farmed (flooding issues, water issues, etc.). Based on the subject's historical capabilities and uses for field crops (alfalfa), this sale is considered inferior in this regards. Based on this discussion, a value for the subject property above \$6,409 per acre is concluded.



Comparable Land Sale No. 3

This is the partial interest sale involving 1,511.78± acres of agricultural land in Sutter County. The property is generally located on the west side of the Feather River, and both west and north of the East Canal. The property is irregular in shape, and is located near the area of Karnak, west of Verona in Sutter County. The property has 18± different planting blocks which are made up of a mixture of row crops and rice lands. The rice planting areas do not have any duck blinds. Water to this property is provided from two riparian river pumps, and there are no wells on this property. The property has roughly 1.2% Class 2 soils, and the remaining 98.8%

Class 4 soils; indicating a weighted average soils classification of 3.99. The property is located within Flood Zone AE. Discussions with the buyer indicate that they purchased a 70% interest in the property July of 2020 for \$10,577,000 (or \$6,996 per acre). As such, the full fee-simple value (100% interest) is calculated at \$15,110,000 (or \$9,995 per acre). This is correct, as the buyer stated that the 100% purchase price was roughly \$10,000 per acre (amount that their price was based on). The buyer also stated that included in this 2020 sale was an option to purchase the other 30% interest; and the buyer estimated it would be closing soon, but a February 2022 search of recorded documents indicates that it has not closed. Finally, this property was never listed formally on the open market, but the buyer approached the seller directly and the sales price was determined by negotiations from both parties.

This comparable shares a variety of similarities with the subject including: very large size, location, and flood zone). Also, this property has extremely similar soils classifications when compared to the subject (3.99 weighted average). However, this property has superior soil utility as it has been utilized for row crops, while Zone 1 on the subject is utilized for field crops (alfalfa). Based on the previous discussion, this sale is considered superior to Zone 1 of the subject property, indicating a below \$9,995 per acre.

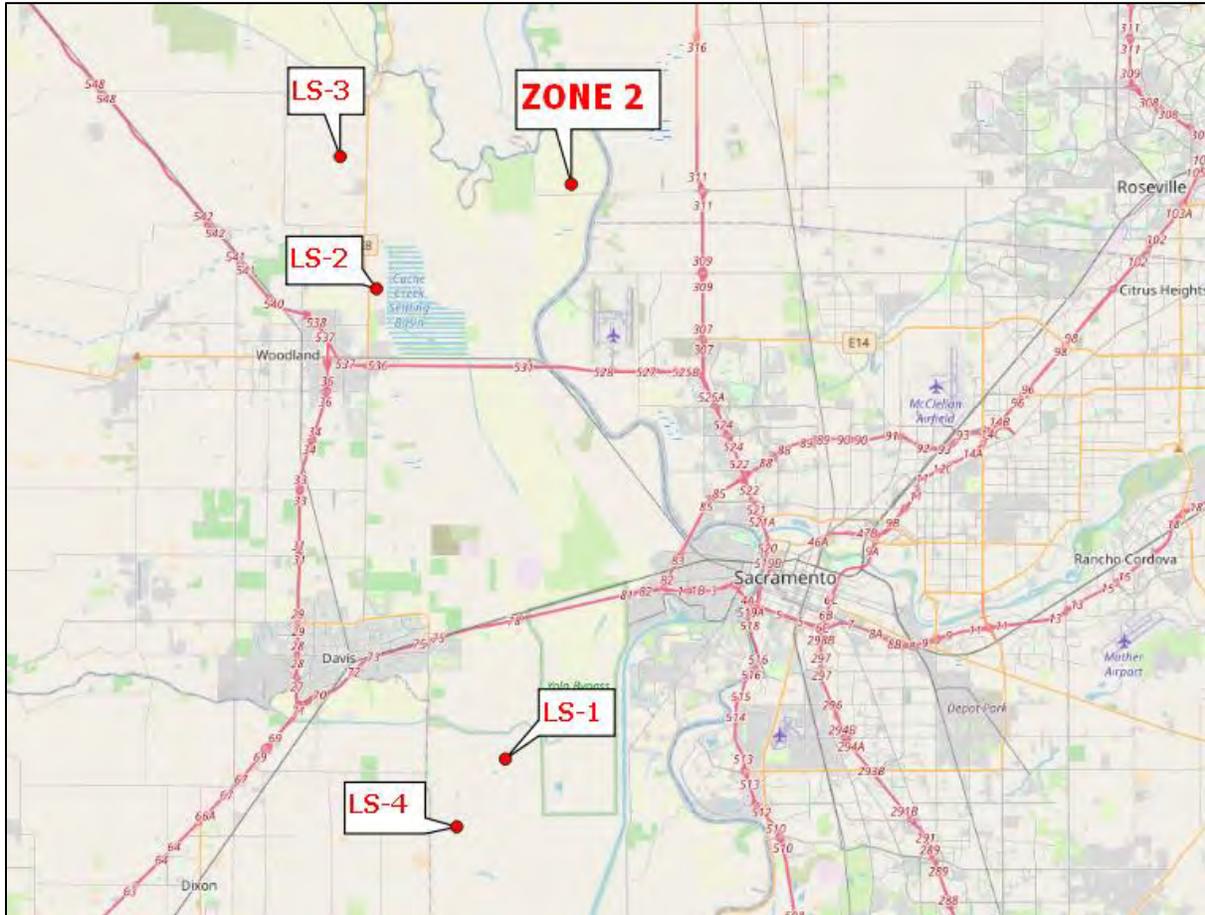


Yolo Bypass Salmonid Habitat Restoration and Fish Passage Project
 Te Velde Revocable Family Trust Property
 APNs: 057-020-006, 057-030-003, -005, -009, -014, et al.
 Yolo County, California

COMPARABLE LAND SALES SUMMARY TABLE

Sale #	Location	Seller	Sale Date	Sale Price	Zoning	Size	Flood	Weighted	Price /
DC #	APN No. (s)	Buyer	Doc #		General Plan	Acres	Zone	Avg. Soils	AC
LS-1	Southwest Corner of County Road 35 and County Road 106 Yolo County, CA	Rose Marie Beltrami	12/16/2021	\$13,380,000	A-N (Agricultural Intensive), and AP AG	1,234	Zone AE and A	1.46	\$10,843
6179	APNs: 033-130-011, -010, and 033-150-008	RD Heer Capital LLC	2021-0046664						
LS-2	SEC of County Road 102 and 18B Yolo County (Near Woodland), CA	MiCrop Limited	6/11/2021	\$4,200,000	A-N (Agricultural Intensive) AG	325.93	Zone AE	100% Class 2	\$12,886
3871	APNs: 027-210-025 and -023	G Estates LLC	2021-0022883						
LS-3	NEC of County Road 101 and 15 Yolo County (Near Woodland), CA	Robert and Teresa Eveland	4/1/2021	\$1,525,000	A-N (Agricultural Intensive) AG	119.39	Zone AE	1.93	\$12,773
5752	APNs: 056-210-011 and -010	Harinder and Jagir Gill	2021-0013156						
LS-4	SWC of County Road 105 and Maxwell Lane Yolo County (near Davis), CA	Atkinson Land LLC	5/1/2018	\$3,600,000	A-N (Agricultural Intensive) AG	240	Zone AE	2.06	\$15,000
6091	APN: 033-150-005	Tranquility Orchards LLC	2018-0010079						
Subject	County Road 117 Yolo County (Near Woodland), CA APNs: 057-020-006, 057-030-003, -005, -009, -014, 057-040-001, -002, 057-050-001, -002, -003, 057-060-002, -003, -004, -005, and 057-060-011	Appraised Property	---	---	A-N (Agricultural Intensive) AG	3,731.95	Zone AE	Class 2±	----

COMPARABLE LAND SALES SUMMARY MAP



DISCUSSION OF SALE COMPARABLES

This analysis identifies the similarities and differences between subject and comparable properties. The primary elements of comparison include property rights, financing terms, conditions of sale (motivation), market conditions (sale date), and physical characteristics (e.g., zoning, water availability, flooding/water issues, utility, soils, site improvements, location, access, etc.).

The quantitative adjustment process involves comparing two or more market sales to develop a value for each property characteristic to be applied to the sales for the derivation of indicated values of the larger parcel. Due to the imperfect nature of this process and lack of sufficient data, we have elected to employ a qualitative analysis process. We will analyze comparable sales and identify whether their characteristics are inferior, superior, or similar to the larger parcel. Reliable results can usually be obtained by bracketing the larger parcel or remainder parcels between superior and inferior comparable sales. This analysis identifies the similarities and differences between subject and comparable properties. The elements of comparison include property rights, financing terms, conditions of sale (motivation), expenditures after sale, market conditions (sale date), location, and physical economic and legal characteristics.



Comparable Land Sale 1

This data-point represents the recently closed land sale of 1,234 acres of land located in Yolo County, a portion of which is within the bypass area. This property is located on the southwest corner of County Road 35 and County Road 106 nearest the town of El Macero/Davis. The property has fifteen separate planting blocks, all which are planted to either row or field crops (predominantly planted to hay). Of importance, 476 acres of this property is located within the Yolo Bypass

and has a flowage easement atop. Per discussions with the listing broker, these 476 acres (39%) could not be planted to any permanent plantings. The sellers tried to negotiate with the rec district (easement holder of this flowage easement), to allow for permanent plantings, but the buyer ended up assuming the risk associated with this flowage easement (and possibility that they won't be able to plant permanent orchard improvements on those 476 acres). The property has nine deep agricultural wells, eight of which are in working condition. Additionally, the southern portion of the site is in Tier 3 of the North Delta Water Agency District; however, there is no delivery system currently available. The soils on this property are 67.6% Class 1, 25.6% Class 2, and 6.7% Class 4; resulting in a weighted average of 1.46. The property recently closed on December 16, 2021 for \$13,380,000 or \$10,843 per acre. Due to the buyer's assuming risk on this 476 acre portion, the price was negotiated downward. The buyer does plan on putting permanent plantings on the property.

This is a very recent sale and it provides great insight into current buyer's expectations. This sale is of a very large size, a portion of the site is within the Yolo Bypass and has a flowage easement that encumbers the property, and historically this property was planted with both field and row crops. The prospective buyer of this property plans on placing permanent plantings on this site, but only 61% would allow for immediate permanent plantings; the buyer assumed much risk on the remaining 39% (not immediately farmable to permanent plantings). This sale overall has inferior planting utility when compared to Zone 2, as such, a per acre value for Zone 2 would be above \$10,843 per acre.

Comparable Land Sale No. 2

This is the sale of 325.93 acres of a row crop farm located in along the southeast corner of County Road 102 and 18B, near Woodland (but in Yolo County). The property has two separate parcels that are roughly rectangular in shape. The property has level topography, is zoned as A-N for agriculture intensive, and has an agricultural general plan designation. The property is currently planted with 120 acres of alfalfa, and 60 acres of tomatoes. The rest of



the property (145.93 acres = 45%) is not planted and is considered un-farmable due to drain seepage. The property has two operating deep wells with electric motors and turbine pumps. The first well has an estimated yield of 4,000 gallons per minute, while the second well has an estimated yield of 2,000 gallons per minute. There is a lease on the farm which runs year-to-year. The property consists of 100% Class II soils most of which are silt loam, with a high boron content. The property falls within flood zone AE.

The property was listed on the market since July of 2018, and closed June of 2021 for \$4,200,000, or approximately \$12,886 per acre. According to the agent, there were no sales conditions involved with this deal and it was financed with a conventional loan.

This comparable sale is similar to the subject in-terms of location (near Woodland around the Yolo Bypass), it is located in Flood Zone AE, sufficient water availability (two wells), and it also has predominantly Class II soils. This sale has a variety of inferior features which include a much larger un-plantable portion (45% vs. the subject's 4%), and high boron content in the soils. Although this property is much smaller in size than Zone 2, the inferiorities outweigh this one superiority. Based on these inferiorities, a value for Zone 2 above \$12,886 per acre is concluded.



Comparable Land Sale No. 3

This is the sale of two parcels totaling 119.39± acres of land at the north east corner of County Road 101 and 15, in Yolo County (north of Woodland). The parcels are rectangular in shape and the property has roughly level topography. The property is located in FEMA Flood Zone A, and is zoned A-N (Agricultural Intensive), and has a general plan of Agriculture. The soils consist of 69.6% class I irrigated soil, 0.2% class II irrigated soil, and

30.2% class IV irrigated soils; which has a weighted average of 1.93. The agent stated that this property had an Agricultural well on-site which would need to be replaced due to boron issues (which was factored into the sales price).

This property was listed for sale since December of 2015, and went pending June of 2020. During the escrow period, the buyer negotiated the contracted sales price down by an additional \$50,000 in order to account for the agricultural well replacement. The property closed April 1, 2021 for \$1,525,000 or \$12,773 per acre. The ground had been previously leased to the buyer who had been in negotiations for the last year of lease to buy the property at the end of the lease. Talks with the broker revealed that the sale was financed via Farm credit. The property was a part of a 1031 on the sellers end but this was said to not affect the sales price.

This comparable transaction is located in a similar area when compared to the subject, has the same zoning and general plan designation, similar FEMA Flood Zone, and is reflective of similar market conditions. This property is not noted to have an un-plantable portion, which is superior to the subject (4% un-farmable). Additionally, this property has a drastically superior size when compared to the subject property. These superiorities are slightly more than offset by this sales inferior water availability (new well needed), inferior soils ratings, and inferior soils characteristics (boron levels). Based on these inferiorities, a value for Zone 2 above \$12,773 per acre is concluded.

Comparable Land Sale No. 4

This is the sale of 240± Acres of Orchard adaptable land in Yolo County, located at the southwest corner of Maxwell Lane and County Road 104. The neighborhood is predominantly agricultural in nature, with mostly row crops planted immediately adjacent. The property is located in FEMA Flood Zone AE, but the agent stated that there were no issues with flooding on this land. The property has roughly level topography, and is zoned A-N (Agricultural Intensive) with a general plan of Agriculture.



The property has 222 acres (or 92.5%) Class II soils consisting of Cagy Silty Clay, Clear Lake Clay, Marvin Silty Clay Loam, and Rincon Silty Clay Loam; and the remaining 8% is Class 3 soils which are Pescadero Silty Clay. Based on these soils, the property has a weighted average soil rating of 2.06. No other soils issues were noted. The property was irrigated by multiple agricultural wells which were indicated as being sufficient to sustain an orchard use.

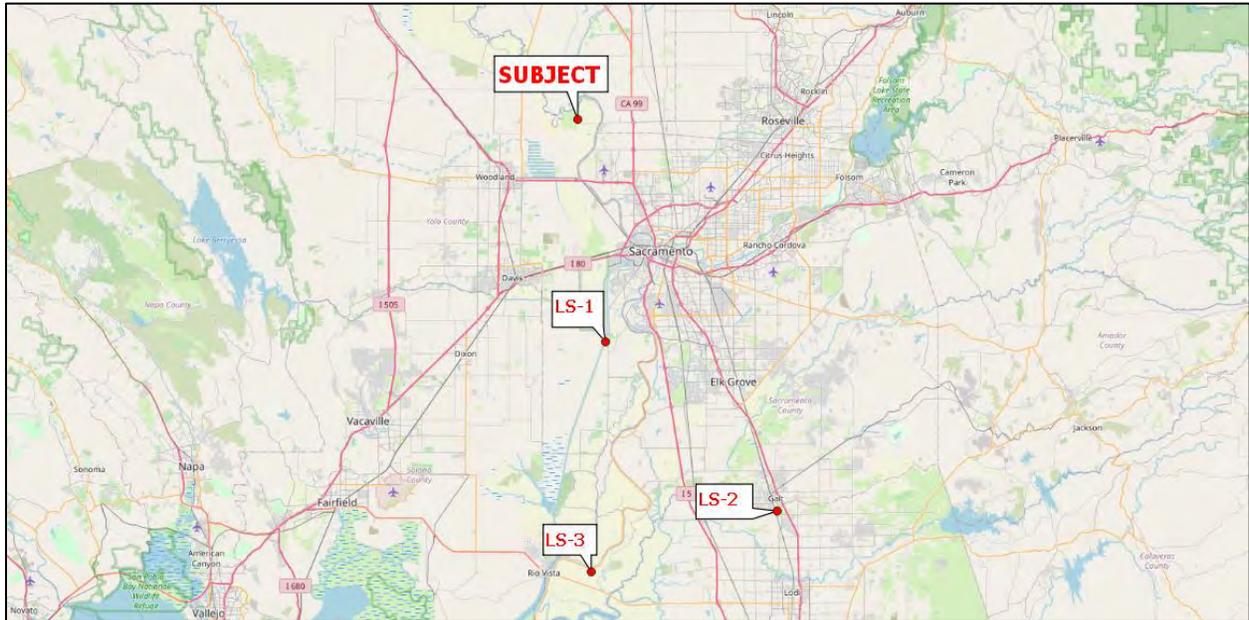
The property was listed on the market February of 2018, and went pending just a month later (March 2018). The property closed escrow May 1, 2018 for \$3,600,000 or \$15,000 per acre. The listing agent stated that there were no sales conditions or atypical financing. The incoming buyer planned to plant Almonds on the property.

This comparable sale is located in a similar area compared to the subject, has a similar zoning and general plan designation, as similar water availability (sufficient to sustain an orchard), has a similar FEMA Flood Zone, and also has a similar soils rating (mostly Class II soils). This property transacted during inferior market conditions (2018). This one inferior characteristic is more than offset by this properties much smaller (superior) size, superior shape, superior topography, and farmability (100% farmable). Based on this discussion, a value below \$15,000 per acre is concluded.



COMPARABLE LAND SALES SUMMARY TABLE AND MAP

Sale #	Location	Seller	Sale Date	Sale Price	Zoning	Size Acres
DC #	APN No. (s)	Buyer	Doc #	Price Per Acre		Site SF
				Price Per SF		
LS-1 6086	31000 Jefferson Boulevard Clarksburg, CA APN: 044-040-010	Linda Christine Elliot Kent and Holly Ramos	03/19/2020 2020-0008086	\$500,000 \$4,681/Acre	A-N	106.81
LS-2 5047	South Side of Wilder Way Galt, CA APN: 150-0700-001	Jose Bonifacio Vazquez Alberto and Martha Tejada	03/16/2020 2020-03161191	\$35,000 \$1,705/Acre	OS	20.53
LS-3 6151	16699 Jackson Slough Road Isleton, CA APN: 157-0100-033	Man Pham Rakash Cidda and Karen Maxwell	11/07/2019 2019-11070549	\$75,000 \$10,714/Acre	AG-80	7.00
Portion of Zone 2	Along County Road 107 Yolo County (Near Woodland) CA Ptn. of APNs: 057-060-011, 057-060-005, 057-060-002, 057-020-006, 057-030-004, -005, -009, 057-040-001, 057-040-002, 057-050-003, 057-060-004, -005, and -011	Appraisal	---	---	A-N	153.27±



DISCUSSION OF SALE COMPARABLES

This analysis identifies the similarities and differences between subject and comparable properties. The primary elements of comparison include property rights, financing terms, conditions of sale (motivation), market conditions (sale date), and physical characteristics (e.g., zoning, overall utility, flooding/water issues, location, access, etc.).

The quantitative adjustment process involves comparing two or more market sales to develop a value for each property characteristic to be applied to the sales for the derivation of indicated values of the larger parcel. Due to the imperfect nature of this process and lack of sufficient data, we have elected to employ a qualitative analysis process. We will analyze comparable sales and identify whether their characteristics are inferior, superior, or similar to the larger parcel. Reliable results can usually be obtained by bracketing the larger parcel or reminder parcels between superior and inferior comparable sales. This analysis identifies the similarities and differences between subject and comparable properties. The elements of comparison include property rights, financing terms, conditions of sale (motivation), expenditures after sale, market conditions (sale date), location, and physical economic and legal characteristics.



Comparable Land Sale 1

This is the sale of 106.8± acres of row crop land in Yolo County. The property transacted on March 19, 2020 for \$500,000 or \$4,682 per acre. The property was purchased by an adjacent owner, but the agent indicated that this did not have an impact on the sales price. Of the 106.8-acre property only 48.5 acres were irrigated and considered farmable, the remaining balance is covered in easements relating to the levee and is only dry farmed, and a portion of the property is bisected by a canal. The buyer intends to lease the property to a row crop farmer. The property does have flood issues that lowered the sales price and is subject to a conservation easement that prevents urban development. The soils on the property are 55% Class III with the remaining 45% unclassified.

Comparable Land Sale 2

This is the sale of a 20.53-acre open space property located at the southern edge of Galt, California along Dry Creek. The property sold in March 2020 for \$35,000 or \$1,705 per acre, in an all-cash transaction. The property was purchased by an investor who intends to hold the property or potentially relist it. Per conversations with the listing agent, the seller had purchased the property in April 2019 for \$66,900 at auction, but was unaware of the extremely limited use of the property due to a



conservation easement along with the Open Space zoning. This conservation easement prohibits any farming, grazing, gardening or other agriculturally related uses. The buyers have since relisted the property for \$180,000, however, it was noted that most potential buyers backed out upon learning that the property is extremely limited in use, and actually have offered less than the March 2020 sales price. It is also noted that the property lies within the Dry Creek watershed in FEMA Flood Zone AE, with a base flood elevation of 43 feet.



Comparable Land Sale No. 3

This is the sale of 7 acres of land located just south of Isleton, at the southwest corner of Jackson Boulevard and 6th Street. This property is very irregular in shape and was a prior Southern Pacific Railroad Line. The property is L shaped and along the northern portion of the site there are power lines, and the southern portion of the site there seems to be an access easement to allow for the farmers to the south access to their sites. The

portion of the site with the most utility is the central portion of the property. This property was listed on the market August of 2019 and was pending just one month later with more than one serious offer. The seller purchased this property at a tax-sale, and didn't tend to this property and wanted to dispose of the property fairly quickly, as such, he accepted all "fair" offers. The property closed November 7, 2019 for \$75,000 or \$10,714 per acre. The property was purchased by the neighbor to the east, and is currently being utilized for bee keeping and hobby farming. The agent stated that the buyer is also planning on moving a mobile "tiny home" onto this property at a future date, but hasn't yet done so. This property is located within FEMA Flood Zone AE with a base flood elevation of 9 feet.

Yolo Bypass Big Notch Project

APN: 057-020-006

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 133.5 acres

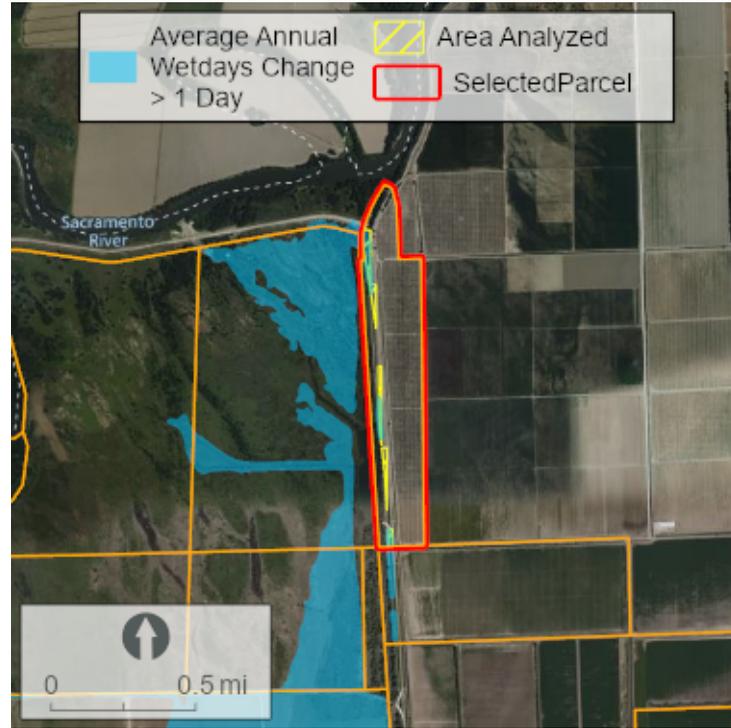
Area within YB: 6.3 acres

Annual wetted-days

Current: 13.9

Project: 15.6

Change: 1.7



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	02-08	02-09	39	42	0.3	3.3	3.3
1998	04-02	04-02	54	58	0.2	2.8	2.8
1999	02-25	03-08	10	16	0.6	1.9	1.8
2000	03-15	03-15	29	29	0.3	2.9	2.9
2001			0	0	0.9		0.9
2002			0	0	0.7	1.5	1.4
2003			0	0	0.7	1.2	1.3
2004	03-07	03-08	16	17	0.4	2.8	2.5
2005	05-22	05-23	1	2	0.3	1.6	1.6
2006	04-24	04-26	55	66	0.3	2.5	2.6
2007			0	0	0.7		0.7
2008			0	0	1.0		1.0
2009			0	0	1.0		1.0
2010			0	0	1.4	0.4	1.4
2011	04-06	04-07	18	19	0.4	2.4	2.4
2012			0	0			

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)													
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in	
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project
November			0.0	0.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
December	2.1	1.8	0.4	0.6	98.9	97.9	0.1	0.3	0.1	0.3	0.1	0.3	0.1	0.2	0.2	0.4	0.4	0.7
January	3.2	2.9	3.6	3.9	93.1	91.1	0.6	0.8	0.6	0.8	0.5	0.8	0.5	0.7	0.9	1.2	3.8	4.5
February	2.9	2.7	4.3	4.4	92.0	90.4	0.7	0.9	0.7	0.9	0.7	0.9	0.7	0.8	1.2	1.5	4.1	4.7
March	2.4	2.4	3.6	4.4	92.9	91.8	0.8	1.0	0.8	0.9	0.7	0.8	0.6	0.8	1.1	1.4	3.1	3.4
April	2.4	2.6	1.9	2.2	95.9	95.8	0.6	0.6	0.4	0.4	0.4	0.4	0.3	0.4	0.6	0.7	1.7	1.8
May	1.3	1.4	0.1	0.1	99.1	99.2	0.3	0.3	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.1
June	1.4	1.4	0.0	0.0	99.3	99.6	0.3	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	0.1	0.1

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Yolo Bypass Big Notch Project

APN: 057-060-002

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 186.2 acres

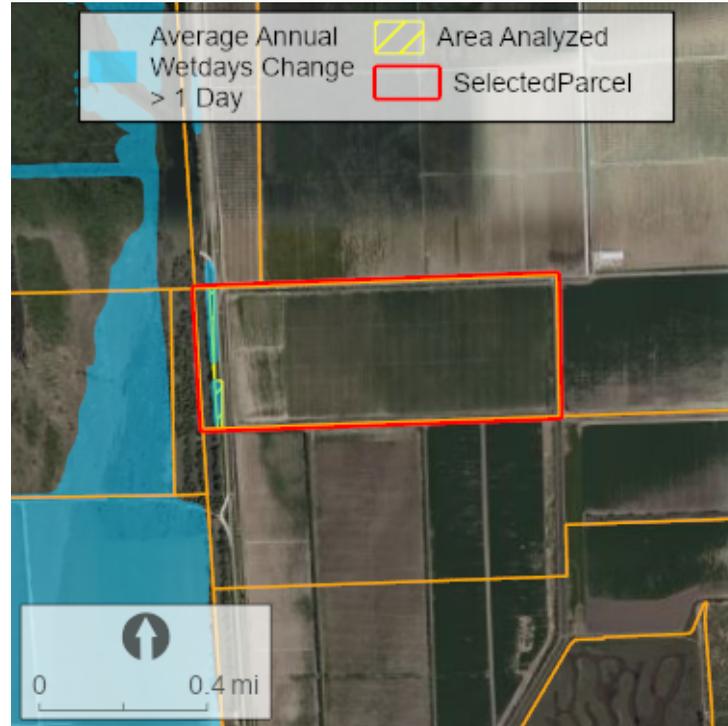
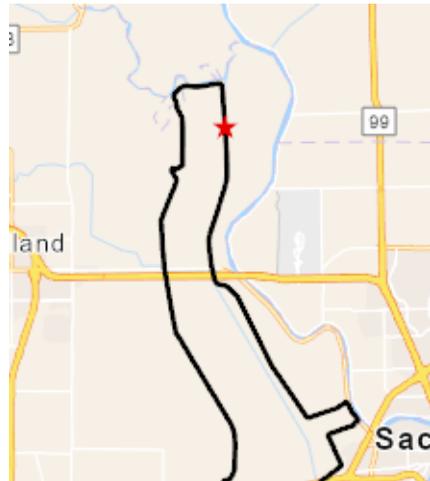
Area within YB: 2.0 acres

Annual wetted-days

Current: 8.0

Project: 15.9

Change: 7.9



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	02-05	02-11	29	47	1.2	2.5	2.9
1998	03-31	06-03	31	61	1.2	1.7	2.3
1999		02-25	0	10	1.2	1.1	1.6
2000	03-11	03-15	16	29	1.5	1.8	2.7
2001			0	0			
2002			0	0	1.0	0.6	1.1
2003			0	0	0.8	0.5	0.8
2004	03-03	03-07	8	16	1.4	1.8	2.5
2005		05-22	0	1	1.4	0.9	1.7
2006	04-21	05-02	35	73	1.2	1.8	2.2
2007			0	0			
2008			0	0			
2009			0	0			
2010			0	0	0.2		0.2
2011	03-30	04-06	9	18	1.4	1.6	2.2
2012			0	0			

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)														
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in		
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	
November			0.0	0.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
December	1.4	1.8	0.2	0.5	99.5	98.9	0.1	0.3	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.1	0.3	0.3
January	2.4	2.8	2.1	3.9	95.1	92.7	0.5	0.7	0.5	0.6	0.5	0.6	0.5	0.6	0.9	1.0	2.0	3.8	3.8
February	1.7	2.3	2.6	4.5	94.6	91.3	0.6	0.9	0.6	0.8	0.6	0.8	0.6	0.7	1.1	1.4	1.8	4.2	4.2
March	1.5	2.2	2.1	4.3	95.5	92.1	0.7	0.9	0.6	0.8	0.6	0.8	0.6	0.8	1.0	1.3	0.9	3.2	3.2
April	1.6	2.2	1.1	2.4	97.5	95.6	0.4	0.6	0.4	0.5	0.4	0.4	0.3	0.3	0.5	0.8	0.6	1.8	1.8
May	0.7	1.1	0.0	0.2	99.8	98.9	0.1	0.5	0.0	0.3	0.0	0.1	0.0	0.1	0.0	0.1	0.0	0.1	0.1
June	0.8	1.3	0.0	0.1	99.9	99.6	0.0	0.1	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.0	0.0

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Yolo Bypass Big Notch Project

APN: 057-060-005

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 366.7 acres

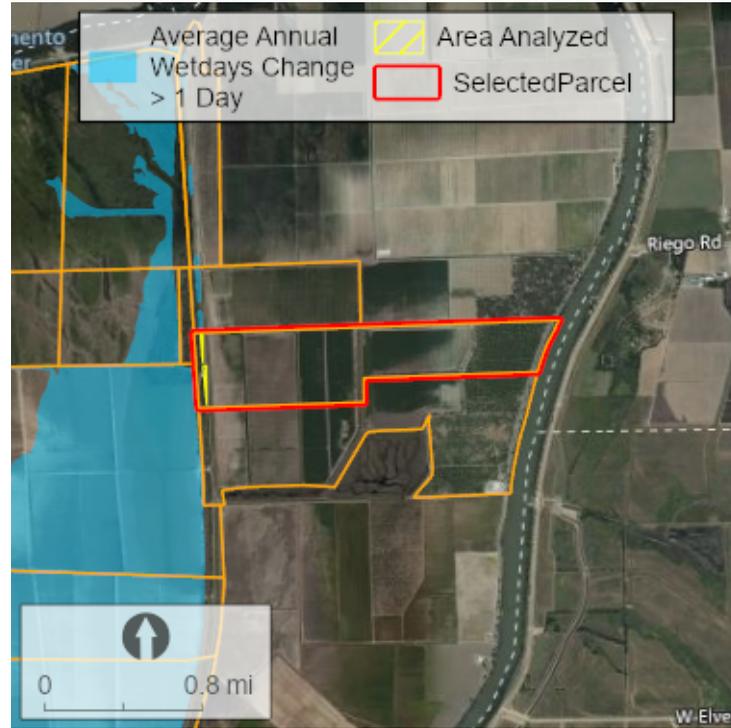
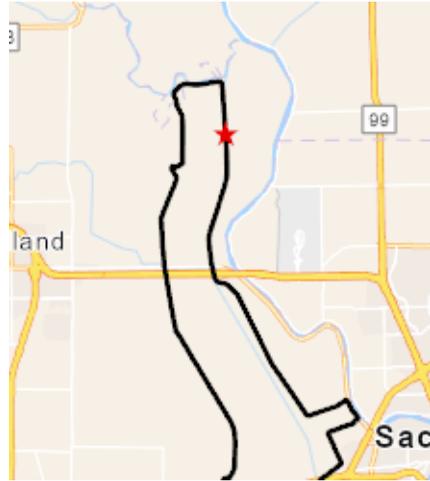
Area within YB: 1.6 acres

Annual wetted-days

Current: 1.4

Project: 1.4

Change: 0.0



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	01-10	01-10	9	9	0.0	2.0	2.0
1998	02-12	02-12	7	7	0.0	1.3	1.3
1999			0	0	0.1	0.6	0.7
2000			0	0	0.0	0.9	1.0
2001			0	0			
2002			0	0	0.1	0.2	0.3
2003			0	0	0.1		0.1
2004			0	0	0.0	1.0	1.0
2005			0	0	0.1	0.4	0.4
2006	01-06	01-06	6	6	0.0	1.4	1.4
2007			0	0			
2008			0	0			
2009			0	0			
2010			0	0			
2011			0	0	0.0	0.9	1.0
2012			0	0			

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)													
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in	
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project
November			0.0	0.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
December	0.9	0.9	0.0	0.0	99.8	99.8	0.0	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
January	1.9	1.9	0.9	0.9	97.0	96.9	0.4	0.4	0.4	0.4	0.4	0.4	0.3	0.3	0.5	0.5	1.0	1.0
February	1.3	1.3	0.4	0.4	97.0	96.9	0.5	0.6	0.5	0.5	0.5	0.5	0.4	0.4	0.6	0.6	0.5	0.6
March	0.9	0.9	0.0	0.0	97.7	97.7	0.6	0.6	0.5	0.5	0.4	0.4	0.3	0.3	0.4	0.4	0.1	0.1
April	1.1	1.1	0.0	0.0	98.6	98.6	0.3	0.3	0.3	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
May	0.5	0.5	0.0	0.0	100.0	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
June	0.6	0.6	0.0	0.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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Yolo Bypass Big Notch Project

APN: 057-060-011

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 463.4 acres

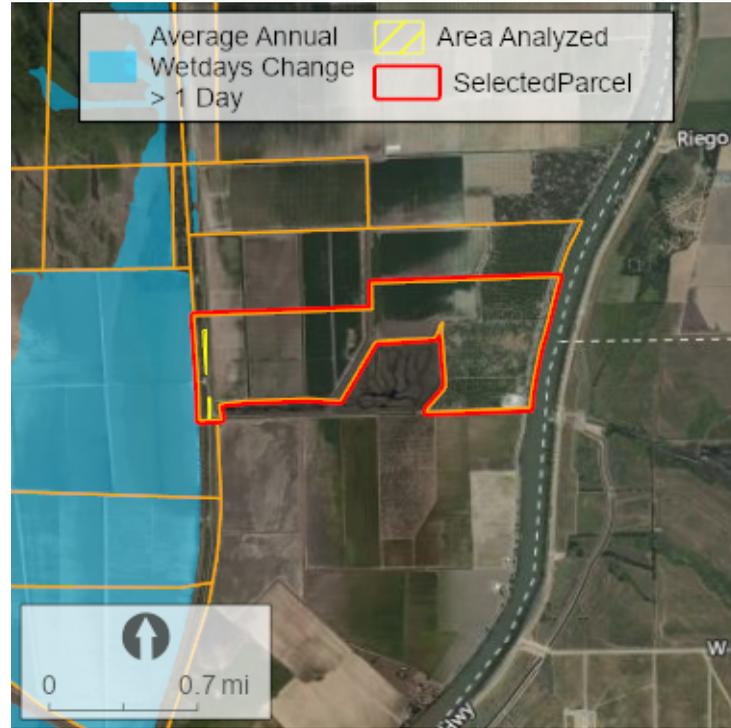
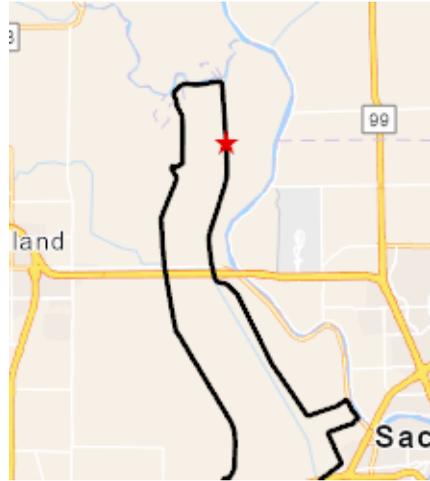
Area within YB: 1.6 acres

Annual wetted-days

Current: 0.2

Project: 0.2

Change: 0.0



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	01-06	01-06	4	4	0.0	2.1	2.1
1998			0	0	0.0	1.1	1.1
1999			0	0	0.1	1.7	1.6
2000			0	0	0.0	1.4	1.4
2001			0	0			
2002			0	0	0.2	0.9	1.0
2003			0	0	0.2	0.5	0.7
2004			0	0	0.0	1.6	1.4
2005			0	0	0.1	1.4	1.5
2006			0	0	0.0	1.4	1.4
2007			0	0			
2008			0	0			
2009			0	0			
2010			0	0			
2011			0	0	0.0	1.3	1.3
2012			0	0			

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)													
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in	
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project
November			0.0	0.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
December	1.3	1.1	0.0	0.0	99.9	99.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
January	1.9	1.9	0.2	0.2	98.7	98.7	0.2	0.2	0.2	0.2	0.1	0.2	0.1	0.1	0.2	0.2	0.5	0.5
February	1.1	1.1	0.0	0.0	99.0	98.9	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.2	0.2	0.3	0.3
March	1.1	1.1	0.0	0.0	99.5	99.4	0.1	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.1	0.2	0.2
April	0.9	1.0	0.0	0.0	99.6	99.6	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1
May	1.2	1.3	0.0	0.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
June	1.3	1.3	0.0	0.0	100.0	100.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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Yolo Bypass Big Notch Project

APN: 057-100-011

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 124.5 acres

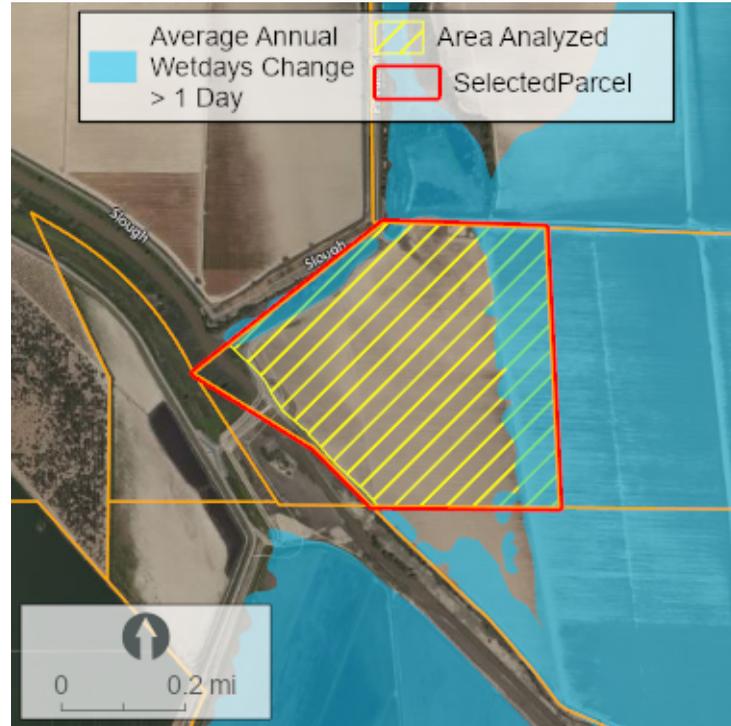
Area within YB: 118.1 acres

Annual wetted-days

Current: 51.4

Project: 51.7

Change: 0.3



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	02-15	02-15	57	58	0.1	4.8	4.8
1998	06-19	06-19	117	118	0.0	3.2	3.2
1999	03-28	03-28	50	50	0.1	1.9	2.1
2000	04-21	04-21	48	48	0.0	3.5	3.4
2001	03-12	03-12	16	16	0.0	0.3	0.3
2002	01-16	01-16	27	27	0.1	0.7	0.8
2003	05-10	05-09	64	64	0.1	0.4	0.5
2004	03-12	03-13	57	58	0.1	1.8	1.9
2005	06-23	06-23	111	111	0.0	0.3	0.3
2006	05-27	05-27	122	124	0.1	3.3	3.3
2007	02-16	02-16	6	6	0.0	0.1	0.1
2008	03-03	03-03	33	33	0.0	0.3	0.3
2009	03-09	03-09	17	17	0.0	0.1	0.2
2010	03-07	03-07	38	38	0.0	0.4	0.4
2011	06-11	06-11	58	58	0.0	2.0	2.0
2012	01-26	01-26	1	1	0.0	0.1	0.1

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)													
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in	
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project
November	0.1	0.1	1.1	1.2	97.6	97.5	2.2	2.3	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0
December	0.7	0.7	6.8	6.8	81.2	81.2	14.6	14.3	1.4	1.7	0.4	0.5	0.3	0.3	0.4	0.3	1.7	1.7
January	2.2	2.2	13.4	13.6	60.3	59.8	19.4	18.7	4.7	5.1	0.7	1.1	0.7	0.8	1.9	2.0	12.3	12.5
February	2.3	2.3	12.8	12.9	59.4	58.8	19.7	19.5	2.7	2.9	0.9	1.1	0.8	0.9	1.1	1.3	15.3	15.5
March	2.6	2.7	9.6	9.6	71.2	71.0	9.2	8.7	1.4	1.6	1.0	1.1	1.0	1.1	2.7	2.8	13.5	13.8
April	3.4	3.4	3.7	3.7	88.0	88.0	1.7	1.8	0.7	0.7	0.5	0.5	0.6	0.6	1.5	1.4	7.0	7.1
May	0.7	0.7	2.2	2.2	94.2	94.2	4.2	4.1	0.4	0.4	0.3	0.3	0.2	0.2	0.5	0.4	0.3	0.4
June	0.5	0.5	1.8	1.8	95.2	95.2	3.7	3.7	0.4	0.4	0.2	0.2	0.1	0.1	0.3	0.3	0.2	0.2

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Yolo Bypass Big Notch Project

APN: 057-100-015

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 337.2 acres

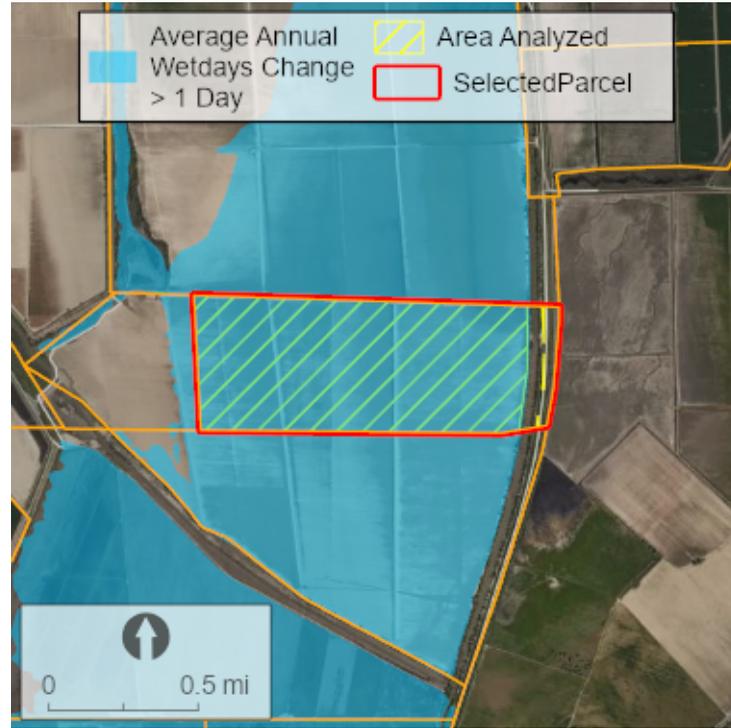
Area within YB: 311.8 acres

Annual wetted-days

Current: 49.2

Project: 62.8

Change: 13.5



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	02-17	02-24	59	76	0.5	7.0	6.0
1998	06-19	06-19	122	146	0.2	4.9	4.5
1999	03-30	04-16	50	96	0.8	3.6	2.8
2000	03-19	04-22	43	62	0.4	5.9	4.6
2001	03-12	03-13	17	19	0.6	0.4	0.9
2002	01-15	02-23	26	30	0.7	1.5	2.0
2003	05-10	05-10	62	83	0.9	1.0	1.6
2004	03-14	03-18	56	66	0.7	3.1	3.2
2005	06-23	06-23	89	101	0.4	0.7	0.9
2006	05-26	05-28	123	149	0.4	5.3	5.0
2007	02-15	02-16	4	6	0.5	0.1	0.6
2008	03-02	03-03	28	32	0.5	0.6	1.0
2009	03-08	03-10	14	20	0.9	0.1	1.0
2010	03-07	04-17	37	40	0.8	0.6	1.3
2011	06-11	06-11	57	75	0.6	3.6	3.2
2012	01-26	03-31	1	3	0.2	0.1	0.2

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)														
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in		
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	
November	0.1	0.4	0.4	0.8	99.0	98.4	1.0	1.3	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
December	1.5	2.0	5.9	7.8	83.3	76.4	9.4	6.0	2.0	2.9	1.2	2.6	0.8	2.5	0.7	4.5	2.7	5.1	
January	3.5	3.8	12.9	14.5	60.8	54.9	11.9	6.3	5.0	4.0	3.1	3.8	2.3	3.9	1.6	7.2	15.3	19.9	
February	3.9	3.4	12.4	15.5	61.5	50.2	13.8	11.4	3.0	5.5	1.4	4.6	1.0	3.9	1.1	4.5	18.1	19.8	
March	4.3	3.9	10.2	12.5	69.9	63.1	6.5	6.5	1.7	3.4	1.3	2.6	0.9	1.9	1.2	2.5	18.5	20.0	
April	5.5	4.5	3.8	5.6	87.6	83.5	1.0	3.0	0.4	1.7	0.4	0.9	0.2	0.5	0.5	0.6	9.8	9.8	
May	1.7	1.2	2.0	4.4	94.7	89.3	3.0	5.1	0.4	2.4	0.2	1.2	0.2	0.4	0.3	0.4	1.2	1.3	
June	1.4	1.4	1.7	1.7	95.9	95.9	2.3	2.3	0.4	0.4	0.2	0.2	0.2	0.2	0.2	0.2	0.7	0.7	

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Yolo Bypass Big Notch Project

APN: 057-100-016

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 967.2 acres

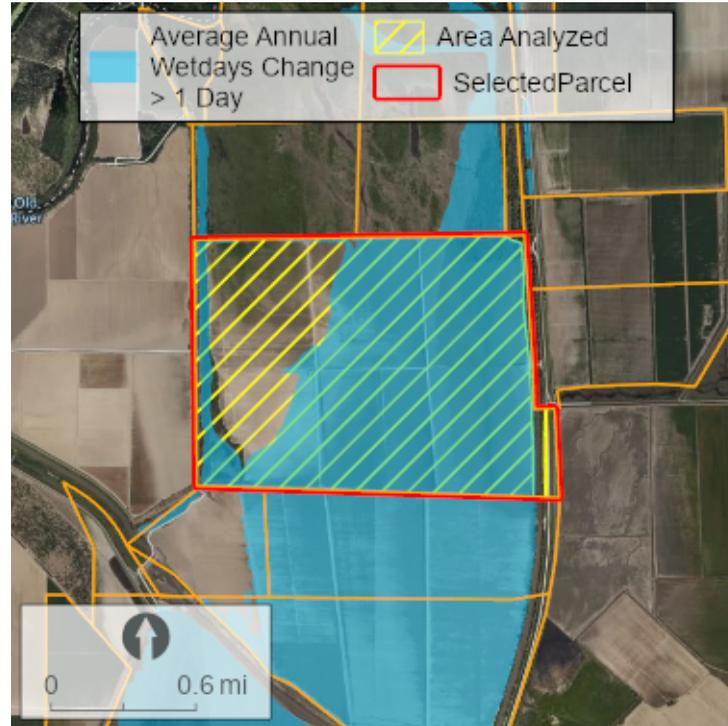
Area within YB: 935.6 acres

Annual wetted-days

Current: 36.0

Project: 57.0

Change: 21.0



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	02-16	02-24	59	76	0.3	5.9	5.3
1998	06-16	06-15	105	128	0.2	4.7	4.4
1999	03-29	04-15	42	95	0.6	3.2	2.5
2000	03-19	04-21	34	60	0.3	5.4	4.2
2001	03-11	03-13	5	17	0.8	0.7	1.1
2002	01-15	02-23	20	28	0.6	1.8	1.8
2003	03-18	05-10	38	82	0.7	1.4	1.4
2004	03-14	03-18	45	62	0.5	3.8	3.3
2005	05-27	05-29	34	62	0.4	1.6	1.4
2006	05-08	05-27	112	148	0.3	4.6	4.3
2007		02-16	0	5	0.7	0.3	0.7
2008	02-10	03-02	15	24	0.7	0.9	1.3
2009		03-10	0	19	1.1	0.4	1.2
2010	02-13	04-16	23	34	0.9	0.8	1.4
2011	04-13	04-16	44	69	0.4	3.8	3.1
2012		03-31	0	3	0.5	0.4	0.5

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)													
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in	
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project
November	0.5	0.7	0.0	0.3	99.5	99.0	0.2	0.4	0.1	0.3	0.1	0.2	0.0	0.1	0.0	0.1	0.0	0.0
December	2.4	2.2	3.4	6.7	91.3	84.7	2.1	2.3	1.4	2.0	1.1	1.9	0.8	1.8	1.0	3.0	2.3	4.3
January	4.4	4.0	10.7	13.8	74.3	67.0	2.9	2.7	2.6	2.5	2.4	2.7	2.0	2.9	2.6	5.3	13.3	16.8
February	4.6	3.9	7.9	14.2	74.0	64.0	3.1	3.7	2.1	3.7	1.7	3.5	1.3	3.1	2.0	4.3	15.8	17.7
March	4.1	3.6	8.4	12.1	75.3	68.8	2.8	4.0	1.9	3.1	1.5	2.5	1.3	2.1	2.3	3.5	14.9	16.1
April	4.4	3.7	3.7	5.2	87.2	83.4	1.7	3.0	1.0	2.0	0.7	1.3	0.5	0.9	1.0	1.4	7.9	8.0
May	1.9	1.5	0.9	3.8	95.6	90.8	1.4	2.9	0.9	2.2	0.6	1.4	0.4	0.9	0.4	0.9	0.9	0.9
June	1.7	1.8	0.9	0.8	97.1	97.3	0.9	0.9	0.6	0.5	0.3	0.3	0.2	0.2	0.3	0.3	0.5	0.5

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Yolo Bypass Big Notch Project

APN: 057-130-010

Owner: DAVID TE VELDE AND ALICE TE VELDE

Parcel area: 448.3 acres

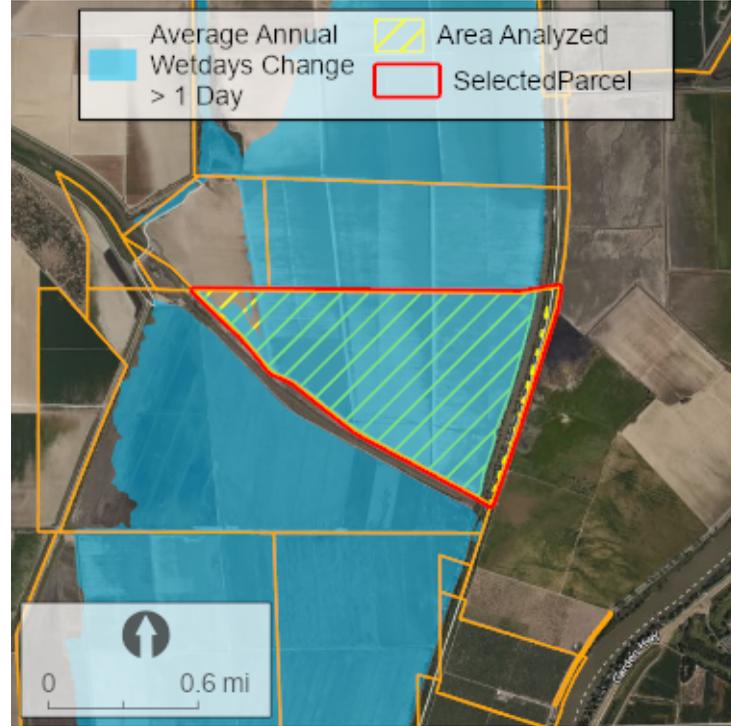
Area within YB: 400.7 acres

Annual wetted-days

Current: 48.1

Project: 66.7

Change: 18.6



Water Year	Last Day Wet ¹		Wetdays ¹		Average Depth (ft)		
	Current	Project	Current	Project	Daily Change ²	Current	Project
1997	02-18	03-03	60	84	0.5	7.0	6.0
1998	06-19	06-19	122	162	0.3	5.1	4.6
1999	04-15	04-17	56	103	0.9	3.8	3.0
2000	03-20	04-23	40	64	0.5	6.2	4.6
2001	03-12	03-13	14	18	0.7	0.6	1.1
2002	01-15	02-23	25	29	0.7	1.7	2.1
2003	05-09	05-12	63	89	1.0	1.2	1.7
2004	03-15	03-22	56	71	0.7	3.3	3.3
2005	06-13	06-13	76	96	0.4	0.8	1.1
2006	05-26	05-29	127	151	0.4	5.4	5.1
2007	02-15	03-03	3	10	0.7	0.1	0.7
2008	03-02	03-03	28	33	0.6	0.7	1.2
2009	03-08	03-10	13	20	1.1	0.2	1.2
2010	03-07	04-18	34	43	0.8	0.8	1.4
2011	06-10	06-10	53	86	0.6	3.8	3.2
2012		04-15	0	8	0.3	0.1	0.3

¹ Parcels are classified wet if 30% or more of a parcel area is wet to ignore shallow standing water

² Daily change is calculated for pixels and then averaged and may not be equal to project - current

	Monthly Average				Monthly Average Percent Area (%)														
	Depth (ft)		Wetdays		Dry		< 6 in		6-12 in		12-18 in		18-24 in		24-36 in		>36 in		
	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	Current	Project	
November	0.1	0.6	0.0	0.4	99.6	98.8	0.4	0.7	0.0	0.2	0.0	0.2	0.0	0.1	0.0	0.0	0.0	0.0	0.0
December	1.7	2.1	5.4	7.9	84.5	76.9	7.1	4.9	1.9	2.7	1.4	2.2	1.1	2.2	1.1	4.6	2.9	6.6	
January	3.7	4.0	12.9	14.8	61.6	55.3	9.3	5.5	4.2	3.3	3.2	3.0	2.9	3.4	3.3	7.1	15.6	22.3	
February	4.1	3.6	11.8	15.9	62.7	50.3	10.8	8.9	3.1	5.0	2.0	4.5	1.4	4.3	1.6	6.0	18.4	21.0	
March	4.5	4.0	10.4	13.8	69.8	61.7	5.2	5.5	2.0	3.8	1.6	2.9	1.3	2.5	1.6	3.1	18.7	20.6	
April	5.4	4.3	4.1	6.6	86.9	81.6	1.2	3.2	0.7	2.2	0.5	1.5	0.4	0.8	0.6	0.9	9.8	9.8	
May	1.8	1.3	2.1	5.8	94.7	87.7	2.4	4.4	0.7	2.9	0.4	2.0	0.2	1.1	0.3	0.6	1.3	1.3	
June	1.6	1.6	1.5	1.5	96.1	96.1	1.7	1.7	0.5	0.5	0.3	0.4	0.2	0.2	0.3	0.3	0.8	0.8	

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DEPARTMENT OF WATER RESOURCES

Real Estate Branch Property Acquisition Information



The property acquisition information shown below is for informational purposes only. It is not intended to give a complete statement of all State or federal laws and regulations pertaining to the purchase of property for public use, the relocation assistance program, legal definitions, or to provide any form of legal advice. Property owners are encouraged to consult their own counsel for advice and guidance.

INTRODUCTION

This information has been prepared by the State of California, Department of Water Resources (DWR) for you as a property owner whose property may be affected by a proposed DWR project related to the State Water Project (SWP) or a flood control project of the Central Valley Flood Protection Board (CVFPB). If you own or have a leasehold interest in property that is involved, you may have wondered what will happen. Who will contact you? How much will you be paid for the portion of your property needed for the project? Who will pay for any associated transfer or escrow fees? If, because of the project, you must move, who will pay your moving costs? If you need to find another place to live, will DWR State help you? Important questions like these require specific answers. We hope this information will answer some of your questions and present a clear picture of overall procedures.

The information below discusses many important features contained in the California [Relocation Assistance and Real Property Acquisitions Guidelines](#) found in Title 25, Division 1, Chapter 6, Subchapter 1 of the California Code of Regulations. It also gives general information about public acquisition of real property that should be useful to you. If you have been notified that a portion of your property will be required for a SWP or CVFPB project, it is important that you learn your rights.

If you have more questions about the acquisition of property rights for a SWP or CVFPB project, please discuss them with the DWR agent assigned to your case.

WHAT ARE THE STATE WATER PROJECT AND THE CENTRAL VALLEY FLOOD PROTECTION BOARD AND WHY ARE THEY NECESSARY?

Historically, the Great Central Valley suffered ravaging floods, sometimes creating an inland sea that stretched from Redding in the north to Bakersfield in the south. The Reclamation Board (now the CVFPB) was created by the Legislature to provide a coordinated and balanced effort by the State to control and divert these flood waters through the construction of bypasses and levee systems on the major waterways in the Central Valley. This work continues.

California has also faced growing overall water supply deficits for many years. One of the major reasons is that about 70 percent of the state's total water flow occurs north of Sacramento during winter, while 80 percent of the water use demand is in the southern part of the state during the rest of the year. To help solve some of this problem, the SWP was initiated in 1951 to capture and transport a portion of the flood water to areas of demand. Construction of the initial facilities began in 1957, and construction of new facilities continues.

SOME GENERAL QUESTIONS

WHAT RIGHT DOES DWR HAVE TO ACQUIRE A PROPERTY?

Our Federal and State Constitutions recognize the need for public agencies to acquire private property for public use and provide appropriate safeguards to accomplish this purpose. The rights of all property owners are protected by the Fifth and Fourteenth Amendments to the U.S. Constitution, the California State Constitution, and subsequent federal and state laws, most notably the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. These laws require (among other things) that any public agency, including DWR, acquiring private property under threat of eminent domain, or "condemnation," must pay "just compensation" to a property owner for the rights acquired.

HOW MUCH OF A PROPERTY CAN DWR ACQUIRE?

DWR is prevented by law from acquiring more property (or property rights, as the case may be) than what is reasonably needed for the project. Sometimes the project may require only a temporary right on a portion of a property; sometimes, a permanent easement on a portion of a property; sometimes, the project may require total ownership of a portion of a property; and, sometimes, the project may require total ownership of an entire property.

WHO MAKES THE DECISION TO ACQUIRE A PROPERTY?

The responsibility for studying the potential sites for a project rests with a team of specially trained individuals selected to do this important job. Many months, even years, are spent in preliminary study and investigation to consider possible locations for a project. Consideration of the environmental and social effect is as much a part of location determination as engineering and cost.

Complete environmental analysis must be performed to identify sensitive habitats, cultural and archaeological resources, and endangered plant and animal species. These studies are melded with analyses and recommendations of project engineers, surveyors, real estate specialists, geologists, hydrologists, economists, planners and others to identify the best feasible location and way to build the project, with due consideration given to property lines, land uses, and ownerships. Participation by private citizens and other public agencies is actively sought during the study process so that various views can be considered. The process includes public hearings and input, which give the general public an opportunity to express their views on the locations being considered.

The final determination to proceed with a project, and the selection of the location of the project, is made by DWR after a thorough review of all of these factors.

The acquisition agent assigned the case should be able to answer any questions about the project or the selection of the property proposed to be acquired for the project.

HOW DOES DWR DETERMINE HOW MUCH IT WILL OFFER FOR A PROPERTY?

DWR performs a Fair Market Value Appraisal to determine the amount of just compensation. Appraisal and purchase of properties needed for a SWP or CVFPB projects are the responsibility of DWR as the State and public agency responsible for the project. An appraiser will inspect the property and examine all of the features which contribute to its value. Information about improvements made and any other special attributes which may increase the value of the property should be given to the appraiser to ensure a fair value is assigned. The appraiser also seeks relevant data from many other sources to compare the property to other sales of similar properties in order to form an opinion of fair market value.

DWR also provides a Relocation Assistance Program for businesses and people who are displaced because of the project.

WHAT IS "FAIR MARKET VALUE"?

The fair market value of the property acquired is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

HOW DOES AN APPRAISER DETERMINE THE FAIR MARKET VALUE OF A PROPERTY?

Each parcel of real estate is unique. Therefore, no single formula can be devised to appraise all properties. Factors typically considered in estimating the value of real property include, but are not limited to, zoning, highest and best use, size, shape, soil type, topography, and location.

Other areas of evaluation include:

- How it compares with similar properties in the area that have been sold recently.
- How much it would cost to reproduce the structures or facilities acquired with the land, less any depreciation.
- How much rental or other income it could produce.

DOES THE LANDOWNER HAVE AN OPPORTUNITY TO TALK TO THE APPRAISER?

Yes. The property owner will be contacted and given the opportunity to accompany the appraiser on his or her inspection of the property and may inform the appraiser of any special features which may add to the value to the property.

It is in the best interest of the property owner to provide the appraiser with all useful information in order to insure that nothing of allowable value is overlooked. If the property owner is unable to meet with the appraiser, they may wish to have a person who is familiar with the property represent them.

WHAT IS "JUST COMPENSATION"?

The fair market value of a property is generally considered to be "just compensation." "Just compensation" means not only "just" to the owner or lessee of the property, but also "just" to the public, who must pay the compensation. Please note that fair market value does not take into account intangible elements such as sentimental value (which is legally non-compensable), loss of business good will (which the business owner must assert and show), loss of potential business profits, or any special value that the property may have for the owner or DWR. DWR cannot make an offer to buy the property for more than it's worth.

IS A PROPERTY OWNER ENTITLED TO OBTAIN AN INDEPENDENT APPRAISAL?

In accordance with Section 1263.025 of the California Code of Civil Procedure, if the State offers to purchase property under the threat of condemnation, the property owner is entitled to seek a second opinion on the value of the property and to receive reimbursement of up to \$5,000 to pay for reasonable appraisal costs. In order to be reimbursed, the property owner must sign an Appraisal Costs Reimbursement Agreement and engage an appraiser licensed by the State of California with the Office of Real Estate Appraisers. The appraiser must be either a MAI designated appraiser or hold an equivalent designation recognized by the Appraisal Foundation.

For further information on the requirements for reimbursement and to ensure that you are aware of proper procedures, please contact DWR prior to engaging an appraiser. The request for an Appraisal Costs Reimbursement Agreement may be submitted to the Department of Water Resources, Real Estate Branch, 1416 Ninth Street, Room 425, Sacramento, California 95814.

WILL THERE BE PAYMENT FOR ANY LOSS IN VALUE TO THE REMAINING PROPERTY?

If the purchase of only a part of the property reduces the unit value of the remaining property, payment will be made for the loss in value to the remainder. Also, if any remaining property would have little or no utility or value, DWR may offer to purchase the remaining property as an uneconomic remainder property to avoid a continuing burden of ownership.

WHEN WILL A FIRST WRITTEN OFFER BE PROVIDED?

After the appraisal is reviewed and approved by DWR, an acquisition agent will contact the property owner with a First Written Offer to purchase the property rights required for the project. Included in the offer will be an "Appraisal Summary Statement" showing the basis for the offer.

Negotiations for the purchase of the required property will not take place before this offer is made.

ARE THERE ADVANTAGES TO VOLUNTARILY SELLING PROPERTY TO DWR?

Yes. A real estate purchase by DWR is handled in the same manner as any private sale of property. However, there can be financial advantages in selling to DWR. Property owners will receive the fair market value of the property in cash. Nothing will be deducted for real estate commissions, title costs, preparation of documents, title policy or recording fees required in closing the sale. The State will pay these expenses.

Note: This does not remove the responsibility a property owner may have for existing mortgages, liens, taxes, and other such encumbrances on the property at the time of DWR's acquisition.

CAN SOMEONE REPRESENT THE PROPERTY OWNER DURING NEGOTIATIONS?

Yes. If a property owner would like to be represented during negotiations, please inform the acquisition agent assigned the case. However, DWR will not pay any representation fees or costs of negotiation.

CAN A PROPERTY OWNER KEEP AND MOVE THEIR HOUSE, BUSINESS, BUILDING AND MACHINERY, AND EQUIPMENT?

The acquisition or relocation agent assigned to acquire the necessary property rights will help determine whether a house can or should be moved to another location. In the rare case where the house is movable and the property owner wishes to make such arrangements, the State will pay the fair market value of the land required, plus the reasonable cost of moving the house. There are cases, because of age, size or condition of the house where the cost of moving it is not feasible.

If a property owner operates a business on the property acquired, they may wish to keep and move fixed machinery and equipment. You may do so if the cost (based on a moving estimate) is not greater than the value of the item. If you keep the machinery and equipment, the State can only pay the lesser of the two amounts. Additionally, as an owner of a business conducted on the property to be purchased, you may be entitled to compensation for the loss of goodwill.

If any of these concepts are applicable to your situation, they will be explained fully by the agent assigned to purchase your property.

DOES THE PROPERTY OWNER HAVE TIME TO SELECT ANOTHER HOUSE AFTER DWR ACQUIRES THE PROPERTY?

DWR starts to appraise properties early enough so that property owners have ample time to move prior to project construction. Like any other real estate transaction, it takes approximately two months or longer to close escrow after the right-of-way contract and deed have been signed. You will not be required to move until after escrow has closed and reasonable replacement housing is made available.

If the property owner does not want to buy another house right away, DWR may acquire the property, and the property owner may, depending on the construction schedule, rent the house back from DWR on a temporary basis. It is in the property owner's best interest, however, to look for new housing as soon as possible as renting from DWR cannot be guaranteed. Finding suitable housing before being required to move may minimize personal inconveniences and may help to avoid having to make a choice under pressure.

If the property owner wishes, DWR will, at no cost, provide assistance in finding a new house. Also, DWR must give the property owner at least a 90-day written notice before asking a property owner to move.

WHAT HAPPENS TO AN EXISTING LOAN ON AN ACQUIRED PROPERTY?

After DWR and the property owner have agreed upon a price, a DWR representative will contact all other parties having an interest in the property. As in any other real estate transaction, payment to satisfy outstanding loans or liens will be made during the escrow closing process.

WHAT WILL HAPPEN TO MY GI OR CAL-VET LOAN?

The Veterans Administration and the California Department of Veterans Affairs allow your veteran loan privileges to be transferred and to become available for coverage on another property.

A DWR representative will assist the property owner; however, it is to the owner's benefit, and their responsibility to check with the Veterans Administration or the California Department of Veterans Affairs for procedural instructions.

MUST A PROPERTY OWNER ACCEPT DWR'S OFFER?

No. The property owner is entitled to present to the State verifiable evidence as to the amount they believe to be fair market value of the property rights required for construction, and to make suggestions for changing the terms and conditions of DWR's offer. DWR will consider all evidence and suggestions, and if the information presented is justifiable; an adjustment in DWR's offer may be made.

WHAT HAPPENS IF THE PROPERTY OWNER DOES NOT ACCEPT THE DWR'S OFFER?

A property owner's rights are guaranteed by the Federal and State Constitutions and other applicable state laws. The principal right is that just compensation must be paid for the property rights required. Sometimes when private property is required for public purposes, and the property owner and DWR cannot agree on the terms of sale, the property must be acquired through an eminent domain or "condemnation" proceeding. In cases where this occurs, a decision in court may be necessary; however, it is our earnest hope to avoid such a proceeding which may include additional time and cost to all parties involved.

In order to initiate condemnation, DWR must obtain a Resolution of Necessity from a governing body. For SWP projects, the governing body is the California Water Commission, and for flood control projects it's the CVFPB. A property owner will be given an opportunity to appear before the Commission/Board to question whether public interest, necessity, planning, and location of the proposed project necessitate the acquisition of the property. Under current California law, neither the Commission nor the Board can hear or consider arguments regarding valuation; those issues must be addressed by the courts.

Upon adoption of a "Resolution of Necessity" by the Commission/Board, the appropriate condemnation suit documents will be prepared by the State (Department of Justice) and filed with the court in the county where the property is located.

It is highly recommended that you consult with your attorney regarding these legal matters.

WHAT HAPPENS IN A CONDEMNATION TRIAL?

The main purpose of the trial is to determine the amount of just compensation. Usually the trial is conducted before a judge and jury. In some cases, the judge will decide the amount of just compensation. Both the defendant (property owner) and the plaintiff (State/DWR) will have the opportunity to present evidence to the court for consideration.

It is highly recommended that you consult with your attorney regarding these legal matters.

WHO PAYS THE CONDEMNATION TRIAL COST?

The plaintiff (DWR) pays the costs of its attorney and expert witnesses (i.e., engineering and appraisal). In addition, plaintiff (DWR) will pay the jury fees and certain incidental costs of the defendant which is determined by law to be allowable costs. The fee for filing your answer with the court is an example of such costs.

IF A PROPERTY OWNER WISHES TO PROCEED WITH A TRIAL, MUST THEY HAVE AN ATTORNEY AND EXPERT WITNESSES?

Most property owners choose to be represented by an attorney, although property owners have the right to represent themselves. Property owners are encouraged to consult their own counsel for advice and guidance.

WILL A PROPERTY OWNER BE PAID ANY MOVING EXPENSES OR ANY OTHER RELOCATION ASSISTANCE BENEFITS EVEN IF THEY GO TO COURT?

A decision to go to court has no effect on a property owner's relocation assistance benefits including moving expenses. Payment of moving expenses and relocation benefits are made separately from any the condemnation action. The property owner will be provided details of additional assistance to help displaced persons, businesses, farms or nonprofit organizations in finding, purchasing or renting, and moving to a new location. Please refer to Your Rights and Benefits as a Displacee under the Unformed Relocation Assistance Program brochure.

WILL A PROPERTY OWNER LOSE THEIR CURRENT PROPOSITION 13 TAX BASE?

Section 2(d) of Article XIII A of the California Constitution and Division 1, Chapter 2, [Section 68](#) of the California Revenue and Taxation Code generally provides that property tax relief shall be granted to any real property owner who acquires comparable replacement property after having been displaced by governmental acquisition or eminent domain proceedings. If the property owner has any questions concerning this issue, they are encouraged to contact the local Franchise Tax Board Office, and/or the County Assessor Office.

Note: Revenue and Taxation Code Division 1, Chapter 2, [Section 68](#) sets forth time limits that may affect your eligibility to retain your favorable current real property tax status. Please consult with a tax advisor, your local IRS office, and your attorney for information on how this and other tax laws affect you.

MUST A PROPERTY OWNER PAY CAPITAL GAINS TAX ON SALE PROCEEDS?

According to the Internal Revenue Service, it is not necessary to pay income tax or capital gains tax **if** the money received is used to buy a similar property within a limited period of time. It may be helpful to read and review [IRS Publication 544](#), Chapter 1 "Gain or Loss," which addresses "involuntary conversions" and explains how federal tax rules apply to the condemnation of real property or its sale under the threat of condemnation for public purposes. In every case, however, you should discuss your particular circumstances with your personal tax advisor, your local IRS office, and your attorney.

NOTE: This is an informational pamphlet only. It is not intended to give a complete statement of all State or federal laws and regulations pertaining to the purchase of your property for public use; the relocation assistance program; technical legal definitions; or to provide any form of legal advice. Property owners are encouraged to consult their own counsel for advice and guidance.

DEFINITIONS

The language used in relation to eminent domain proceedings may be new to you. These are some terms you may hear and their general meaning.

CONDEMNATION - The legal process by which a proceeding in eminent domain is accomplished.

PARCEL - Usually means the property that is being acquired.

FAIR MARKET VALUE - The fair market value of the property acquired is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

JUST COMPENSATION - The amount of money to which a property owner is entitled under the law for the purchase or damage to the property, or for relocation expenses.

DEFENDANT - The property owner and any other persons who may have an interest in the property.

PLAINTIFF - The public agency that desires to purchase the property

COUNSEL - An attorney or attorneys.

TRIAL - The hearing of the facts from plaintiff and defendant in court, either with or without a jury.

VERDICT - The amount of compensation to be paid for the property.

ACQUIRE - To purchase.

POSSESSION - Legal control; to have the right to use, ownership.

ORDER FOR POSSESSION - The instrument allowing the State to use the property of another.

FINAL ORDER OF CONDEMNATION - The instrument which, when recorded, transfers title to public ownership.

PROPERTY - The right or interest which an individual has in land, including the rights to use or possess.

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