

RESOLUTION No. 2021-2227

**A RESOLUTION AUTHORIZING EXECUTION OF A
QUITCLAIM DEED APN 165-220-12 & 165-220-13, SAN RAFAEL**

LAS GALLINAS VALLEY SANITARY DISTRICT

WHEREAS, WHEREAS, on or about April 5, 1966, a sewer easement was recorded describing the metes and bounds of the sewer easement dedicated to Las Gallinas Valley Sanitary District and which is now lying within the lands of Kaiser Foundation Health Plan, Inc., as described in that Grant Deed from Corac, LLC to Kaiser Foundation Health Plan, Inc., filed for record August 17, 2015 under Document No. 2015-0039972, Official Records of the County of Marin, and;

WHEREAS, on or about May 20, 2021 the Las Gallinas Valley Sanitary District abandoned an existing sanitary sewer easement as part of a project known as the Kaiser Medical Office Building (MOB) dated February 2020 and Parking Garage dated June 2019, and said sewer easement is being more particularly described as Exhibit "A", and

WHEREAS, it is the desire of the Las Gallinas Valley Sanitary District that the existing sanitary sewer easement be removed and no longer burden certain parcel(s) of real property previously burdened by said sewer easement, and

IT IS HEREBY RESOLVED, by the Sanitary Board of the Las Gallinas Valley Sanitary District, Marin County, California, that that certain Quitclaim Deed from the Las Gallinas Valley Sanitary District to Kaiser Foundation Health Plan is hereby approved, and the President of the Sanitary Board is authorized to sign said document, and the Secretary of the Sanitary Board is hereby directed to countersign the same, all on behalf of the Las Gallinas Valley Sanitary District. A copy said Quitclaim Deed is attached hereto and incorporated by reference herein.

I hereby certify that the forgoing is a full, true, and correct copy of a resolution duly and regularly passed and adopted by the Sanitary Board of the Las Gallinas Valley Sanitary District, Marin County, California, at a meeting thereof held on October 7, 2021, by the following vote of the members thereof:

AYES, and in favor thereof, Members: *Clark, Elias, Murray, Schwabman, Yezman*
NOES, Members: *None.*
ABSENT, Members: *None.*
ABSTAIN, Members: *None.*



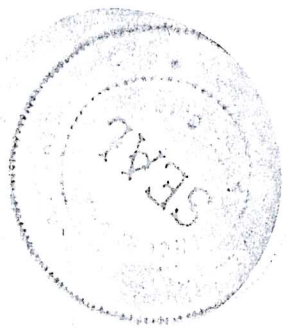
Teresa L. Lerch, District Secretary
Las Gallinas Valley Sanitary District

APPROVED:



Crystal J. Yezman, Board President
Las Gallinas Valley Sanitary District

(seal)



RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Kaiser Foundation Health Plan, Inc.
Real Estate Department
1800 Harrison Street, 19th Floor 11
Oakland, CA 94612
Attention: Director of Real Estate

(Space above this line for Recorder's use)

Tax Parcel Nos. 165-220-12

QUITCLAIM DEED

For Valuable Consideration, receipt of which is hereby acknowledged, LAS GALLINAS VALLEY SANITARY DISTRICT, a California special district created pursuant to Health & Safety Code Sec. 6400 et seq. ("Grantor"), hereby remises, releases and forever quitclaims to KAISER FOUNDATION HEALTH PLAN, INC., a California nonprofit public benefit corporation, all of Grantor's right, title and interest in and to all easements described in Exhibit "A" (legal description) and shown on Exhibit "B" (plat) attached hereto and by this reference made a part hereof.).

Executed as of May ____, 2021.

GRANTOR:

LAS GALLINAS VALLEY
SANITARY DISTRICT
By:

Crystal J. Yezman, Board President

Attest:

Teresa Lerch, District Secretary

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 on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)



EXHIBIT 'A'

ABANDONMENT OF PORTION OF EASEMENT
Over the lands of Kaiser Foundation Health Plan, Inc.

Being a portion of an existing easement in favor of the Las Gallinas Valley Sanitary District, located in Marin County, State of California, as described in that Deed of Easements from Dell M. Malick and Jack H. Bennett, filed for record April 5, 1966 in Book 2050 of Official Records of the County of Marin (Parcel One), and now lying within the lands of Kaiser Foundation Health Plan, Inc., as described in that Grant Deed from Corac, LLC to Kaiser Foundation Health Plan, Inc., filed for record August 17, 2015 under Document No. 2015-0039972, Official Records of the County of Marin, and being more particularly described as follows:

An easement over, or under a strip of land 10 feet wide, lying 5 feet on each side of the described centerline:

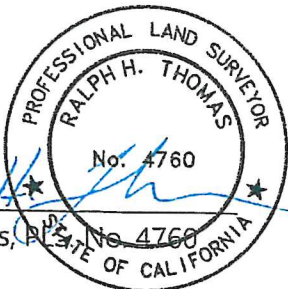
Commencing at a point distant South 6°00' East 67.86 feet from the intersection of the two courses "North 6°00' East 170.0 feet" and "North 48°18' East 433.83 feet" in the boundary of that certain tract described as Parcel Two in the Deed to Dell M. Malick and Jack H. Bennett recorded January 7, 1966 in Book 2015 at page 87, Official Records of Marin County; running thence from said point North 52°30' East 202.50 feet to the Point of Beginning of the centerline to be herein described; thence from said POINT OF BEGINNING, South 89°30' East 323.69 feet to a point on the westerly right of way Los Gamos Drive as designated and delineated on Parcel Map No. S88-12, filed for record February 28, 1994 in Book 25 of Parcel Maps, at Page 63, Official Records of Marin County, and the Point of Termination of the hereinabove described centerline.

The sidelines of said strip shall be lengthened or shortened, as necessary, to intersect the sideline of the remaining portion of said easement to Las Gallinas Valley Sanitary District on the west, and the westerly right of way of Los Gamos Drive on the east.

Basis of Bearings:

Prepared by:

BKF ENGINEERS



Ralph H. Thomas

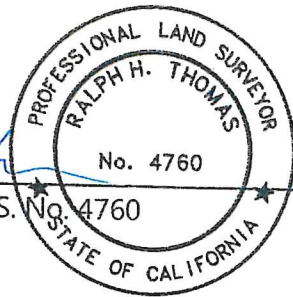
Dated: 3/23/2021

Exhibit A - Abandonment of Portion of Easement
APN 165-220-12

Prepared by:

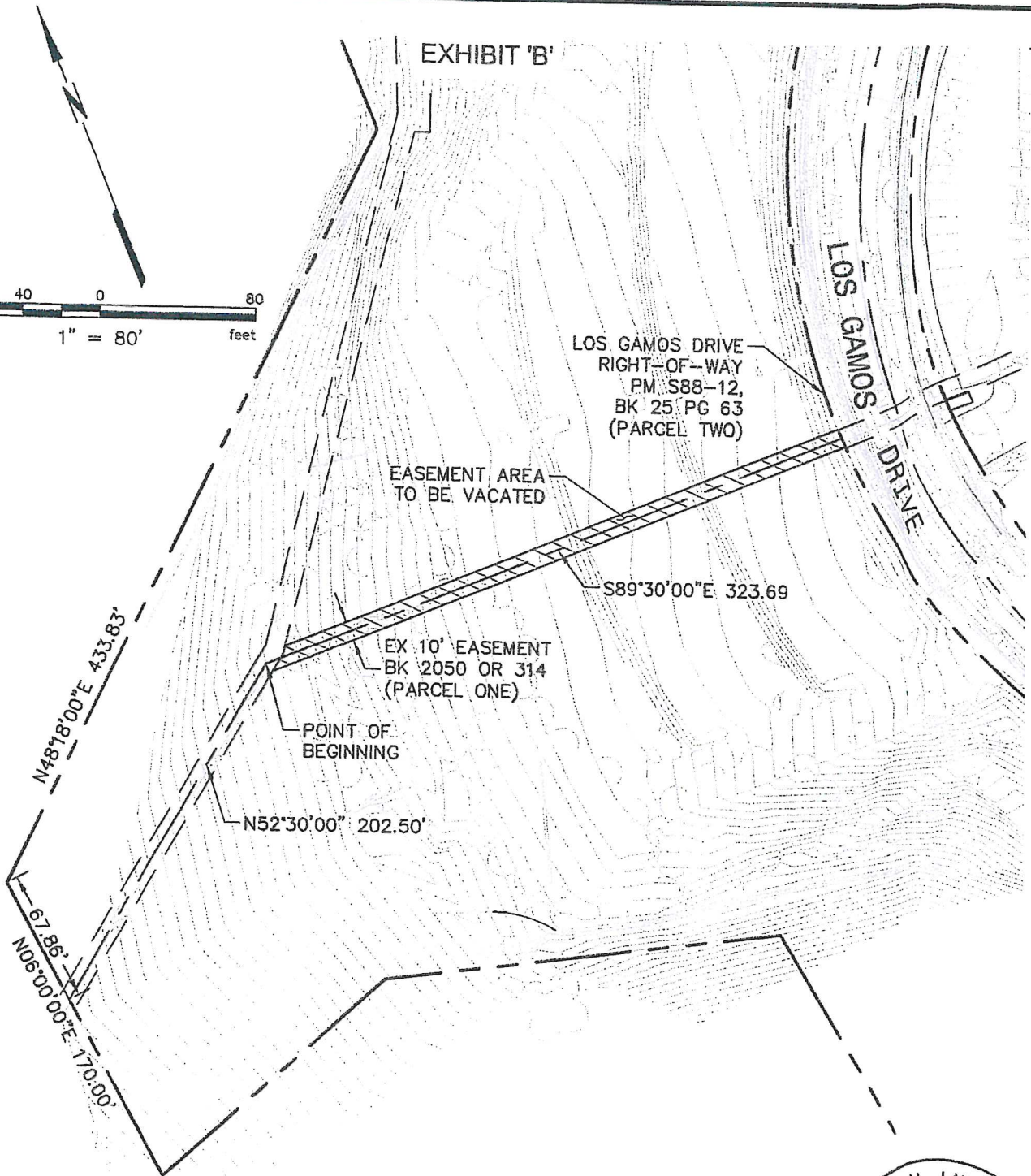
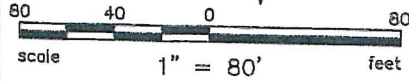
BKF ENGINEERS

Ralph H. Thomas
Ralph H. Thomas, PLS.



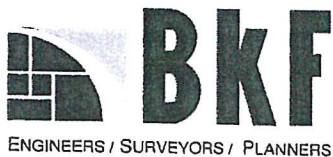
Dated: 2-23-2021

EXHIBIT 'B'



Ralph H. Thomas
RALPH H. THOMAS

PLS 4760



200 4TH ST, STE. 300
SANTA ROSA, CA 95401
PH: 707-583-8500
FAX: 707-583-8539

Subject VACATION OF SS EASEMENT OVER THE
LANDS OF KAISER FOUNDATION HEALTH PLAN

Job No. 20169071

By BTL Date MAR 2021 Chkd. RHT

SHEET 1 OF 1

OFFICIAL RECORDS COUNTY OF MARIN

WJNL:FDA:gmb 4/5/66 6c

15523

DEED OF EASEMENTS

DELL M. MALICK and JACK H. BENNETT, as Grantors, hereby grant to the LAS GALLINAS VALLEY SANITARY DISTRICT, a public corporation, Marin County, State of California, as Grantee, the following easements situate in the County of Marin, State of California, to wit:

PARCEL ONE:

An easement over, on or under a strip of land 10 feet wide lying 5 feet on each side of the following described center line:

Beginning at a point distant South 6° 00' East 67.86 feet from the intersection of the two courses "North 6° 00' West 170.0 feet" and "North 48° 18' East 433.83 feet" in the boundary of that certain tract described as Parcel Two in the Deed to Dell M. Malick and Jack H. Bennett recorded January 7, 1966 in Book 2015 at page 87, Official Records of Marin County; running thence from said point of beginning North 52° 30' East 332.50 feet; thence South 89° 30' East 323.69 feet; thence North 89° 30' East 292.60 feet; thence South 29° 00' East 564.00 feet; thence South 9° 34' 11" East 295.94 feet; thence South 15° 20' 35" West 345.00 feet; thence South 17° 31' West 536.60 feet; thence South 21° 51' 24" West 357.09 feet; thence South 25° 11' 49" West 310.00 feet; thence South 61° 18' 17" West 61.51 feet to a point of termination.

PARCEL TWO:

An easement over, on or under a strip of land 10 feet wide lying 5 feet on each side of the following described center line:

Beginning at a point distant North 0° 18' East 5.04 feet from the intersection of the two courses "North 39° 35' East 353.00 feet and North 0° 18' East 194.00 feet" in the boundary of that certain tract described as Parcel One in the Deed to Dell M. Malick and Jack H. Bennett recorded January 7, 1966 in Book 2015 at page 87, Official Records of Marin County; running thence from said point of beginning South 82° 25' East 436.75 feet to an intersection with the easement described hereinabove as Parcel One.

PARCEL THREE:

An easement over, on or under a strip of land 10 feet wide lying 5 feet on each side of the following described center line:

Beginning at a point distant North 28° 52' 52" West 224.95 feet from the intersection of the two courses "South 28° 52' 52" East 306.69 feet and South

OFFICIAL RECORDS COUNTY OF MARIN

34° 14' 30" East 243.052 feet" in the boundary of that certain tract described as Parcel Two in the Deed to Dell M. Malick and Jack H. Bennett recorded January 7, 1966 in Book 2015 at page 87, Official Records of Marin County; running thence from said point of beginning South 61° 07' 08" West 103.51 feet to an intersection with the easement hereinabove described as Parcel One.

PARCEL FOUR:

An easement over, on or under a strip of land 10 feet wide lying 5 feet on each side of the following described center line:

Beginning at the westerly terminus of that certain easement conveyed by Billings-Hutchinson, Inc. to the Las Gallinas Valley Sanitary District by deed recorded December 31, 1963 in Book 1765 at page 142, Official Records of Marin County, said point being further described as distant North 15° 20' 35" East 41.83 feet and North 74° 39' 25" West 10.0 feet from the intersection of the two courses "South 15° 20' 35" West 523.26 feet and South 17° 31' West 717.98 feet" in the boundary of that certain tract described as Parcel One in the Deed to Dell M. Malick and Jack H. Bennett recorded January 7, 1966 in Book 2015 at page 87, Official Records of Marin County; running thence from said point of beginning North 74° 39' 25" West 15.0 feet to an intersection with the easement hereinabove described as Parcel One.

TO HAVE AND TO HOLD said easements for the purpose of acquiring, constructing, completing, reconstructing, repairing, maintaining and operating sanitary sewers and appurtenances for said District, together with the right of ingress and egress therefor.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and signatures this 18 day of April, 1966.

Dell M. Malick
DELL M. MALICK
Jack H. Bennett
JACK H. BENNETT

15523 BOX 2050 PAGE 314

RECORDED AT REQUEST OF
Las Gallinas Sanit. Dist.

AT 76 MAR. PART H.S.

MAY 17 1966

Official Records of Marin County, Calif.

N. J. Macomini
NOTARY PUBLIC

300 Smith Ranch Rd.
S. Kafar

(LOCAL GREEN SUBDIVISION)
(April 5, 1966)

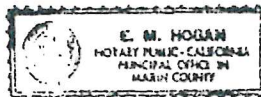
BOX 2050 PAGE 315

OFFICIAL RECORDS COUNTY OF MARIN

STATE OF CALIFORNIA }
COUNTY OF Marin } SS

On this 18 day of April, 1966, before me,
E. M. Hogan, a Notary Public in
and for the State of California, residing therein, duly commissioned
and sworn, personally appeared DELL M. MALICK and JACK H. BENNETT,
known to me to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed the
same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above
written.



E. M. Hogan
Notary Public in and for the
State of California
E. M. HOGAN
My Commission Expires Feb. 24, 1967

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed
by the Deed or Grant dated the 18th day of April, 1966,
from DELL M. MALICK and JACK H. BENNETT to the LAS GALLINAS VALLEY
SANITARY DISTRICT, Marin County, California, a political corpora-
tion, is hereby accepted by the undersigned officer or agent on
behalf of the District, pursuant to authority conferred by Resolu-
tion of the Sanitary Board adopted on April 28, 1966,
and the Grantee consents to recordation thereof by its duly author-
ized officer.

Dated: April 28, 1966.

LAS GALLINAS VALLEY SANITARY DISTRICT

By [Signature]

(SEAL)

OFFICIAL RECORDS COUNTY OF MARIN

WHL:BR/ajb 4/24/66 G

RESOLUTION NO. 651

A RESOLUTION ACCEPTING DEED OF EASEMENTS

RESOLVED, by the Sanitary Board of the Las Gallinas Valley Sanitary District, Marin County, California, that that certain Deed of Easements executed by HILL N. MALDEN and JACK N. SHANNON, dated April 18, 1966, granting this District an interest in certain property more particularly described in said Deed, is hereby accepted and the Secretary is hereby directed to record the said Deed, together with a certified copy of this Resolution and a Certificate of Acceptance in the office of the County Recorder of the County of Marin, California.

I hereby certify that the foregoing is a full, true and correct copy of a resolution duly and regularly passed and adopted by the Sanitary Board of the Las Gallinas Valley Sanitary District, Marin County, at a meeting thereof held on the 22nd day of April, 1966, by the following vote:

AYES, and in favor thereof, Members: Brock, Duckett,
Carpenter, Mohr, Keegan

NAYS, Members: None

ABSENT, Members: None

William Franklin
SECRETARY
Las Gallinas Valley Sanitary District

APPROVED:

David Malen
PRESIDENT

(SEAL)