

Primary

STATE OF CALIFORNIA • DEPARTMENT OF TRANSPORTATION  
**APPRAISAL SUMMARY**  
RW 7-9 (REV 3/2014)

**CONFIDENTIAL**  
This document contains personal information and pursuant to Civil Code 1798.21 it shall be kept confidential in order to protect against unauthorized disclosure.

**NOTE:** Instructions for completion of this form are contained on the following pages.

APN N/A	F.P. # N/A	PARCEL NO. 13013-01
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3 Report No.	1/15/2021 Date	NR/01 Reg/Dist	MEN Co	20 Rte	33.62 P.M.	0E090 Exp Auth	1 Map No.
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Owner: North Coast Railroad Authority Proj. ID: 01 1300 0123

Property Address: N/A Locale: Calpella/Redwood Valley

Zone: N/A Present Use: Railroad corridor Best Use: Railroad corridor

Entire Property: Land: \$ Imps. \$ Total: \$

Possible Hazardous Waste (Include underground tanks):  Yes  No

Date Acquired: Over 5 Years DTT: \$ Consideration: \$

Total Prop. Area: Large  Full  Part (Include Access Rts.)  Yes  No

Market Value of Required Property: \$ 1,000.00

Land:

Parcel 13013-01:

8,180 sf Aerial Easement - Nominal Value - \$1,000.00

Damages: None

Benefits: None

Inspected Dates:  
1/12/2021

By:  
Natalie Morris

Mailed to and recording requested by:

Department of Transportation  
Right of Way Field Office  
P.O. Box 3700  
Eureka, CA 95502-3700

Space above this line for Recorder's Use

## EASEMENT DEED AERIAL

District	County	Route	Postmile	Number
01	MEN	20	33.62	13013-01

### North Coast Railroad Authority

hereinafter called GRANTOR, hereby grants to the State of California, Department of Transportation, hereinafter called STATE, an easement and right of way for the purpose of constructing, reconstructing, upgrading, replacing, removing, inspecting, maintaining, repairing and operating an overhead bridge and highway for use as a public crossing, along with all necessary supporting columns, footings and appurtenances thereto (collectively, Structure), together with all abutter's rights of access to and from GRANTOR's remaining property to the Structure, being upon, under, over and across that real property in the unincorporated area of the County of Mendocino, State of California, described as follows:

See Exhibit A, attached.

ALSO, TOGETHER with non-exclusive right of access to the easement and right of way described herein for the purpose of inspecting, maintaining, retrofitting and repairing the Structure and for inspecting the uses made of the land under the Structure by way of such roads or passageways as may now or hereafter exist on GRANTOR's remaining property; provided, however, that STATE's exercise of such right of access shall not unreasonably interfere with GRANTOR's use of such roads or passageways.

RESERVING unto GRANTOR, its successors and assigns, lessees and licensees all rights in and to the airspace at an elevation higher than a plane parallel with and 30 feet above the roadway surface of the Structure as originally constructed, provided, that the use of such space shall not interfere with the enjoyment, safety and compatibility of the Structure, provided further, that GRANTOR, its lessees and/or licensees shall first secure such encroachment permits as may be required by law, which permits shall not be unreasonably withheld. Encroachment permits issued to GRANTOR or its subsidiaries or affiliated companies shall have designated across the face thereof "For Notice of Record Purposes Only"; provided however, that in case of any subsequent conveyance by GRANTOR, its subsidiaries or affiliated companies, such facilities and installations shall be subject to a standard encroachment permit.

ALSO RESERVING unto GRANTOR, its successors and assigns, the general right to use and enjoy the area of land under the Structure described herein. The general right to use and enjoy the land

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13013-01

by GRANTOR, its successors and assigns, shall however, be subject to the following limitations and conditions:

1. No use may be made of the area of land within the easement described herein which would impair the full use and safety of the Structure, or would otherwise interfere with the free flow of traffic thereon or would unreasonably impair the maintenance thereof.
2. No use may be made of the area of land within the easement described herein for the manufacture or storage of flammable, volatile, explosive or corrosive substances, and such substances shall not be brought onto the land except in such quantities as are normally required for the maintenance operations of occupants of the land and except as may be transported by rail or pipelines. Installation of any pipelines carrying volatile substances shall have the written approval of the STATE as to the safety and compatibility with the easement and such discretion shall not be exercised in a capricious or arbitrary manner. The use of any such substances shall be in conformance with all applicable code requirements.
3. No hazardous or unreasonably objectionable smoke, fumes, vapors, dust or odors shall be permitted, which would adversely affect the use or maintenance of the Structure or the traveling public thereon.
4. No building of combustible construction shall hereafter be constructed on the area of land under the Structure described herein. STATE shall be given the opportunity to review and approve plans for any construction within the easement area 60 days prior to the construction. No buildings, no permanent structures, and no advertising displays, may be constructed within 8 feet of the undersides nor within 15 feet (measured horizontally) of the sides of the Structure without the express written approval of the STATE. STATE shall have the discretion to determine whether such proposed construction will be inimical to or incompatible with the full enjoyment of the public rights in the easement or against the public interest, but such discretion shall not be exercised in a capricious or arbitrary manner.

EXCEPTING AND RESERVING THEREFROM all oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefore and removing the same from the land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstock or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however, the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of the Structure constructed on the lands.

The GRANTOR, for itself and its successors and assigns, hereby waives any and all claims for damages to GRANTOR's remaining property contiguous to the right of way hereby conveyed by reason of the location, construction, or maintenance of the highway.

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to the STATE any and all abutter's rights of access, appurtenant to GRANTOR's remaining property, in and to the freeway viaduct.



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13013-01

*Enter appropriate Signature Block (Exhibit 6-EX-8).*

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This is to certify that the State of California, acting by and through the Department of Transportation (according to Section 27281 of the Government Code), accepts for public purposes the real property described in this deed and consents to its recordation.

Dated \_\_\_\_\_

By \_\_\_\_\_  
Director of Transportation

By \_\_\_\_\_  
Attorney in Fact

**EXHIBIT A**

**Parcel 13013-01**

That portion of the lands of the North Coast Railroad Authority, as described in Grant Deed recorded April 30, 1996 in Book 2328, Page 251, Mendocino County Records (MCR), Parcel 97 (V-2-25 #473), lying within Lot 108 of the Yokayo Rancho, County of Mendocino, State of California, bounded as follows: on the north by the southerly line of that certain parcel of land described in that indenture between Northwestern Pacific Railroad Company and the State of California, filed for record on April 24, 1957 in Book 458, Page 396, MCR, and on the south by the following described line:

Commencing at a 6 inch by 6 inch concrete monument, set by Caltrans, marking the southerly terminus of Course (5), in Director's Deed to William P. Held, recorded in Book 907, Page 698, MCR;

Thence along said course, North 25°44'48" West (N. 26°27'59" W. record), 216.84 feet, to the True Point of Beginning for the herein described line;

- (1) Thence from a tangent bearing North 50°55'16" West, westerly, along a curve to the left, concave southerly with a radius of 1480.00 feet, through an angle of 51°00'58", an arc distance of 1317.79 feet;
- (2) Thence South 79°54'45" West 235.65 feet, to the southerly line of those lands described in Grant Deed from Royce C. Doyle, et. ux. to the State of California, recorded in Book 446, Page 587, MCR.

The bearings and distances used in the above description are based on the California Coordinate System of 1983, Zone 2, as determined by ties to the California High Precision Geodetic Network epoch 2004.69. To obtain ground distances, divide distances by 0.9998865.

The aforementioned monument has established grid coordinates of:

6 inch by 6 inch concrete monument marking the southerly terminus of Course (5), (N. 26°27'59" W., 416.07 feet), in Director's Deed to William P. Held, recorded in Book 907, Page 698, MCR;

North 2,216,169.21 feet

East 6,223,069.88 feet

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

\_\_\_\_\_  
*Professional Land Surveyor*

James W. Cohoon, PLS 7335  
Expires 12/31/2021

Date \_\_\_\_\_



NCRA  
Easement-Aerial  
EA 01-0E090

**DEPARTMENT OF TRANSPORTATION**

North Region Right of Way  
Eureka Field Office  
P.O. Box 3700  
Eureka, CA 95502-3700  
Phone: (707) 441-4645  
Fax: (707) 441-4512  
TTY: 711



January 11, 2021

North Coast Railroad Authority  
419 Talmage Road, Suite M  
Ukiah, CA 95482

MEN-20-PM 33.62  
EA 0E090  
Parcel 13013

Dear Property Owner:

The California Department of Transportation (Caltrans) is proposing a project to replace the Russian River Bridge and Redwood Valley Undercrossing on a new alignment located on State Route 20 in Mendocino County. Your property, located in Redwood Valley and shown on the attached Appraisal Map, is within the project area. A portion of your property will be required for the construction of the project. The areas required are approximately 8,180 s.f. Highway Easement and 3,180 s.f. Right of Entry. These areas are identified as Parcel 13013-01 and 13013-02 on the Appraisal Map.

The Department plans to start appraising the required area in the near future. Please complete and return the enclosed questionnaire so that we have your correct contact information.

I have enclosed an informative booklet titled "Your Property/Your Transportation Project" which will provide you with answers to questions owners frequently ask concerning land acquisition procedures.

It is the policy of Caltrans that all services and/or benefits to be derived from any right of way activity will be administered without regard to race, color, national origin or sex, in accordance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d, et seq.) and Section 162(a) of the Federal Highway Act of 1973 (23 U.S.C. 324). Enclosed for your information is a booklet entitled "Caltrans and You" which discusses this policy.

This notice does not constitute an offer to purchase your property, nor does it establish eligibility of the owner and/or any other occupant for relocation assistance or relocation payments. Only those in occupancy at the time of the first written offer to purchase the property may be eligible for relocation payments. If you have any questions I may be reached at (707) 441-4645.

Sincerely,

*Natalie Morris*

Natalie Morris  
Associate Right of Way Agent

Enclosures







