



GSA Pacific Rim Region

June 19, 2008

Ms. Caroline C. Chavez
Deputy Director, County of Lake
333 Second Street
Lakeport, CA 95453

Re. Survey Requirements for Excess Land at the United States Coast Guard LORAN Station, Middletown, California

Dear Ms. Chavez,

With this letter, the General Services Administration ("GSA") is providing to the County of Lake (the "County") requirements for a survey of the portion of the Coast Guard LORAN Station in Middletown, California reported as excess property and consisting of approximately 733.23 acres, as provided for in Public Law 106-554, Appendix D, Sec. 1113 (2000) (hereinafter "P.L. 106-554"). The excess property to be conveyed to the County, as well as portions of the LORAN Station to be retained by the United States and existing easements, is depicted on the map enclosed herein, entitled "Excess Land at U.S.C.G. LORAN Station Middletown."

When GSA and the County met in December of 2007, we discussed several issues with the conveyance, including the existence of a parcel of public domain land held by the Bureau of Land Management ("BLM") situated in the middle of the excess property to be conveyed to the County. This is the blue triangle depicted on the map discussed above. GSA understands that the County is working with BLM to obtain this cut-out of land. For this reason, GSA has omitted from the survey requirements below the need for a legal description of the BLM cut out and the need for a legal description of an easement to access the cut out. These omissions will eliminate some of the cost associated with the survey for the County. However if the County is unable to obtain the cut-out from BLM, a survey providing these legal descriptions, at the County's expense, will be necessary before GSA can complete the conveyance of the excess property to the County.

GSA does not require a full ALTA survey to complete the conveyance to the County. However by not strictly following the ALTA Survey Requirements, the produced survey may not be acceptable to a title insurance company for purposes of insuring title to the property free and clear of survey matters. Additionally, some of the ALTA requirements deemed unnecessary to protect the interests of the United States, may nonetheless be beneficial to the County. County counsel should compare the requirements detailed

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below, with those of a full ALTA survey to be sure that the survey will fulfill the needs of the County.

Enclosed are documents to assist with the survey. As I mentioned above, there is a map of the LORAN Station depicting the excess land to be conveyed to the County, land to be retained by the United States, the BLM parcel, and easements. There is also a map of the acquisition parcels that comprise the existing LORAN Station, entitled "Existing Land at U.S.C.G. LORAN Station Middletown." The document entitled "Schedule 'B'" provides a description of the excess property. I have also enclosed acquisition documents for the entire LORAN Station. I apologize for the quality of some of the copies.

Public Law 106-554 provides, "The exact acreage and legal description of the property conveyed under subsection (a) and any easements or rights-of-way reserved by the United States under subsection (c)(1), shall be determined by a survey satisfactory to the Administrator." Below are GSA's requirements for the survey:

1. The County of Lake shall request the survey and provide a written authorization to proceed with the survey, as the party responsible for paying for the survey. The request shall set forth a description of the property to be surveyed (Schedule "B" enclosed), along with the record documents with information affecting the property being surveyed and to which the survey shall make reference.
2. The plat or map of such survey shall bear the name, address, telephone number, and signature of the professional land surveyor who performed the survey, his or her official seal and registration number, the date the survey was completed, the dates of all of the surveyor's revisions, and following certification:

Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned certifies that in my professional opinion, and as a land surveyor registered in the State of California, the maximum Relative Positional Accuracy is ____ feet.

Date:

Signed:

Registration No. (seal)

3. The survey shall be in accordance with the then-current "Accuracy Standards for Land Title Surveys" as adopted from time to time by the National Society of Professional Surveyors and the American Land Title Association.
4. On the plat or map, the survey boundary shall be drawn to a convenient scale, with that scale clearly indicated. A graphic scale, shown in feet or meters or both, shall be included. A north arrow shall be shown, and the plat or map of survey shall be oriented so that north is at the top of the drawing. Symbols or abbreviations used shall be identified on the face of the plat or map by use of a legend. If necessary for clarity, supplementary or exaggerated diagrams shall be

presented accurately on the plat or map. The plat or map shall be a minimum size of 8½ by 11 inches.

5. The survey shall be performed on the ground and the plat or map shall contain, in addition to the required items already specified above, the following necessary information:
 - a. All data necessary to indicate the mathematical dimensions and relationships of the boundary represented, with angles given directly or by bearings, and with the length and radius of each curve, together with elements necessary to mathematically define the curve. The point of beginning of the surveyor's description shall be shown as well as the remote point of beginning if different. A bearing base shall refer to some well-fixed line, so that the bearing may be easily re-established. The North arrow shall be referenced to its bearing base and should that bearing base differ from record title, that difference shall be noted.
 - b. When record bearings or angles or distances differ from measured bearings, angles or distances, both the record and measured bearings, angles, and distances shall be clearly indicated. If the record description fails to form a mathematically closed figure, the surveyor shall so indicate.
 - c. Recovered lot corners and evidence of lot corners shall be noted. Observable evidence of access (or lack thereof) to abutting streets or highways shall be indicated, if said access continues through the property to be surveyed to the parcel retained by the United States. Observable evidence of private roads shall be so indicated, if said private roads continue through the property to be surveyed to the parcel retained by the United States.
 - d. All evidence of all monuments shall be shown and noted to indicate which were found and which were placed. All evidence of monuments found beyond the surveyed premises on which establishment of the corners of the surveyed premises are dependent, and their application related to the survey, shall be indicated. Monuments shall be placed at all corners of the shared boundary between the surveyed premises and the property retained by the United States, unless already marked or referenced by an existing monument or witness to the corner.
 - e. The location of the LORAN tower on the adjacent property retained by the United States shall be shown.
 - f. All easements evidenced by Record Documents which have been delivered to the surveyor shall be shown, both those burdening and those benefiting the property surveyed, indicating recording information. If such an easement cannot be located, a note to this effect shall be included.

Observable evidence of easements and/or servitudes of all kinds, such as those created by roads; rights-of-way; water courses; drains; telephone, telegraph or electric lines; water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties if they appear to affect the surveyed property, shall be located and noted. If the surveyor has knowledge of any such easements and/or servitudes, not observable at the time the present survey is made, such lack of observable evidence shall be noted. Surface indications, if any, of underground easements and/or servitudes shall also be shown.

- g. The character and location of all walls, buildings, fences, and other visible improvements within five feet of the shared boundary between the surveyed premises and the property retained by the United States, and within five feet of any and all easements identified in recording documents or during the survey that benefit the property retained by the United States shall be shown.
- h. Ponds, lakes, springs, or rivers bordering or running through all easements identified in recording documents or during the survey that benefit the property retained by the United States shall be shown.
- i. Gross land area of the surveyed property.
- j. As a minimum, the surveyor shall furnish four sets of prints of the plat or map of survey (BLM, Coast Guard, GSA, County). If the plat or map of survey consists of more than one sheet, the sheets shall be numbered, the total number of sheets indicated and match lines be shown on each sheet. The prints shall be on durable and dimensionally stable material. The new description prepared by the surveyor must appear on the face of the plat or map or otherwise accompany the survey. When, in the opinion of the surveyor, the results of the survey differ significantly from the record, or if a fundamental decision related to the boundary resolution is not clearly reflected on the plat or map, the surveyor may explain this information with notes on the face of the plat or map or in accompanying attachments. If the relative positional accuracy of the survey exceeds that allowable, the surveyor shall explain the site conditions that resulted in that outcome with a note on the face of the map or plat.

GSA's primary concerns with the survey are that features such as easements, rights of way, and utility lines be adequately identified and legally described in order to protect the retained interests of the United States and that the boundary between the excess and retained parcels is clearly defined. The County should note the possibility that the excess parcel to be conveyed is land locked. The United States will retain the non-exclusive road easement (Tracks A-101-E and A-101-E2) over private land that was obtained by

condemnation and ultimately leads into the LORAN Station. Also, there is no access to water on the excess parcel.

Please call me if you have any questions. I can be reached at (415) 522-2620. Upon completion of the survey, I look forward to working with the County and BLM to complete this transaction in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emma Cinkra', with a stylized flourish at the end.

Emma Cinkra
Assistant Regional Counsel

Enclosures

cc: Fabian Huey, Kelly F. Cox