

Harold Snyder
P.O. Box 926
Nipomo, CA 93444

April 13, 2011

Michael LeBrun,
Nipomo Community Services District (NCSD)
148 Wilson Street, P.O. Box 326
Nipomo, CA 93444

(805) 929-1133 Phone
(805) 929-1932 Fax

Dear Michael LeBrun:

In the April 13th 2011 Agenda Item D-2 states

“H. Director’s Requests to Staff and Supplemental Reports
Director Winn

.....

Requested District Counsel to review the pros and cons of utilizing NCSD’s Well Site on Riverside Drive...”

I am making a public record request for paper copies of the deed and tract map of the
“NCSD’s Well Site on Riverside Drive”

Thank You



Harold Snyder

RECEIVED

APR 13 2011

NIPOMO COMMUNITY
SERVICES DISTRICT

NIPOMO COMMUNITY



SERVICES DISTRICT

BOARD MEMBERS

JAMES HARRISON, PRESIDENT
LARRY VIERHEILIG, VICE PRESIDENT
MICHAEL WINN, DIRECTOR
ED EBY, DIRECTOR
DAN A. GADDIS, DIRECTOR

STAFF

MICHAEL LEBRUN, INTERIM GENERAL MANAGER
LISA BOGNUDA, ASSISTANT GENERAL MANAGER
PETER SEVCIK, P.E., DISTRICT ENGINEER
TINA GRIETENS, UTILITY SUPERINTENDENT
JON SEITZ, GENERAL COUNSEL

Serving the Community Since 1965

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

April 20, 2011

Harold Snyder
P.O. Box 926
Nipomo, CA 93444

PUBLIC DOCUMENTS REQUEST DATED APRIL 13, 2011 AND RECEIVED BY
NIPOMO COMMUNITY SERVICES DISTRICT APRIL 13, 2011

Dear Mr. Snyder:

The document you requested in your public records request dated April 13, 2011, identified in your request as "NCSD's Well Site on Riverside Drive" deed and tract map paper copies are ready for pick-up in our office. The copy charge is \$2.70.

Sincerely,

NIPOMO COMMUNITY SERVICES DISTRICT

Michael LeBrun
Interim General Manager

t:\administrative-office\public records requests\public document requests\snyder\snyder 110413 reponse.doc

RECORDING REQUESTED BY AND MAIL TO

NAME Nipomo Community Services District

STREET P.O. Box 386 QUITCLAIM DEED

CITY Nipomo, Calif. 93444

The undersigned Grantor, County of San Luis Obispo, does hereby remise, release and forever quitclaim to the Nipomo Community Services District, a public agency, the following described real property in the County of San Luis Obispo, State of California: See Exhibit A, attached hereto.

Dated: February 9, 1978.

COUNTY OF SAN LUIS OBISPO

By: Howard D. Imankine
Chairman of the Board of Supervisors

Authorized by Board resolution

on January 23, 1978.

(Assessor's parcel number _____).

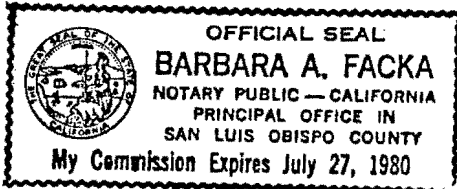
DOC. NO. **15962**
OFFICIAL RECORDS
SAN LUIS OBISPO CO., CAL
COMPARED
APR 5 1978

WILLIAM E. ZIMARIK
COUNTY RECORDER
TIME 2:45 P.M.

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STATE OF CALIFORNIA)
) : ss
COUNTY OF SAN LUIS OBISPO)

On this 9 day of January, in the year
1978, before me Barbara A. Facka personally appeared
Howard D. Mankins known to me to be the Chairman
of the Board of Supervisors of the County of San Luis Obispo and
known to me to be the person who executed the within instrument
on behalf of said County, and acknowledged to me that such
County executed the same.



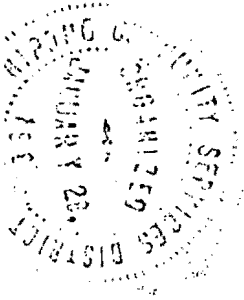
Barbara A. Facka
Notary

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property
conveyed by the Deed of Grant dated February 9, 1978
from the County of San Luis Obispo to the Nipomo Community
Services District, a governmental agency, is hereby accepted by
order of the Governing Board of the Nipomo Community Services
District on April 5, 1978, 1978 and the Grantee consents
to recordation thereof by its duly authorized officer.

Dated: April 5, 1978.

By: Richard Blackwell
Richard Blackwell,
Chairman of the Board



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That portion of Lot 15 of the Subd vision of Caetano Jose Souza Estate in Subdivision 2 of Rancho Punta de la Laguna which is within San Luis Obispo County , California as said Lot 15 is shown on the Map recorded in Map Book No. 9 at Page 37, records of Santa Barbara County, California, more particularly described as follows:

Commencing at the Northeasterly corner of said Lot 15 thence; N 83° 10' 44" W along the Northerly line of said Rancho Punta de la Laguna 216.15 feet more or less to the Southwest corner of Lot 11 of the Subdivision of the Rancho Nipomo as surveyed by H.C. Ward in 1878 as recorded in Book "A" at Page 13 of Maps, records of San Luis Obispo County, California and the true point of beginning; thence continuing N 83° 10' 44" W - 60.00 feet; thence S 6° 49' 16" W - 100.00 feet; thence S 83° 10' 44" E - 100.00 feet; thence N 6° 49' 16" E - 100.00 feet; thence N 83° 10' 44"W - 40.00 feet to the true point of beginning and containing 0.23 acres more or less.

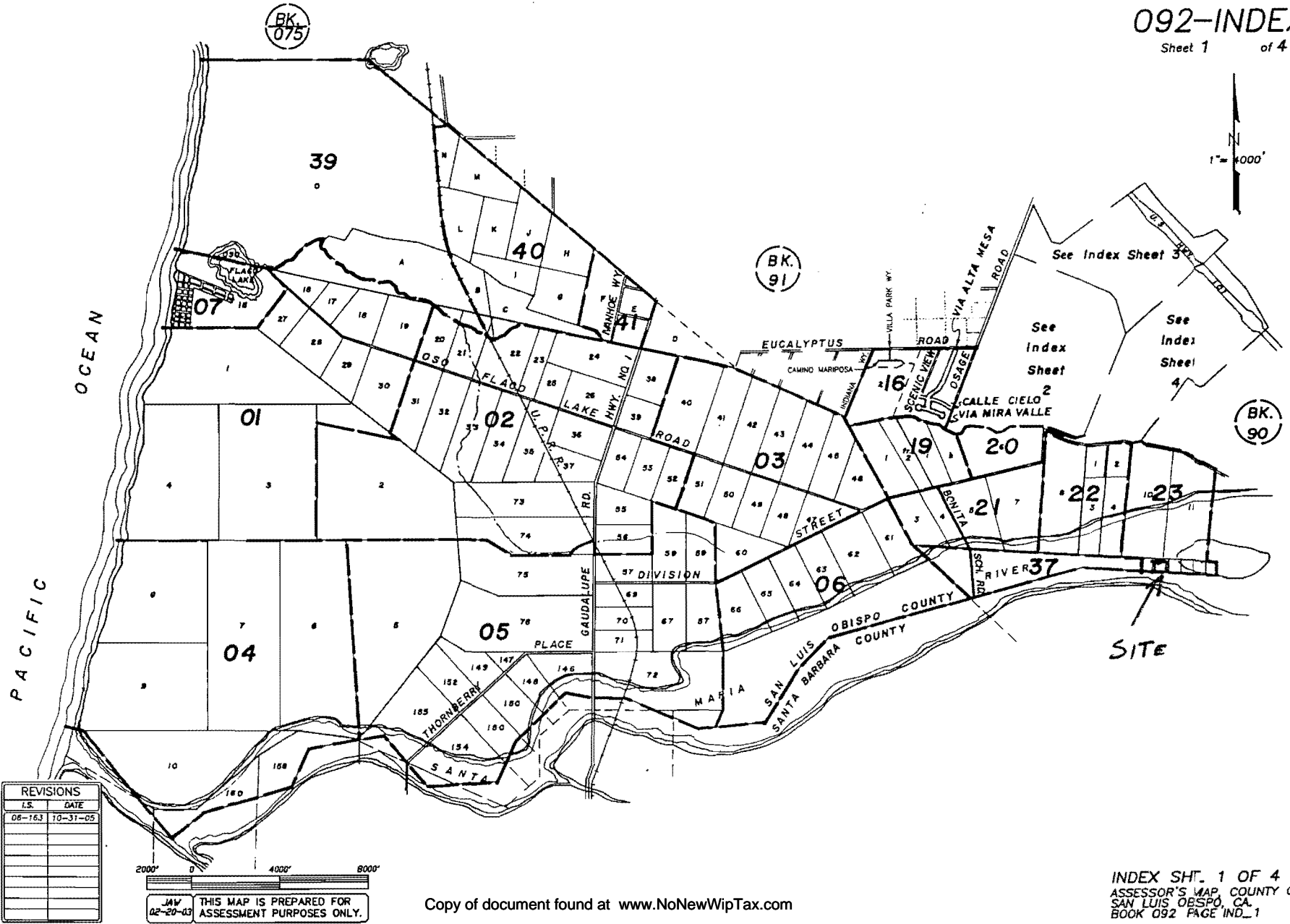
EXHIBIT "A"

END OF DOCUMENT

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Sheet 1 of 4



REVISIONS	
I.S.	DATE
06-163	10-31-05

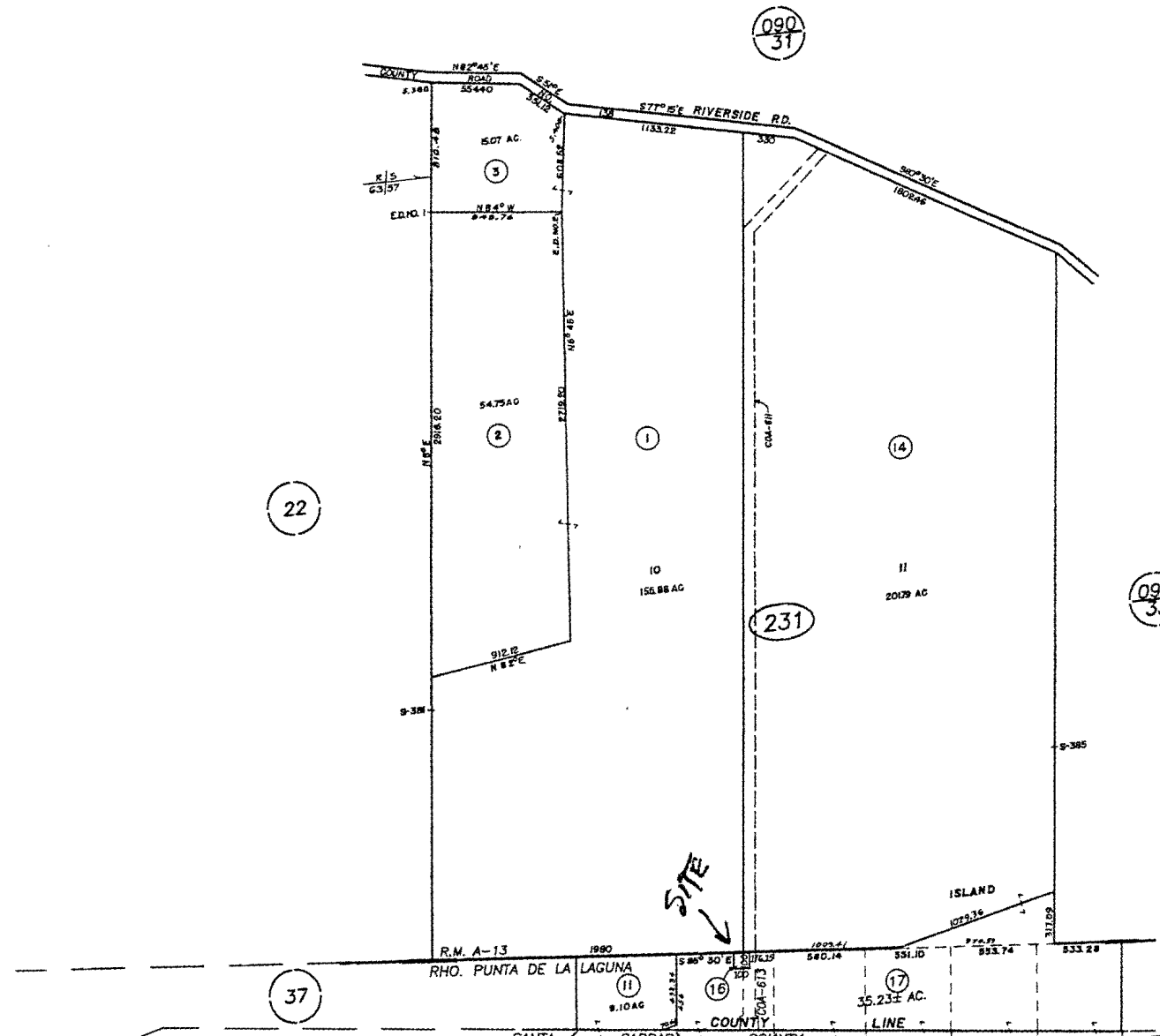
2000' 0 4000' 8000'

JAV 02-20-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

Copy of document found at www.NoNewWipTax.com

INDEX SH. 1 OF 4
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 092 PAGE IND. 1

092-23



REVISIONS	
TECH	DATE
JAW	02-25-02



Copy of document found at www.newwesttax.com
SUBDIVISION OF LOT 2, RANCHO PUNTA DE LA LAGUNA; RECORDED IN SANTA BARBARA COUNTY.
H.C. WARD'S SUBDIVISION OF THE RANCHO NIPOMO, R.M. Bk. A Pg. 13.

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA
BOOK 092 PAGE 23

Property Detail Report

RealQuest.com

For Property Located At

904 RIVERSIDE RD, NIPOMO CA 93444-9723

Owner Information:

Owner Name: OKUI HIRONOBU
 Mailing Address: PO BOX 575, OCEANO CA 93475-0575 B006
 Phone Number: Vesting Codes: / A / TE

Location Information:

Legal Description: RHO NIPOMO PTN LT 11
 County: SAN LUIS OBISPO, CA APN: 092-231-014
 Census Tract / Block: 123.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: RANCHO NIPOMO
 Legal Book/Page: Map Reference: / 896-F5
 Legal Lot: 11 Tract #:
 Legal Block: School District: LUCIA MAR UNIF
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: 07/18/2002 / 06/24/2002 1st Mtg Amount/Type: \$200,000 / PRIVATE PARTY
 Sale Price: \$400,000 1st Mtg Int. Rate/Type: / FIXED
 Sale Type: FULL 1st Mtg Document #: 57959
 Document #: 57958 2nd Mtg Amount/Type: /
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company: CHICAGO TITLE CO.
 Lender: PRIVATE INDIVIDUAL
 Seller Name: SAKAMOTO ROBERT Y TRUST

Prior Sale Information:

Prior Rec/Sale Date: 11/30/1990 / 00/1990 Prior Lender:
 Prior Sale Price: \$1,150,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 81123 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: CORPORATION GRANT DEED

Property Characteristics:

Gross Area:	Parking Type:	Construction:
Living Area:	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): /	Basement Type:	Air Cond:
Year Built / Eff: /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information:

Zoning: AG	Acres: 202.00	County Use: IRRIG ROW CROPS
Flood Zone: C	Lot Area: 8,799,120	State Use:
Flood Panel: 0603040763C	Lot Width/Depth: x	Site Influence:
Flood Panel Date: 07/18/1985	Res/Comm Units: /	Sewer Type:
Land Use: FIELD & SEED		Water Type:

Tax Information:

Total Value: \$1,615,486	Assessed Year: 2006	Property Tax: \$16,638.66
Land Value: \$1,499,339	Improve %: 007%	Tax Area: 052049
Improvement Value: \$116,147	Tax Year: 2006	Tax Exemption:
Total Taxable Value: \$1,615,486		

Property Detail Report

RealQuest.com

For Property Located At

,CA

Owner Information:

Owner Name: NIPOMO COMMUNITY SERVICES DISTRICT
 Mailing Address: PO BOX 326, NIPOMO CA 93444-0326 B004
 Phone Number: Vesting Codes: //

Location Information:

Legal Description: RHO PUNTA D LAG PTN LT 15
 County: SAN LUIS OBISPO, CA APN: 092-231-016
 Census Tract / Block: 123.01 / 1 Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: /
 Legal Lot: 15 Tract #:
 Legal Block: School District: LUCIA MAR UNIF
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #:
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information:

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics:

Gross Area:	Parking Type:	Construction:
Living Area:	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms:	Finish Bsmnt Area:	Pool:
Bath(F/H): /	Basement Type:	Air Cond:
Year Built / Eff: /	Roof Type:	Style:
Fireplace: /	Foundation:	Quality:
# of Stories:	Roof Material:	Condition:
Other Improvements:		

Site Information:

Zoning: AG	Acres: 0.23	County Use: GOVERNMENT
Flood Zone:	Lot Area: 10,000	State Use:
Flood Panel:	Lot Width/Depth: x	Site Influence:
Flood Panel Date:	Res/Comm Units: /	Sewer Type:
Land Use: TAX EXEMPT		Water Type:

Tax Information:

Total Value:	Assessed Year:	Property Tax: \$7.00
Land Value:	Improve %:	Tax Area: 052049
Improvement Value:	Tax Year: 2006	Tax Exemption:
Total Taxable Value:		