

March 30, 2014

City of Rio Dell

Jim Stretch, City Manager

675 Wildwood Ave.

Rio Dell, CA 95562

Dear Mr. Stretch;

Re. Public Records Act Request

Thank you for the response to our Public Records Act request which we received on March 27th, 2014. The request we submitted and the response received, including the letter from Mike O'Hern of Kelly-O'Hern Associates, regarding the easement to the Monument Springs property indicate that the city does not have any written or documented right of access to the property other than the perceived "intention" contained in a map attached to a deed from 1924. We are aware that historical documents and public records are available at the County Recorder's Office however the PRA is asking for city documents that are or should be in the possession of Rio Dell. Specifically, we request a copy of the deed or property transfer for Monument Springs to the city. That is something that should clearly be available for the city to produce in response to this request. A property transfer would include a parcel map with any/all easements or encroachments indicated. Accordingly, any assessment of the property value would need to clearly establish the access rights in addition to property lines, etc. The finished assessment done recently is not subject to disclosure at the moment but the documentation provided to the assessor for easements and encroachments would be.

The Monument Springs property has changed hands since the 1924 deed so it stands to reason that the easement or access rights to the property would have been documented in these subsequent transactions; specifically the transfer of title to the city. It appears clear from Mr. O'Hern's letter that there is no documentation of an access easement other than the map attached to the 1924 transfer of title between private parties and its implied intent. If that is true then please let us know that the city does not possess any additional documentation regarding access rights other than the deed referred to by Mr. O'Hern.

In either case, we request a copy of the deed or transfer documentation (including any attachments) of the Monument Springs property to the City of Rio Dell.

We prefer the requested documentation be provided electronically to steve@riodelltimes.com. Please let us know if any clarification of this request is needed.

Thank you,


Sharon L. Wolff


Steven L. Wolff

3 Painter St.

Rio Dell, CA 95562

steve@riodelltimes.com

www.riodelltimes.com