

# GLENN COUNTY

## Planning & Public Works Agency

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988  
530.934.6530 Fax 530.934.6533  
[www.gcppwa.net](http://www.gcppwa.net)



### REQUEST FOR REVIEW

#### COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

#### FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation - Willows

#### OTHER

- ☐ AT&T
- ☐ California Water Service Co. (Chico)
- ☐ California Association of RC&D
- ☐ City of Orland
- ☐ Comcast Cable (Chico Office)
- ☐ Community Services District:
- ☐ Drainage District:
- ☐ Enterprise Rancheria of Maidu Indians
- ☒ Fire Protection District: Orland Rural
- ☐ Glenn County Resource Conservation District
- ☐ Grindstone Rancheria of Wintun-Wailaki

#### STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☐ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ CHP – Willows Office (GPA's, ZC's, and TSM's)
- ☐ Department of Alcoholic Beverage Control (ABC)
- ☐ Department of Conservation, Division of Land Resource Protection
- ☐ Department of Conservation, Office of Mine Reclamation (OMR)
- ☐ Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- ☐ Department of Fish and Wildlife
- ☐ Department of Food and Agriculture
- ☐ Department of Forestry and Fire Protection (Cal Fire)
- ☐ Department of Housing and Community Development (HCD)
- ☐ Department of Public Health
- ☐ Department of Toxic Substances Control (DTSC)
- ☐ Department of Transportation (Caltrans)
- ☐ Department of Water Resources (DWR)
- ☐ Office of the State Fire Marshall
- ☐ Public Utilities Commission

- ☐ Northeast Center of the California Historical Resources Information System
- ☒ Pacific Gas and Electric Company (PG&E)
- ☐ Paskenta Band of Nomlaki Indians
- ☐ Railroad:
- ☐ Reclamation District:
- ☐ School District:
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☒ Water/Irrigation District: Orland Unit Water Users' Association

DATE: June 9, 2017

PROJECT: Lot Line Adjustment 2017-002, Harris/Vander Dussen & Lely's

PLANNER: Hether Ward, Assistant Planner; [hward@countyofglenn.net](mailto:hward@countyofglenn.net)

# GLENN COUNTY

## Planning & Public Works Agency

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Willows, CA 95988  
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### REQUEST FOR REVIEW

**DATE:** June 9, 2017

**PROJECT:** **Lot Line Adjustment 2017-002, Harris/Vander Dussen & Lely's**

**PLANNER:** Hether Ward, Assistant Planner; [hward@countyofglenn.net](mailto:hward@countyofglenn.net)

**APPLICANT/  
LANDOWNER:** Sybrand and Ann Vander Dussen  
4150 Bella Vista  
Chowchilla, CA 93610  
(909) 553-4301

**APPLICANT/  
LANDOWNER:** Lely's General Partnership  
211 East Walker Street  
Orland, CA 95963  
(530) 865-4171

**SURVEYOR:** Thomas Harris, L.S.  
908 6<sup>th</sup> Street  
Orland, CA 95963  
(530) 865-5567  
(530) 865-5568  
[harrissurveying@sbcglobal.net](mailto:harrissurveying@sbcglobal.net)

**PROPOSAL:** **Lot Line Adjustment 2017-002, Harris/Vander Dussen & Lely's**

The project proposes a lot line adjustment resulting in the following:

Parcel 1: 17± acres  
Parcel 2: 20.6± acres

**APN's:** 046-140-018 (19.84± acres) and 046-140-019 (18.06± acres)

**LOCATION:** The project site is located south of County Road 12, east of County Road MM, west of County Road N, northeast of the City of Orland, in the unincorporated area of Glenn County.

ZONING: “AE-20” (Exclusive Agricultural Zone, 17-acre minimum parcel size)

GENERAL PLAN: “General Agriculture”

FLOOD ZONE: The property consists of Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06103C1750H, dated September 29, 2011, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” consists of areas of minimal risk outside the 1-percent and 0.2-percent annual chance floodplains. No base flood elevations or base flood depths are shown within this zone.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **FRIDAY, JUNE 23, 2017**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

**AGENCY COMMENTS:**

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?
4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

LLA 2017-002

GLENN COUNTY  
PLANNING AND PUBLIC WORKS AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[www.countyofglenn.net](http://www.countyofglenn.net)

**APPLICATION FOR LOT LINE ADJUSTMENT**

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s): 1. Sybrand Vander Dussen and Ann Vander Dussen, Trustees of the Sybrand and Ann Vander Dussen Family Trust, dated August 9, 2000  
Name: 2. Lely's, a General Partnership

Mailing Address: See property owners below

Phone: (Business) \_\_\_\_\_ (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. Property Owner(s) #1:

Sybrand Vander Dussen and Ann Vander Dussen, Trustees of the  
Name: Sybrand and Ann Vander Dussen Family Trust, dated August 9, 2000

Mailing Address: 4150 Bella Vista, Chowchilla, CA 93610

Phone: (Business) (909) 553-4301 (Home) \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. Property Owner(s) #2:

Name: Lely's, a General Partnership

Mailing Address: 211 East Walker Street, Orland, CA 95963

Phone: (Business) 865-4171 (Home) 520-4614

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

4. Engineer/Surveyor:

Name: Thomas Harris, Land Surveyor

Mailing Address: 908 Sixth Street, Orland, CA 95963

Phone:(Business) 865-5567 (Home) \_\_\_\_\_

Fax: 865-5568 E-mail: harrissurveying@sbcglobal.net

5. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: Thomas Harris

Mailing Address: 908 Sixth Street, Orland, CA 95963

6. Address and Location of Project: 4463 Road MM and 4463 Road N

7. Current Assessor's Parcel Number(s): A.P.N. 046-140-018 and 046-140-019

8. Existing Zoning: AE-20

9. Existing Use of Property: Orchard

10. Proposed Use of Property: Orchard

11. Size for Each Adjusted Lot: Lot 1: 17.0± Ac. and Lot 2: 20.6± Ac.

12. Why are the lots being adjusted? For convenience of irrigation  
management.

13. Provide any additional information that may be helpful in evaluating this proposal: N/A

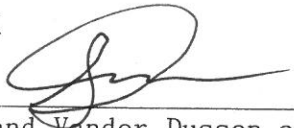
**DECLARATION UNDER PENALTY OF PERJURY**

(Must be signed by Applicant(s) and Property Owner(s))

(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: 

Sybrand Vander Dussen and Ann Vander Dussen, Trustees of the  
Print: Sybrand and Ann Vander Dussen Family Trust, dated August 9, 2000

Date: 6-5-17

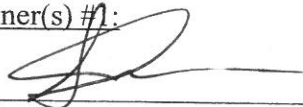
Address: 4150 Bella Vista, Chowchilla, CA 93610

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s) #1:

Signed: 

Sybrand Vander Dussen and Ann Vander Dussen, Trustees of the  
Print: Sybrand and Ann Vander Dussen Family Trust, dated August 9, 2000

Date: 6-5-17

Address: 4150 Bella Vista, Chowchilla, CA 93610

**DECLARATION UNDER PENALTY OF PERJURY**

(Must be signed by Applicant(s) and Property Owner(s))  
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: \_\_\_\_\_

Print: Lely's, a General Partnership

Date: \_\_\_\_\_

Address: 211 East Walker Street, Orland, CA 95963

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s) #1:

Signed: \_\_\_\_\_

Print: Lely's, a General Partnership

Date: \_\_\_\_\_

Address: 211 East Walker Street, Orland, CA 95963

## Sales Document

CLOS ENCLOSED

**2013-4886**

## RECORDING REQUESTED BY:

Glenn County Title Company

Escrow No.: 018454TE

Title Order No.: 018454

## WHEN RECORDED MAIL DOCUMENT

## AND TAX STATEMENT TO:

Lely's, a General Partnership

211 East Walker Street

Orland, CA 95963

Recorded at the request of:

GLENN COUNTY TITLE CO

11/01/2013 10:17 AM

Fee \$484.50 Pgs 2

OFFICIAL RECORDS

Sheryl Thur, Clerk-Recorder

Glenn County, CA

Parcel No.: 046-140-003, 019

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$467.50

☒ Computed on full value of property conveyed, or☐ Computed on full value less value of liens or encumbrances remaining at time of sale,☒ Unincorporated Area: ☐ City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Steven R. French and Laura J. French, Trustees of the Steven and Laura French Family Trust dated 3/25/02**

hereby GRANTS(s) to

**Lely's, a General Partnership**

the following described real property in the Unincorporated Area, County of Glenn, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: October 29, 2013

STATE OF CALIFORNIA

COUNTY OF Glenn )ss

On OCT. 31, 2013, before me,  
RICHARD M. THOMAS, a Notary Public  
 personally appeared Steven R. French and Laura J.  
 French, 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 his/her/their signature(s)  
 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

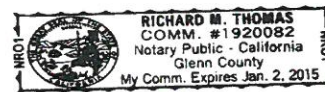
The Steven and Laura French Family Trust,  
dated 3/25/02

BY:

Steven R. French, Trustee

BY:

Laura J. French, Trustee



FD-213 (Rev/3/94)

GRANT DEED

2013-4886 1 of 2



## GRANT DEED (Continued)

### EXHIBIT A

#### PARCEL ONE:

The South one-half of Lot 11 of Subdivision No. 16 of the U.S. Irrigation District of Orland, as it is shown on the map filed in Book 1 of Maps and Surveys, at page 202.

EXCEPTING THEREFROM that certain strip of land as conveyed to the United States of America by Deed recorded in Book 29 of Deeds, at page 399.

ALSO EXCEPTING THEREFROM all that portion of the South one-half of Lot 11 being described as follows:

Beginning at a 5/8" rebar with cap stamped "LS 5712" marking the Southwest corner of Lot 11;

Thence along the South boundary of Lot 11, South 89° 10' 25" East, 106.59 feet to a 5/8 rebar with cap stamped "LS 5712" marking the Northeast corner of the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 22 North, Range 3 West, M.D.M.;

Thence continuing along the South boundary of Lot 11, South 89° 19' 28" East, 326.47 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on the Southwesterly boundary of that strip of land conveyed to the United States of America by Deed recorded in Book 29 of Deeds at page 399;

Thence along said strip of land North 55° 46' 00" West, 526.51 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on Westerly boundary of Lot 11;

Thence along the West boundary of Lot 11, South 0° 26' 47" East, 290.82 feet to the Point of Beginning.

The basis of bearings for this description is the North boundary of Section 24, Township 22 North, Range 3 West, M.D.M., shown as N. 89° 55' 00" West on the map filed in Book 10 of Parcel Maps, at page 33.

Lot Line Adjustment No. 01-12 as approved by the Glenn County Technical Advisory Committee on January 3, 2002 as disclosed by Certificate of Compliance recorded June 7, 2002, Glenn County Recorder's File No. 2002-3255.

APN: 046-140-019-0

#### PARCEL TWO:

The North one-half of Lot 11 of Subdivision No. 16 of the United States Irrigation District of Orland, Glenn County, California, according to the official map thereof filed for record in the office of the Recorder of the County of Glenn, on May 12, 1909 in Book 1 of Maps, at page 202.

APN: 046-140-003-0



## Sales Document

CIOS ENCLOSED

### 2016-3143

Recorded at the request of:  
TIMIOS TITLE COMPANY

07/26/2016 02:38 PM

Fee: \$20.00 Pgs: 3

OFFICIAL RECORDS

Sheryl Thur, Clerk-Recorder  
Glenn County, CA

Prepared By:  
Timios Title, A California Corporation  
250 W. Sycamore St.  
Willows, CA 95988  
No: 130291  
After Recording Return And  
Mail Tax Statements To:  
Sybrand Vander Dussen  
Ann Vander Dussen  
4150 Bella Vista  
Chowchilla, CA 93610

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. 046-140-018-0;046-140-014-0

#### GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$0.00

County Transfer Tax is \$0.00

Monument preservation fee is \$0.00

( ) computed on full value of property conveyed, or

(X) computed on full value less value of liens and encumbrances remaining at time of sale.

( ) Unincorporated area: ( ) City of ORLAND, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
PIETER J. VERBOOM AND LANI M. VERBOOM, TRUSTEES OF THE PIETER J. VERBOOM FAMILY  
TRUST, DATED MAY 2, 1980

hereby GRANTS to SYBRAND VANDER DUSSEN AND ANN VANDER DUSSEN, TRUSTEES OF THE  
SYBRAND AND ANN VANDER DUSSEN FAMILY TRUST, DATED AUGUST 9, 2000

the following described real property in the County of GLENN, State of California:

#### PARCEL ONE:

The East half of the Southwest quarter of the Northeast quarter of Section 23,  
Township 22 North, Range 3 West, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM all that portion thereof, together with all underlying  
fee interest appurtenant to said property in and to existing State Route 32,  
as conveyed to the State of California by Deed recorded April 1, 1993 as  
Glenn County Recorder's Instrument No. 93-1662.

#### 046-140-014-0 PARCEL TWO:

The South one-half of Lot 10 of Subdivision No. 16 of the U.S. Irrigation  
District of Orland, as it is shown on the map filed in Book 1 of Maps and  
Surveys, at page 202.

EXCEPTING THEREFROM that certain strip of land as conveyed to the United  
States of America by deed recorded in Book 29 of Deeds, at page 399.  
Together with all that portion of the South one-half of Lot 11 of Subdivision  
No. 16 of the U.S. Irrigation District of Orland, as It is shown on the map  
filed in Book 1 of Maps and Surveys, at page 202, being described as follows:  
Beginning at a 5/8" rebar with cap stamped "LS 5712" marking the Southwest

DocID: 719

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corner of Lot 11; Thence along the South boundary of Lot 11, South 89° 10' 25" East, 106.59 feet to a 5/8" rebar with cap stamped "LS 5712" marking the Northeast corner of the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 22 North, Range 3 West, M.D.M.; Thence continuing along the South boundary of Lot 11, South 89° 19' 28" East, 326.47 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on the Southwesterly boundary of that strip of land conveyed to the United States of America by deed recorded in Book 29 of Deeds, at page 399; Thence along said strip of land, North 55° 46' 00" West, 526.51 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on Westerly boundary of Lot 11; Thence along the West boundary of Lot 11, South 0° 26' 47" East, 290.82 feet to the point of beginning.

DocID: 719

2016-3143 2 of 3



# PRELIMINARY REPORT

**To:**

HARRIS SURVEYING  
908 6TH ST  
ORLAND CA, 95963-1631  
ATTN: CHARLES HARRIS

**Title Officer:**

TITLE OFFICER: DEBBIE FALTESEK  
TIMIOS TITLE  
250 W. SYCAMORE ST.  
WILLOWS, CA 95988  
PHONE: (530) 934-3338

REF NO: 133317

**Property Address:**

046-140-018;046-140-019  
ORLAND, CA, 95963

**Title No:**

133316

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy Forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment should be requested.

The form of Policy of title insurance contemplated by the report is:

**ALTA STANDARD OWNER'S POLICY**

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: MARCH 27, 2017 at 8:00 a.m.

The Estate or Interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate of interest at the date hereof is vested in:

LELY'S, A GENERAL PARTNERSHIP, AS TO PARCEL ONE; AND SYBRAND VANDER DUSSEN AND ANN VANDER DUSSEN, TRUSTEES OF THE SYBRAND AND AN VANDER DUSSEN FAMILY TRUST, DATED AUGUST 9, 2000, AS TO PARCEL TWO

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy form would be as follows:

THE FOLLOWING ITEMS AFFECT PARCEL ONE:

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2017-2018 THAT ARE A LIEN NOT YET DUE.
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE. SUBJECT TO FUNDED AND DEFERRED CHARGES.

FOR ANY AMOUNTS DUE CONTACT:  
ORLAND UNIT WATER USERS' ASSOCIATION  
828 EIGHTH STREET  
ORLAND, CA 95963  
PHONE: 530-865-4126

4. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN COUNTY ROAD N AND COUNTY ROAD 12
5. RIGHTS OF WAY FOR EXISTING ROADS, POLE LINES, CANALS, LATERALS AND DITCHES.
6. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY STEVE R. FRENCH AND LAURA FRENCH, DATED NOVEMBER 13, 2001, RECORDED JUNE 7, 2002, GLENN COUNTY RECORDER'S FILE NO. 2002-3254
7. WITH RESPECT TO LELY'S, A GENERAL PARTNERSHIP:
  - A. THAT A CERTIFIED COPY OF A STATEMENT OF PARTNERSHIP AUTHORITY PURSUANT TO SECTION 16303 OF THE CALIFORNIA CORPORATIONS CODE (FORM GP-1), EXECUTED BY AT LEAST TWO PARTNERS, AND A CERTIFIED COPY OF ANY AMENDMENTS TO SUCH STATEMENT (FORM GP-7), BE RECORDED IN THE PUBLIC RECORDS;
  - B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;
  - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

THE FOLLOWING ITEMS AFFECT PARCEL TWO:

8. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2017-2018 THAT ARE A LIEN NOT YET DUE.
9. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.

10. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE. SUBJECT TO FUNDED AND DEFERRED CHARGES.

FOR ANY AMOUNTS DUE CONTACT:  
ORLAND UNIT WATER USERS' ASSOCIATION  
828 EIGHTH STREET  
ORLAND, CA 95963  
PHONE: 530-865-4126

11. DEDICATION FOR PUBLIC ROADS AS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON MAY 12, 1909, IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE 202.
12. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED APRIL 1, 1993 AS INSTRUMENT NO. 96-1662 OF OFFICIAL RECORDS.
13. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY DAVID B. ANTHONY AND JUDITH A. ANTHONY, DATED NOVEMBER 15, 2001, RECORDED JUNE 7, 2002, GLENN COUNTY RECORDER'S FILE NO. 2002-3253.
14. AGRICULTURAL STATEMENT OF ACKNOWLEDGEMENT EXECUTED BY STEVE R. FRENCH AND LAURA FRENCH, DATED NOVEMBER 13, 2001, RECORDED JUNE 7, 2002, GLENN COUNTY RECORDER'S FILE NO. 2002-3254.
15. TERMS AND CONDITIONS AS CONTAINED IN MEMORANDUM OF OPTION DATED SEPTEMBER 17, 2004 BY AND BETWEEN DAVID B. ANTHONY, JUDITH A. ANTHONY AND GINO FIORI AND RECORDED OCTOBER 29, 2004 AS GLENN COUNTY RECORDER'S FILE NO. 2004-7280
16. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.  
AMOUNT: \$900,000.00  
DATED: APRIL 3, 2009  
TRUSTOR: PIETER J. VERBOOM AND LANI M. VERBOOM, TRUSTEES OF THE PIETER J. VERBOOM FAMILY TRUST DATED MAY 2, 1980, AS TO AN UNDIVIDED ½ INTEREST AND SYBRAND VANDER DUSSEN AND ANN VANDER DUSSEN, TRUSTEES OF THE SYBRAND AND ANN VANDER DUSSEN FAMILY TRUST DATED AUGUST 9, 2000 AS TO AN UNDIVIDED ½ INTEREST  
TRUSTEE: NORTH STATE TITLE COMPANY, A CALIFORNIA CORPORATION  
BENEFICIARY: DAVID B. ANTHONY AND JUDITH A. ANTHONY, HUSBAND AND WIFE AS COMMUNITY PROPERTY  
RECORDED: MAY 1, 2009 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2009-2143 OF OFFICIAL RECORDS

ACCORDING TO THE PUBLIC RECORDS, THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO DAVID B. ANTHONY AND JUDITH A. ANTHONY, TRUSTEES OF THE ANTHONY FAMILY TRUST, DATED APRIL 03, 2009, BY ASSIGNMENT RECORDED MAY 1, 2009 AS GLENN COUNTY RECORDER'S INSTRUMENT NO. 2009-2114 OF OFFICIAL RECORDS.

17. WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:

A. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.

B. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.

C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

## NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

### NOTES:

- A. ACCORDING TO THE PUBLIC RECORDS, THERE HAS BEEN NO CONVEYANCE OF THE LAND WITHIN A PERIOD OF TWENTY FOUR MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

NONE

- B. NONE OF THE ITEMS SHOWN IN THIS REPORT WILL CAUSE THE COMPANY TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 100 TO AN ALTA POLICY, WHEN ISSUED.

- C. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THE CERTAIN DOLLAR AMOUNT SET FORTH IN ANY APPLICABLE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. IF YOU DESIRE TO REVIEW THE TERMS OF THE POLICY, INCLUDING ANY ARBITRATION CLAUSE THAT MAY BE INCLUDED, CONTACT THE OFFICE THAT ISSUED THIS COMMITMENT OR REPORT TO OBTAIN A SAMPLE OF THE POLICY JACKET FOR THE POLICY THAT IS TO BE ISSUED IN CONNECTION WITH YOUR TRANSACTION.

- D. CANCELLATION FEES

NOTE: PURSUANT TO RULE NO. 2 OF BULLETIN NO. NS-35 OF CALIFORNIA STATE INSURANCE COMMISSIONER THIS REPORT IS ISSUED SUBJECT TO A MINIMUM FEE OF \$400.00.

- E. TAXES FOR PRORATION PURPOSES FOR THE FISCAL YEAR 2016-2017

1 <sup>ST</sup> INSTALLMENT:	\$1105.95	PAID
2 <sup>ND</sup> INSTALLMENT:	\$1105.95	PAID
TAX RATE AREA:	079023	
ASSESSMENT NO.:	046-140-019-000	

AFFECTS PARCEL ONE

1 <sup>ST</sup> INSTALLMENT:	\$1211.98	PAID
2 <sup>ND</sup> INSTALLMENT:	\$1211.98	PAID
TAX RATE AREA:	079023	
ASSESSMENT NO.:	046-140-018-000	

AFFECTS PARCEL TWO

## LEGAL DESCRIPTION

All that certain real property situated in the unincorporated area of the County of GLENN, State of California, more particularly described as follows:

### PARCEL ONE:

The South one-half of Lot 11 of Subdivision No. 16 of the U.S. Irrigation District of Orland, as it is shown on the map filed in Book 1 of Maps and Surveys, at page 202.

EXCEPTING THEREFROM that certain strip of land as conveyed to the United States of America by Deed recorded in Book 29 of Deeds, at page 399.

ALSO EXCEPTING THEREFROM all that portion of the South one-half of Lot 11 being described as follows:

Beginning at a 5/8" rebar with cap stamped "LS 5712" marking the Southwest corner of Lot 11;

Thence along the South boundary of Lot 11, South 89° 10' 25" East, 106.59 feet to a 5/8" rebar with cap stamped "LS 5712" marking the Northeast corner of the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 22 North, Range 3 West, M.D.M.;

Thence continuing along the South boundary of Lot 11, South 89° 19' 28" East, 326.47 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on the Southwesterly boundary of that strip of land conveyed to the United States of America by Deed recorded in Book 29 of Deeds at page 399;

Thence along said strip of land North 55° 46' 00" West, 526.51 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on Westerly boundary of Lot 11;

Thence along the West boundary of Lot 11, South 0° 26' 47" East, 290.82 feet to the Point of Beginning.

The basis of bearings for this description is the North boundary of Section 24, Township 22 North, Range 3 West, M.D.M., shown as N. 89° 55' 00" West on the map filed in Book 10 of Parcel Maps, at page 33.

Lot Line Adjustment No. 01-12 as approved by the Glenn County Technical Advisory Committee on January 3, 2002 as disclosed by Certificate of Compliance recorded June 7, 2002, Glenn County Recorder's File No. 2002-3255.

APN: 046-140-019-000

### PARCEL TWO:

The South one-half of Lot 10 of Subdivision No. 16 of the U.S. Irrigation District of Orland, as it is shown on the map filed in Book 1 of Maps and Surveys, at page 202.

EXCEPTING THEREFROM that certain strip of land as conveyed to the United States of America by deed recorded in Book 29 of Deeds, at page 399.

TOGETHER WITH all that portion of the South one-half of Lot 11 of Subdivision No. 16 of the U.S. Irrigation District of Orland, as it is shown on the map filed in Book 1 of Maps and Surveys, at page 202, being described as follows:

Beginning at a 5/8" rebar with cap stamped "LS 5712" marking the Southwest corner of Lot 11; thence along the South boundary of Lot 11, South 89° 10' 25" East, 106.59 feet to a 5/8" rebar with cap stamped "LS 5712" marking the Northeast corner of the Southwest one-quarter of the Northeast one-quarter of Section 23, Township 22 North, Range 3 West M.D.M.; Thence continuing along the South boundary of Lot 11, South 89° 19' 28" East, 326.47 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on the Southwesterly boundary of that strip of land conveyed to the United States of America by Deed recorded in Book 29 of Deeds, at page 399; Thence along said strip of land, North 55° 46' 00" West 526.51 feet to a 5/8" rebar with cap stamped "LS 5712" marking a point on Westerly boundary of Lot 11; Thence along the West boundary of Lot 11, South 0° 26' 47" East, 290.82 feet to the Point of Beginning.

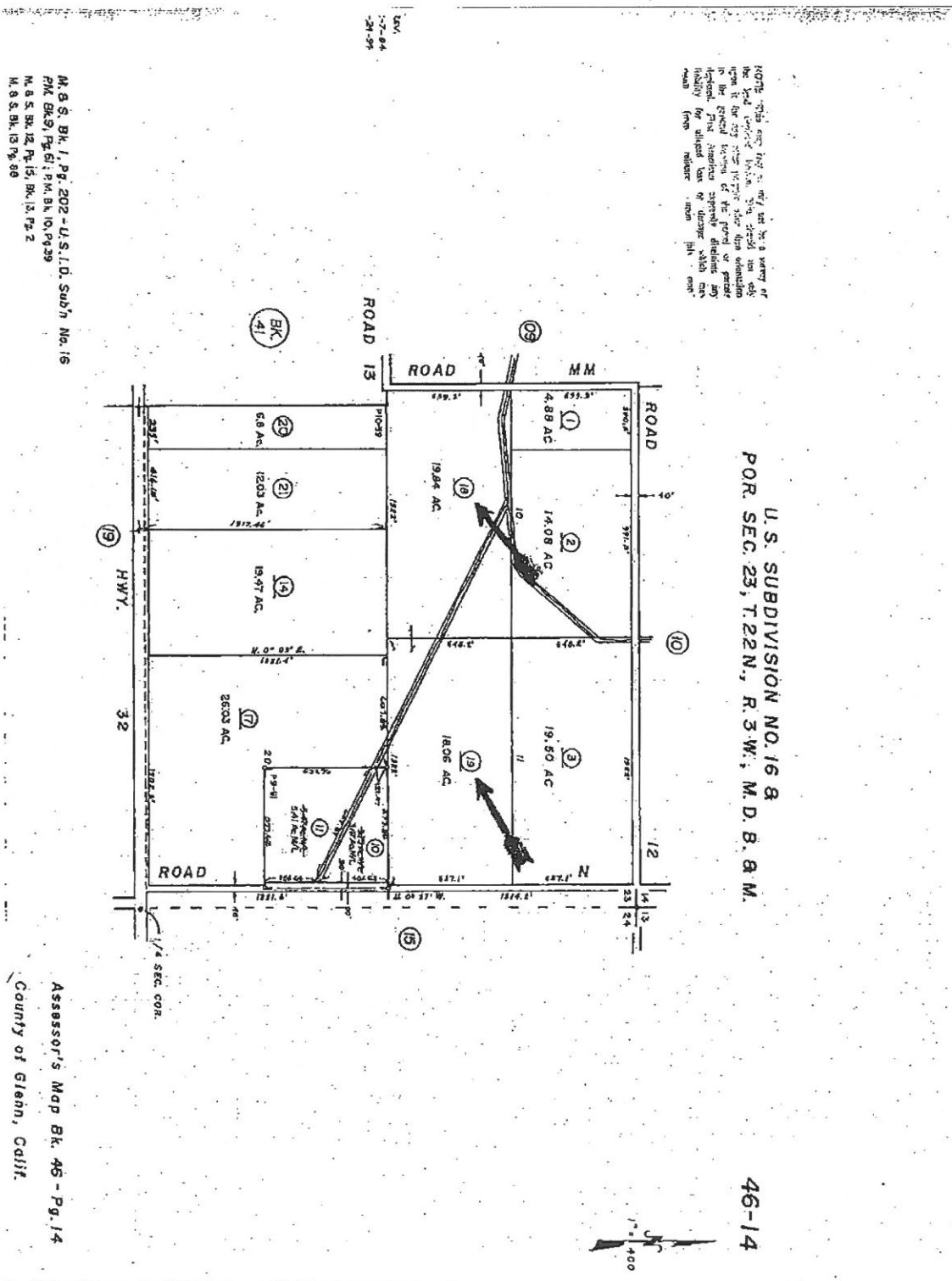
The basis of bearings for this description is the North boundary of Section 24, Township 22 North, Range 3 West, M.D.M., shown as N 89° 55' 00" West on the map filed in Book 10 of Parcel Maps, at page 33.

Lot Line Adjustment No. 01-12 as approved by the Glenn County Technical Advisory Committee on January 3, 2002 as disclosed by Certificate of Compliance recorded June 7, 2002, Glenn County Recorder's File No. 2002-3256.

APN: 046-140-018-000

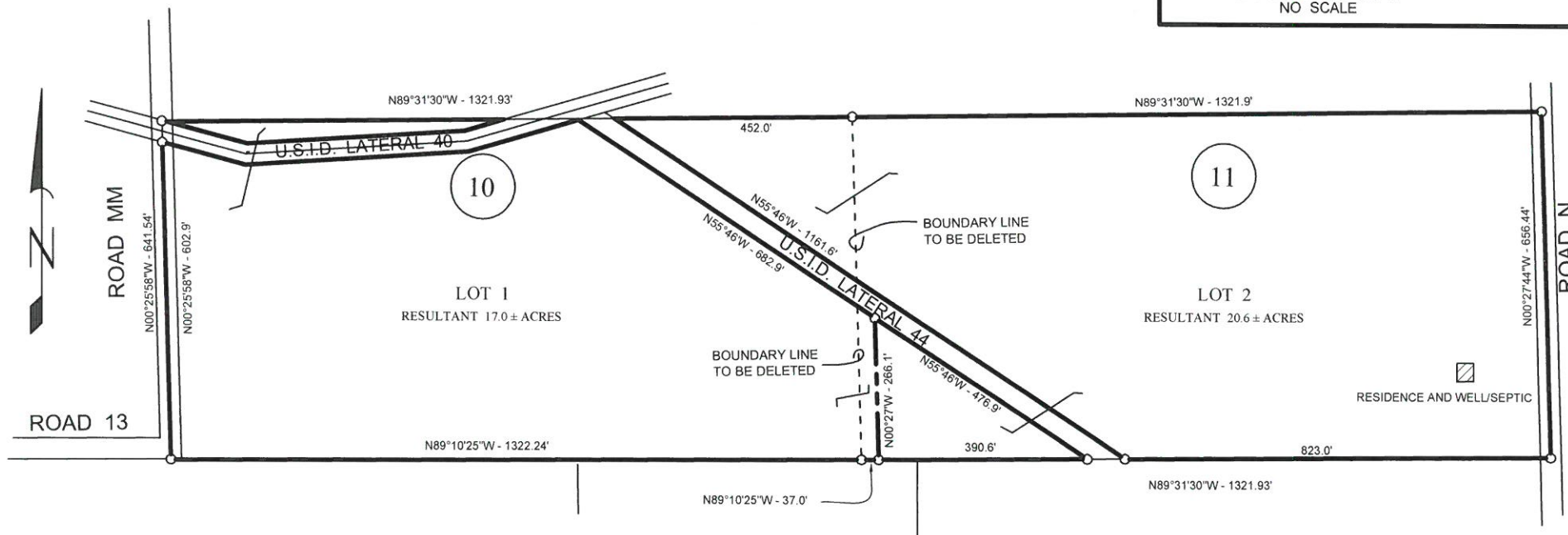
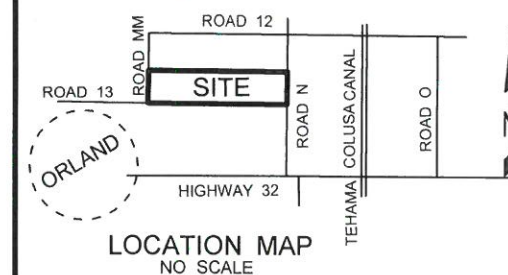
The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and its Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

## MAP



# MAP LEGEND

- PROPERTY BOUNDARY
- PROPOSED NEW BOUNDARY
- BOUNDARY LINE TO BE DELETED



PREPARED BY:  
**REDUCED PRINT**

THOMAS E. HARRIS  
LAND SURVEYOR  
908 6TH STREET, ORLAND, CA. 95963

ZONE AE-20  
FLOOD ZONE X

A.P.N. 046-140-018 and 046-140-019  
PROPOSED LOT LINE ADJUSTMENT

BEING THE S 1/2 OF LOT 10 AND THE S 1/2 OF LOT 11 OF SUBDIVISION NO. 16, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

APRIL 2017

SCALE 1"= 200'

SYBRAND VANDER DUSSEN and ANN VANDER DUSSEN, Trustee's of the  
SYBRAND and ANN VANDER DUSSEN FAMILY TRUST, Dated August 9, 2000

AND  
LELY'S, a General Partnership