

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



Utility Management Services, Inc
Drawer 5173,
Chico, CA 95927

February 20, 2018

RE: Lot Line Adjustment 2017-008, Approval Notice
APNs: 045-020-028 and 045-080-001

To whom it may concern,

On February 13, 2018, the Glenn County Planning & Community Development Services Agency Deputy Director approved Lot Line Adjustment 2017-008.

Enclosed for your reference is a copy of the Staff Report for the lot line adjustment. Also enclosed is a separate copy of the Conditions of Approval. The landowners will need to sign a copy of the Conditions of Approval and return them to this office.

Original signed legal descriptions need to be submitted for the resultant lots within 120 days of the approval date of the lot line adjustment. The Public Works Department (County Surveyor) will check the new legal descriptions and send them to the Agent/Title Company for new deeds preparation. The Title Company will be responsible for recording the new deeds.

It is the landowners' responsibility to pay all property taxes to the Glenn County Tax Collector and provide a Tax Collector's Certificate to this office. The Glenn County Tax Collector's office is located at 516 W. Sycamore Street, Willows, CA 95988 and they can be reached by phone at 530-934-6410.

Enclosed for your reference are copies of the Certificates of Compliance that will be recorded for the resultant lots. Also enclosed is a copy of each Notice of Voluntary Merger that will be recorded for the resultant lots. The landowners will need to sign the Notices of Voluntary Merger and return to this office.

The recording fee for the Certificates of Compliance is \$14 for the first page and \$3 for each page of descriptions; there is no charge for recording the Notices of Voluntary Merger. Once everything is received, all the documents (Certificates of Compliance, Notices of Voluntary Merger, and the new Deeds) will be recorded simultaneously in the office of the County Recorder.

Effective January 1, 2018, California Government Code Section 27388.1 (SB2 – Building Homes and Jobs Act) requires that documents accepted for recording at the Glenn County Recorder's Office be charged an additional seventy-five (\$75) fee per title, unless exempted by statute. The fee is collected on behalf of the State of California and funds are deposited with the State of California. The County Recorder only collects the fee on behalf of the State. Please see attached Notice of Fee Increase.

The Certificates of Compliance and Notices of Voluntary Merger are usually recorded in the morning and the Title Company will record the new deeds during the afternoon on that same day. You will be notified when the documents have been recorded and you will receive conformed copies of the recorded documents.

Should you have any questions, please contact the Glenn County Planning & Community Development Services Agency.

Sincerely,

Greg Conant
Assistant Planner
gconant@countyofglenn.net

Cc: Del Oro Water Company, Inc
Drawer 5172, Chico, CA 95927

NorthStar
111 Mission Rance Blvd. ste 100,
Chico CA 95926

Glenn County Engineering & Surveying Division

Glenn County Assessor's Office

Glenn County Environmental Health Department

Glenn County Building Inspection Division

GLENN COUNTY
Community Development Services Agency

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PROJECT: Lot Line Adjustment 2017-008

I. Environmental Review:

I find that Lot Line Adjustment 2017-008 is statutorily exempt from the California Environmental Quality Act pursuant to Section 15268 of the Guidelines of the California Environmental Quality Act as presented in the Staff Report.

II. Project Approval:

I have reviewed Lot Line Adjustment 2017-008 and find that this lot line adjustment meets the requirements of Chapter 15.140 of the Glenn County Code. I hereby approve the Lot Line Adjustment, as authorized in Section 15.140.020 of the Glenn County Code, with the Findings as presented in the Staff Report and Conditions of Approval as attached.

Signature: _____

Di Aulabaugh, Deputy Director
Planning and Community Development Services Agency

Date: February 13, 2018

NOTICE OF EXEMPTION

To: County Clerk, County of Glenn
516 W. Sycamore Street, 2nd Floor, Willows, CA 95988
From: Glenn County Planning & Community Development Services Agency
777 North Colusa Street, Willows, CA 95988

Project Title: Lot Line Adjustment 2017-008

Project Location: The project site is located on the north side of County Road 200 (Newville Road), east of County Road FF, south of County Road 10 ½, and west of Huggins Drive, within the unincorporated of Glenn County, California. APNs: 045-020-028 and 045-080-001.

Description of Project: A lot line adjustment resulting in the following:

Parcel 1: Resultant 2.0 acres

Parcel 2: Resultant 0.52 acres

Name of Public Agency Approving Project:

Glenn County Planning & Community Development Services Agency

Name of Person or Agency Carrying Out Project:

Applicant/Landowner: Utility Management Services, Inc., a California Corporation
Drawer 5173, Chico, CA 95927

Applicant/Landowner: Del Oro Water Company, Inc., a California Corporation
Drawer 5172, Chico, CA 95927

Surveyor: NorthStar
111 Mission Ranch Blvd. Ste. 100,
Chico CA 95926

Exempt Status: Statutory Exemption:

This project is considered Statutorily Exempt from environmental review pursuant to Section 15268, "*Ministerial Projects*", of the Guidelines of the California Environmental Quality Act.

Reasons why project is exempt:

A Lot Line Adjustment is outlined in the Glenn County Code, Title 15, Chapter 15.140 as a ministerial action.

Lead Agency Contact Person:

Greg Conant, Assistant Planner, Glenn County Planning & Community Development Services Agency
777 N. Colusa Street, Willows, CA 95988 (530-934-6540)

Signature: _____

Di Aulabaugh, Deputy Director

Date: February 13, 2018

GLENN COUNTY

Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street
Willows, CA 95988
530.934.6530 Fax 530.934.6533
www.countyofglenn.net



STAFF REPORT

DATE: February 13, 2018
TO: Di Aulabaugh, Deputy Director
FROM: Greg Conant, Assistant Planner
RE: Lot Line Adjustment, 2017-008

Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Draft Descriptions
5. Preliminary Title Report and Deeds
6. Assessor's Parcel Maps
7. Lot Line Adjustment Map

1 PROJECT SUMMARY

Utility Management Services have proposed a lot line adjustment between two existing parcels resulting in the following:

Lot 1: Resultant 2.0 acres **Lot 2:** Resultant 0.52 acres or 22,651.2 square feet

The lot line adjustment is requested to allow for an expansion of the existing well site. According to the lot line map and air imagery, Lot 1 is vacant and Lot 2 is a Well Site. The existing APN(s) included 045-020-028 (2.29± acres) and 045-080-001 (.23± acres). Lot 2 or APN 045-080-001 is currently non-conforming to the zoning requirement. The parcel is zoned as R-1 (Single Family Residential), R-1 zoning has a minimum area of 40,000 square feet while the parcel currently has an overall area of .23 acres or 10,018.8 square feet. The resultant lot will get larger (0.52 acres or 22,651.2 square feet); however, it still will not meet the minimum parcel size of 40,000 square feet and will remain non-conforming.

The project site is located on the north side of County Road 200 (Newville Road), east of County Road FF, south of County Road 10 ½, and west of Huggins Drive, within the unincorporated area of Glenn County, California.

Lot 1 APN 045-020-028:

Zoned RE-2 (Rural Residential Estate) 1.7-acre minimum. Designated as “Suburban Residential” in General Plan

Lot 2 APN 045-080-001:

Zoned R-1 (Single Family Residential) 40,000 square feet minimum. Designated as single family Residential in General Plan.

1.1 RECOMMENDATIONS

Staff recommends that the Deputy Director find that this project qualifies as a Statutory Exemption within Section 15268 of the California Environmental Quality Act.

Staff also recommends that the Deputy Director approve the lot line adjustment with the Findings as presented in the Staff Report and the Conditions of Approval as attached.

2 ANALYSIS

The proposed project is consistent with the land use in this area. All lot line adjustments are to be processed in accordance with Chapter 15.140 of the Glenn County Code and Section 66412(d) of the California Government Code.

2.1 ENVIRONMENTAL DETERMINATION

The properties involved in this lot line adjustment are existing legal lots and no additional lots are being created. This lot line adjustment as proposed will not introduce new or potentially significant impacts to the environment.

Lot line adjustments qualify for a Statutory Exemption from environmental review pursuant to Section 15268, “*Ministerial Projects*”, of the Guidelines of the California Environmental Quality Act (CEQA). Article 18 (Statutory Exemptions), §15268(a) & (c) (Ministerial Projects) state the following:

- (a) Ministerial projects are exempt from the requirements of CEQA. The determination of what is “ministerial” can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.*
- (c) Each public agency should, in its implementing regulations or ordinances, provide an identification or itemization of its projects and actions which are deemed ministerial under the applicable laws and ordinances.*

Lot line adjustments, outlined in Section 15.140 of the Glenn County Code, are deemed as a ministerial project within Glenn County Title 15, Unified Development Code (Title 15, Division 2, Part 1). In addition, Section 66412(d) of the Subdivision Map Act limits review and approval of lot line adjustments to conformity with the local general plan, zoning, and building ordinances. An advisory agency or local agency cannot impose conditions or exactions on its approval of a lot line adjustment except to conform to the local general plan, zoning, and building ordinances, to require the prepayment of real property taxes prior to the approval of the lot line adjustment, or to facilitate the relocation of existing utilities, infrastructure, or easements.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The lot line adjustment for APN(s) 045-020-028 zoned RE-2 and 045-080-001 zoned R-1 will adjust the properties boundaries; however, it will not revise the bounds of the “RE-2” or “R-1” zoning district.

The General Plan Designation for the two properties is Suburban Residential and Single Family Residential. Glenn County Code §15.140.020.A and §66412(d) of the Subdivision Map Act require that lot line adjustments conform to local zoning and building ordinances. The resultant lots will remain subject to the permitting processes for uses permitted in there respected zone.

Lot 1: The “RE-2” zone requires a minimum parcel size of 1.7 acres

Resultant Parcel 1: Resultant 2.0 acre

Lot 2: The “R-1” zone requires a minimum parcel size of 40,000 square feet

Resultant Parcel 2: Resultant 0.52 acres or 22,651.2 square feet

After the Lot Line Adjustment Parcel 2 will not meet the minimum area of 40,000 square feet required by R-1 zoning. It is currently non-conforming due to not meeting minimum size and while increasing in size it will remain non-conforming after the Lot Line adjustment. Parcel 1 will remain conforming.

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) 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.

2.3 OWNERSHIP STATUS OF EXISTING PARCELS

The attached Preliminary Title Report dated October 9, 2017, affecting current Assessor’s Parcel Numbers 045-020-028 and 045-080-001, states that the title to said estate of interest at the date hereof is vested in: Utility Management Services, Inc., a California Corporation to parcel one; Del Oro Water Company, Inc., a California Corporation to parcel two.

2.4 ACCESS TO PARCELS

The proposed lot line adjustment will not result in the abandonment of or eliminate the access to any parcel. Third Street fronts the resultant lots and will provide adequate ingress and egress.

2.5 EASEMENTS AND INTERESTS

This lot line adjustment will not result in the abandonment of a street or utility easement of record. The resultant legal descriptions from the lot line adjustment will preserve easements as necessary.

3 PROCESS FOR COMPLETION/RECORDING

1. There is a ten (10) day appeal period following action on this lot line adjustment (Glenn County Code §15.050.010).
2. A Record of Survey Map shall be prepared and recorded when required by Section 8762 of the Land Surveyor’s Act (Glenn County Code §15.140.040.B).
3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall submit a Tax Collector’s Certificate to the Glenn County Planning & Community

Development Services Agency prior to the recordation of any document for this lot line adjustment.

4. The applicant/agent shall submit to the Public Works Department legal descriptions signed by a Licensed Land Surveyor, which describe the resultant lots after adjustment for approval by the County Surveyor. The descriptions shall contain a basis of bearings, if applicable, and a note describing its purpose. The note shall include a statement describing how the lots are being changed, adjusted, or modified and that no additional parcels are being created (Glenn County Code §15.140.040.A).
5. A Certificate of Compliance shall be recorded for the resultant lots in accordance with Section 66499.35 of the Subdivision Map Act and Section 15.150.010 of the Glenn County Code.
6. The property owners will sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.
7. The applicant/agent shall provide new deeds reflecting the new legal descriptions for each resultant lot (Glenn County Code §15.140.040.A).
8. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant/agent shall be required to pay all applicable recording costs.
9. Any existing onsite wastewater treatment systems or unused water wells shall be destroyed under Glenn County Environmental Health Permit.

Other Requirements:

In addition to the conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from Glenn County agencies and other agencies reflecting their comments on reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of the conditions of approval and applicable government codes. The memoranda may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

4 FINDINGS

The following findings are made in accordance with Glenn County Code Section 15.140.020(B):

Finding 1

The lot line adjustment will not result in the abandonment of a street or utility easement of record.

Finding 2

The lot line adjustment will not result in the elimination or reduction in size of the access to the resultant lots.

Finding 3

The lot line adjustment conforms with the Glenn County General Plan, zoning and building ordinances.

CONDITIONS OF APPROVAL

Lot Line Adjustment 2017-008

Del Oro Water Company, Inc.

1. The lot line adjustment shall conform to the lot line adjustment map being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.
2. The Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action or proceeding against Glenn County and/or its agents, officers and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.
3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall provide a Tax Collector's Certificate to the Glenn County Planning & Community Development Services Agency prior to the recordation of any document for this lot line adjustment.
4. That the applicant shall submit to the Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be null and void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and recorded in the office of the County Recorder.
5. The landowners shall sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.
6. That a Record of Survey map shall be filed if required by Section 8762 of the Land Surveyors Act.
7. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant shall be required to pay all applicable recording costs.

8. That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

Acknowledgment:

I hereby declare that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of this lot line adjustment, and that I agree to abide fully by said conditions.

Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this lot line adjustment.

Signed: _____ Date: _____
Robert S. Fortino, Director
Del Oro Water Company, Inc.

CONDITIONS OF APPROVAL

Lot Line Adjustment 2017-008

Utility Management Services, Inc.

1. The lot line adjustment shall conform to the lot line adjustment map being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.
2. The Applicant(s) and/or successor(s) in interest shall defend, hold harmless and indemnify Glenn County from any claim, action or proceeding against Glenn County and/or its agents, officers and employees, to attack, set aside, void or annul the approval(s) granted by Glenn County concerning this proposal/project or any action relating to or arising out of such approval. The Applicant(s) and/or successor(s) in interest shall further indemnify Glenn County and/or its agents, officers and employees from liability for any award, damages, costs and fees, including but not limited to legal fees and costs, incurred by the County and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant(s) and/or successor(s) in interest further agree to provide a defense for the County in any such action.
3. The landowners shall pay all property taxes to the Glenn County Tax Collector and shall provide a Tax Collector's Certificate to the Glenn County Planning & Community Development Services Agency prior to the recordation of any document for this lot line adjustment.
4. That the applicant shall submit to the Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be null and void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and recorded in the office of the County Recorder.
5. The landowners shall sign a Notice of Voluntary Merger for each resultant lot involved with this lot line adjustment. The Notices of Voluntary Merger will delete all previous property boundary lines of record contained within the resultant lots.
6. That a Record of Survey map shall be filed if required by Section 8762 of the Land Surveyors Act.
7. The Certificates of Compliance, Notices of Voluntary Merger, and new deeds shall be recorded simultaneously in the office of the County Recorder. The applicant shall be required to pay all applicable recording costs.

8. That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

Acknowledgment:

I hereby declare that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of this lot line adjustment, and that I agree to abide fully by said conditions.

Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this lot line adjustment.

Signed: _____ Date: _____
Robert S. Fortino, Director
Utility Management Services, Inc



COUNTY OF GLENN

HEALTH & HUMAN SERVICES AGENCY

Christine Zoppi
Director

Erin Valdez
Deputy Director
Administration

Amy Lindsey
Deputy Director
Behavioral Health

Bill Wathen
Deputy Director
Social Services

Grinnell Norton
Deputy Director Public Health
Director of Nursing

Vacant
Deputy Director
Community Action

Glenn County Environmental Health
247 N. Villa Avenue
Willows CA 95988

Phone: 530-934-6102
Fax: 530-934-6103

Date: January 4, 2017

To: Hether Ward, Assistant Planner
Glenn County Planning & Public Works Agency
(Via Email)

From: Kevin Backus, REHS
Director, Glenn County Environmental Health

Re: LLA 2017-008, Utility Management Services, APN 045-020-028 & 045-080-001

We have reviewed the project mentioned above and recommend it be found complete for further processing. We have the following comments/requirements:

1. APN 045-020-028 (Parcel A) is a vacant lot. APN 045-080-001 (Parcel B) has a Public Water System on it.

Please contact Environmental Health at 530-934-6102 with any questions on this matter.

Conditions of Approval
Lot Line Adjustment 2017-008
Utility Management Services

COMMENTS

That the applicant shall comply with Section 15.140 of the Glenn County Code.

CONDITIONS

That the applicant shall submit to the Public Works Department descriptions signed by a Licensed Land Surveyor within one-hundred twenty (120) days from the date of approval or this Lot Line Adjustment shall be null and void. The Lot Line Adjustment shall not become effective until the descriptions have been approved by the County Surveyor and recorded in the office of the County Recorder.

That all previous boundary lines of record contained within the resultant lots shall be deleted as property boundary lines.

That a Record of Survey map shall be filed if required by Section 8762 of the Land Surveyors Act.

Michael Biggs
Engineering Tech III
1/9/2018

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.countyofglenn.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

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

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
- ☐ 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: Orland
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☐ Water/Irrigation District:

DATE: December 26, 2017

PROJECT: Lot Line Adjustment 2017-008, Utility Management Services

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

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.countyofglenn.net



REQUEST FOR REVIEW

DATE: December 26, 2017

PROJECT: Lot Line Adjustment 2017-008, Utility Management Services

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

**APPLICANT/
LANDOWNER:** Utility Management Services, Inc.
Drawer 5173, Chico, CA 95927
(530) 809-3958
rsf@corporatecenter.us

LANDOWNER: Del Oro Water Company, Inc.
Drawer 5172, Chico, CA 95927
(530) 717-2500
robert@delorowater.com

SURVEYOR: NorthStar
111 Mission Ranch Blvd., Suite 100
Chico, CA 95926
(530) 893-2113
mherrick@northstareng.com

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

Parcel 1: 2.0 acres
Parcel 2: 0.52 acres

APNs: 045-020-028 (2.29 acres) and 045-080-001 (0.23 acres)

LOCATION: The project site is located on the north side of County Road 200 (Newville Road), east of County Road FF, south of County Road 10 ½, and west of Huggins Drive, within the unincorporated area of Orland, in Glenn County, California.

- ZONING: “RE-2” (Rural Residential Estate, 1.7-acre minimum parcel size)
 “R-1” (Single Family Residential, 40,000 sq. ft. minimum parcel size)
- GENERAL PLAN: “Suburban Residential”
 “Single Family Residential”
- FLOOD ZONE: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) 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 **TUESDAY, JANUARY 9, 2018**, 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 2017-008

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
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):

Name: Utility Management Services, Inc.

Mailing Address: Drawer 5173, Chico, CA 95927

Phone: (Business) 530-809-3958 (Home) _____

Fax: _____ E-mail: rsf@corporatecenter.us

2. Property Owner(s) #1:

Name: Utility Management Services, Inc.

Mailing Address: Drawer 5173, Chico, CA 95927

Phone: (Business) 530-809-3958 (Home) _____

Fax: _____ E-mail: rsf@corporatecenter.us

3. Property Owner(s) #2:

Name: Del Oro Water Company, Inc.

Mailing Address: Drawer 5172, Chico, CA 95927

Phone: (Business) 530-717-2500 (Home) _____

Fax: _____ E-mail: Robert@delorowater.com

4. Engineer/Surveyor:

Name: NorthStar
Mailing Address: 111 Mission Ranch Blvd. Ste 100, Chico CA 95926
Phone:(Business) 530-893-1600 (Home) _____
Fax: 530-893-2113 E-mail: mherrick@northstareng.com

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: NorthStar
Mailing Address: 111 Mission Ranch Blvd. Ste 100, Chico, CA 95926

6. Address and Location of Project: County Road 200 (Newville Road) and Huggins Drive

7. Current Assessor's Parcel Number(s): 045-020-028 and 045-080-001

8. Existing Zoning: 045-020-028 - Re-2 045-080-001 - R1

9. Existing Use of Property: 045-020-028 - Vacant 045-080-001 - Well Site

10. Proposed Use of Property: 045-020-028 - Residential 045-080-001 - Well Site Expansion

11. Size for Each Adjusted Lot: 2.0 AC. +/- and 0.52 AC. +/-

12. Why are the lots being adjusted? To allow for an expansion of the existing well site.

13. Provide any additional information that may be helpful in evaluating this proposal: _____

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): UTILITY MANAGEMENT SERVICES, INC.

Signed: [Signature]

Print: ROBERT S. FORTINO

Date: 11/29/2017

Address: DRAWER 5173 CHICO, CA 95927

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: [Signature]

UTILITY MANAGEMENT SERVICES, INC.

Print: ROBERT S. FORTINO

Date: 11/29/2017

Address: DRAWER 5173 CHICO, CA 95927

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.

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) #2: DEL ORO WATER COMPANY, INC.

Signed: [Signature]

Print: ROBERT S. FORTINO

Date: 11/30/2017

Address: DRAUSER 5172 CHICO, CA 95927

UTILITY MANAGEMENT SERVICES, INC.

WRITTEN CONSENT OF DIRECTORS

TO ACTION WITHOUT A MEETING

Under the provisions of the By-Laws of UTILITY MANAGEMENT SERVICES, INC. (UMS), a corporation organized and existing under the laws of the State of California, by unanimous consent of the undersigned, being all the members of the Board of Directors, the following action is authorized and approved:

RESOLVED that Robert S. Fortino is hereby authorized on behalf of UMS to execute and deliver to Glenn County, Planning and Public Works Agency, any and all documents to facilitate a Lot Line Adjustment on 6250 Newville Road, Orland, California 95963-9038.

Passed and adopted at a special meeting of Utility Management Services, Inc. on the 30th of November 30, 2017.

DATED: November 30, 2017



ROBERT S. FORTINO, Director

DocuSigned by:

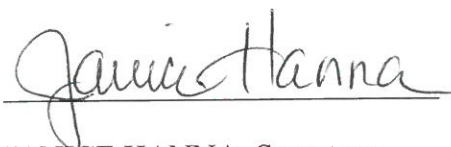


BRYAN M. FORTINO, Director
B6DD72BB47524A1...



PAUL J. MATULICH, Director

Filed with the minutes of the proceedings of the Board of Directors.



JANICE HANNA, Secretary

DEL ORO WATER COMPANY, INC.

WRITTEN CONSENT OF DIRECTORS

TO ACTION WITHOUT A MEETING

Under the provisions of the By-Laws of DEL ORO WATER COMPANY, INC. (DOWC), a corporation organized and existing under the laws of the State of California, by unanimous consent of the undersigned, being all the members of the Board of Directors, the following action is authorized and approved:

RESOLVED that Robert S. Fortino is hereby authorized on behalf of DOWC to execute and deliver to Glenn County, Planning and Public Works Agency, any and all documents to facilitate a Lot Line Adjustment on 6250 Newville Road, Orland, California 95963-9038.

Passed and adopted at a special meeting of Del Oro Water Company, Inc. on the 30th of November 30, 2017.

DATED: November 30, 2017



ROBERT S. FORTINO, Director


DocuSigned by:



BRYAN M. FORTINO, Director
B6DD72BB47524A1...

PAUL J. MATULICH, Director

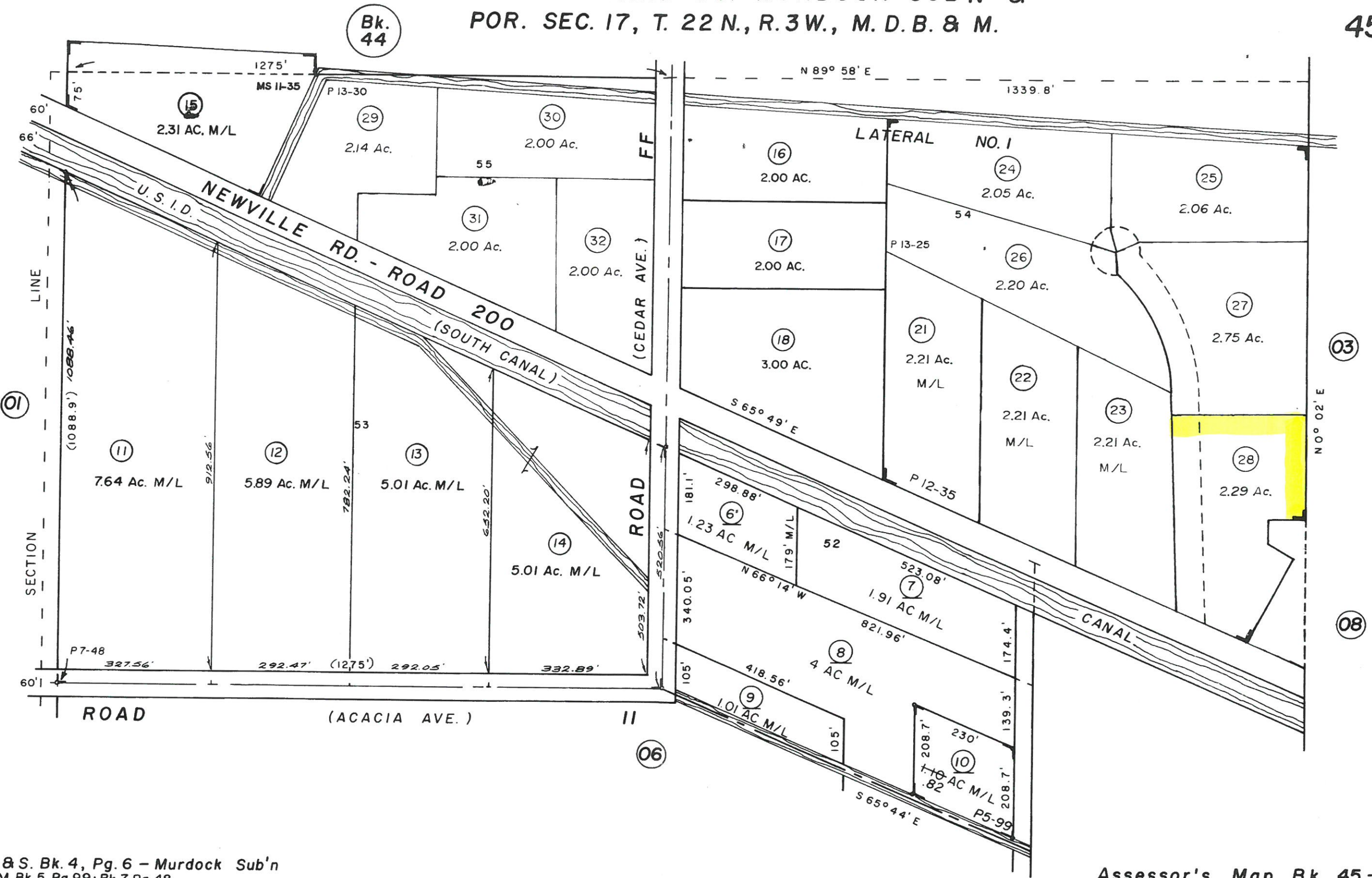
Filed with the minutes of the proceedings of the Board of Directors.



JANICE HANNA, Secretary

ORLAND LAND CO. MURDOCK SUB'N &
POR. SEC. 17, T. 22 N., R. 3 W., M. D. B. & M.

45-02



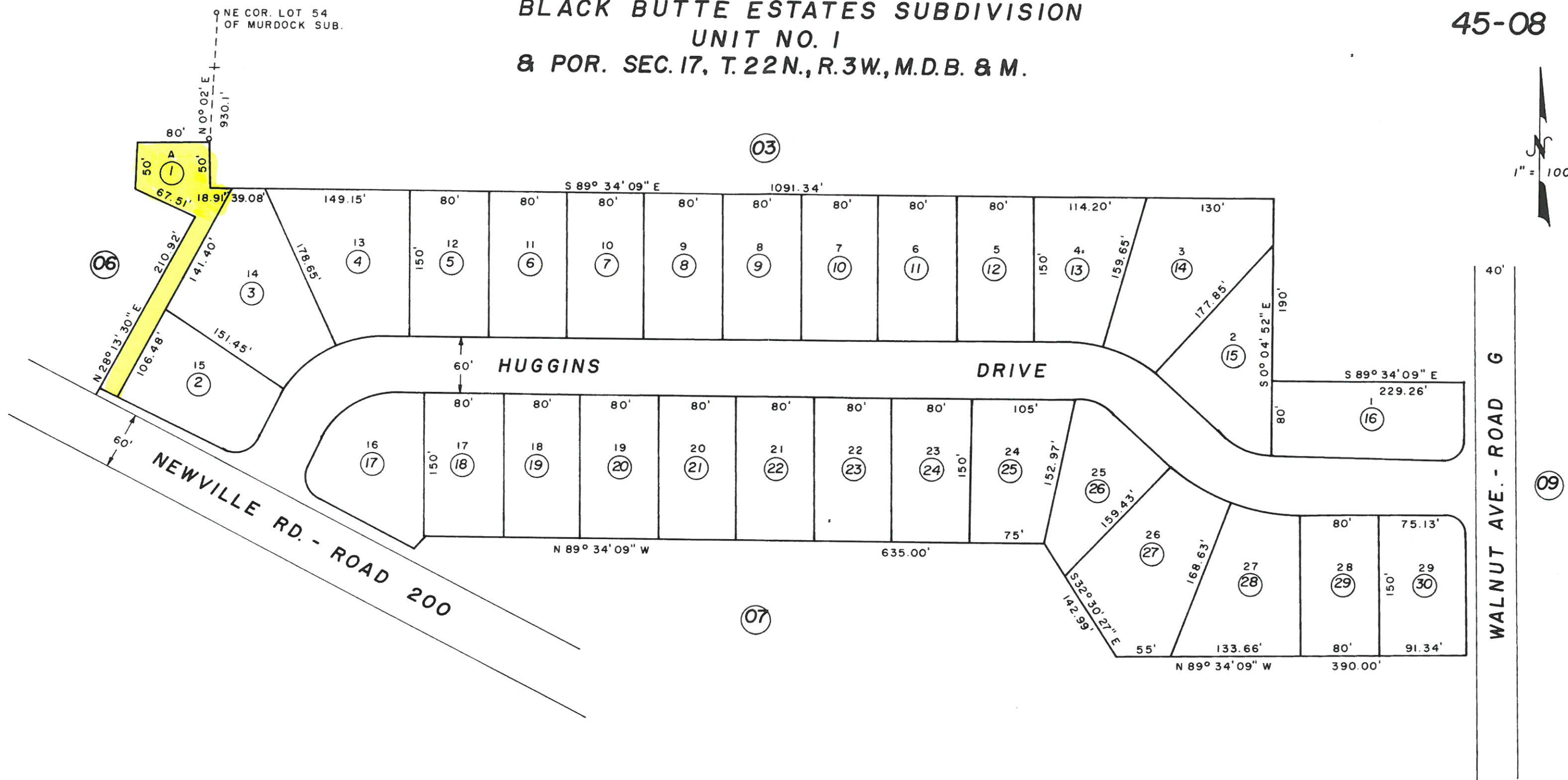
M. & S. Bk. 4, Pg. 6 - Murdock Sub'n
P. M. Bk. 5, Pg. 99; Bk. 7, Pg. 48
P. M. Bk. 11, Pg. 76; Bk. 12, Pg. 35
M & S Bk. 11, Pg. 35
P. M. Bk. 13, Pg. 25
P. M. Bk. 13, Pg. 30

Assessor's Map Bk. 45 - Pg. 02

County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1974



M. & S. Bk. 7, Pg. 19 - Black Butte Estates Sub'n No. 1

Assessor's Map Bk. 45 - Pg. 08

County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1974

EXHIBIT "A"
RESULTANT LEGAL DESCRIPTION
PARCEL "A"

All that certain real property situate in the County of Glenn, State of California described as follows:

Being a portion of Parcel 4 as shown on that certain Parcel Map No. 2005-19 filed for record in the office of the Glenn County Recorder in Book 13, Parcel Maps, at Page 25 more particularly described as follows:

BEGINNING at the southeast corner of said Parcel 4;

Thence, along the easterly boundary of said Parcel 4 the following four (4) courses:

1. North 28°15'15" East, 208.52 feet;
2. Thence North 67°01'51" West, 67.55 feet;
3. Thence North 00°07'05" East, 50.03 feet;
4. Thence South 89°56'15" East, 59.92 feet to a point located 20.00 feet westerly of, measured at right angles to the easterly boundary of said Parcel 4;

Thence, leaving said easterly boundary, parallel to the easterly boundary of said Parcel 4, North 00°02'57" East, 150.82 feet to a point located 35.00 feet southerly of, measured at right angles to the northerly line of said Parcel 4;

Thence, parallel to the northerly line of said Parcel 4, South 89°53'08" West, 257.68 feet to the westerly line of said Parcel 4;

Thence, along said westerly line, South 00°01'02" West, 332.28 feet to the southwest corner of said Parcel 4, being located on a non-tangent 11,145.00 foot radius curve, concave southwesterly, from which point the radius point bears South 25°22'58" West;

Thence, along the southerly line of said Parcel 4, Southeasterly, 179.02 feet along said curve, through a central angle of 00°55'13" to the point of beginning.

Containing 2.00 acres more or less.

EXCEPTING from the west 15 acres of Lot 54 of the Orland Land Company Murdock Subdivision filed for record in the office of the Glenn County Recorder in Book 4 of Maps and Surveys, at Page 6, all oil, gas, minerals and other hydrocarbon substances as reserved in the deed from Forest Risley and Golda Risley, husband and wife to Carl E. Dwyer and Mildred Dwyer, husband and wife, dated August 20, 1952 and recorded August 22, 1952 in Book 279 of Official Records, at Page 415.

ALSO EXCEPTING THEREFROM all remaining oil, gas and other hydrocarbon substances and minerals lying below a depth of 500 feet from the surface thereof, without however, the right to enter upon said surface for the purpose of extracting same as reserved in the deed from Frederick M. Alexis, ETUX, to David W. Collier, ETUX, recorded September 26, 1994 in Glenn County Official Records as Instrument Number 94-5428.

The basis of bearings for the above described property is the same as that shown on said Book 13, Parcel Maps, at Page 25.

The purpose of this deed is to effect a lot line adjustment as approved by the City of Orland Planning on _____. No additional lots or parcels are created hereby. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the City of Orland.

Mark R. Herrick

NorthStar

Mark R. Herrick, PLS 8323



12-15-2017

Date

EXHIBIT "A"
RESULTANT LEGAL DESCRIPTION
PARCEL "B"

All that certain real property situate in the County of Glenn, State of California described as follows:

Being Lot "A" as shown on that certain map entitled "Black Butte Estates Subdivision Unit No. 1" filed for record in the office of the Glenn County Recorder in Book 7, Maps and Surveys, Page 19 and a portion of Parcel 4 as shown on that certain Parcel Map No. 2005-19 filed for record in the office of the Glenn County Recorder in Book 13, Parcel Maps, at Page 25, more particularly described as follows:

BEGINNING at the southeast corner of said Parcel 4;

Thence, along the easterly boundary of said Parcel 4 the following four (4) courses:

1. North 28°15'15" East, 208.52 feet;
2. Thence North 67°01'51" West, 67.55 feet;
3. Thence North 00°07'05" East, 50.03 feet;
4. Thence South 89°56'15" East, 59.92 feet to a point located 20.00 feet westerly of, measured at right angles to the easterly boundary of said Parcel 4;

Thence, leaving said easterly boundary, parallel to the easterly boundary of said Parcel 4, North 00°02'57" East, 150.82 feet to a point located 35.00 feet southerly of, measured at right angles to the northerly line of said Parcel 4;

Thence, parallel to the northerly line of said Parcel 4, South 89°53'08" West, 257.68 feet to the westerly line of said Parcel 4;

Thence along said westerly line, North 00°01'02" East, 35.00 feet to the northwest corner of said Parcel 4;

Thence, along the northerly line of said Parcel 4, North 89°53'08" East, 277.70 feet to the northeast corner of said Parcel 4;

Thence, along the easterly line of said Parcel 4 and the easterly boundary line of said Lot "A", South 00°02'57" West, 235.88 feet to an angle point in the easterly boundary of said Lot "A";

Thence, along said easterly boundary, South 89°33'12" East, 18.98 feet to an angle point in said easterly boundary;

Thence, along said easterly boundary, South 28°15'15" West, 248.30 feet to the southeast corner of said Lot "A" and the beginning of a non-tangent 11,145.00 foot radius curve, concave southwesterly, from which point the radius point bears South 26°24'21" West;

Thence, along the southerly line of said Lot "A", Northwesterly, 20.01 feet along said curve, through a central angle of 00°06'10" to the point of beginning.


Containing 0.52 acres more or less.

EXCEPTING from the west 15 acres of Lot 54 of the Orland Land Company Murdock Subdivision filed for record in the office of the Glenn County Recorder in Book 4 of Maps and Surveys, at Page 6, all oil, gas, minerals and other hydrocarbon substances as reserved in the deed from Forest Risley and Golda Risley, husband and wife to Carl E. Dwyer and Mildred Dwyer, husband and wife, dated August 20, 1952 and recorded August 22, 1952 in Book 279 of Official Records, at Page 415.

ALSO EXCEPTING THEREFROM all remaining oil, gas and other hydrocarbon substances and minerals lying below a depth of 500 feet from the surface thereof, without however, the right to enter upon said surface for the purpose of extracting same as reserved in the deed from Frederick M. Alexis, ETUX, to David W. Collier, ETUX, recorded September 26, 1994 in Glenn County Official Records as Instrument Number 94-5428.

The basis of bearings for the above described property is the same as that shown on said Book 13, Parcel Maps, at Page 25.

The purpose of this deed is to effect a lot line adjustment as approved by the City of Orland Planning on _____. No additional lots or parcels are created hereby. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the City of Orland.



NorthStar
Mark R. Herrick, PLS 8323



12-15-17
Date

EXHIBIT "A"
EXCHANGE LEGAL DESCRIPTION
(Utility Management Services Inc. TO Del Oro Water Company, Inc.)

All that certain real property situate in the County of Glenn, State of California described as follows:

Being a portion of Parcel 4 as shown on that certain Parcel Map No. 2005-19 filed for record in the office of the Glenn County Recorder in Book 13, Parcel Maps, at Page 25 more particularly described as follows:

COMMENCING at the southeast corner of said Parcel 4;

Thence, along the easterly boundary of said Parcel 4 the following four (4) courses:

1. North 28°15'15" East, 208.52 feet;
2. Thence North 67°01'51" West, 67.55 feet;
3. Thence North 00°07'05" East, 50.03 feet;
4. Thence South 89°56'15" East, 59.92 feet to a point located 20.00 feet westerly of, measured at right angles to the easterly boundary of said Parcel 4 and being the **TRUE POINT OF BEGINNING** for the herein described property;

Thence, leaving said easterly boundary, parallel to the easterly boundary of said Parcel 4, North 00°02'57" East, 150.82 feet to a point located 35.00 feet southerly of, measured at right angles to the northerly line of said Parcel 4;

Thence, parallel to the northerly line of said Parcel 4, South 89°53'08" West, 257.68 feet to the westerly line of said Parcel 4;

Thence along said westerly line, North 00°01'02" East, 35.00 feet to the northwest corner of said Parcel 4;

Thence, along the northerly line of said Parcel 4, North 89°53'08" East, 277.70 feet to the northeast corner of said Parcel 4;

Thence, along the easterly line of said Parcel 4, South 00°02'57" West, 185.88 feet to an angle point in the easterly boundary of said Parcel 4;

Thence, along said easterly boundary, North 89°56'15" West, 20.00 feet to the point of beginning.

Containing 0.29 acres more or less.

EXCEPTING from the west 15 acres of Lot 54 of the Orland Land Company Murdock Subdivision filed for record in the office of the Glenn County Recorder in Book 4 of Maps and Surveys, at Page 6, all oil, gas, minerals and other hydrocarbon substances as reserved in the deed from Forest Risley and Golda Risley, husband and wife to Carl E. Dwyer and Mildred Dwyer, husband and wife, dated August 20, 1952 and recorded August 22, 1952 in Book 279 of Official Records, at Page 415.

ALSO EXCEPTING THEREFROM all remaining oil, gas and other hydrocarbon substances and minerals lying below a depth of 500 feet from the surface thereof, without however, the right to enter upon said surface for the purpose of extracting same as reserved in the deed from Frederick M. Alexis, ETUX, to David W. Collier, ETUX, recorded September 26, 1994 in Glenn County Official Records as Instrument Number 94-5428.

The basis of bearings for the above described property is the same as that shown on said Book 13, Parcel Maps, at Page 25.

The purpose of this deed is to effect a lot line adjustment as approved by the City of Orland Planning on _____. The above described lands are to be combined with and become a part of those lands as described as Lot "A" in the deed to Del Oro Water Company, Inc. a California Corporation, as filed for record in the Glenn County Official Records at Serial Number 2015-4309. No additional lots or parcels are created hereby. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the City of Orland.

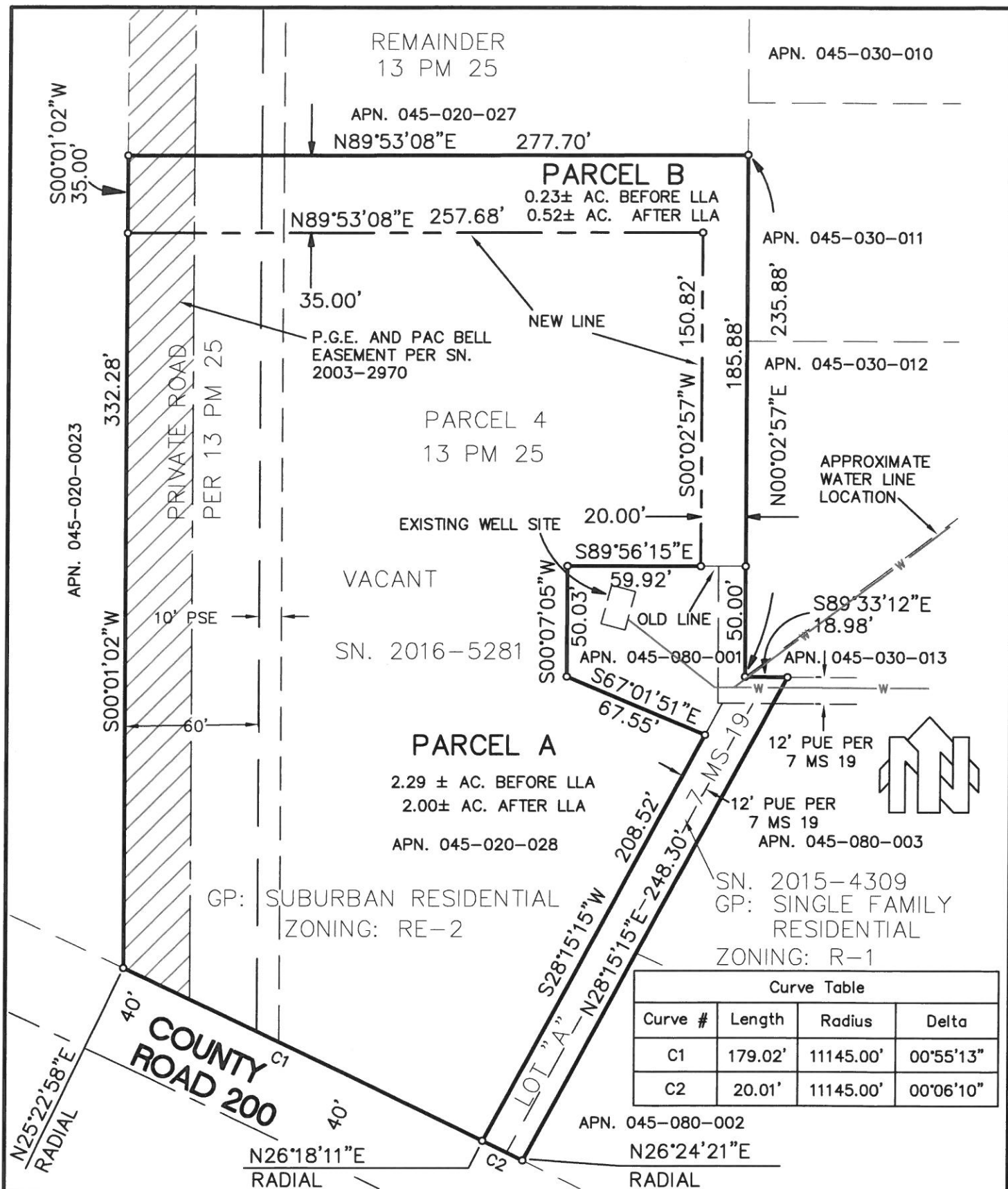
Mark R. Herrick

NorthStar
Mark R. Herrick, PLS 8323



12-15-2017
Date





111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

JOB TITLE:

EXHIBIT B

LOT LINE ADJUSTMENT EXHIBIT

UTILITY MANAGEMENT SERVICES

SCALE: 1" = 60'

JOB NO.: 16-198

DATE: 12-14-2017

DRAWN BY: MH

CHECKED BY: MLM

SHEET NO.:

2 OF 2

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.countyofglenn.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: Orland
- ☐ Special District:
- ☐ Tehama-Colusa Canal Authority
- ☐ UC Cooperative Extension Office
- ☐ Water/Irrigation District:

DATE: December 26, 2017

PROJECT: Lot Line Adjustment 2017-008, Utility Management Services

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

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.countyofglenn.net



REQUEST FOR REVIEW

DATE: December 26, 2017

PROJECT: Lot Line Adjustment 2017-008, Utility Management Services

PLANNER: Hether Ward, Assistant Planner; hward@countyofglenn.net

**APPLICANT/
LANDOWNER:** Utility Management Services, Inc.
Drawer 5173, Chico, CA 95927
(530) 809-3958
rsf@corporatecenter.us

LANDOWNER: Del Oro Water Company, Inc.
Drawer 5172, Chico, CA 95927
(530) 717-2500
robert@delorowater.com

SURVEYOR: NorthStar
111 Mission Ranch Blvd., Suite 100
Chico, CA 95926
(530) 893-2113
mherrick@northstareng.com

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

Parcel 1: 2.0 acres
Parcel 2: 0.52 acres

APNs: 045-020-028 (2.29 acres) and 045-080-001 (0.23 acres)

LOCATION: The project site is located on the north side of County Road 200 (Newville Road), east of County Road FF, south of County Road 10 ½, and west of Huggins Drive, within the unincorporated area of Orland, in Glenn County, California.

- ZONING: “RE-2” (Rural Residential Estate, 1.7-acre minimum parcel size)
 “R-1” (Single Family Residential, 40,000 sq. ft. minimum parcel size)
- GENERAL PLAN: “Suburban Residential”
 “Single Family Residential”
- FLOOD ZONE: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (unshaded) 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 **TUESDAY, JANUARY 9, 2018**, 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 2017-008

GLENN COUNTY
PLANNING AND PUBLIC WORKS AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
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):

Name: Utility Management Services, Inc.

Mailing Address: Drawer 5173, Chico, CA 95927

Phone: (Business) 530-809-3958 (Home) _____

Fax: _____ E-mail: rsf@corporatecenter.us

2. Property Owner(s) #1:

Name: Utility Management Services, Inc.

Mailing Address: Drawer 5173, Chico, CA 95927

Phone: (Business) 530-809-3958 (Home) _____

Fax: _____ E-mail: rsf@corporatecenter.us

3. Property Owner(s) #2:

Name: Del Oro Water Company, Inc.

Mailing Address: Drawer 5172, Chico, CA 95927

Phone: (Business) 530-717-2500 (Home) _____

Fax: _____ E-mail: Robert@delorowater.com

4. Engineer/Surveyor:

Name: NorthStar
Mailing Address: 111 Mission Ranch Blvd. Ste 100, Chico CA 95926
Phone:(Business) 530-893-1600 (Home) _____
Fax: 530-893-2113 E-mail: mherrick@northstareng.com

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: NorthStar
Mailing Address: 111 Mission Ranch Blvd. Ste 100, Chico, CA 95926

6. Address and Location of Project: County Road 200 (Newville Road) and Huggins Drive

7. Current Assessor's Parcel Number(s): 045-020-028 and 045-080-001

8. Existing Zoning: 045-020-028 - Re-2 045-080-001 - R1

9. Existing Use of Property: 045-020-028 - Vacant 045-080-001 - Well Site

10. Proposed Use of Property: 045-020-028 - Residential 045-080-001 - Well Site Expansion

11. Size for Each Adjusted Lot: 2.0 AC. +/- and 0.52 AC. +/-

12. Why are the lots being adjusted? To allow for an expansion of the existing well site.

13. Provide any additional information that may be helpful in evaluating this proposal: _____

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): UTILITY MANAGEMENT SERVICES, INC.

Signed: [Signature]

Print: ROBERT S. FORTINO

Date: 11/29/2017

Address: DRAWER 5173 CHICO, CA 95927

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: [Signature]

UTILITY MANAGEMENT SERVICES, INC.

Print: ROBERT S. FORTINO

Date: 11/29/2017

Address: DRAWER 5173 CHICO, CA 95927

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.

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) #2: DEL ORO WATER COMPANY, INC.

Signed: [Signature]

Print: ROBERT S. FORTINO

Date: 11/30/2017

Address: DRAUSER 5172 CHICO, CA 95927

UTILITY MANAGEMENT SERVICES, INC.

WRITTEN CONSENT OF DIRECTORS

TO ACTION WITHOUT A MEETING

Under the provisions of the By-Laws of UTILITY MANAGEMENT SERVICES, INC. (UMS), a corporation organized and existing under the laws of the State of California, by unanimous consent of the undersigned, being all the members of the Board of Directors, the following action is authorized and approved:

RESOLVED that Robert S. Fortino is hereby authorized on behalf of UMS to execute and deliver to Glenn County, Planning and Public Works Agency, any and all documents to facilitate a Lot Line Adjustment on 6250 Newville Road, Orland, California 95963-9038.


Passed and adopted at a special meeting of Utility Management Services, Inc. on the 30th of November 30, 2017.

DATED: November 30, 2017



ROBERT S. FORTINO, Director

DocuSigned by:

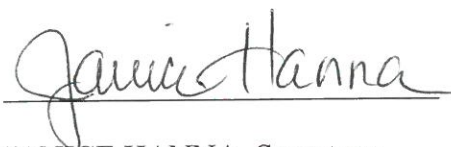


BRYAN M. FORTINO, Director
B6DD72BB47524A1...



PAUL J. MATULICH, Director

Filed with the minutes of the proceedings of the Board of Directors.



JANICE HANNA, Secretary

DEL ORO WATER COMPANY, INC.

WRITTEN CONSENT OF DIRECTORS

TO ACTION WITHOUT A MEETING

Under the provisions of the By-Laws of DEL ORO WATER COMPANY, INC. (DOWC), a corporation organized and existing under the laws of the State of California, by unanimous consent of the undersigned, being all the members of the Board of Directors, the following action is authorized and approved:

RESOLVED that Robert S. Fortino is hereby authorized on behalf of DOWC to execute and deliver to Glenn County, Planning and Public Works Agency, any and all documents to facilitate a Lot Line Adjustment on 6250 Newville Road, Orland, California 95963-9038.

Passed and adopted at a special meeting of Del Oro Water Company, Inc. on the 30th of November 30, 2017.

DATED: November 30, 2017



ROBERT S. FORTINO, Director


DocuSigned by:



BRYAN M. FORTINO, Director
B6DD72BB47524A1...

PAUL J. MATULICH, Director

Filed with the minutes of the proceedings of the Board of Directors.



JANICE HANNA, Secretary

PRELIMINARY REPORT

To:

DEL ORO WATER CO INC
426 BROADWAY, STE 308
CHICO, CA 95928

Title Officer:

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

ESCROW NO: 136265

Property Address:

APN 045-080-001 & 045-020-028
ORLAND, CA, 95963

Title No:

136264

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: OCTOBER 9, 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:

UTILITY MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, AS TO PARCEL ONE; AND DEL ORO WATER COMPANY, INC., A CALIFORNIA CORPORATION, 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

FIRST INSTALLMENT:	\$314.27	NOT MARKED PAID
PENALTY:	\$31.42	IF NOT PAID BY 12/10/2017
SECOND INSTALLMENT:	\$314.27	NOT MARKED PAID
PENALTY:	\$41.42	IF NOT PAID BY 04/10/2018
TAX RATE AREA:	079001	
ASSESSMENT NO.:	045-020-028-000	
2. SUPPLEMENTAL TAXES FOR THE FISCAL YEAR 2016-2017 ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

FIRST INSTALLMENT:	\$96.69	NOT MARKED PAID
PENALTY:	\$9.66	IF PAID AFTER 12/10/2017
SECOND INSTALLMENT:	\$96.69	NOT MARKED PAID
PENALTY:	\$19.66	IF PAID AFTER 04/10/2018
TAX RATE AREA:	079001	
ASSESSMENT NO.:	990-001-141-000	
FEE NO.:	045-020-028-000	
3. 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.
4. AN EASEMENT FOR A ROAD AND INCIDENTAL PURPOSES RECORDED JUNE 12, 1967 IN BOOK 500 OF OFFICIAL RECORDS, PAGE 625. MAFFECTS COUNTY ROAD 200.
5. SEPTIC SETBACK LINES, NOTES AND OTHER MATTERS AS SHOWN ON THE PARCEL MAP FILED MAY 1, 2001 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA IN BOOK 12 OF PARCEL MAPS, PAGE 35.
6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AND PACIFIC BELL, A CALIFORNIA CORPORATION IN THE DOCUMENT RECORDED MAY 6, 2003 AS INSTRUMENT NO. 2003-2970 OF OFFICIAL RECORDS.
7. AN EASEMENT FOR BUILDING SETBACK LINE, ALTERNATIVE SEWAGE DISPOSAL SYSTEM, PUBLIC SERVICE EASEMENT, PRIVATE ROAD AND INCIDENTAL PURPOSES AS SHOWN OR DEDICATED ON THE MAP FILED SEPTEMBER 11, 2006 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA IN BOOK 13 OF PARCEL MAPS, AT PAGE 25.
8. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DECLARATION OF ROAD MAINTENANCE AGREEMENT FOR PARCEL MAP 2005-19 BY AND BETWEEN KATHARINA M. PEARSALL AND MICHAEL E. PEARSALL RECORDED SEPTEMBER 11, 2006 AS INSTRUMENT NO. 2006-6399 OF OFFICIAL RECORDS.
9. COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED OCTOBER 29, 2014 AS INSTRUMENT NO. 2014-4065 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE SECTION 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. SECTION 3604 (C) OR CALIFORNIA GOVERNMENT CODE SECTION 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS

IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN THE DOCUMENT RECORDED MAY 25, 2016 AS INSTRUMENT NO. 2016-2183 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE SECTION 12955(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. SECTION 3604 (C) OR CALIFORNIA GOVERNMENT CODE SECTION 12955. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

10. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE: WITH RESPECT TO UTILITY MANAGEMENT SERVICES, INC., A CORPORATION:

A. A CERTIFICATE OF GOOD STANDING OF RECENT DATE ISSUED BY THE SECRETARY OF STATE OF THE CORPORATION'S STATE OF DOMICILE.

B. A CERTIFIED COPY OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CONTEMPLATED TRANSACTION AND DESIGNATING WHICH CORPORATE OFFICERS SHALL HAVE THE POWER TO EXECUTE ON BEHALF OF THE CORPORATION.

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

11. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2017-2018

FIRST INSTALLMENT:	\$242.81	NOT MARKED PAID
PENALTY:	\$24.28	IF NOT PAID BY 12/10/2017
SECOND INSTALLMENT:	\$242.81	NOT MARKED PAID
PENALTY:	\$34.28	IF NOT PAID BY 04/10/2018
TAX RATE AREA:	079001	
ASSESSMENT NO.:	045-080-001-000	

12. 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.
13. 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.

ORDER CANCELLING WATER RIGHT EXECUTED BY THE DEPARTMENT OF INTERIOR, DATED DECEMBER 16, 1952 AND RECORDED JULY 16, 1953 IN BOOK 297 OF OFFICIAL RECORDS AT PAGE 352.

ORDER CANCELLING WATER RIGHT EXECUTED BY THE UNITED STATES OF AMERICA, DATED OCTOBER 15, 1946 AND RECORDED NOVEMBER 15, 1946 IN BOOK 196 OF OFFICIAL RECORDS AT PAGE 56.

14. PUBLIC UTILITY EASEMENTS, SETBACK LINES AND EASEMENTS FOR GUY WIRES AND ANCHORAGES AS SET FORTH ON THE OFFICIAL MAP OF BLACK BUTTE ESTATES SUBDIVISION, UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, ON OCTOBER 11, 1965 IN BOOK 7 OF MAPS AND SURVEYS AT PAGE 19.
15. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 11, 1965 IN BOOK 482 OF OFFICIAL RECORDS, AT PAGE 476, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
16. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE: WITH RESPECT TO DEL ORO WATER COMPANY, INC, A CORPORATION:
 - A. A CERTIFICATE OF GOOD STANDING OF RECENT DATE ISSUED BY THE SECRETARY OF STATE OF THE CORPORATION'S STATE OF DOMICILE.
 - B. A CERTIFIED COPY OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CONTEMPLATED TRANSACTION AND DESIGNATING WHICH CORPORATE OFFICERS SHALL HAVE THE POWER TO EXECUTE ON BEHALF OF THE CORPORATION.
 - 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. 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.

B. 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

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:

PARCEL 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON SEPTEMBER 11, 2006 IN BOOK 13 OF PARCEL MAPS AT PAGE 25.

EXCEPTING FROM THE WEST 15 ACRES OF LOT 54, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM FOREST RISLEY AND GOLDA RISLEY, HUSBAND AND WIFE TO CARL E. DWYER AND MILDRED DWYER, HUSBAND AND WIFE, DATED AUGUST 20, 1952 AND RECORDED AUGUST 22, 1952 IN BOOK 279 OF OFFICIAL RECORDS, AT PAGE 415.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON SAID SURFACE FOR THE PURPOSE OF EXTRACTING SAME AS RESERVED IN THE DEED FROM FREDERICK M. ALEXIS, ETUX, TO DAVID W. COLLIER, ETUX, RECORDED SEPTEMBER 26, 1994 IN GLENN COUNTY OFFICIAL RECORDS AS INSTRUMENT NO. 94-5428.

APN: 045-020-028-000

PARCEL TWO:

A PORTION OF LOT 54 OF THE ORLAND LAND COMPANY MURDOCK SUBDIVISION AND A PORTION OF LOT 3 OF SUBDIVISION NO. 11 OF THE U. S. IRRIGATION DISTRICT OF ORLAND, GLENN COUNTY, CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT "A" AS SHOWN ON THE OFFICIAL MAP OF BLACK BUTTE ESTATES SUBDIVISION NO. 1 AS FILED FOR RECORD ON OCTOBER 11, 1965 IN BOOK 7 OF MAPS AND SURVEYS AT PAGE 19-1 AND 19-2 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN.

APN: 045-080-001-000

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)
EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - (a) building; (d) improvements on the Land;
 - (b) zoning; (e) land division; and
 - (c) land use; (f) environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - (a) that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - (b) that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - (c) that result in no loss to You; or
 - (d) that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - (b) in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows: For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19: 1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21: 1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)
EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - (a) and use
 - (b) improvements on the land
 - (c) and division
 - (d) environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.
 This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
 - (a) a notice of exercising the right appears in the public records on the Policy Date
 - (b) the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
 - (a) that are created, allowed, or agreed to by you
 - (b) that are known to you, but not to us, on the Policy Date -- unless they appeared in the public records
 - (c) that result in no loss to you
 - (d) that first affect your title after the Policy Date -- this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
 - (a) to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
 - (b) in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters

- (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - (e) in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
- (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents, or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
- (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990
SCHEDULE B**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim which arises out of the transaction vesting in the insured the estate or interest insured by their policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state of insolvency or similar creditors' rights laws.

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information. We agree that you have right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other sources, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of our information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web site may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive. FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

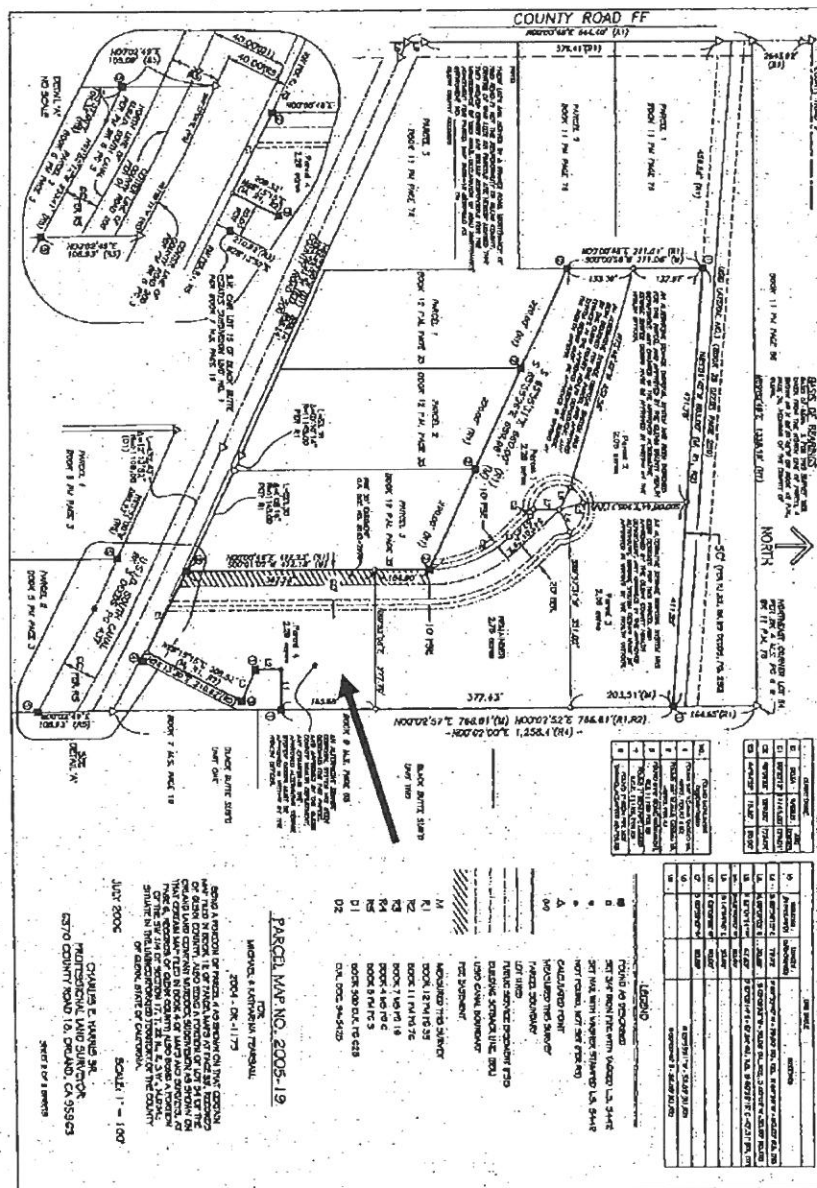
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

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



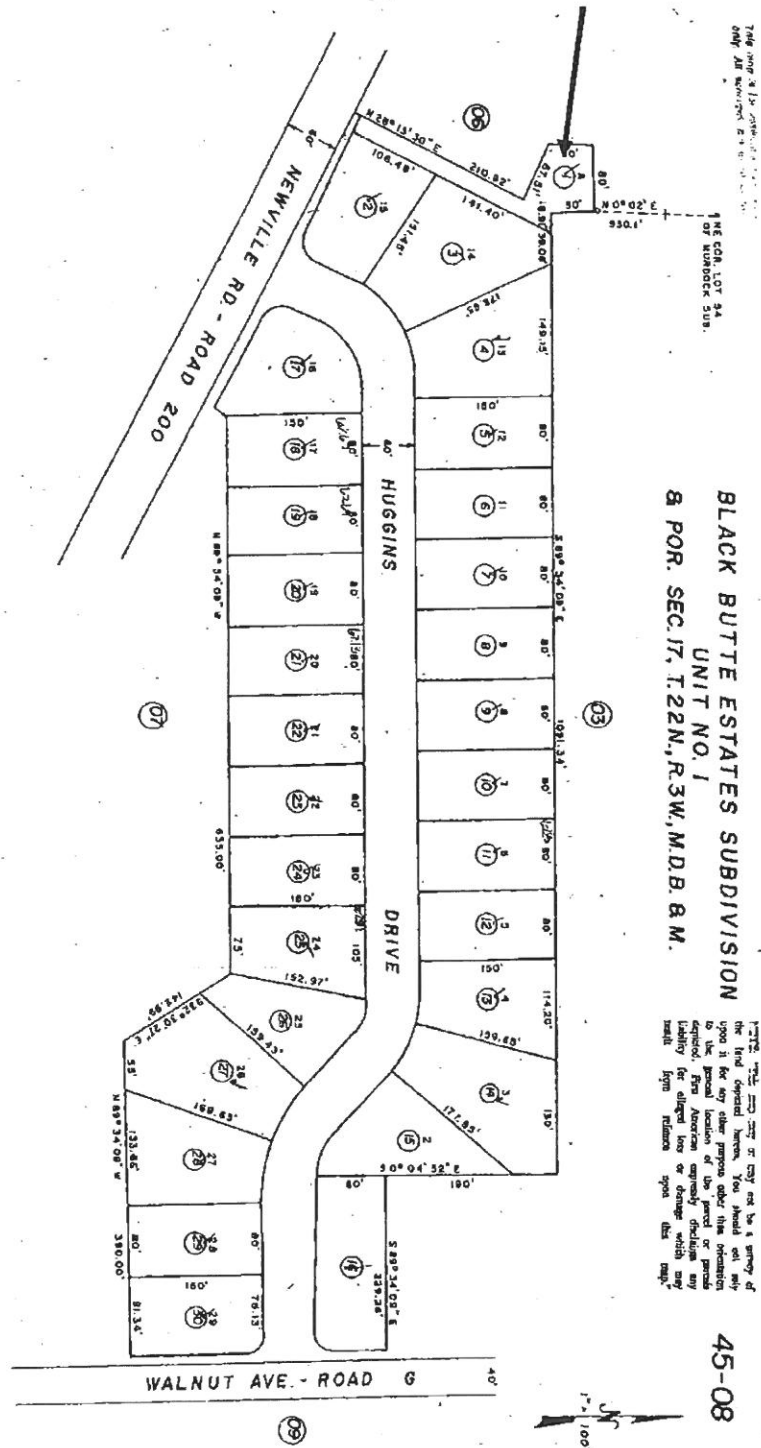
The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and its Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms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

MAP

A. S. Bk. 7, Pg. 19 - Black Butte Estates Sub'n No. 1

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 45 - Pg. 08
County of Glenn, Calif.
(1974)



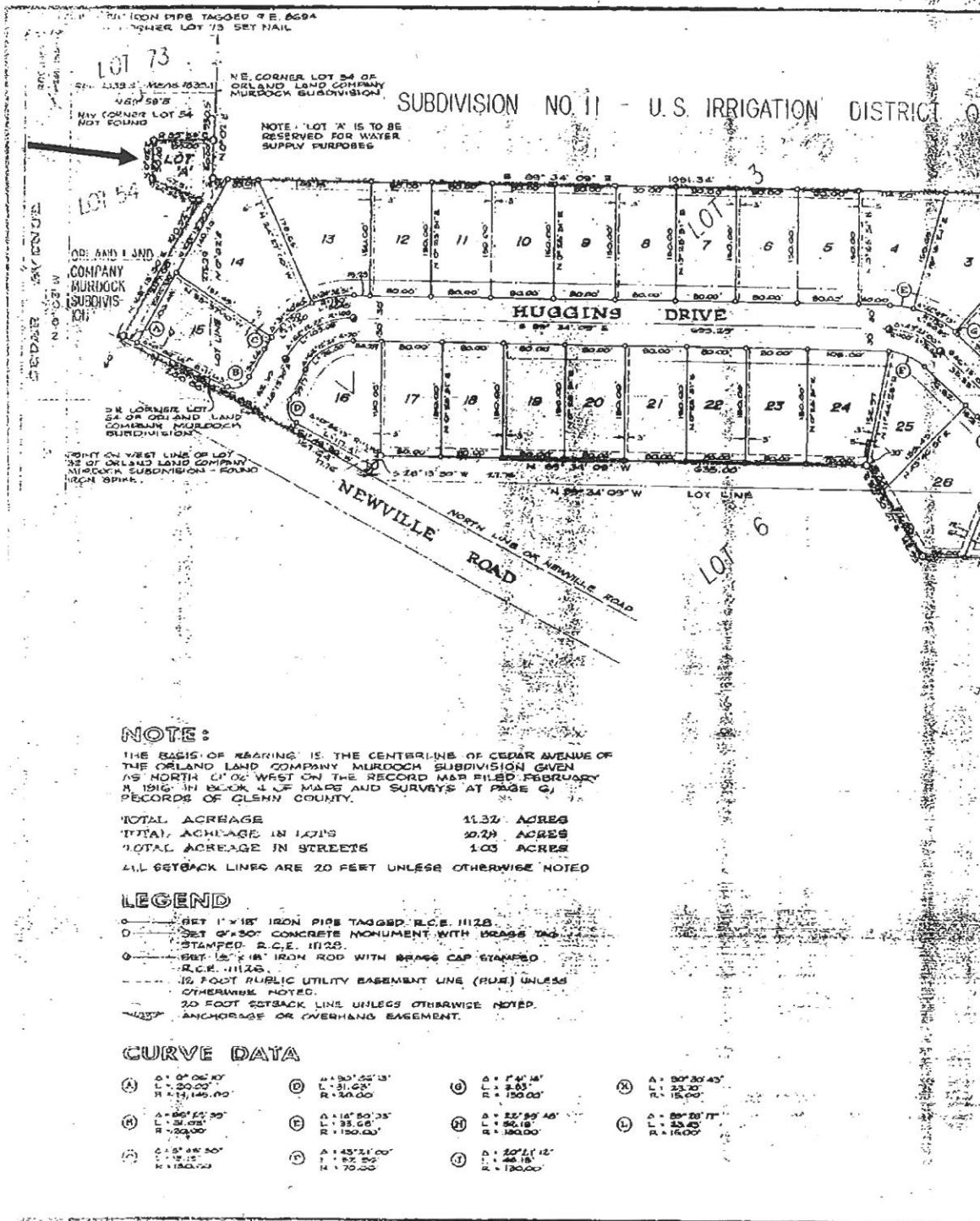
BLACK BUTTE ESTATES SUBDIVISION
UNIT NO. 1
B. POR. SEC. 17, T. 22N., R. 3W., M.D.B. & M.

THESE LOTS ARE NOT TO BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY OTHER PURPOSE OTHER THAN INFORMATION TO THE GENERAL LOCATION OF THE LOT OR PARCELS SHOWN. THE ASSASSOR'S MAP DOES NOT REPRESENT ANY LIABILITY FOR LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON THE MAP.

45-08

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



500/OR/625

cb 4-7-67
1-1

RECORDED AT THE REQUEST OF
M.E. Walker-Glenn County Clerk
June 12, 1967 AT 10:46 A.M.

BOOK 500 PAGE 625

OFFICIAL RECORDS OF
GLENN COUNTY, CALIFORNIA

James A. Quinn
COUNTY RECORDER

FILE No Rec

1815

Consideration less than \$100.00

THE GRANT OF EASEMENT

right of way for a road
and found to be a road
as would be the case

CHICO SAVINGS AND LOAN ASSOCIATION GRANTS to COUNTY

OF GLENN, a political subdivision, an easement for road purposes
over a portion of Lot 54 of the Orland Land Company, Murdock
Subdivision, situate in the County of Glenn, State of California,
as it is shown on that certain map or plat thereof on file with
the County Recorder, County of Glenn, State of California, in
Book 4 of Maps and Surveys at Page 6, and more particularly des-
cribed as follows:

The said right of way and easement hereby granted is

for the construction, re-construction, maintenance and full, free
and quiet use and enjoyment of a road traversing the above des-
cribed premises according to the following described road center-
line:

BEGINNING at a point on the inter-
section of the Easterly right of way line of
County Road "FP" and the centerline of County
Road #200; thence South 65° 52' 00" East, on
and along the said centerline of County Road
#200, 858.14 feet more or less to a point which
lies distant South 24° 08' 00" West, 40.00 feet
from a three quarter inch brass capped iron pin
stamped "R/W line - 228 +35.38 - F.A.S. No. 1118-2";
said point being the beginning of a 11,105 foot
radius curve to the right; thence along the arc
of said 11,105 foot radius curve through a
central angle of 02° 13' 52", 432.43 feet more
or less to the Westerly boundary line of the
Black Butte Estates Subdivision as it is shown
on that certain map or plat thereof on file with
the County Recorder, County of Glenn, State of
California in Book 7 of Maps and Surveys, at
Page 19, and the terminus of this easement des-
cription, containing 1.19 Acres more or less.

Excepting therefrom that portion lying within
the existing County Road and containing 0.89
Acres more or less.

The width of said right of way shall be 40.00
feet Northerly of, adjacent to and parallel with
the afore described centerline. The boundary
lines of said right of way and easement shall be
prolonged or shortened to begin and end on and
conform to the property lines.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the
County of Glenn, State of California, this 12th day of June, 1967.

Page One.

BOOK 500 PAGE 625

BOOK 500 PAGE 627

JUN 12 1967

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DE GLENN CHICO
CHICO 02
COUNTY OF GLENN 2700.00

1 The intent of this easement deed is to convey a
2 right of way for a road as it shall be constructed
3 and found to cross the property of the grantor
4 as would be disclosed by a proper survey of
5 grantor's property and to exclude any portion of
6 said road not actually located within grantor's
7 property.

8 EXCEPTING THEREFROM all oil, oil rights, minerals,
9 mineral rights, natural gas, natural gas rights,
10 and other hydrocarbons by whatsoever name known
11 that may be within or under the parcel or parcels
12 of land hereinabove described, together with the
13 perpetual right of drilling, mining, exploring
14 and operating therefor and removing the same from
15 said land or any other land, including the right
16 to whipstock or directionally drill and mine from
17 lands other than those hereinabove described,
18 oil or gas wells, tunnels and shafts into, through,
19 or across the subsurface of lands hereinabove des-
20 cribed and to bottom such whipstocked or direc-
21 tionally drilled wells, tunnels, and shafts under
22 and beneath or beyond the exterior limits there-
23 of; and to re-drill, re-tunnel, equip, maintain,
24 repair, deepen, and operate any such wells or
25 mines, without, however, the right to drill,
26 mine, explore, and operate through the surface or
27 the upper 100 feet of the subsurface of the land
28 hereinabove described or otherwise in such a
29 manner as to endanger the safety of any highway
30 that may be constructed on such lands.

31 The grant herein made is upon the express condition
32 that said right of way herein granted shall revert to the
GRANTORS, their successors and assigns if and when the same
ceases to be used by the said COUNTY OF GLENN or by the general
public for highway purposes.

DATED: This 28th day of April, 1967

CHICO SAVINGS AND LOAN ASSOCIATION

By *George H. H. H.*
By *Neil D. Cottingham* Assistant Secretary

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BOARD OF SUPERVISORS, GLENN COUNTY, CALIFORNIA

RESOLUTION NO. 67- 56

RESOLUTION OF ACCEPTANCE

THIS IS TO CERTIFY that the interest in real property conveyed by Grant of Easement dated April 28, 1967, from CHICO SAVINGS AND LOAN ASSOCIATION, GRANTOR, to the COUNTY OF GLENN, a political subdivision of the State of California, and/or governmental agency, GRANTEE, is hereby ACCEPTED by ORDER of the Board of Supervisors of the County of Glenn, State of California, on the 6th day of June, 1967, and the GRANTEE consents to recordation thereof by its duly authorized officer.

PASSED AND ADOPTED this 6th day of June, 1967, by the following vote:

AYES: HOLVIK, POLZIN, REIMERS, FIACK and COLBERT (Chairman)

NOES: None

ABSENT: None

COUNTY OF GLENN

BY, *Ralph O. Callen*
CHAIRMAN, Board of Supervisors, Glenn
County, California

ATTEST:

Walter D. Wilson
COUNTY CLERK and ex officio Clerk,
Board of Supervisors, Glenn County,
California.



AFTER RECORDING, RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Department
460 Rio Lindo Avenue
Chico, California 95926

Location: City/Uninc _____

Recording Fee _____

Document Transfer Tax \$ _____

☒ This is a conveyance where the consideration and value is less than \$100.00

☐ Computed on Full Value of Property Conveyed, or

☐ Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale.

 Signature of declarant or agent determining tax

2003-2970

Recorded at the request of
 PACIFIC GAS & ELECTRIC
 05/06/2003 03:16P
 Fee: 16.00 No of Pages:4

OFFICIAL RECORDS
 Glenn County, CA
 Vince T Minto Clerk-Recorder

(SPACE ABOVE FOR RECORDER'S USE ONLY)

EASEMENT

GERARDO MURILLO,

hereinafter called first party, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, and PACIFIC BELL, a California corporation, hereinafter collectively called second party, the right from time to time to construct, reconstruct, install, inspect, maintain, replace, remove, and use facilities of the type hereinafter specified, together with a right of way therefor, within a strip or parcel of land or along a route as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of the first party, situate in the County of Glenn, State of California, described as follows:

(APN 45-020-020)

Parcel 4, as shown upon that certain parcel map filed for record May 1, 2001 in Book 12 of Parcel Maps, at page 35, Glenn County Records.

Said facilities shall consist of:

Such poles, aerial wires, cables, electrical conductors with associated crossarms, braces, transformers, anchors, guy wires and cables (pole line easement); and such underground conduits, pipes, manholes, service boxes, wires, cables, and electric conductors; aboveground marker posts, risers, and service pedestals; underground and aboveground switches, fuses, terminals, and transformers with associated concrete pads; and fixtures and appurtenances necessary to any and all thereof (underground easement), as second party deems necessary for the distribution of electrical energy and communication purposes; and one or more underground pipes with suitable service pipes and connections, as second party deems necessary for the conveyance of gas (gas easement); located within:



2003-2970

Pg: 1/4

The strip of land of the uniform width of 30 feet, lying contiguous to and easterly of the westerly boundary line of said Parcel 4 and extending from the southwesterly boundary line of said Parcel 4 (also being the northerly boundary line of Newville Road), northerly 472.0 feet, measured along said westerly boundary line. The location of which is delineated by the heavy dashed lines shown upon second party's map EXHIBIT "A", attached hereto and made a part hereof.

Second party shall have the right to trim, cut down, and clear away or otherwise control any trees or brush on said strip of land, as hereinbefore set forth, whenever considered necessary for the complete enjoyment of the rights hereby granted.

First party shall not erect or construct any building or other structure or drill or operate any well under or within said strip of land.


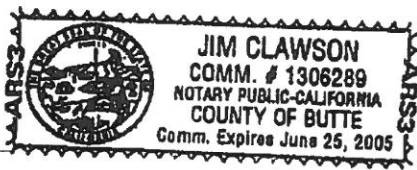
The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Pacific Gas and Electric Company pursuant to Section 8730(c) of the Business and Professions Code.

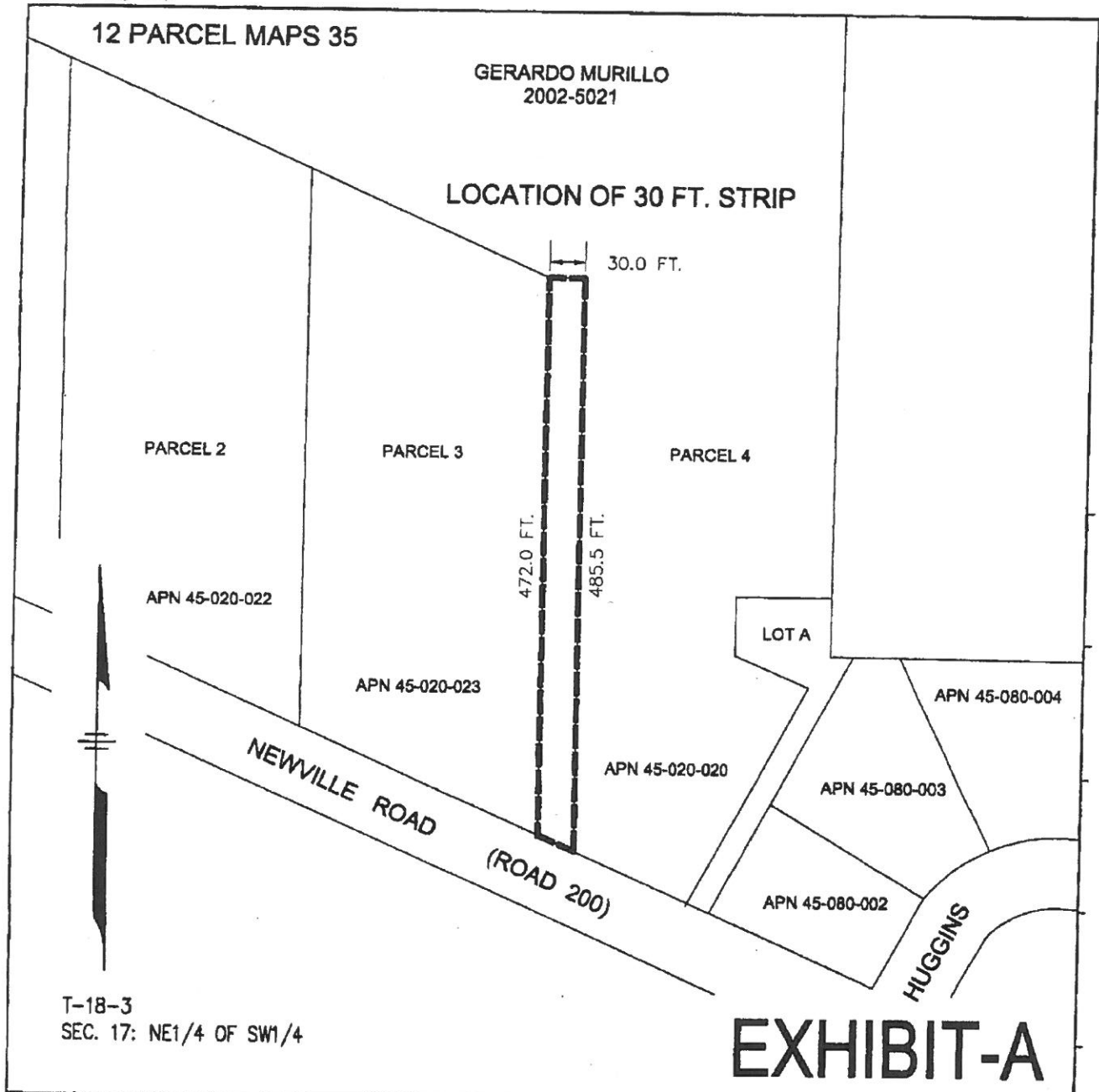
The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

Dated 3-5-03, 20__.

North Valley Division
Chico Land Services Office
Electric Operating Department
Electric Dist. Plat: T-18-3
T22N, R3W, MDB&M
Section 17: NE1/4 OF SW1/4
Type of Interest: 3,4,5
PG&E Drawing: A 22-3-17W
LD of affected document: N/A
LD of cross referenced documents: N/A
PM 30292317
JCN:
County: GLENN
Utility Notice Number:
Prepared by: rsg4
Checked by:
Revision Number:
2003-52-30292317a.johugEG.doc

Gerardo Murillo
Gerardo Murillo

<p>STATE OF CALIFORNIA } COUNTY OF <u>Butte</u> } SS.</p> <p>On <u>3/5/2005</u> before me, the undersigned, a Notary Public for said State, personally appeared <u>Gervardo Marillo</u></p> <hr/> <p><input type="checkbox"/> personally known to me -OR- <input checked="" type="checkbox"/> 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 by 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.</p> <p>WITNESS my hand and official seal.</p> <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="flex: 1;">  Signature </div> <div style="flex: 1; text-align: center;">  </div> </div>	<p><u>CAPACITY CLAIMED BY SIGNER</u></p> <p><input checked="" type="checkbox"/> Individual(s) Signing For Oneself/Themselves</p> <p><input type="checkbox"/> Corporate Officer(s) of the Above Named Corporation(s)</p> <p><input type="checkbox"/> Guardian of the Above Named Individual(s)</p> <p><input type="checkbox"/> Partner(s) of the Above Named Partnership(s)</p> <p><input type="checkbox"/> Attorney(s)-in-Fact of the Above Named Principal(s)</p> <p><input type="checkbox"/> Trustee(s) of the Above Named Trust(s)</p> <p><input type="checkbox"/> Other _____</p> <p>_____</p> <p>_____</p>
--	--



CITY, RANCHO, SUBDIVISION, ETC.				SCALE				DATE			
ORLAND				EXT. TO: MURILLO				NONE 2-27-03			
				SECTION		TOWNSHIP		RANGE		MERIDIAN	
				17		22N		3W		MDB&M	
COUNTY OF: GLENN											
CHG	DATE	DESCRIPTION		AUTH	BY	CH	F.B.:	DR. BY: rsg4		CH. BY:	
		PM 30292317									
REFERENCES 2003-52-30292317q, iohugEG.doc				PG&E		N. VALLEY DIVISION		AUTHORIZ		A 22-3-17W DRAWING NO. CHG.	

CLOSE ENCLOSED

2015-4309

RECORDING REQUESTED BY:
Old Republic Title Company
Title No.: 2202051656

Recorded at the request of:
SPL EXPRESS INC

09/24/2015 10:29 AM
Fee: \$51.00 Pgs: 6

OFFICIAL RECORDS
Sheryl Thur, Clerk-Recorder
Glenn County, CA

Escrow Order No.: FFHO-6021500065

Mail Tax Statements &
When Recorded Mail Document To:
Del Oro Water Company, Inc.
Drawer 5172
Chico, CA 95927

Property Address: County Road 200,
Orland, CA 95963
APN/Parcel ID(s): 045-080-001-0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COUNTERPART A

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$22.00 and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the City of Orland.

unincorporated

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Leslie L. Black, a married woman as her sole and separate property and Karla J. Bambauer, a married woman as her sole and separate property, each as to an undivided fifty percent (50%) interest

hereby GRANT(S) to Del Oro Water Company, Inc., a California corporation

the following described real property in the City of Orland, County of Glenn, State of California:

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

THIS GRANT DEED IS EXECUTED IN COUNTERPARTS, EACH OF WHICH IS DEEMED TO BE ORIGINAL AND SUCH PARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME DOCUMENT.

Dated: September 17, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Leslie L. Black
Leslie L. Black

Karla J. Bambauer
Karla J. Bambauer

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 04.29.15

Printed: 09.17.15 @ 12:23 PM
CA-FT-FFHO-01510.080602-FFHO-6021500065



GRANT DEED
(continued)

APN/Parcel ID(s): 045-080-001-0

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Colorado

County of El Paso

On September 18, 2015 before me, Sean Fredinburg, Notary Public,
(here insert name and title of the officer)

personally appeared Leslie L. Black
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 by 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.

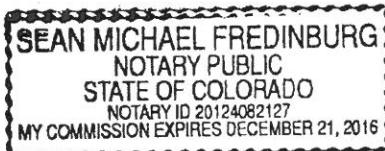
Colorado

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sean Fredinburg
Signature

(Seal)



ORDER NO. : 2202051656-RP

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Glenn, State of California, and is described as follows:

A portion of Lot 54 of the Orland Land Company Murdock Subdivision and a portion of Lot 3 of Subdivision No. 11 of the U.S. Irrigation District of Orland, Glenn County, California, and more particularly described as follows:

All of Lot "A" as shown on the official map of Black Butte Estates Subdivision Unit No. 1 as filed for record on October 11, 1965 in Book 7 of Maps and Surveys at Page 19-1 and 19-2, in the Office of the Recorder of the County of Glenn.

APN: 045-080-001-0



RECORDING REQUESTED BY:

Old Republic Title Company
Title No.: 2202051656

Escrow Order No.: FFHO-6021500065

When Recorded Mail Document To:

Del Oro Water Company, Inc.
Drawer 5172
Chico, CA 95927

Property Address: County Road 200,
Orland, CA 95963
APN/Parcel ID(s): 045-080-001-0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COUNTERPART B

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is ~~\$22.00~~* and is computed on: *See Counterpart A
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ the City of Orland.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Leslie L. Black, a married woman as her sole and separate property and Karla J. Bambauer, a married woman as her sole and separate property, each as to an undivided fifty percent (50%) interest

hereby GRANT(S) to Del Oro Water Company, Inc., a California corporation

the following described real property in the City of Orland, County of Glenn, State of California:

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

THIS GRANT DEED IS EXECUTED IN COUNTERPARTS, EACH OF WHICH IS DEEMED TO BE ORIGINAL AND SUCH PARTS TOGETHER CONSTITUTE BUT ONE AND THE SAME DOCUMENT.

Dated: September 17, 2015

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Leslie L. Black

Karla J. Bambauer

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed
SCA0000129.doc / Updated: 04.29.15

Printed: 09.17.15 @ 12:23 PM
CA-FT-FFHO-01510.080602-FFHO-6021500065



GRANT DEED

(continued)

APN/Parcel ID(s): 045-080-001-0

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of GLENN

On SEPTEMBER 18, 2015 before me, DARLENE E. ELDRIDGE, Notary Public,
(here insert name and title of the officer)

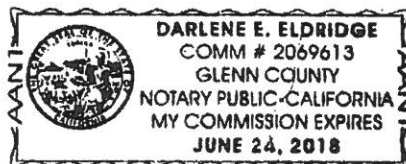
personally appeared KARLA J. BAMBAUER,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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.

Darlene E. Eldridge
Signature

(Seal)



ORDER NO. : 2202051656-RP

EXHIBIT A

The land referred to is situated in the unincorporated area of the County of Glenn, State of California, and is described as follows:

A portion of Lot 54 of the Orland Land Company Murdock Subdivision and a portion of Lot 3 of Subdivision No. 11 of the U.S. Irrigation District of Orland, Glenn County, California, and more particularly described as follows:

All of Lot "A" as shown on the official map of Black Butte Estates Subdivision Unit No. 1 as filed for record on October 11, 1965 in Book 7 of Maps and Surveys at Page 19-1 and 19-2, in the Office of the Recorder of the County of Glenn.

APN: 045-080-001-0



2016-5281

Prepared By:
Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988
No: 132202

Recorded at the request of:
TIMIOS TITLE COMPANY

12/08/2016 10:11 AM
Fee: \$77.50 Pgs: 2

OFFICIAL RECORDS
Charles M. Meriam, Interim Clerk-Recorder
Glenn County, CA

**After Recording Return And
Mail Tax Statements To:**
UTILITY MANAGEMENT SERVICES, INC.
426 BROADWAY
CHICO, CALIFORNIA 95928

SPACE ABOVE THIS LINE FOR RECORDER'S USE A.P.N. NO. 045-020-028-000

GRANT DEED

The undersigned grantor(s) declare(s):

City transfer tax is \$ _____

County Transfer Tax is \$60.50

Monument preservation fee is \$ _____

(X) computed on full value of property conveyed, or

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

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

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
**MICHAEL E. PEARSALL, TRUSTEE AND KATHARINA M. PEARSALL, TRUSTEE, OF THE BMASK
REVOCABLE INTER VIVOS TRUST DATED OCTOBER 21, 1999**
hereby GRANTS to

UTILITY MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION

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

PARCEL 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY
RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON SEPTEMBER 11, 2006 IN
BOOK 13 OF PARCEL MAPS AT PAGE 25.

EXCEPTING FROM THE WEST 15 ACRES OF LOT 54, ALL OIL, GAS, MINERALS AND OTHER
HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM FOREST RISLEY AND GOLDA
RISLEY, HUSBAND AND WIFE TO CARL E. DWYER AND MILDRED DWYER, HUSBAND AND
WIFE, DATED AUGUST 20, 1952 AND RECORDED AUGUST 22, 1952 IN BOOK 279 OF
OFFICIAL RECORDS, AT PAGE 415.

ALSO EXCEPTING THEREFROM ALL REMAINING OIL, GAS AND OTHER HYDROCARBON
SUBSTANCES AND MINERALS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE
THEREOF, WITHOUT HOWEVER, THE RIGHT TO ENTER UPON SAID SURFACE FOR THE
PURPOSE OF EXTRACTING SAME AS RESERVED IN THE DEED FROM FREDERICK M. ALEXIS,
ETUX, TO DAVID W. COLLIER, ETUX, RECORDED SEPTEMBER 26, 1994 IN GLENN COUNTY
OFFICIAL RECORDS AS INSTRUMENT NO. 94-5428.

More commonly known as: 6250 NEWVILLE RD, ORLAND, CA 95963-9038



12/1/2016

THE BMASK REVOCABLE INTER VIVOS TRUST DATED OCTOBER 21, 1999

Michael E. Pearsall, Trustee
MICHAEL E. PEARSALL, TRUSTEE

Katharina M. Pearsall, Trustee
KATHARINA M. PEARSALL, TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of GLENN

On 12-7, 20 16, before me, Olga Valonoso, a notary public, personally appeared **MICHAEL E. PEARSALL AND KATHARINA M. PEARSALL** 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 by 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.

Olga Valonoso
Signature of Notary Public



(Notary Seal)



EXHIBIT "A"
RESULTANT LEGAL DESCRIPTION
PARCEL "A"

All that certain real property situate in the County of Glenn, State of California described as follows:

Being a portion of Parcel 4 as shown on that certain Parcel Map No. 2005-19 filed for record in the office of the Glenn County Recorder in Book 13, Parcel Maps, at Page 25 more particularly described as follows:

BEGINNING at the southeast corner of said Parcel 4;

Thence, along the easterly boundary of said Parcel 4 the following four (4) courses:

1. North 28°15'15" East, 208.52 feet;
2. Thence North 67°01'51" West, 67.55 feet;
3. Thence North 00°07'05" East, 50.03 feet;
4. Thence South 89°56'15" East, 59.92 feet to a point located 20.00 feet westerly of, measured at right angles to the easterly boundary of said Parcel 4;

Thence, leaving said easterly boundary, parallel to the easterly boundary of said Parcel 4, North 00°02'57" East, 150.82 feet to a point located 35.00 feet southerly of, measured at right angles to the northerly line of said Parcel 4;

Thence, parallel to the northerly line of said Parcel 4, South 89°53'08" West, 257.68 feet to the westerly line of said Parcel 4;

Thence, along said westerly line, South 00°01'02" West, 332.28 feet to the southwest corner of said Parcel 4, being located on a non-tangent 11,145.00 foot radius curve, concave southwesterly, from which point the radius point bears South 25°22'58" West;

Thence, along the southerly line of said Parcel 4, Southeasterly, 179.02 feet along said curve, through a central angle of 00°55'13" to the point of beginning.

Containing 2.00 acres more or less.

EXCEPTING from the west 15 acres of Lot 54 of the Orland Land Company Murdock Subdivision filed for record in the office of the Glenn County Recorder in Book 4 of Maps and Surveys, at Page 6, all oil, gas, minerals and other hydrocarbon substances as reserved in the deed from Forest Risley and Golda Risley, husband and wife to Carl E. Dwyer and Mildred Dwyer, husband and wife, dated August 20, 1952 and recorded August 22, 1952 in Book 279 of Official Records, at Page 415.

ALSO EXCEPTING THEREFROM all remaining oil, gas and other hydrocarbon substances and minerals lying below a depth of 500 feet from the surface thereof, without however, the right to enter upon said surface for the purpose of extracting same as reserved in the deed from Frederick M. Alexis, ETUX, to David W. Collier, ETUX, recorded September 26, 1994 in Glenn County Official Records as Instrument Number 94-5428.

The basis of bearings for the above described property is the same as that shown on said Book 13, Parcel Maps, at Page 25.

The purpose of this deed is to effect a lot line adjustment as approved by the City of Orland Planning on _____. No additional lots or parcels are created hereby. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the City of Orland.

Mark R. Herrick

NorthStar

Mark R. Herrick, PLS 8323



12-15-2017

Date

EXHIBIT "A"
RESULTANT LEGAL DESCRIPTION
PARCEL "B"

All that certain real property situate in the County of Glenn, State of California described as follows:

Being Lot "A" as shown on that certain map entitled "Black Butte Estates Subdivision Unit No. 1" filed for record in the office of the Glenn County Recorder in Book 7, Maps and Surveys, Page 19 and a portion of Parcel 4 as shown on that certain Parcel Map No. 2005-19 filed for record in the office of the Glenn County Recorder in Book 13, Parcel Maps, at Page 25, more particularly described as follows:

BEGINNING at the southeast corner of said Parcel 4;

Thence, along the easterly boundary of said Parcel 4 the following four (4) courses:

1. North 28°15'15" East, 208.52 feet;
2. Thence North 67°01'51" West, 67.55 feet;
3. Thence North 00°07'05" East, 50.03 feet;
4. Thence South 89°56'15" East, 59.92 feet to a point located 20.00 feet westerly of, measured at right angles to the easterly boundary of said Parcel 4;

Thence, leaving said easterly boundary, parallel to the easterly boundary of said Parcel 4, North 00°02'57" East, 150.82 feet to a point located 35.00 feet southerly of, measured at right angles to the northerly line of said Parcel 4;

Thence, parallel to the northerly line of said Parcel 4, South 89°53'08" West, 257.68 feet to the westerly line of said Parcel 4;

Thence along said westerly line, North 00°01'02" East, 35.00 feet to the northwest corner of said Parcel 4;

Thence, along the northerly line of said Parcel 4, North 89°53'08" East, 277.70 feet to the northeast corner of said Parcel 4;

Thence, along the easterly line of said Parcel 4 and the easterly boundary line of said Lot "A", South 00°02'57" West, 235.88 feet to an angle point in the easterly boundary of said Lot "A";

Thence, along said easterly boundary, South 89°33'12" East, 18.98 feet to an angle point in said easterly boundary;

Thence, along said easterly boundary, South 28°15'15" West, 248.30 feet to the southeast corner of said Lot "A" and the beginning of a non-tangent 11,145.00 foot radius curve, concave southwesterly, from which point the radius point bears South 26°24'21" West;

Thence, along the southerly line of said Lot "A", Northwesterly, 20.01 feet along said curve, through a central angle of 00°06'10" to the point of beginning.


Containing 0.52 acres more or less.

EXCEPTING from the west 15 acres of Lot 54 of the Orland Land Company Murdock Subdivision filed for record in the office of the Glenn County Recorder in Book 4 of Maps and Surveys, at Page 6, all oil, gas, minerals and other hydrocarbon substances as reserved in the deed from Forest Risley and Golda Risley, husband and wife to Carl E. Dwyer and Mildred Dwyer, husband and wife, dated August 20, 1952 and recorded August 22, 1952 in Book 279 of Official Records, at Page 415.

ALSO EXCEPTING THEREFROM all remaining oil, gas and other hydrocarbon substances and minerals lying below a depth of 500 feet from the surface thereof, without however, the right to enter upon said surface for the purpose of extracting same as reserved in the deed from Frederick M. Alexis, ETUX, to David W. Collier, ETUX, recorded September 26, 1994 in Glenn County Official Records as Instrument Number 94-5428.

The basis of bearings for the above described property is the same as that shown on said Book 13, Parcel Maps, at Page 25.

The purpose of this deed is to effect a lot line adjustment as approved by the City of Orland Planning on _____. No additional lots or parcels are created hereby. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the City of Orland.



NorthStar
Mark R. Herrick, PLS 8323



12-15-17
Date

EXHIBIT "A"
EXCHANGE LEGAL DESCRIPTION
(Utility Management Services Inc. TO Del Oro Water Company, Inc.)

All that certain real property situate in the County of Glenn, State of California described as follows:

Being a portion of Parcel 4 as shown on that certain Parcel Map No. 2005-19 filed for record in the office of the Glenn County Recorder in Book 13, Parcel Maps, at Page 25 more particularly described as follows:

COMMENCING at the southeast corner of said Parcel 4;

Thence, along the easterly boundary of said Parcel 4 the following four (4) courses:

1. North 28°15'15" East, 208.52 feet;
2. Thence North 67°01'51" West, 67.55 feet;
3. Thence North 00°07'05" East, 50.03 feet;
4. Thence South 89°56'15" East, 59.92 feet to a point located 20.00 feet westerly of, measured at right angles to the easterly boundary of said Parcel 4 and being the **TRUE POINT OF BEGINNING** for the herein described property;

Thence, leaving said easterly boundary, parallel to the easterly boundary of said Parcel 4, North 00°02'57" East, 150.82 feet to a point located 35.00 feet southerly of, measured at right angles to the northerly line of said Parcel 4;

Thence, parallel to the northerly line of said Parcel 4, South 89°53'08" West, 257.68 feet to the westerly line of said Parcel 4;

Thence along said westerly line, North 00°01'02" East, 35.00 feet to the northwest corner of said Parcel 4;

Thence, along the northerly line of said Parcel 4, North 89°53'08" East, 277.70 feet to the northeast corner of said Parcel 4;

Thence, along the easterly line of said Parcel 4, South 00°02'57" West, 185.88 feet to an angle point in the easterly boundary of said Parcel 4;

Thence, along said easterly boundary, North 89°56'15" West, 20.00 feet to the point of beginning.

Containing 0.29 acres more or less.

EXCEPTING from the west 15 acres of Lot 54 of the Orland Land Company Murdock Subdivision filed for record in the office of the Glenn County Recorder in Book 4 of Maps and Surveys, at Page 6, all oil, gas, minerals and other hydrocarbon substances as reserved in the deed from Forest Risley and Golda Risley, husband and wife to Carl E. Dwyer and Mildred Dwyer, husband and wife, dated August 20, 1952 and recorded August 22, 1952 in Book 279 of Official Records, at Page 415.

ALSO EXCEPTING THEREFROM all remaining oil, gas and other hydrocarbon substances and minerals lying below a depth of 500 feet from the surface thereof, without however, the right to enter upon said surface for the purpose of extracting same as reserved in the deed from Frederick M. Alexis, ETUX, to David W. Collier, ETUX, recorded September 26, 1994 in Glenn County Official Records as Instrument Number 94-5428.

The basis of bearings for the above described property is the same as that shown on said Book 13, Parcel Maps, at Page 25.

The purpose of this deed is to effect a lot line adjustment as approved by the City of Orland Planning on _____. The above described lands are to be combined with and become a part of those lands as described as Lot "A" in the deed to Del Oro Water Company, Inc. a California Corporation, as filed for record in the Glenn County Official Records at Serial Number 2015-4309. No additional lots or parcels are created hereby. The scope of review of said lot line adjustment was limited as specified in Government Code Section 66412(d), and approval of it does not constitute assurance that future applications for building permits or other land use entitlements on the modified lots or parcels will be approved by the City of Orland.

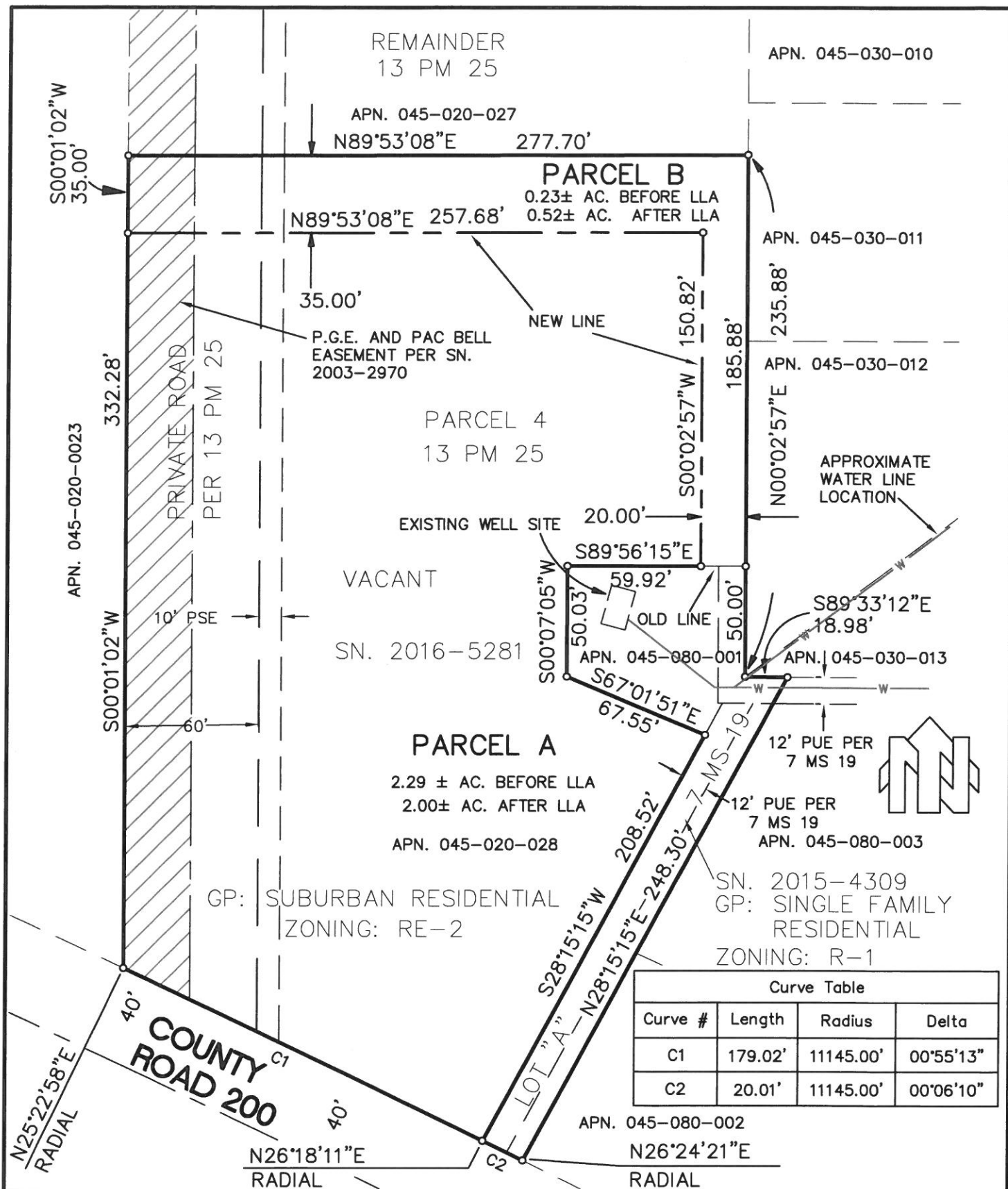
Mark R. Herrick

NorthStar
Mark R. Herrick, PLS 8323



12-15-2017
Date





111 MISSION RANCH BLVD. SUITE 100, CHICO, CA 95926
PHONE: (530) 893-1600 www.northstareng.com

JOB TITLE:

EXHIBIT B

LOT LINE ADJUSTMENT EXHIBIT

UTILITY MANAGEMENT SERVICES

SCALE: 1" = 60'

JOB NO.: 16-198

DATE: 12-14-2017

DRAWN BY: MH

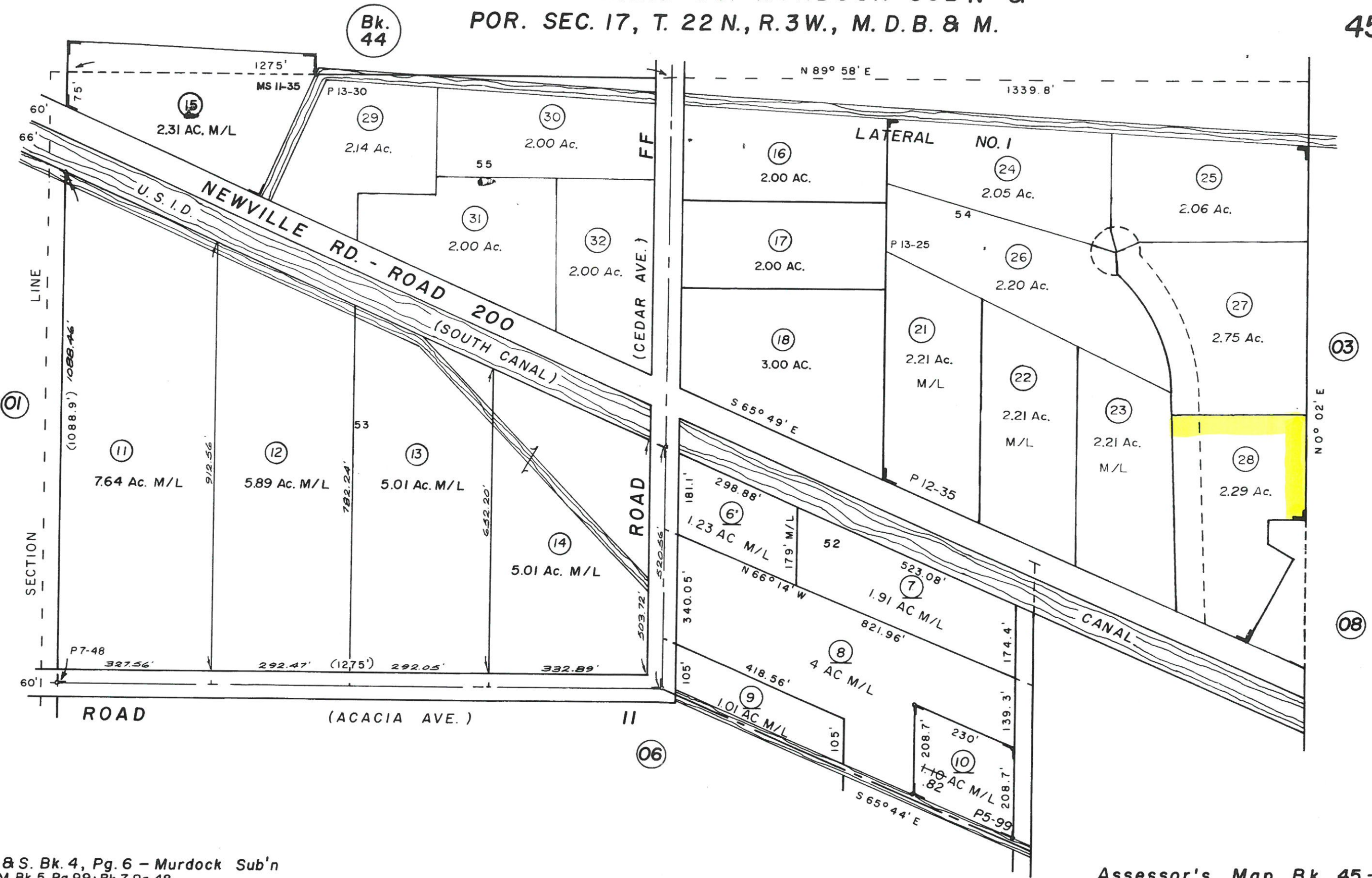
CHECKED BY: MLM

SHEET NO.:

2 OF 2

ORLAND LAND CO. MURDOCK SUB'N &
POR. SEC. 17, T. 22 N., R. 3 W., M. D. B. & M.

45-02



M. & S. Bk. 4, Pg. 6 - Murdock Sub'n
P. M. Bk. 5, Pg. 99; Bk. 7, Pg. 48
P. M. Bk. 11, Pg. 76; Bk. 12, Pg. 35
M & S Bk. 11, Pg. 35
P. M. Bk. 13, Pg. 25
P. M. Bk. 13, Pg. 30

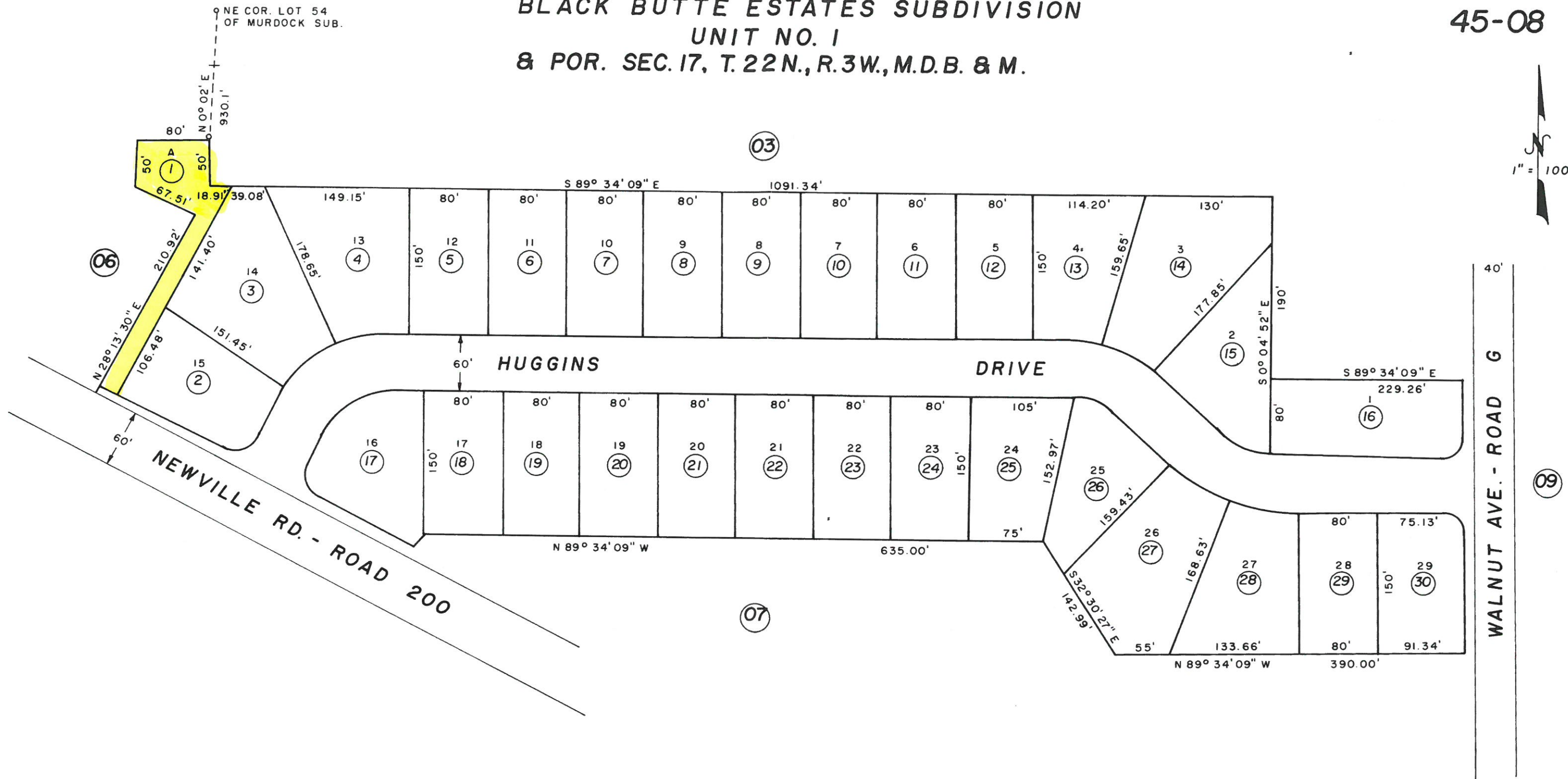
Assessor's Map Bk. 45 - Pg. 02
County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1974

BLACK BUTTE ESTATES SUBDIVISION
UNIT NO. 1
& POR. SEC. 17, T. 22 N., R. 3 W., M.D.B. & M.

45-08



M. & S. Bk. 7, Pg. 19 - Black Butte Estates Sub'n No. 1

Assessor's Map Bk. 45 - Pg. 08

County of Glenn, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

1974