

# GLENN COUNTY

## Planning & Community Development Services Agency

777 N. Colusa Street  
Willows, CA 95988  
530.934.6540 Fax 530.934.6533  
[www.countyofglenn.net](http://www.countyofglenn.net)



Donald Rust, Director

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Diamond T Investments, LLC  
855 W Wood St  
Willows, CA 95988

**RE: SPR 2019-002, Diamond T Investments, LLC, Approval Notice**  
APN: 017-220-019

December 9, 2019

To whom it may concern,

On January 30, 2019, the Glenn County Planning & Community Development Service Agency received your application for a Site Plan Review. This project is in the “HVC” (Highway and Visitor Commercial) zoning district and is an allowed use with an approved Site Plan Review.

On December 9, 2019, the Glenn County Planning & Community Development Services Agency approved the Site Plan Review. Included with the Staff Report is a copy of the Compliance Requirements. Please sign the Compliance Requirements where indicated and email or send to Glenn County Planning & Community Development Services Agency, 777 North Colusa Street, Willows, CA 95988.

Please note that this is not a building permit. For information on acquiring a building permit, contact the Glenn County Building Inspection Division at (530) 934-6546.

Sincerely,

John Lanier  
Assistant Planner  
[jlanier@countyofglenn.net](mailto:jlanier@countyofglenn.net)

# GLENN COUNTY

## Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988  
530.934.6540 Fax 530.934.6533  
[www.countyofglenn.net](http://www.countyofglenn.net)



Donald Rust, Director

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### STAFF REPORT

DATE: December 9, 2019

TO: Donald Rust, Director

FROM: John Lanier, Assistant Planner

RE: **Site Plan Review 2019-002, Diamond T Investments, LLC**  
“HVC” Highway and Visitor Commercial Zoning District

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#### Attachments:

1. Conditions of Approval
2. Agency Comments
3. Request for Review and Application
4. Assessor Parcel Map
5. Site Plan (Exhibit A)
6. Revised Site Plan (Exhibit A)
7. Attachments

## 1 **PROJECT SUMMARY**

Diamond T Investments, LLC, has applied for a Site Plan Review to build a mini storage facility. The proposal is to construct a ten building self-storage complex with the following dimensions.

<b>Building</b>	<b>Width</b>	<b>Length</b>	<b>Height</b>	<b>Area</b>
<b>A</b>	20 ft.	360 ft.	10 ft.	7200 sq. ft.
<b>B</b>	30 ft.	360 ft.	10 ft.	10,800 sq. ft.
<b>C</b>	30 ft.	190 ft.	10 ft.	5700 sq. ft.
<b>D</b>	30 ft.	190 ft.	10 ft.	5700 sq. ft.
<b>E</b>	30 ft.	190 ft.	10 ft.	5700 sq. ft.
<b>F</b>	30 ft.	190 ft.	10 ft.	5700 sq. ft.
<b>G</b>	30 ft.	190 ft.	10 ft.	5700 sq. ft.
<b>H</b>	30 ft.	190 ft.	10 ft.	5700 sq. ft.
<b>Office</b>	30 ft.	60 ft.	10 ft.	1800 sq. ft.

The proposed structures would be used for self-storage that would be used by the public. The parcel is zoned “HVC” (Highway and Visitor Commercial, minimum parcel size 40,000 square foot and is designated “Highway and Visitor Service Commercial” in the Glenn County General Plan.

The project is located at 855 W. Wood Street, Willows CA, 95988. The site is located on the west side of Airport Avenue, north of County Road 57, east of County Road F and south CA-162 in the unincorporated area of Glenn County, California. The Assessor’s Parcel Number (APN) for the 12.35± acre site is 017-220-019.

### 1.1 **RECOMMENDATIONS**

Staff recommends that the Director find that this project qualifies as a statutory exemption within section 15268 of the California Environmental Quality Act.

Staff also recommends that the Director approve the Site Plan Review 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. This portion of Glenn County is a designated Highway and Visitor Commercial, and the proposed project is an approved use. A site plan review is required prior to construction to ensure compliance with all the requirements of the Glenn County Code.

## **2.1 ENVIRONMENTAL DETERMINATION**

This project as proposed is not anticipated to introduce potentially significant impacts to the environment.

Site plan reviews are statutorily exempt 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:

Site plan reviews, outlined in Section 15.130 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).

## **2.2 GENERAL PLAN AND ZONING CONSISTENCY**

The site is designated “Highway and Visitor Service Commercial” in the Glenn County General Plan and is zoned “HVC” (Highway and Visitor Commercial, 40,000 sq. ft. minimum parcel size if served with septic tank and well). This project is in an area of existing residential and agricultural uses, and the mini-storage is a permitted use in the “HVC” zone (Glenn County Code Chapter 15.430).

According to the Willows Glenn County Airport Comprehensive Land Use Plan, “Commercial uses are generally compatible except that retail establishments such as restaurants or concentrated retail areas which attract people should be avoided” in Approach Zone Safety Areas. Since the proposed mini-storage facility would not attract concentrations of people, the proposed use substantially conforms to the Airport Land Use Plan.

The proposal will not adversely affect surrounding uses in the area and will not adversely affect the General Plan.

### **2.2.1 “HVC” Highway and Visitor Commercial District (Glenn County Code Chapter 15.430):**

Section 15.430.020(G) of the Glenn County Code allows for accessory structures and storage facilities. The proposal is to build a Self-Storage facility by constructing several buildings; therefore, the proposal is a permitted use as a commercial use. The enclosed ministorage use is a permitted and allowed use in the zoning district, however the outdoor storage of any boats or recreation vehicles (including, but not limited to, recreational vehicles, detached truck campers, travel trailers, horse trailers, accumulation vehicles, and boats) requires a Conditional Use Permit.

Minimum Lot Size (Glenn County Code §15.430.050):

*The minimum lot size for the “HVC” zone with well and septic is 40,000 sq. ft. The parcel is 12.35± acres; therefore, it meets the minimum lot size requirement.*



Minimum Yard Requirements (Glenn County Code §15.430.090):

*Yard setbacks shall be no less than the following:*

- A. *Front yard: Twenty feet from the lot line, or forty-five feet from centerline of roadway, whichever is greater. Yards abutting streets are front yards.* Plot plan shows a front yard of 50 feet from lot line; therefore, it will meet the front yard requirement
- B. *Rear yard: Twenty feet from the lot line.* Provided plot plan shows a rear yard of 25 feet; therefore, it will meet the rear yard requirement.
- C. *Side yard: Five feet from the lot line.* Plot plan depicts side yards exceeding 5 feet; therefore, it will meet the side yard requirement.

Maximum Building Height (Glenn County Code §15.430.100):

*The maximum building height in the “HVC” zone shall be:*

*Structures shall not exceed two stories or thirty feet maximum, which ever is less.*

According to the application, the height of the proposed structure will be fifteen feet; therefore, the proposal does not exceed the maximum height required for the Highway and Visitor Commercial Zone. The buildings will also not exceed the height limit set by the Willows Glenn County Airport Comprehensive Land Use Plan for the area of the project. All buildings and construction equipment shall be under 85’ per the Comprehensive Airport Land Use Plan §V.C.

## **2.3 GENERAL PROVISIONS**

Flood Zone Designation:

Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0613D, dated August 8, 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 property contains a 30 ft. wide drainage easement that shall remain undisturbed.

Fire Protection Regulations:

The fire protection regulations of the affected fire district shall be complied with. This project lies within the Willows Rural Fire Protection District. The fire district was provided the application information regarding the proposal and emailed comments are attached.

Public Works:

Glenn County Public Works Agency was provided the application information regarding the proposal and had no comments regarding the proposal.

Environmental Health

Glenn County Environmental Health was provided the application information regarding the proposal and the comment letter is attached.

Traffic and Circulation:

State of California Department of Transportation was provided with the application information and comments are attached.

Code Violations:

No violations exist on the property; therefore, the proposed building and Site Plan Review are compliant with Glenn County Code §15.130.050 (F).

**3      PUBLIC BENEFIT**

The proposed facility will be used for personal storage. The proposed project is compatible with surrounding land uses because it is located in an area suitable for highway and visitor commercial uses.

**4      NOTICE TO APPLICANT/AGENT**

This site plan review is not a building permit. It is the applicant's responsibility to secure the necessary permits in all affected federal, state, and local agencies and submit copies of such permits to the Planning & Community Development Services Agency.

If upon approval of this site plan review any problem, nuisance, or health hazard arises from the operation allowed by this review, the director shall determine the need to revise or modify the use or require additional compliance requirements.

In addition to the staff report and conditions of approval, the applicant's and his/her technical or project management representative's attention is directed to the attached memoranda from agencies reflecting their comments on reviewing the application. The items noted are a guide to assist in meeting the requirements of 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.

**4.1    PERMIT ISSUANCE AND APPEAL PERIOD (GLENN COUNTY CODE §15.130.060)**

*Site plan review permits shall be effective upon issuance, unless within ten (10) calendar days of a decision by the Director, the decision is appealed as provided for in Section 15.050.010. In case an appeal is filed, the site plan review permit shall not have any force or effect until a decision is made by the Approving Authority on such appeal.*

*Site plan review permits shall not have any force or effect until the permittee acknowledges receipt thereof and has agreed in writing to each and every term and condition thereof.*

## **5      FINDINGS**

According to Glenn County Code Section 15.130.050, *the Approving Authority shall only approve or conditionally approve a site plan review permit if all of the following findings are made:*

### **Finding 1**

The proposed use is a permitted and allowed use in the zoning district.

### **Finding 2**

The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the proposed project.

### **Finding 3**

There are adequate public or private services, including but not limited to fire protection, water supply, sewage disposal, and storm drainage.

### **Finding 4**

The project is in conformance with the applicable provisions and policies of Title 15 of the Glenn County Code and the Glenn County General Plan.

### **Finding 5**

State highway CA-162 is reasonably adequate to safely accommodate the proposed project.

### **Finding 6**

No violation of the Glenn County Code currently exists on the property.

## **COMPLIANCE REQUIREMENTS**

### **Site Plan Review 2019-002**

Diamond T Mini-Storage

APN: 017-220-019

1. That the area of operation shall be confined to those areas as shown on the site plan being identified as Exhibit "A" as submitted and on file at the Glenn County Planning & Community Development Services Agency.
2. The applicant shall submit copies of any required federal, state, and county permits to the Planning & Community Development Services Agency.

#### **Acknowledgment:**

I hereby declare that I have read the foregoing requirements that they are in fact the requirements that were imposed upon the granting of this permit, and that I agree to abide fully by said requirements. Additionally, I have read the staff report and I am aware of codified county, state, and/or federal standards and regulation that shall be met with the granting of this permit.

Signed: \_\_\_\_\_  
Megan Mirande

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

## John Lanier

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**From:** Wayne Peabody <wpeabody@cityofwillows.org>  
**Sent:** Wednesday, February 6, 2019 10:53 AM  
**To:** John Lanier  
**Subject:** RE: SPR 2019-002, Diamond T, Mini Storage, Request for Review

Perfect thanks



**Chief Wayne Peabody**  
**City of Willows**  
**530-934-3322**

---

**From:** John Lanier [mailto:[JLanier@countyofglenn.net](mailto:JLanier@countyofglenn.net)]  
**Sent:** Wednesday, February 06, 2019 10:53 AM  
**To:** Wayne Peabody <wpeabody@cityofwillows.org>  
**Subject:** RE: SPR 2019-002, Diamond T, Mini Storage, Request for Review

Thank you, I will include those two conditions.

Best regards,

*John Lanier*

**Assistant Planner**  
Glenn County  
Planning & Community Development Services Agency  
777 N Colusa Street, Willows, CA 95988  
Planning Phone: (530) 934-6540  
Building Phone: (530) 934-6546  
Fax: (530) 934-6533  
[jlancier@countyofglenn.net](mailto:jlancier@countyofglenn.net)

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**From:** Wayne Peabody <[wpeabody@cityofwillows.org](mailto:wpeabody@cityofwillows.org)>  
**Sent:** Wednesday, February 6, 2019 10:50 AM  
**To:** John Lanier <[JLanier@countyofglenn.net](mailto:JLanier@countyofglenn.net)>  
**Subject:** RE: SPR 2019-002, Diamond T, Mini Storage, Request for Review

Yes please maintain a 20' clearance between buildings. For emergency access. CFC Appendix D Fire Apparatus Access Roads

Thanks



**Chief Wayne Peabody**  
**City of Willows**  
**530-934-3322**

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**From:** John Lanier [<mailto:JLanier@countyofglenn.net>]  
**Sent:** Wednesday, February 06, 2019 9:16 AM  
**To:** Wayne Peabody <[wpeabody@cityofwillows.org](mailto:wpeabody@cityofwillows.org)>  
**Subject:** RE: SPR 2019-002, Diamond T, Mini Storage, Request for Review

Good morning Wayne,

The distances aren't called out, but by my measurement the distance between the buildings is 20'. Would you like that to be a condition? Also, I have noted the Knox box.

Best regards,

*John Lanier*

**Assistant Planner**  
Glenn County  
Planning & Community Development Services Agency  
777 N Colusa Street, Willows, CA 95988  
Planning Phone: (530) 934-6540  
Building Phone: (530) 934-6546  
Fax: (530) 934-6533  
[ilanier@countyofglenn.net](mailto:ilanier@countyofglenn.net)

---

**From:** Wayne Peabody <[wpeabody@cityofwillows.org](mailto:wpeabody@cityofwillows.org)>  
**Sent:** Wednesday, February 6, 2019 9:02 AM  
**To:** John Lanier <[JLanier@countyofglenn.net](mailto:JLanier@countyofglenn.net)>  
**Subject:** RE: SPR 2019-002, Diamond T, Mini Storage, Request for Review

Good morning John

A question:

#1 the pathways between the building are they 20' wide?

Requirements:

We will require a Knox box at that front gate for afterhours entrance.

Thanks Wayne





**Chief Wayne Peabody**  
**City of Willows**  
**530-934-3322**

---

**From:** John Lanier [<mailto:JLanier@countyofglenn.net>]  
**Sent:** Wednesday, January 30, 2019 4:06 PM  
**To:** Marcie Skelton <[MSkelton@countyofglenn.net](mailto:MSkelton@countyofglenn.net)>; Ian Ledbetter <[ILedbetter@countyofglenn.net](mailto:ILedbetter@countyofglenn.net)>; Eric Scott <[EScott@countyofglenn.net](mailto:EScott@countyofglenn.net)>; Laura Niehues <[LNiehues@countyofglenn.net](mailto:LNiehues@countyofglenn.net)>; Dean Miller <[DMiller@countyofglenn.net](mailto:DMiller@countyofglenn.net)>; Michael Biggs <[MBiggs@countyofglenn.net](mailto:MBiggs@countyofglenn.net)>; Kevin Backus <[KBackus@countyofglenn.net](mailto:KBackus@countyofglenn.net)>; Rich Warren <[RWarren@countyofglenn.net](mailto:RWarren@countyofglenn.net)>; Ricardo Valdez <[RValdez@countyofglenn.net](mailto:RValdez@countyofglenn.net)>; Mohammad Qureshi <[mqureshi@countyofglenn.net](mailto:mqureshi@countyofglenn.net)>; 'karen.mcdonald@faa.gov' <[karen.mcdonald@faa.gov](mailto:karen.mcdonald@faa.gov)>; 'aeronautics@dot.ca.gov' <[aeronautics@dot.ca.gov](mailto:aeronautics@dot.ca.gov)>; 'christopher.brooks@dot.ca.gov' <[christopher.brooks@dot.ca.gov](mailto:christopher.brooks@dot.ca.gov)>; Steve Soeth <[ssoeth@cityofwillows.org](mailto:ssoeth@cityofwillows.org)>; 'PGEPlanReview@pge.com' <[PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)>; Wayne Peabody <[wpeabody@cityofwillows.org](mailto:wpeabody@cityofwillows.org)>  
**Cc:** PPWA Planning Email Group <[Planning@countyofglenn.net](mailto:Planning@countyofglenn.net)>; 'RaeAnn Titus' <[raeanntitus@yahoo.com](mailto:raeanntitus@yahoo.com)>  
**Subject:** SPR 2019-002, Diamond T, Mini Storage, Request for Review

To whom it may concern,

This email is in lieu of a hardcopy being sent to your attention.

Please accept the Request for Review for comments. Documentation is available at [Site Plan Review 2019-002, Diamond T Investments, INC, Request for Review](http://www.countyofglenn.net/sites/default/files/Planning/SPR%202019-002%2C%20Diamond%20T%2C%20Mini%20Storage%2C%20Request%20for%20Review_0.pdf) and/  
[http://www.countyofglenn.net/sites/default/files/Planning/SPR%202019-002%2C%20Diamond%20T%2C%20Mini%20Storage%2C%20Request%20for%20Review\\_0.pdf](http://www.countyofglenn.net/sites/default/files/Planning/SPR%202019-002%2C%20Diamond%20T%2C%20Mini%20Storage%2C%20Request%20for%20Review_0.pdf)

If you have any issues viewing the document(s) online, please contact the Planning Division.

Thank you for your time regarding this matter.

Best regards,

*John Lanier*

**Assistant Planner**

Glenn County  
Planning & Community Development Services Agency  
777 N Colusa Street, Willows, CA 95988  
Planning Phone: (530) 934-6540  
Building Phone: (530) 934-6546  
Fax: (530) 934-6533  
[janier@countyofglenn.net](mailto:janier@countyofglenn.net)

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To: [jlanier@countyofglenn.net](mailto:jlanier@countyofglenn.net)

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## ***Glenn County Environmental Health***

247 N Villa Avenue, Willows, CA 95988  
(530) 934-6102 • Fax: (530) 934-6103

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Glenn County Environmental Health  
247 N. Villa Ave.  
Willows, CA 95988  
(530) 934-6102  
Fax: (530) 934-6103

February 12, 2019

To: John Lanier, Assistant Planner  
Glenn County Planning & Public Works Agency  
(Via email)

From: Andrew A. Petyo, REHS

Re: Site Plan Review #2012-002, Diamond T Investments, LLC, Mini Storage Facility.  
APN 017-220-019

We have reviewed the project information noted above and recommend it found complete for further processing with the following comments:

- ❖ The manager office, if it has a bathroom, will require an onsite sewage disposal system (OWTS) issued by Glenn County Environmental Health.
- ❖ The abandoned well on the property must be destroyed under permit from Glenn County Environmental Health.
- ❖ Owners will be required to supply water to the business and for employee use. This will require a permit, issued by Glenn County Environmental Health.

If you have any further question please contact Environmental Health.

**DEPARTMENT OF TRANSPORTATION****DISTRICT 3**

703 B STREET  
MARYSVILLE, CA 95901  
PHONE (530) 634-7616  
FAX (530) 741-4111  
TTY 711  
www.dot.ca.gov/dist3



*Making Conservation  
a California Way of Life.*

November 5, 2019

GTS# 03-GLE-2019-00048

John Lanier  
Glenn County  
Planning & Community Development Services  
P.O. Box 1070  
Willows, CA 95988

**Site Plan – Diamond T Investments, LLC, Mini Storage Facility**

Dear Mr. Lanier,

Thank you for including California Department of Transportation (Caltrans) in the Site Plan review for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the state's mobility goals that support a vibrant economy and build communities.

The project proposes to construct a mini storage facility with a storage area for boats and RVs and fourteen buildings. The project is located at 6239 State Highway 162 (SR 162), approximately one third mile west of Interstate 5 (I-5), north of County Road 53 and east of County Road FF in the unincorporated area of Glenn County. These comments are based on the documents received.

***Traffic Operations/Forecasting and Modeling:***

Based upon the information provided, Potential changes to allow left-turn movements into the proposed storage facility, including but not limited to, changes in the pavement width and/or striping may be necessary. Please provide our office trip generation and trip distribution information for the proposed storage facility.

# GLENN COUNTY

## Planning & Community Development Services Agency

P.O. Box 1070 / 777 N. Colusa Street  
Willows, CA 95988  
530.934.6540 Fax 530.934.6533  
[www.countyofglenn.net](http://www.countyofglenn.net)



Donald Rust, Director

### 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 County Public Works

#### 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

- ☐ Western Area Power Administration
- ☐ Sacramento River National Wildlife Refuge
- ☒ City of Willows
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Willows Rural
- ☐ Glenn County Resource Conservation District
- ☐ School District: Willows

#### STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☐ Central Valley Regional Water Quality Control Board (RWQCB)
- ☐ State Water Resources Control Board – Division of Drinking Water
- ☐ 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
- ☒ Department of Transportation (Caltrans) Aeronautics Division

DATE: January 30, 2019

PROJECT: Site Plan Review 2019-002  
Diamond T Investments, LLC, Mini Storage Facility

PLANNER: John Lanier, Assistant Planner; [janier@countyofglenn.net](mailto:janier@countyofglenn.net)

**APPLICANT:** Diamond T Investments, LLC  
855 W Wood St  
Willows, CA 95988

**LANDOWNER:** Auburn Properties  
PO Box 5516  
Eugene, OR 97405

**ENGINEER:** California Engineering Co.  
1070 W Wood St  
Ste D  
Willows, CA 95988

**PROPOSAL:** Site Plan Review 2019-002  
Diamond T Investments, LLC, Mini Storage Facility

The applicant has applied to construct Mini Storage Facility with storage area for boats and RVs, with fourteen buildings with overall dimensions listed in the following table:

<b>Building</b>	<b>Width</b>	<b>Length</b>	<b>Height</b>	<b>SQ Footage</b>
<b>1</b>	20 ft.	280 ft.	15 ft.	5600 sq. ft.
<b>2</b>	45 ft.	140 ft.	15 ft.	6300 sq. ft.
<b>3, 4, 5</b>	40 ft.	140 ft.	15 ft.	5600 sq. ft.
<b>6</b>	20 ft.	345 ft.	15 ft.	6900 sq. ft.
<b>7, 8, 9</b>	40 ft.	125 ft.	15 ft.	5000 sq. ft.
<b>10, 11</b>	25 ft.	125 ft.	15 ft.	3125 sq. ft.
<b>12</b>	30 ft.	125 ft.	15 ft.	4350 sq. ft.
<b>13</b>	20 ft.	295 ft.	15 ft.	5900 sq. ft.
<b>Office</b>	35 ft.	55 ft.	15 ft.	1925 sq. ft.

**LOCATION:** The project site is 6239 State Highway 162, approximately one third mile west of Interstate 5. The property is located to the north of County Road 53, east of County Road FF, south of State Highway 162 and west of Interstate 5, in the unincorporated area of Glenn County, California.

**APN:** 017-220-019 (12.35± acres)

**ZONING:** “HVC” Highway and Visitor Commercial District (40,000 square foot minimum parcel size)

GENERAL PLAN: “Highway and Visitor Service Commercial”

FLOOD ZONE: Flood Zone “X” according to Flood Insurance Rate Map (FIRM) No. 06021C0613D, dated August 8, 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 **Wednesday, February 13, 2019**, 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.)?

SPR 2019-002

GLENN COUNTY  
PLANNING AND COMMUNITY  
DEVELOPMENT SERVICES AGENCY  
777 North Colusa Street  
WILLOWS, CA 95988  
(530) 934-6540  
FAX (530) 934-6533  
[Planning@countyofglenn.net](mailto:Planning@countyofglenn.net)

**APPLICATION FOR SITE PLAN REVIEW**  
**(COMMERCIAL/INDUSTRIAL)**

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

1. Applicant(s):

Name: Diamond T Investments, LLC  
Address: 855 W. Wood St., Willows, Ca 95988  
Phone: (Business) 530 934-8300 (Home) 530-570-2750  
Fax: 530 934-2577 E-mail: RaeAnnTitus@yahoo.com

2. Property Owner(s):

Name: Aburn Properties - Managed by Titus Properties  
P.O. Box 5516, Eugene, OR 97405  
Address: 855 W. Wood St, Willows, Ca 95988  
Phone: (Business) 530 934-9999 (Home) 530 934-9999  
541-520-8278 Ric Berry  
Fax: \_\_\_\_\_ E-mail: Rentals@titusproperties.net

3. Engineer/Person who Prepared Site Plan (if applicable):

Name: Calif Engineering Co  
Mailing Address: 1070 W. Wood St, Willows, Ca 95988  
Phone: (Business) 530 934-7055 (Home) \_\_\_\_\_  
Fax: \_\_\_\_\_ E-mail: Swartz@cecusa.net

4. 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: Titus Properties

Mailing Address: 855 W. Wood St. Willows, Ca 95988

5. Request or Proposal:

Mini Storage facility - boat & RV storage  
- self storage

6. Address and Location of Project: 6239 State Highway 162

7. Current Assessor's Parcel Number(s): 017-280-019

8. Existing Zoning: Service Commercial

Zoning Map <http://gis.gcppwa.net/zoning/>

9. Existing Use of Property: Ag / vacant

10. Provide any additional information that may be helpful in evaluating your proposal:

- Parking lot & manager office built far back on lot to allow several vehicles to access without back-up onto Hwy.
- Building placement to create fencing around property
- Driveway is already existing from house that was on property, that burned down.
- Project will be built in phase I-III

11. Provide the following building information:

Height of structure: 1 story - Approx 12-15 ft

Dimensions Including Overhangs: see attached map  
' x ' , ' ft<sup>2</sup>

Proposed Use: Self storage / boat & RV storage.



**DECLARATION UNDER PENALTY OF PERJURY**

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

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

Applicant(s):

Signed: RaeAnn Titus

Print: RaeAnn Titus

Ben Titus

Date: 1/16/19

1-16-19

Address: 855 W. Wood St, Willows

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):

Signed: Megan Mirande

Print: Megan Mirande - Agent for owner Auburn Properties

Date: 1/16/19

Address: 855 W. Wood St. Willows, Ca 95988



# TIMIOS TITLE

**A CALIFORNIA CORPORATION**

250 West Sycamore Street

Willows, CA 95988

530-934-3338 phone/530-934-5206 fax

dfaltesek@timiosinc.com

## Support Documents:

Attached is the document you (or someone on your behalf) requested. As required by Section 12956(b) of the Government Code, please take note of the following:

**If this document contains any restriction 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, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 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.**

If this cover page is a copy which has been sent by facsimile, e-mail or other form of electronic transmission, please note that in the original of this page the above notice is printed in 14-point boldface type.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restriction violate 42 USC Section 3604 (c).

Support Document Cover (06104)

CIOS ENCLOSED

**Recording Requested by/  
After Recording Return to:**  
Hamilton W. Budge, Jr.  
Gardner, Potter, Budge,  
Spickard & Cascagnette, LLC  
725 Country Club Rd.  
Eugene, OR 97401

**2015-1330**

Recorded at the request of:  
ATTORNEY

03/20/2015 01:17 PM  
Fee: \$17.00 Pgs: 2

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

---

## GRANT DEED

THE UNDERSIGNED GRANTOR DECLARES:

Documentary Transfer Tax is: None

City Tax is: None

No Monetary Consideration is Given

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantor, **Richard Langwith Berry**, hereby forever grant to **Auburn Properties, LLC**, a California limited liability company, all of the right, title and interest of Grantor in and to the following described real property in the County of Glenn, State of California:

PARCEL NO. 1, as shown or designated on that certain Parcel Map filed for record in the office of the County Recorder of the County of Glenn, State of California, on November 1, 1977 in Book 6 of Parcel Maps, at page 45.

Said Parcel being a portion of Section 8, Township 19 North, Range 3 West, M.D.B.&M.

Assessor's Parcel Number: 017-22-0-019-0 (P1 PM 6-45)

Date Signed: 3-9, 2015

MAIL TAX STATEMENTS TO:  
Auburn Properties, LLC  
PO Box 5516  
Eugene, OR 97405

  
RICHARD LANGWITH BERRY

1 - Grant Deed

2015-1330 1 of 2

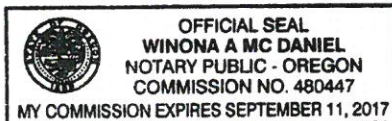


State of Oregon     )  
                              ) ss.  
County of Lane     )

On MARCH 9, 2015 before me, WINONA MCDANIEL, a  
Notary Public, personally appeared Richard Langwith Berry, who proved to me on the  
basis of satisfactory evidence to be the person whose name is subscribed to the within  
instrument and acknowledged to me that he executed the same in his authorized  
capacity, and that by his signature on the instrument the person, or the entity upon  
behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Oregon that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Winona McDaniel  
Notary Public for Oregon  
My Commission Expires: 9-11-17

2 - Grant Deed



RECORDING REQUESTED BY  AND WHEN RECORDED MAIL TO Name F. LANGWITH BERRY Street P. O. Box 6452 Address Carmel, CA 93921 City & State MAIL TAX STATEMENTS TO Name Street SAME AS ABOVE Address City & State	DOCUMENTARY TRANSFER TAX \$ 111.10 PAID NO CIOS RECORDED IN OFFICIAL RECORDS OF GLENN COUNTY, CALIFORNIA AT THE REQUEST OF TICOR TITLE INSURANCE COMPANY 1985 JAN 15 AM 8:39 BOOK 762 PAGE 275 MILTON E. WALKER GLENN COUNTY RECORDER INDEXED 0231 FEE \$7
---	---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00582  
TO 1923 CA (2-83)

### Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

017-22-0-019-0

ALL PTN.	The undersigned grantor(s) declare(s): Documentary transfer tax is \$ 111.10 ( XX ) computed on full value of property conveyed, or ( ) computed on full value less value of liens and encumbrances remaining at time of sale. ( XX ) Unincorporated area: ( ) City of _____, and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, J. A. CURRIE and FRANCES C. CURRIE, husband and wife, hereby GRANT(S) to F. LANGWITH BERRY, a married man, as his sole and separate property, the following described real property in the County of Glenn, State of California: PARCEL NO. 1, as shown or designated on that certain Parcel Map filed for record in the office of the County Recorder of the County of Glenn, State of California, on November 1, 1977 in Book 6 of Parcel Maps, at page 45. Said Parcel being a portion of Section 8, Township 19 North, Range 3 West, M. D. B. & M.
	Dated: January 7, 1985 STATE OF CALIFORNIA } ss. COUNTY OF _____ On _____ before me, the undersigned, a Notary Public in and for said State, personally appeared J. A. Currie and Frances C. Currie personally known to me or proved to me on the basis of sat- isfactory evidence to be the person <u>s</u> whose name <u>s</u> are subscribed to the within instrument and acknowledged that <u>they</u> executed the same. WITNESS my hand and official seal. Signature _____
	J. A. Currie Frances C. Currie Harry James, Jr.

(This area for official notarial seal)

Title Order No. 19-3 A-8-1

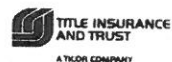
Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BOOK 762 PAGE 275

22-556

CAT. NO. NN00634  
TO 1950 CA (7-82)  
(Witness-Individual)



STATE OF CALIFORNIA  
COUNTY OF GLENN } ss.

On January 14, 1985 before me, the undersigned, a Notary Public in and for said State, personally appeared Harry James, Jr. personally known to me to be the person whose name is subscribed to the within Instrument, or proved to be such by the oath of a credible witness who is personally known to me, as being the subscribing Witness thereto, said subscribing Witness being by me duly sworn, deposes and says: That this witness resides in Glenn County, California

and that said witness was present and saw J. A. Currie and Frances C. Currie

personally known to said witness to be the same person described in and whose name is subscribed to the within and annexed Instrument as a party thereto, execute and deliver the same, and that affiant subscribed his/her name to the within Instrument as a Witness.  
WITNESS my hand and official seal.

Signed

Marie Cooley



(This area for official notarial seal)

BOOK 762 PAGE 276

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name  
Street  
Address  
City & State

F. LANGWITH BERRY  
P. O. Box 6452  
Carmel, CA 93921

MAIL TAX STATEMENTS TO

Name  
Street  
Address  
City & State

SAME AS ABOVE

NO CLOS

RECORDED IN OFFICIAL RECORDS  
OF GLENN COUNTY, CALIFORNIA  
AT THE REQUEST OF

TICOR TITLE INSURANCE COMPANY

1985 JAN 15 AM 8:39

BOOK 762 PAGE 277

MILTON E. WALKER  
GLENN COUNTY RECORDER

INDEXED

0232

FEE  
\$5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00582  
TO 1923 CA (2-83)

# Individual Grant Deed

A.P.N. 017-22-0-019-0

ALL  
PTN.

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ -0-  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
MARY LOU BERRY, a married woman,  
hereby GRANT(S) to  
F. LANGWITH BERRY, a married man, as his sole and separate property,  
the following described real property in the  
County of Glenn , State of California:

§ PARCEL NO. 1, as shown or designated on that certain Parcel Map filed for record in  
the office of the County Recorder of the County of Glenn, State of California, on  
November 1, 1977 in Book 6 of Parcel Maps, at page 45.

Said Parcel being a portion of Section 8, Township 19 North, Range 3 West, M. D. B. & M.

Dated: January 7, 1985

STATE OF CALIFORNIA  
COUNTY OF Monterey } ss.  
On January 10, 1985 before  
me, the undersigned, a Notary Public in and for said State,  
personally appeared Mary Lou Berry

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that SHE executed the same.  
WITNESS my hand and official seal.

Signature Cindy L. Cherry

(This area for official notarial seal)

Title Order No. 19-3 A-8-1 Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

BOOK 762 PAGE 277

22-556

L



RECORDING REQUESTED BY  
North State Title Company

AND WHEN RECORDED MAIL TO

Name Richard Langwith Berry  
Street P.O. Box 6452  
Address Carmel, CA 93921  
City & State

MAIL TAX STATEMENTS TO

Name Same as above  
Street  
Address  
City & State

NO CIOS

RECORDED IN OFFICIAL RECORDS  
OF GLENN COUNTY, CALIFORNIA  
AT THE REQUEST OF

NORTH STATE TITLE CO.  
1988 MAY 27 PM 3:01

MILTON E. WALKER  
GLENN COUNTY RECORDER

FEE  
\$25  
PL.

Pages

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00582  
TO 1923 CA (2-83)

### Individual Grant Deed

THIS FORM FURNISHED BY TICOR TITLE INSURERS

017-22-0-019-0

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ none- no consideration

( ) computed on full value of property conveyed, or

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

( ) Unincorporated area: ( ) City of \_\_\_\_\_, and

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

F. LANGWITH BERRY, a married man, as his sole and separate property

hereby GRANT(S) to

RICHARD LANGWITH BERRY, a single man

the following described real property in the  
County of Glenn

, State of California:

PARCEL NO. 1, as shown or designated on that certain Parcel Map filed for record in the office of the County Recorder of the County of Glenn, State of California, on November 1, 1977 in Book 6 of Parcel Maps, at page 45.

Said Parcel being a portion of Section 8, Township 19 North, Range 3 West, M.D.B.&M.

Dated: May 24, 1988

STATE OF CALIFORNIA

COUNTY OF MONTEREY } ss.

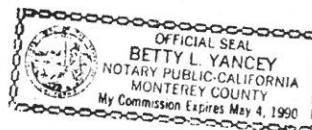
On MAY 25, 1988 before  
me, the undersigned, a Notary Public in and for said State,  
personally appeared F. Langwith Berry

personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name has subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature Betty L. Yancey  
Notary Public

F. Langwith Berry



Title Order No. 19-3 A-8-1

(This area for official notarial seal)

Escrow or Loan No.

88-2229

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF DOCUMENT

AFTER RECORDING  
RETURN TO:

FOR RECORDER'S USE ONLY

2419-03-0159

RECORDED AT THE REQUEST OF  
Pacific Gas & Electric Co.

AT 9:53 A. M.

BOOK 483 PAGE 442

NOV 17 1965

OFFICIAL RECORDS OF  
GLENN COUNTY, CALIFORNIA

*James A. King*  
COUNTY RECORDER  
FEE \$ 2.80 paid INDEXED

4604

J. A. CURRIE and FRANCES C. CURRIE, husband and wife,

hereinafter called grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, the right of laying down, inspecting, maintaining and using for conveying gas an underground main or pipe line, and suitable service pipes and connections, together with the right of ingress thereto and egress therefrom, in, on and across those certain premises, situate in the

County of Glenn State of California, which are described as follows, to-wit:

That portion of the NW<sup>1</sup>4 of Section 8, T. 19 N., R. 3 W., M.D.B. & M., conveyed to J. A. Currie and wife by Bert Hull and others by deed dated December 29, 1950 and recorded in the office of the County Recorder of said County of Glenn January 25, 1951 in Book 252 of Official Records at page 409.

Said main or pipe line shall be located within the following described strip of land:

A strip of land of the uniform width of 5.0 feet extending entirely across said premises and lying southerly of and contiguous to the southerly boundary line of that certain County Road known as County Road "50" which extends along the northerly boundary line of said premises.

Consideration or value of interest conveyed  
herein does not exceed \$100.00

82-4808 4-64 (WITNESS)

STATE OF CALIFORNIA

County of Butte

On this 14th day of October, 1965, before me, RICHARD M. CONERY

a Notary Public in and for the said Butte County, duly commissioned and sworn, personally appeared MARVIN H. NELSON known to me to be the same person whose name is subscribed to the within instrument, as a witness thereto, who, being duly sworn, deposed and said that he resides in the Glenn County of Glenn State of California, that he was present and saw J. A. CURRIE and FRANCES C. CURRIE

(personally known to him to be the person(s) described in and who executed the said instrument, as part less thereto), sign and execute the same, and that, at their request, he, the said affiant, thereupon subscribed his name as a witness thereto.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in

the said Butte County of Butte the day and year in this certificate first above written.

*Richard M. Conery*  
RICHARD M. CONERY

4604

NOV 17 1965

Notary Public in and for the Butte County of Butte State of California  
My Commission Expires August 6, 1967

BOOK 483 PAGE 443



# PRELIMINARY REPORT

**To:**

TITUS PROPERTIES  
855 W WOOD ST  
WILLOWS CA, 95988  
RAEANN TITUS

BUYER: DIAMOND T INVESTMENTS, LLC.

**Title Officer:**

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

ESCROW NO: 143288

**Property Address:**

6239 STATE HIGHWAY 162  
WILLOWS, CA, 95988-9600

**Title No:**

143287

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  
ALTA LOAN POLICY**

Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: NOVEMBER 12, 2018 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:

AUBURN PROPERTIES, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY

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

1. PROPERTY TAXES, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES, TO BE LEVIED FOR THE FISCAL YEAR 2019-2020 THAT ARE A LIEN NOT YET DUE.
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. RIGHTS OF THE PUBLIC IN AND TO SO MUCH OF THE HEREIN DESCRIBED LAND AS LIES WITHIN THE BOUNDARIES OF ANY PUBLIC HIGHWAY OR ROAD.
4. AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES, AS CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, IN THE DOCUMENT RECORDED NOVEMBER 17, 1965 IN BOOK 483 OF OFFICIAL RECORDS, AT PAGE 442

SAID EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS

SAID EASEMENT CONTAINS AN AGREEMENT PROHIBITING THE ERECTION OF ANY STRUCTURES, BUILDINGS OR WELLS WITHIN SAID EASEMENT

5. EASEMENTS AND BUILDING SETBACK LINE, DEDICATIONS OR OFFER FOR DEDICATION, IF ANY, NOTES AND STATEMENTS, IF ANY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON NOVEMBER 1, 1977 IN BOOK 6 OF PARCEL MAPS, AT PAGE 45, REFERRED TO HEREIN.
6. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
8. EVIDENCE MUST BE PROVIDED THAT THERE ARE NO COMMITMENT STATEMENTS IN EFFECT UNDER CIVIL CODE SECTION 850 ET SEQ. WITH RESPECT TO THE PROPERTY.

IN ORDER TO REMOVE THIS STATEMENT, THE LANDOWNER WILL NEED TO PROVIDE US WITH AN AFFIDAVIT STATING THAT THEY ARE NOT AWARE OF ANY RELEASE REPORTS OR COMMITMENT STATEMENTS WHICH HAVE BEEN ISSUED UNDER THIS STATUTE WITH RESPECT TO THE PROPERTY.

9. THERE APPEAR TO BE NO DEED OF TRUST OR MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF THERE IS ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT THE CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.
10. WITH RESPECT TO AUBURN PROPERTIES, LLC., A LIMITED LIABILITY COMPANY:
  - A. A COPY OF ITS OPERATING AGREEMENT AND ANY AMENDMENTS THERETO;
  - B. IF IT IS A CALIFORNIA LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-1) AND ANY CERTIFICATE OF CORRECTION (LLC-11), CERTIFICATE OF AMENDMENT (LLC-2), OR RESTATEMENT OF ARTICLES OF ORGANIZATION (LLC-10) BE RECORDED IN THE PUBLIC RECORDS;
  - C. IF IT IS A FOREIGN LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS APPLICATION FOR REGISTRATION (LLC-5) BE RECORDED IN THE PUBLIC RECORDS;
  - D. WITH RESPECT TO ANY DEED, DEED OF TRUST, LEASE, SUBORDINATION AGREEMENT OR OTHER DOCUMENT OR INSTRUMENT EXECUTED BY SUCH LIMITED LIABILITY COMPANY AND PRESENTED FOR RECORDATION BY THE COMPANY OR UPON WHICH THE COMPANY IS ASKED TO

RELY, THAT SUCH DOCUMENT OR INSTRUMENT BE EXECUTED IN ACCORDANCE WITH ONE OF THE FOLLOWING, AS APPROPRIATE:

- (I) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH OFFICERS APPOINTED OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO DULY ELECTED OR APPOINTED OFFICERS, AS FOLLOWS: THE CHAIRMAN OF THE BOARD, THE PRESIDENT OR ANY VICE PRESIDENT, AND ANY SECRETARY, ASSISTANT SECRETARY, THE CHIEF FINANCIAL OFFICER OR ANY ASSISTANT TREASURER;
- (II) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH A MANAGER OR MANAGERS IDENTIFIED IN THE ARTICLES OF ORGANIZATION AND/OR DULY ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO SUCH MANAGERS OR BY ONE MANAGER IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES WITH THE EXISTENCE OF ONLY ONE MANAGER.

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

11. WITH RESPECT TO DIAMOND T INVESTMENTS, LLC., A LIMITED LIABILITY COMPANY:

- A. A COPY OF ITS OPERATING AGREEMENT AND ANY AMENDMENTS THERETO;
- B. IF IT IS A CALIFORNIA LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-1) AND ANY CERTIFICATE OF CORRECTION (LLC-11), CERTIFICATE OF AMENDMENT (LLC-2), OR RESTATEMENT OF ARTICLES OF ORGANIZATION (LLC-10) BE RECORDED IN THE PUBLIC RECORDS;
- C. IF IT IS A FOREIGN LIMITED LIABILITY COMPANY, THAT A CERTIFIED COPY OF ITS APPLICATION FOR REGISTRATION (LLC-5) BE RECORDED IN THE PUBLIC RECORDS;
- D. WITH RESPECT TO ANY DEED, DEED OF TRUST, LEASE, SUBORDINATION AGREEMENT OR OTHER DOCUMENT OR INSTRUMENT EXECUTED BY SUCH LIMITED LIABILITY COMPANY AND PRESENTED FOR RECORDATION BY THE COMPANY OR UPON WHICH THE COMPANY IS ASKED TO RELY, THAT SUCH DOCUMENT OR INSTRUMENT BE EXECUTED IN ACCORDANCE WITH ONE OF THE FOLLOWING, AS APPROPRIATE:
  - (I) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH OFFICERS APPOINTED OR ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO DULY ELECTED OR APPOINTED OFFICERS, AS FOLLOWS: THE CHAIRMAN OF THE BOARD, THE PRESIDENT OR ANY VICE PRESIDENT, AND ANY SECRETARY, ASSISTANT SECRETARY, THE CHIEF FINANCIAL OFFICER OR ANY ASSISTANT TREASURER;
  - (II) IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES THROUGH A MANAGER OR MANAGERS IDENTIFIED IN THE ARTICLES OF ORGANIZATION AND/OR DULY ELECTED PURSUANT TO THE TERMS OF A WRITTEN OPERATING AGREEMENT, SUCH DOCUMENT MUST BE EXECUTED BY AT LEAST TWO SUCH MANAGERS OR BY ONE MANAGER IF THE LIMITED LIABILITY COMPANY PROPERLY OPERATES WITH THE EXISTENCE OF ONLY ONE MANAGER.
- E. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

## NOTICE

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

### NOTES:

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

NONE

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

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

- D. CANCELLATION FEES

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

- E. NOTE TAXES FOR PRORATION PURPOSES ONLY FOR THE FISCAL YEAR 2018-2019.

FIRST INSTALLMENT:	\$837.62	MARKED PAID 11/13/2018
SECOND INSTALLMENT:	\$837.62	MARKED PAID 11/13/2018
TAX RATE AREA:	084078	
ASSESSMENT NO.:	017-220-019-000	

### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF WILLOWS, COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1 AS SHOWN OR DESIGNATED ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON NOVEMBER 1, 1977 IN BOOK 6 OF PARCEL MAPS, AT PAGE 45

SAID PARCEL BEING A PORTION OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 3 WEST, M.D.B. & M.

APN: 017-220-019-000

**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;
  - (b) zoning;
  - (c) land use;
  - (d) improvements on the Land;
  - (e) land division; and
  - (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 protectionThis 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 landThis 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.

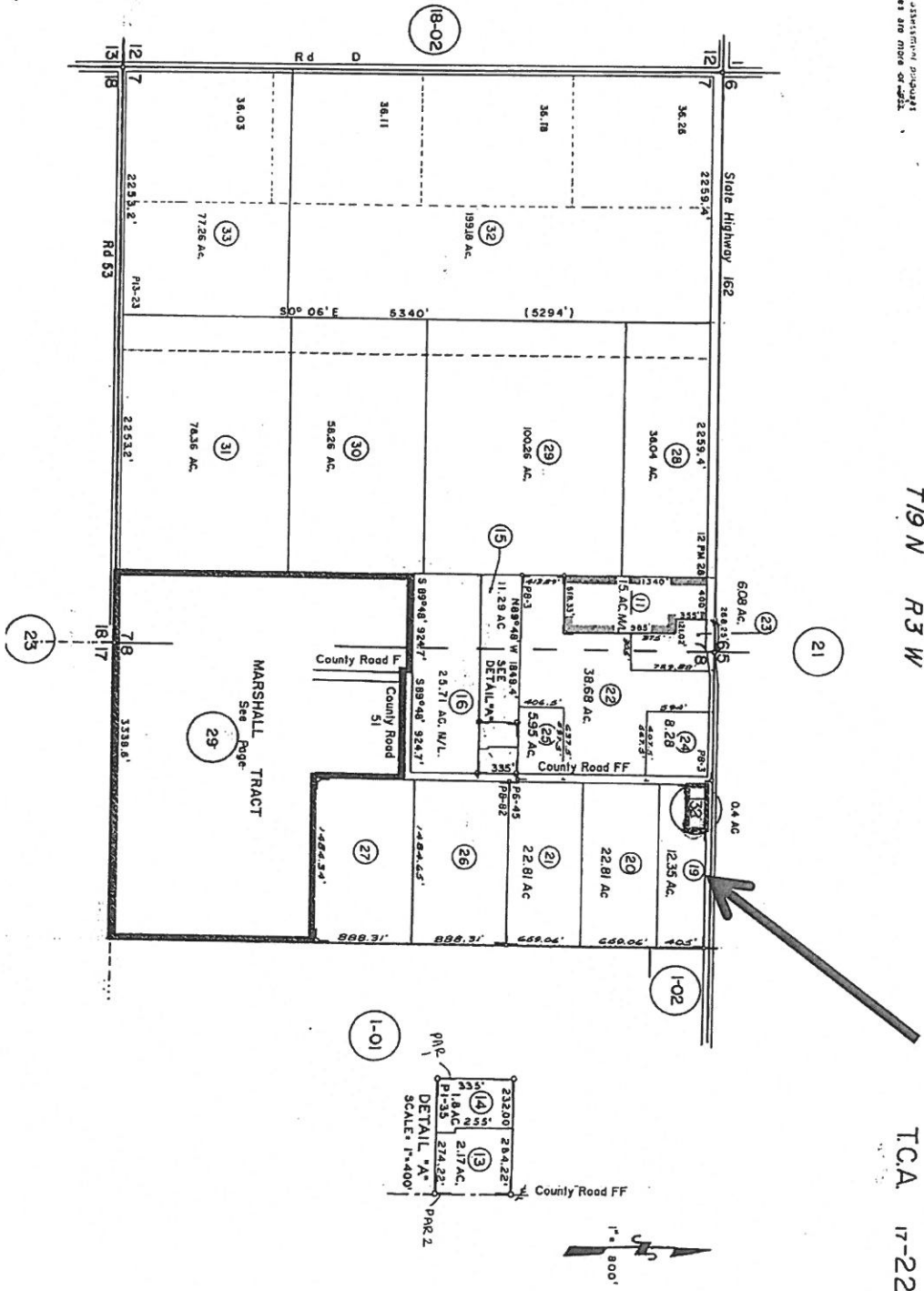
The map attached, if any, may or may not be a survey of the land depicted hereon. Timios Title and it's Underwriters expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms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

# MAP

Rev.  
7-23-82

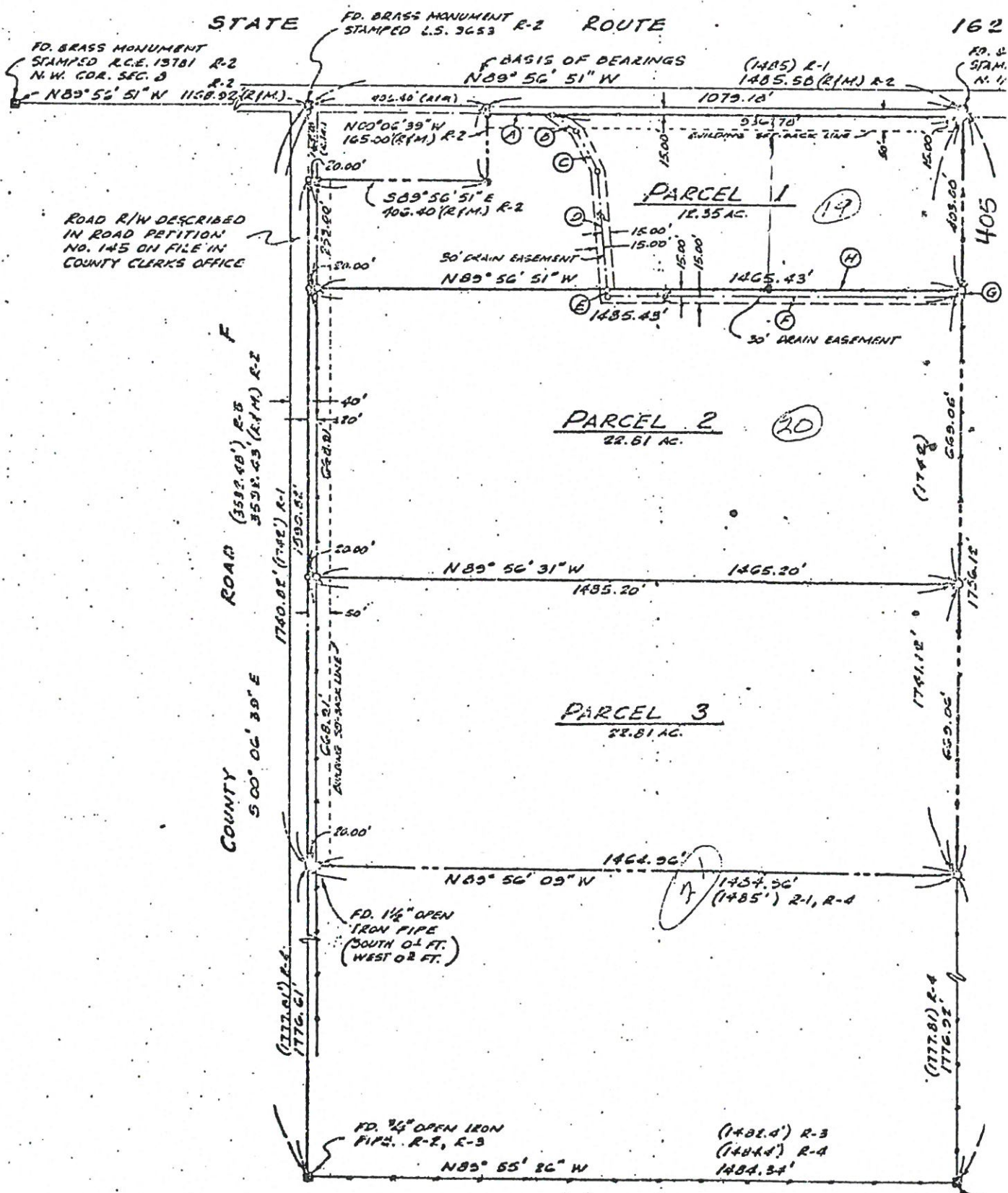
This map is for information purposes only. All acreages are more or less.

NOTE: This map may or may not be a survey of the land depicted hereon. You should not rely upon it for any other purpose other than orientation to the general location of the parcel or parcels depicted. First American expressly disclaims any liability for alleged loss or damage which may result from reliance upon this map.



## MAP

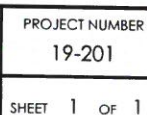
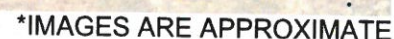








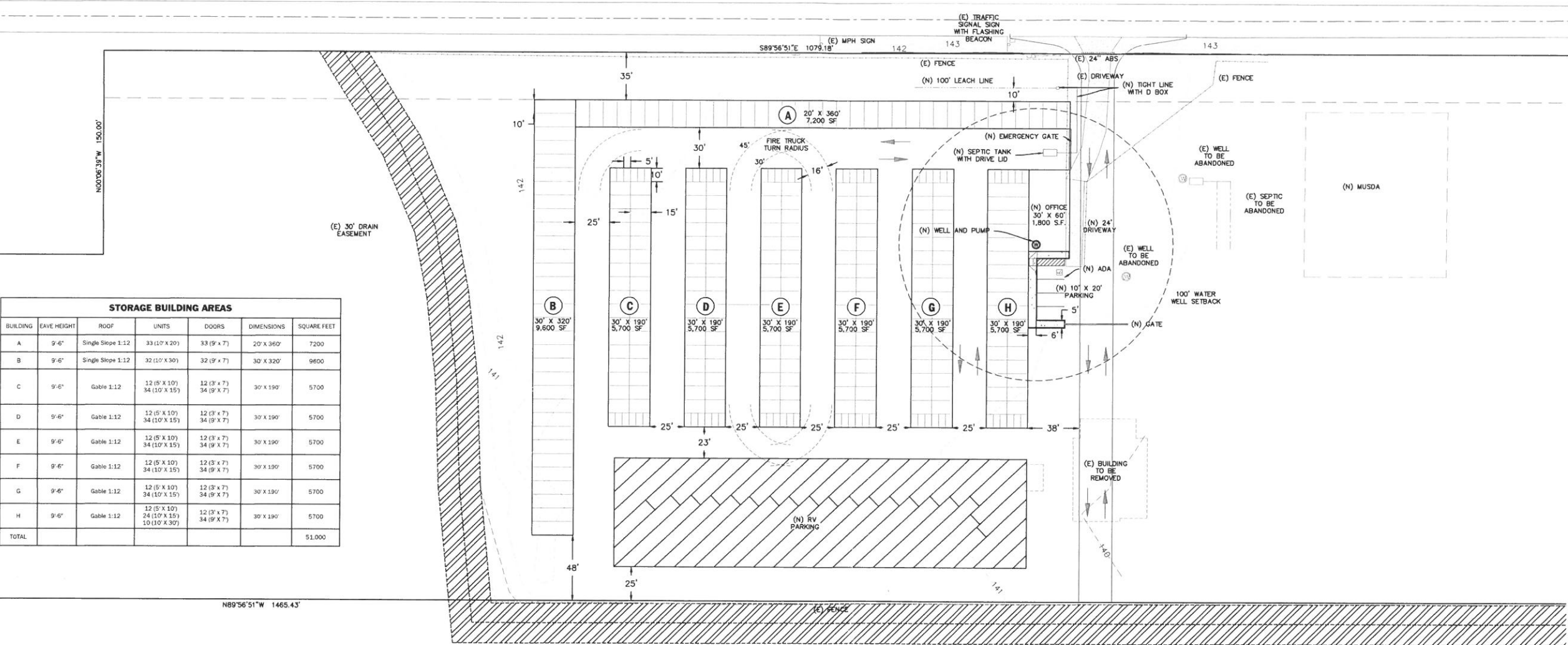




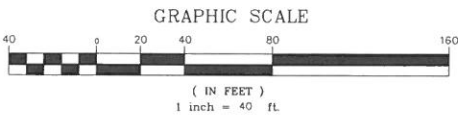


REVISED

# DIAMOND T INVESTMENTS STORAGE FACILITY



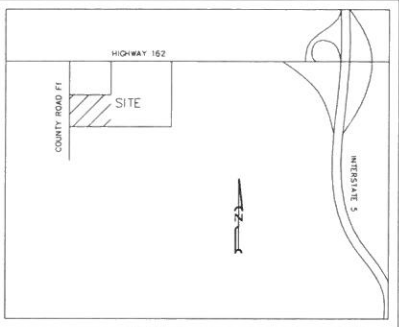
6239 HWY 162  
WILLOWS, CA 95988



PLANS PREPARED UNDER THE SUPERVISION OF			
REGISTERED PROFESSIONAL ENGINEER			
DUANE K. MILLER			
CIVIL ENGINEER, INC.			
PO BOX 1307			
6172 MEISTER WAY, UNIT 1			
ANDERSON, CA 96007			
530-365-5610			
DRMENG.COM			
PRELIMINARY TO SUBMIT TO CHANGE			
Glenn County			
Diamond T Storage			
Site Plan			
DATE	8/23/19	SHEET	2
SCALE	1"= 40'	OF	2



# DIAMOND T INVESTMENTS STORAGE FACILITY



**VICINITY MAP**  
NOT TO SCALE

OWNER  
**DIAMOND T INVESTMENTS**  
855 W. WOOD DRIVE  
WILLOWS, CA 95988

ENGINEER  
**DUANE K. MILLER**  
**CIVIL ENGINEER, INC.**  
6172 MEISTER WAY, UNIT 1  
PO BOX 1307  
ANDERSON, CA 96007

PROJECT ADDRESS  
6239 HWY 162  
WILLOWS, CA 95988

APN  
**017-220-019**

**TOTAL AREA**  
**10 ACRES**

**ZONING**  
**HVC - HIGHWAY VISITOR COMMERCIAL**

SEWER  
INDIVIDUAL SEPTIC

**STORM DRAIN  
ON-SITE QUANTITY AND QUALITY  
MITIGATION (INFILTRATION)**

## WATER WELL

## BUILDING DESIGN CRITERIA

CBC 2016  
WIND - 85  
SNOW LOAD - 0  
COLLATERAL - 0

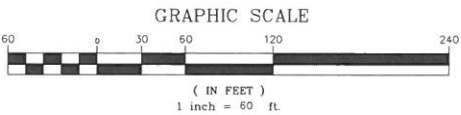
ROOF:  
POLAR WHITE  
26 G PBR PANEL - SIL POLY COATING

WALLS:  
LIGHT STONE  
26 G PBR PANEL - SIL POLY COATING

TRIM:  
GUTTERS AND DOWNSPOUTS

4" INSULATION ROOF ONLY - BY OTHERS

6239 HWY 162  
WILLOWS, CA 95988



PLANS PREPARED UNDER  
THE SUPERVISION OF:

<h1 style="text-align: center;">Glenn County</h1> <hr/> <h2 style="text-align: center;">Diamond T Storage</h2> <hr/> <h3 style="text-align: center;">Site Plan</h3>		
<p style="text-align: center;">DUANE K. MILLER CIVIL ENGINEER, INC. PO BOX 1307 6172 MEISTER WAY, UNIT 1 ANDERSON, CA 96007 530-365-5616 DKM@NVR.COM</p>	DATE	SHEET
	8/23/19	1
	SCALE	OF
	1" = 60'	2

P:\Projects\19.000 Jobs\19.025\DWG\SITE-PLAN 8/26/2019