



ORANGE COAST TITLE COMPANY

of Northern California
2260 Douglas Boulevard, Suite 100
Roseville, CA 95661

Phone: (916)782-1515 Fax: (916)782-1555

Compass Club, LLC, a California Limited Liability
Company
38500 County Road 14
Woodland, CA 95695

Date: October 18, 2018
Escrow No.: 525-SAC-18203570-71 - BM
Property Address: Davison Drive - Vacant Land
Colusa, CA 95932

PRELIMINARY REPORT APPROVAL

I have read the Preliminary Report dated September 28, 2018, covering the property described in your above numbered escrow, and approve the Policy of Title Insurance to be issued to me as required by my instructions to include as encumbrances therein Item No.(s) 1-5, 7-16, 21-30 of said report, in addition to those specific items described in my escrow instructions or created by me.

I hereby acknowledge receipt of a copy of said Preliminary Report.

Compass Club, LLC, a California Limited Liability
Company

BY: 

Name Printed: Kristy Levings



Orange Coast Title Company

2260 Douglas Blvd, Suite 100
Roseville, CA 95661
(916) 782-1515

[Preliminary Report Title]

Clear Blue Commercial
911 Lakeville Street, Suite 272
Petaluma, CA 94952

Escrow Officer: Beverly McPherson
Escrow No.: 18203570

Attention: Ben Goldman
Property address: Davison Drive - Vacant Land, Colusa, CA 95932

Your no.:
Order no.: 100-1968961-62

Dated: October 16, 2018

In response to the above referenced application for a policy of title insurance, Orange Coast Title 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 B 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 B. 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 B 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 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.

Dated as of September 28, 2018 at 7:30 AM

Beverly McPherson, Escrow Officer
Ph: 916-782-1515
Email: beverlym@octitle.com

Read and Approve

The form of policy of title insurance contemplated by this report is:

C.L.T.A. Standard Coverage Policy - 1990 (Owners Policy or Joint Protection)

See attached disclosure.

Schedule "A"

The estate or interest in the land hereinafter described or referred to covered by this report is:

A fee, as to parcel(s) 1, 2-A and 3; an easement, as to parcel(s) 2-B.

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

Colusa Industrial Properties, a partnership, as to Parcel 1 and Colusa Industrial Properties, Inc., a California Corporation, as to Parcels 2 and 3

The land referred to in this report is situated in an unincorporated area known as Colusa, the County of Colusa, State of California, and is described as follows:

Parcel 1: (Portion of 017-130-051 and 017-130-052)

Being a portion of Parcel 7 and all of Parcel 8 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 12, Colusa County Records and more particularly described as follows:

All of said Parcel 8 together with the following described property:

Beginning at the Northwesterly corner of said Parcel 8; thence North 24° 04' 42" West along the Westerly line of said Parcel 7, 238.61 feet; thence North 65° 55' 18" East, 280.00 feet to a point on the center line of Davison Drive; thence South 24° 04' 42" East along the centerline of Davison Drive, 280.00 feet; thence South 65° 55' 18" West along the Northerly line of said Parcel 8, 280.00 feet to the Point of Beginning.

Excepting therefrom, all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface thereof, without the right of surface entry thereto as reserved in the Deed recorded June 8, 1981 in Book 504 Page 449, Official Records.

Said land is also described as Parcel B on that certain Certificate of Compliance – Lot Line Adjustment No. 04-18, recorded on August 22, 2018 as Instrument No. 2018-0002742, Official Records of said County.

Parcel 2: (Portion of 017-130-053)

Parcel A:

A portion of Parcel Nine as shown on that certain Map on file in Book 6 of Parcel Maps at Page 12, Colusa County Records and lying within the Jimeno Rancho in Township 15 North, Range 1 West, M.D.B. & M., County of Colusa, State of California and more particularly described as follows:

Beginning at the Northwesterly corner of said Parcel 9; thence N 65° 55' 18" E along the Northerly line of said Parcel, 280.00' to the Northeasterly corner of said Parcel 9; thence S 24° 04' 42" E along the Easterly line of said Parcel 9, 168.61'; thence leaving said line S 71° 00' 25" W, 281.11' to the Westerly line of said Parcel; thence N 24° 04' 42" W. 143.70' to the point of beginning.

Parcel B:

An easement for ingress, egress and utilities over the following described property:

Beginning at the Northeasterly corner of said Parcel 9; thence S 24° 04' 42" E along the Easterly line of said Parcel 9, 30.00'; thence N 65° 55' 18" E, 30.00'; thence N 24° 04' 42" W, 39.98' to a point on the South right of way line of Davison Drive; thence Southwesterly and along a curve to right said curve being the South right of way line of Davison Drive to the point of beginning.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface thereof, without the right of surface entry thereto, as reserved in the deed recorded June 8, 1981 in Book 504 Page 449, Official Records.

Said land is also described as Parcel B on that certain Certificate of Compliance-Lot Line Adjustment No. 02-18 LLA, recorded on June 26, 2018 as Instrument No. 2018-0002167, Official Records of said County.

Parcel 3: (017-130-072)

A portion of Parcels Three and Four as shown on that certain map on file in Book 6 of Parcel Maps at Page 12, and lying within the Jimeno Rancho in Township 15 North, Range 1 West, M.D.B. & M., County of Colusa, State of California and more particularly described as follows:

Beginning at the Northeasterly corner of said Parcel Three, said point being on the Westerly line of State Highway 20; thence S 24° 04' 42" E, along the Easterly line of said Parcel Three, a distance of 362.30 feet; thence S 18° 56' 04" E, along the Westerly line of that certain Parcel conveyed to the State of California in that certain document on file as Document Number 2006-0004595, a distance of 204.94 feet; thence S 24° 04' 38" E, along said Westerly line, a distance of 79.45'; thence S 71° 00' 25" W, 262.66 to a point on the Easterly line of Parcel 9 as shown on that certain map on file in Book 6 of Parcel Maps at Page 12, thence N 24° 04' 42" W along the Easterly line of said Parcel 9, 168.61' to the Northwesterly corner of said Parcel 4; thence along a non tangent curve to the left with a chord bearing of N 1° 26' 39" E, a chord distance of 90.24', an arc distance of 112.54' and a radius of 50.00'; thence along a tangent reverse curve to the right with a radius of 40.00' and arc length of 27.19'; thence N 24° 04' 42" W along the Westerly line of said Parcel 3, 347.39 to the Northwesterly corner of said Parcel 3; thence N 65° 55' 18" E along the Northerly line of said Parcel 3, 249.99' to the point of beginning.

Together with the Easterly half of the strips of lands known as Davidson Drive contiguous to the above described property.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface thereof, without the right of surface entry thereto, as reserved in the deed recorded June 8, 1981 in Book 504 Page 449, Official Records.

Said land is also described as Parcel A on that certain Certificate of Compliance-Lot Line Adjustment No. 02-18 LLA, recorded on June 26, 2018 as Instrument No. 2018-0002167, Official Records of said County.

Assessor's Parcel Numbers(s):

1: 017-130-051

1: 017-130-052

1: 017-130-053

1: 017-130-072

Schedule "B"

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 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	\$153.04
1st installment	\$76.52 , open
Penalty	\$not set out (after 12/10/2018)
2nd installment	\$76.52 , open
Penalty	\$not set out (after 04/10/2019)
Code area	058-041
Parcel No.	017-130-051-000
Exemption	\$none

The above taxes cover Portion of Parcel 1 and other land.

- 2 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	\$161.94
1st installment	\$80.97 , open
Penalty	\$not set out (after 12/10/2018)
2nd installment	\$80.97 , open
Penalty	\$not set out (after 04/10/2019)
Code area	058-041
Parcel No.	017-130-052-000
Exemption	\$none

The above taxes cover Portion of Parcel 1.

- 3 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	\$173.04
1st installment	\$86.52 , open
Penalty	\$not set out (after 12/10/2018)
2nd installment	\$86.52 , open
Penalty	\$not set out (after 04/10/2019)
Code area	058-041
Parcel No.	017-130-053-000
Exemption	\$none

The above taxes cover Parcel 2 and other land.

- 4 General and Special taxes for the fiscal year 2018-2019, including any assessments collected with current taxes.

Total amount	\$243.48
1st installment	\$121.74 , open
Penalty	\$not set out (after 12/10/2018)
2nd installment	\$121.74 , open
Penalty	\$not set out (after 04/10/2019)
Code area	058-041
Parcel No.	017-130-072-000
Exemption	\$none

The above taxes cover Parcel 3 and other land.

- 5 The Lien of future supplemental taxes, if any, assessed pursuant to the provisions of section 75, et seq of the revenue and taxation code of the state of California
- 6 Prior to close this company will require the Tax Collector's Office be contacted to verify open and delinquent taxes.

- 7 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded : In Book 112 Page 21, of Deeds.
 For : Single line of poles, wires and incidental purposes
 In favor of: Pacific Gas and Electric Company
 Affects: the location of said easement cannot be determined from the public records.
- 8 An easement for purposes herein stated, and rights incidental thereto as provided in an instrument
 Recorded: In Book 274 Page 366, Official Records.
 For : To construct and operate an airport and incidental purposes
 In favor of : County of Colusa
 Affects : The location of said easement is set forth therein.
- 9 Covenants, conditions and restrictions in an instrument recorded 5/11/1982 in Book 517 Page 199, Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or Deed of Trust made in good faith and for value, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3604 of the United States code or (b) relates to handicap but does not discriminate against handicapped persons.
- "NOTE: section 12955 of the government code provide the following: if this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12955 of the government code. Lawful restriction under state and federal law on the age of occupants in senior housing for older persons shall not be construed as restriction based on familial status."
- An instrument declaring a modification thereof was recorded 11/10/2011, as Instrument No. 2011-3853, Official Records
- An instrument declaring a modification thereof was recorded 1/11/2018, as Instrument No. 2018-124, Official Records
- The effect of the following:
- An instrument, upon the terms and conditions contained therein
 Entitled: Termination and Release of Declaration of Protective Covenants
 Recorded: 8/6/2018, as Instrument No. 2018-0002590, Official Records
- 10 An easement for landscaping, private roadway, emergency vehicles and incidental purposes, as shown on said Parcel Map
 Affects: The location of said easement is set forth therein.
 Filed: in Book 6, Page 12, of Parcel Maps
- 11 Provisions of the dedication statement on map of
 Tract: Parcel Map No. 00-4-1
 Which recite: Property lies within Zone "X" of the Colusa County Flood Plain, Community No. 06022 D, Panel 30, dated August 3, 1998
- 12 Matters, rights or boundary discrepancies that may exist or be disclosed by a Record of Survey filed in Book 4 Page 136, in the office of the County Recorder of said County.
- 13 A waiver in favor of the State of California of any claim for damages to said land by reason of the location, construction, landscaping or maintenance of a highway contiguous thereto, as contained in the instrument recorded 8/9/2006 , 8/9/2006 as Instrument No. 2006-4595, of Official Records.
- 14 An instrument, upon the terms and conditions contained therein
 Entitled: Memorandum of Agreement for Water Service and Easement Maintenance
 Dated: 10/10/2012
 Executed by and between: Colusa Industrial Properties, a California Corporation and WestAmerica Bank
 Recorded: 10/17/2012 as Instrument No 2012-3730, Official Records.

Reference is hereby made to the above document for full particulars.

- 15 An instrument, upon the terms and conditions contained therein
Entitled: Memorandum of Agreement for Water Service and Easement Maintenance
Dated: 12/1/2013
Executed by and between: Colusa Industrial Properties, a California Corporation and Clear Lake Lava, Inc., a California Corporation, dba Clearcast Concrete and Stone Products
Recorded: 1/9/2014 as Instrument No 2014-61, Official Records.

Reference is hereby made to the above document for full particulars.

- 16 The effect of a map of community facilities district and the notice of special tax authorization and the lien of any taxes or assessments levied by or bonds issued by California Home Finance Authority Community Facilities District No. 2014-1 (Clean Energy), filed in book 1, page(s) 8, assessment maps, as disclosed by a document recorded 2015-2833, Official Records.

- 17 "NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your title officer immediately for further review".

- 18 This company will require the following in order to insure title in, or a conveyance or encumbrance from the entity named below.

Name: Colusa Industrial Properties, Inc., a California Corporation

(a) A copy of the by-laws or articles of association (sometimes known as the "agreement" or "charter").

(b) A copy of the resolution of the association approving the present transaction and identifying the subject land. The resolution should also state that the transaction is necessary for the business purposes of the association and should name the parties who are authorized to execute documents for the association.

(c) Articles of incorporation

- 19 Prior to the issuance of any policy of title insurance, the following must be furnished to the company with respect to Colusa Industrial Properties, a partnership.

This company will require evidence that a certified copy of a "filed" statement of partnership authority (form gp-1) with the office of Secretary of State has been recorded in the office of the county recorder, together with a current list naming all members of said partnership.

The company reserves the right to make additional exceptions and/or requirements upon examination of all instruments submitted in satisfaction of the foregoing requirement(s).

- 20 Rights of parties in possession of said land by reason of unrecorded leases, if any. Please forward said leases for our examination.

- 21 Any right, interest or claim that may exist, arise or be asserted under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 U.S.C. §499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 U.S.C. §181, et seq., or any similar state laws.

- 22 Excepting herefrom coverage for any violation of State or Federal laws.

- 23 (a) 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;
(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.

- 24 Any facts, rights, interests, or claims which are not shown by the public records which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- 25 Easements, liens or encumbrances, or claims thereof, not shown by the public records.
- 26 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.
- 27 (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.
- 28 Any lien or right to a lien for services, labor or material not shown by the public records.
- 29
1. Lack of possession by any Insured of the original promissory note secured by the Insured Mortgage.
 2. The absence from the original promissory note of a proper endorsement if the Insured named in Schedule A is an assignee of said note.
 3. Any claim which arises out of the transaction creating the interest of the Insured by reason of federal or state securities law.
 4. Any interest of (insert name of Broker or Servicer)
- 30 Without limiting, modifying, abridging or negating any provision of the Exclusions From Coverage stated in this Policy or any other exception included in this Schedule B, and as a supplement and addition thereto, this Policy does not insure or provide title insurance coverage for or against any and all consequences and effects, legal, equitable, practical or otherwise, civil or criminal, of any violation or alleged violation of any federal, state, county, municipal or local laws, statutes, ordinances or regulations or any actual or threatened action, court order or mandate for the enforcement thereof, relating to or governing the use, processing, manufacture, growth, possession, distribution, sale or any other activity on, about, or relating to or concerning the Land, title thereto or any interest therein, of any controlled or regulated substance, including, without limitation, marijuana, and any component, derivative or product thereof. This policy insures title only; nothing contained in this policy shall be construed to insure the subject premises for any particular use.

End of Schedule B

"NOTES AND REQUIREMENTS SECTION"

ORANGE COAST TITLE COMPANY

NOTE NO. 1

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT NOTICE

This is to give you notice that Orange Coast Title Company owns an interest in Real Advantage Title Insurance Company. This underwriter may be chosen by Orange Coast Title Company and this referral may provide Orange Coast Title Company a financial or other benefit.

You are NOT required to use the listed provider as a condition for settlement of your loan or purchase, sale or refinance of the subject property and you have the opportunity to select any of the Orange Coast Title Company title insurance underwriters for your transaction. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES

Notes section continued on next page...

NOTE NO. 2

California Revenue and Taxation Code Section 18662, effective January 1, 1994 and by amendment effective January 1, 2003, provides that the buyer in all sales of California Real Estate may be required to withhold 3 and 1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained.

NOTE NO. 3 PAYOFF INFORMATION:

Note: this company does require current beneficiary demands prior to closing.

If the demand is expired and a correct demand cannot be obtained, our requirements will be as follows:

- A. If this company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. The amount of this hold will be over and above the verbal hold the lender may have stipulated.
- B. If this company cannot obtain a verbal update on the demand, will either pay off the expired demand or wait for the amended demand, at the discretion of the escrow.
- C. In the event that a payoff is being made to a servicing agent for the beneficiary, this company will require a complete copy of the servicing agreement prior to close.

NOTE NO. 4

If this company is requested to disburse funds in connection with this transaction, chapter 598, statutes of 1989 mandates hold periods for checks deposited to escrow or sub-escrow accounts. The mandatory hold is one business day after the day deposited. Other checks require a hold period from three to seven business days after the day deposited.

Notice Regarding Your Deposit of Funds

California Insurance Code Sections 12413 *et. Seq.* Regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow and sub-escrow accounts and be available for withdrawal prior to disbursement. Funds deposited with the Company by wire transfer may be disbursed upon receipt. Funds deposited with the Company via cashier's checks drawn on a California based bank may be disbursed the next business day after the day of deposit. If funds are deposited with by other methods, recording or disbursement may be delayed. All escrow and sub-escrow funds received by the Company will be deposited with other funds in one or more non-interest bearing escrow accounts of the Company in a financial institution selected by the Company. The Company and/or its parent company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and the Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay such party, any benefit received by the Company and/or its parent Company. Those benefits may include, without limitation, credits allowed by such financial institution on loans to the Company and/or its parent company and earnings on investments made on the proceeds of such loans, accounting, reporting and other services and products of such financial institution. Such benefits shall be deemed additional compensation of the Company for its services in connection with the escrow or sub-escrow.



Orange Coast Title Company

2260 Douglas Blvd, Suite 100
Roseville, CA 95661
(916) 782-1515

Attention:
Borrower: **CompassLeaf, LLC**

Lenders supplemental report

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan policy form as follows:

- A. The land referred to in Schedule A is Davison Drive - Vacant Land, Colusa, CA 95932.

The only conveyance(s) affecting said land recorded within 24 months of the date of this report are as follows:

Grantor:	Colusa Industrial Properties, Inc., a California Corporation, who acquired title as Colusa Industrial Properties, a California Corporation
Grantee:	Colusa Industrial Properties, Inc., a California Corporation
Recorded:	6/26/2018 as Instrument No. <u>2018-0002168</u> , Official Records.
Grantor:	Colusa Industrial Properties, Inc., a California Corporation, who acquired title as Colusa Industrial Properties, a California Corporation
Grantee:	Colusa Industrial Properties, Inc., a California Corporation
Recorded:	7/3/2018 as Instrument No. <u>2018-0002260</u> , Official Records.

Attention

Please note that this preliminary report now has an extra copy of the legal description on a separate sheet of paper. There are no markings on the page. The idea is to provide you with a legal description that can be attached to other documents as needed. That legal description page immediately follows this page.

Thank you for your support of **Orange Coast Title Company**. We hope that this makes your job a little easier.

Exhibit "A"

Parcel 1: (Portion of 017-130-051 and 017-130-052)

Being a portion of Parcel 7 and all of Parcel 8 of that certain Parcel Map filed in Book 6 of Parcel Maps, at Page 12, Colusa County Records and more particularly described as follows:

All of said Parcel 8 together with the following described property:

Beginning at the Northwesterly corner of said Parcel 8; thence North 24° 04' 42" West along the Westerly line of said Parcel 7, 238.61 feet; thence North 65° 55' 18" East, 280.00 feet to a point on the center line of Davison Drive; thence South 24° 04' 42" East along the centerline of Davison Drive, 280.00 feet; thence South 65° 55' 18" West along the Northerly line of said Parcel 8, 280.00 feet to the Point of Beginning.

Excepting therefrom, all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface thereof, without the right of surface entry thereto as reserved in the Deed recorded June 8, 1981 in Book 504 Page 449, Official Records.

Said land is also described as Parcel B on that certain Certificate of Compliance – Lot Line Adjustment No. 04-18, recorded on August 22, 2018 as Instrument No. 2018-0002742, Official Records of said County.

Parcel 2: (Portion of 017-130-053)

Parcel A:

A portion of Parcel Nine as shown on that certain Map on file in Book 6 of Parcel Maps at Page 12, Colusa County Records and lying within the Jimeno Rancho in Township 15 North, Range 1 West, M.D.B. & M., County of Colusa, State of California and more particularly described as follows:

Beginning at the Northwesterly corner of said Parcel 9; thence N 65° 55' 18" E along the Northerly line of said Parcel, 280.00' to the Northeasterly corner of said Parcel 9; thence S 24° 04' 42" E along the Easterly line of said Parcel 9, 168.61'; thence leaving said line S 71° 00' 25" W, 281.11' to the Westerly line of said Parcel; thence N 24° 04' 42" W, 143.70' to the point of beginning.

Parcel B:

An easement for ingress, egress and utilities over the following described property:

Beginning at the Northeasterly corner of said Parcel 9; thence S 24° 04' 42" E along the Easterly line of said Parcel 9, 30.00'; thence N 65° 55' 18" E, 30.00'; thence N 24° 04' 42" W, 39.98' to a point on the South right of way line of Davison Drive; thence Southwesterly and along a curve to right said curve being the South right of way line of Davison Drive to the point of beginning.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface thereof, without the right of surface entry thereto, as reserved in the deed recorded June 8, 1981 in Book 504 Page 449, Official Records.

Said land is also described as Parcel B on that certain Certificate of Compliance-Lot Line Adjustment No. 02-18 LLA, recorded on June 26, 2018 as Instrument No. 2018-0002167, Official Records of said County.

Parcel 3: (017-130-072)

A portion of Parcels Three and Four as shown on that certain map on file in Book 6 of Parcel Maps at Page 12, and lying within the Jimeno Rancho in Township 15 North, Range 1 West, M.D.B. & M., County of Colusa, State of California and more particularly described as follows:

Beginning at the Northeasterly corner of said Parcel Three, said point being on the Westerly line of State Highway 20; thence S 24° 04' 42" E, along the Easterly line of said Parcel Three, a distance of 362.30 feet; thence S 18° 56' 04" E, along the Westerly line of that certain Parcel conveyed to the State of California in that certain document on file as Document Number 2006-0004595, a distance of 204.94 feet; thence S 24° 04' 38" E, along said Westerly line, a distance of 79.45'; thence S 71° 00' 25" W, 262.66 to a point on the Easterly line of Parcel 9 as shown on that certain map on file in Book 6 of Parcel Maps at Page 12, thence N 24° 04' 42" W along the Easterly line of said Parcel 9, 168.61' to the Northwesterly corner of said Parcel 4; thence along a non tangent curve to the left with a chord bearing of N 1° 26' 39" E, a chord distance of 90.24', an arc distance of 112.54' and a radius of 50.00'; thence along a tangent reverse curve to the right with a radius of 40.00' and arc length of 27.19'; thence N 24° 04' 42" W along the Westerly

line of said Parcel 3, 347.39 to the Northwesterly corner of said Parcel 3; thence N 65° 55' 18" E along the Northerly line of said Parcel 3, 249.99' to the point of beginning.

Together with the Easterly half of the strips of lands known as Davidson Drive contiguous to the above described property.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances lying below a depth of 500 feet from the surface thereof, without the right of surface entry thereto, as reserved in the deed recorded June 8, 1981 in Book 504 Page 449, Official Records.

Said land is also described as Parcel A on that certain Certificate of Compliance-Lot Line Adjustment No. 02-18 LLA, recorded on June 26, 2018 as Instrument No. 2018-0002167, Official Records of said County.

Assessor's Parcel Numbers(s):

1: 017-130-051

1: 017-130-052

1: 017-130-053

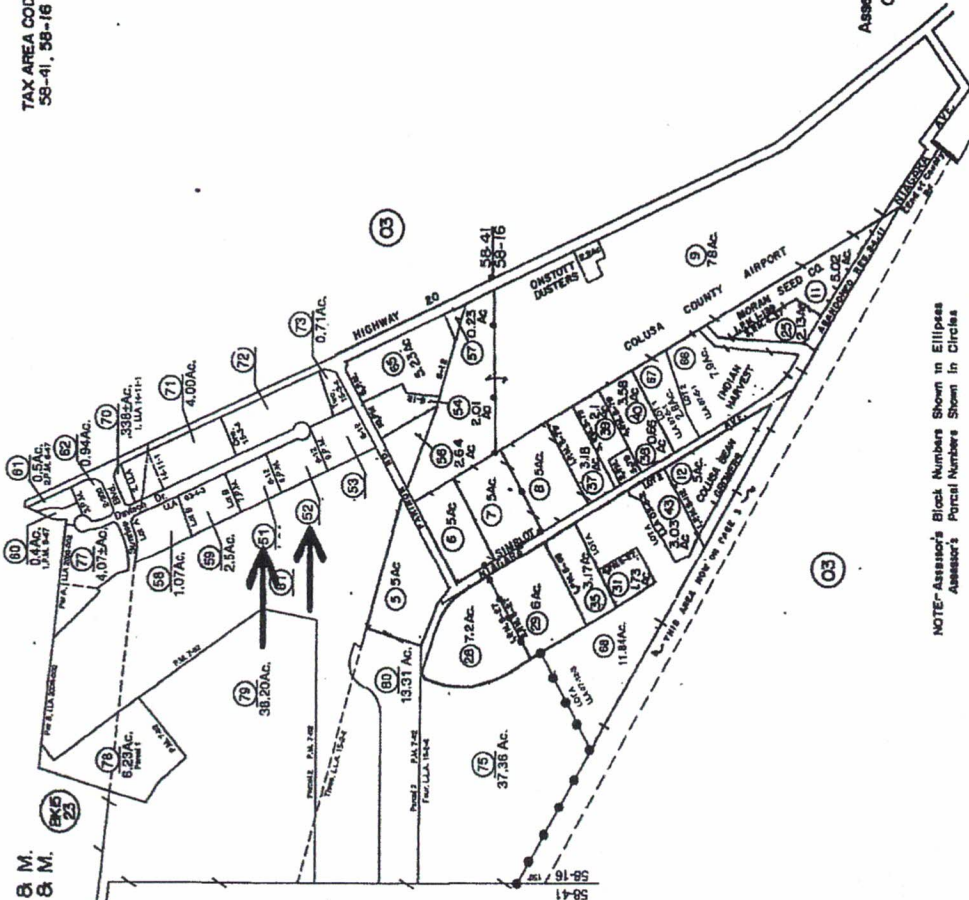
1: 017-130-072

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

17-13

TAX AREA CODE
58-41, 58-16

Assessor's Map BK.17 PG.13
County of Colusa, Calif.
2016



T: 15 N, R: 1 W, M: D, B: 8 M.
T: 15 N, R: 1 W, M: D, B: 8 M.

- JIMENO RANCHO, P.M. BK. 1, PG. 18
- JOHN C. MOGK SUBDIVISION, 2 OF LOTS 8 & 9, R.S., BK. 2, PG. 12
- ABANDONMENT RES. 84-11 (O.R. 549/208)
- RES. 87-109 (L.L.A. O.R. 851/307)
- LLA 02-5-2 (2002-2818)
- LLA 03-4-3 (2003-2741)
- LLA 07-12-3 (2011-2536)
- LLA 07-5-1 (2007-2576)
- LLA 14-11-1 (2014-3751)
- P.M. BK. 1, PG. 139
- P.M. BK. 2, PG. 60
- P.M. BK. 2, PG. 112
- P.M. BK. 2, PG. 150
- P.M. BK. 2, PG. 200
- P.M. BK. 3, PG. 99
- P.M. BK. 4, PG. 20
- P.M. BK. 4, PG. 37
- P.M. BK. 5, PG. 27
- P.M. BK. 5, PG. 95
- P.M. BK. 5, PG. 79
- P.M. BK. 7, PG. 82
- P.M. BK. 7, PG. 82
- P.M. BK. 7, PG. 82
- LLA 15-2-4 (2015-1653)
- LLA 15-2-4 (2015-2704)
- LLA 2008-002 (2018-2806)
- P.M. BK. 7 Pg. 82

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

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