

GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Donald Rust, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control Dist./CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Engineering & Surveying Div.
- Glenn County Environmental Health Dept.
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Planning Commission
- Glenn LAFCO

FEDERAL AGENCIES

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

OTHER

- Property Vicinity Notice
- Sacramento River National Wildlife Refuge
- City of Orland
- Community Services District:
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Orland
- Glenn County Resource Conservation District
- School District: Orland

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, Division of Mine Reclamation (DMR)
- Dept. 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

DATE: May 18, 2021

PROJECT: **Conditional Use Permit 2021-004, Wedding Venue
Pre-Application Review**

PLANNER: Andy Popper, Senior Planner
apopper@countyofglenn.net

APPLICANT/
LANDOWNERS: John and Kamay Edmonson
5958 County Road 7
Orland, CA, 95963

PROPOSAL: **Conditional Use Permit 2021-004, Wedding Venue
Pre-Application Review**

This Pre-Application Review is a proposal for a Wedding Venue to include approximately 250 guests, generally on Saturdays for about 6 to 8 hours. Catering would be provided by the clients. The venue would primarily use existing structures, including a 1,920 square foot barn, which is planned to be expanded by 960 square feet. See included additional project description and information.

Following the Pre-Application Review/Early Consultation, a formal Conditional Use Permit application is required to be subsequently provided by the applicant.

APN: 027-240-005 (40.37± acres)

LOCATION: The project site is located at 5958 County Road 7, Orland, CA 95963. This site is north of the west end of County Road 7, on the south side of Stony Creek, northwest of the City of Orland, in the unincorporated area of Glenn County, California.

ZONING: "AE-40" (Exclusive Agricultural Zone, 36-acre minimum parcel size)

GENERAL PLAN: "Intensive Agriculture"

FLOOD ZONE: Flood Zone "X" (unshaded) and "A" according to Flood Insurance Rate Map (FIRM) No. 06021C 0150D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA).

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed Conditions of Approval.

If comments are not received by **Friday, June 4, 2021**, it is assumed that there are no specific comments to be included in the preliminary analysis of the project.

Comments submitted by e-mail are welcomed. 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 Conditions? 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.)?

Date Submitted: _____

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**

255 Tehama Street
Willows, CA 95988
(530) 934-6540

planning@countyofglenn.net

APPLICATION FOR CONDITIONAL USE PERMIT

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

1. Applicant(s):

Name: John E. Edmondson III + Kamay A. Edmondson

Address: 5958 County Rd. 7, Orland, CA 95963

Phone: (530) 514-8123 E-Mail Kamayed90@gmail.com

2. Property Owner(s):

Name: John + Kamay Edmondson

Address: 5958 County Rd. 7, Orland, CA 95963

Phone: (530) 514-8123 E-Mail Kamayed90@gmail.com

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

Name: Thomas E. Harris

Address: 908 6th St. Orland, CA

Phone: 865-5567 E-Mail _____

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

Name: _____

Mailing Address: _____

5. Existing Use of Property: private residence

6. Request or Proposal:

Wedding venue

7. Address and Location of Project: 5958 County Rd. 7

8. Current Assessor's Parcel Number(s): 027-240-005

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-40

10. Provide any additional information that may be helpful in evaluating your proposal. Example - number of employees, hours of operation, number of truck deliveries/loadings per day:

We would like to have a wedding venue on our property generally Saturdays for about 6-8 hrs. Approx 250 people. No employees. We will utilize self contained portable restrooms and self contained portable catering provided by clients.

11. Setback Dimensions (Distance from property line to proposed structure): We would like to enlarge the existing barn + utilize other existing structures.

North: _____ ft. South: _____ ft.

East: _____ ft. West: _____ ft.

Other Setback/s: _____ ft.

12. Provide the following information:

Size of Assessor Parcel: _____ sq.ft. 40.4 acres

Mean height of structure: _____ ft. Peak height of structure: _____ ft.

Dimensions of proposed including overhangs: _____ ft. x _____ ft.

Total Square Footage (Existing): _____ sq.ft.

Total Square Footage (Proposed): _____ sq.ft.

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: John E. Edmondson, III Kamay A. Edmondson

Print: John E. Edmondson, III Kamay A. Edmondson

Date: 5/11/21

Address: 5958 Co. Rd. 7, Orland

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: John E. Edmondson, III Kamay A. Edmondson

Print: John E. Edmondson, III Kamay A. Edmondson

Date: 5/11/21

Address: 5958 County Rd 7, Orland

Project _____

Date Submitted: _____

**GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY**

225 Tehama Street
Willows, CA 95988
(530) 934-6540

planning@countyofglenn.net

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer
Use extra sheets if necessary

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

This list is intended to meet the requirements of State of California Government
Code Section 65940.

I. GENERAL INFORMATION:

1. Applicant(s):

Name: John E. Edmondson, III + Kamay A. Edmondson

Address: 5958 County Rd. 7, Orland, CA 95963

Phone: (530) 514-8123 E-Mail Kamayed90@gmail.com

2. Property Owner(s):

Name: John + Kamay Edmondson

Address: 5958 County Rd 7, Orland, CA 95963

Phone: (530) 514-8123 E-Mail Kamayed90@gmail.com

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

Name: Thomas E Harris

Address: 908 6th St. Orland, CA 95963

Phone: 865-5567 E-Mail _____

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

Name: _____

Mailing Address: _____

5. Existing Use of Property: private residence

6. Request or Proposal:

We would like to have a wedding venue on our property
Generally Saturdays for about 6-8 hrs with approx 250 people.
No employees

We will utilize self contained portable restrooms and self contained
portable catering provided by clients. We would like ~~to~~ to enlarge the
existing barn + utilize other existing structures

7. Address and Location of Project: 5958 County Rd 7, Orland

8. Current Assessor's Parcel Number(s): 027-240-005

9. Existing Zoning (<http://gis.gcppwa.net/zoning/>): AE-40

10. Indicate the type of permit(s) application(s) to which this form pertains:

Conditional use permit

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

It requires a conditional use permit so we can operate a
wedding venue on our property

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

The project site has existing structures shown and described on site plan page 2 and aerial photo on map # 2. The project site is non irrigated flat, dry land around the barn and the parking area is flat and consists of a small to medium gravel mix. We plan to use the existing hay barn, # 3 on site plan page # 2 for the events. We will also use existing buildings, # 4 + # 5 on site plan page # 2 for storage.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: Winter cattle grazing + Stony Creek, as seen on Map # 1

East: Winter cattle grazing + Stony Creek, as seen on Map # 1

South
North: Dry land - not used

West
North: Winter cattle grazing - as seen on Map # 1

3. Describe noise characteristics of the surrounding area (include significant noise sources):

No significant noise sources. Occasional wildlife sounds

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

(a) Describe how increased runoff will be handled (on-site and off-site):

There will be no increased runoff, the drainage is excellent, water does not accumulate during heavy amounts of rain.

(b) Will the project change any drainage patterns? (Please explain):

No - reference # 1a

(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

No

(d) Are there any gullies or areas of soil erosion? (Please explain):

No

(e) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

No

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):

Domestic well

(b) Will the project require the installation or replacement of new water service mains?

No

3. Liquid Waste Disposal:

(a) Will liquid waste disposal be provided by private on-site septic system or public sewer? 1st phase - portable restrooms will be utilized
2nd phase - existing 3000 gal septic system, not currently
being used.

(b) If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

Existing

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)

No

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

4. Solid Waste Collection:

(a) How will solid waste be collected? Individual disposal, private carrier, city?

Waste Management receptacles, picked up weekly

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:

Electricity

(b) If electricity, do any overhead electrical facilities require relocation? If so, please describe:

No

(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:

N/A

(d) Do existing gas lines require relocation? If yes, please describe:

N/A

6. Fire Protection:

(a) Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:

N/A

(b) Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:

700 gal tank at the well

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT

APPLICATION: N/A

1. Number and sizes of existing and proposed structures:

2. Square footage
(structures) _____ S.F.; _____ S.F.
(New) (Existing)

3. Percentage of lot coverage: _____

4. Amount of off-street parking provided: _____

5. Will the project be constructed in phases? If so, please describe each phase briefly:

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:

8. If industrial, indicate type, estimated employment per shift, and loading facilities:

9. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

12. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 5/11/21 Signature: 

For: Wedding venue proposal

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

Proposed wedding venue at 5958 County Rd. 7

This proposal is for the use of part of our property at 5958 County Rd. 7 as a wedding venue.

This venue will have no employees and will serve approximately 250 guests, generally Saturday afternoons and evenings. We will be using 3 of the existing structures, a barn (#3 on site plan, page #2) and buildings #4 & #5 (also seen on the site plan, page #2) for storage. Phase 1 will include an addition to the barn of approximately 960 sq. ft.

We have an ample parking area that is flat and consists of a small to medium gravel mix with excellent drainage. See parking description showing area with entry and exit designations (as seen on site plan, page #2). Road/driveway is also now road base and gravel to parking area-not shown in older aerial picture. We will use decomposed granite from the ADA parking to the barn.

The property is located at the end of the road in an isolated area with the barn/event area more than 1200 ft from the nearest neighbor's home.

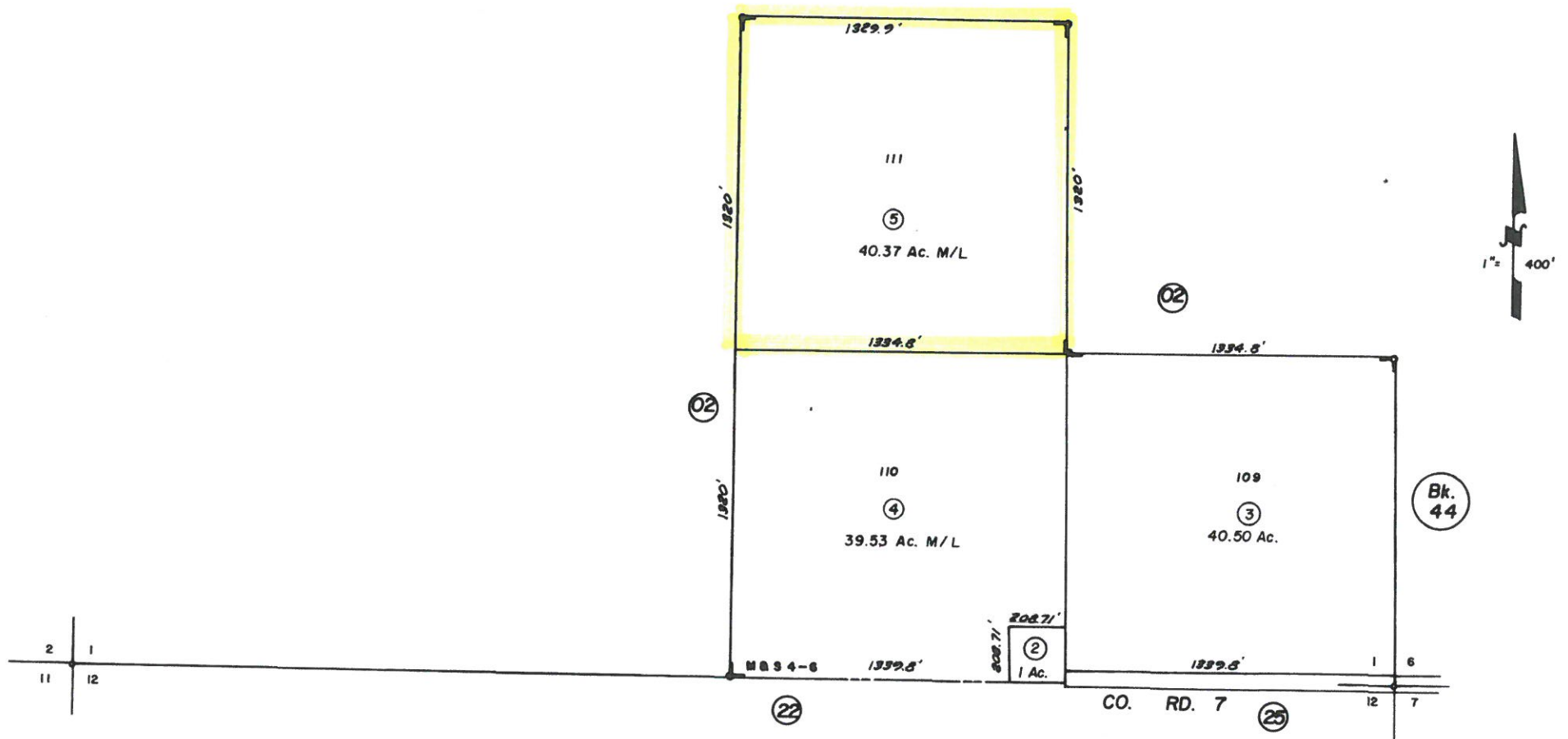
Phase 2 will consist of building permanent restrooms (as shown on site plan, building #2) and using the existing 3,000 gal capacity in ground septic that is shown south of building #2 on the site plan, page #2. This system was previously used for a 200 dog, 24 hour kennel setup and is not currently being used. See septic picture on next page.

Septic tank lids as seen from building #2, on site plan page #2



POR. ORLAND LAND COMPANY MURDOCK SUB'N,
& POR. SEC. 1, T. 22 N., R. 4 W., M. D. B. & M.

27-24



M. & S., Bk. 4, Pg. 6 - Murdock Subdivision

Assessor's Map Bk. 27 - Pg. 24

County of Glenn, Calif.

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

1974

2020-3565

Recorded at the request of:
TIMIOS TITLE COMPANY

09/11/2020 02:35 PM
Fee: \$872.50 Pgs: 3

OFFICIAL RECORDS
Sandy Perez, Clerk-Recorder
Glenn County, CA

RECORDING REQUESTED BY:
Timios Title, A California Corporation
250 W. Sycamore St.
Willows, CA 95988
No: 71-00179315

**After Recording Return And
Mail Tax Statements To:**
JOHN E. EDMONDSON, III, KAMAY ANN EDMONDSON
5958 COUNTY ROAD 7
ORLAND, CA 95963-9400

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N. NO. 027-240-005-000

GRANT DEED

The undersigned grantor(s) declare(s):
City transfer tax is \$0.00
County Transfer Tax is \$ 852.50
Monument preservation fee is \$0.00
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of ORLAND, and
(X) This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it is subject to the imposition
of documentary transfer tax.
() This document is exempt from GC 27388.1, Building Homes & Jobs Tax as it transfers a residential
dwelling to an owner-occupier.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MICHAEL W. KAUFMAN AND PATRICIA M KAUFMAN, TRUSTEES THE KAUFMAN FAMILY TRUST,
DATED DECEMBER 20, 2017

hereby GRANTS to JOHN E. EDMONDSON, III AND KAMAY ANN EDMONDSON, HUSBAND AND WIFE
AS JOINT TENANTS

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

Lot III of Orland land Company's Murdock subdivision as per the official map filed for
record in the office of the county recorder of the county of Glenn, state of
California, on February 8, 1916, in book 4 of maps and surveys, at page 6.

Together with a non-exclusive easement to be used in common with others for
ingress and egress and road purposes over the south 40 feet of we west 688
Feet to lot 110 of said subd., excepting therefrom the north 10 feet of the
east 208.71 feet of the above described easement.

Also, together with a non-exclusive easement to be used in common with others
for egress and ingress, road purposes and public utility purposes over a
strip of land 40 feet in width lying westerly from and contiguous to the
easterly line of an existing dirt roadway beginning at a point on the
southerly line of said lot 110 said point being 688 feet westerly from the



southerly line of said lot 110 said point being 688 feet westerly from the southeast corner of said lot 110; thence northerly along the northerly line of said existing road 1320 feet to the south line of lot 1 1 1 of said Orland land company's Murdock subdivision,

Also, together with a non-exclusive easement to be used in common with others for ingress and egress and road purposes over the south 10 feet of the following described property.

Beginning at the southeast corner of lot 110 of the Orland land company's Murdock subdivision, according to the map or plat thereof filed in the office of the county recorder of the county of Glenn, state of California on February 6, 1916 in book 4 of maps and surveys, at page 6, thence west along the south boundary of said lot 208.71 feet, thence east parallel to the south line of said lot 208.71 feet to the east line thereof thence south along the east line of said lot 208.71 feet to the point of beginning and being the southeast 1 acre of said lot 110, excepting therefrom the south 30 feet. Lot 1 1 1 of Orland land Company's Murdock subdivision as per the official map filed for record in the office of the county recorder of the county of Glenn, state of California, on February 8, 1916, in book 4 of maps and surveys, at page 6.

Together with a non-exclusive easement to be used in common with others for ingress and egress and road purposes over the south 40 feet of we west 688 Feet to lot 110 of said subd., excepting therefrom the north 10 feet of the east 208.71 feet of the above described easement.

Also, together with a non-exclusive easement to be used in common with others for egress and ingress, road purposes and public utility purposes over a strip of land 40 feet in width lying westerly from and contiguous to the easterly line of an existing dirt roadway beginning at a point on the southerly line of said lot 110 said point being 688 feet westerly from the southeast corner of said lot 110; thence northerly along the northerly line of said existing road 1320 feet to the south line of lot 111 of said Orland land company's Murdock subdivision, also, together with a non-exclusive easement to be used in common with others for ingress and egress and road purposes over the south 10 feet of the following described property.

Beginning at the southeast corner of lot 110 of the Orland land company's Murdock subdivision, according to the map or plat thereof filed in the office of the county recorder of the county of Glenn, state of California on February 6, 1916 in book 4 of maps and surveys, at page 6, thence west along the south boundary of said lot 208.71 feet, thence east parallel to the south line of said lot 208.71 feet to the east line thereof thence south along the east line of said lot 208.71 feet to the point of beginning and being the southeast 1 acre of said lot 110, excepting therefrom the south 30 feet.


Excepting therefrom all oil, gas, minerals and other hydrocarbon substances as reserved in the Deed from Harold I. Putnam and Catherine M. Putnam, husband and wife, to Joseph C. Kistner and Margaret A. Kistner, his wife, dated September 16, 1977 and recorded September 20, 1977 in Book 618 of Official Records at Page 363.

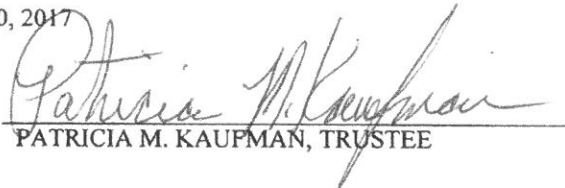
More commonly known as: 5958 COUNTY ROAD 7, ORLAND, CA 95963-9400



9/3/2020

THE KAUFMAN FAMILY TRUST, DATED DECEMBER 20, 2017


MICHAEL W. KAUFMAN, TRUSTEE


PATRICIA M. KAUFMAN, TRUSTEE

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

State of ~~CALIFORNIA~~ *Florida*
County of ~~GLENN~~ *Polk*

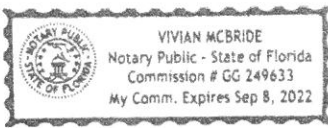
On 4 Sept, 2020, before me, Vivian McBride, a notary public, personally appeared, MICHAEL W. KAUFMAN and PATRICIA M. KAUFMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


Signature of Notary Public

Vivian McBride



(Notary Seal)

TIMIOS

PRELIMINARY REPORT

To:
KELLER WILLIAMS REALTY CHICO AREA
2080 E 20TH ST STE 170
CHICO CA, 95928-7703

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: 71-00179315

Property Address:
5958 COUNTY ROAD 7
ORLAND, CA, 95963-9400

Title No:
71-00179314

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.

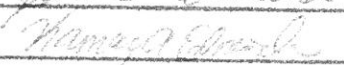
This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a binder or commitment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

The form of Policy of title insurance contemplated by the report is:
ALTA STANDARD OWNER'S POLICY 2006
ALTA LOAN POLICY 2006
Issued by: FIRST AMERICAN TITLE INSURANCE COMPANY

Dated as of: JULY 10, 2020 at 8:00 a.m.

READ AND APPROVED





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

A FEE

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

MICHAEL W. KAUFMAN AND PATRICIA M KAUFMAN TRUSTEES, THE KAUFMAN FAMILY TRUST. DATED
DECEMBER 20, 2017

READ AND APPROVED





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 2020-2021 THAT ARE A LIEN NOT YET DUE.
- ② PROPERTY TAXES INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2019-2020.

P.D.

1 ST INSTALLMENT:	\$3,250.94	PAID 12/17/2019
PENALTY:		
2 ND INSTALLMENT:	\$2,955.40	PAID 12/17/2019
PENALTY AND COST:		
ASSESSMENT NO.:	027-240-005-000	

SUPPLEMENTAL TAXES FOR THE FISCAL YEAR 2019-2020 ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

FIRST INSTALLMENT:	\$128.96 PAID 12/04/2019
SECOND INSTALLMENT:	\$128.96 PAID 12/04/2019
ASSESSMENT NO.:	995-003-292-000
FEE NO.:	027-240-005-00

- ③ THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
- ④ OIL AND GAS LEASE DATED NOVEMBER 4, 1961 BY HAROLD I. PUTNAM AND CATHERINE M. PUTNAM, HUSBAND AND WIFE, TO LESTER C. HOTCHKISS RECORDED MAY 8, 1961 IN BOOK 415 OF OFFICIAL RECORDS, AT PAGE 88.
THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN
- ⑤ RIGHT OF WAY FOR GAS PIPE LINES AND INCIDENTAL PURPOSES AND THE RIGHT TO CONSTRUCT, MAINTAIN AND USE A ROAD, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION BY INSTRUMENT DATED JUNE 2, 1966 AND RECORDED SEPTEMBER 2, 1966 IN BOOK 492 OF OFFICIAL RECORDS, AT PAGE 185.
- ⑥ RIGHT OF WAY FOR ROAD AS CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY BY INSTRUMENT DATED NOVEMBER 19, 1966 AND RECORDED DECEMBER 22, 1966 IN BOOK 496 OF OFFICIAL RECORDS, AT PAGE 360.
- ⑦ RIGHT OF WAY FOR GAS PIPE LINES AND INCIDENTAL PURPOSES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS CONVEYED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, BY INSTRUMENT DATED FEBRUARY 17, 1970 AND RECORDED APRIL 21, 1970 IN BOOK 524 OF OFFICIAL RECORDS, AT PAGE 579
- ⑧ RESERVATION OF ALL OIL, GAS, MINERAL RIGHTS CONTAINED IN DEED
FROM: HAROLD I. PUTNAM AND CATHERINE M. PUTNAM, HUSBAND AND WIFE
TO: JOSEPH C. KISTNER AND MARGARET A. KISTNER, HIS WIFE AS JOINT TENANTS
DATED: SEPTEMBER 16, 1977
RECORDED: SEPTEMBER 20, 1977
BOOK & PAGE: 618, OFFICIAL RECORDS, 363

⑨ EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF POLES, WIRES AND CABLES FOR TRANSMISSION OF ELECTRICAL ENERGY AND COMMUNICATION PURPOSES AND APPURTENANCES THERETO GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION RECORDED DECEMBER 21, 1979, BOOK 657, OFFICIAL RECORDS, PAGE 381.

SAID EASEMENT GRANTS THE RIGHT TO TRIM TREES IN AND OVER SAID EASEMENT. SAID EASEMENT INCLUDES THE RIGHT OF INGRESS AND EGRESS.

⑩ RECORD OF SURVEY MAP AND THE NOTE CONTAINED THEREIN RECORDED NOVEMBER 19, 1981 IN BOOK 9 OF MAPS AND SURVEYS, PAGE 68, GLENN COUNTY RECORDER'S FILE NO. 4939.

X
P.I.E.

A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE ORIGINAL AMOUNT SHOWN BELOW.

AMOUNT:	\$100,000.00
DATED:	FEBRUARY 18, 2011
TRUSTOR:	MICHAEL W. KAUFMAN AND PATRICIA M. KAUFMAN, HUSBAND AND WIFE AS JOINT TENANTS
TRUSTEE:	ORANGE COAST TITLE CO
BENEFICIARY:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., A NOMINEE FOR QUICKEN LOANS INC.
RECORDED:	FEBRUARY 25, 2011 AS INSTRUMENT NO. 2011-0944

⑫
TRUST
CERT.

WITH RESPECT TO THE TRUST REFERRED TO IN THE VESTING:

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

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

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

NOTICE

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

NOTES:

- A. THE INSURANCE CONTEMPLATED BY THIS TRANSACTION SHALL BE ISSUED IN FAVOR OF TBD, ITS SUCCESSORS AND/OR ITS ASSIGNS IN THE AMOUNT OF \$365,000.00 PURSUANT TO A DEED OF TRUST FROM JOHN III EDMONDSON, EDMONDSONKAMAY , AND AN OWNER'S POLICY IN THE AMOUNT OF \$775,000.00 PURSUANT TO A DEED EXECUTED BY MICHAEL W. KAUFMAN, TRUSTEE, PATRICIA M. KAUFMAN, TRUSTEE**

- B. 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**

- C. 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.**

- D. THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE KNOWN AS 5958 COUNTY ROAD 7, IN THE CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA.**

- E. 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.**

LEGAL DESCRIPTION

Lot 111 of Orland land Company's Murdock subdivision as per the official map filed for record in the office of the county recorder of the county of Glenn, state of California, on February 8, 1916, in book 4 of maps and surveys, at page 6.

Together with a non-exclusive easement to be used in common with others for ingress and egress and road purposes over the south 40 feet of we west 688 Feet to lot 110 of said subd., excepting therefrom the north 10 feet of the east 208.71 feet of the above described easement.

Also, together with a non-exclusive easement to be used in common with others for egress and ingress, road purposes and public utility purposes over a strip of land 40 feet in width lying westerly from and contiguous to the easterly line of an existing dirt roadway beginning at a point on the southerly line of said lot 110 said point being 688 feet westerly from the southeast corner op said lot 110; thence northerly along the northerly line of said existing road 1320 feet to the south line of lot 1 1 1 of said Orland land company's Murdock subdivision,

Also, together with a non-exclusive easement to be used in common with others for ingress and egress and road purposes over the south 10 feet of the following described property.

Beginning at the southeast corner of lot 110 of the Orland land company's Murdock subdivision, according to the map or plat thereof filed in the office of the county recorder of the county of Glenn, state of California on February 6, 1916 in book 4 of maps and surveys, at page 6, thence west along the south boundary of said lot 208.71 feet, thence east parallel to the south line of said lot 208.71 feet to the east line thereof thence south along the east line of said lot 208.71 feet to the point of beginning and being the southeast 1 acre of said lot 110, excepting therefrom the south 30 feet. Lot 1 1 1 of Orland land Company's Murdock subdivision as per the official map filed for record in the office of the county recorder of the county of Glenn, state of California, on February 8, 1916, in book 4 of maps and surveys, at page 6.

Together with a non-exclusive easement to be used in common with others for ingress and egress and road purposes over the south 40 feet of we west 688 Feet to lot 110 of said subd., excepting therefrom the north 10 feet of the east 208.71 feet of the above described easement.

Also, together with a non-exclusive easement to be used in common with others for egress and ingress, road purposes and public utility purposes over a strip of land 40 feet in width lying westerly from and contiguous to the easterly line of an existing dirt roadway beginning at a point on the southerly line of said lot 110 said point being 688 feet westerly from the southeast corner op said lot 110; thence northerly along the northerly line of said existing road 1320 feet to the south line of lot 111 of said Orland land company's Murdock subdivision, also, together with a non-exclusive easement to be used in common with others for ingress and egress and road purposes over the south 10 feet of the following described property.

Beginning at the southeast corner of lot 110 of the Orland land company's Murdock subdivision, according to the map or plat thereof filed in the office

of the county recorder of the county of Glenn, state of California on February 6, 1916 in book 4 of maps and surveys, at page 6, thence west along the south boundary of said lot 208.71 feet, thence east parallel to the south line of said lot 208.71 feet to the east line thereof thence south along the east line of said lot 208.71 feet to the point of beginning and being the southeast 1 acre of said lot 110, excepting therefrom the south 30 feet.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances as reserved in the Deed from Harold I. Putnam and Catherine M. Putnam, husband and wife, to Joseph C. Kistner and Margaret A. Kistner, his wife, dated September 16, 1977 and recorded September 20, 1977 in Book 618 of Official Records at Page 363.

APN: 027-240-005-000

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

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

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

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

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

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

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

EXCEPTIONS FROM COVERAGE

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

EXCLUSIONS FROM COVERAGE

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

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

PRIVACY INFORMATION

We Are Committed to Safeguarding Customer Information

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

Applicability

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

Types of Information

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

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

Use of Information

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

Former Customers

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

Confidentiality and Security

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

Information Obtained Through Our Web Site

Business Relationships

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

Cookies

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

Fair Information Values

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

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

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

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

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

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



Map #1

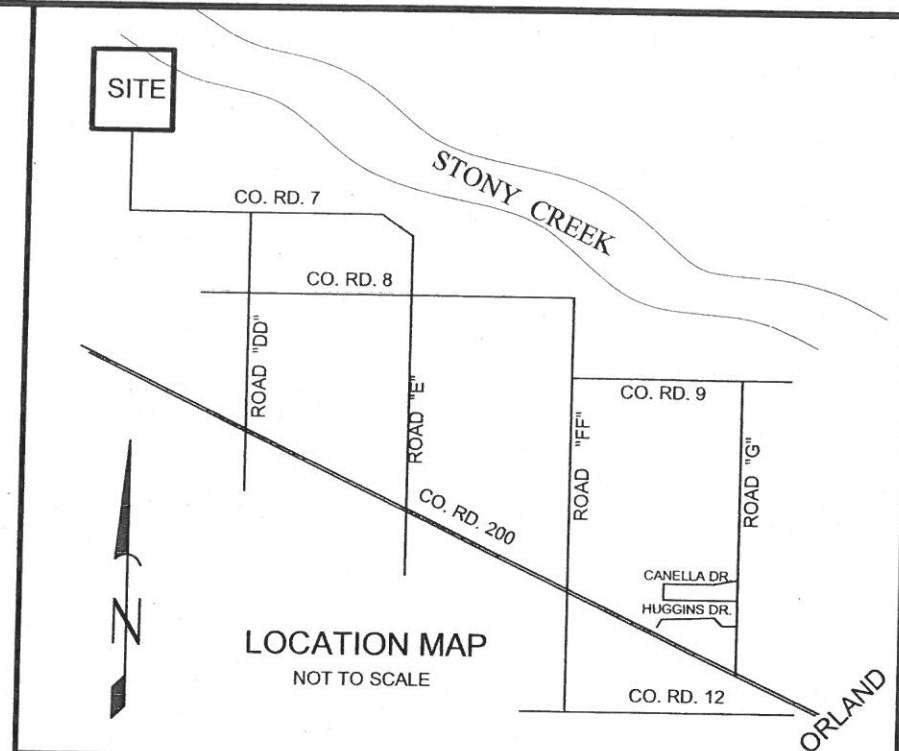
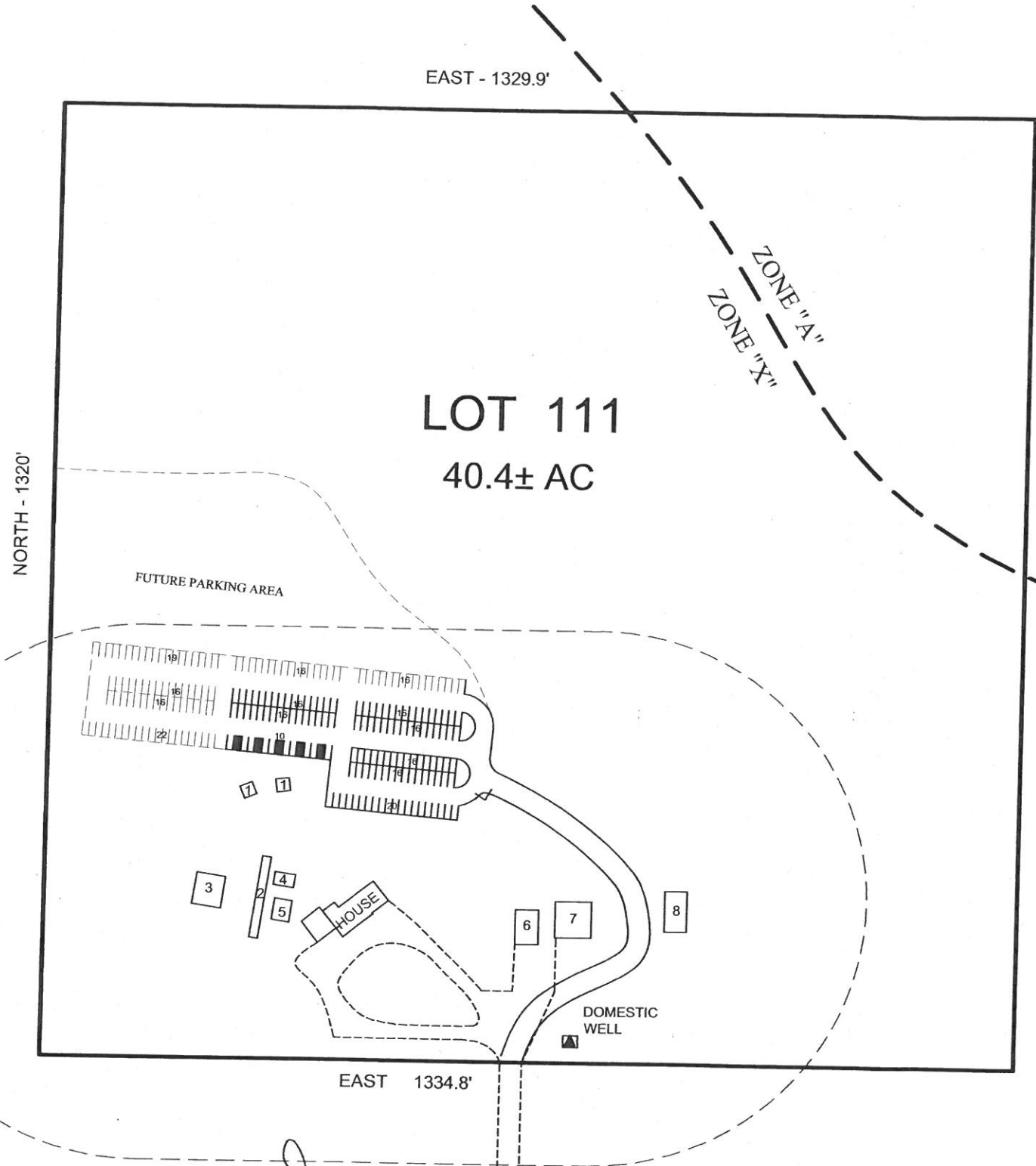
Legend
📍 5958 Co Rd 7

5958 Co Rd 7

Map # 2



300 ft



John Edmondson, III and Kamay Ann Edmondson
 owner / applicant
 5958 County Road 7
 Orland, California 95963

phone 530-514-8123
 email kamayed90@gmail.com

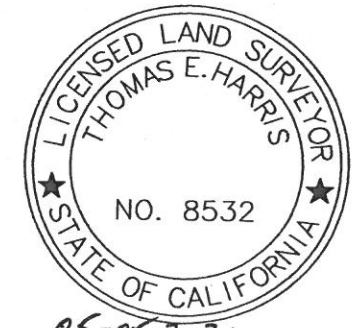
SCALE 1" = 200'
 ZONE AE-40
 FLOOD ZONE "A" AND "X"

SITE PLAN
APN 027-240-005

BEING LOT 111 OF THE "ORLAND LAND COMPANY MURDOCK
 SUBDIVISION" SHOWN ON BOOK 4, MAPS AND SURVEYS, PAGE 6,
 SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF
 GLENN, STATE OF CALIFORNIA.

APRIL 2021 SCALE 1" = 200'

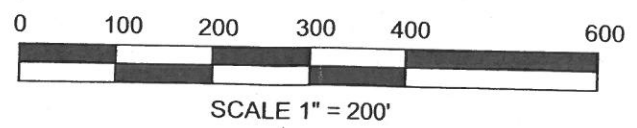
JOHN E. EDMONDSON, III and KAMAY ANN EDMONDSON
 Official Records Document 2020-3565

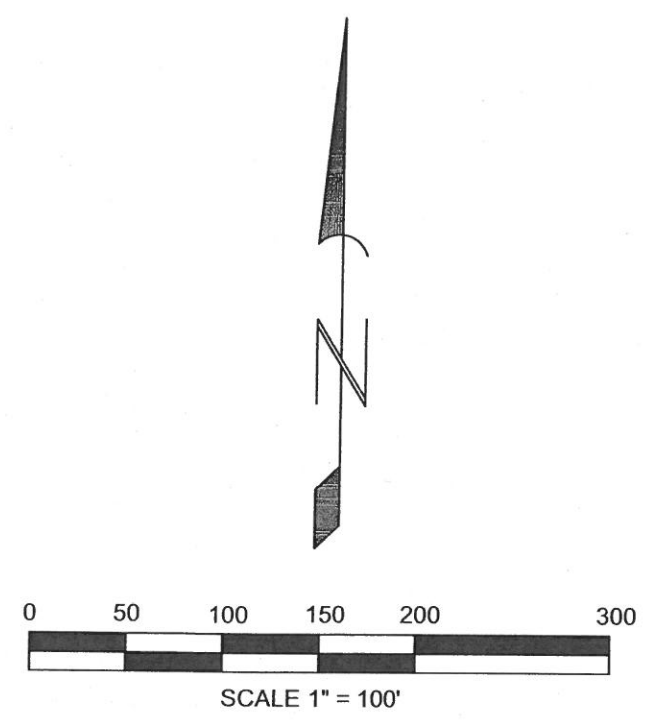
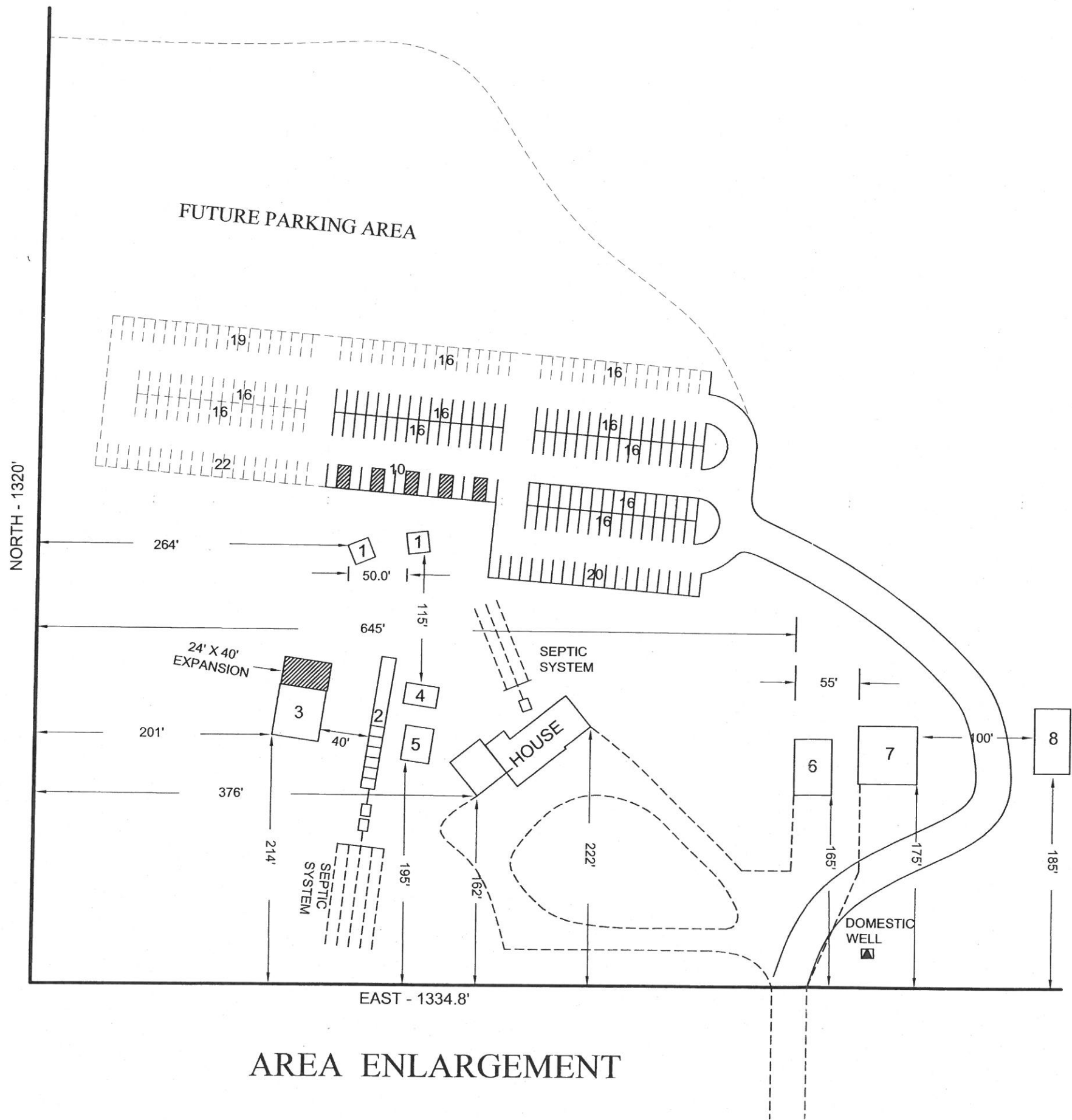


PREPARED BY:

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

SEE SHEET #2
 AREA ENLARGEMENT





SITE BUILDINGS

- 1 18' X 18' STORAGE
- 2 12' X 114' SHED - FUTURE RESTROOMS / STORAGE
- 3 40' X 48' BARN - EVENT BUILDING
- 4 18' X 28' SHED - EVENT BUILDING
- 5 20' X 30' SHED - EVENT BUILDING
- 6 34' X 48' STORAGE
- 7 48' X 48' SHOP
- 8 30' X 56' SHED

PROPOSED PARKING AREA CONTAINS 116 PARKING STALLS 9' X 20' AND 10 A.D.A PARKING STALLS. THE ADDITION AREA FOR FUTURE PARKING IS SHOWN.

**SITE PLAN
APN 027-240-005**

BEING LOT 111 OF THE "ORLAND LAND COMPANY MURDOCK SUBDIVISION" SHOWN ON BOOK 4, MAPS AND SURVEYS, PAGE 6, SITUATE IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF GLENN, STATE OF CALIFORNIA.

APRIL 2021 SCALE 1" = 100'

JOHN E. EDMONDSON, III and KAMAY ANN EDMONDSON
Official Records Document 2020-3565

AREA ENLARGEMENT