



# United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Pacific Regional Office

2800 Cottage Way, Rm. 2820

Sacramento, California 95825

SEP 16 2019

IN REPLY REFER TO:

Fee-to-Trust

Governor's Office of Planning & Research

SEP 19 2019

STATE CLEARINGHOUSE

CERTIFIED MAIL – RETURN RECEIPT REQUESTED – 7019 0140 0000 7335 9290

California State Clearinghouse  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, California 95812-3044

Gentlemen:

Enclosed for your appropriate distribution are ten copies of our notice of an application seeking acceptance of title to real property "in trust" for the Jackson Band of Miwuk Indians. Said notice is issued pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10.

Sincerely,

Regional Director

Enclosure



# United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

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STATE CLEARINGHOUSE

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## Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25, INDIANS, Part 151.10, notice is given of the application filed by the Jackson Band of Miwuk Indians (Tribe) to have real property accepted "into trust" for said applicant by the United States of America. The determination whether to acquire this property in trust will be made in the exercise of discretionary authority, which is vested in the Secretary of the Interior, or his authorized representative, U.S. Department of the Interior. To assist us in the exercise of that discretion, we invite your comments on the proposed acquisition. In order for the Secretary to assess the impact of the removal of the subject property from the tax rolls, and if applicable to your organization, we request that you provide the following information:

1. The annual property taxes currently levied on the subject property allocated to your organization;
2. Any special assessments, and amounts thereof, that are currently assessed against the property in support of your organization;
3. Any governmental services that are currently provided to the property by your organization; and
4. If subject to zoning, how the intended use is consistent, or inconsistent with current zoning.

We are providing the following information regarding this application:

### APPLICANT

Jackson Rancheria Band of Miwuk Indians

### LEGAL DESCRIPTION FOR THIRTEEN PARCELS (1; 4-13 and 15;16):

#### No. 1

ALL THOSE PORTIONS OF LOTS 16 AND 17 OF UNIT 3 OF SUTTON PLACE ACCORDING TO THE FINAL SUBDIVISION MAP THEREOF, FILED FOR RECORD DECEMBER 13, 1982 IN BOOK 5 OF SUBDIVISION MAPS, AT PAGE 3, ET SEQ.,

PARCEL THREE:

A NON-EXCLUSIVE EASEMENT FOR ACCESS AND UTILITY PURPOSES 50 FEET IN WIDTH AS THE SAME IS SHOWN AND DELINETED ON RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FOR GEORGE AHAMNOS, FILED FOR RECORD DECEMBER 30, 1987 IN BOOK 42 OF MAPS AND PLATS PAGE 32, AMADOR COUNTY RECORDS.

**APN: 042-010-039**

**No. 7**

PARCEL 1

PARCEL 2, AS THE SAME IS SHOWN ON THE "RECORD OF SURVEY MAP, PORTION OF LANDS OCCUPIED BY JULIUS MONDANI, LYING WITHIN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 11 EAST, M.D.M." RECORDED MARCH 22, 1971 IN BOOK 17 OF MAPS AND PLATS AT PAGE 57, RECORDS OF AMADOR COUNTY.

PARCEL 2

A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT 20 FEET IN WIDTH OVER AND ACROSS PARCEL 1 AS SAID PARCEL AND EASEMENT ARE SHOWN ON THE RECORD OF SURVEY MAPS RECORDED MARCH 22, 1971 IN BOOK 17 OF MAPS AND PLATS PAGE 57, RECORDS OF AMADOR COUNTY.

**APN: 044-110-017-000**

**No. 8, 9 AND 10**

PARCEL ONE:

That parcel of real property labeled "Adjusted Compliance Parcel 1" as shown and described on the Record of Survey for Boundary Line Adjustment filed for record on April 15, 2009 in Book 61 of Maps and Plats at Page 58 in the Office of the County Recorder of Amador County, California.

PARCEL TWO:

That parcel of real property labeled "Adjusted Compliance Parcel 2" as shown and described on the Record of Survey for Boundary Line Adjustment filed for record on April 15, 2009 in Book 61 of Maps and Plats at Page 58 in the Office of the County Recorder of Amador County, California.

PARCEL THREE:

That parcel of real property labeled "Compliance Parcel 3" as shown and described on the Record of Survey for Boundary Line Adjustment filed for record on April 15, 2009 in Book 61 of Maps and Plats at Page 58 in the Office of the County Recorder of Amador County, California.

**APN(s): 044-110-128-000, 044-110-123-000, and 044-110-124-000**

SAID POINT OF BEGINNING BEING ALSO THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO FLOYD M. STRICKLAND, ET UX, BY DEED RECORDED DECEMBER 18, 1961 IN BOOK 105, OF OFFICIAL RECORDS, PAGE 484, RECORDS OF AMADOR COUNTY; THENCE SOUTH 88 ° 56' EAST ALONG SAID NORTH LINE, 120 FEET; THENCE SOUTH 01 ° 40' 30" EAST, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 950.29 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF CALIFORNIA STATE HIGHWAY ROUTE NO. 88; THENCE FOLLOW ALONG THE LAST SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES, THENCE; NORTH 88 ° 42' 30" WEST, 26.13 FEET AND SOUTH 87 ° 00' 55" WEST 141.68 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED; THENCE NORTH 01 ° 11' 10" EAST ALONG THE EAST LINE OF THE PROPERTY SO CONVEYED 959.12 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED MARCH 5, 1953 IN BOOK 50 OF OFFICIAL RECORDS PAGE 401, RECORDS OF AMADOR COUNTY.

ALSO EXCEPTING THEREFROM ALL THAT PORTION OF LAND LYING EASETERLY OF THE LINE DESCRIBED IN THAT QUITCLAIM DEED FILED JULY 20, 1977 IN BOOK 311 AT PAGE 465, OFFICIAL RECORDS OF AMADOR COUNTY.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SEPTIC SYSTEM LEACH FIELD AND APPURTENANCES LYING WITHIN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, AND BEING ALSO WITHIN THAT CERTAIN PARCEL OF LAND DELINEATED AND DESIGNATED "10.55 ACS" UPON THAT CERTAIN OFFICIAL MAP ENTITLED "RECORD OF SURVEY PROPERTY OF PAUL LOOK", RECORDED IN THE OFFICE OF THE RECORDER OF AMADOR COUNTY IN BOOK 7 OF MAPS AND PLATS AT PAGE 96; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE HEREINABOVE REFERRED TO 10.55 ACRE PARCEL OF LAND, FROM WHICH POINT THE SOUTHEAST CORNER THEREOF BEARS NORTH 81 ° 54' 50" EAST 27.36 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH LINE OF SAID 10.55 ACRE PARCEL, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 950.00 FEET, THROUGH A CENTRAL ANGLE OF 04 ° 58' 20" FOR AN ARC LENGTH OF 82.44 FEET; THENCE SOUTH 76 ° 07' 00" WEST 20.26 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 01 ° 11' 10" EAST 107.63 FEET; THENCE SOUTH 88 ° 48' 50" EAST 100.00 FEET; THENCE RUNNING 27.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE HEREINABOVE REFERRED TO 10.55 ACRE PARCEL OF LAND SOUTH 01 ° 11' 10" WEST 84.41 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRE OF LAND, MORE OR LESS AS GRANTED IN THAT EASEMENT GRANT DEED EXECUTED BY JAMES M. WIDBY ET UX, TO ROBERT N. MORRIS, RECORDED OCTOBER 1, 2002 INST. NO. 2002/0011752 OF AMADOR COUNTY OFFICIAL RECORDS.

FILED FOR RECORD OCTOBER 19, 1989 IN BOOK "44" OF MAPS AND PLATS, AT PAGE 4, ET SEQ., RECORDS OF AMADOR COUNTY.

**PARCEL TWO:**

A NON-EXCLUSIVE EASEMENT 60 FEET IN WIDTH FOR ACCESS AND PUBLIC UTILITY PURPOSES IN THE LOCATION OF THAT CERTAIN "60' ACCESS & UTILITY EASEMENT" SHOWN ON THE ABOVE REFERENCED MAP, AND EXTENDING FROM THE ABOVE DESCRIBED LAND SOUTHERLY TO THE NORTHERLY BOUNDARY OF CALIFORNIA STATE HIGHWAY NO. 88.

**APN: 044-110-089-000**

**PROPOSED LAND USE/SITE LOCATION**

All the proposed transfer properties requested on behalf of the Tribe are based on the Tribe's need to accommodate additional on-reservation housing for Tribal members. There are existing home sites on APN's 042-182-008 (5.99 acres) and 042-010-044 (121.33 acres). One house is expected to be utilized/built for housing on each of the above referenced properties. No gaming activities are involved in this transfer.

**CURRENT TAXES AND ZONING**

Assessed property taxes for 2017-2018:

042-182-008 (5.99 acres) -	\$ 8,449.92
042-010-044 (121.33 acres) -	\$15,256.24
042-010-043 (40.99 acres) -	\$ 856.20
042-010-039 (119.21 acres) -	\$ 6,241.18
044-110-017 (31.07 acres) -	\$ 2,438.22
044-110-128 (149.78 acres) -	\$ 7,842.40
044-110-123 (81.86 acres) -	\$ 4,188.82
144-110-124 (26.40 acres) -	\$ 1,427.68
044-110-029 (10.55 acres) -	\$ 4,462.38
044-110-045 (3.14 acres) -	\$ 2,967.34
044-110-024 (47.89 acres) -	\$ 1,937.78
044-110-088 (70.00 acres) -	\$ 8,328.40
044-110-089 (108.26 acres) -	\$ 8,366.08

**EXISTING EASEMENTS/ENCUMBRANCES**

*See attached Schedule B*

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As indicated above, the purpose for seeking your comments regarding the proposed trust land acquisition is to obtain sufficient data that would enable an analysis of the potential impact on local/state government, which may result from the removal of the subject property from the tax roll and local jurisdiction.

This notice does not constitute, or replace, a notice that might be issued for the purpose of compliance with the National Environmental Policy Act of 1969.

## DISTRIBUTION LIST

California State Clearinghouse (10 copies) – 7019 0140 0000 7335 9290  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 92220

Senior Advisor for Tribal Negotiations – 7019 0140 0000 7335 9306  
Office of the Governor  
State Capitol Building, Suite 1173  
Sacramento, CA 95814

Sara Drake, Deputy Attorney General – 7019 0140 0000 7335 9313  
State of California  
Department of Justice  
P.O. Box 944255  
Sacramento, CA 94244-2550

U.S. Senator Dianne Feinstein – 7019 0140 0000 7335 9320  
331 Hart Senate Building  
Washington, DC 20510

Amador County Assessor – 7019 0140 0000 7335 9337  
810 Court Street  
Jackson, California 95642

District Fire Chief – 7019 0140 0000 7335 9344  
Amador County Fire Protection District  
810 Court Street  
Jackson, California 95642

Amador County Planning Department – 7019 0140 0000 7335 9351  
810 Court Street  
Jackson, California 95642

Amador County Public Works Agency – 7019 0140 0000 7335 9368  
810 Court Street  
Jackson, California 95642

Amador County Board of Supervisors – 7019 0140 0000 7335 9375  
810 Court Street  
Jackson, California 95642

Amador County Tax Collector – 7019 0140 0000 7335 9382  
810 Court Street  
Jackson, California 95642

## Title Commitment Index

The Following Table and Map correlate the individual Title Commitments from Placer Title with the [REDACTED] ("Properties") included in the Jackson Rancheria Fee-To-Trust Transfer:

No.	Address & APN	Placer Title No.	Acreage	Exceptions to Be Removed Prior to Transfer	Exceptions to Survive Transfer to Federal Trust <sup>1</sup>
1.	15799 Coventry Court, APN 042-182-008	P-225637	5.99	1-5	6-8
Omitted 2.	[REDACTED]				
Omitted 3.	[REDACTED]				
4.	12055 New York Ranch Rd., APN 042-010-044	P-225667	121.33	1-6	7-14
5.	11721 New York Ranch Rd., APN 042-010-043	P-225662	40.99	1-5	6-11
6.	New York Ranch Road, APN 042-010-039	P-225654	119.21	1-5	6-11
7.	11656 New York Ranch Rd., APN 044-110-017	P-225676	31.07	1-5	6-10
8.	New York Ranch Rd., APN 044-110-128	P-225697	149.78	1-8	9-15
9.	New York Ranch Rd., APN 044-110-123		81.86		
10.	New York Ranch Rd., APN 044-110-124		26.40		
11.	16275 Highway 88, APN 044-110-029	P-225682	10.55	1-5	6-10
12.	16301 Highway 88, APN 044-110-045	P-225689	3.14	1-5	6-12
13.	Highway 88, APN 044-110-024	P-225708	47.89	1-5	6-14
Omitted 14.	[REDACTED]				
15.	11721 New York Ranch Rd., APN 044-110-088	P-225717	70.00	1-5	6-14
16.	11721 New York Ranch Rd., APN 044-110-089	P-225721	108.26	1-5	6-10
17.	[REDACTED]				
18.	[REDACTED]				
19.	[REDACTED]				
20.	[REDACTED]				
Omitted 21.	[REDACTED]				
<b>Total</b>			[REDACTED]		

**Revised Total:** [REDACTED]

<sup>1</sup> See Tribal Resolution Contained in Environmental Assessment Appendix F-2

## SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B STANDARD EXCEPTIONS
  - (1) Any facts, rights, interests, 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, or claiming to be in possession, thereof
  - (2) Easements, liens, encumbrances, or claims thereof which are not shown by the Public Records
  - (3) 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 that is not shown by the Public Records
  - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is 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) Indian Treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
  - (6) Taxes or assessments which are not now payable or 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 notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records



AMADOR WATER AGENCY

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

76 THAT CERTAIN BOUNDARY LINE AGREEMENT EXECUTED BY AND BETWEEN IVAN L. BOWMAN ET UX AND FRED L. ONE TO ET UX ET AL, RECORDED DECEMBER 8, 1980 IN BOOK 387 PAGE 258 OF AMADOR COUNTY OFFICIAL RECORDS, AFFECTS EASTERLY LOT LINE.

Document Link [BOUNDARY LINE AGREEMENT](#)

77 DEDICATIONS AS SET FORTH AND SHOWN ON THE OFFICIAL MAP OF SAID SUBDIVISION AS FOLLOWS:

- A. PUBLIC UTILITIES OVER WESTERLY, NORTHERLY AND NORTHEASTERLY 5 FEET, EASTERLY AND SOUTHERLY 10 FEET.
- B. DRAINAGE OVER ALL NATURAL DRAINAGE COURSES.
- C. ROAD AND UTILITY MAINTENANCE OVER THE NORTH WESTERLY 5 FEET.
- D. LIGHT, AIR AND UTILITIES (BUILDING SETBACK) OVER NORTHWESTERLY 25 FEET.

Document Link [PARCEL MAP](#)

78 TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. IN DEED INSTRUMENT RECORDED MARCH 21, 1984, BOOK 413 PAGE 93, OFFICIAL RECORDS.

NOTE: SECTION 12956.1 OF THE GOVERNMENT CODE PROVIDES THE FOLLOWING: "IF THIS DOCUMENT CONTAINS ANY RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, THAT RESTRICTION VIOLATES STATE AND FEDERAL FAIR HOUSING LAWS AND IS VOID, AND MAY BE REMOVED PURSUANT TO SECTION 12956.2 OF THE GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW, ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS."

Document Link [CC&RS](#)

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE MODIFIED IN PART BY INSTRUMENT RECORDED FEBRUARY 19, 1985, AS INSTRUMENT NO. BOOK 460 PAGE 313, OFFICIAL RECORDS.

CONTAINS HOMEOWNERS ASSOCIATION CHARGES, ASSESSMENTS AND LIENS.

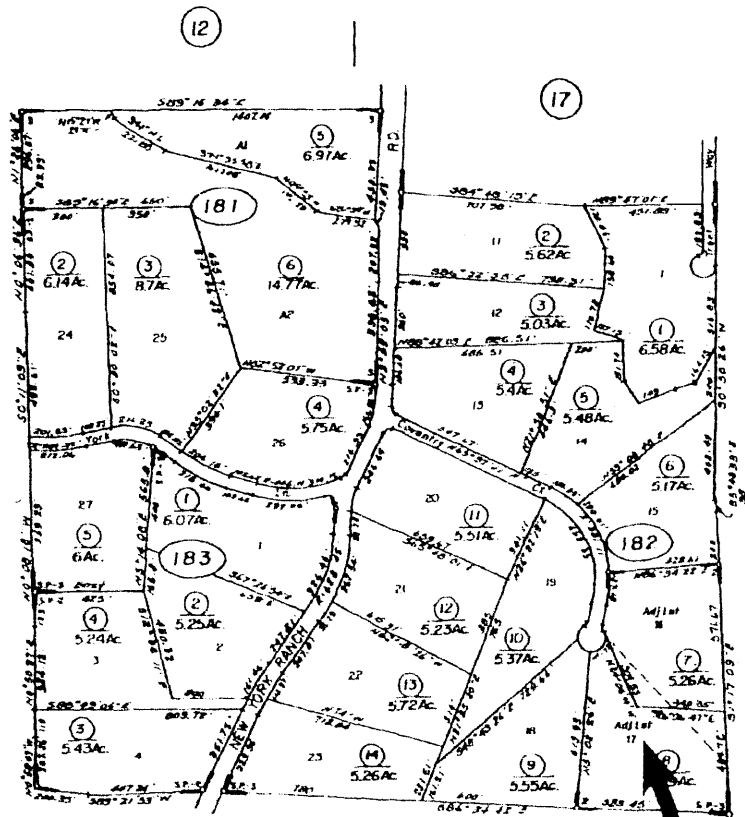
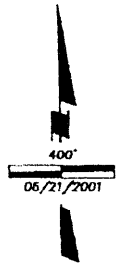
\*\*\*\*\* SPECIAL INFORMATION \*\*\*\*\*

\*\*\* CHAIN OF TITLE REPORT \*\*\*

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN: NONE.

**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



- R.M. Bk. 4, Sub. Pg. 81 Sutton Place Unit No. 7
- R.M. Bk. 5, Sub. Pg. 3 Sutton Place Unit No. 3
- 1 - R.M. Bk. 31, Pg. 93
- 2 - R.M. Bk. 42, Pg. 23 R.L. Adj.
- 3 - P.M. Bk. 42, Pg. 90 (7/22/88)

Assessor's Map Bk. 42, Pg. 18  
County of Amador, Calif.

## SCHEDULE B - Part II SPECIAL EXCEPTIONS

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

- 1 TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018. A LIEN NOT YET DUE OR PAYABLE.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

- 2 TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018:

1ST INSTALLMENT: \$7,628.12 PAID  
2ND INSTALLMENT: \$7,628.12 PAID  
PARCEL NUMBER: 042-010-044-000  
CODE AREA: 052049  
LAND VALUE: \$617,782.00  
IMP. VALUE: \$881,376.00  
TOTAL VALUE: \$1,499,158.00  
EXEMPTION AMOUNT: \$0.00

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10. SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

- 3 THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

- 4 THERE ARE PENDING SUPPLEMENTAL TAXES AS FOLLOWS:

APN: 042-010-044-000  
ASSESSMENT: 995-022-111-000

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

- 5 SAID LAND LIES WITHIN THE BOUNDARIES OF THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT 2002 BOND AND IS SUBJECT TO ASSESSMENTS AND LIENS THEREOF TO BE COLLECTED IN INSTALLMENTS WITH THE COUNTY TAXES.

FURTHER INFORMATION CONCERNING THE CURRENT AND ESTIMATED FUTURE TAX LIABILITY CAN BE OBTAINED FROM THE OFFICE OF THE SUPERINTENDENT AMADOR COUNTY UNIFIED SCHOOL DISTRICT 217 REX AVENUE, JACKSON, CA 95642.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

- 6 ANY TAXES OR ASSESSMENTS LEVIED BY:

AFFECTS: REFER TO SAID DOCUMENT FOR FULL PARTICULARS

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

DOCUMENT LINK

- 14. VARIOUS MATTERS, INCLUDING EASEMENTS AND INCIDENTALS PERTAINING THERETO, AS SHOWN, NOTED AND DESIGNATED ON RECORD OF SURVEY FOR GALE R. CUNEO, RECORDED IN BOOK 44 OF MAPS AND PLATS AT PAGE 48 AMADOR COUNTY OFFICIAL RECORDS

Document Link

\*\*\*\*\* SPECIAL INFORMATION \*\*\*\*\*

\*\*\* CHAIN OF TITLE REPORT.

ACCORDING TO THE PUBLIC RECORDS, NO DELDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN: NONE

\*\*\* LENDER'S SUPPLEMENTAL ADDRESS REPORT

THE ABOVE NUMBERED REPORT IS HEREBY MODIFIED AND/OR SUPPLEMENTED TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY.

PLACER TITLE COMPANY STATES THAT THE HERFIN DESCRIBED PROPERTY IS RESIDENTIAL AND THAT THE PROPERTY ADDRESS IS:

12055 NEW YORK RANCH ROAD JACKSON, CA 95642

\*\*\* NOTICE REGARDING FUNDS DEPOSITED IN ESCROW

IMPORTANT NOTICE- ACCEPTABLE TYPE OF FUNDS

PLEASE BE ADVISED THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA INSURANCE CODE, SECTION 12413.1, ANY FUNDS DEPOSITED FOR THE CLOSING MUST BE DEPOSITED INTO THE ESCROW DEPOSITORY AND CLEARED PRIOR TO DISBURSEMENT. FUNDS DEPOSITED BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSIT VIA CASHIER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.



## SCHEDULE B - Part II SPECIAL EXCEPTIONS

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

2. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018:

1ST INSTALLMENT      \$428.10   PAID  
2ND INSTALLMENT:    \$428.10   PAID  
PARCEL NUMBER:      042-010-043-000  
CODE AREA            052049  
LAND VALUE:         \$73,657.00  
IMP. VALUE:          \$6,779.00  
TOTAL VALUE:         \$80,436.00  
EXEMPTION AMOUNT: \$0.00

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10. SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3 5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

4. ANY TAXES OR ASSESSMENTS LEVIED BY:

A. AMADOR FIRE PROTECTION DISTRICT

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

5. SAID LAND LIES WITHIN THE BOUNDARIES OF THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT 2002 BOND AND IS SUBJECT TO ASSESSMENTS AND LIENS THEREOF TO BE COLLECTED IN INSTALLMENTS WITH THE COUNTY TAXES.

FURTHER INFORMATION CONCERNING THE CURRENT AND ESTIMATED FUTURE TAX LIABILITY CAN BE OBTAINED FROM THE OFFICE OF THE SUPERINTENDENT, AMADOR COUNTY UNIFIED SCHOOL DISTRICT, 217 REX AVENUE, JACKSON, CA 95642.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

6. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "BOUNDARY LINE AGREEMENT", BY AND BETWEEN RAY STELLA, AND LESLIE MARTIN, DATED MAY 20, 1972, RECORDED JUNE 02, 1972, AS BOOK 226, PAGE 679, OFFICIAL RECORDS

\*\*\* LENDER'S SUPPLEMENTAL ADDRESS REPORT

THE ABOVE NUMBERED REPORT IS HEREBY MODIFIED AND/OR SUPPLEMENTED TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY.

PLACER TITLE COMPANY STATES THAT THE HEREIN DESCRIBED PROPERTY IS VACANT LAND AND THAT THE PROPERTY ADDRESS IS:

VACANT LAND, JACKSON, CA 95642

\*\*\* NOTICE REGARDING FUNDS DEPOSITED IN ESCROW.

IMPORTANT NOTICE- ACCEPTABLE TYPE OF FUNDS

PLEASE BE ADVISED THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA INSURANCE CODE, SECTION 12413.1, ANY FUNDS DEPOSITED FOR THE CLOSING MUST BE DEPOSITED INTO THE ESCROW DEPOSITORY AND CLEARED PRIOR TO DISBURSEMENT. FUNDS DEPOSITED BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSIT VIA CASHIER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION

NOTE: IF YOU INTEND TO REMIT MULTIPLE CASHIER'S CHECKS TO CLOSE YOUR ESCROW (WHICH MAY OR MAY NOT INCLUDE GIFT FUNDS OR THIRD PARTY FUNDS) IRS CASH REPORTING UNDER IRS CODE 8300 MAY BE REQUIRED. FOR THIS REASON, YOU MAY WISH TO CONSIDER WIRING FUNDS IN LIEU OF REMITTING CASHIER'S CHECKS.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

**SCHEDULE B - Part II  
STANDARD EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment
- B. STANDARD EXCEPTIONS
  - (1) Any facts, rights, interests, 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, or claiming to be in possession, thereof.
  - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records
  - (3) 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 that is not shown by the Public Records
  - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished which lien, or right to a lien, is 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) Indian Treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
  - (6) Taxes or assessments which are not now payable or 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 notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records



6 ANY RIGHTS OR EASEMENTS WHICH EXIST OR CLAIM TO EXIST OVER ANY PART OF SAID LAND WHICH PRESENTLY IS OR IN THE PAST HAS BEEN COVERED BY WATER AS DISCLOSED BY A CREEK OR DITCH WHICH TRAVERSES PREMIES.

7 AN EASEMENT FOR ACCESS AND UTILITY PURPOSES 50 FEET IN WIDTH AS DEEDED AND RESERVED IN THAT CERTAIN GRANT DEED EXECUTED BY KAY STELLA FILED FOR RECORD JUNE 14, 1977 IN BOOK 309 PAGE 285, OF AMADOR COUNTY OFFICIAL RECORDS

Document Link [Link](#)

8 AN EASEMENT FOR UTILITY PURPOSES AS DISCLOSED IN THAT CERTAIN DOCUMENT ENTITLED RESOLUTION ACCEPTING IRREVOCABLE AND PERPETUAL OFFER OF DEDICATION IN RELATION TO BOUNDARY LINE ADJUSTMENT FOR GEORGE AHAMNOS, FILED FOR RECORD NOVEMBER 1, 1987 IN BOOK 528 PAGE 541 OF AMADOR COUNTY OFFICIAL RECORDS

Document Link [Link](#)

9 A POLE LINE EASEMENT OVER A PORTION OF PREMISES AS DELINEATED ON THAT CERTAIN RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT FOR GEORGE AHAMNOS ON PROPERTY LYING ADJACENT TO THE PARCEL HEREIN DESCRIBED FILED FOR RECORD DECEMBER 30, 1987 IN BOOK 42 OF MAPS AND PLATS AT PAGE 32, AMADOR COUNTY OFFICIAL RECORDS

Document Link [Link](#)

10 VARIOUS MATTERS INCLUDING ROAD AND PUBLIC UTILITY EASEMENT, FENCE LINES AND INCIDENTALS AS DELINEATED AND DESIGNATED ON THAT CERTAIN SURVEY FILED FOR RECORD DECEMBER 31, 1987 IN BOOK 42 OF MAPS AND PLATS AT PAGE 34

Document Link [Link](#)

11 THOSE CONDITIONS PERTAINING TO SUBJECT PROPERTY AS DESCRIBED IN THOSE CERTAIN DEEDS EXECUTED BY CARLOS APARICIO AND RAMONA APARICIO, TRUSTEES ET AL, FILED FOR RECORD JANUARY 7 1988 IN BOOK 533 PAGES 23 AND 25, WHICH READS IN PART AS FOLLOWS

THE GRANTEE HEREIN ACKNOWLEDGES THAT THE GRANTORS HEREIN, OWNERS OF THE REAL PROPERTY IMMEDIATELY ADJACENT TO AND ADJOINING GRANTEE'S REAL PROPERTY DESCRIBED HEREIN, USE SAID ADJOINING REAL PROPERTY AS A PART OF A COMMERCIAL VINEYARD OPERATION.

GRANTEE IS INFORMED AND ACKNOWLEDGES HIS AWARENESS OF THE FACT THAT GRANTORS USE OF GRANTORS ADJOINING PROPERTY INVOLVES THE APPLICATION OF STANDARD VITICULTURAL PRACTICES USED IN THE GROWING OF GRAPES, AND SAID PRACTICES MAY, FROM TIME TO TIME BE CONSIDERED AN ANNOYANCE BY ADJOINING PROPERTY OWNERS. GRANTEE HEREIN, HEREBY COVENANTS FOR HIMSELF, HIS HEIRS, SUCCESSORS AND ASSIGNS, NEVER TO CONTEST THE RIGHTS OF GRANTORS HEREIN, THEIR HEIRS, SUCCESSORS OR ASSIGNS, TO THE USE OF THEIR REAL PROPERTY FOR VITICULTURAL PURPOSES USING ALL LAWFUL VITICULTURAL PRODUCTION PRACTICES AND PROCEDURES.

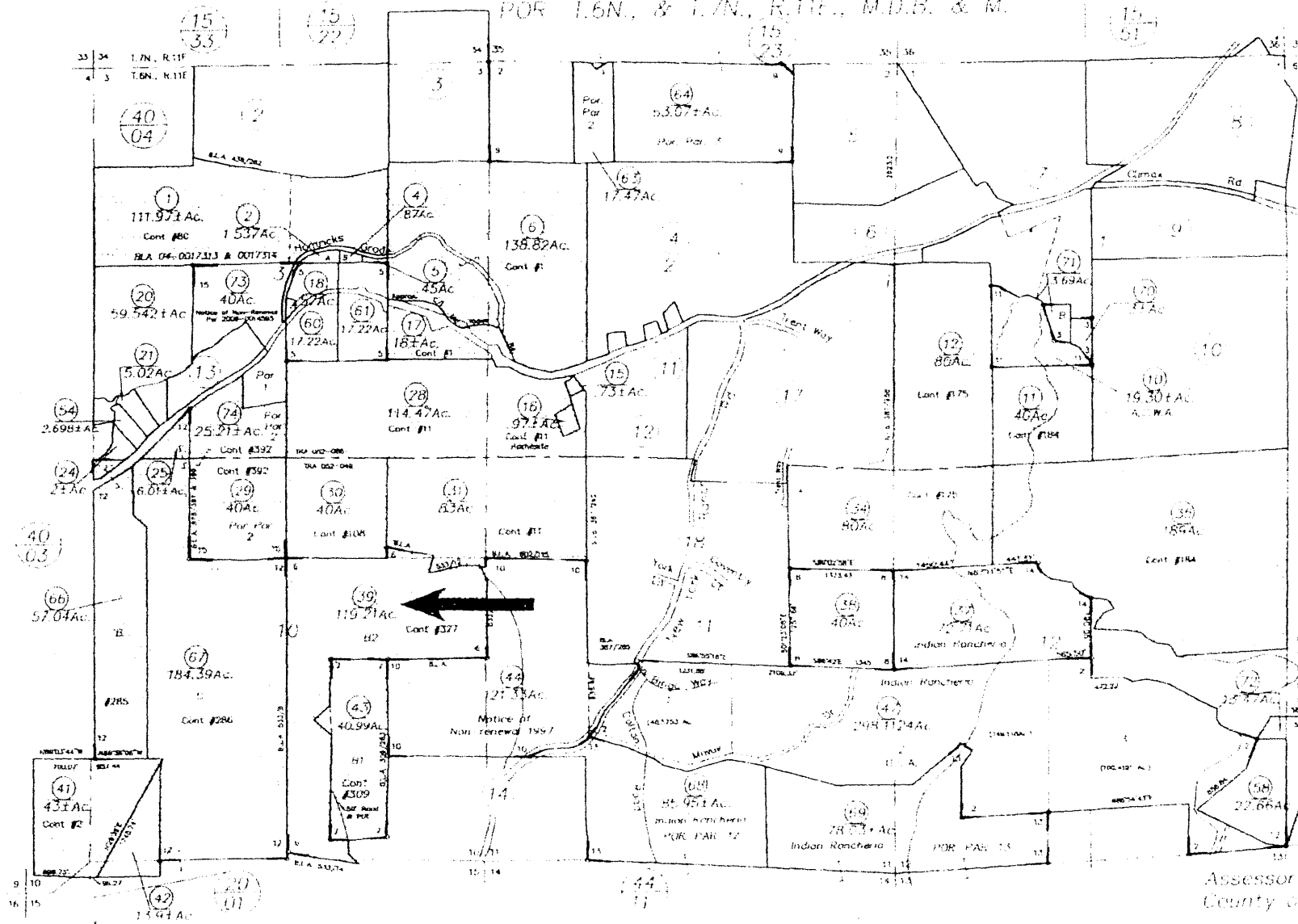
Document Link [Link](#)

\*\*\*\*\* SPECIAL INFORMATION \*\*\*\*\*

Placer Title Company  
Policy Issuing Agent for Westcoast Land Title Insurance Company

POR 1.6N. & 1.7N., R.1E., M.D.B. & M.

42-01



- Unrec. Sur 1997
- Unrec. Sur 2057
- Unrec. Sur 2312
- R.M.Bk 4, Pg 74
- R.M.Bk 5, Pg 75
- R.M.Bk 11, Pg 40
- R.M.Bk 13, Pg 14
- R.M.Bk 14, Pg 5
- R.M.Bk 14, Pg 10
- R.M.Bk 14, Pg 85
- 15
- R.M.Bk 15, Pg 9
- R.M.Bk 20, Pg 17
- R.M.Bk 25, Pg 84
- R.M.Bk 28, Pg 30
- R.M.Bk 29, Pg 96
- R.M.Bk 31, Pg 41
- R.M.Bk 31, Pg 7
- 16
- R.M.Bk 40, Pg 24
- R.M.Bk 40, Pg 34
- R.M.Bk 41, Pg 32
- R.M.Bk 42, Pg 49
- R.M.Bk 42, Pg 84
- R.M.Bk 44, Pg 48
- R.M.Bk 45, Pg 10
- R.M.Bk 45, Pg 23
- R.M.Bk 45, Pg 30
- R.M.Bk 49, Pg 36
- R.M.Bk 49, Pg 80
- R.M.Bk 49, Pg 87

Assessor's Map BK 42, Pg. 01  
County of Amador, Calif.

## SCHEDULE B - Part II SPECIAL EXCEPTIONS

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR PAYABLE.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

2. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018:

1ST INSTALLMENT: \$1,219.11 PAID  
2ND INSTALLMENT: \$1,219.11 PAID  
PARCEL NUMBER: 044-110-017-000  
CODE AREA: 052049  
LAND VALUE: \$212,207.00  
IMP. VALUE: \$28,011.00  
TOTAL VALUE: \$240,218.00  
EXEMPTION AMOUNT: \$0.00

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10. SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

4. ANY TAXES OR ASSESSMENTS LEVIED BY:

- A. AMADOR FIRE PROTECTION DISTRICT (COLLECTED WITH COUNTY TAXES)  
B. AMADOR WATER AGENCY

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

5. SAID LAND LIES WITHIN THE BOUNDARIES OF THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT 2002 BOND AND IS SUBJECT TO ASSESSMENTS AND LIENS THEREOF TO BE COLLECTED IN INSTALLMENTS WITH THE COUNTY TAXES.

FURTHER INFORMATION CONCERNING THE CURRENT AND ESTIMATED FUTURE TAX LIABILITY CAN BE OBTAINED FROM THE OFFICE OF THE SUPERINTENDENT, AMADOR COUNTY UNIFIED SCHOOL DISTRICT, 217 REX AVENUE, JACKSON, CA 95642.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

6. AN EASEMENT OVER SAID LAND FOR POLE LINE AND INCIDENTAL PURPOSES, AS GRANTED PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED MAY 20, 1952, AS INSTRUMENT NO. IN BOOK 47 PAGE 404, OFFICIAL

Placer Title Company  
Policy Issuing Agent for Westcoast Land Title Insurance Company

POLICY:

PLACER TITLE COMPANY STATES THAT THE HERLIN DESCRIBED PROPERTY IS RESIDENTIAL AND THAT THE PROPERTY ADDRESS IS:

11656 NEW YORK RANCH ROAD, JACKSON, CA 95642

\*\*\* NOTICE REGARDING FUNDS DEPOSITED IN ESCROW

IMPORTANT NOTICE- ACCEPTABLE TYPE OF FUNDS

PLEASE BE ADVISED THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA INSURANCE CODE, SECTION 12413.1, ANY FUNDS DEPOSITED FOR THE CLOSING MUST BE DEPOSITED INTO THE ESCROW DEPOSITORY AND CLEARED PRIOR TO DISBURSEMENT. FUNDS DEPOSITED BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSIT VIA CASHIER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION

NOTE: IF YOU INTEND TO REMIT MULTIPLE CASHIER'S CHECKS TO CLOSE YOUR ESCROW (WHICH MAY OR MAY NOT INCLUDE GIFT FUNDS OR THIRD PARTY FUNDS) IRS CASH REPORTING UNDER IRS CODE 8300 MAY BE REQUIRED. FOR THIS REASON, YOU MAY WISH TO CONSIDER WIRING FUNDS IN LIEU OF REMITTING CASHIER'S CHECKS.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

## SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- A Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B STANDARD EXCEPTIONS
- (1) Any facts, rights, interests, 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 or claiming to be in possession, thereof
  - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
  - (3) 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 that is not shown by the Public Records
  - (4) Any lien, or right to a lien imposed by law for services, labor, or material heretofore or hereafter furnished which lien, or right to a lien, is 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) Indian Treaty or aboriginal rights, including but not limited to, easements or equitable servitudes, or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records
  - (6) Taxes or assessments which are not now payable or 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 notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10. SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

5. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3 5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

6. SAID LAND LIES WITHIN THE BOUNDARIES OF THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT 2002 BOND AND IS SUBJECT TO ASSESSMENTS AND LIENS THEREOF TO BE COLLECTED IN INSTALLMENTS WITH THE COUNTY TAXES

FURTHER INFORMATION CONCERNING THE CURRENT AND ESTIMATED FUTURE TAX LIABILITY CAN BE OBTAINED FROM THE OFFICE OF THE SUPERINTENDENT, AMADOR COUNTY UNIFIED SCHOOL DISTRICT, 217 REX AVENUE, JACKSON, CA 95642.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

7. ANY TAXES OR ASSESSMENTS LEVIED BY:  
A. ACUSD 2002 BOND (COLLECTED WITH COUNTY TAXES)  
B. AMADOR FIRE PROTECTIONS DIST. (COLLECTED WITH COUNTY TAXES)  
C. AMADOR WATER AGENCY

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

8. THE LIEN OF BONDS AND ASSESSMENT LIENS, IF APPLICABLE, COLLECTED WITH THE GENERAL AND SPECIAL TAXES

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

9. RIGHTS OF THE PUBLIC AND OF THE COUNTY, AS TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN ANY PUBLIC ROAD.

10. AN EASEMENT OVER SAID LAND FOR WATER DITCH AND PIPELINE AND INCIDENTAL PURPOSES, GRANTED TO FREDERICK EUDLEY, IN DEED RECORDED SEPTEMBER 3, 1904, (BOOK) 25 (PAGE) 606, OF DEEDS, OFFICIAL RECORDS.

AFFECTS: REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS AND LOCATION

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

DOCUMENT LINK:

11. AN EASEMENT OVER SAID LAND FOR RIGHT OF WAY 20 FEET IN WIDTH ROAD AND OTHER PURPOSES AND INCIDENTAL PURPOSES, AS DISCLOSED IN DEED TO JULIUS MONDANI, IN DEED RECORDED JULY 28, 1953, (BOOK) 53 (PAGE) 188, AND ON OCTOBER 30, 1953 IN BOOK 53 AT PAGE 352, AMADOR COUNTY RECORDS

AFFECTS: THE EXACT LOCATION IS NOT DISCLOSED OF RECORD

\*\*\* LENDER'S SUPPLEMENTAL ADDRESS REPORT

THE ABOVE NUMBERED REPORT IS HEREBY MODIFIED AND/OR SUPPLEMENTED TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY

PLACER TITLE COMPANY STATES THAT THE HEREIN DESCRIBED PROPERTY IS VACANT LAND AND THAT THE PROPERTY ADDRESS IS

VACANT LAND, JACKSON, CA 95642

\*\*\* NOTICE REGARDING FUNDS DEPOSITED IN ESCROW

IMPORTANT NOTICE- ACCEPTABLE TYPE OF FUNDS

PLEASE BE ADVISED THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA INSURANCE CODE, SECTION 12413.1, ANY FUNDS DEPOSITED FOR THE CLOSING MUST BE DEPOSITED INTO THE ESCROW DEPOSITORY AND CLEARED PRIOR TO DISBURSEMENT. FUNDS DEPOSITED BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSITED VIA CASHIER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

## SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- A Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B STANDARD EXCEPTIONS
- (1) Any facts, rights, interests, 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, or claiming to be in possession, thereof.
  - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records
  - (3) 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 that is not shown by the Public Records;
  - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is 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) Indian Treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records
  - (6) Taxes or assessments which are not now payable or 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 notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records



7. AN EASEMENT OVER SAID LAND FOR POLE LINES AND/OR UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION, IN DEED RECORDED AUGUST 16, 1932, AS INSTRUMENT NO. IN BOOK 50 OF DEEDS, PAGE 467, OFFICIAL RECORDS

AFFECTS: A PORTION OF SAID LAND

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

Document Link: [redacted]

8. AN EASEMENT OVER SAID LAND FOR ACCESS AND INCIDENTAL PURPOSES, AS GRANTED TO JACK AND VIVIAN L. BIVEN, IN DEED RECORDED APRIL 18, 1978, AS INSTRUMENT NO. IN BOOK 327, PAGE 590, OFFICIAL RECORDS

AFFECTS: THE EASTERLY PORTION OF SAID LAND

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

Document Link: [redacted]

9. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT, EXECUTED BY EMMA LOOK, RECORDED APRIL 18, 1979, IN BOOK 327, PAGE 590, OFFICIAL RECORDS

Document Link: [redacted]

10. AN EASEMENT OVER SAID LAND FOR LEACHFIELD SEWER LINE AND INCIDENTAL PURPOSES AS GRANTED TO ROBERT N. MORRIS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY IN DEED RECORDED OCTOBER 01, 2002, AS INSTRUMENT NO. INST. NO. 2002-0011752 OFFICIAL RECORDS

AFFECTS: A PORTION OF SAID LAND

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

Document Link: [redacted]

\*\*\*\*\* SPECIAL INFORMATION \*\*\*\*\*

\*\*\* CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN: NONE

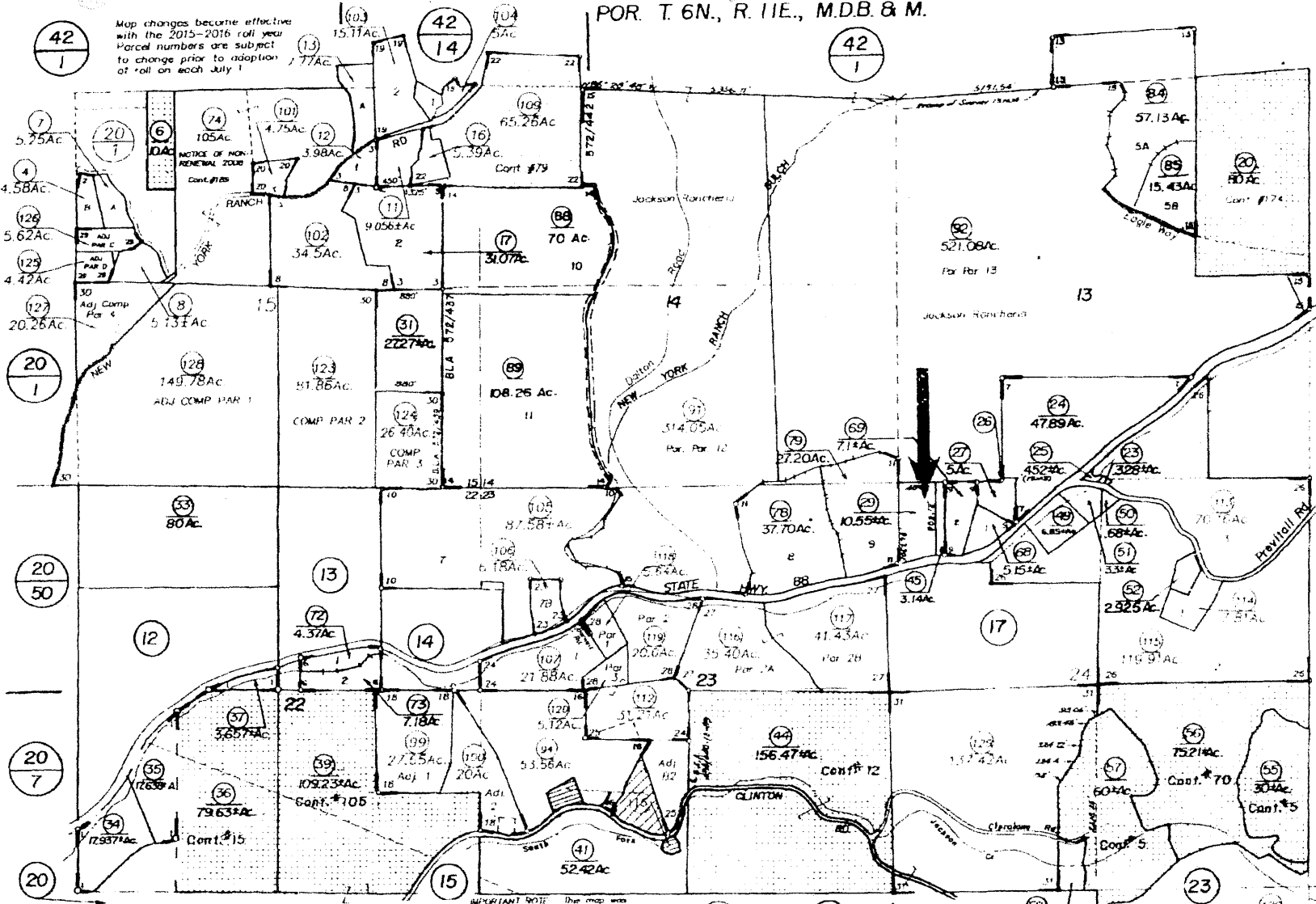
\*\*\* LENDER'S SUPPLEMENTAL ADDRESS REPORT:

THE ABOVE NUMBERED REPORT IS HEREBY MODIFIED AND/OR SUPPLEMENTED TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY:

PLACER TITLE COMPANY STATES THAT THE HEREIN DESCRIBED PROPERTY IS RESIDENTIAL AND THAT THE

Placer Title Company  
Policy Issuing Agent for Westcoast Land Title Insurance Company

Map changes become effective with the 2015-2016 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



36  
1

- R.M.Bk. 6, Pg. 66
- R.M.Bk. 7, Pg. 96
- R.M.Bk. 13, Pg. 3
- R.M.Bk. 14, Pg. 36
- R.M.Bk. 15, Pg. 11
- R.M.Bk. 15, Pg. 49
- R.M.Bk. 15, Pg. 94
- R.M.Bk. 17, Pg. 57
- R.M.Bk. 18, Pg. 40
- R.M.Bk. 12, Pg. 40
- R.M.Bk. 20, Pg. 67
- R.M.Bk. 26, Pg. 24
- R.M.Bk. 25, Pg. 84
- R.M.Bk. 27, Pg. 69
- Unrec. Sur. 2443
- R.M.Bk. 26, Pg. 84
- R.M.Bk. 20, Pg. 51
- R.M.Bk. 23, Pg. 75
- R.M.Bk. 23, Pg. 78
- R.M.Bk. 34, Pg. 96
- R.M.Bk. 20, Pg. 80
- R.M.Bk. 24, Pg. 90
- R.M.Bk. 18, Pg. 10
- R.M.Bk. 41, Pg. 66
- R.M.Bk. 42, Pg. 35
- R.M.Bk. 42, Pg. 57
- R.M.Bk. 43, Pg. 57
- R.M.Bk. 44, Pg. 4
- R.M.Bk. 45, Pg. 39
- R.M.Bk. 45, Pg. 95
- Case No. 15942
- R.M.Bk. 46, Pg. 44
- R.M.Bk. 46, Pg. 55
- R.M.Bk. 47, Pg. 11
- R.M.Bk. 47, Pg. 24
- R.M.Bk. 47, Pg. 84
- R.M.Bk. 48, Pg. 52
- R.M.Bk. 48, Pg. 56
- R.M.Bk. 48, Pg. 73
- R.M.Bk. 48, Pg. 16
- R.M.Bk. 48, Pg. 77
- R.M.Bk. 48, Pg. 87
- R.M.Bk. 48, Pg. 91
- R.M.Bk. 48, Pg. 93
- R.M.Bk. 48, Pg. 97
- R.M.Bk. 48, Pg. 71

Melody Oaks  
44-11-0-072  
Sp 13 70  
10 71

R/W in ditches in  
Sec. 13 B. 24 T6R11

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property as described in it's deed is the property being assessed. No liability is assumed for the accuracy of the data delineated herein.

Assessor's Map Bk. 44, Pg. 11  
County of Amador, Calif.

## SCHEDULE B - Part II SPECIAL EXCEPTIONS

At the date hereof, exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018. A LIEN NOT YET DUE OR PAYABLE

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

2. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2017-2018:

1ST INSTALLMENT      \$1,483.67    PAID  
2ND INSTALLMENT:    \$1,483.67    PAID  
PARCEL NUMBER:      044-110-045-000  
CODE AREA:            052049  
LAND VALUE:          \$265,961.00  
IMP. VALUE:          \$26,388.00  
TOTAL VALUE:         \$292,349.00  
EXEMPTION AMOUNT: \$0.00

NOTE: FIRST INSTALLMENT IS DUE NOVEMBER 1 AND DELINQUENT DECEMBER 10. SECOND INSTALLMENT IS DUE FEBRUARY 1 AND DELINQUENT APRIL 10.

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

4. SAID LAND LIES WITHIN THE BOUNDARIES OF THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT 2002 BOND AND IS SUBJECT TO ASSESSMENTS AND LIENS THEREOF TO BE COLLECTED IN INSTALLMENTS WITH THE COUNTY TAXES.

FURTHER INFORMATION CONCERNING THE CURRENT AND ESTIMATED FUTURE TAX LIABILITY CAN BE OBTAINED FROM THE OFFICE OF THE SUPERINTENDENT, AMADOR COUNTY UNIFIED SCHOOL DISTRICT, 217 REX AVENUE, JACKSON, CA 95642.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

5. ANY TAXES OR ASSESSMENTS LEVIED BY:

- A. AMADOR FIRE PROTECTION DISTRICT (COLLECTED WITH COUNTY TAXES)  
B. AMADOR WATER AGENCY

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

6. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN STATE HIGHWAY 88.

\*\*\* NOTICE REGARDING FUNDS DEPOSITED IN ESCROW

IMPORTANT NOTICE- ACCEPTABLE TYPE OF FUNDS

PLEASE BE ADVISED THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA INSURANCE CODE, SECTION 12413.1, ANY FUNDS DEPOSITED FOR THE CLOSING MUST BE DEPOSITED INTO THE ESCROW DEPOSITORY AND CLEARED PRIOR TO DISBURSEMENT. FUNDS DEPOSITED BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSIT VIA CASHIER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

NOTE: IF YOU INTEND TO REMIT MULTIPLE CASHIER'S CHECKS TO CLOSE YOUR ESCROW (WHICH MAY OR MAY NOT INCLUDE GIFT FUNDS OR THIRD PARTY FUNDS) IRS CASH REPORTING UNDER IRS CODE 8300 MAY BE REQUIRED. FOR THIS REASON, YOU MAY WISH TO CONSIDER WIRING FUNDS IN LIEU OF REMITTING CASHIER'S CHECKS.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

## SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. STANDARD EXCEPTIONS
- (1) Any facts, rights, interests, 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, or claiming to be in possession, thereof.
  - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
  - (3) 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 that is not shown by the Public Records.
  - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is 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) Indian Treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
  - (6) Taxes or assessments which are not now payable or 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 notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.

Document Link [Link](#)

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- 7 RIGHT OF WAY FOR POLE LINES ALONG WITH THE RIGHTS INCIDENTAL THERETO AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY BY DEED RECORDED AUGUST 16, 1932 IN BOOK 50 OF DEEDS PAGE 467, RECORDS OF AMADOR COUNTY

Document Link [Link](#)

- 8 RIGHT OF WAY FOR POLE LINES, ALONG WITH THE RIGHTS INCIDENTAL THERETO AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY DEED RECORDED MAY 5, 1952 IN BOOK 47 PAGE 352 OFFICIAL RECORDS OF AMADOR COUNTY

Document Link [Link](#)

- 9 WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED MAY 27, 1953 IN BOOK 53 AT PAGE 77, OFFICIAL RECORDS

Document Link [Link](#)

- 10 DEDICATIONS AS SET FORTH AND SHOWN ON THE OFFICIAL MAP RECORDED IN BOOK 33 OF MAPS AND PLATS AT PAGE 75
- A PUBLIC UTILITIES AND INCIDENTALS 10 FEET WIDE AS SHOWN ON SAID MAP
  - B BUILDING SETBACK OVER SOUTHEASTERLY 25 FEET
  - C SANITARY SETBACK 100 FEET AS SHOWN ON SAID MAP

Document Link [Link](#)

- 11 THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "QUITCLAIM DEED - BOUNDARY LINE AGREEMENT" BY AND BETWEEN GARY L. TIMMONS AND CAROL L. TIMMONS, AND JACK P. BIVEN AND VIVIAN L. BIVEN, DATED JUNE 10, 1977, RECORDED JUNE 27, 1977, AS INSTRUMENT NO. IN BOOK 309 PAGE 695, OFFICIAL RECORDS

Document Link [Link](#)

- 12 THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "EASEMENT AGREEMENT", BY AND BETWEEN JACKSON RANCHERIA BAND OF MIWUK INDIANS OF THE JACKSON RANCHERIA, A FEDERALLY RECOGNIZED INDIAN TRIBE, AND AMADOR WATER AGENCY, DATED DECEMBER 20, 2002 RECORDED JANUARY 06, 2003 AS INSTRUMENT NO. INST. NO. 2003/0000166, OFFICIAL RECORDS

Document Link [Link](#)

- 13 AN EASEMENT OVER SAID LAND FOR UNDERGROUND WATER LINE AND INCIDENTAL PURPOSES, AS GRANTED TO AMADOR WATER AGENCY, IN DEED RECORDED JANUARY 06, 2003 AS INSTRUMENT NO. 2003/0000166, OFFICIAL RECORDS
- AFFECTS: REFER TO SAID DOCUMENT

Order No. P-225708

MAY BE DISBURSED THE NEXT BUSINESS DAY IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION

NOTE: IF YOU INTEND TO REMIT MULTIPLE CASHIER'S CHECKS TO CLOSE YOUR ESCROW (WHICH MAY OR MAY NOT INCLUDE GIFT FUNDS OR THIRD PARTY FUNDS) IRS CASH REPORTING UNDER IRS CODE 8300 MAY BE REQUIRED FOR THIS REASON, YOU MAY WISH TO CONSIDER WIRING FUNDS IN LIEU OF REMITTING CASHIER'S CHECKS.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

## SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- B. STANDARD EXCEPTIONS
  - (1) Any facts, rights, interests, 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, or claiming to be in possession, thereof
  - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records.
  - (3) 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 that is not shown by the Public Records
  - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is 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) Indian Treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a),(b) (c) or (d) are shown by the Public Records
  - (6) Taxes or assessments which are not now payable or 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 notices of such proceedings, whether or not shown by the records of such agency or by the Public Records
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records



OF DEEDS, PAGE 606, OFFICIAL RECORDS

AFFECTS A PORTION OF SAID LAND

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

Document Link [Link](#)

7 AN EASEMENT OVER SAID LAND FOR WATER, DITCH AND INCIDENTAL PURPOSES AS GRANTED TO CATHERINE BOTTO, IN DEED RECORDED DECEMBER 01, 1903 AS INSTRUMENT NO. IN BOOK 26 OF DEEDS, PAGE 12, OFFICIAL RECORDS

AFFECTS A PORTION OF SAID LAND

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

Document Link [Link](#)

8 AN EASEMENT OVER SAID LAND FOR RIGHT OF WAY FOR WATER DITCH PURPOSES AND INCIDENTAL PURPOSES, AS GRANTED TO CATHERINE BOTTO, IN DEED RECORDED DECEMBER 01, 1903 AS INSTRUMENT NO. IN BOOK 26 OF DEEDS, PAGE 18, OFFICIAL RECORDS

AFFECTS A PORTION OF SAID LAND

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

Document Link [Link](#)

9 WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 10, 1925 IN BOOK 44 OF DEEDS, PAGE 369, AMADOR COUNTY OFFICIAL RECORDS

Document Link [Link](#)

10 AN EASEMENT OVER SAID LAND FOR POLE LINES, WIRES, ANCHORS, GUYS AND INCIDENTAL PURPOSES, AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, IN DEED RECORDED JULY 03, 1952 AS INSTRUMENT NO. IN BOOK 50, PAGE 3, OFFICIAL RECORDS

AFFECTS A PORTION OF SAID LAND

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

Document Link [Link](#)

11 WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 10, 1954 IN BOOK 56, PAGE 60, AMADOR COUNTY OFFICIAL RECORDS

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IMPORTANT NOTICE - ACCEPTABLE TYPE OF FUNDS

PLEASE BE ADVISED THAT IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA INSURANCE CODE, SECTION 12413.1, ANY FUNDS DEPOSITED FOR THE CLOSING MUST BE DEPOSITED INTO THE ESCROW DEPOSITORY AND CLEARED PRIOR TO DISBURSEMENT. FUNDS DEPOSITED BY WIRE TRANSFER MAY BE DISBURSED UPON RECEIPT. FUNDS DEPOSIT VIA CASHIER'S CHECKS DRAWN ON A CALIFORNIA BASED BANK MAY BE DISBURSED THE NEXT BUSINESS DAY. IF FUNDS ARE DEPOSITED WITH THE COMPANY BY OTHER METHODS, RECORDING AND/OR DISBURSEMENT MAY BE DELAYED.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS, OR FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

NOTE: IF YOU INTEND TO REMIT MULTIPLE CASHIER'S CHECKS TO CLOSE YOUR ESCROW (WHICH MAY OR MAY NOT INCLUDE GIFT FUNDS OR THIRD PARTY FUNDS) IRS CASH REPORTING UNDER IRS CODE 8300 MAY BE REQUIRED. FOR THIS REASON, YOU MAY WISH TO CONSIDER WIRING FUNDS IN LIEU OF REMITTING CASHIER'S CHECKS.

(THIS ITEM WILL BE REMOVED FROM THE FINAL TITLE POLICY)

## SCHEDULE B - Part II STANDARD EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

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- B. STANDARD EXCEPTIONS
  - (1) Any facts, rights, interests, 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, or claiming to be in possession, thereof
  - (2) Easements, liens, encumbrances, or claims thereof, which are not shown by the Public Records
  - (3) 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 that is not shown by the Public Records
  - (4) Any lien, or right to a lien, imposed by law for services, labor, or material heretofore or hereafter furnished, which lien, or right to a lien, is 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) Indian Treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a),(b),(c) or (d) are shown by the Public Records
  - (6) Taxes or assessments which are not now payable or 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 notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
  - (7) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records

7 AN EASEMENT OVER SAID LAND FOR DITCHES AND PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO FREDERICK LUDLEY, IN DEED RECORDED SEPTEMBER 03, 1904, AS INSTRUMENT NO. BOOK 25 OF DEEDS, PAGE 606, OFFICIAL RECORDS.

AFFECTS THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

Document Link

8 AN EASEMENT OVER SAID LAND FOR AERIAL WIRES, CABLES AND OTHER ELECTRICAL CONDUCTORS WITH ASSOCIATED POLES, CROSSARMS, ANCHORS, GUYS AND FIXTURES AND INCIDENTAL PURPOSES, AS GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, IN DEED RECORDED JULY 03, 1952, AS INSTRUMENT NO. BOOK 50, PAGE 3, OFFICIAL RECORDS

AFFECTS THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

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9 AN EASEMENT OVER SAID LAND FOR POLE LINE AND INCIDENTAL PURPOSES, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY AS DISCLOSED IN DEED RECORDED JULY 03, 1952, BOOK 50, PAGE 3, OFFICIAL RECORDS

AFFECTS THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD

Document Link

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.

10. AN EASEMENT OVER SAID LAND FOR ACCESS AND UTILITIES AND INCIDENTAL PURPOSES, AS RESERVED BY RROS CO., ET AL, IN DEED RECORDED NOVEMBER 14, 1989, AS INSTRUMENT NO. BOOK 585, PAGE 153, OFFICIAL RECORDS

Document Link

AFFECTS EASTERLY 30 FEET OF SAID PREMISES AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 44 OF MAPS AND PLATS, PAGE 4, AMADOR COUNTY RECORDS

Document Link

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT

\*\*\*\*\* SPECIAL INFORMATION \*\*\*\*\*

\*\*\* CHAIN OF TITLE REPORT:

ACCORDING TO THE PUBLIC RECORDS, NO DEEDS CONVEYING THE PROPERTY DESCRIBED IN THIS REPORT HAVE BEEN RECORDED WITHIN A PERIOD OF 2 YEARS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS SHOWN HEREIN: NONE