

ML12777



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS
Pacific Regional Office
2800 Cottage Way
Sacramento, California 95825

IN REPLY REFER TO:

APR 12 2012

Notice of (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 Cloverdale Rancheria of Pomo Indians of California, California (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 also request that you provide the following information:

- (1) If known, the annual amount of 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 government 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:

Cloverdale Rancheria of Pomo Indians of California

Legal Land Description/Site Location:

See attached Exhibit "A"

Project Description/Proposed Land Use:

The Tribe intends to develop and operate a casino, hotel, convention center, entertainment center and other ancillary facilities. A tribal government building is proposed on the south end of the project site.



78.40 acres

CLO 4714

The proposed two-story casino would consist of a mixture of uses including a gaming area, food and beverage facilities, retail shopping, administrative space and secure back-of-house facilities. The gaming area would include 80,000 square-feet of gaming with approximately 2,000 slot machines and 45 gaming tables. A non-smoking area is included within the main gaming hall. Food and beverage facilities would compose 52,445 square feet of the casino area and include a casual dining restaurant, noodle restaurant, pub/sports bar, buffet, food court, casino lounge, casino bar, and VIP lounge. The combined dining areas could accommodate up to 984 seats. Support facilities compose 79,455 square feet; the main components of this area include building support, casino support, administrative offices, public spaces, security, surveillance and employee dining and services. The casino would be open 24 hours a day, 7 days a week.

The Tribe would obtain a license to serve alcohol from the State of California Department of Alcoholic Beverage Control. Casino patrons would be required to be 21 years of age or older in areas where alcohol is served and a "Responsible Alcoholic Beverage Policy" would be adopted to include provisions related to I.D. verification and refusal of service to individuals who are visibly intoxicated.

Maps are attached.

Current Use/Taxes and Zoning:

Assessed property taxes for 2010-2011:

116-310-005-\$ 3,692.76
116-310-044-\$ 5,119.46
116-310-020-\$ 4,793.12
116-310-035-\$15,257.34
116-310-039-\$ 6,062.46
116-310-040-\$ 8,031.84

Totaling \$ 42,956.98

Existing Easements/Encumbrances:

See attached Schedule B's

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. (The Draft Environmental Impact Statement was made available to the public in August 2010.)

Your written comments should be addressed to the Bureau of Indian Affairs at the address at the top of this notice. Any comments received within thirty days of your receipt of this notice will be considered and made a part of our record. You may be granted an extension of time to furnish comments, provided you submit a written justification requesting such an extension within thirty days of receipt of this letter. An extension of ten to thirty days may be granted. Copies of all comments will additionally be provided to the applicant. You will be notified of the decision to approve or deny the application.

If any party receiving this notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of this notice to said party or timely provide our office with the name and address of said party.

A copy of the application, excluding any documentation exempted under the Freedom of Information Act, is available for review at the above address. A request to make an appointment to review the application, or questions regarding the application, may be directed to Arvada Wolfin, Realty Specialist, at (916) 978-6069.

Sincerely,



Regional Director

Enclosures

cc: Distribution List

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California State Clearinghouse – 7011 2970 0000 0580 7832
Office of Planning and Research
State of California
P.O. Box 3044
Sacramento, CA 95814

Jacob Applesmith, Legal Affairs Secretary – 77011 2970 0000 0580 7849
Office of the Governor
State Capitol Building
Sacramento, CA 95814

Ms. Sara J. Drake, Deputy Attorney General – 7011 2970 0000 0580 7856
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

James Peterson, District Director – 7011 2970 0000 0580 7863
Office of U.S. Senator Feinstein
750 "B" Street, Suite 1030
San Diego, CA 92101

Board of Supervisors – 7011 2970 0000 0580 7870
Sonoma County
575 Administrative Drive, Room 100A
Santa Rosa, CA 95403

Public Works – 7011 2970 0000 0580 7887
Sonoma County
2300 County Center Drive, Suite B-100
Santa Rosa, CA 95403

Sonoma County Fire – 7011 2970 0000 0580 7894
2300 County Center Drive, Suite 221A
Santa Rosa, CA 95403

Sonoma County Assessor – 7011 2970 0000 0580 7900
585 Fiscal Drive, Room 104F
Santa Rosa, CA 95403

Sonoma County Sheriff's Dept. – 7011 2970 0000 0580 7917
2796 Ventura Ave.
Santa Rosa, CA 95403

Marjorie, Mejia, Chairperson – 7011 2970 0000 0580 7924
Lytton Rancheria
437 Aviation Blvd.
Santa Rosa, CA 95403

Emilio Valencia, Chairperson – 7011 2970 0000 0580 7931
Stewarts Point Rancheria
3535 Industrial Drive, Suite B-2
Santa Rosa, CA 95403

Greg Sarris, Chairperson – 7011 2970 0000 0580 7948
Graton Rancheria
6400 Redwood Drive, Suite 300
Rohnert Park, CA 94928

Regular Mail:

Superintendent
Bureau of Indian Affairs
Central California Agency
650 Capital Mall, Suite 8-500
Sacramento, CA 95814

Exhibit "A" (ONE)

The land referred to in this Commitment is situated in the County of Sonoma, State of California, and is described as follows:

PARCEL ONE:

BEING A PORTION OF THE MUSALACON RANCHO AND A PORTION OF THE LANDS CONVEYED TO JOSEPH A. LILE BY DEED RECORDED MAY 11, 1929 IN BOOK 226 OF OFFICIAL RECORDS, PAGE 464, SERIAL NO. 92289, SONOMA COUNTY RECORDS, AND BY DEED RECORDED SEPTEMBER 17, 1919 IN BOOK 375 OF DEEDS, PAGE 20, SONOMA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST SIDE OF A CONCRETE BRIDGE ON A RAILROAD OVER PORTERFIELD CREEK BETWEEN THE LANDS OF THE ABOVE-MENTIONED JOSEPH A. LILE AND THE LANDS OF FRANK CHIOCCIORA AS CONVEYED TO HIM BY DEED DATED MARCH 01, 1948 AND RECORDED APRIL 30, 1948 UNDER SERIAL NO. C-66364 SONOMA COUNTY RECORDS, THENCE CROSSING SAID RAILROAD NORTH 66 45' EAST 1.55 CHAINS TO THE EAST SIDE OF SAID BRIDGE AND RAILROAD AND THE POINT OF BEGINNING OF THE LANDS TO THE HEREIN DESCRIBED;

THENCE, FROM SAID POINT OF BEGINNING ALONG THE LINE AS ESTABLISHED BY THAT BOUNDARY LINE AGREEMENT BETWEEN KATE E. LEIST AND GEORGE E. LILE RECORDED JULY 09, 1917 IN BOOK 35 OF MAPS, PAGE 6, SONOMA COUNTY RECORDS, NORTH 61 45' EAST, 5.75 CHAINS TO POINT;

THENCE CONTINUING ALONG SAID LINE NORTH 57 30' EAST, 22.62 CHAINS TO A POINT, SAID POINT BEING THE MOST NORTHERLY CORNER OF THE LILE RANCH AS SHOWN IN BOOK 35 OF MAPS, PAGE 6;

THENCE FROM SAID POINT AND ALONG THE ABOVE MENTIONED BOUNDARY LINE AGREEMENT BETWEEN GEORGE E. LILE AND MELVILLE AND INGRAM SOUTH 3 30' WEST, A DISTANCE OF 6.75 CHAINS TO THE MOST NORTHERLY CORNER OF THE LANDS CONVEYED TO JOSEPH A. LILE BY DEED DATED AUGUST 13, 1919 AND RECORDED SEPTEMBER 17, 1919 IN BOOK 375 OF DEEDS, PAGE 20, SONOMA COUNTY RECORDS;

THENCE CONTINUING ALONG SAID BOUNDARY LINE AGREEMENT SOUTH 3 30' WEST, A DISTANCE OF 6.10 CHAINS TO A POINT;

THENCE SOUTH 36 30' EAST A DISTANCE OF 2.40 CHAINS TO THE NORTHERLY CORNER OF THE FORMER MARKELL RANCH NOW OWNED BY CLIFFORD LILE AND WIFE, BY DEED RECORDED DECEMBER 07, 1943 UNDER SERIAL NO. B-70019, SONOMA COUNTY RECORDS;

THENCE ALONG THE LINE BETWEEN JOSEPH A. LILE AND CLIFFORD LILE SOUTH 47 28' WEST A DISTANCE OF 13.12 CHAINS, MORE OR LESS, TO THE EASTERLY LINE OF THE RAILROAD;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID RAILROAD TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION GRANTED FROM THE SAN FRANCISCO BANK, A CORPORATION TO ALBERT E. OTTOBONI AND MARY A. OTTOBONI, BY DEED DATED OCTOBER 14, 1933 AND RECORDED OCTOBER 31, 1933 IN BOOK 348 OF OFFICIAL RECORDS, PAGE 407, SERIAL NO. A-42492, SONOMA COUNTY RECORDS.

EXCEPTING THEREFROM ALL THAT PORTION GRANTED FROM JOSEPH A. LILE AND BELLE I. LILE TO CARVEL B. CASE, BY DEED DATED APRIL 07, 1954 AND RECORDED APRIL 23, 1954 IN BOOK 1268 OF OFFICIAL RECORDS, PAGE 310, SERIAL NO. E-19321, SONOMA COUNTY

RECORDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JUNE 11, 1992, AS DOCUMENT NOS. 92-69810 AND 92-69811, SONOMA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION CONDEMNED TO THE CITY OF CLOVERDALE BY FINAL ORDER IN CONDEMNATION-ACTION IN EMINENT DOMAIN, RECORDED DECEMBER 13, 2010 AS INSTRUMENT NO. 2010113034 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE LANDS OF SIRRAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED UNDER DOCUMENT NUMBER 2008-040296, SONOMA COUNTY RECORDS, FROM WHICH POINT AN OLD 1 INCH IRON PIPE WITH NAIL BEARS S 5852'56" W, 128.35 FEET; THENCE FROM SAID POINT OF BEGINNING AND CONTINUING EASTERLY ALONG SAID NORTHERLY LINE, N 5852'56" E, 1135.26 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE SOUTHERLY AND ALONG THE EASTERLY LINE OF SAID LANDS S 0501'20" W, 499.52 FEET, FROM WHICH A INCH IRON PIPE WITH NO TAG BEARS S 0501'20" W, 312.39 FEET, SAID INCH IRON PIPE MONUMENT IS ACCEPTED AS THE ONE SHOWN ON THAT CERTAIN RECORD OF SURVEY AS FILED IN BOOK 634 OF MAPS, PAGE 42, SONOMA COUNTY RECORDS; THENCE LEAVING SAID EASTERLY LINE, AND ALONG A LINE THAT IS APPROXIMATELY 1 FOOT SOUTHERLY AND PARALLEL TO AN EXISTING CHAIN LINK FENCE, S 8431'00" W, 932.44 FEET, TO THE POINT OF BEGINNING.

PARCEL TWO:

BEING A PORTION OF THE MUSALACON RANCHO AND A PORTION OF THE LANDS CONVEYED TO CLIFFORD I. LILE AND WIFE BY DEED RECORDED DECEMBER 07, 1943 IN BOOK 600 OF OFFICIAL RECORDS, PAGE 8, RECORDER'S SERIAL NO. B-70019, SONOMA COUNTY RECORDS, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 2" IRON PIPE MONUMENT MARKING THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE NORTHWESTERN PACIFIC RAILWAY COMPANY WITH THE DIVISION LINE BETWEEN SAID LANDS CONVEYED TO CLIFFORD LILE AND WIFE AND THE LANDS OF JOSEPH A. LILE AND WIFE, AND FROM WHICH POINT A WHITE OAK TREE 10" IN DIAMETER AND MARKED "D.L.J.S.O.BT", BEARS SOUTH 58 30' EAST A DISTANCE OF 85 LINKS;
THENCE FROM SAID POINT OF BEGINNING NORTH 47 28' EAST AND ALONG SAID DIVISION LINE 13.12 CHAINS, MORE OR LESS, TO THE COMMON EASTERLY CORNER OF SAID LANDS OF CLIFFORD LILE AND WIFE AND JOSEPH A. LILE AND WIFE;
THENCE SOUTH 36 30' EAST AND ALONG THE EASTERLY LINE OF SAID LANDS CONVEYED TO CLIFFORD LILE AND WIFE, 15.40 CHAINS, MORE OR LESS, TO THE SOUTHEASTERLY CORNER THEREOF;
THENCE SOUTH 47 40' WEST AND ALONG THE SOUTHERLY LINE OF SAID LANDS 5.31 CHAINS, MORE OR LESS, TO THE MOST EASTERLY CORNER OF THE 27.50 ACRE TRACT CONVEYED TO THE UNITED STATES OF AMERICA BY DEED RECORDED MARCH 29, 1921 IN BOOK 298 OF DEEDS, PAGE 280, SONOMA COUNTY RECORDS;
THENCE NORTH 59 15' WEST AND ALONG THE NORTHEASTERLY LINE OF SAID 27.50 ACRE TRACT 6.07- CHAINS, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF SAID LANDS CONVEYED TO CLIFFORD LILE AND WIFE;
THENCE SOUTH 47 28' WEST AND ALONG THE SOUTHEASTERLY LINE OF SAID LANDS OF LILE, 3 CHAINS, MORE OR LESS, TO THE NORTHEASTERLY LINE OF THE RIGHT OF WAY FOR THE NORTHWESTERN PACIFIC RAILWAY COMPANY;

THENCE NORTH 58 06' 15" WEST AND ALONG THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 10 CHAINS, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL OF LAND ALL THAT PORTION GRANTED BY CLIFFORD I. LILE AND WIFE TO CARVEL B. CASE, BY DEED DATED APRIL 03, 1954 AND RECORDED APRIL 23, 1954, IN BOOK 1268 OF OFFICIAL RECORDS, PAGE 322, SERIAL NO. E-19324, SONOMA COUNTY RECORDS.

PARCEL THREE:

A RIGHT OF WAY 20 FEET IN WIDTH, FOR GENERAL ROAD AND UTILITY PURPOSES AS DESCRIBED IN DEED TO CLIFFORD I. LILE AND MARY A. LILE, HIS WIFE, AND ISABELLA L. RICKARD AND LESTER II. RICKARD, HER HUSBAND, RECORDED DECEMBER 11, 1970 IN BOOK 2501 OF OFFICIAL RECORDS, AT PAGE 692, SERIAL NO. L-90137, SONOMA COUNTY RECORDS.

PARCEL FOUR:

AN EASEMENT FOR ACCESS TO THE RUSSIAN RIVER IN, OVER, ALONG AND ACROSS A 100 FOOT STRIP OF LAND LYING ALONG AND ADJACENT TO THE ENTIRE NORTHEASTERLY BOUNDARY OF PARCEL TWO HEREINABOVE DESCRIBED AS RESERVED BY CLIFFORD I. LILE AND WIFE IN THE DEED TO CARVEL B. CASE DATED APRIL 03, 1954 AND RECORDED APRIL 23, 1954, IN BOOK 1268 OF OFFICIAL RECORDS, PAGE 322, SERIAL NO. E-19324, SONOMA COUNTY RECORDS.

PARCEL FIVE:

NON EXCLUSIVE EASEMENTS FOR ACCESS BY PEDESTRIANS, VEHICLES AND EQUIPMENT AS DESCRIBED IN THE GRANT OF EASEMENT FROM SPIGHT PROPERTIES II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TO SILVERADO PREMIUM PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED MARCH 21, 2003 AS DOCUMENT NUMBER 2003-054446, SONOMA COUNTY RECORDS.

PARCEL SIX:

A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES TO AND FROM THE PUBLIC ROAD KNOWN AS ASTI ROAD AS DESCRIBED IN THE GRANT OF EASEMENT FROM THE CITY OF CLOVERDALE TO SIRRAH, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED NOVEMBER 5, 2010 AS INSTRUMENT NO. 2010096990 SONOMA COUNTY RECORDS.

APN: 116-310-005-000 (Affects Parcel Two) and 116-310-044-000 (Affects Parcel One)

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. General and special taxes and assessments for the fiscal year 2010-2011.
First Installment: \$2,559.73, PAID
Penalty: \$0.00
Second Installment: \$2,559.73, PAYABLE
Penalty: \$0.00
Tax Rate Area: 065-009
A. P. No.: 116-310-044-000

(Affects Parcel One)
2. General and special taxes and assessments for the fiscal year 2010-2011.
First Installment: \$1,846.38, PAID
Penalty: \$0.00
Second Installment: \$1,846.38, PAYABLE
Penalty: \$0.00
Tax Rate Area: 065-009
A. P. No.: 116-310-005-000

(Affects Parcel Two)
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
4. The effect of a map purporting to show the land and other property, filed September 08, 1916 in Book 33, Page 27 of Record of Surveys.
5. The effect of a map purporting to show the land and other property, filed July 09, 1917 in Book 35, Page 6 of Record of Surveys.
6. An easement for electric transmission line and incidental purposes, recorded May 27, 1932 as Instrument No. A23032 in Book 324, Page 119 of Official Records.
In Favor of: Pacific Gas and Electric Company, a corporation
Affects: A Northwesterly portion of Parcel One

7. An easement for well and water lines and incidental purposes, recorded November 20, 1950 as Instrument No. D27570 in Book 1007, Page 160 of Official Records.
In Favor of: F. W. Ulmann, et al
Affects: The exact location of the easement is not defined of record.

Note: The ALTA survey depicts various wells on the property, however, we are unable to determine which well this document is referring to.
8. An easement for existing wells and water lines and incidental purposes, recorded June 18, 1973 as Instrument No. N-42642 & N-42644 in Book 2773, Page 378 & 384 of Official Records.
In Favor of: Clifford I. Lile & Mary A. Lile, his wife, Bernard A. Lile & Charlotte E. Lile, his wife & Isabelle L. Rickard & Lester H. Rickard, her husband
Affects: The exact location of the easement is not defined of record.

Note: The ALTA survey depicts various wells on the property, however, we are unable to determine which well this document is referring to.
9. Terms, provisions, covenants, restrictions and conditions contained in a document executed pursuant to the California Land Conservation Act of 1965 (Williamson Act) and recorded February 28, 1983 as Instrument No. 83-011838 of Official Records.
10. A waiver of any claims for damages by reason of the location, construction, landscaping or maintenance of a contiguous freeway, highway, roadway or transit facility as contained in the document recorded June 11, 1992 as Instrument Nos. 1992-069810 & 1992-069811, both of Official Records.
11. An easement for electric power line and incidental purposes, recorded March 21, 2003 as Instrument No. 2003-054444 of Official Records.
In Favor of: Spight Properties II, a California limited liability company
Affects: A Southerly portion of Parcel Two
12. An easement for right to use and maintain an existing well, pump and ancillary equipment and incidental purposes, recorded March 21, 2003 as Instrument No. 2003-054445 of Official Records.
In Favor of: Spight Properties II, a California limited liability company
Affects: A Southerly portion of Parcel Two
13. The terms, provisions and easement(s) contained in the document entitled "Grant of Easement" recorded March 21, 2003 as Instrument No. 2003-054446 of Official Records.
14. This item has been intentionally deleted.
15. An easement for sewer and incidental purposes, recorded December 13, 2010 as Instrument No. 2010113034 of Official Records.
In Favor of: City of Cloverdale
Affects: A westerly portion of Parcel One

Terms and provisions contained in the above document.

16. Water rights, claims or title to water, whether or not shown by the public records.
17. Rights of parties in possession.
18. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Adobe Associates, Inc. on April 2, 2008, last revised December 21, 2010, designated Job Number 07159:
 - a. "House" extends beyond southwesterly boundary line
 - b. Water course (Porterfield Creek) lying within the westerly portion
 - c. General Note 9) "The location of the railroad right of way is shown based upon the physical locations of the tracks and from maps filed in the Sonoma County Assessor's Office. The original tract line was 80' wide centered on the proposed track layout. The original line was not constructed in that location due to the terrain (I surmise), and I do not believe the railroad company quitclaimed that area back to the property owners on the easterly side, but rather obtained rights on the westerly side for the new alignment as the tracks are constructed today. We have had discussions with the railroad company in Omaha, Nebraska, and their representative believed it was a 30' right of way from the centerline of the tracts, but I do not find documentation to support that on the easterly side."
 - d. Possible easements for "Dirt Vineyard Road" and "Gravel Road" over various portions
 - e. Overhead wires and utility poles through the property. "P.G. & E. Note: Electrical Transmission Line for the benefit of Pacific Gas and Electric. No easements of record were found. An inquiry to Pacific Gas and Electric also was unable to provide any documentation."

Exhibit "A" (TWO)

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

PARCEL ONE:

COMMENCING AT A POINT IN THE CENTER OF THE MAIN PUBLIC ROAD LEADING FROM CLOVERDALE TO HEALDSBURG, AT THE SOUTHWESTERLY CORNER OF THE LAND OF ALLEGRINI, AND WHICH SAID POINT OF BEGINNING IS THE NORTHWESTERLY CORNER OF THE LAND DESCRIBED IN THAT CERTAIN DEED DATED FEBRUARY 16, 1916 EXECUTED BY MARY M. MARKELL TO FRED J. DANIELS AND RECORDED FEBRUARY 24, 1917, IN LIBER 350 OF DEEDS, AT PAGE 101, SONOMA COUNTY RECORDS, REFERENCE TO WHICH DEED IS HEREBY EXPRESSLY MADE; RUNNING THENCE NORTH 47° 28' EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE LAND OF SAID ALLEGRINI A DISTANCE OF 18.03 CHAINS TO THE SOUTHEAST CORNER OF SAID ALLEGRINI PROPERTY BEING THE POINT OF BEGINNING OF THE PROPERTY HEREBY CONVEYED; THENCE CONTINUING NORTH 47° 28' EAST ALONG THE SOUTHERLY LINE OF THE LAND OF LILE CROSSING THE RIGHT OF WAY OF THE NORTHWESTERN PACIFIC RAILWAY COMPANY, A DISTANCE OF 35.74 CHAINS TO A POINT ON THE GRAVEL BAR ON THE RUSSIAN RIVER AND BEING THE NORTHEASTERLY CORNER OF THE LAND SO CONVEYED AS AFORESAID BY SAID MARY M. MARKELL TO FRED J. DANIELS; THENCE SOUTH 36° 36' EAST, ON SAID GRAVEL BAR 9.78 CHAINS; THENCE SOUTH 47° 28' WEST, BEING PARALLEL WITH THE NORTHERLY LINE OF SAID LANDS CONVEYED BY SAID MARY M. MARKELL TO FRED J. DANIELS A DISTANCE OF 35.61 CHAINS; THENCE NORTH 37° 19' WEST, A DISTANCE 9.77 CHAINS TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM 4.50 ACRES AS CONVEYED TO THE CITY OF CLOVERDALE BY DEED RECORDED JULY 18, 1940 IN BOOK 505 OF OFFICIAL RECORDS, AT PAGE 358, SERIAL NO. B-21341.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED NOVEMBER 07, 1974 IN BOOK 2910 OF OFFICIAL RECORDS, AT PAGE 437, INSTRUMENT NO. P-28163, SONOMA COUNTY RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED IN DEED RECORDED JUNE 18, 1973 IN BOOK 2773 OF OFFICIAL RECORDS, AT PAGE 384, INSTRUMENT NO. N-42644, SONOMA COUNTY RECORDS. ALSO SAVING AND EXCEPTING FROM THE ABOVE DESCRIBED PARCEL OF LAND ANY PORTION LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE NORTHWESTERN PACIFIC RAILROAD.

PARCEL TWO:

BEGINNING AT AN IRON PIPE 2-INCHES IN DIAMETER, 4 FEET LONG, STANDING ON THE EAST SIDE OF THE RAILROAD ABOUT ONE MILE SOUTH OF THE TOWN OF CLOVERDALE, SONOMA COUNTY, STATE OF CALIFORNIA, ON THE DIVIDING LINE BETWEEN THE LANDS OF MARKELL AND LILE RANCHES, FROM WHICH A WHITE OAK TREE 10 INCHES IN DIAMETER BEARS SOUTH 58° 30' EAST 85 LINKS DISTANT MARKED D.L.J.S.O.BT.;

THENCE NORTH 47° 28' EAST 13.12 CHAINS;

THENCE NORTH 30° 30' WEST 2.40 CHAINS;

THENCE NORTH 3° 30' EAST 6.10 CHAINS;

THENCE SOUTH 47° 20' WEST 39.90 CHAINS TO THE LINE OF THE ALIGRINI RANCH;

THENCE SOUTH 37° 10' EAST 6.60 CHAINS TO THE LINE OF MARKELL RANCH;

THENCE NORTH 47° 28' EAST 22.45 CHAINS TO THE PLACE OF BEGINNING, THE WHOLE DISTANCE OF THE EAST LINE IS 36.12 CHAINS.

MAGNETIC VARIATION OF NEEDLE NORTH 18° EAST.

EXCEPTING THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE NORTHWESTERN PACIFIC RAILROAD.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED ON AUGUST 13, 1993, INSTRUMENT NO. 1993 0101800, SONOMA COUNTY RECORDS.

REAL PROPERTY IN THE CITY OF CLOVERDALE, COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL THREE:

ALL THAT PARCEL OF LAND SITUATED IN A PORTION OF THE RANCHO MUSALACON, AND MORE PARTICULARLY DESCRIBED AS: PARCEL FIVE (5) AS SHOWN ON THE RECORD OF SURVEY CLOVERDALE RANCHERIA RECORDED ON JULY 19, 1960, IN THE OFFICE OF THE COUNTY RECORDER OF SONOMA COUNTY, CALIFORNIA, IN BOOK 83 OF MAPS, PAGE 21.

PARCEL FOUR:

A. AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE 30 FOOT RIGHT OF WAY TRAVERSING PARCELS 3, 4, AND 7, AS SAID EASEMENT IS SHOWN AND DESIGNATED UPON THE MAP ENTITLED

"RECORD OF SURVEY, CLOVERDALE RANCHERIA, A PORTION OF THE RANCHO MUSALACON, COUNTY OF SONOMA, STATE OF CALIFORNIA", RECORDED JULY 19, 1960 IN BOOK 83 OF MAPS, PAGE 21, SONOMA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE NORTHEAST LINE OF THE LANDS OF THE STATE OF CALIFORNIA.

B. AN EASEMENT OVER A PORTION OF THE LANDS OF MERTES FAMILY LIMITED PARTNERSHIP AS DESCRIBED BY THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 2005-023037, SONOMA COUNTY RECORDS, BEING LOT 1 AS SHOWN ON THAT CERTAIN MAP TITLED "PARCEL MAP NO. 5-99" RECORDED IN BOOK 603 OF MAPS, PAGES 45-47, SONOMA COUNTY RECORDS, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3 INCH BRASS DISK AND PUNCH MARK STAMPED "LS 3665" IN A STANDARD MONUMENT WELL CASING IN THE CENTERLINE OF "SANTANA DRIVE", A 64.00 FOOT PUBLIC ROAD, SAID MONUMENT IS MARKING THE BEGINNING OF A CURVE FROM WHICH A FOUND 3 INCH BRASS DISK AND PUNCH MARK STAMPED "LS 3665" IN A STANDARD MONUMENT WELL CASING MARKING THE ANGLE POINT IN "SANTANA DRIVE" BEARS NORTH 70° 42' 30" EAST, 145.99 FEET;
THENCE FROM SAID POINT OF BEGINNING NORTH 04° 28' 56" EAST, 37.97 FEET, TO THE MOST WESTERLY CORNER OF THE LANDS OF MERTES FAMILY LIMITED PARTNERSHIP AS DESCRIBED BY THAT CERTAIN DEED RECORDED UNDER DOCUMENT NUMBER 2005-023037, SONOMA COUNTY RECORDS, BEING LOT 1 AS SHOWN ON THAT CERTAIN MAP TITLED "PARCEL MAP NO. 5-99" RECORDED IN BOOK 603 OF MAPS, PAGES 45-47, SONOMA COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT;
THENCE FROM SAID TRUE POINT OF BEGINNING, NORTHEASTERLY AND ALONG THE NORTHERLY LINE OF SAID LANDS, NORTH 47° 39' 38" EAST, 196.20 FEET, TO THE INTERSECTION OF THE NORTHERLY LINE OF SAID LANDS WITH THE EASTERLY SIDELINE OF THAT "15' WIDE PUBLIC DRAINAGE EASEMENT" AS SHOWN ON SAID MAP;
THENCE SOUTHERLY AND ALONG THE EASTERLY LINE OF SAID EASEMENT AND ITS PROLONGATION, SOUTH 17° 47' 15" EAST, 82.93 FEET, TO THE NORTHERLY RIGHT OF WAY OF "SANTANA DRIVE" AS SHOWN ON SAID MAP;
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES, ALONG THE ARC OF A NONTANGENT CURVE TO THE LEFT, FROM WHICH THE CENTER OF SAID ARC BEARS, SOUTH 13° 26' 21" EAST, 53.00 FEET, HAVING A RADIUS OF 53.00 FEET, THROUGH A CENTRAL ANGLE OF 35° 35' 11", HAVING AN ARC LENGTH OF 32.92 FEET, TO THE POINT OF A REVERSE CURVE, BEING TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF

30.00 FEET, THROUGH A CENTRAL ANGLE OF 29° 44' 02", WITH AN ARC LENGTH OF 15.57 FEET;
THENCE SOUTH 70° 42' 30" WEST, 83.97 FEET, TO THE TRUE POINT OF BEGINNING AS CONVEYED IN THAT CERTAIN GRANT OF EASEMENT RECORDED JANUARY 16, 2008, INSTRUMENT NO. 2008003544, OFFICIAL RECORDS. REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL FIVE:

BEGINNING AT A POINT ON THE EAST SIDE OF THE HIGHWAY LEADING FROM CLOVERDALE TO HEALDSBURG, AT THE JUNCTION OF DRY CREEK ROAD, ABOUT ONE MILE SOUTH OF THE TOWN OF CLOVERDALE, MARKED BY AN IRON PIPE, ONE INCH IN DIAMETER, FOUR FEET LONG, SET IN THE GROUND, FROM WHICH FURBER PEAK BEARS SOUTH 60° 15' WEST, GEYSER PEAK BEARS SOUTH 78° 30' EAST; THENCE SOUTH 20° 30' WEST, 58 LINKS TO AN IRON PIPE, ONE INCH IN DIAMETER, FOUR FEET LONG, SET IN THE GROUND WITH SIX INCHES ABOVE THE SURFACE, AT THE EDGE OF A TELEGRAPH POLE, AND WHICH IS THE NORTHWEST CORNER OF THE ALLEGRINI RANCH; THENCE NORTH 55° 45' EAST, ALONG THE LINE OF SAID ALLEGRINI RANCH 11.33 CHAINS; THENCE NORTH 59° EAST, 1.75 CHAINS TO THE WEST BANK OF A CREEK; THENCE NORTH 37° 30' EAST, 52 LINKS TO THE EAST BANK OF SAID CREEK; THENCE NORTH 60° 15' EAST, 3.60 CHAINS TO THE NORTHEAST CORNER OF SAID ALLEGRINI RANCH; THENCE SOUTH 37° 10' EAST, 9.90 CHAINS ALONG THE EASTERLY LINE OF SAID ALLEGRINI RANCH TO THE NORTHWESTERLY CORNER OF LANDS NOW OWNED BY JOSEPH A. LILE; THENCE NORTH 47° 20' EAST, 39.90 CHAINS (CROSSING THE NORTHWESTERN PACIFIC RAILROAD RIGHT OF WAY AND RUSSIAN RIVER) TO THE NORTHEAST CORNER OF SAID LANDS OF JOSEPH A. LILE; THENCE NORTH 3° 30' EAST, UP THE GRAVEL BAR 6.75 CHAINS (TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED); THENCE SOUTH 57° 30' WEST, 5.66 CHAINS TO THE WEST BANK OF RUSSIA RIVER; THENCE ON THE LAST NAMED COURSE SOUTH 57° 30' WEST 16.87 CHAINS; THENCE SOUTH 61° 45' WEST, UP THE CREEK 5.75 CHAINS TO THE EAST END TO THE RAILROAD CONCRETE BRIDGE; THENCE SOUTH 66° 45' WEST, 1.55 CHAINS TO THE WEST END OF SAID BRIDGE; THENCE MEANDERING UP THE CREEK AS FOLLOWS: SOUTH 48° 15' WEST, 1. CHAIN; THENCE SOUTH 3° 15' EAST, 1.03 CHAINS; THENCE SOUTH 89° WEST, 1.52 CHAINS; THENCE NORTH 55° WEST, 79 LINKS; THENCE SOUTH 78° 30' WEST, 1.38 CHAINS; THENCE SOUTH 25° 30' EAST, 81 LINKS; THENCE SOUTH 25° 30' WEST, 1.10 CHAINS; THENCE SOUTH 81° 30' WEST, 1.90 CHAINS; THENCE SOUTH 41° 50' WEST, 1.15 CHAINS; THENCE SOUTH 51° EAST 1.34 CHAINS; THENCE SOUTH 22° EAST, 1.62 CHAINS; THENCE SOUTH 61° 15' WEST, 1.72 CHAINS; THENCE NORTH 65° WEST, 2 CHAINS; THENCE SOUTH 43° WEST, 74 LINKS; THENCE SOUTH 2° WEST, 60 LINKS; THENCE SOUTH 62° WEST 1.50 CHAINS; THENCE SOUTH 23° 15' EAST, 69 LINKS;

THENCE SOUTH 78° WEST, 84 LINKS; THENCE SOUTH 55° WEST, 2.11 CHAINS; THENCE SOUTH 29° 30' WEST, 83 LINKS; THENCE SOUTH 56° 45' WEST, 83 LINKS; THENCE SOUTH 88° WEST, 71 LINKS; THENCE SOUTH 3° 30' WEST, 62 LINKS; THENCE SOUTH 54° WEST, 12.60 CHAINS TO THE PLACE OF BEGINNING. BEING THE NORTHERLY PORTION OF THE LANDS AND PREMISES AND DESCRIBED IN THE DEED DATED MARCH 30, 1909 MADE BY GEORGE F. LILE TO SAID SARAH C. LILE, AND RECORDED AUGUST 11, 1920 IN BOOK 390 OF DEEDS, PAGE 140, SONOMA COUNTY RECORDS.

EXCEPTING THAT PARCEL OF LAND CONVEYED BY THE SAN FRANCISCO BANK, A CORPORATION, TO ALBERT E. OTTOBONI AND MARY A. OTTOBONI, HIS WIFE, BY DEED DATED OCTOBER 14, 1933 AND RECORDED OCTOBER 31, 1933 IN BOOK 348 OF OFFICIAL RECORDS, PAGE 407, UNDER RECORDER'S SERIAL NO. A-42492, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONTAINED IN THE DECREE QUIETING TITLE IN FAVOR OF LOUIS PUECINELLI, DATED FEBRUARY 5, 1926 AND RECORDED JUNE 29, 1943 IN BOOK 582 OF OFFICIAL RECORDS, PAGE 243, UNDER RECORDER'S SERIAL NO. B-62145, SONOMA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY BERNARD A. LILE, ALSO KNOWN AS B.A. LILE AND CHARLETT E. LILE, HIS WIFE TO HERBERT BECKLUND AND ELEANOR BECKLUND, HIS WIFE, BY DEED DATED OCTOBER 9, 1947 AND RECORDED OCTOBER 27, 1947 RECORDER'S SERIAL NO. C-54139, BOOK 748, PAGE 340 SONOMA COUNTY RECORDS.

ALSO EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF THE NORTHWESTERN PACIFIC RAILROAD.

ALSO EXCEPTING THEREFROM ALL THAT PORTION WHICH LIES WESTERLY OF THE EASTERLY LINE OF PARCEL 1 AS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 9, 1993 UNDER INSTRUMENT NO. 1993 0071125, SONOMA COUNTY RECORDS.

APN: 116-310-020-000, 116-310-039-000, 116-310-035-000 and 116-310-040-000

SCHEDULE B

SECTION TWO

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction. The printed exceptions and exclusions from the coverage of the policy or policies are set forth in Exhibit A attached. Copies of the policy forms should be read. They are available from the office which issued this Commitment.

1. General and special taxes and assessments for the fiscal year 2011-2012.
First Installment: \$2,396.56, DUE
Penalty: \$0.00
Second Installment: \$2,396.56, PAYABLE
Penalty: \$0.00
Tax Rate Area: 001-014
A. P. No.: 116-310-020-000

(Affects Parcel Three)

2. General and special taxes and assessments for the fiscal year 2011-2012.
First Installment: \$3,031.23, DUE
Penalty: \$0.00
Second Installment: \$3,031.23, PAYABLE
Penalty: \$0.00
Tax Rate Area: 065-009
A. P. No.: 116-310-039-000

(Affects Parcel Five)

3. General and special taxes and assessments for the fiscal year 2011-2012.
First Installment: \$7,628.67, DUE
Penalty: \$0.00
Second Installment: \$7,628.67, PAYABLE
Penalty: \$0.00
Tax Rate Area: 065-009
A. P. No.: 116-310-035-000

(Affects Parcel One)

4. General and special taxes and assessments for the fiscal year 2011-2012.
First Installment: \$4,015.92, DUE
Penalty: \$0.00
Second Installment: \$4,015.92, PAYABLE

Penalty: \$0.00
Tax Rate Area: 065-009
A. P. No.: 116-310-040-000

(Affects Parcel Two)

5. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water.
8. Rights of parties in possession.
9. I) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Adobe Associates, Inc. on August 24, 2007 (Affects: Parcels One and Two), designated Job Number 07159:
 - a. "Seasonal Wetlands" lying in various portions
 - b. "Freshwater Marsh" lying within the southerly portion of Parcel One
 - b. "North Coast Riparian Scrub" lying within the southerly portion of Parcel One
 - c. "P.G.& E. Note: Exceptions 10, 11, and 12 of the title report are listed as easements for Electrical Transmission Line for the benefit of PG&E. These easements are poorly described and have conflicting qualifications in the description, therefore making it so that the location of these easements can not be properly identified based upon the written description in 324 O.R. 118 (exception 10), 324 O.R. 119 (exception 11), and 424 O.R. 199 (exception 12). The title report also mentions that 'the exact location and extent of said easement is not disclosed of record.'"
 - d. "S.C.W.D. Note: Document Number 1995-001141 is a "License for Diversion and Use of Water". The exact location of the line is not locatable by survey methods from the information provided in the document. This document shows an approximate location across our property."
 - e. "Note: Research of County Records and visual inspections were marked to the location of wastewater facilities on site and none were found, either in the field or in the Permit and Resource Management Department records at the time of research."
- II) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Adobe Associates, Inc. on March 26, 2008 (Affects: Parcel Three), designated Job Number 07159:
 - a. "Notes: Open Issues Not Resolved:
 1. The location of the easterly boundary line along the westerly line of the railroad.
 2. 282 Maps 10 shows a 60' easement per 83 Maps 21, but that reference to does not reflect a 60' easement butr only a 30' easement along the southerly line of 83 Maps 21 and terminating at the easterly edge of Parcel 7 (Cemetery Parcel)
 - b. Any easement for water course (Coyote Creek) along the southeasterly and southwesterly

lines

c. Fence along northerly line is not on the property line

III) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Adobe Associates, Inc. on February 28, 2008 (Affects: Parcel Five), designated Job Number 07159:

a. "20' Road Easement per 2501 OR 692" lying within the northwesterly and northeasterly portions of the land

b. "Shed and " House" encroaches into "20' Road Easement per 2501 OR 692" lying within the northwesterly and northeasterly portions of the land

c. P.G.& E. Note: Exceptions 10, 11, and 12 of the title report are listed as easements for Electrical Transmission Line for the benefit of PG&E. These easements are poorly described and have conflicting qualifications in the description, therefore making it so that the location of these easements can not be properly identified based upon the written description in 324 O.R. 118 (exception 10), 324 O.R. 119 (exception 11), and 424 O.R. 199 (exception 12). The title report also mentions that 'the exact location and extent of said easement is not disclosed of record.'

The Following Matters Affect Parcel One:

10. An easement for public utilities and incidental purposes, recorded June 06, 1947 as Instrument No. C-44929 in Book 732, Page 339 of Official Records.
In Favor of: Pacific Gas and Electric Company
Affects: As described therein
11. An easement for the right to dig or bore a well and to lay a pipe line and incidental purposes, recorded November 20, 1950 as Instrument No. D-27570 in Book 1007, Page 160 of Official Records.
In Favor of: F.W. Ulmann and Associates
Affects: As described therein
12. Abutter's rights of ingress and egress to or from State of California have been relinquished in the document recorded November 07, 1974 as Instrument No. P-28163 in Book 2910, Page 437 of Official Records.
13. An easement for drainage and incidental purposes, recorded November 07, 1974 as Book 2910, Page 437 of Official Records.
In Favor of: The State of California
Affects: As described therein
14. An easement for sanitary sewer and incidental purposes, recorded April 8, 1997 as Instrument No. 1997-0028638 of Official Records.
In Favor of: The City of Cloverdale, a Municipal Corporation
Affects: As described therein

The terms and provisions contained in the document entitled "Municipal Corporation Quitclaim Deed" recorded November 8, 2007 as Instrument No. 2007120976 of Official Records.

15. The terms and provisions contained in the document entitled "Certificate of Compliance" recorded July 18, 2001 as Instrument No. 2001-096544 of Official Records.

The Following Matters Affect Parcel Two:

16. An easement for pole line and incidental purposes, recorded May 27, 1932 as Instrument No. A-28031 in Book 324, Page 118 of Official Records.
In Favor of: Pacific Gas and Electric Company
Affects: The northerly portion of the land as shown on the ALTA survey, subject to "PG&E Note" shown therein
17. An easement for pole line and incidental purposes, recorded May 27, 1932 as Instrument No. A-28032 in Book 324, Page 119 of Official Records.
In Favor of: Pacific Gas and Electric Company
Affects: The northerly portion of the land as shown on the ALTA survey, subject to "PG&E Note" shown therein
18. An easement for pole line and incidental purposes, recorded February 19, 1937 as Instrument No. A-79235 in Book 424, Page 199 of Official Records.
In Favor of: Pacific Gas and Electric Company
Affects: The northerly portion of the land as shown on the ALTA survey, subject to "PG&E Note" shown therein
19. An easement for general road and utilities and incidental purposes, recorded December 11, 1970 as Book 2501, Page 692 of Official Records.
In Favor of: Clifford I. Lile and Mary A. Lile, Isabelle L. Rickard and Lester H. Rickard
Affects: As described therein
20. Abutter's rights of ingress and egress to or from portions of the State of California have been relinquished in the document recorded August 13, 1993 as Instrument No. 1993-0101800 of Official Records.
21. The terms and provisions contained in the document entitled "License for Diversion and Use of Water" recorded February 09, 1995 as Instrument No. 1995-11441 of Official Records.
22. An easement for sanitary sewer and incidental purposes, recorded April 8, 1997 as Instrument No. 1997-0028644 of Official Records.
In Favor of: The City of Cloverdale, a Municipal Corporation
Affects: As described therein
- The terms and provisions contained in the document entitled "Municipal Corporation Quitclaim Deed" recorded November 8, 2007 as Instrument No. 2007120977 of Official Records.
23. The terms and provisions contained in the document entitled "Certificate of Compliance" recorded July 18, 2001 as Instrument No. 2001-096545 of Official Records.

The Following Matters Affect Parcels One and Two:

24. The effect of a map purporting to show the land and other property, filed in Book 628, Page 16 of Maps.
25. A Deed of Trust to secure an original indebtedness of \$1,000,000.00 recorded August 03, 2010 as Instrument No. 2010063717 of Official Records.
Dated: August 26, 2010
Trustor: Amonos LLC, a Delaware limited liability company
Trustee: First American Title Company
Beneficiary: Pacific Gulf LLC, a Nevada limited liability company

The Following Matters Affect Parcel Three:

26. Terms, provisions, and conditions of the Act of August 18, 1958 (72 Stat. 619); Secretarial Order No. 2508, Amendment No. 27 (24F.R. 272); Order 551, Amendment No. 47 of the Commissioner of Indian Affairs (24 F.R. 1429) under which the Grant Deed recorded April 21, 1961, in Book 1819 of Official Records, Page 694, Sonoma County Records, conveying the herein described land was recorded.
27. This item has been intentionally deleted.
28. Any rights of ingress or egress over said land for maintenance of water system facilities or access to adjacent lands to the east of said land.
29. An easement shown or dedicated on the map of Record Map on file July 19, 1960 in Book 83, Page 21, of Record Maps.
For: Water main and valve and incidental purposes.
30. An easement for water pipeline and incidental purposes in the document recorded April 21, 1961 as Book/Reel 1819, Page/Image 694 of Official Records.
31. An action in the U.S. District Court, Northern District,
Commenced: July 12, 1979
Entitled: Tillie Hardwick, et al, v. U.S., et al
Case No.: Civil No. C 79-1710-SW
Nature of Action: Class action filed on behalf of the Indians of 36 Rancherias terminated under the California Rancheria Act of 1958 (72 Stat. 619, as amended by 78 Stat. 390) and seeking to recover the former Rancheria Land.
32. Conditions regarding said land as disclosed by the deed recorded June 09, 1993, under Document No. 19930071377, Official Records of Sonoma County, California.
33. This item has been intentionally deleted.
34. The effect of a map purporting to show the land and other property, filed in Book 534, Page 25 of Record of Surveys.
35. The effect of a map purporting to show the land and other property, filed in Book 585, Page 18 of Record of Surveys.
36. This item has been intentionally deleted.

The Following Matters Affect Parcel Five:

37. An easement for sewer main and incidental purposes, recorded August 03, 1988 as Instrument No. 1988-63921 of Official Records.
In Favor of: City of Cloverdale
Affects: As described therein
38. Abutter's rights of ingress and egress to or from Freeway 101 have been relinquished in the document recorded May 27, 1993 as Instrument No. 1993-0065554 of Official Records.

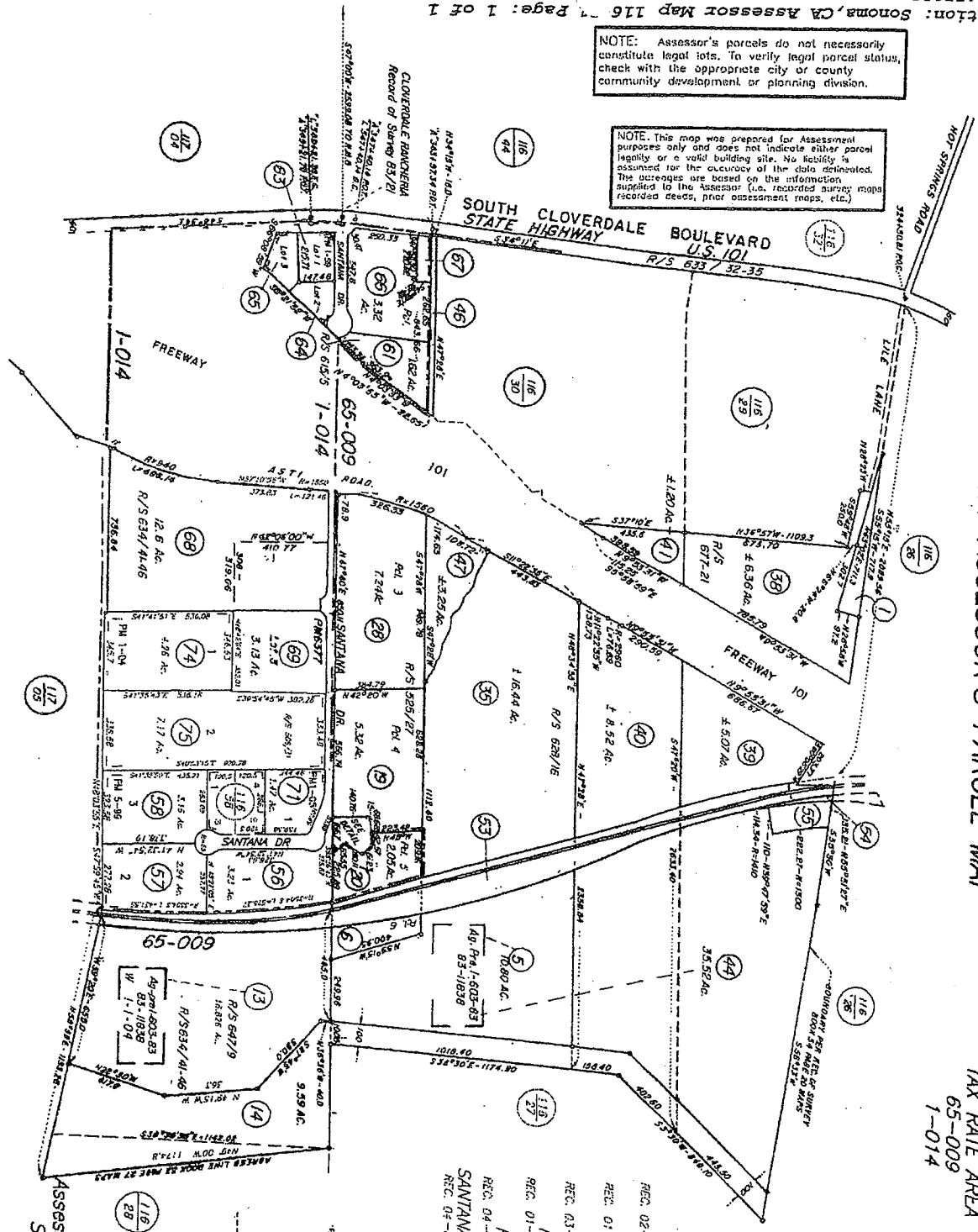
Document re-recorded June 09, 1993 as Instrument No. 1993-0071125 of Official Records.
39. An easement for utilities and underground utilities and incidental purposes, recorded May 27, 1993 as Instrument No. 1993-0065554 of Official Records.
In Favor of: State of California
Affects: As described therein

Document re-recorded June 09, 1993 as Instrument No. 1993-0071125 of Official Records.
40. Abutter's rights of ingress and egress to or from Freeway 101 have been relinquished in the document recorded May 27, 1993 as Instrument No. 1993-0065555 of Official Records.
41. An easement for utilities and underground utilities and incidental purposes, recorded May 27, 1993 as Instrument No. 1993-0065555 of Official Records.
In Favor of: State of California
Affects: As described therein
42. The terms, provisions and easement(s) contained in the document entitled "Agreement" recorded August 13, 1993 as Instrument No. 1993-0101801 of Official Records.
43. An easement for construct and maintain (place, operate, inspect, repair, replace and remove) underground communication facilities and incidental purposes, recorded August 22, 1994 as Instrument No. 1994-0099066 of Official Records.
In Favor of: Pacific Bell, its successors and assigns
Affects: As described therein
44. An easement for sanitary sewer and incidental purposes, recorded April 8, 1997 as Instrument No. 1997-0028640 of Official Records.
In Favor of: The City of Cloverdale, a municipal corporation
Affects: As described therein

The terms and provisions contained in the document entitled "Municipal Corporation Quitclaim Deed" recorded January 10, 2008 as Instrument No. 2008002421 of Official Records.

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The data are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)



COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
65-009
1-014

116-31

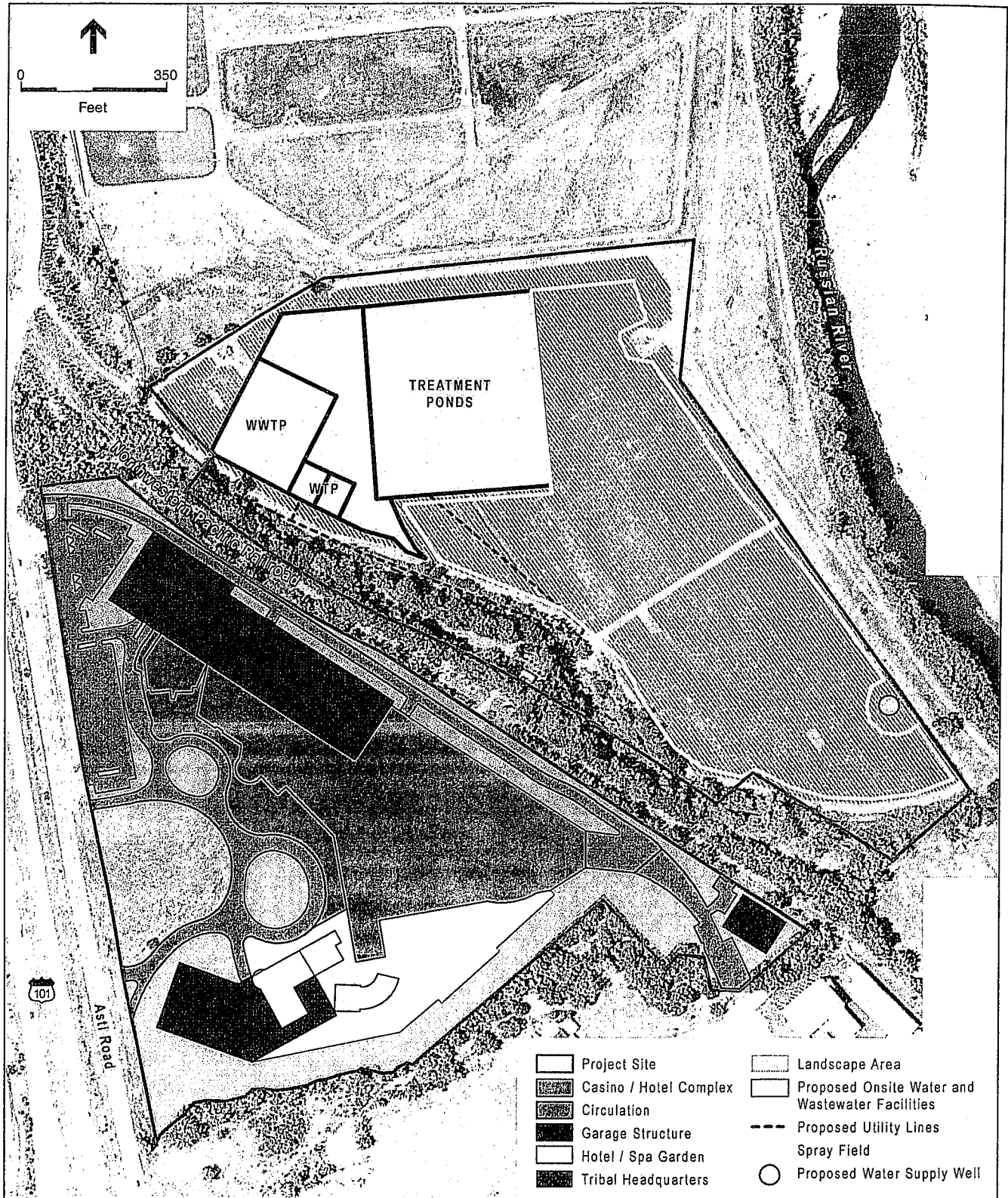
SCALE: 1" = 400'

- Parcel Map No. 6377
- REC. 02-16-1979 IN BK 282, MAPS, PGS. 48-00
- Parcel Map No. 5-99
- REC. 01-25-2000 IN BK 603, MAPS, PGS. 45-47
- Parcel Map No. 1-99
- REC. 03-15-2001 IN BK 616, MAPS, PGS. 39-41
- Parcel Map No. 1-05
- REC. 01-19-2006 IN BK 689, MAPS, PGS. 36-39
- Parcel Map No. 1-04
- REC. 04-26-2006 IN BK 693, MAPS, PGS. 26-27
- SANTANA INDUSTRIAL PARK CONDOS
- REC. 04-08-2008 IN BK 722, MAPS, PGS. 27-29

REVIEWED

03-25-03=R/S RL
03-28-03=RA RL
03-31-04=90 RL
04-14-04=70 RL
04-14-04=70 RL
05-28-04=70 RL
09-23-05=70 RL
12-12-05=COR LN
07-07-06=70 RL
05-04-06=70 RL
02-05-09=76-ML

Assessor's Map Bk. 116, Pg. 31
Sonoma County, Calif. (ACAD)
HYBRID 1/1/06 RL



SOURCE: JCJ Architects, 2008; Adobe Associates, Inc., 2009; and ESA, 2011

Cloverdale Rancheria Resort Casino Project EIS . 207737

Figure 2-1
Alternative A Site Plan