



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Pacific Regional Office

2800 Cottage Way

Sacramento, California 95825

SEP 08 2017

IN REPLY REFER TO:
Branch of Fee-to-Trust

Notice of (Non-Gaming) Land Acquisition Application

Pursuant to the Code of Federal Regulations, Title 25 Indians, and Parts of 151.10 and 151.11, notice is given of the application filed by the Redding Rancheria, 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 the 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 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 the current zoning.

We are providing the following information regarding this application:

Applicant:

Redding Rancheria, California

Legal Land Description/Site Location:

The land described herein is situated in the State of California, County of Shasta, unincorporated area, and is described as follows:

PARCEL 1:

ALL THAT PORTION OF SECTION 26 AND 27 OF THE P.B. READING GRANT BOUNDED AS FOLLOWS:

ON THE NORTHWEST BY THE SOUTHEAST LINE OF CLEAR CREEK ROAD; ON THE SOUTH BY THE NORTH LINE OF PARCEL "A" AS DESCRIBED IN THE EXHIBIT "A" IN THE INSTRUMENT EXECUTED BY G.E. OAKS, LESSOR, TO EDWARD OAKS, ET AL., LESSEE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 26, 1962 IN BOOK 710 OF OFFICIAL RECORDS AT PAGE 6, SHASTA COUNTY RECORDS; ON THE WEST BY THE ANDERSON-COTTONWOOD-IRRIGATION DISTRICT MAIN CANAL; AND ON THE EAST BY THE WEST LINE OF STATE HIGHWAY 99.

EXCEPTING THEREFROM THE 1 AND 1/2 ACRES, MORE OR LESS, DESCRIBED IN THE DEED TO HARRY A. CLARK DATED DECEMBER 1, 1921 AND RECORDED DECEMBER 2, 1921 IN BOOK 146 OF DEEDS AT PAGE 150, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE RAILROAD RESERVATION PARCEL AT GIRVAN STATION DESCRIBED IN THE DEED FROM J.J. BELL TO CENTRAL PACIFIC RAILROAD COMPANY, DATED JULY 17 1872 AND RECORDED JULY 23, 1872 IN BOOK 5 OF DEEDS AT PAGE 54, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED IN THE DEED TO A.H. TAYLOR AND ESTHER TAYLOR, HIS WIFE, DATED JUNE 26, 1936 AND RECORDED OCTOBER 27, 1936 IN BOOK 116 OF OFFICIAL RECORDS AT PAGE 489, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED AS 5 ACRES, MORE OR LESS, IN THE DEED TO ARTHUR F. CHRISTIAN, DATED NOVEMBER 14, 1925 AND RECORDED DECEMBER 4, 1925 IN BOOK 16 OF OFFICIAL RECORDS AT PAGE 98, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE PARCEL DESCRIBED AS 5 ACRES, MORE OR LESS, IN THE DEED TO W.S. BROWN, DATED MARCH 5, 1926 AND RECORDED MARCH 8, 1926 IN BOOK 16 OF OFFICIAL RECORDS AT PAGE 322, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 6.00 ACRES, MORE OR LESS, IN THE DEED TO C.E. ROSS AND EMMA ROSS, DATED OCTOBER 29, 1929 AND RECORDED OCTOBER 31, 1929 IN BOOK 55 OF OFFICIAL RECORDS AT PAGE 129, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 1.61 ACRES, MORE OR LESS, IN THE DEED TO L.R. SIMMONS AND EVA K. SIMMONS, DATED FEBRUARY 28, 1933 AND RECORDED MARCH 4, 1933 IN BOOK 79 OF OFFICIAL

RECORDS AT PAGE 308, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 1.54 ACRES, MORE OR LESS.

THE DEED TO JULIUS MATOSKA AND FRANCES MOTOSKA, DATED FEBRUARY 27, 1933 AND RECORDED MARCH 29, 1933 IN BOOK 79 OF OFFICIAL RECORDS AT PAGE 359, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 1.40 ACRES, MORE OR LESS, IN THE DEED TO BESSIE L. CREEL, DATED AUGUST 10, 1934 AND RECORDED FEBRUARY 18, 1935 IN BOOK 99 OF OFFICIAL RECORDS AT PAGE 203, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 4.2 ACRES, MORE OR LESS, IN THE DEED TO J.E. CLARK DATED OCTOBER 11, 1930 AND RECORDED NOVEMBER 20, 1930 IN BOOK 62 OF OFFICIAL RECORDS AT PAGE 35, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 4 ACRES, MORE OR LESS, IN THE DEED TO H.E. MITCHELL AND MARSTON MITCHELL, HIS WIFE, DATED OCTOBER 19, 1934 AND RECORDED NOVEMBER 5, 1934 IN BOOK 92 OF OFFICIAL RECORDS AT PAGE 487, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 1 ACRE, MORE OR LESS, IN THE DEED TO N.F. DEWITT AND WY DEWITT, HIS WIFE, DATED OCTOBER 29, 1937 AND RECORDED NOVEMBER 10, 1937 IN BOOK 132 OF OFFICIAL RECORDS AT PAGE 46, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS 0.057 ACRES, MORE OR LESS, IN THE DEED TO LESLIE M. WARNER, ET UX., AND EDWIN R. SAVARD, ET UX., DATED MAY 25, 1956 AND RECORDED JULY 18, 1957 IN BOOK 538 OFFICIAL RECORDS AT PAGE 406, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS CONTAINING 1.362 ACRES, MORE OR LESS, IN THE DEED TO GERTRUDE LOFTUS OAKS AND LAWRENCE EDWARD OAKS AND MARJORIE OAKS SWARTS, AS JOINT TENANTS, DATED DECEMBER 16, 1958 AND RECORDED DECEMBER 17, 1958 IN BOOK 585 OF OFFICIAL RECORDS AT PAGE 277, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS A STRIP OF LAND, OF VARYING WIDTHS, AS CONTAINED IN THE DEED TO THE STATE OF

CALIFORNIA DATED OCTOBER 25, 1951 AND RECORDED JANUARY 3, 1952 IN BOOK 244 OF OFFICIAL RECORDS AT PAGE 488, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA DESCRIBED AS BEING 0.28 OF AN ACRE, MORE OR LESS, DATED JULY 2, 1942 AND RECORDED AUGUST 7, 1942 IN BOOK 137 OF OFFICIAL RECORDS, AT PAGE 270, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE PARCEL DESCRIBED AS CONTAINING 0.568 ACRES, MORE OR LESS, IN THE DEED TO RAY SWARTS AND MARTORIE OAKS SWARTS HIS-WIFE AS JOINT TENANTS, DATED MARCH 11, 1960 AND RECORDED MARCH 11, 1960 IN BOOK 627 OF OFFICIAL RECORDS AT PAGE 457, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM PARCEL #1 AS SHOWN AND DESIGNATED UPON THAT CERTAIN PARCEL MAP #206-75, FOR SUZANNE OAKS, IN SECTIONS 26 AND 27 OF THE P.B. READING GRANT, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF SHASTA, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 14, 1975 IN BOOK 5 OF PARCEL MAPS, AT PAGE 134, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE COUNTY OF SHASTA BY GRANT DEED RECORDED JANUARY 14, 1975 IN BOOK 1256 OF OFFICIAL RECORDS AT PAGE 211, SHASTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED IN THE DEED TO GROVER EDWARD OAKS, ET AL, DATED NOVEMBER 2, 1982 AND RECORDED NOVEMBER 18, 1982 IN BOOK 1926 OF OFFICIAL RECORDS AT PAGE 81, SHASTA COUNTY RECORDS.

PARCEL 2:

ALL THAT PORTION OF SECTION 26 AND 27 OF THE P.B. READING GRANT DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE MOST WESTERLY CORNER OF THAT PARCEL DESCRIBED IN THE DEED TO RALPH LOWRY, JR., ET AL., RECORDED JANUARY 15, 1975 IN BOOK 1256 OF OFFICIAL RECORDS AT PAGE 258; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL, THE FOLLOWING COURSES AND DISTANCES: NORTH 62 DEGREES 18'30" EAST, 14.33 FEET; NORTH 67 DEGREES 37'30" EAST, 82.01 FEET; SOUTH 89 DEGREES 35'30" EAST 80.01 FEET; SOUTH 74 DEGREES 31'30" EAST, 231.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 74 DEGREES 31'30" EAST 572.41 FEET; THENCE SOUTH 83 DEGREES

8'30" EAST, 72.01 FEET TO AN ANGLE POINT; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 68 DEGREES 39'14" WEST, 352.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 150 FEET THROUGH A CENTRAL ANGLE OF 84 DEGREES 15'47" AN ARC LENGTH OF 223.22 FEET; THENCE NORTH 26 DEGREES 05' WEST, 240.32 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF SECTION 25, 26 AND 27 OF THE P.B. READING GRANT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF PARCEL "A" AS DESCRIBED IN EXHIBIT "A" IN THE INSTRUMENT EXECUTED BY G.E. OAKS, LESSOR TO EDWARD OAKS, ET AL., LESSEE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER JUNE 26, 1962 IN BOOK 710 OF OFFICIAL RECORDS AT PAGE 6, SHASTA COUNTY RECORDS, WITH THE WEST LINE OF STATE HIGHWAY U.S. 99 AS ESTABLISHED BY THAT CERTAIN DEED TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 3, 1952 IN BOOK 244 OF OFFICIAL RECORDS AT PAGE 488, SHASTA COUNTY RECORDS; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID NORTH LINE OF PARCEL "A", BEING ALSO THE NORTH LINE OF AN EXISTING HAUL ROAD, THE FOLLOWING COURSES: SOUTH 83 DEGREES 09'30" WEST, 207.65 FEET (CALLED SOUTH 83 DEGREES 05'30" WEST 206.63 FEET IN THE DEED TO DAVID W. SWARTS RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JULY 6, 1987 IN BOOK 2328 OF OFFICIAL RECORDS AT PAGE 88, SHASTA COUNTY RECORDS); THENCE NORTH 89 DEGREES 50'30" WEST, 137.01 FEET; THENCE SOUTH 85 DEGREES 26'30" WEST, 529.16 FEET (CALLED 529.06 FEET IN THE AFORESAID DEED TO DAVID W. SWARTS (BOOK 2328 OR 88) AND IN EXHIBIT "A" IN THE INSTRUMENT EXECUTED BY G.E. OAKS, LESSOR TO EDWARD OAKS, ET AL., LESSEE, RECORDED IN THE OFFICE OF THE COUNTY RECORDS JUNE 26, 1962 IN BOOK 710 OF OFFICIAL RECORDS AT PAGE 6, SHASTA COUNTY RECORDS); THENCE SOUTH 73 DEGREES 37'30" WEST, 155.01 FEET; THENCE SOUTH 65 DEGREES 47'30" WEST 953.11 FEET TO THE MOST EASTERLY CORNER OF THE LANDS CONVEYED TO RALPH LOWRY, JR., ET AL., BY DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON NOVEMBER 18, 1982 IN BOOK 1926 OF OFFICIAL RECORDS AT PAGE 79, SHASTA COUNTY RECORDS; THENCE ALONG THE BOUNDARY LINES OF SAID LAST MENTIONED LANDS, SOUTH 68 DEGREES 39'14" WEST 352.33 FEET AND THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 150 FEET, THROUGH A CENTRAL ANGLE OF 85 DEGREES 15'47", AN ARC DISTANCE OF 223.22 FEET; THENCE, LEAVING THE BOUNDARY LINE OF SAID LAST MENTIONED LANDS SOUTH 26 DEGREES 05' EAST, 345 FEET; THENCE NORTH 82 DEGREES 32' EAST, 298 FEET; THENCE NORTH 74 DEGREES 51' EAST, 400 FEET; THENCE NORTH 64 DEGREES 34'50" EAST, 1191.64 FEET; THENCE SOUTH 83 DEGREES 03' EAST, 360 FEET AND THENCE NORTH 54 DEGREES 57' EAST, 194

FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF STATE HIGHWAY U.S. 99 AS ESTABLISHED BY THAT CERTAIN DEED TO THE STATE OF CALIFORNIA RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 3, 1952 IN BOOK 244 OF OFFICIAL RECORDS AT PAGE 488, SHASTA COUNTY RECORDS; THENCE ALONG SAID WEST LINE NORTH 7 DEGREES 48' WEST (CALLED NORTH 7 DEGREES 30' WEST IN SAID DEED TO THE STATE), 144 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

COMMENCING AT THE SECTION CORNER COMMON TO SECTION 24, 25, 26 AND 27 OF THE P.B. READING GRANT; THENCE NORTH 41 DEGREES 55' EAST ON AND ALONG THE LINE COMMON TO SECTIONS 24 AND 27 OF SAID GRANT, 979.46 FEET TO A POINT MARKED BY AN IRON PIN; THENCE, SOUTH 24 DEGREES 31' EAST 549.21 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE, CONTINUING SOUTH 24 DEGREES 31' EAST, 75.0 FEET; THENCE NORTH 41 DEGREES 55' EAST, 268.0 FEET; THENCE SOUTH 58 DEGREES 1'36" WEST, 247.74 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

ASSESSOR'S PARCEL NUMBER 049-390-037 AND 049-380-012

PARCEL 5:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE MOST WESTERLY TRACT OF THE ANDERSON VALLEY FARMS AS PER MAP OF PLAT FILED MARCH 11, 1925, IN VOLUME 2 OF LAND SURVEYS AT PAGE 72, IN THE OFFICE OF THE COUNTY RECORDER OF SHASTA COUNTY, CALIFORNIA, THENCE SOUTH 7° 48' EAST, 550 FEET; THENCE SOUTH 41° 55' WEST 150 FEET, THENCE NORTH 19° 17'14" WEST 478.77 FEET; THENCE NORTH 41° 55' EAST 275 FEET TO THE POINT OF BEGINNING.

APN 049-370-005

Project Description/Proposed Land Use:

The subject property consists of three (3) parcels, APN(s) 049-390-037, 049-370-005, and 049-380-12, containing approximately 66+ acres. The subject parcels are currently vacant, open space. Under this proposed action the tribe has no plans to develop or otherwise change the existing use of this property.

See Exhibits for parcel/site maps

Current Use/Taxes and Zoning:

APN: 049-390-037 \$0.00

APN: 049-370-005 \$0.00

APN: 049-380-012 \$0.00

Total due: \$0.00

Existing Easements/Encumbrances:

See attached Schedule B

As indicated above, the purposes 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.

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 the enclosed notice is aware of additional governmental entities that may be affected by the subject acquisition, please forward a copy of the 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

Enclosure(s): Schedule B and Map

cc: Distribution List



United States Department of the Interior

BUREAU OF INDIAN AFFAIRS

Pacific Regional Office

2800 Cottage Way

Sacramento, California 95825

SEP 08 2017

IN REPLY REFER TO:
Branch of Fee-to-Trust

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Distribution List:

Enclosed is a copy of our notice of an application seeking acceptance of title to real property “in trust” by the United States of America for the Redding Rancheria of California.

Said notice is issued pursuant to the Code of Federal Regulations, Title 25, INDIANS, and Parts 151.10 and 151.11. We are seeking your comments regarding the proposed trust land acquisition in order to obtain sufficient data that would enable an analysis of the potential impacts on local government, which may result from the removal of the subject property from the tax roll and local jurisdiction. Pertinent information regarding the proposal is included in the enclosure.

Sincerely,

Regional Director

Enclosure

DISTRIBUTION LIST

cc: BY CERTIFIED MAIL – RETURN RECEIPTS REQUESTED TO:

California State Clearinghouse (10 copies) – 7016 3010 0001 0587 9776
Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Sara J. Drake, Deputy Attorney General – 7016 3010 0001 0587 9783
State of California
Department of Justice
P.O. Box 944255
Sacramento, CA 94244-2550

Andrea Lynn Hoch – 7016 3010 0001 0587 0093
Legal Affairs Secretary
Office of the Governor of California
State Capitol Building
Sacramento, CA 95814

James Peterson – 7016 3010 0001 0587 9790
District Director
Office of the Honorable Dianne Feinstein
750 "B" Street, Suite 1030
San Diego, California 92101

Shasta County Board of Supervisor – 7016 3010 0001 0587 9837
1500 Court Street,
Redding, CA 96001

Shasta County Treasurer and Tax Collector – 7016 3010 0001 0587 9806
1500 Court Street
Redding, CA 96001

Planning Director – 7016 3010 0001 0587 9813
Planning Department
County of Shasta
1500 Court Street
Redding, CA 96001

Shasta County Dept. of Public Works – 7016 3010 0001 0587 9820
Shasta County
1855 Placer Street
Redding, CA 96001

Regular Mail:
Karshmer & Associates (P.C.)
2150 Shattuck Avenue, Suite 725
Berkeley, CA 94704

**SCHEDULE B - SECTION 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 hereof but prior to the date the proposed Insured acquires of record for value 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.

SCHEDULE B - SECTION II
EXCEPTIONS continued

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 2011-2012:
1ST INSTALLMENT: \$15,886.79 DUE BY DECEMBER 10, 2011
2ND INSTALLMENT: \$15,886.79 OPEN
ASSESSED VALUATIONS:
LAND: \$2,875,000.00
IMPROVEMENTS: \$0.00
EXEMPTION: \$0.00
PARCEL NO.: 049-390-037 CODE AREA:123-024

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

2. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2011-2012:
1ST INSTALLMENT: \$553.52 DUE BY DECEMBER 10, 2011
2ND INSTALLMENT: \$553.52 OPEN
ASSESSED VALUATIONS:
LAND: \$100,000.00
IMPROVEMENTS: \$0.00
EXEMPTION: \$0.00
PARCEL NO.: 049-370-005 CODE AREA:123-024

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.
4. THE HEREIN DESCRIBED LAND LIES WITHIN THE BOUNDARIES OF THE ANDERSON-COTTONWOOD IRRIGATION DISTRICT AND IS SUBJECT TO ALL ASSESSMENTS, TAXES AND OBLIGATIONS THEREOF.
5. ANY EXISTING EASEMENTS OR RIGHTS OF WAY FOR DITCHES, CANALS AND/OR PIPELINES COMMON TO THE ANDERSON-COTTONWOOD IRRIGATION DISTRICT, TOGETHER WITH ALL INCIDENTAL RIGHTS.
6. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT: (A) SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS, OR

SCHEDULE B - SECTION II
EXCEPTIONS continued

HAS ACCRETED TO SUCH PORTION SO CREATED. (B) SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSIVE MOVEMENT OF CLEAR CREEK, OR HAS BEEN FORMED BY ACCRETION TO ANY SUCH PORTION.

7. RIGHTS AND EASEMENTS, INCLUDING BUT NOT LIMITED TO, RECREATION, NAVIGATION AND FISHERIES, WHICH MAY EXIST OVER THAT PORTION OF SAID LAND LYING BENEATH THE WATERS OF CLEAR CREEK.
8. RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF THE CLEAR CREEK EXTENDING THROUGH THE LAND, WITHOUT DIMINUTION.
9. RIGHT OF THE PUBLIC TO USE OR PASS THROUGH SUBJECT PROPERTY FOR RECREATIONAL PURPOSES PROVIDED THAT SUCH PUBLIC RIGHTS HAVE BEEN OR MAY BE ESTABLISHED BY DOCUMENTED, OR OTHERWISE PROVEN, USE FOR A PERIOD OF TIME.
10. AN EASEMENT OVER SAID LAND FOR WATER DITCH AND INCIDENTAL PURPOSES, AS GRANTED TO SHASTA WATER CO., IN DEED RECORDED DECEMBER 22, 1887, AS INSTRUMENT NO. IN BOOK 19 OF DEEDS AT PAGE 595, 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.

11. AN EASEMENT OVER SAID LAND FOR POLE LINE AND INCIDENTAL PURPOSES, AS GRANTED TO SACRAMENTO VALLEY POWER COMPANY, A CORPORATION, IN DEED RECORDED JANUARY 18, 1911, IN BOOK 109 OF DEEDS AT PGE 405, OFFICIAL RECORDS.

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

12. AN EASEMENT OVER SAID LAND FOR EXISTING IRRIGATION DITCHES AND DITCHES TO BE HEREAFTER LOCATED AND INCIDENTAL PURPOSES, AS GRANTED TO G.E. OAKS, ET UX, IN DEED RECORDED OCTOBER 31, 1929, AS INSTRUMENT NO. IN BOOK 55 AT PAGE 129, OFFICIAL RECORDS.

AFFECTS: PARCEL 3

SCHEDULE B - SECTION II
EXCEPTIONS continued

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

13. LACK OF ABUTTERS RIGHTS IN AND TO THE FREEWAY OR HIGHWAY ADJACENT TO SAID PROPERTY, SAID RIGHTS HAVING BEEN RELEASED AND RELINQUISHED BY DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 03, 1952, IN BOOK 244 AT PAGE 488, OFFICIAL RECORDS.

SAID INSTRUMENT FURTHER CONTAINS A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIM FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF SAID PUBLIC HIGHWAY.

AFFECTS PARCEL 1 .

14. AN EASEMENT OVER SAID LAND FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, AS GRANTED TO STATE OF CALIFORNIA, IN DEED RECORDED JULY 16, 1958, AS INSTRUMENT NO. IN BOOK 571 AT PAGE 403, OFFICIAL RECORDS.

AFFECTS: THE EASTERLY PORTION OF PARCEL 3

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

SAID INSTRUMENT FURTHER CONTAINS A WAIVER IN FAVOR OF THE STATE OF CALIFORNIA OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF SAID HIGHWAY.

15. AN EASEMENT OVER SAID LAND FOR ROAD AND INCIDENTAL PURPOSES, AS GRANTED TO RAY SWARTS, ET UX., IN DEED RECORDED MARCH 11, 1960, AS INSTRUMENT NO. IN BOOK 627 AT PAGE 457, OFFICIAL RECORDS.

AFFECTS: PARCEL 1

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

16. WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID PROPERTY BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF THE HIGHWAY ADJOINING SAID PROPERTY AS CONTAINED IN THE DEED TO THE COUNTY OF SHASTA RECORDED JANUARY 14, 1975, IN BOOK 1256 AT PAGE 211, OFFICIAL RECORDS.

SCHEDULE B - SECTION II
EXCEPTIONS continued

17. THE EFFECT OF A SURVEY WHICH SHOWS THE BOUNDARY LINES OF THE HEREIN DESCRIBED PROPERTY, FOR RALPH LOWRY, JR., ET AL., RECORDED JUNE 18, 1981 IN BOOK 45 OF LAND SURVEYS AT PAGE 40, SHASTA COUNTY RECORDS.

AFFECTS A PORTION OF THE HEREIN DESCRIBED LANDS

18. THE EFFECT OF A SURVEY WHICH SHOWS THE BOUNDARY LINES OF THE HEREIN DESCRIBED PROPERTY, FOR RALPH LOWRY, JR., ET AL, RECORDED NOVEMBER 18, 1982 IN 23 OF PARCEL MAPS AT PAGE 24, SHASTA COUNTY RECORDS. AFFECTS A PORTION OF SAID LANDS.

SAID MAP CONTAINS RECITALS STATING THAT THE PARCELS SHOWN THEREON ARE TO MERGE WITH ADJOINING LANDS.

19. AN "IRREVOCABLE OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR PUBLIC USE AS A STREET OR HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF THE COUNTY OF SHASTA, IN A DOCUMENT RECORDED APRIL 24, 1984, BOOK 2056 AT PAGE 135, OFFICIAL RECORDS.

20. TERMS, COVENANTS, CONDITIONS AND ALL MATTERS DISCLOSED BY NOTICE OF APPROVAL OF WAIVER OF PARCEL MAP (INCLUDING ALSO, BUT NOT LIMITED TO, ALL EXHIBITS AND RESOLUTIONS ATTACHED THERETO) RECORDED MAY 10, 1984 IN BOOK 2061 OF OFFICIAL RECORDS AT PAGE 247 THROUGH 258, SHASTA COUNTY RECORDS.

AFFECTS PARCELS 1 AND 3

21. AN "OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR PUBLIC USE AS A STREET OR HIGHWAY AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF SHASTA, IN A DOCUMENT RECORDED OCTOBER 03, 1986, IN BOOK 2261 AT PAGE 426, OFFICIAL RECORDS.

AFFECTS: PORTIONS SOUTHERLY OF CLEAR CREEK ROAD AND A FUTURE FRONTAGE ROAD 50 FEET WEST OF EAST LINE - PARCELS 1 AND 3.

22. TERMS, COVENANTS AND CONDITIONS OF THAT CERTAIN PUBLIC WORKS DEFERRED IMPROVEMENT AGREEMENT, COVENANT AND CONSENT TO LIEN, RECORDED OCTOBER 3, 1986 IN BOOK 2261 OF OFFICIAL RECORDS AT PAGE 431, SHASTA COUNTY RECORDS.

AFFECTS PARCEL 3

SCHEDULE B - SECTION II
EXCEPTIONS continued

23. TERMS, COVENANTS, CONDITIONS AND ALL MATTERS DISCLOSED BY THAT CERTAIN NOTICE OF APPROVAL OF WAIVER OF PARCEL MAP (INCLUDING ALSO, BUT NOT LIMITED TO, ALL EXHIBITS AND RESOLUTIONS ATTACHED THERETO) RECORDED OCTOBER 14, 1986 IN BOOK 2263 OF OFFICIAL RECORDS AT PAGE 250, SHASTA COUNTY RECORDS.

AFFECTS PARCEL 3

24. TERMS, COVENANTS AND CONDITIONS CONTAINED IN THAT CERTAIN PROPERTY LINE ADJUSTMENT NO. 5-88, DATED MAY 16, 1988 AND RECORDED MAY 23, 1988 IN BOOK. 2399 OFFICIAL RECORDS AT PAGE 661, SHASTA COUNTY RECORDS.
25. ANY RIGHTS, FACTS, EASEMENTS, INTERESTS AND CLAIMS WHICH EXIST OR ARISE AS DISCLOSED BY THE ALTA/ACSM SURVEY DATED DECEMBER, 2009, JOB NO. 09.193, PREPARED BY SHARRAH DUNLAP SAWYER, INC.

REFERENCE IS HEREBY MADE TO SAID MAP FOR FULL PARTICULARS.

26. THE TERMS AND PROVISIONS CONTAINED IN UTILITY EASEMENT AGREEMENT EXECUTED BY AND BETWEEN REDDING RANCHERIA, CALIFORNIA, A FEDERALLY RECOGNIZED TRIBAL ENTITY AND THE MCCONNELL FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION DATED DECEMBER 29, 2009 AND RECORDED DECEMBER 29, 2009 RECORDER'S SERIES NO. 200-0043571, SHASTA COUNTY RECORDS.
27. THE TERMS AND PROVISIONS CONTAINED IN DRAINAGE RELEASE EXECUTED BY AND BETWEEN REDDING RANCHERIA, CALIFORNIA, A FEDERALLY RECOGNIZED TRIBAL ENTITY AND THE MCCONNELL FOUNDATION, A CALIFORNIA NON-PROFIT CORPORATION DATED DECEMBER 29, 2009 AND RECORDED DECEMBER 29, 2009 RECORDER'S SERIES NO. 2009-0043572, SHASTA COUNTY RECORDS.
28. THE EFFECT OF A RECORD OF SURVEY WHICH PURPORTS TO DELINEATE THE BOUNDARIES OF THE PROPERTY HEREIN DESCRIBED, FIT PD FOR RECORD MARCH 30, 2011 IN BOOK 57 OF LAND SURVEYS AT PAGE 94, SHASTA COUNTY RECORDS.

*** NOTE: (FOR PRO-RATION PURPOSES ONLY)

TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS, FOR THE FISCAL YEAR 2011-2012:
1ST INSTALLMENT: \$0.00

Order No. 1402-16674
UPDATE

**SCHEDULE B - SECTION II
EXCEPTIONS continued**

2ND INSTALLMENT: \$0.00

ASSESSED VALUATIONS:

LAND: \$0.00

IMPROVEMENTS: \$0.00

EXEMPTION: \$0.00

PARCEL NO.: 049-380-012 CODE AREA:123-024

