

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO HAMILTON UNIFIED SCHOOL DISTRICT.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, AND 21a, 21b, 21c, AND 21d OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 20, 2019.

DATE OF PLAT OR MAP: 10-10-19



Malcolm J. Macdonald
 MALCOLM J. MACDONALD
 LICENSED LAND SURVEYOR No. 8218
 EXPIRES 3-31-2021

LEGAL DESCRIPTION

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON MAY 9, 2002 IN BOOK 12 OF PARCEL MAPS AT PAGE 48.

APN: 032-230-015-000

TITLE REPORT EXCEPTIONS

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2019-2020, A LIEN NOT YET DUE OR PAYABLE.
2. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF PART 0.5, CHAPTER 3.5 OR PART 2, CHAPTER 3, ARTICLES 3 AND 4 RESPECTIVELY (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESSEE NAMED IN SCHEDULE A; OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO THE DATE OF THE POLICY.
3. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF HAMILTON CITY COMMUNITY SERVICES DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. FOR ANY AMOUNTS DUE CONTACT:
 HAMILTON CITY COMMUNITY SERVICE DISTRICT
 P.O. BOX 116
 HAMILTON CITY, CA 95951
 (530) 826-3208
 THE LAND HEREIN DESCRIBED LIES WITHIN SEWER ASSESSMENT DISTRICT NO. 1 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. NOTICE OF ASSESSMENT RECORDED APRIL 3, 1968 IN BOOK 507 OF OFFICIAL RECORDS, AT PAGE 440.
 ASSIGNMENT BY PACIFIC GAS & ELECTRIC COMPANY TO HAMILTON CITY COMMUNITY SERVICES DISTRICT, DATED MARCH 27, 1968 AND RECORDED APRIL 3, 1968 IN BOOK 507 OF OFFICIAL RECORDS, AT PAGE 436.
4. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF HAMILTON CITY LEVEE RECLAMATION DISTRICT AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
5. THE LAND HEREIN DESCRIBED LIES WITHIN THE BOUNDARIES OF RECLAMATION DISTRICT NO. 2041 AND IS SUBJECT TO ALL TAXES, ASSESSMENTS AND OBLIGATIONS THEREOF. ANY AND ALL ASSESSMENTS ARE COLLECTED WITH COUNTY TAXES.
6. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF SAID LAND LYING WITHIN A PUBLIC ROAD OR HIGHWAY.
7. AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION
 FOR: POLE LINES
 RECORDED: FEBRUARY 14, 1950 IN BOOK 244 OF OFFICIAL RECORDS, AT PAGE 43.
8. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 FOR: PIPE LINES
 RECORDED: NOVEMBER 10, 1953 IN BOOK 301 OF OFFICIAL RECORDS, AT PAGE 247.
9. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 FOR: PIPE LINES
 RECORDED: DECEMBER 17, 1953 IN BOOK 302 OF OFFICIAL RECORDS, AT PAGE 486.
- AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, IN FAVOR OF: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION
 FOR: POLE LINES, UNDERGROUND CONDUITS, PIPES, WIRES, CABLES, MANHOLES, MARKER POSTS ABOVE GROUND AND FIXTURES.
 RECORDED: NOVEMBER 25, 1958 IN BOOK 377 OF OFFICIAL RECORDS, AT PAGE 318.
11. THE EFFECT OF A DOCUMENT ENTITLED "COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT", EXECUTED BY ALBERT WILHELM JOHANNES WESTERMANN AND ILLSE MARGARET WESTERMANN TO US SPRINT COMMUNICATIONS COMPANY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, RECORDED MARCH 27, 1989 AS INSTRUMENT NO. 89-1250 OF OFFICIAL RECORDS.
 AT THE DATE OF RECORDING OF THE DOCUMENT, THE PARTIES THERETO HAD NO RECORD INTEREST IN THE LAND.
12. MEMORANDUM OF AGREEMENT UPON THE TERMS, COVENANTS AND CONDITIONS CONTAINED IN AN UNRECORDED LEASE REFERRED TO THEREIN DATED OCTOBER 23, 2000, RECORDED NOVEMBER 14, 2000, GLENN COUNTY RECORDER'S FILE NO. 2000-5944.
 LESSOR: WESTERMANN FARMS GENERAL PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP
 LESSEE: NEXTEL OF CALIFORNIA, INC., A DELAWARE CORPORATION, D/B/A NEXTEL COMMUNICATIONS
 THE LESSORS INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO TOWER PARENT CORP., A DELAWARE CORPORATION BY ASSIGNMENT RECORDED NOVEMBER 29, 2001 AS 2001-6689 OF OFFICIAL RECORDS
 THE LESSORS INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO TOWER ASSET SUB, INC., A DELAWARE CORPORATION, D/B/A SPECTRASITE BY ASSIGNMENT RECORDED NOVEMBER 29, 2001 AS 2001-6690 OF OFFICIAL RECORDS.
 THE LESSORS INTEREST UNDER THE LEASE HAS BEEN ASSIGNED TO AMERICAN TOWER ASSET SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY ASSIGNMENT RECORDED NOVEMBER 15, 2007 AS 2007-7076 OF OFFICIAL RECORDS
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF LEASE" RECORDED, NOVEMBER 15, 2007, AS INSTRUMENT NO: 2007-7076 OF OFFICIAL RECORDS.
14. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS.
16. THERE APPEAR TO BE NO DEED OF TRUST OR MORTGAGE(S) FOUND OF RECORD ON SAID PROPERTY. IF THERE IS ANY INFORMATION THAT STATES OTHERWISE, PLEASE CONTACT THE CLOSING OFFICER IMMEDIATELY. WE WILL REQUIRE AN AFFIDAVIT OF DEBTS AND LIENS TO BE EXECUTED BY THE PARTIES LISTED ON SCHEDULE "A" OF THIS COMMITMENT.
17. WITH RESPECT TO WESTERMANN FARMS GENERAL PARTNERSHIP, A GENERAL PARTNERSHIP:
 - A. THAT A CERTIFIED COPY OF A STATEMENT OF PARTNERSHIP AUTHORITY PURSUANT TO SECTION 16303 OF THE CALIFORNIA CORPORATIONS CODE (FORM GP-1), EXECUTED BY AT LEAST TWO PARTNERS, AND A CERTIFIED COPY OF ANY AMENDMENTS TO SUCH STATEMENT (FORM GP-7), BE RECORDED IN THE PUBLIC RECORDS;
 - B. A FULL COPY OF THE PARTNERSHIP AGREEMENT AND ANY AMENDMENTS;
 - C. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.

NOTES

Title to said estate of interest at the date hereof is vested in:
 WESTERMANN FARMS GENERAL PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP

ADDRESS:

600 6TH STREET HAMILTON CITY, CA.

APN: 032-230-015

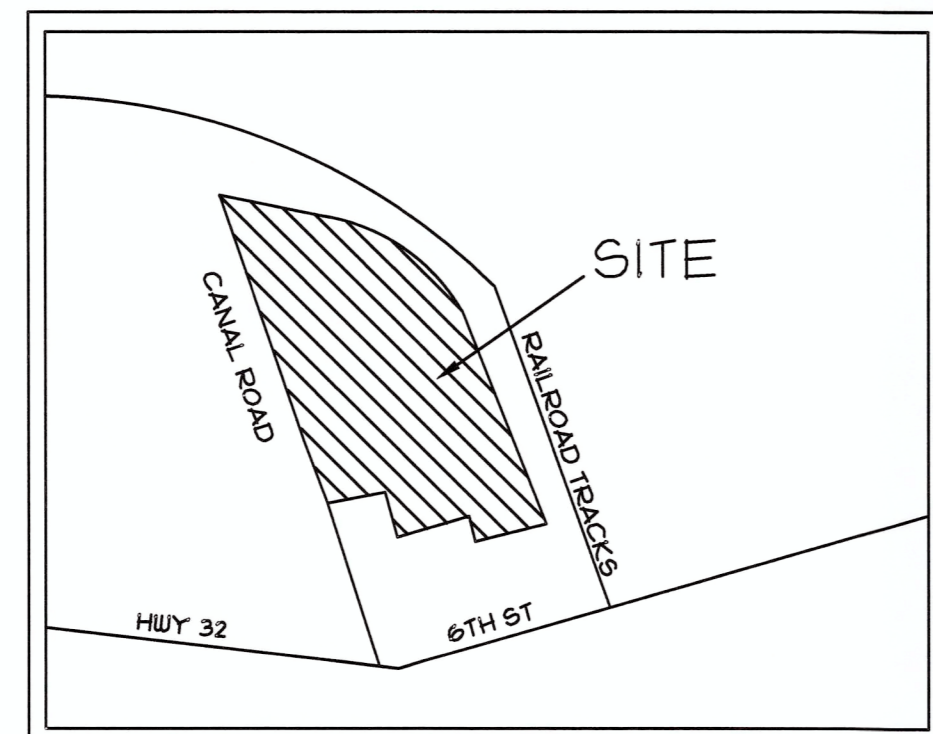
GROSS LAND AREA- 125.58 ACRES

PROPOSED PARCEL AREA- 45.91 ACRES

PRELIMINARY REPORT DATED AUGUST 26, 2019 PREPARED BY TIMOS TITLE TITLE NO. 71-00153845 WAS USED FOR THIS ALTA SURVEY.

BASIS OF BEARINGS

BASIS OF BEARINGS IS BETWEEN FOUND MONUMENTS AS SHOWN ON I2-PM-48, GLENN COUNTY RECORDS.



NTS
 HAMILTON CITY, CALIFORNIA
 VICINITY MAP

Robertson Erickson
 CIVIL ENGINEERS & SURVEYORS
 888 Manzanita Court
 Suite 101
 Chico, California 95926
 530-894-3500 Fax 530-894-8955
 robertsonerickson.com



ALTA/NSPS LAND TITLE SURVEY
 APN: 032-230-015-000
 500 6TH STREET HAMILTON CITY, CA

September 16, 2019



LEGEND

- EX. PROPERTY LINE
- - - - EX. ADJACENT PROPERTY LINE
- · · · EX. EASEMENT LINE

NOTES

BEARINGS AND DISTANCES AROUND EXTERIOR ARE FROM BOOK 12-PARCEL MAPS- PAGE 48

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