

**SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
TUSCAN WATER DISTRICT**

Wednesday, February 21, 2024; 9:00 a.m.

**North Valley Agricultural Services
4936 Bell Road, Chico, CA 95973**

In compliance with the American with Disabilities Act, if you need disability-related modifications or accommodations, including auxiliary aids or services, to participate in this meeting, please contact Tovey Giezentanner at 916-801-0344 by Noon on Tuesday, February 20, 2024 prior to this meeting.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance

ACTION ITEMS

4. Brown Act Training by Klein DeNatale Goldner
5. Set a date for the next meeting and items for the agenda

REPORT ITEMS

6. Correspondence

PUBLIC COMMENT

At this point in the meeting, members of the public are invited to provide comment regarding any matter not appearing on today's agenda. The Tuscan Water District reserves the right to limit each comment to three minutes per speaker.

ADJOURN

START UP GUIDE FOR THE TUSCAN WATER DISTRICT

Prior to its First Meeting, the Board Should:

1. Determine the date, time, and location of the first Board meeting.
2. Prepare an agenda and post notice of the first Board meeting.

At its First Meeting, the Board Should:

1. Receive Brown Act training from Klein DeNatale Goldner LLP.
2. Set a date for the next meeting and items for the agenda.

At its Second Meeting, the Board Should:

1. Elect a President, Vice President, a Treasurer, and a Secretary.
2. Adopt, by resolution, a schedule of regular meetings.
3. Receive a briefing from AGUBC (and potentially others) regarding the District's formation to date.
4. Discuss District priorities.
5. Consider the formation of a Management Ad Hoc Committee and direct that ad hoc committee to: (a) identify potential legal counsel; and (b) identify any consultants that the Board may need for the management and operation of the District.
6. Consider the formation of a Finance Ad Hoc Committee and direct that ad hoc committee to: (a) discuss the District's current financial position; (b) develop a preliminary budget for Years 1 – 10; and (c) develop a finance plan with recommendations for immediate, short-term, and long-term needs.

At its Third Meeting, the Board Should:

1. Hear and discuss ad hoc committee reports.
2. Continue discussion regarding District priorities.
3. Appoint legal counsel.
4. Appoint any consultants.
5. Discuss and take appropriate action regarding the District's proposed budget.
6. Discuss and take appropriate action regarding the District's immediate, short-term, and long-term financial needs.
7. Authorize the creation of banks accounts.
8. Authorize signatories for those newly authorized bank accounts.

At a Later Meeting, the Board Should:

1. Identify and select a fixed office location.
2. Receive AB 1234 ethics training.

Item 6: Correspondence

3. Submit an application to LAFCO to conduct a municipal services review and determine the sphere of influence for the District.
4. Adopt a resolution requesting LAFCO to establish electoral divisions.
5. Enter into a memorandum of understanding (MOU) with the Vina Basin and the Butte Basin Groundwater Sustainability Agencies.
6. Set the appropriations limit.
7. Inspect the assessable area within the District.

Funding Options

1. Secure a short-term private loan.
2. Seek additional contributions from the District's proponents or other landowners and provide those contributing landowners with a credit against future assessments.
3. Reimbursement through the AGUBC.



BUTTE LOCAL AGENCY FORMATION COMMISSION

1453 Downer Street, Suite C • Oroville, California 95965-4950
(530)538-7784 • Fax (530)538-2847 • www.buttelafco.org

February 8, 2024

Board of Directors
Tuscan Water District
c/o Chief Petitioners
30 Independence Circle, #300
Chico, CA 95973

Sent Via Email to: Rich McGowen, rmfrich@hotmail.com
Ed McLaughlin, dmclau99@sbcglobal.net
Darren Rice, almondfarmer@msn.com

Re: Post Formation Notes

Dear Board of Directors,

Congratulations on the successful formation of the Tuscan Water District (TWD). The Certificate of Completion (Attachment 1) was filed with the Butte County Clerk-Recorder on February 1, 2024, which concludes the formation application process. The TWD is *now* a local government agency, specifically a California Water District (Water Code Section 34000) with an independent elected board of directors. The transition from applicant to a public agency on February 1, 2024, most notably involves immediate compliance with the Ralph F. Brown Act and its regulations regarding conducting the public's business. I strongly encourage the TWD Board to receive best practices training on how to effectively administer a public agency.

Initial Steps

It is our strong recommendation that the TWD immediately create a public website which includes the following information:

- The District's contact information (person/phone/email).
- Elected Board of Director's names and contact information.
- Official Board meeting location and where agendas will be posted.
- Current organizational structures for managing the District.
- Formation documents, maps, public notices, and meeting agendas at a minimum.

We are hopeful the District will promptly adopt Bylaws to govern the way the group must function, as well as the roles and responsibilities of its officers. Bylaws are essential in helping an organization map out its purpose and the practical day-to-day details of how it will go about its business. This is also a critical component of public transparency and establishing trust.

Formation Terms and Conditions

The TWD formation approval is subject to the terms and conditions of LAFCo approving Resolution No. 18 2022/23. Some of these terms and conditions are time sensitive and are listed below:

Section 2 - General Findings

- F. Pursuant to Government Code Section 56426.5(b), the Commission is adopting an interim coterminous Sphere of Influence for the District. The Commission will, within one year of the effective date of the TWD formation, determine the long-term sphere of influence for the TWD. The Commission's conditions of approval require the TWD, within **6 months** of the recording of the Certificate of Completion for the formation of the Tuscan Water District, to submit an application to LAFCo to conduct a municipal service review (MSR) and determine the sphere of influence for the new district to LAFCo and that all fees and costs associated with the application shall be borne by the applicant (TWD), including an initial deposit in an amount deemed appropriate by the Executive Officer.

Section 3 – Conditions adopted by LAFCo

Boundaries

6. a. Pursuant to G.C. 56426.5.(b), the Commission hereby adopts an interim Sphere of Influence for the District that is coterminous with the proposed District boundaries. As a special condition of that Sphere, the sphere shall be reduced to a zero sphere and the District dissolved if the District does not successfully enact a revenue measure for the District in accordance with Condition 12 below within **one year** from the date of recording the Certificate of Completion as provided in Section 57077.1(c)(1) without protest or election. The Executive Officer may extend this one-year deadline based on good cause demonstrated by the District.
- b. Within **6 months** of the recording of the Certificate of Completion for the formation of the Tuscan Water District, the Board of Directors of the Tuscan Water District shall submit an application to LAFCo to conduct a municipal service review (MSR) and determine the long term sphere of influence for the new district to LAFCo and that all fees and costs associated with the application shall be borne by the applicant (TWD), including an initial deposit in an amount deemed appropriate by the Executive Officer. The failure to execute this condition will result in the Commission applying a zero sphere of influence and initiating corrective actions up to and including, dissolution of the District.
9. The TWD board of directors shall within **six (6) months** from the date of the recording of the Certificate of Completion, adopt a resolution requesting the Board of Supervisors to establish electoral divisions based on equal size (acres) and the boundaries thereof in accordance with Water Code sections 35025 and 35026. The number of divisions shall be equal to the number of directors (WC35025). The failure to execute this condition will result in the Commission initiating corrective actions up to and including, dissolution of the District.

Governance – Finance

12. The formation of the TWD shall be contingent upon a successful vote on the formation as determined pursuant to Water Code Section 34500. The continuing operation of the District shall require that the TWD enact a special assessment or other revenue measure generating sufficient annual revenue for the ongoing operation of the District in an amount not less than \$445,600/year on all land within the District receiving a special benefit or property-related service. If the revenue measure is not successfully enacted by the District within **one year** of the recording of the certificate of completion, pursuant to G.C. 56886(o) the Water District shall be dissolved in accordance with the procedure set forth in G.C. 57077.1(c)(1). As an

integral part of the formation conditions, the District Board shall be deemed to have initiated such dissolution in the event it fails to meet the one-year deadline. The Commission may extend this deadline for good cause upon request by the Water District.

Intergovernmental Coordination – SGMA and Water

13. The Tuscan Water District, shall within **one (1) year** from the date of the recording of the Certificate of Completion, enter into a memorandum of understanding (MOU) with the Vina Basin and Butte Basin Groundwater Sustainability Agencies establishing the formal, government to government working relationship between the Tuscan Water District and the GSAs to include acknowledging the roles of each agency in the SGMA environment, methods for communication, cooperation and collaboration, establishing points of contact and any other matter that leads to cooperation in the implementation of the GSP for the basin. The MOU should identify the Tuscan Water District as a GSA partner, pursuant to the sustainable Groundwater Management Act, Water Code section 10720 et. seq. The MOU shall be provided to the LAFCo Executive Officer upon completion. The failure of the District to successfully enter into a MOU with the GSA's within one year of the Certificate of Completion being recorded, the Tuscan Water District shall be dissolved by LAFCo at the request of the TWD Board of Directors. If an agreement cannot be reached with the GSA's, the TWD can request LAFCo to mediate a resolution and/or extend this deadline for an additional period to be determined by LAFCo or modify the condition.

Initial Business

Pursuant to Government Code Section 57150(b), the cost of the formation election is to be paid by the newly formed district. The Butte County Clerk-Recorder has provided an invoice dated January 16, 2024, (Attachment 2) requesting payment.

As a new special district in Butte County, the TWD is now a member agency of Butte LAFCo. This allows TWD board members to serve on LAFCo as a special district representative when elections occur and a proportional cost of the LAFCo budget appropriations will be extended to the TWD.

Future Assistance

As with all member agencies, LAFCo staff are always available to provide guidance or assistance to the District as necessary. This first year of existence will be critical to the long-term effectiveness of the TWD and its mission. I can be reached at slucas@buttecounty.net or 530-538-6819.

Sincerely,

Steve Lucas

Stephen Lucas
Executive Officer

Attachments: 1. Certificate of Completion
2. Clerk-Recorder Invoice

cc: LAFCO

Requested by and when recorded mail to:

Executive Officer
BUTTE LOCAL AGENCY FORMATION COMMISSION
1453 Downer Street, Suite C, Oroville, CA 95965

Attest: February 1, 2024

The following 106 page document is a correct copy of the original on file and of record in the LAFCO office.

By Krystal Bradford, Deputy

2024-0003918

Butte

Keaton Denlay
County Clerk-Recorder

02/01/2024 03:11 PM

CONFORMED COPY

Copy of document recorded.
Has not been compared with original.

CERTIFICATE OF COMPLETION

As Executive Officer of the Butte Local Agency Formation Commission, I hereby certify that the attached documents are complete and in accordance with the boundaries, modifications and conditions specified by the Commission in its Resolution No. 18 2022/23 approving this action pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as follows:

A. The short-form title of the above-mentioned proceeding is:

21-06 – Formation of the Tuscan Water District

B. The name of each affected local agency involved in this change of organization or reorganization:

Tuscan Water District

C. The name of the County or Counties in which the entire District is located is Butte County

D. Type of Action taken: Change of Organization – Formation of Special District

E. Boundary description and any terms and conditions:

As identified in Butte Local Agency Formation Commission Resolution No. 18 2022/23 as set forth in the "Attachment "A" and by reference incorporated herein.

The following conditions require specified actions to be taken by the Tuscan Water District for which the failure to execute these actions may result in the dissolution of the District for failure to perform the District formation terms and conditions: Conditions 6.a (revenue measure); 6.b (municipal service review and sphere of influence application); 9 (electoral divisions created); 13 (Memorandum of Understanding with Groundwater Sustainability Agencies).

F. The change of organization was:

Ordered without an election.

Confirmed by the landowner voters by a mailed ballot election on December 5, 2023.

Local Agency Formation Commission

Dated: February 1, 2024

By:


STEPHEN LUCAS, Executive Officer

Resolution No. 18 2022/23

**AMENDED RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF BUTTE MAKING DETERMINATIONS
AND APPROVING THE FORMATION OF THE TUSCAN WATER DISTRICT –
LAFCO FILE NO. 21-06**

RESOLVED, by the Local Agency Formation Commission of the County of Butte, State of California, that:

WHEREAS, a Petition of Application signed by 57-percent of the landowners in the proposed Water District was filed with the Commission to initiate the change of organization; and

WHEREAS, application has been made to this Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Sections 56000 et seq.) for consideration of a proposal for the formation of the Tuscan Water District as shown in Exhibit “A” attached hereto and made a part hereof; and

WHEREAS, an application to form the Tuscan Water District, a California Water District as defined in the California Water Code, Section 34000 et seq., has been filed with the Executive Officer of the Local Agency Formation Commission of Butte County, California by petition, and said application complied with all the requirements of law and the Commission; and

WHEREAS, the Executive Officer has given the notices required by law and forwarded copies of his report to officers, persons and public agencies prescribed by law; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56658, set December 2, 2021, as the initial hearing date and gave the required notice of public hearing; and the matter was continued to the meeting of January 6, 2022, and continued again to February 3, 2022, in the City of Oroville City Council Chambers; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56665, has reviewed this proposal and prepared a report including his recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, this Commission has considered the application materials, studies, attachments, and other documentation at the December 2, 2021, January 6, 2022, and February 3, 2022, public hearings which is incorporated by reference herein; and

WHEREAS, on December 2, 2021, January 6, 2022, and February 3, 2022, this Commission heard and received, all oral and written protests, objections and evidence, which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter concerning this proposal; and

WHEREAS, this Commission considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Sections 56301, 56668; and 56886.5(a); and the California Water Code Section 34000; and

WHEREAS the Commission adopted Resolution No. 11 2021/22 on February 3, 2022, approving the formation of the Tuscan Water District (TWD) and ordering the formation subject to protest proceeding and election; and

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WHEREAS, protest proceedings were duly held and protests were not received representing a majority protest, so the Executive Officer, pursuant to the Resolution requested that the Board of Supervisors of Butte County (BOS) call an election with regard to the formation, election of a board of directors, and adoption of a parcel charge to fund the operation of the district; and

WHEREAS the BOS by minute order on April 7, 2022, directed the Elections Officer to proceed with a mailed ballot election as requested; and

WHEREAS, the Elections Department prepared a ballot form and proceeded to conduct the mailed ballot election; and

WHEREAS, On September 16, 2022, James McCabe sent a letter to the Butte County Clerk Recorder objecting to the election proceeding. He pointed out that the Elections Office had failed to send the Notice of Election required by Government Code § 57130. And that the proposed ballot measure for a parcel charge to fund the operation of the district was contrary to the requirements of Prop 218. AquAlliance raised similar objections in a letter dated September 19, 2022; and

WHEREAS, On September 27, 2022, the County Elections Official posted a News Release stating that “due to concerns that were raised regarding whether adequate notice of the election was provided, the Elections Official has determined that the official canvass will not be conducted as scheduled, and no results will be certified at this time. A new election will instead be re-noticed and scheduled for a future date;” and

WHEREAS, LAFCo was requested by the County to submit a new request to the BOS calling for a new election.

WHEREAS, On December 7, 2022, Mr. McCabe sent a further letter to the Butte County Administrative Officer outlining his concerns with the TWD election process, the proposed parcel charge, and originating LAFCo Resolution No. 11 2021/22 adopted February 3, 2022; and

WHEREAS, On January 3, 2023, Butte County Counsel provided a letter to LAFCO stating that “On behalf of the Clerk of the Board of Supervisors and the Clerk-Recorder/Registrar of Voters Office, the Butte County Counsel's Office is requesting that the Butte LAFCo Commission review Mr. McCabe's letter and adopt, if appropriate, a revised TWD Formation resolution to submit to the County that addresses the issues he has raised.”; and

WHEREAS, The Commission has determined that it is appropriate and necessary to adopt a new Resolution No. 18 2022/23, amending and restating Resolution No. 11 2021/22 to address the concerns raised; and

WHEREAS, after a duly noticed public hearing and consideration of any further testimony received.

NOW THEREFORE, the Local Agency Formation Commission of the County of Butte **DOES HEREBY RESOLVE, DETERMINE AND ORDER**, to adopt Resolution No. 18 2022/23, amending and restating Resolution No. 11 2021/22 to read as follows:

Section 1. Environmental Findings:

A. Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Commission, and the facts outlined herein, the Commission finds that the formation of the Tuscan Water District is not subject to CEQA for the following reasons:

i. The formation of the Tuscan Water District is not a "project" under CEQA

LAFCo approval of a change of organization (such as a special district formation) is a project under CEQA when the action has a potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment. (CEQA Guidelines §§ 15060(c) & 15378.) For example, a local government change of organization approval is a CEQA project when it constitutes an essential and conclusive step that foreseeably will culminate in some action that may affect the environment (e.g., approval of annexation of territory to a city for the planned development of that territory). But, when the LAFCo approval leaves open the issue of whether, what, where, or when any actual physical change affecting the environment would ultimately take place, the approval is not a project.

The formation of a water district under these facts and at this time is not a CEQA project because the Groundwater Sustainability Plan (GSP) has not yet received approval by the Department of Water Resources (DWR) (under review) and the Groundwater Sustainability Agencies (GSAs) must then consider how to best implement the GSP, assuming the project and management actions (PMAs) will evolve throughout this stage and the preferred or planned GSP actions and projects to be implemented have not yet been fully vetted beyond cursory identification. Therefore, under the current circumstances, approval of district formation will not result in any reasonably foreseeable change to the environment.

ii. The formation of the Tuscan Water District is exempt from CEQA

Even if formation of the Tuscan Water District was a "project" under CEQA, there are six CEQA exemptions that apply to LAFCo's action:

- Common sense exemption. CEQA does not apply "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." (CEQA Guidelines § 15061(b)(3).) At the time of the water district formation, there will not be any identifiable environmental changes that are reasonably foreseeable because GSP implementation actions will be evaluated, determined, and implemented at a much later stage in the SGMA/GSP process.
- Organizational activity exemption. Similarly, CEQA defines "project" to exclude "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (CEQA Guidelines § 15378(b)(5).) At this stage and as part of the planning work toward implementing groundwater regulation, LAFCo's organizational action to create a new water district is exempt because that action at this time will not result in any physical change in the environment.
- Section 15320 Exemption. Section 15320 exempts from CEQA review requirements "changes in the organization or reorganization of local governmental agencies where the

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changes do not change the geographical area in which previously existing powers are exercised." In this case the newly formed TWD will only have the authority to exercise powers already exercisable by the County Water Authority and the *** Sustainable Groundwater Management Agency (SGA) within the territory of the proposed District. Therefore the formation of the district is merely a reorganization of who exercises existing authority within the territory of the proposed district and is within the scope of the 15320 exemption.

- Funding mechanism creation exemption. A principal objective for water district formation is to create a local agency with the authority to generate local revenue through fees or assessments and fund GSP implementation projects. The creation of a government funding mechanism is not a project. (CEQA Guidelines § 15378(b)(4).)
- Natural resource protection exemption. LAFCo is a government agency authorized by state law to regulate local government changes of organization. LAFCo approval of water district formation is an action to facilitate GSP implementation, which is an action to maintain and restore the groundwater, a natural resource and a matter involving environmental protection. The regulatory process involves procedures for protection of the environment because LAFCo will create a new water district (a local government agency subject to CEQA) that must evaluate its projects under CEQA before approving GSP implementation actions. The Proposal therefore is exempt under CEQA Guidelines sections 15307 and 15308.
- Planning study exemption. "Feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or negative declaration." (CEQA Guidelines § 15262.) Water district formation is exempt under this provision because it is a GSP planning-related action that will facilitate future GSP implementation actions that LAFCo, GSA, and the water district have not yet approved, adopted, or funded.
- SGMA exemption. SGMA contains a special CEQA exemption: "[CEQA] does not apply to the preparation and adoption of plans pursuant to this chapter. Nothing in this part shall be interpreted as exempting from [CEQA] a project that would implement actions taken pursuant to a plan adopted pursuant to this chapter." (Water Code § 10728.6.) This exemption distinguishes between GSP preparation and adoption (exempt) and later GSP implementing projects (not exempt). Petitioners are pursuing water district formation concurrent with GSA preparation of the Vina GSP in order for the district to exist and be able to start GSP implementation after the Vina GSP is adopted. Water district formation therefore is an organizational activity that is part of GSP preparation and adoption. At this time, the SGMA/GSP process is in the planning (exempt) phase and water district formation at this stage similarly should be considered exempt. Conversely, if LAFCo were to treat district formation as a CEQA project and undertake detailed environmental review of potential Vina GSP implementation actions, then the environmental analysis would need to evaluate the potential actions to later implement the Vina GSP, which would be inconsistent with the SGMA exemption for GSP adoption.

iii. Environmental Review is Premature

Choosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs and negative declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment. (CEQA Guidelines § 15004(b).)

Since the preferred or planned GSP actions and projects to be implemented have not yet been determined, it would be difficult to identify and formulate a project for thorough and meaningful environmental assessment at this time. Consequently, detailed CEQA environmental review of the district formation at this time would be premature because (a) the analysis would occur too early in the GSP planning and development process to allow meaningful analysis of potential environmental impacts, (b) the final GSP will propose several different projects and options such that analysis of potential environmental impacts would be wholly speculative, and (c) the potential future environment-changing projects and actions are so varied and uncertain at this time that preparation of an initial study or EIR at this planning stage would be so speculative as to be meaningless.

Detailed CEQA review therefore should wait until GSP implementation project plans have matured into firm and specific proposals. Tuscan Water District will be a local government agency with its own CEQA responsibilities and obligations, and it will review proposed GSP implementation actions under CEQA as and when it identifies appropriate GSP-implementing actions or projects. As a means to ensure later CEQA compliance by TWD, this resolution includes and imposes Condition 18 to require CEQA evaluation.

The Executive Officer is authorized and directed to prepare and file a CEQA Notice of Exemption consistent with this determination.

Section 2. General Findings, Terms and Conditions:

- A. The Commission has considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, Sphere of Influence and General Plan consistency, and other factors specified in Government Code Sections 56301, 56668; and 56886.5(a); and the California Water Code Section 34000 and as described and discussed in the staff reports dated November 23, 2021 for the meeting of December 2, 2021 (Part A) and January 27, 2022, for the meeting of February 3, 2022 (Part B), and the Legal Counsel Memorandum of February 23, 2023 for the meeting of March 2, 2023.
- B. Based on the evidence, analysis, and conclusions set forth in this resolution and the Executive Officer's reports and Legal Counsel Memorandum, the Commission finds that the formation of this District serves to further the purposes of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 including, but not limited to, the following: efficiently providing government services and facilitating the orderly formation and development of local agencies based upon local conditions and circumstances.
- C. The Commission adopts the determinations regarding consistency with LAFCO law and Commission Policies contained in the staff report for this proposal and incorporates them by reference herein.

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- D. The Commission recognizes its core responsibility to preserve and protect agricultural lands (GC 56100, 56301) and finds that this proposal conforms with, and will not alter, modify or amend any current land uses or County land use designations in the Butte County General Plan. Furthermore, the Commission finds that the Tuscan Water District (TWD) formation will assist and support the continued and consistent availability of irrigation water to agricultural lands that will encourage their continued productivity and economic viability resulting in far less pressure to convert marginal agricultural lands to urban development proposals. As agricultural land protection is at the core of LAFCo's role, the formation of the TWD will do no harm to current land use patterns and help maintain agricultural as a valued economic driver in Butte County.
- E. The subject territory includes approximately 97,625 acres and 3,138 parcels of mostly private and very limited public property as described and identified in the adopted map shown as Exhibit A to this resolution and is assigned the following distinctive short form designation: 21-06 - Formation of the Tuscan Water District.
- F. Pursuant to Government Code Section 56426.5(b), the Commission is adopting an interim coterminous Sphere of Influence for the District. The Commission will, within one year of the effective date of the TWD formation, determine the long-term sphere of influence for the TWD. The Commission's conditions of approval require the TWD, within 6 months of the recording of the Certificate of Completion for the formation of the Tuscan Water District, to submit an application to LAFCo to conduct a municipal service review (MSR) and determine the sphere of influence for the new district to LAFCo and that all fees and costs associated with the application shall be borne by the applicant (TWD), including an initial deposit in an amount deemed appropriate by the Executive Officer.
- G. Pursuant to Government Code Section 56886.5, the Commission determines, based upon the public record, the responses from alternative service providers lacking interest in assuming the role proposed by the TWD, the services currently provided to the affected territory by the County of Butte and other local agencies, the County's clear intent to not actively pursue water supply and irrigation projects, and its declared support for the formation application, that existing allied agencies are in support of the TWD formation and cannot feasibly provide the needed service or services in a more efficient and accountable manner than is proposed and that a new local agency is deemed necessary.
- H. The proposed TWD would have a landowner voter Board of Directors that would be focused on making decisions about the groundwater resources in the unincorporated service area of the Vina Groundwater Basin.
- I. The proposed TWD offers the opportunity for landowners to manage the groundwater resource. The GSP shows that the Vina Groundwater Basin is in decline and is in need of a more focused management effort. It is in the best interests of all users of the Basin to better manage the groundwater resources.
- J. The landowners proposing the TWD are willing to fund and form the District to sustainably manage the groundwater resources. This brings more resources to the management of the Basin. The County would not be responsible for the entire Basin. The District would assist in complying with SGMA. The TWD could bring in an estimated \$425,000 to perhaps \$1,000,000 annually to help implement the Vina GSP and comply with SGMA. This is money that the County would not have to spend on SGMA compliance activities and areas that will not have to be managed by the County.

- K. The TWD would establish a local public agency of voluntary landowners that would sustainably manage the groundwater resource under its area. The District would work within the State Law with other agencies to provide for the reasonable use of water, pursue supply solutions, and to raise funds for planning and projects that comply with the GSP's.
- L. The affected territory will not be taxed for existing general bonded indebtedness of any agency whose boundaries are changed as required by Govt. Code § 57100(h).
- M. The Commission determines that an election on district formation will be held within the territory of the district ordered to be formed in accordance with applicable provisions of the CKH, California Water District Law, and Uniform District Election Law as required by Govt. Code § 57118(a).

Section 3. Conditions adopted by LAFCO:

Administrative Conditions

- A. All LAFCo, Butte County and State of California fees must be paid in full prior to filing the Certificate of Completion.
- B. The map and legal description shall comply with the Department of Public Works and State Board of Equalization requirements.
- C. The legal description and map, if rejected by the State Board of Equalization or amended by action of the Commission, will be revised at the expense of the applicant.
- D. The following conditions are applied by the Commission consistent with its authority granted by Government Code Sections 56301, 56668; and 56886.5(a); and the California Water Code Section 34000:

General Conditions

- 1. That the name of the California Water District shall be the Tuscan Water District.
- 2. That formation of the 97,625-acre Tuscan Water District shall be contingent upon:
 - a. A successful landowner vote. The vote required for confirmation shall be an affirmative vote of a majority of the votes cast in the election, with each landowner having one vote for each dollar's worth of land to which the landowner holds title. Pursuant to W.C. 34422, title and worth of land shall be determined from the last equalized County Assessment Roll and, pursuant to the "land" definition at Water Code section 34014, land value shall not include land improvements. As used herein, "landowner" refers to a person who is a holder of title to land within the proposed District boundary or its legal representative as provided in Water Code Sections 19, 34026, 34027, 34030 and 35004. LAFCo will provide the Elections office with a list of properties and assessment roll information based on the boundaries of the District, but actual determinations as to the eligibility of owners to act as voters will be made by the Elections Officer.

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- b. Selection of an initial nine (9) members of the Board of Directors based on the nine candidates who receive the most votes with each landowner having one vote for each dollar's worth of land to which the landowner holds title.
 - c. The formation election ballot questions are as set forth in Procedural Actions 4.F. below.
3. Prior to filing the Certificate of Completion, a revised legal description and boundary map(s) shall be submitted to reflect the service area of the Tuscan Water District as adopted by the Commission.
 4. The effective date of the Tuscan Water District formation will be determined by the certification of the election results by the Board of Supervisors and the filing of the certificate of completion by the LAFCO Executive Officer with the County Clerk-Recorder's office.
 5. The new District is not expected to receive any revenue from the proceeds of taxes for the first full fiscal year of operation. Therefore, the Commission determines provisionally under Government Code section 56811(a) that the District will not be subject to any appropriations limit. After it is formed, the Tuscan Water District shall determine the permanent appropriations limit (if any) as soon as feasibly possible consistent with Government Code §§ 56811(a) & 57120. The planned special assessment revenue is not considered "proceeds of taxes" that would be subject to an appropriations limit.

Boundaries

6. a. Pursuant to G.C. 56426.5.(b), the Commission hereby adopts an interim Sphere of Influence for the District that is coterminous with the proposed District boundaries. As a special condition of that Sphere, the sphere shall be reduced to a zero sphere and the District dissolved if the District does not successfully enact a revenue measure for the District in accordance with Condition 12 below within one year from the date of recording the Certificate of Completion as provided in Section 57077.1(c)(1) without protest or election. The Executive Officer may extend this one-year deadline based on good cause demonstrated by the District.
- b. Within 6 months of the recording of the Certificate of Completion for the formation of the Tuscan Water District, the Board of Directors of the Tuscan Water District shall submit an application to LAFCo to conduct a municipal service review (MSR) and determine the long term sphere of influence for the new district to LAFCo and that all fees and costs associated with the application shall be borne by the applicant (TWD), including an initial deposit in an amount deemed appropriate by the Executive Officer. The failure to execute this condition will result in the Commission applying a zero sphere of influence and initiating corrective actions up to and including, dissolution of the District.

Governance – Board of Directors

7. The initial Board of Directors of the Tuscan Water District shall be composed of nine (9) members as provided for in the California Water Code section 34700.
8. The initial TWD board of directors will be elected at large based on a one vote for each dollar of assessed land value formula pursuant to Water Code sections 34400-34403, 34700, 34422-34424, 35003-35125, and the Uniform District Election Law. Candidates for the TWD board of directors must be qualified pursuant to Water Code section 34700. Candidates may

Item 6: Correspondence

self-nominate themselves but must demonstrate to the Elections Official their qualification to be a member of the board when doing so. If candidates are nominated by other individuals or entities, the candidate's qualification to be a member of the board must be stated in the nomination submitted to the Elections Official. If it has not been demonstrated to the satisfaction of the Elections Official that a candidate is qualified to be a member of the board, that candidate's name will not appear on the ballot.

9. The TWD board of directors shall within six (6) months from the date of the recording of the Certificate of Completion, adopt a resolution requesting the Board of Supervisors to establish electoral divisions based on equal size (acres) and the boundaries thereof in accordance with Water Code sections 35025 and 35026. The number of divisions shall be equal to the number of directors. (WC35025) The failure to execute this condition will result in the Commission initiating corrective actions up to and including, dissolution of the District.
10. The BOS shall at the time of calling the formation election for the proposed district, prescribe the procedure for the nomination of candidates for the initial board of directors of the district in accordance with Water Code section 34403 and other applicable provisions of the Water Code and Elections Code. The BOS shall make use of the nomination process and qualifications specified in Condition 8 above.

Governance – Future Voting

11. Conversion to Registered Voters. In accordance with Water Code sections 35040-35041, the Board of Directors of the Tuscan Water District shall, between January 1 and March 30 of each year, inspect the assessable area within the district. At such time as at least 50 percent of the assessable area within the district is devoted to and developed for residential, industrial, or nonagricultural commercial use, or any combination thereof, such fact shall be certified to the board of directors by the secretary of the district. Any time after such certification, the registered voters residing within the district may petition for a change in the voting procedure from a landowner-voting district to a resident-voting district pursuant to Water Code section 35042 *et seq.*

Governance – Finance

12. The formation of the TWD shall be contingent upon a successful vote on the formation as determined pursuant to Water Code Section 34500. The continuing operation of the District shall require that the TWD enact a special assessment or other revenue measure generating sufficient annual revenue for the ongoing operation of the District in an amount not less than \$445,600/year on all land within the District receiving a special benefit or property-related service. If the revenue measure is not successfully enacted by the District within one year of the recording of the certificate of completion, pursuant to G.C. 56886(o) the Water District shall be dissolved in accordance with the procedure set forth in G.C. 57077.1(c)(1). As an integral part of the formation conditions, the District Board shall be deemed to have initiated such dissolution in the event it fails to meet the one-year deadline. The Commission may extend this deadline for good cause upon request by the Water District.

Intergovernmental Coordination – SGMA and Water

13. The Tuscan Water District, shall within one (1) year from the date of the recording of the Certificate of Completion, enter into a memorandum of understanding (MOU) with the Vina Basin and Butte Basin Groundwater Sustainability Agencies establishing the formal,

Item 6: Correspondence

government to government working relationship between the Tuscan Water District and the GSA's to include acknowledging the roles of each agency in the SGMA environment, methods for communication, cooperation and collaboration, establishing points of contact and any other matter that leads to cooperation in the implementation of the GSP for the basin. The MOU should identify the Tuscan Water District as a GSA partner, pursuant to the sustainable Groundwater Management Act, Water Code section 10720 et. seq. The MOU shall be provided to the LAFCo Executive Officer upon completion. The failure of the District to successfully enter into a MOU with the GSA's within one year of the Certificate of Completion being recorded, the Tuscan Water District shall be dissolved by LAFCo at the request of the TWD Board of Directors. If an agreement cannot be reached with the GSA's, the TWD can request LAFCo to mediate a resolution and/or extend this deadline for an additional period to be determined by LAFCo or modify the condition.

14. Per the MOU required in Condition No. 13, all activities, actions, projects, and proposals initiated by the Tuscan Water District within its jurisdictional boundaries related to the direct or indirect management of groundwater resources, including groundwater recharge options, shall be submitted to the appropriate GSA for review and cannot be implemented or initiated until and unless, the affected GSA Board determines in writing that the proposed activities, actions and proposals are consistent with the applicable GSP. Requests not deemed consistent with the GSA's GSP are prohibited.
15. Tuscan Water District shall submit any proposals, plans or projects regarding any extraction, use, or transfer of groundwater as defined in Butte County Chapter 33 (Groundwater Conservation), to the Butte County Department of Water and Resource Conservation for review and such proposals cannot be implemented or initiated until and unless, the Butte County Board of Supervisors or the Director of Butte County Department of Water and Resource Conservation determines in writing that the proposed activities, actions and proposals are consistent with the Butte County Code Chapter 33 (Groundwater Conservation). Requests not deemed consistent with the Butte County Chapter 33 are prohibited. The Tuscan Water District shall adhere to all the laws of the County of Butte.
16. The Tuscan Water District shall not have the power to acquire, plan, construct, maintain, improve, operate, and keep in repair the necessary works for any drainage or reclamation works within the jurisdictional boundaries or sphere of influence of the Rock Creek Reclamation District without the written consent of the Rock Creek Reclamation District Board of Directors.

General Powers and Functions

17. That pursuant to the applicable Water Code Sections the Tuscan Water District is authorized to exercise all powers and authorities subject to the following restrictions in a-e below:
 - a. The Tuscan Water District shall not have the powers to export, transfer, or move water underlying the Tuscan Water District (including groundwater pumped into an above ground storage facility) outside the Vina or Butte Subbasins. For purposes of this Condition "groundwater" shall have the meaning set forth in Water Code Section 10721(g) as follows: "Groundwater" means water beneath the surface of the earth within the zone below the water table in which the soil is completely saturated with water but does not include water that flows in known and definite channels unless included pursuant to Section 10722.5.

Item 6: Correspondence

- b. The Tuscan Water District shall not have the power to acquire, plan, construct, maintain, improve, operate, and keep in repair the necessary works for the production, storage, transmission, distribution and sale of water for domestic, industrial, and municipal purposes (WC35401). These powers under the California Water Code shall be deemed inactive or latent. The District may request that LAFCO activate these powers in the future.
- c. The Tuscan Water District shall not have the power to acquire, construct, operate, and furnish facilities and services, within or without the district, for the collection, treatment, and disposal of sewage, waste, and storm water nor contract with any persons, firms, public or private corporations or public agencies or other users concerning facilities and services for said purposes. (WC35500) The District may request that LAFCO activate these powers in the future. These powers under the California Water Code shall be deemed inactive or latent.
- d. Any and all proposals or projects proposed by the Tuscan Water District (including groundwater recharge projects for the benefit of District landowners) shall be submitted to the appropriate GSA or agency under Condition Nos. 13, 14 and 15 to determine if the proposal or project is consistent with the affected GSP in sustaining the Vina groundwater basin.
- e. If the District approves and implements a project involving the delivery and/or importation of surface water into the District, then the District shall not thereafter transfer that surface water for use outside the District boundaries.

Future Projects and CEQA

- 18. As a means to ensure that later District actions comply with CEQA and are consistent with the GSP, the District shall comply with the requirements in this condition. Prior to approving any GSP implementation activity that may result in a direct or reasonably foreseeable indirect physical change in the environment, the District shall undertake these steps:
 - (a) The District shall prepare a project description and submit it to the Vina Groundwater Sustainability Agency (GSA). The GSA shall undertake a GSP consistency determination by reviewing the project description and determining whether the project is consistent with the GSP. The GSA shall determine that the project is consistent with the GSP if the project is (1) a type of project or action or within the scope of a project or action identified in the GSP as a planned or potential project or management action, or (2) consistent and compatible with the goals, objectives, purposes, and policies in the GSP. GSA staff and officers shall not use or exercise any personal or subjective judgment in deciding whether the project should be carried out. The GSA GSP consistency determination is intended to be a ministerial review, with the GSA determining only whether the project is consistent or not. This condition is not intended to confer on the GSA the discretionary authority to determine whether to approve a District project or to modify or condition a project. A principal purpose of the GSP determination review is to confirm that the proposed project will be consistent with the GSP before the District undertakes the effort, time, and expense to perform CEQA review of the project.
 - (b) If the GSA determines that the proposed project is consistent with the GSP, the District shall prepare an appropriate CEQA document for the project (e.g., notice of exemption, initial study and negative declaration, environmental impact report), adopt the CEQA document, make appropriate findings, and approve the project in accordance with the procedural and substantive requirements of CEQA. The District shall include the GSA on its distribution list

Item 6: Correspondence

for CEQA-related notices and draft documents. If during the CEQA process the District materially changes the project description, then the District shall consult with the GSA to confirm that the proposed project as modified remains consistent with the GSP.

- (c) The District may proceed with and implement the project if the GSA has determined that it is consistent with the GSP, and the District has complied with CEQA.

Section 4. Further Procedural Actions

- A. The recitals set forth hereinabove are true, correct, and valid.
- B. The Executive Officer is hereby authorized and directed to mail certified copies of this Resolution in the manner and as provided in Section 56882 of the Government Code.
- C. The Formation of the Tuscan Water District is hereby approved subject to the terms and conditions of this Amended Resolution.
- D. This formation requires a protest proceeding to be conducted and the Commission directs the Executive Officer to set the proposal for a protest hearing and give public notice of said hearing pursuant to Butte LAFCo Policy, California Government Code section 57002, and other applicable provisions of CKH.
- E. The Commission with this resolution again requests that the Butte County Board of Supervisors direct the County Elections Official to conduct the necessary election, setting the matter for consideration of the landowner voters of the affected territory on a date consistent with election law and the Cortese-Knox-Hertzberg Act, particularly G.C. 57130. Pursuant to Water Code Sections 34422 and 35003 each landowner voter shall have one vote for each dollar's worth of land owned by the landowner. The last equalized regular (Govt. Code § 57100(g)) County assessment roll will be used to establish land values and landowner title and, pursuant to the "land" definition at Water Code section 34014, land value shall not include land improvements. As used herein, "landowner" refers to a person who is a holder of title to land within the District or its legal representative as provided in Water Code Section 19, 34026, 34027, 34030 and 35004.
- F. The formation election ballot questions to be placed before the voters are as follows:
 - 1. Shall the Butte Local Agency Formation Commission order dated March 2, 2023 ordering the formation of Tuscan Water District as a California Water District in western Butte County be approved, subject to the terms and conditions specified in the order which will require a subsequent, post-formation landowner approval of a special assessment or other lawful revenue measure generating equivalent revenue, to fund the initial administrative/organizational activities or the district shall be dissolved, all as more particularly described and set forth in Resolution No. 18 2022/23?"
 - 2. If the Tuscan Water District is formed, it will be governed by a nine (9)-member board of directors. Vote for up to nine at-large directors from the list below:
[final list of candidate names and occupational designation (if any) to be inserted here]

Item 6: Correspondence

- G. Pursuant to §57144 and §56898 of the Government Code, the Executive Officer will prepare for the Commission's review a revised Impartial Analysis of the proposed District formation; after the Commission has approved or modified the Impartial Analysis, it shall direct the Executive Officer to submit it to the election's official no later than the last day for submission of ballot arguments.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Butte, on the 2nd day of March 2023, by the following vote:

AYES: Bolin, Johnson, Betts, McGreehan, Bradley

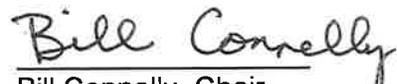
NOES: Ritter

ABSENT:

RECUSED/ Connelly

ABSTAIN:


Clerk of the Commission


Bill Connelly, Chair
Butte Local Agency Formation Commission

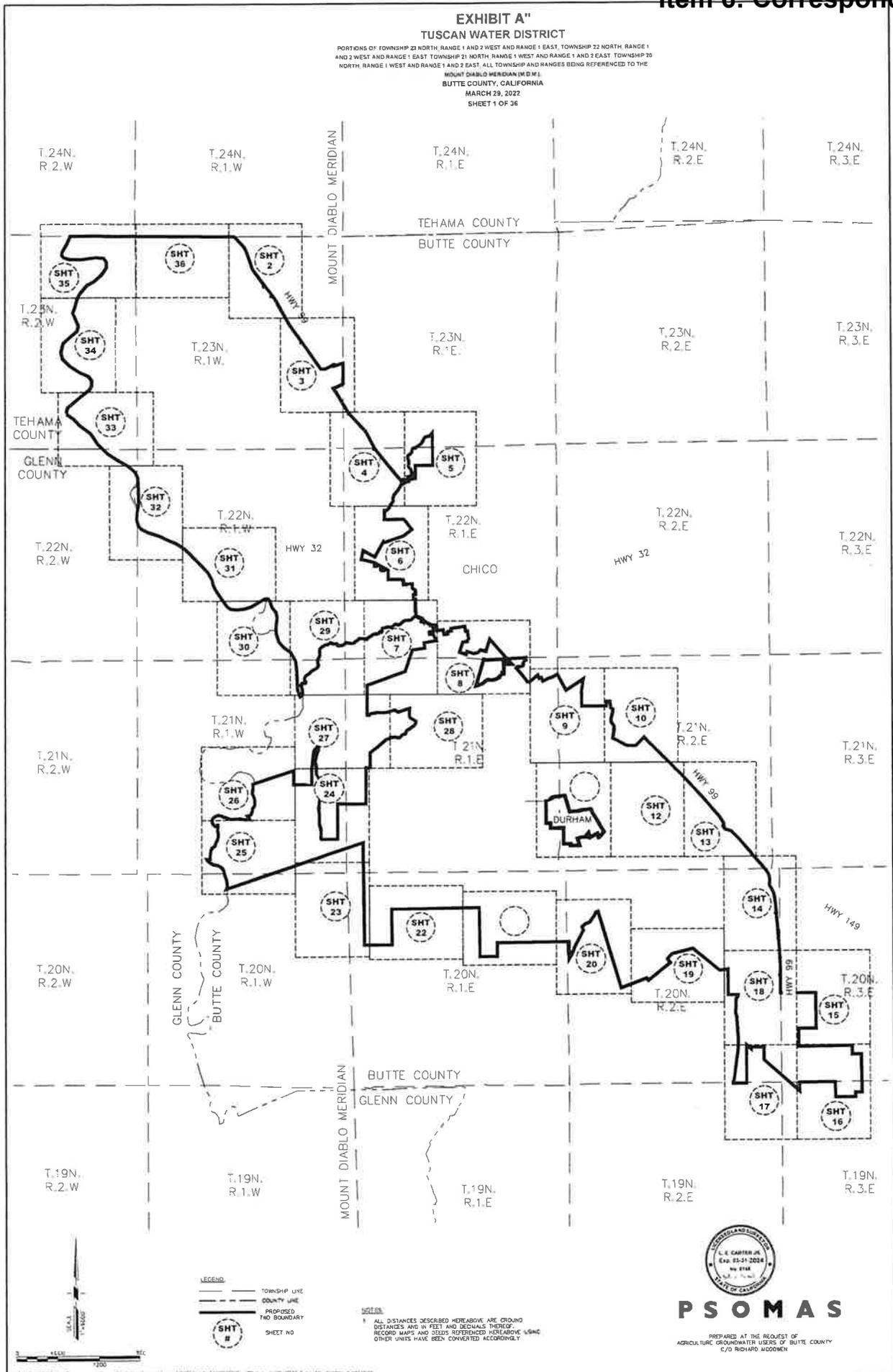
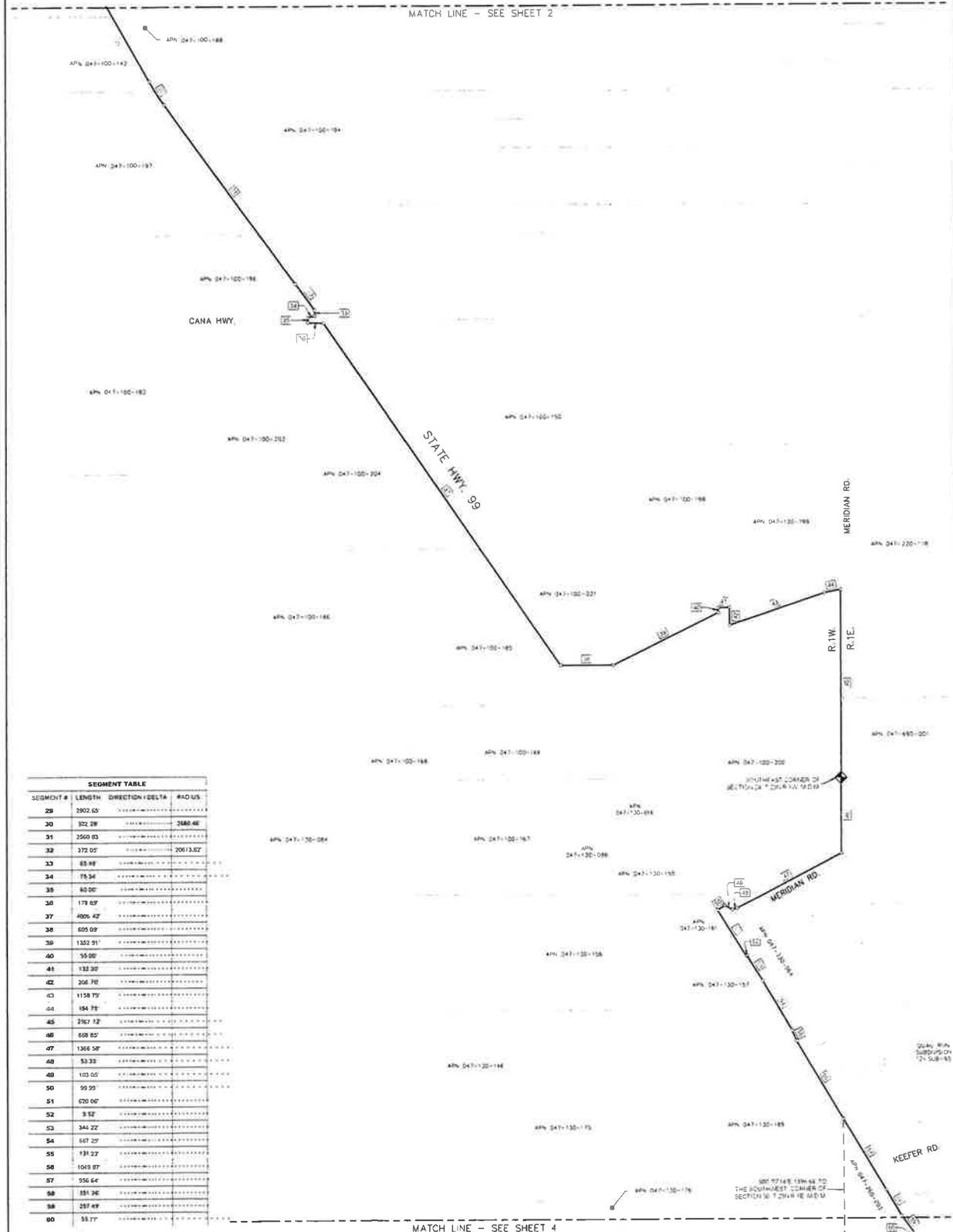


EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 3 OF 36



SEGMENT TABLE

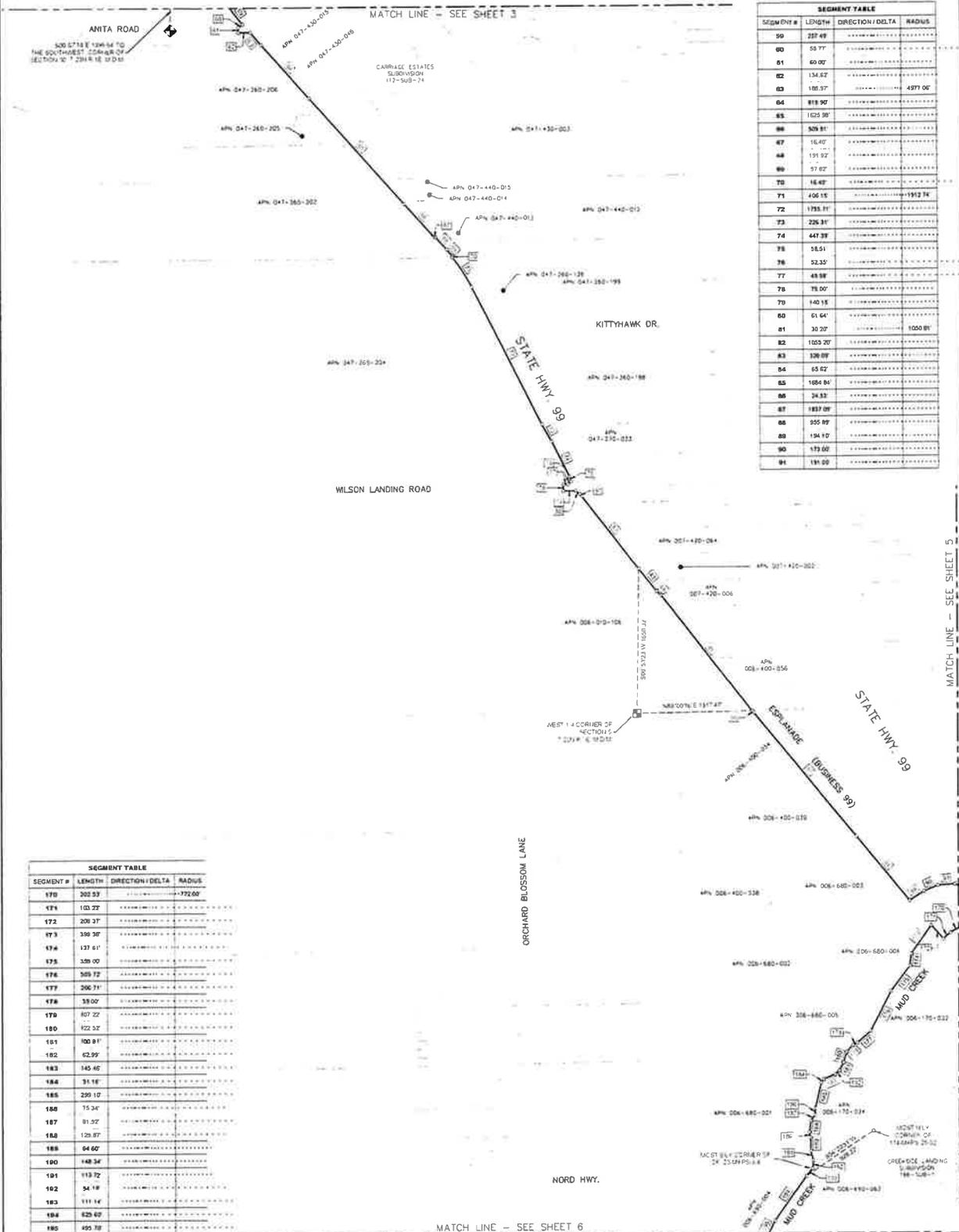
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30	372.28		2680.48
31	2509.83		
32	272.05		20613.67
33	89.98		
34	75.34		
35	80.00		
36	178.89		
37	4906.42		
38	605.09		
39	1352.91		
40	95.00		
41	133.30		
42	206.70		
43	1158.79		
44	184.78		
45	2167.12		
46	888.89		
47	1366.58		
48	53.33		
49	103.05		
50	99.99		
51	670.00		
52	3.52		
53	244.22		
54	667.29		
55	131.22		
56	1049.87		
57	256.64		
58	331.36		
59	287.89		
60	58.77		



- LEGEND**
- BOUNDARY - 1/4" = 100'
 - PARCEL LINE
 - DIMENSION POINT
 - APN ASSESSOR PARCEL NUMBER
 - ⊕ COURSE NUMBER
 - ⊕ COURSE SECTION CORNER
 - 1/4 CORNER

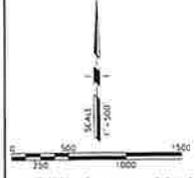
PSOMAS
PREPARED AT THE REQUEST OF
AGRICULTURAL CROSSLANDS ACRES OF BUTTE COUNTY
C/O D. CHARLIE MCCOY

EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 4 OF 36



SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
59	287.49		
60	55.77		
61	60.00		
62	134.62		
63	185.97	4971.06'	
64	818.90		
65	1025.20		
66	328.81		
67	16.40		
68	151.92		
69	57.62		
70	16.40		
71	406.15	1912.34'	
72	1735.11		
73	226.31		
74	447.33		
75	18.51		
76	52.33		
77	48.88		
78	78.00		
79	140.15		
80	61.64		
81	30.20	1000.00'	
82	1035.20		
83	326.09		
84	65.62		
85	1684.84		
86	24.33		
87	1837.08		
88	555.99		
89	134.10		
90	173.00		
91	185.00		

SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
170	202.53	172.60'	
171	103.22		
172	220.37		
173	130.30		
174	131.61		
175	128.00		
176	309.72		
177	206.71		
178	18.00		
179	807.22		
180	822.32		
181	100.81		
182	62.92		
183	145.46		
184	31.18		
185	230.12		
186	75.24		
187	81.22		
188	128.67		
189	84.60		
190	148.24		
191	113.72		
192	54.18		
193	111.14		
194	820.40		
195	490.78		

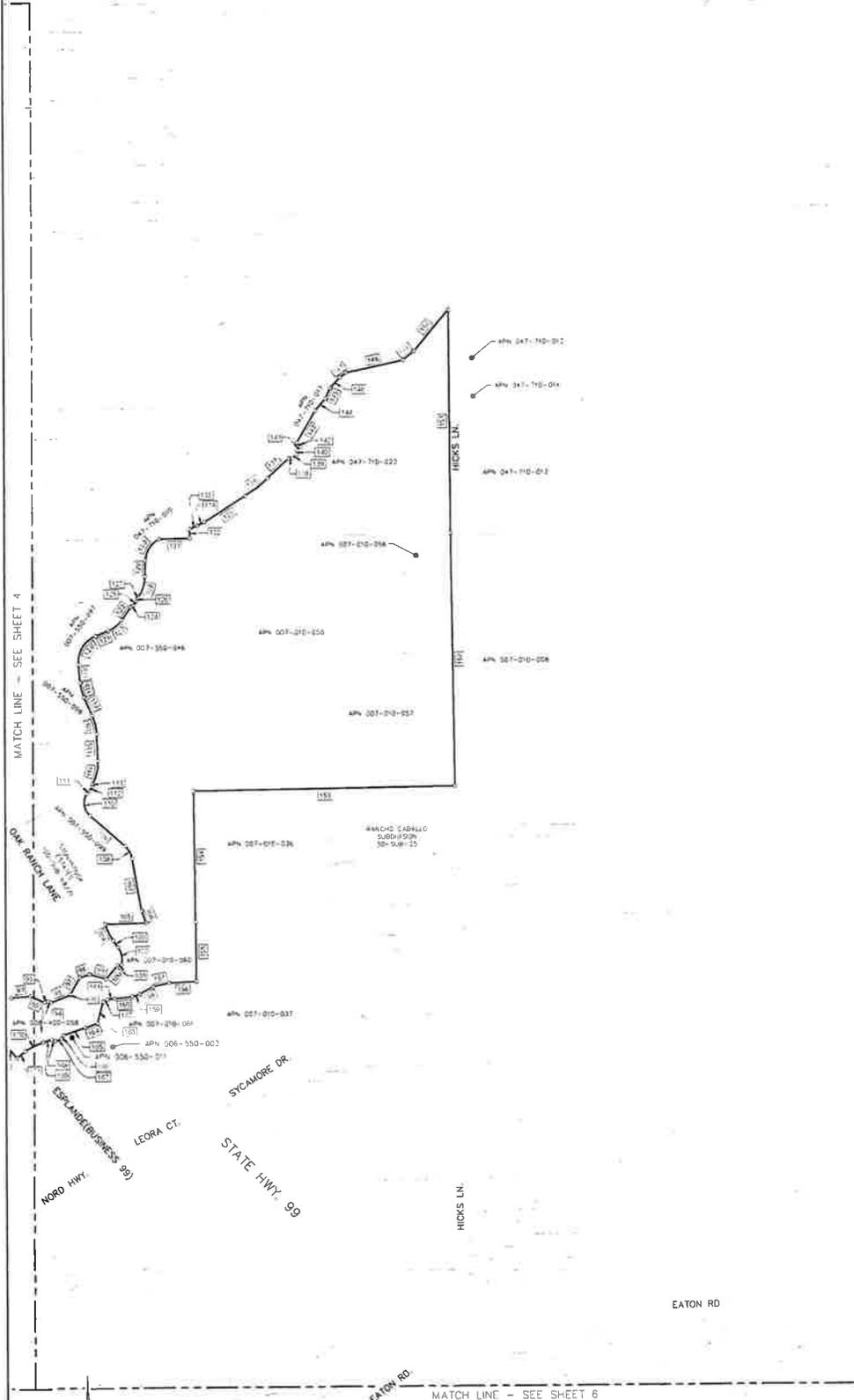


- LEGEND
- INCLINED W/ 40X40AP
 - PARCEL 1/4"
 - APN
 - SECTION POINT
 - SECTION NUMBER
 - COMMON SECTION CORNER
 - 1/4 CORNER

PSOMAS
PREPARED AT THE REQUEST OF
ADR. C. J. THE GROUNDWATER USERS OF BUTTE COUNTY
C/O RICHARD MCCOMBS

\\s1\landr\2022\ag\Groundwater users of Butte County\Survey\DWG\Cv\1445420100-146.dwg 2/28/2022 10:55 am Rofsky.mcmbs

EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 5 OF 36

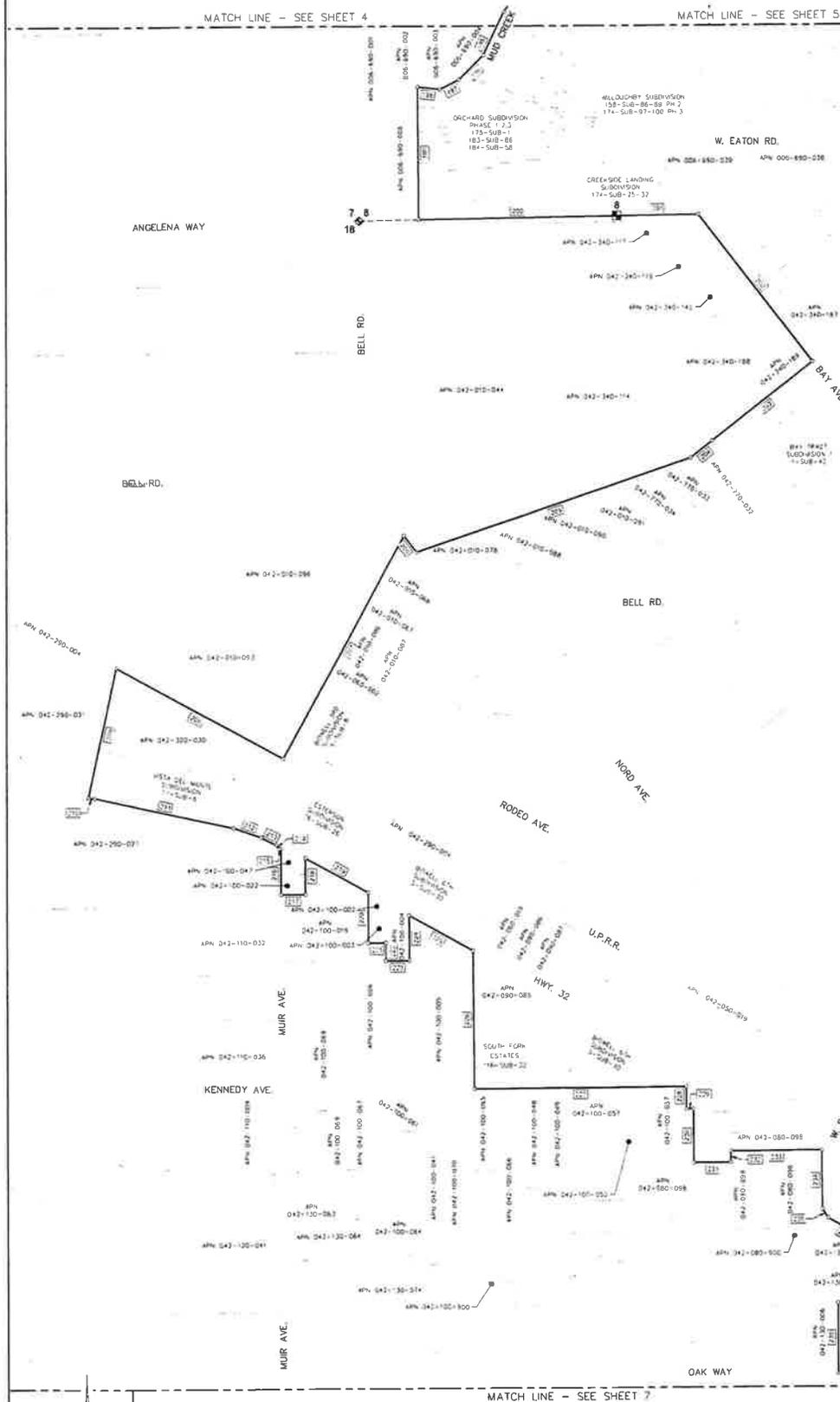


SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION + DELTA	RADIUS
01	151.00		
02	160.00		
03	33.50		
04	33.84		
05	205.83		
06	0.44		
07	158.12		
08	108.49		
09	108.00		
100	178.00		
101	44.81		
102	184.12		-230.00
103	82.55		
104	185.90		-576.00
105	421.28		
106	135.81		
107	333.37		
108	149.86		-227.00
109	458.00		
110	243.27		-170.00
111	37.73		
112	59.00		
113	22.09		
114	241.72		-422.00
115	173.47		
116	194.34		-522.00
117	200.84		
118	133.77		-478.00
119	183.98		
120	157.81		-262.00
121	141.80		
122	131.17		-318.00
123	166.77		
124	26.83		
125	58.00		
126	36.87		
127	14.87		
128	223.87		-308.00
129	161.51		
130	298.32		-253.00
131	315.22		
132	91.55		
133	92.21		
134	82.10		
135	430.00		
136	284.32		-4516.00
137	257.71		
138	39.67		
139	59.00		
140	38.88		
141	58.00		
142	88.00		
143	375.80		
144	160.80		
145	113.00		
146	186.80		
147	80.80		
148	593.00		
149	187.00		
150	344.55		
151	2383.37		
152	2556.07		
153	2645.46		
154	1320.42		
155	602.13		
156	273.75		
157	170.20		
158	156.88		
159	76.88		
160	179.11		
161	18.18		
162	48.01		
163	223.58		
164	125.10		-3228.00
165	242.10		
166	39.60		
167	62.00		
168	39.60		
169	90.89		
170	202.57		-772.00
171	183.27		

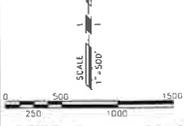
LEGEND:
 1/4" = 50' 0" (1:500) ROUNDUP
 PARCEL LINE
 DASHED LINE
 ○ ASSASSOR PARCEL NUMBER
 □ COURSE NUMBER
 ◆ COMMON WEST OR CORNER
 ■ 1/4" CORNER

PSOMAS
 PREPARED AT THE REQUEST OF
 AGRICULTURE CROPLAND/WATER USERS OF BUTTE COUNTY
 C/O RICHARD MCCOMEN

EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 6 OF 36



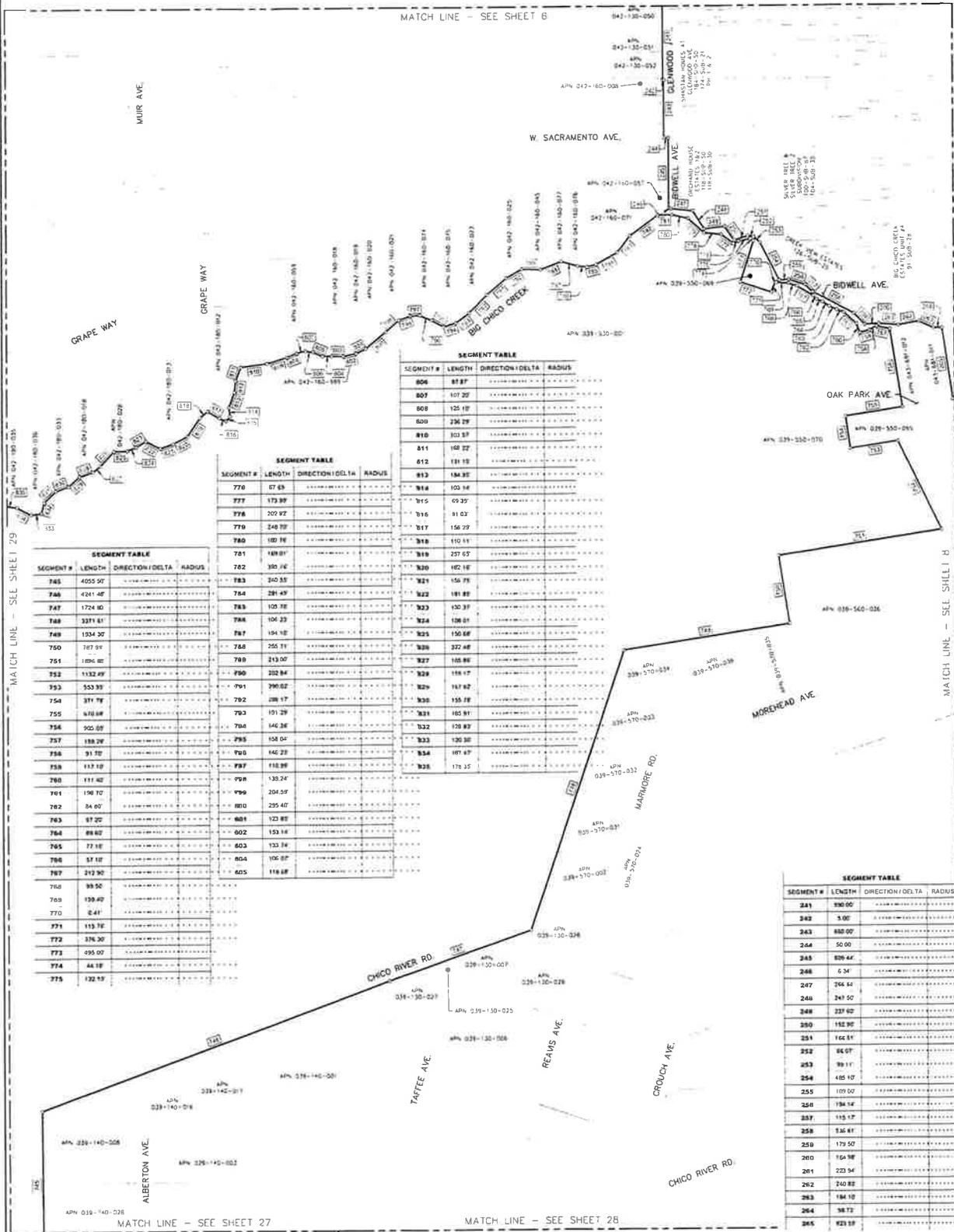
SEGMENT TABLE			
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106	150.37		
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198	235.26		
199	1366.42		
200	2041.55		
201	943.02		
202	1918.13		
203	1320.00		
204	291.19		
205	2386.31		
206	210.89		
207	2604.69		
208	1946.62		
209	1365.71		
210	62.96		
211	1653.67		
212	284.13		
213	135.61		
214	48.48		
215	29.00		
216	403.54		
217	248.50		
218	373.89		
219	740.04		
220	520.37		
221	162.50		
222	188.16		
223	243.00		
224	406.68		
225	756.08		
226	1817.82		
227	2179.74		
228	230.00		
229	10.00		
230	549.42		
231	348.00		
232	114.67		
233	940.00		
234	606.32		
235	106.83		
236	450.48		
237	632.57		
238	300.00		
239	726.00		
240	285.00		
241	990.00		



- LEGEND**
- PROPERTY BOUNDARIES
 - APN
 - SECTION CORNER
 - 1/4 CORNER

PSOMAS
 PREPARED AT THE REQUEST OF
 AGRICULTURAL ENGINEERS & PLANNERS, INC.
 1100 N. GLENWOOD AVE., SUITE 200, BUTTE COUNTY, CA 95926

EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 7 OF 36



SEGMENT TABLE

SEGMENT #	LENGTH	DIRECTION/DELTA	RADIUS
745	4055.50'		
746	4241.48'		
747	1724.80'		
748	3371.61'		
749	1934.30'		
750	787.91'		
751	1896.80'		
752	1132.89'		
753	553.99'		
754	371.79'		
755	618.68'		
756	955.89'		
757	188.29'		
758	91.70'		
759	113.18'		
760	111.42'		
761	198.70'		
762	54.80'		
763	87.20'		
764	88.82'		
765	77.18'		
766	57.18'		
767	212.90'		
768	93.50'		
769	138.49'		
770	2.41'		
771	115.78'		
772	376.30'		
773	995.00'		
774	44.18'		
775	132.13'		

SEGMENT TABLE

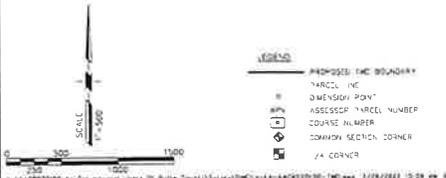
SEGMENT #	LENGTH	DIRECTION/DELTA	RADIUS
776	67.63'		
777	173.89'		
778	202.92'		
779	248.78'		
780	180.78'		
781	189.91'		
782	300.70'		
783	340.83'		
784	281.49'		
785	100.78'		
786	106.23'		
787	194.18'		
788	255.71'		
789	213.50'		
790	202.84'		
791	390.62'		
792	288.17'		
793	191.29'		
794	140.36'		
795	158.04'		
796	140.23'		
797	178.99'		
798	135.24'		
799	204.59'		
800	295.40'		
801	123.83'		
802	153.16'		
803	123.76'		
804	100.87'		
805	118.68'		

SEGMENT TABLE

SEGMENT #	LENGTH	DIRECTION/DELTA	RADIUS
806	83.87'		
807	107.20'		
808	125.18'		
809	236.29'		
810	103.57'		
811	160.22'		
812	181.13'		
813	184.35'		
814	103.14'		
815	69.35'		
816	81.03'		
817	158.22'		
818	110.11'		
819	257.67'		
820	162.14'		
821	150.79'		
822	181.89'		
823	150.39'		
824	138.81'		
825	150.68'		
826	332.48'		
827	165.88'		
828	188.17'		
829	113.82'		
830	155.78'		
831	185.81'		
832	178.83'		
833	130.30'		
834	187.49'		
835	176.35'		

SEGMENT TABLE

SEGMENT #	LENGTH	DIRECTION/DELTA	RADIUS
241	930.00'		
242	3.00'		
243	880.00'		
244	50.00'		
245	809.44'		
246	6.34'		
247	264.64'		
248	247.50'		
249	237.60'		
250	182.90'		
251	166.84'		
252	84.07'		
253	99.11'		
254	485.10'		
255	109.00'		
256	194.14'		
257	115.17'		
258	136.41'		
259	179.50'		
260	164.98'		
261	223.54'		
262	240.82'		
263	184.10'		
264	98.72'		
265	823.13'		



PSOMAS
PREPARED AT THE REQUEST OF
AGRICULTURE CHAIRMANSHIP USUALLY BY BUTTE COUNTY
CIVIL AND LAND SURVEYORS

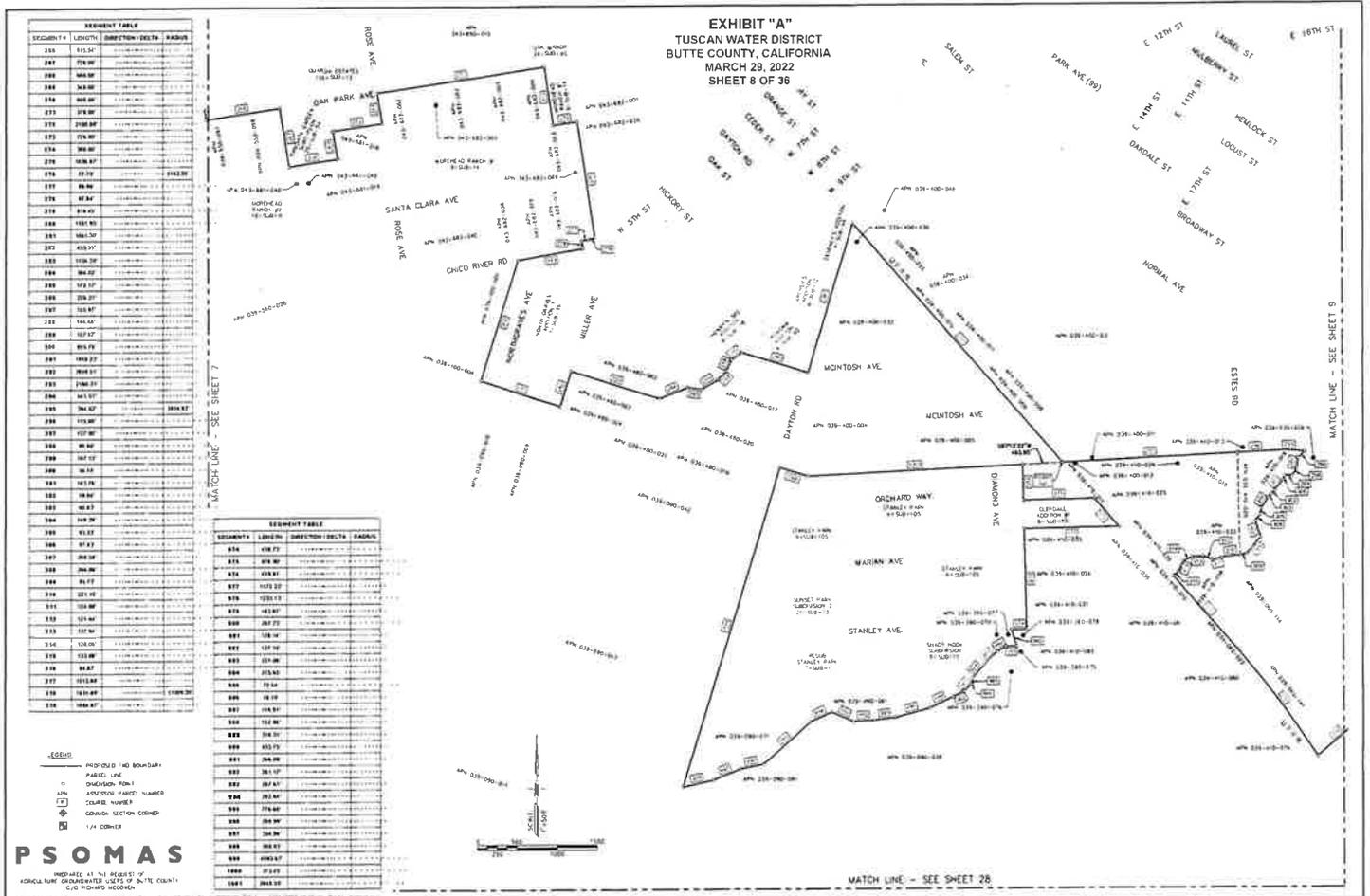
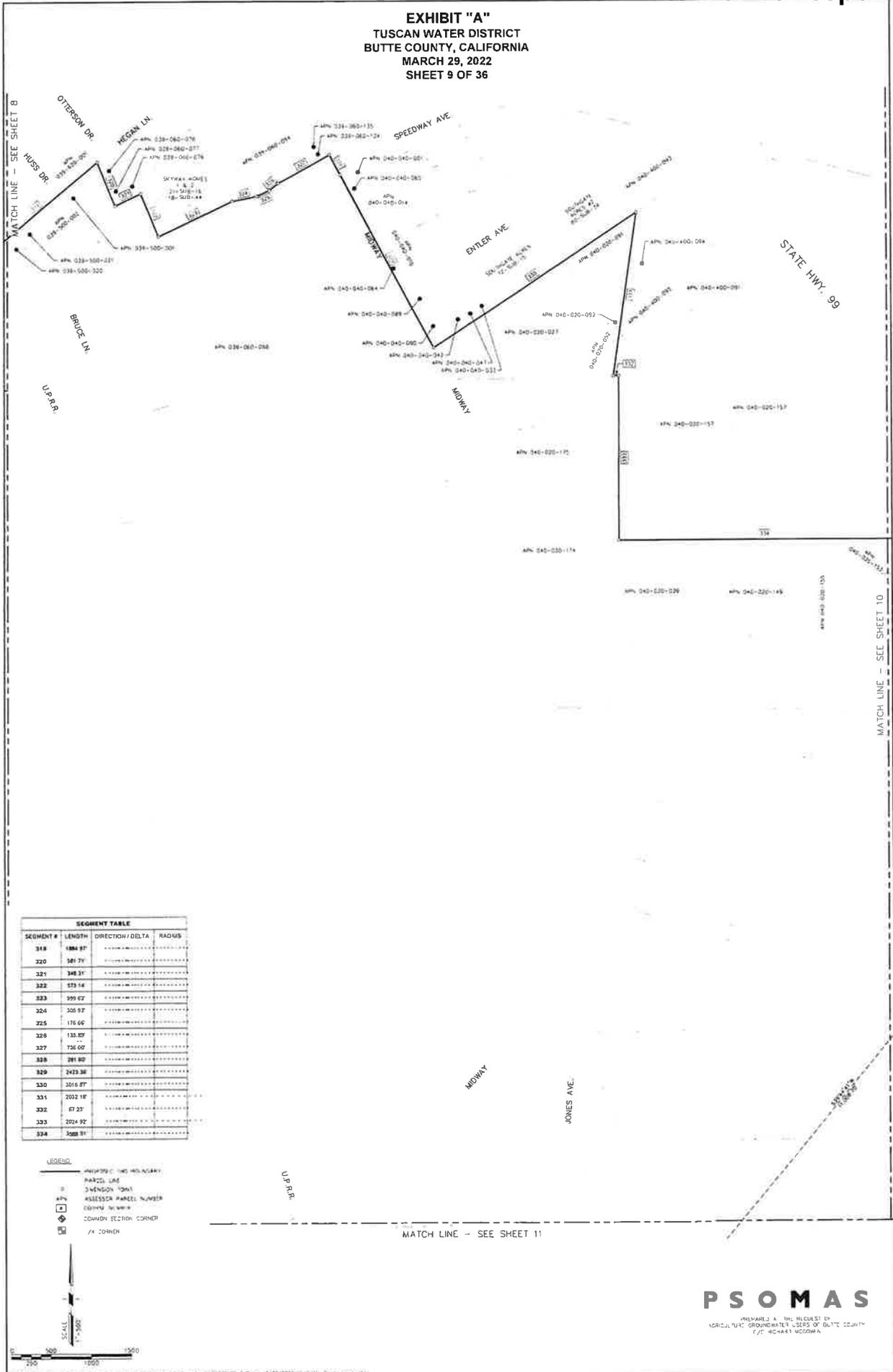


EXHIBIT "A"
 TUSCAN WATER DISTRICT
 BUTTE COUNTY, CALIFORNIA
 MARCH 29, 2022
 SHEET 9 OF 36



SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
318	1884.87		
320	381.71		
321	348.31		
322	573.14		
323	999.62		
324	305.97		
325	176.60		
326	135.87		
327	736.00		
328	281.80		
329	2423.38		
330	3316.87		
331	2032.18		
332	87.23		
333	2024.92		
334	3088.81		

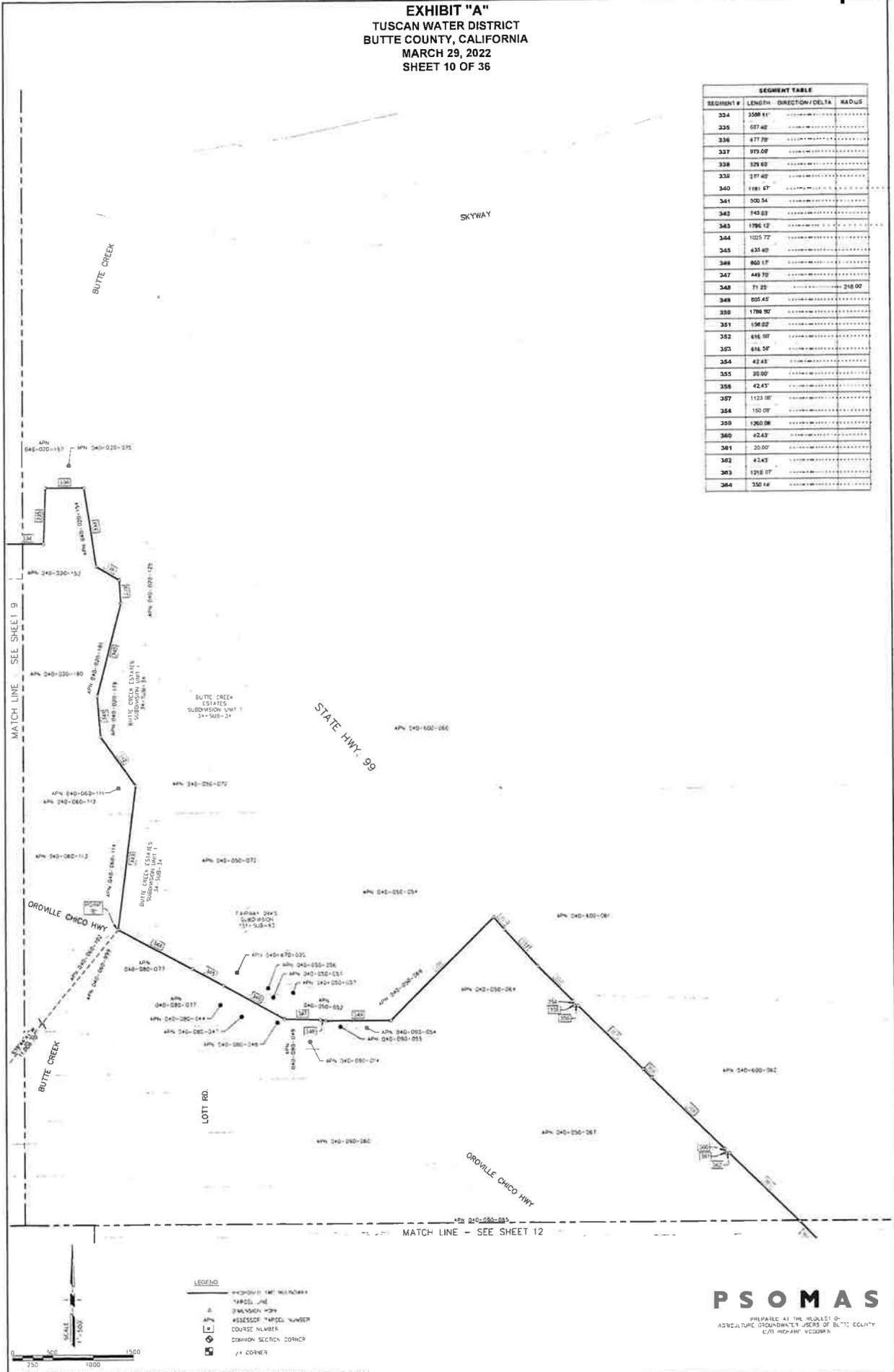
- LEGEND
- PROPERTY LINE
 - PARCEL LINE
 - DIMENSION LINE
 - ASSESSOR'S PARCEL NUMBER
 - COUNTY NUMBER
 - COMMON SECTION CORNER
 - 1/4 CORNER



PSOMAS
 PREPARED BY THE MEASUREMENTS DIVISION
 AGRICULTURAL GROUNDWATER SECTORS OF BUTTE COUNTY
 P.O. BOX 4411 GORRANA

EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 10 OF 36

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION/ DELTA	RADIUS
334	3588.11		
335	697.48		
336	477.39		
337	975.08		
338	329.83		
339	377.40		
340	1881.67		
341	500.34		
342	743.83		
343	1796.12		
344	1025.72		
345	435.40		
346	860.18		
347	449.70		
348	71.23	2148.00	
349	805.45		
350	1788.92		
351	196.82		
352	416.95		
353	818.57		
354	42.43		
355	30.00		
356	42.43		
357	1123.05		
358	150.00		
359	1260.08		
360	42.43		
361	20.00		
362	42.43		
363	1218.07		
364	350.14		

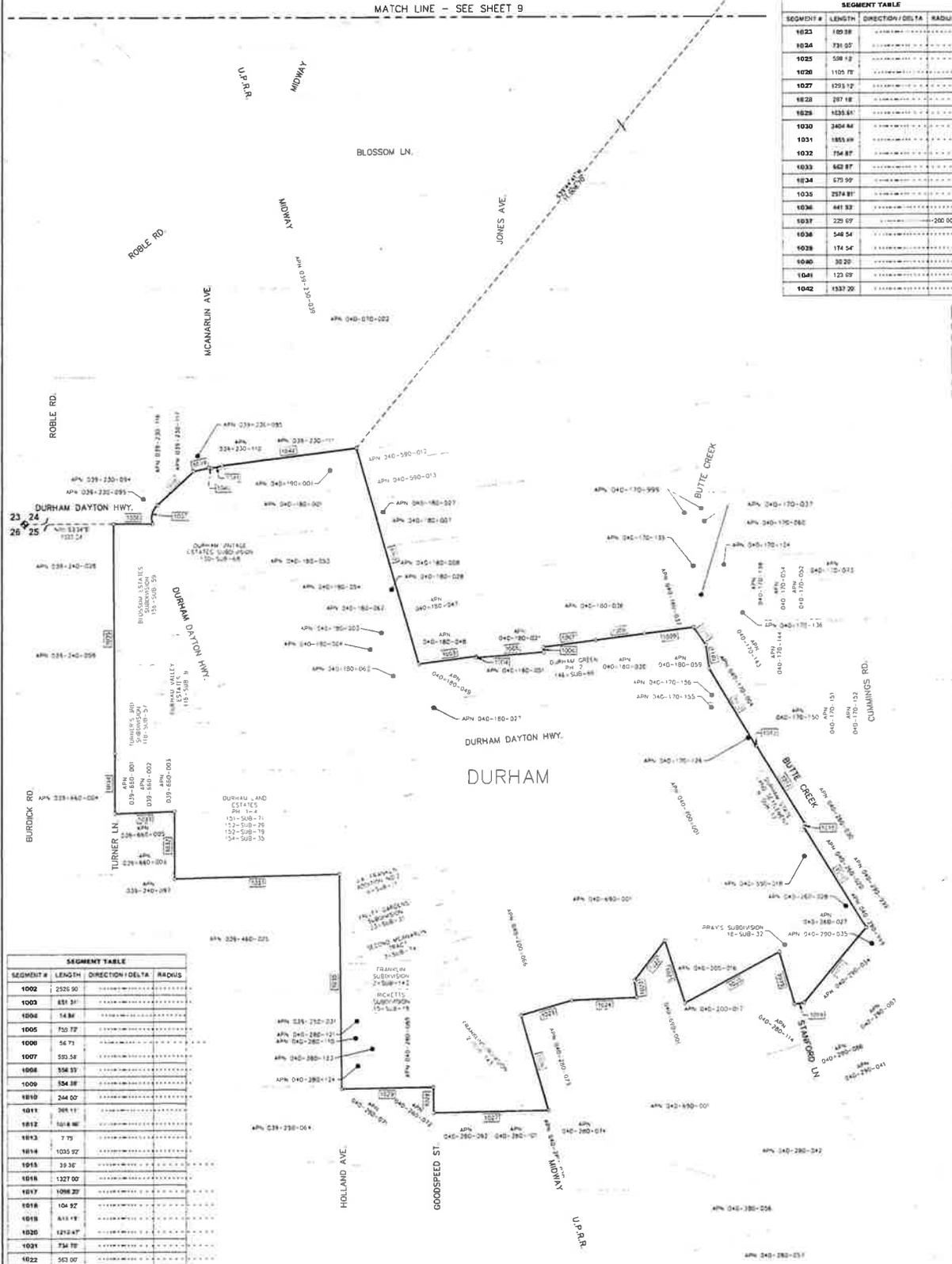


PSOMAS
PREPARED AT THE REQUEST OF
AGRICULTURE CROOK/WATER USERS OF BUTTE COUNTY
C/O HICKMAN VEGGERS

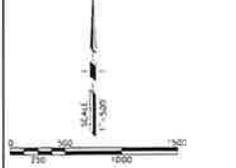
EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 11 OF 36

MATCH LINE - SEE SHEET 9

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
1023	109.38		
1024	731.05		
1025	508.12		
1026	1100.72		
1027	1251.12		
1028	297.18		
1029	1033.61		
1030	2404.84		
1031	1853.69		
1032	754.87		
1033	642.87		
1034	675.99		
1035	2374.91		
1036	441.93		
1037	225.67		200.00
1038	548.54		
1039	174.54		
1040	35.20		
1041	123.09		
1042	1337.00		



SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
1002	2526.50		
1003	831.31		
1004	14.89		
1005	750.72		
1006	54.73		
1007	555.52		
1008	358.37		
1009	534.37		
1010	244.02		
1011	368.11		
1012	518.86		
1013	7.75		
1014	1035.92		
1015	39.36		
1016	1327.00		
1017	1098.29		
1018	104.92		
1019	413.19		
1020	1313.47		
1021	734.70		
1022	563.00		

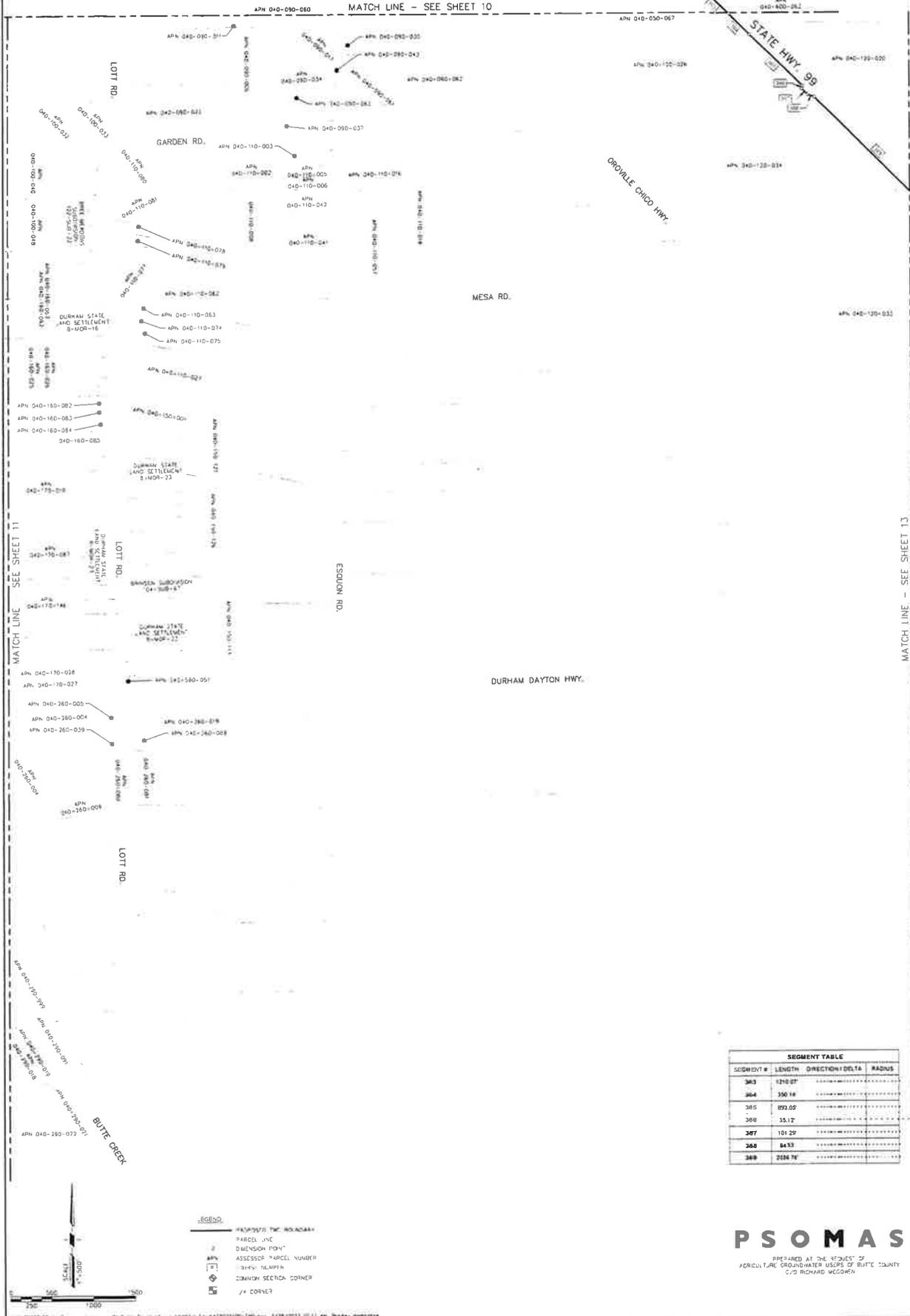


- LEGEND
- BOUNDARY
 - PARCEL LINE
 - 300-FOOT RIGHT-OF-WAY
 - APN ASSASSOR PARCEL NUMBER
 - COURSE NUMBER
 - COMMON SECTION CORNER
 - 1/4 CORNER

PSOMAS
REGISTERED AT THE REQUEST OF
APRIL T. LEE, DRAINAGE USER OF BUTTE COUNTY
C/O RICHARD WOODMAN

1: SCALE 2000:1. 2: DRAWING IS A COPY OF THE ORIGINAL DRAWING. 3: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. 4: THE DRAWING IS THE PROPERTY OF PSOMAS AND SHALL BE RETURNED TO PSOMAS UPON COMPLETION OF THE PROJECT. 5: THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF PSOMAS.

EXHIBIT "A"
 TUSCAN WATER DISTRICT
 BUTTE COUNTY, CALIFORNIA
 MARCH 29, 2022
 SHEET 12 OF 36



SEGMENT TABLE				
SEGMENT #	LENGTH	DIRECTION	DELTA	RADIUS
363	1210.07'			
364	350.18'			
365	893.09'			
366	35.12'			
367	101.29'			
368	84.33'			
369	3036.76'			

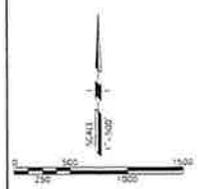
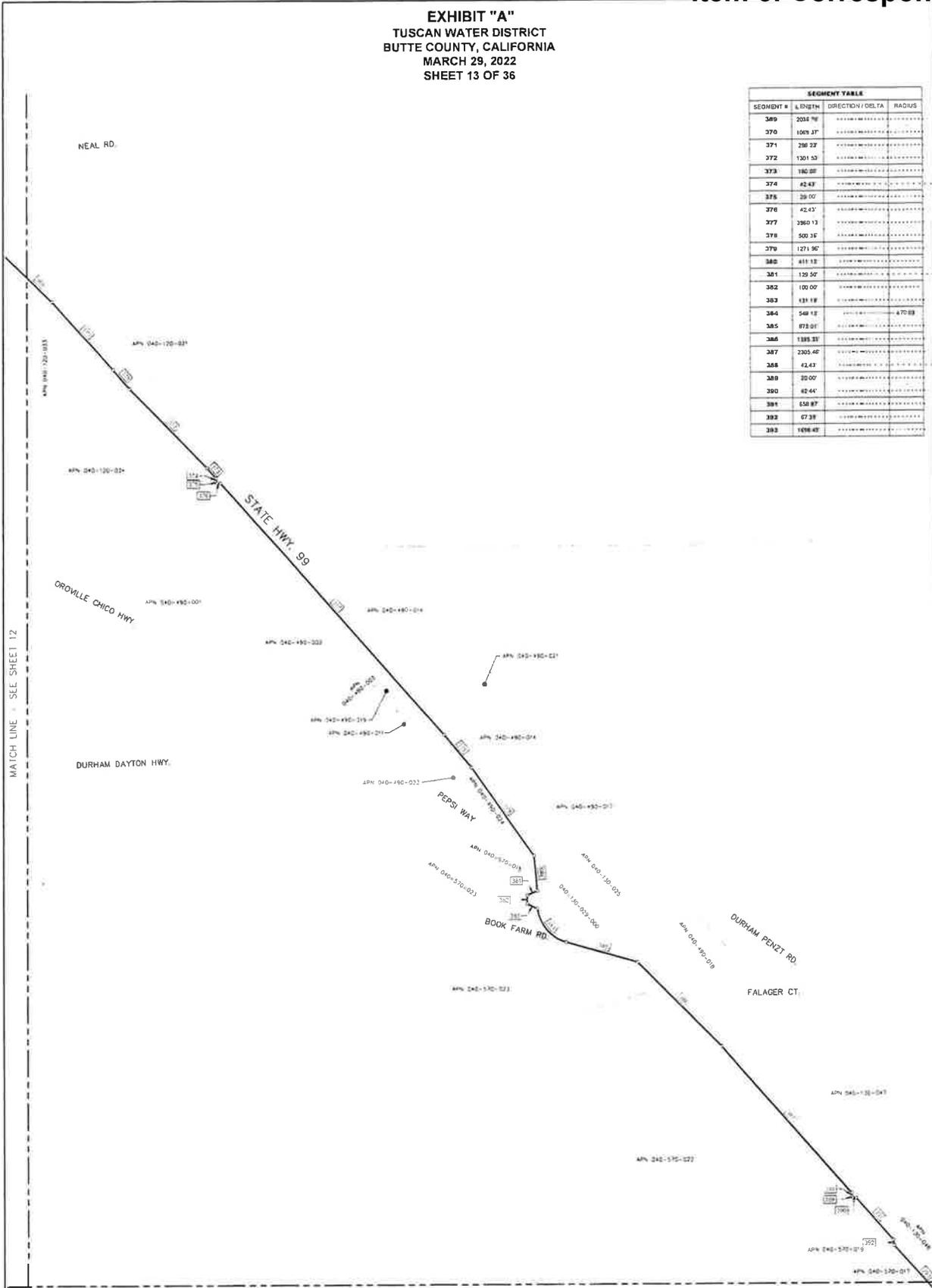
- LEGEND
- PARCELS THE BOUNDARY
 - PARCEL LINE
 - o DIMENSION POINT
 - APN ASSessor PARCEL NUMBER
 - 1/4 SECTION
 - o SECTION CORNER
 - o CORNER

PSOMAS
 PREPARED AT THE REQUEST OF
 AGRICULTURE GROUNDWATER USERS OF BUTTE COUNTY
 C/O RICHARD WOODMAN

1:2500 SCALE
 1" = 2500'
 1/4 SECTION
 1/4 CORNER

EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 13 OF 36

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
369	2034.78		
370	1093.37		
371	286.23		
372	1301.53		
373	180.00		
374	42.43		
375	29.00		
376	42.43		
377	2860.13		
378	500.35		
379	1271.90		
380	411.78		
381	129.50		
382	100.00		
383	431.18		
384	548.12	470.89	
385	873.01		
386	1388.31		
387	2303.46		
388	42.43		
389	30.00		
390	42.44		
391	658.87		
392	67.38		
393	1696.48		



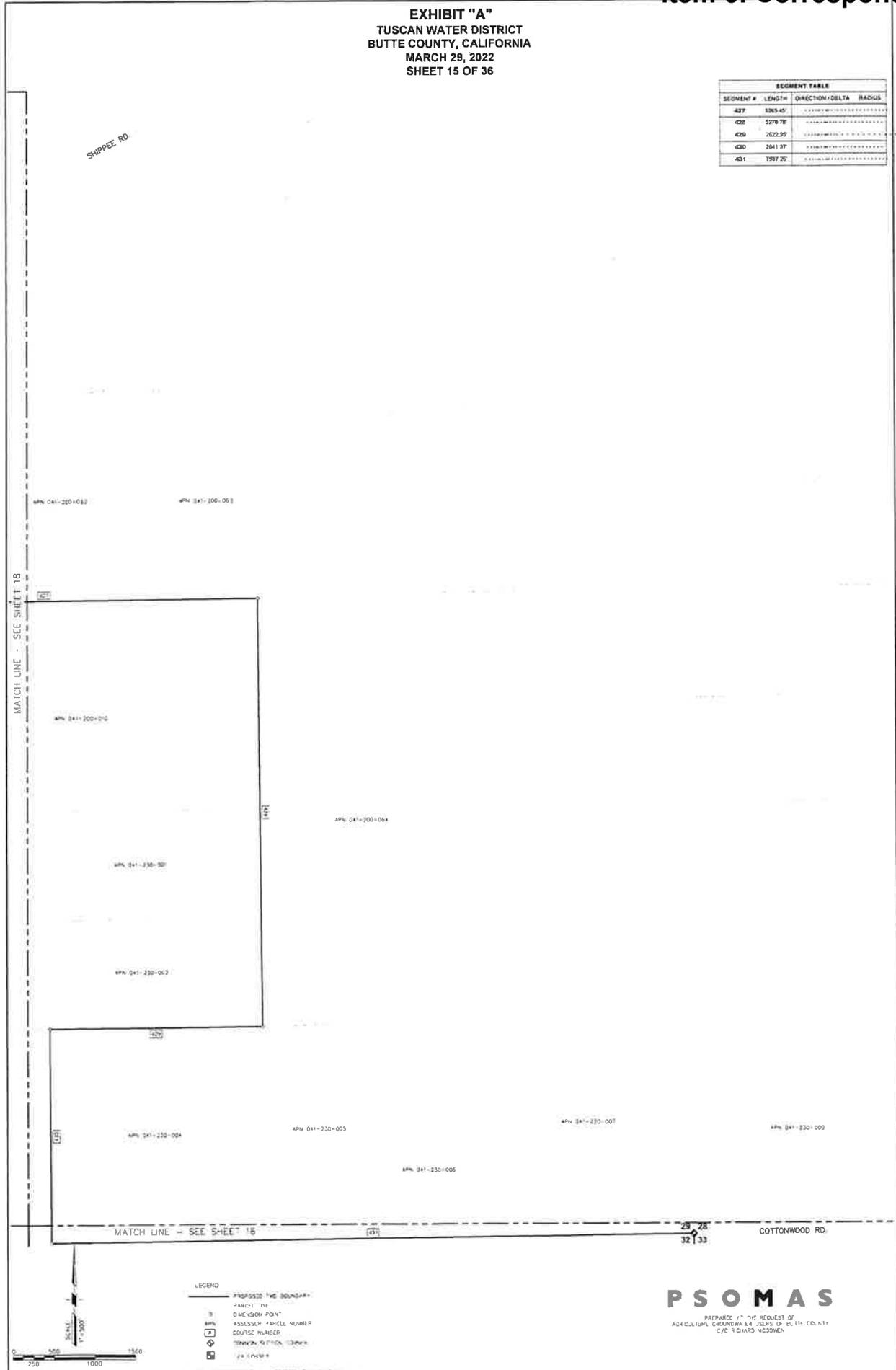
- LEGEND**
- PROPOSED TWC BOUNDARY
 - PARCEL LINE
 - DIMENSION POINT
 - APN
 - COURSE NUMBER
 - DIVISION SECTION CORNER
 - 1/4 CORNER

PSOMAS
PREPARED AT THE REQUEST OF
AGRICULTURE PRODUCE MARKETERS ASSOCIATION OF BUTTE COUNTY
C/O MICHAEL WILGEMAN

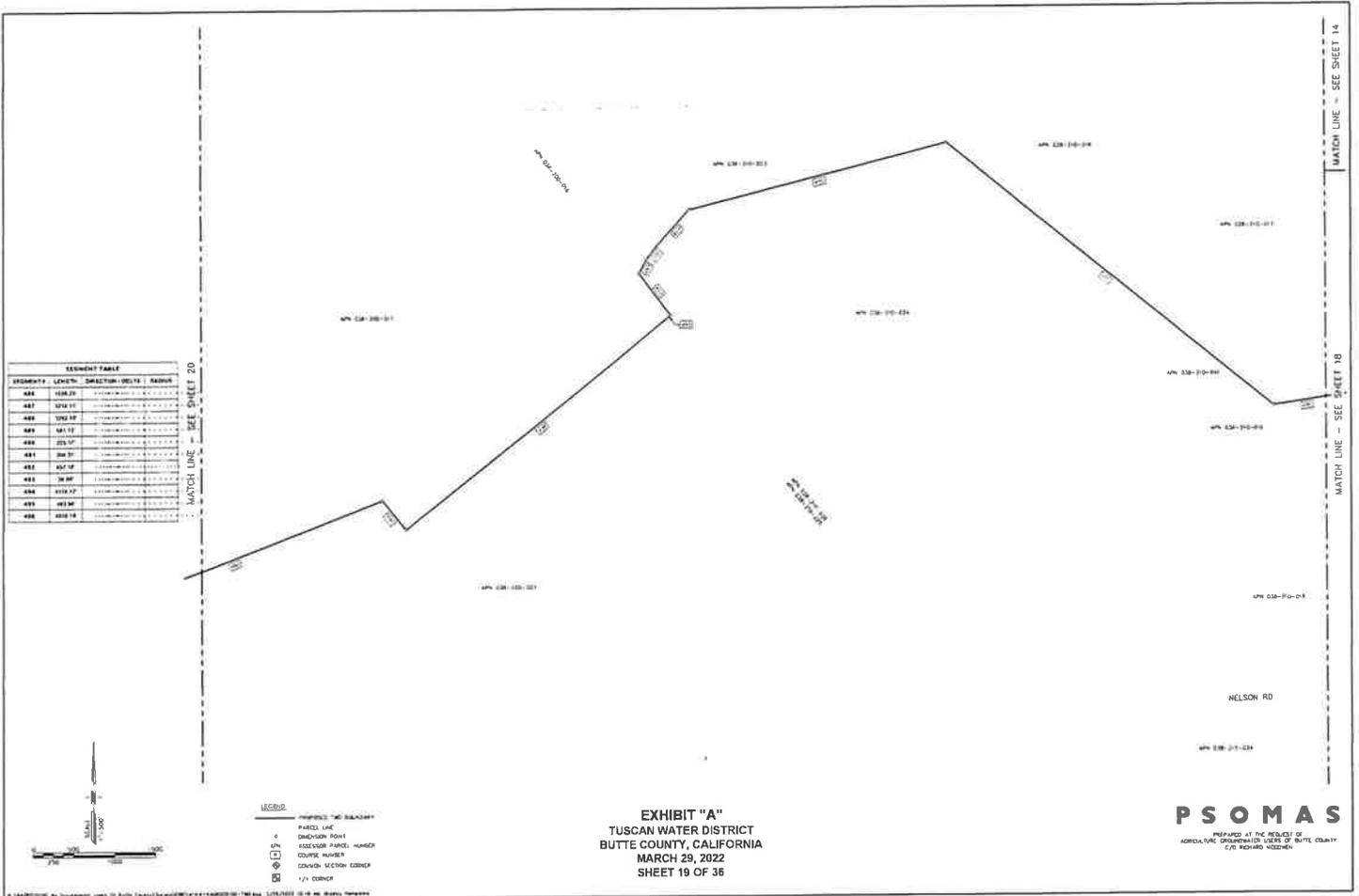
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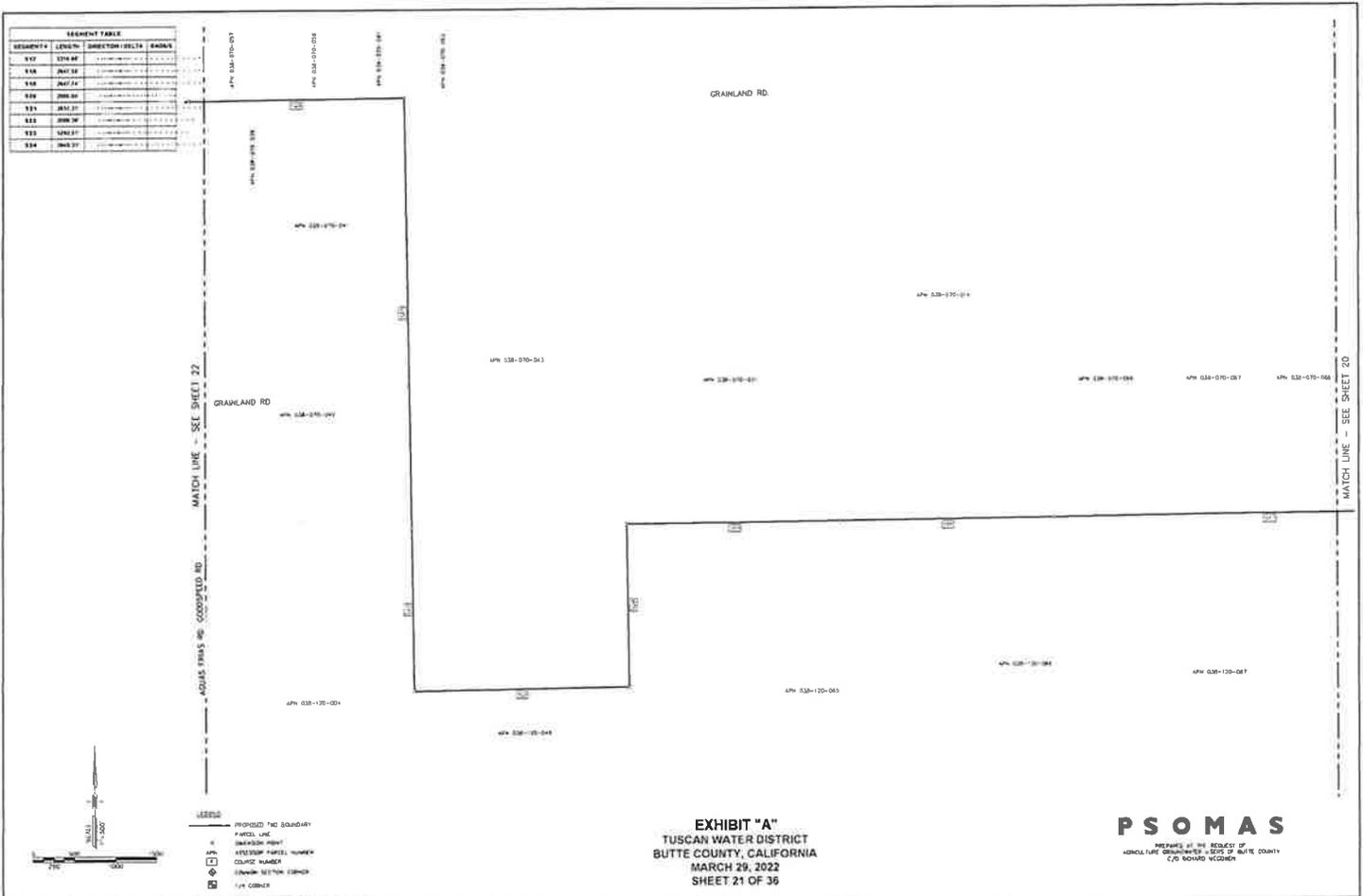
EXHIBIT "A"
 TUSCAN WATER DISTRICT
 BUTTE COUNTY, CALIFORNIA
 MARCH 29, 2022
 SHEET 15 OF 36

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
427	5263.45	.....	.....
428	5278.78	.....	.....
429	2622.50	.....	.....
430	2641.37	.....	.....
431	7997.26	.....	.....



PSOMAS
 PREPARED AT THE REQUEST OF
 AGRICULTURE, ORLANDO WA L4, 35405 (S) BL 116 COL 117
 C/C 9 GARDN VCC2000A





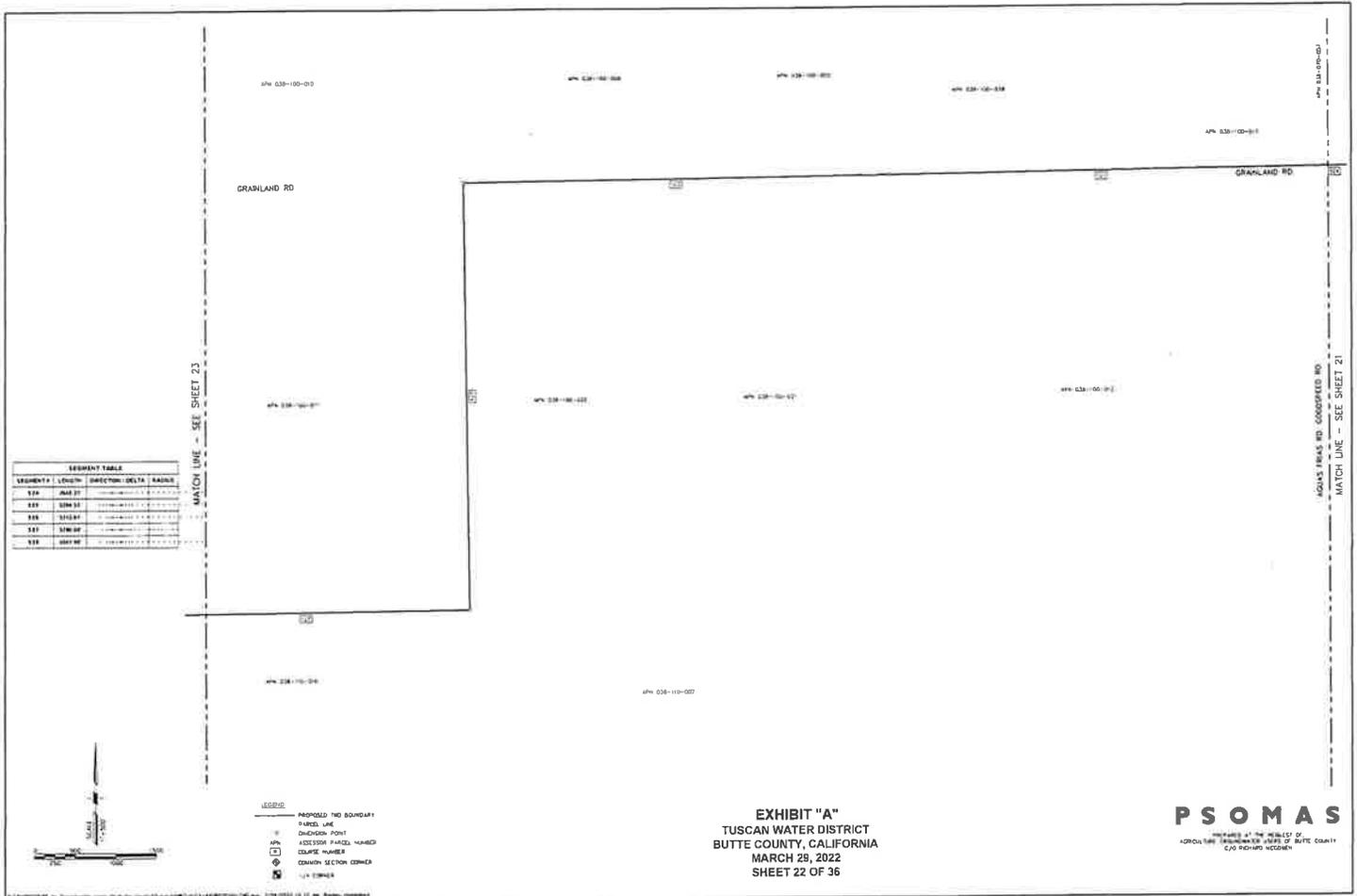
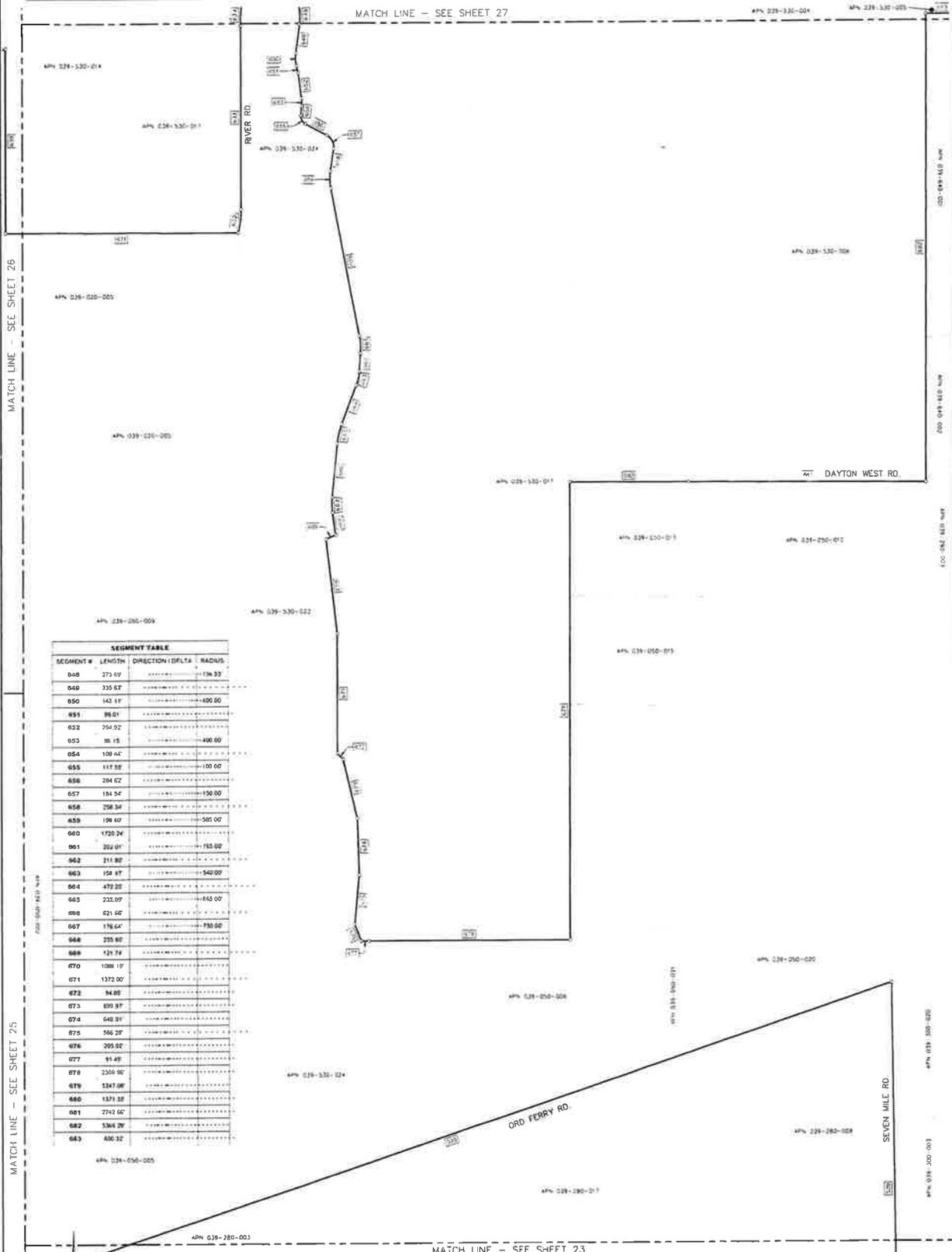
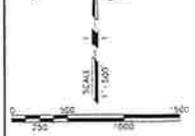


EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 24 OF 36

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
620	2117.31		
621	2664.79		
632	270.22		800.00
633	2103.37		
634	353.53		800.00



SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
648	273.69		136.32
649	335.67		
650	143.18		400.00
651	88.01		
652	254.22		
653	86.15		400.00
654	100.44		
655	117.88		100.00
656	284.62		
657	184.54		150.00
658	258.34		
659	198.40		505.00
660	1720.24		
661	202.91		783.00
662	211.80		
663	154.87		540.00
664	472.20		
665	222.09		645.00
666	621.00		
667	176.64		780.00
668	295.80		
669	121.74		
670	1088.17		
671	1372.00		
672	84.88		
673	820.87		
674	640.81		
675	566.29		
676	205.02		
677	81.48		
678	2300.90		
679	1347.00		
680	1371.32		
681	2742.66		
682	5346.20		
683	450.32		



- LEGEND**
- PROPOSED 1/4 BOUNDARY
 - PARCEL LINE
 - SURVEY POINT
 - ASSASSIN PARCEL NUMBER
 - CELLAR NUMBER
 - COMMON SECTION CORNER
 - 1/4 CORNER

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
529	1274.55		
530	18742.55		

PSOMAS
 PREPARED AT THE REQUEST OF
 AGRICULTURE CONSULTANTS, LLC OF BUTTE COUNTY
 C/O RICHARD VEDRNEY

SCALE: 1"=500'

DATE: 03/29/2022

PROJECT: TUSCAN WATER DISTRICT - BUTTE COUNTY, CALIFORNIA - EXHIBIT "A" - SHEET 24 OF 36

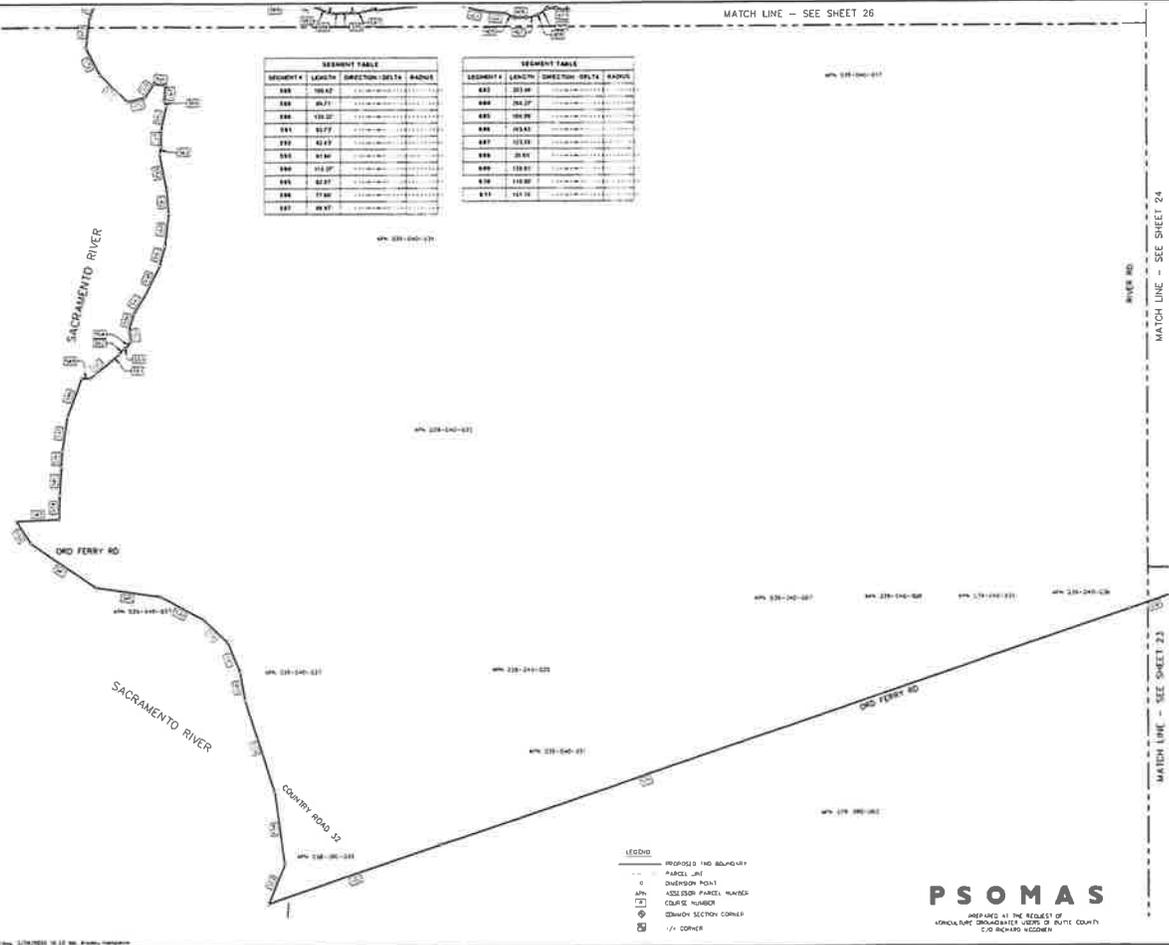
EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 25 OF 35

MATCH LINE - SEE SHEET 26

SEGMENT #	LENGTH	DIRECTION/DELTA	RADIUS
830	1010.81		
831	8116.24		
832	2191.92		
833	1428.00		
834	866.00		
835	1737.50		
836	130.00		
837	163.00		
838	163.00		
839	173.50		
840	173.50		
841	163.00		
842	163.17		
843	163.17		
844	217.50		
845	130.00		
846	163.17		
847	163.17		
848	167.47		
849	134.32		
850	219.20		
851	132.76		
852	163.87		
853	28.38		
854	163.47		
855	102.70		
856	163.47		
857	163.47		
858	163.25		
859	226.31		
860	272.34		
861	226.31		
862	163.47		
863	163.47		
864	163.19		
865	163.47		
866	163.47		
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868	163.47		
869	163.47		
870	163.47		
871	163.47		
872	163.47		
873	163.47		

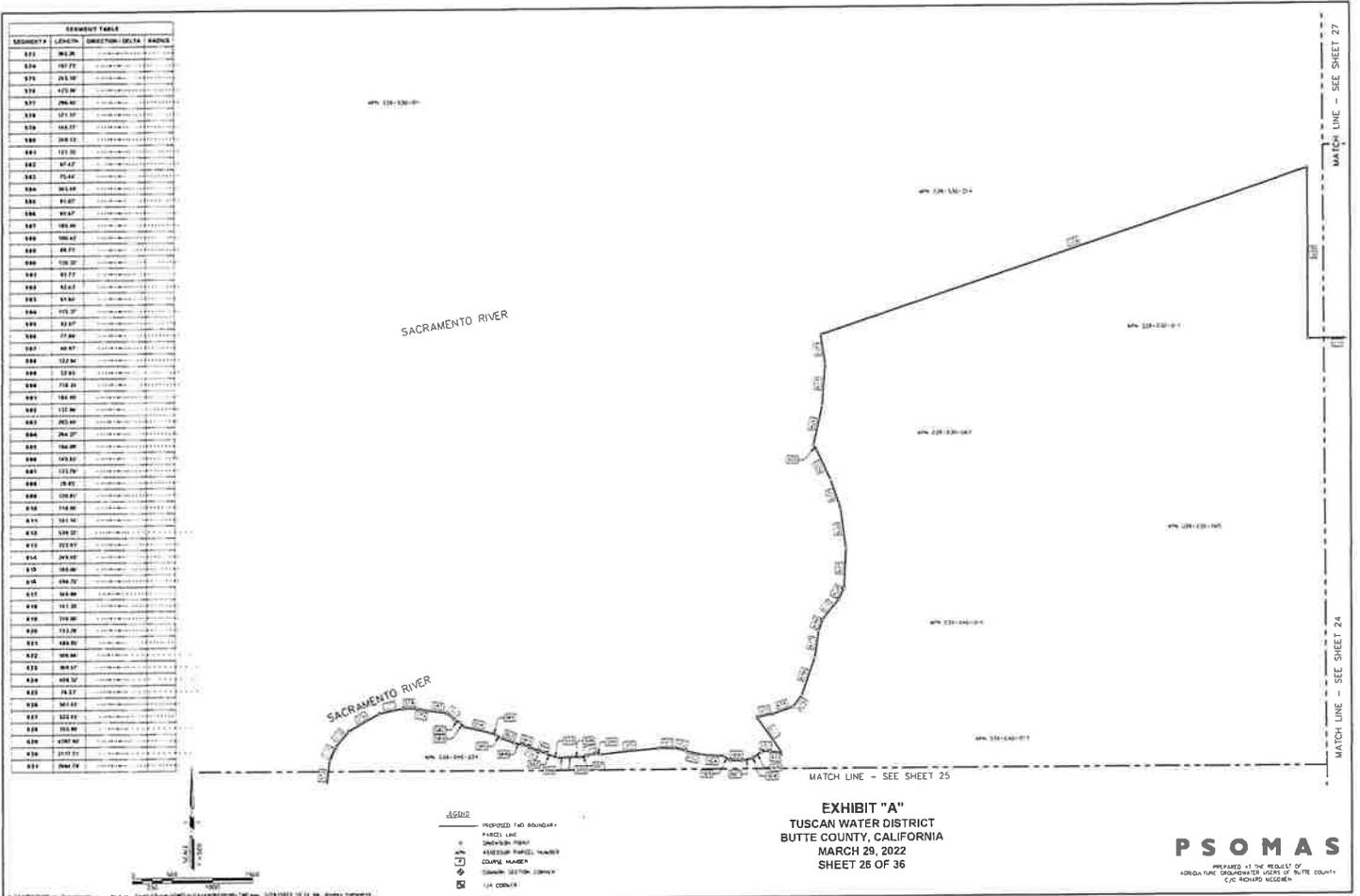
SEGMENT #	LENGTH	DIRECTION/DELTA	RADIUS
888	186.42		
889	263.71		
890	130.00		
891	107.77		
892	43.43		
893	43.43		
894	43.43		
895	112.37		
896	43.43		
897	43.43		
898	43.43		
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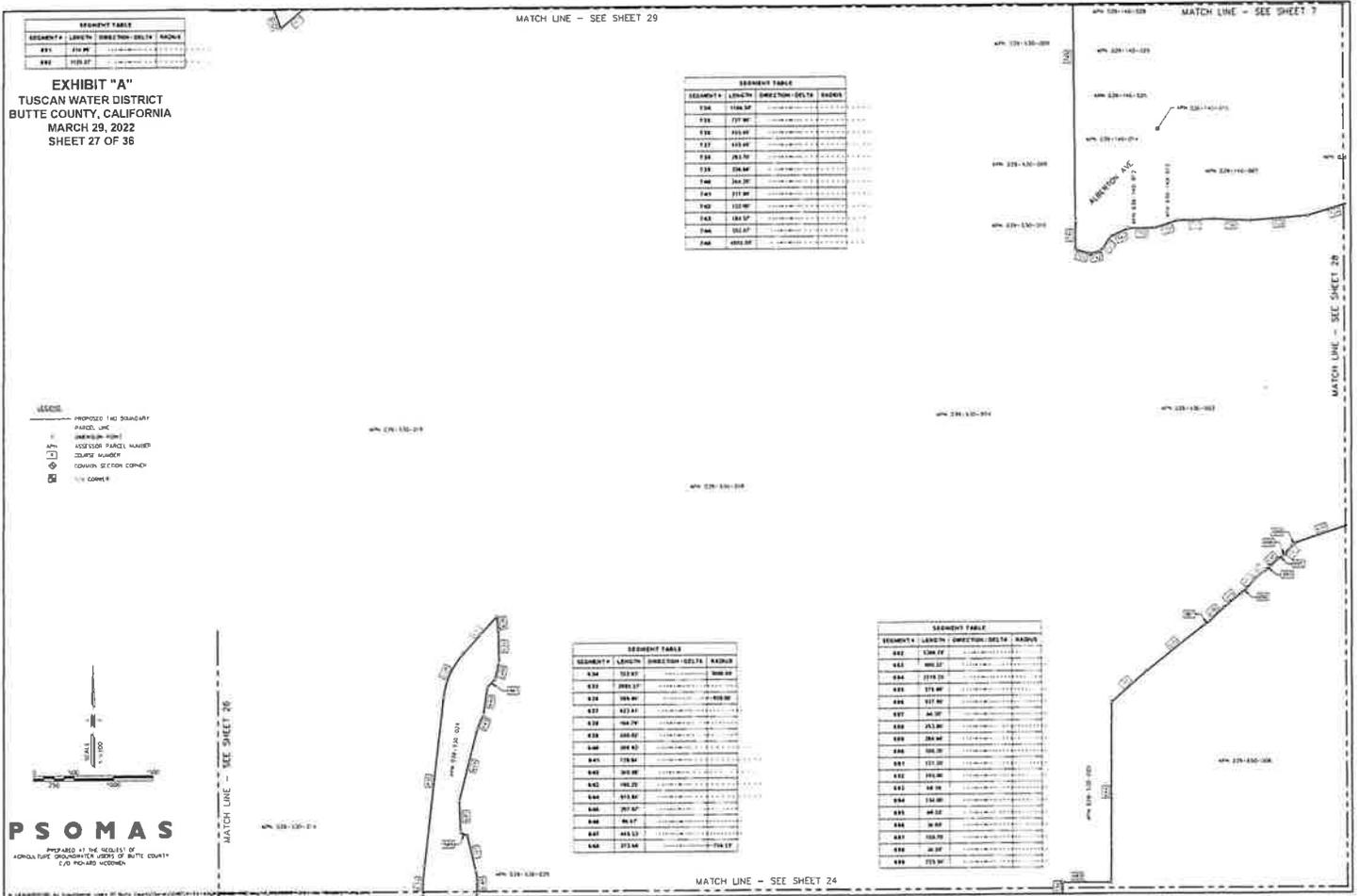
SEGMENT #	LENGTH	DIRECTION/DELTA	RADIUS
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883	203.00		
884	203.00		
885	203.00		
886	203.00		
887	203.00		
888	203.00		
889	203.00		
890	203.00		
891	203.00		
892	203.00		
893	203.00		
894	203.00		
895	203.00		
896	203.00		
897	203.00		
898	203.00		
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902	203.00		
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993	203.00		
994	203.00		
995	203.00		
996	203.00		
997	203.00		
998	203.00		
999	203.00		
1000	203.00		



- LEGEND
- PROPOSED HD BOUNDARY
 - PARCEL LOT
 - DIVERSION POINT
 - USDESR PARCEL PLACES
 - CBASE NUMBER
 - SEASON SECTION CORNER
 - OWNER

PSOMAS
 PREPARED AT THE REQUEST OF
 HONORABLE JOSEPHANTHONY V. BUTTE COUNTY
 CIVIL ENGINEER





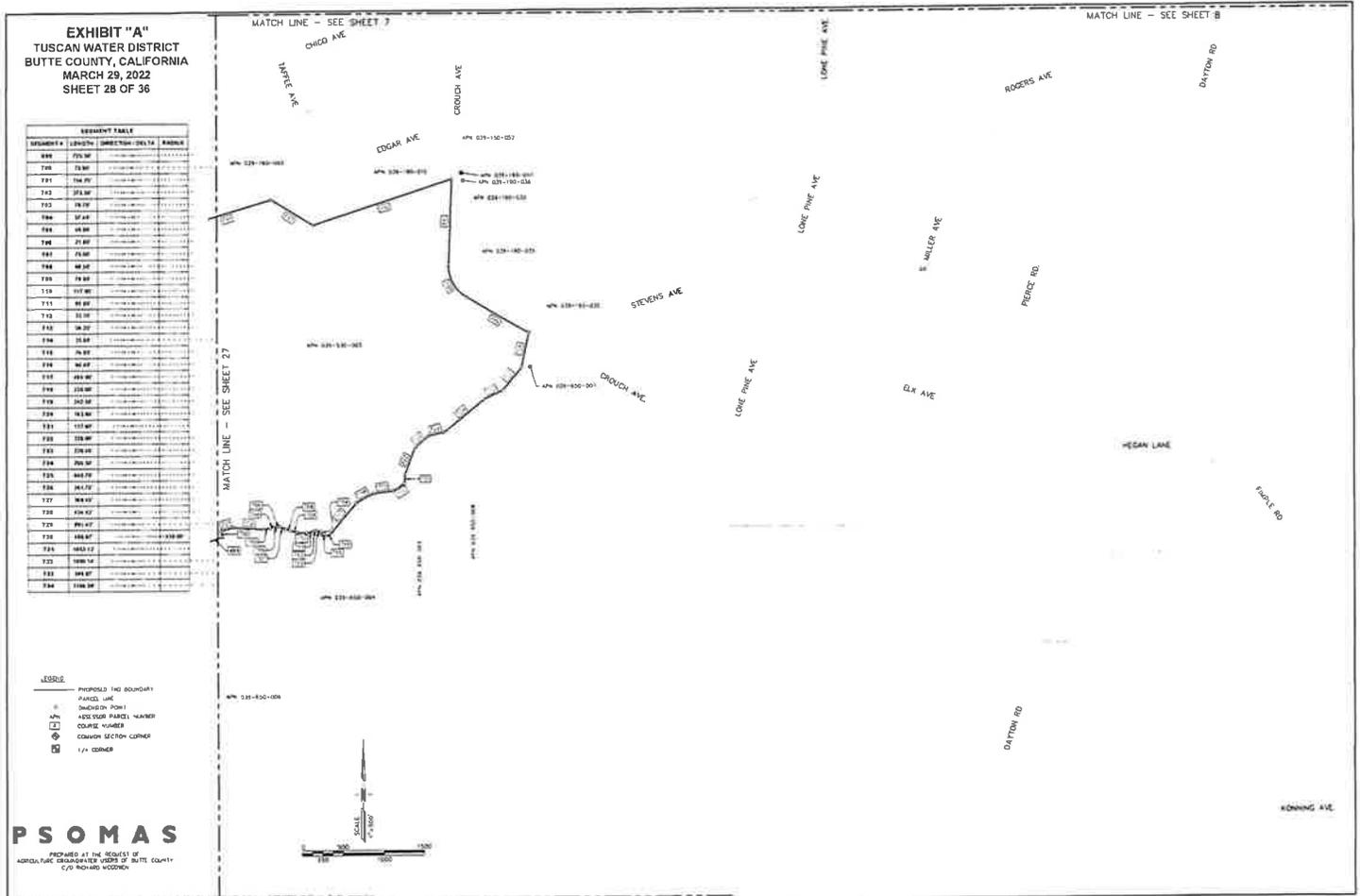
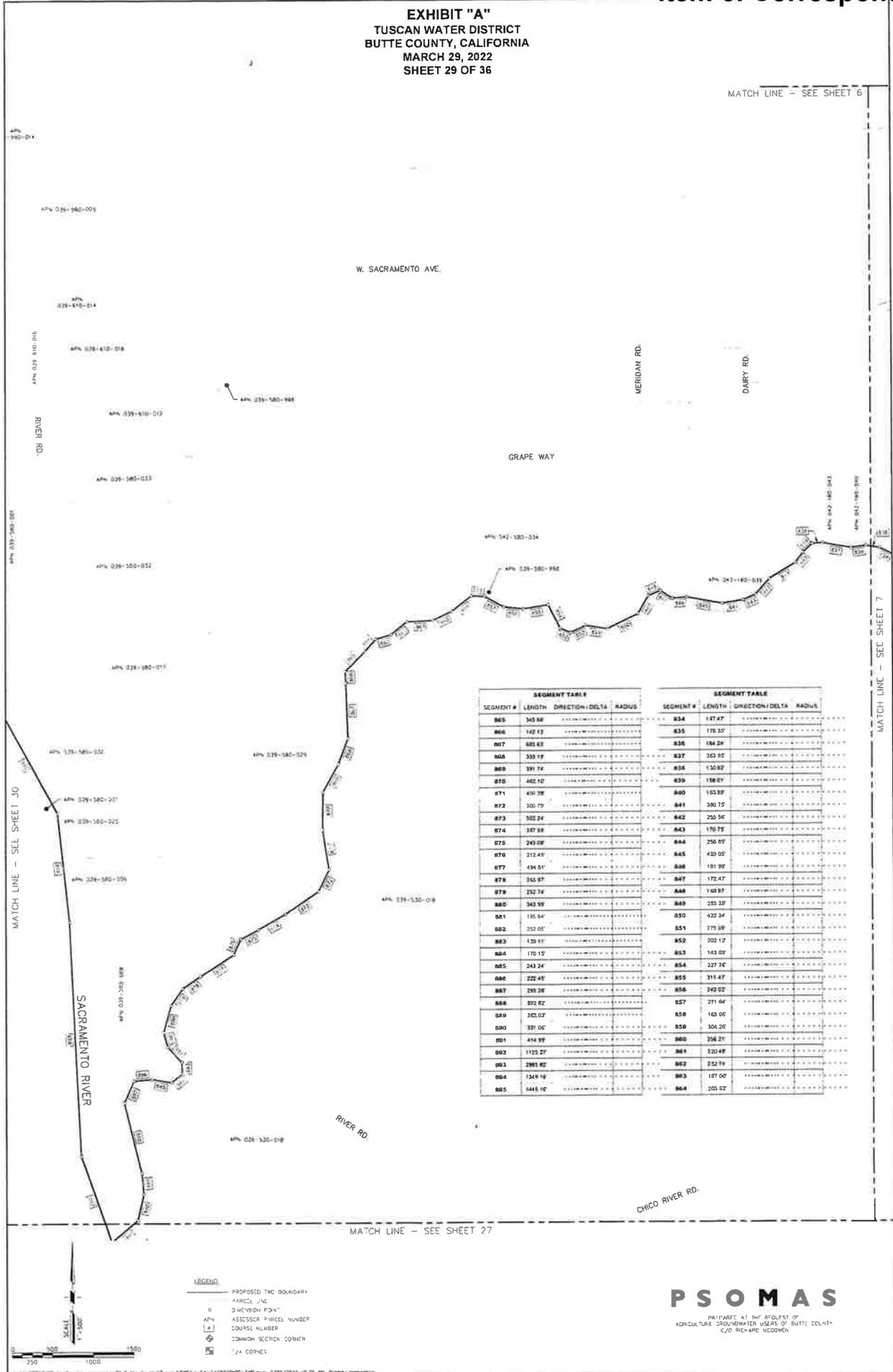


EXHIBIT "A"
TUSCAN WATER DISTRICT
BUTTE COUNTY, CALIFORNIA
MARCH 29, 2022
SHEET 29 OF 36



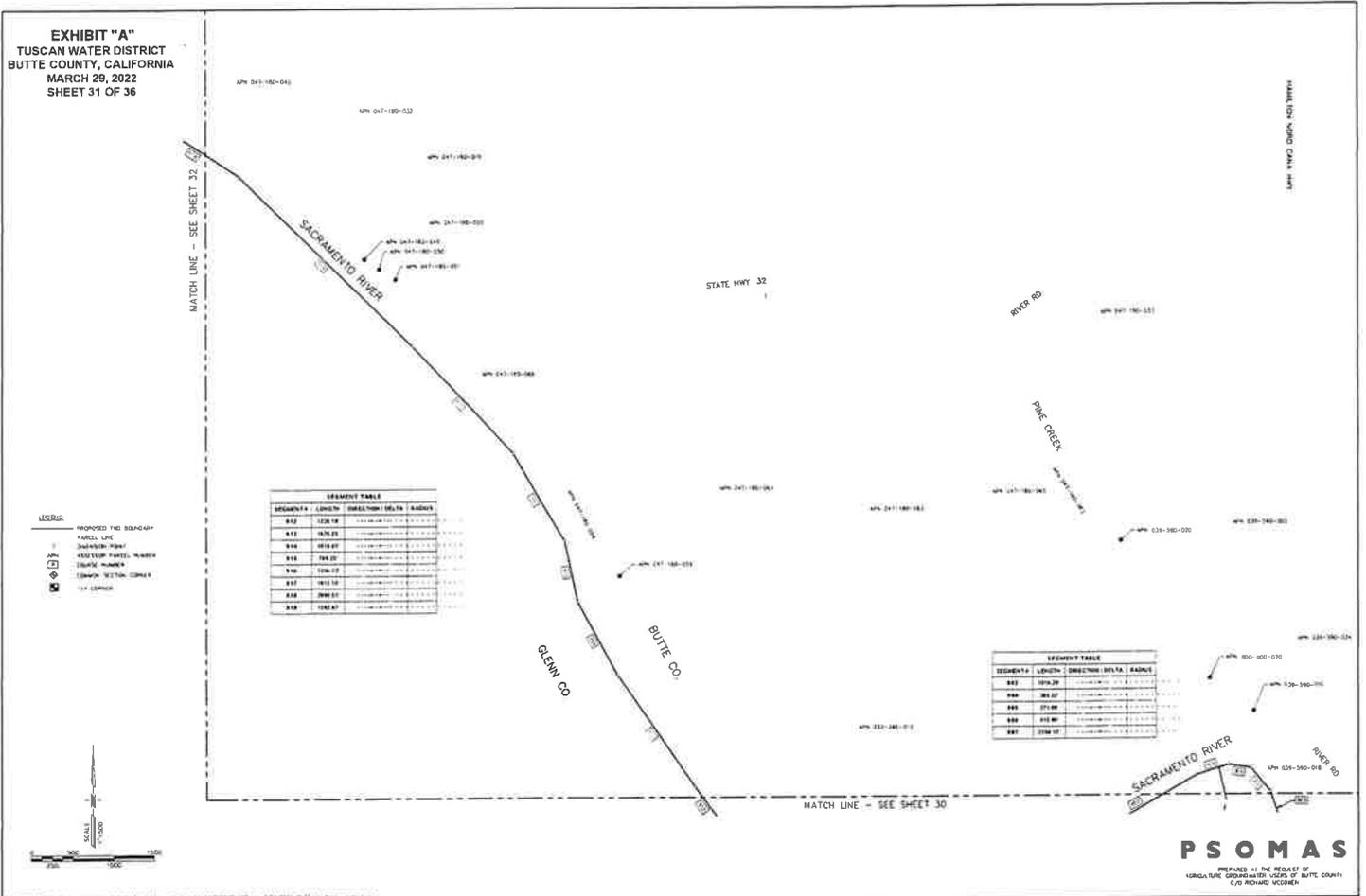
SEGMENT TABLE				SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION/Delta	RADIUS	SEGMENT #	LENGTH	DIRECTION/Delta	RADIUS
865	345.87	.....	.....	834	127.47	.....	.....
866	142.12	.....	.....	835	170.33	.....	.....
867	683.63	.....	.....	836	184.24	.....	.....
868	333.17	.....	.....	837	302.92	.....	.....
869	391.74	.....	.....	838	130.92	.....	.....
870	482.10	.....	.....	839	158.01	.....	.....
871	490.38	.....	.....	840	163.89	.....	.....
872	300.73	.....	.....	841	380.72	.....	.....
873	502.84	.....	.....	842	250.56	.....	.....
874	387.88	.....	.....	843	170.78	.....	.....
875	243.08	.....	.....	844	250.85	.....	.....
876	212.45	.....	.....	845	430.05	.....	.....
877	434.51	.....	.....	846	181.92	.....	.....
878	365.87	.....	.....	847	172.47	.....	.....
879	210.74	.....	.....	848	169.87	.....	.....
880	343.93	.....	.....	849	253.37	.....	.....
881	195.84	.....	.....	850	422.34	.....	.....
882	252.05	.....	.....	851	273.88	.....	.....
883	130.11	.....	.....	852	202.12	.....	.....
884	170.15	.....	.....	853	143.05	.....	.....
885	243.24	.....	.....	854	327.26	.....	.....
886	272.41	.....	.....	855	311.47	.....	.....
887	285.28	.....	.....	856	242.02	.....	.....
888	892.82	.....	.....	857	271.64	.....	.....
889	242.07	.....	.....	858	143.05	.....	.....
890	331.00	.....	.....	859	304.20	.....	.....
891	414.88	.....	.....	860	236.81	.....	.....
892	1125.27	.....	.....	861	320.48	.....	.....
893	286.82	.....	.....	862	252.74	.....	.....
894	1349.18	.....	.....	863	187.00	.....	.....
895	1448.16	.....	.....	864	203.62	.....	.....

LEGEND
 PROPOSED TMD BOUNDARY
 PARCEL LINE
 DIMENSION POINT
 APN ASSESSOR PARCEL NUMBER
 [L] COUNTY NUMBER
 [C] COMMON SECTION CORNER
 1/4 CORNER

PSOMAS

PREPARED AT THE REQUEST OF
 AGRICULTURE PROSOMOWER USERS OF BUTTE COUNTY
 C/O RICHARD MCCOMBS

\\L:\GIS\2022\Ag Data\Water\users\B\Butte County\2022\TMD\1-1-24\2022\96-140\fig_2729\2022_03_29_01_0000.mxd



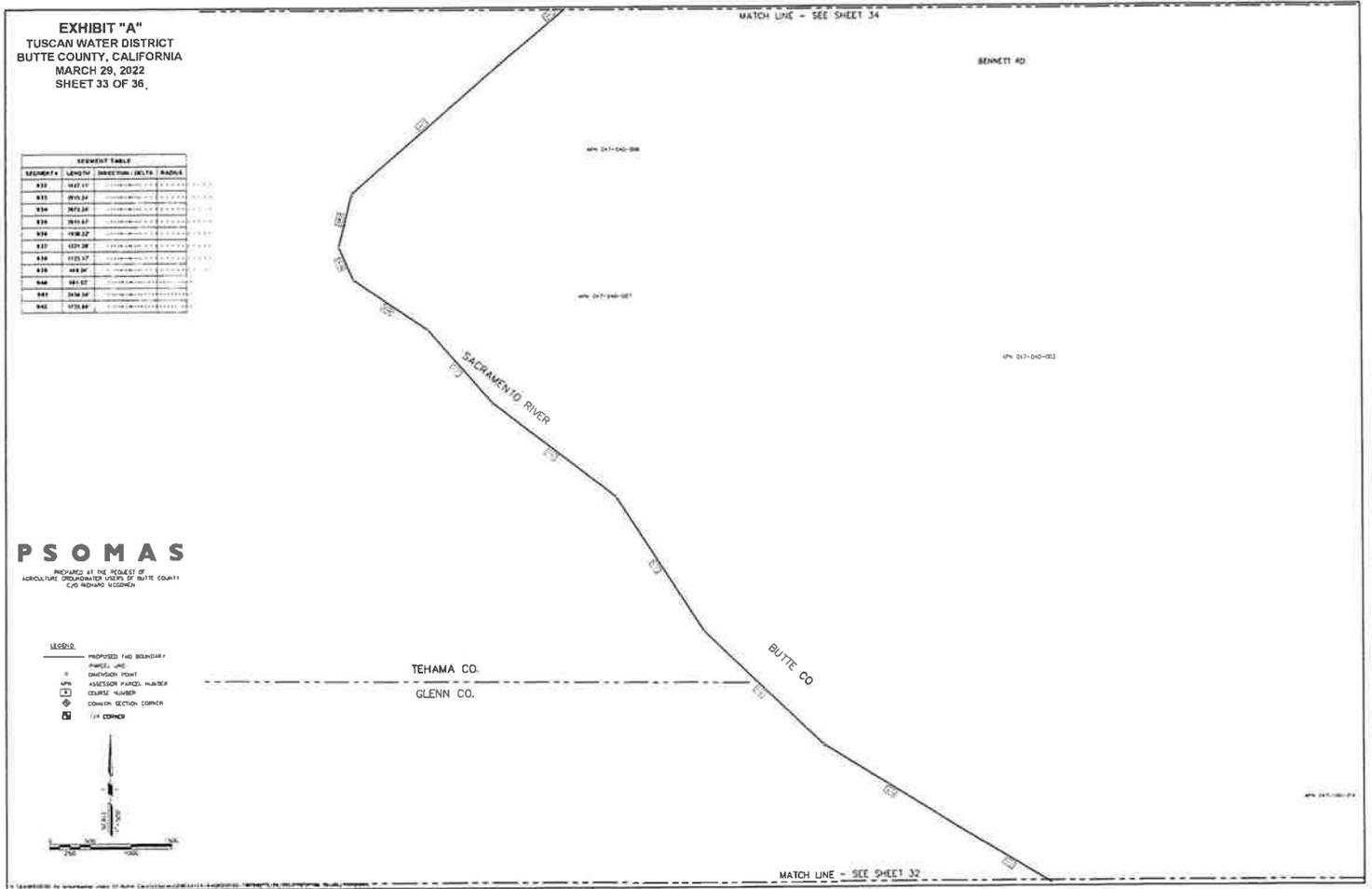
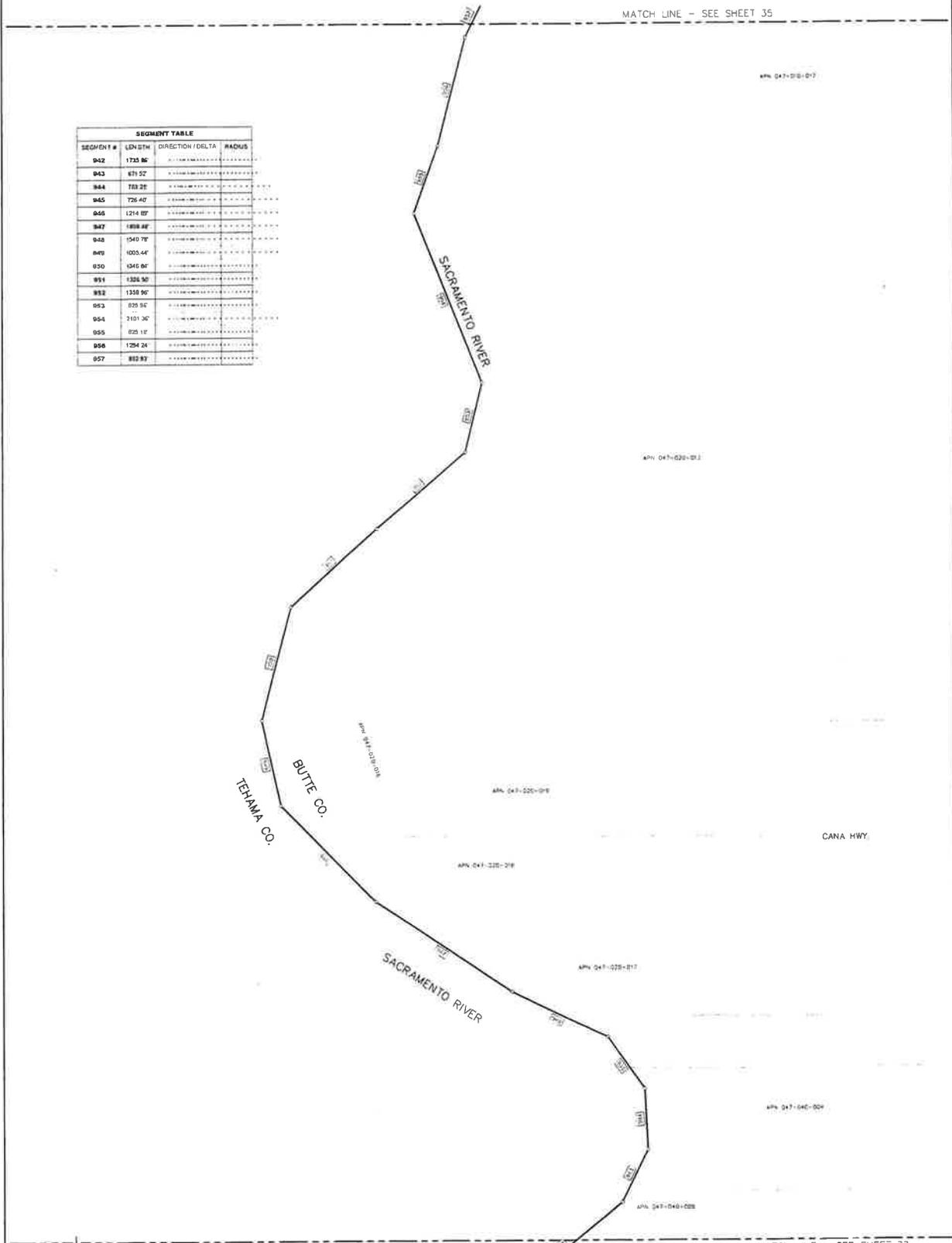


EXHIBIT "A"
 TUSCAN WATER DISTRICT
 BUTTE COUNTY, CALIFORNIA
 MARCH 29, 2022
 SHEET 34 OF 36

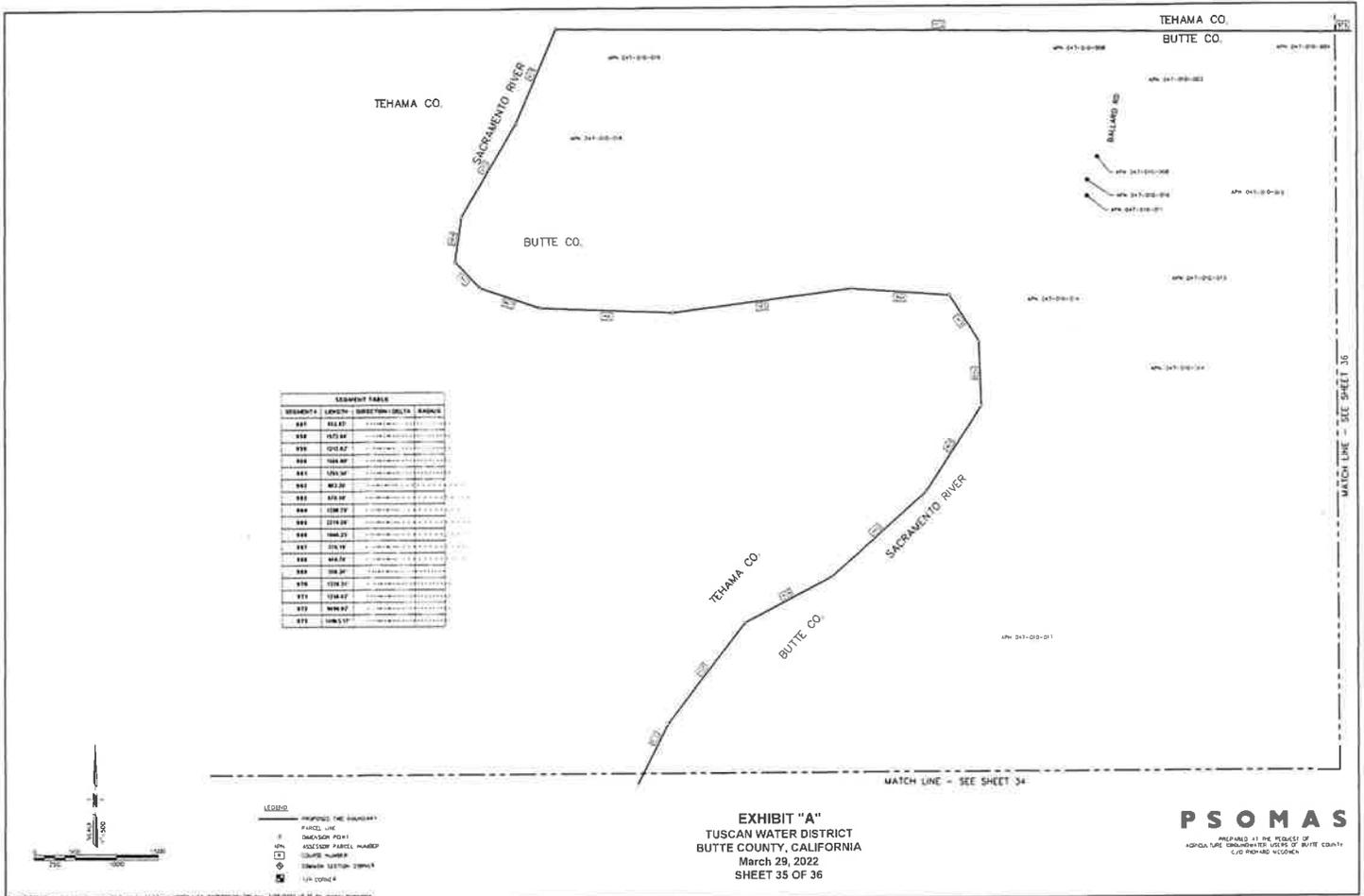
MATCH LINE - SEE SHEET 35

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
042	1735.86		
043	871.52		
044	783.25		
045	726.40		
046	1214.87		
047	1888.88		
048	1540.78		
049	1003.44		
050	1346.04		
051	1326.50		
052	1358.90		
053	870.92		
054	2101.30		
055	825.17		
056	1294.24		
057	882.93		



- LEGEND
- PARCELS AND BOUNDARY
 - PARCELS LINE
 - SURVEY POINT
 - APN ASSASSOR'S PARCEL NUMBER
 - COURSE NUMBER
 - COUNTY SECTION CORNER
 - ⊕ 1/4 CORNER

PSOMAS
 PREPARED AT THE REQUEST OF
 AGRICULTURE SHAREWATER USERS OF BUTTE COUNTY
 C/O RICHARD VESSELEN



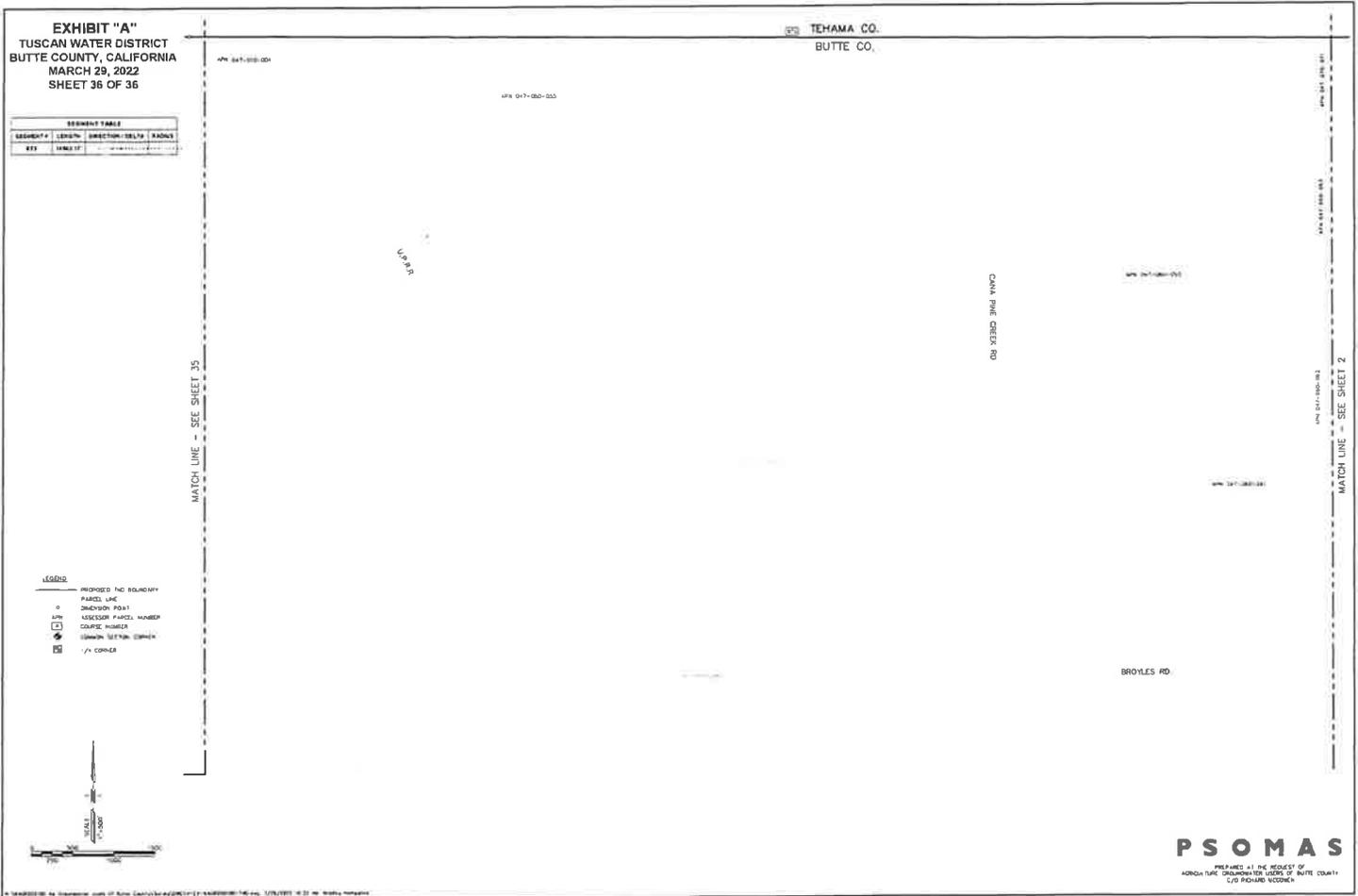


EXHIBIT A - MAP AND LEGAL DESCRIPTION

LEGAL DESCRIPTION

PROPOSED TUSCAN WATER DISTRICT (TWD)

All that real property situate in the County of Butte, State of California, being portions of Township 23 North, Range 1 and 2 West and Range 1 East, Township 22 North, Range 1 and 2 West and Range 1 East, Township 21 North, Range 1 West and Range 1 and 2 East, Township 20 North, Range 1 West and Range 1 and 2 East, all Township and Ranges being referenced to the Mount Diablo Meridian (M.D.M.), described as follows:

BEGINNING at point on the north line of Section 4 of said Township 23 North, Range 1 West, said point being *North 89°42'25" West 276.89* feet from the northeast corner of said Section 4, said point also being a point on the westerly right-of-way of "State Highway 99", as shown on that certain "Record of Survey" recorded in Book 133 of Maps at Pages 3-8, Butte County Records (B.C.R.), thence from said **POINT OF BEGINNING** along said westerly right-of-way line the following eight (8) courses:

1. (1) South 42°57'25" East 1,728.94 feet to the beginning of a curve, concave southwesterly, having a radius of 2,950.00 feet;
2. (2) southeasterly along said curve, through a central angle of 23°02'00", an arc distance of 1,185.92 feet;
3. (3) South 19°55'25" East 537.01 feet;
4. (4) South 70°09'00" West 0.76 feet;
5. (5) South 19°51'00" East 1,928.20 feet to the beginning of a curve, concave northeasterly, having a radius of 2,150.02 feet;
6. (6) southeasterly along said curve, through a central angle of 17°31'00", an arc distance of 657.31 feet;
7. (7) South 37°22'00" East 1,189.45 feet;
8. (8) South 37°28'38" East 999.71 feet to a point designated as "F510" on that certain "Record of Survey" recorded in Book 182 of Maps at Pages 1-21, B.C.R; thence

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continuing along said westerly right-of-way as shown on last said "Record of Survey" the following twenty-nine (29) courses:

9. (1) South 37°28'38" East 375.00 feet;
10. (2) South 07°00'36" East 98.62 feet;
11. (3) South 66°46'18" West 124.43 feet to a point on the northerly right-of-way line of "Broyles Road";
12. (4) South 15°45'06" East 67.08 feet to a point on the southerly right-of-way line of "Broyles Road";
13. (5) North 74°04'07" East 158.77 feet;
14. (6) South 69°50'40" East 88.80 feet;
15. (7) South 37°28'38" East 1,443.63 feet;
16. (8) South 00°45'21" West 167.13 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 190.00 feet; and to which beginning a radial line bears North 51°17'20" West;
17. (9) southerly along said curve, through a central angle of 38°09'08", an arc distance of 126.52 feet;
18. (10) South 09°35'03" East 56.77 feet to a point on the westerly right-of-way line of "Hamilton Nord Cana Highway";
19. (11) South 89°26'25" East 60.00 feet to a point on the easterly right-of-way line of "Hamilton Nord Cana Highway";
20. (12) North 10°42'14" East 56.77 feet to the beginning of a non-tangent curve, concave southeasterly, having a radius of 110.00 feet; and to which beginning a radial line bears North 89°26'29" West;
21. (13) northeasterly along said curve, through a central angle of 51°57'49", an arc distance of 99.76 feet;
22. (14) South 71°49'06" East 102.95 feet;
23. (15) South 37°28'38" East 156.91 feet to the beginning of a curve, concave southwesterly, having a radius of 3,450.02 feet;
24. (16) southeasterly along said curve, through a central angle of 08°19'39", an arc distance of 501.44 feet;
25. (17) South 29°08'58" East 284.39 feet;

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26. (18) North 60°51'00" East 19.49 feet;
27. (19) South 29°14'29" East 989.86 feet;
28. (20) North 89°47'33" West 36.11 feet to a point being *South 89°47'33" East 1135.94 feet* from the northwest corner of Section 14 of said Township 23 North, Range 1 West;
29. (21) South 29°13'57" East 2,902.65 feet to the beginning of a curve, concave northeasterly, having a radius of 2,680.46 feet;
30. (22) southeasterly along said curve, through a central angle of 06°53'20", an arc distance of 322.28 feet;
31. (23) South 36°07'17" East 2,560.83 feet to the beginning of a curve, concave southwesterly, having a radius of 20,613.62 feet;
32. (24) southeasterly along said curve, through a central angle of 01°02'03", an arc distance of 372.05 feet;
33. (25) South 00°47'05" West 65.88 feet;
34. (26) South 75°36'39" West 75.34 feet to a point on the northerly right-of-way line of "Cana Highway";
35. (27) South 00°04'32" East 60.00 feet to a point on the southerly right-of-way line of "Cana Highway";
36. (28) South 88°01'46" East 178.89 feet;
37. (29) thence South 34°43'53" East 4,806.42 feet to the intersection with the westerly projection of northerly boundary of the lands of "Joan Wing and Ronald J. Cinquini of the Cinquini 1996 Trust" as described in that certain "Grant Deed" recorded as Document No. 2016-0036536, O.R.B.C; last said lands shown on that certain "Record of Survey" recorded in Book 188 of Maps at Page 6, Butte County Records (B.C.R.); thence along last said northerly boundary and it's westerly projection the following seven (7) courses:
 38. (1) South 89°39'19" East 605.09 feet;
 39. (2) North 63°45'08" East 1,352.91 feet;
 40. (3) North 00°13'08" East 55.00 feet;
 41. (4) North 87°44'55" East 132.30 feet;
 42. (5) South 00°04'35" East 206.70 feet;
 43. (6) North 71°28'41" East 1,158.79 feet;

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44. (7) North $78^{\circ}59'36''$ East 194.75 feet to a point on the centerline of Meridian Road; said point being on the east line of Section 24, Township 23 North, Range 1 West, M.D.M;
45. thence South $00^{\circ}04'41''$ West 2,167.12 feet to the southeast corner of said Section 24;
46. thence continuing along the centerline of Meridian Road and along the east line of Section 25, Township 23 North, Rang 1 West, M.D.M, South $00^{\circ}03'24''$ West 868.85 feet;
47. thence leaving the centerline of Meridian Road and the east line of Section 25 along the northerly line of Meridian Road and its easterly projection South $62^{\circ}42'10''$ West 1,366.58 feet to a point on the easterly right-of-way line of "State Highway 99";
48. thence along said easterly right-of-way line the following two (2) courses:
49. (1) South $71^{\circ}17'27''$ West 53.33 feet;
50. (2) North $61^{\circ}38'27''$ West 103.05 feet;
51. thence leaving last said easterly right-of-way line South $58^{\circ}06'48''$ West 99.99 feet to a point on the westerly right-of-way line of "State Highway 99"; thence along last said westerly right-of-way line as shown on that certain "Record of Survey" recorded in Book 182 of Maps at Pages 1-21, B.C.R the following thirty-four (34) courses:
52. (1) South $31^{\circ}53'12''$ East 620.06 feet;
53. (2) North $58^{\circ}06'33''$ East 9.52 feet;
54. (3) South $32^{\circ}10'53''$ East 344.22 feet;
55. (4) South $30^{\circ}53'53''$ East 667.29 feet;
56. (5) South $21^{\circ}56'05''$ East 131.23 feet;
- (6) South $30^{\circ}53'19''$ East 1,049.87 feet to a point that bears *North $0^{\circ}7'18''$ West 1396.64 feet* to the southwest corner of section 30, Township 23 North, Range 1 East, M.D.M;
57. (7) South $30^{\circ}53'19''$ East 956.64 feet;
58. (8) South $30^{\circ}53'19''$ East 351.36 feet;
59. (9) South $36^{\circ}24'19''$ East 257.49 feet;
60. (10) South $52^{\circ}06'58''$ West 55.77 feet to a point on the northerly right-of-way line of "Anita Road";
61. (11) South $00^{\circ}11'48''$ East 60.00 feet to a point on the southerly right-of-way line of "Anita Road";

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62. (12) North 89°48'12" East 134.62 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 4,977.06 feet; and to which beginning a radial line bears South 50°37'18" West;
63. (13) southeasterly along said curve, through a central angle of 02°09'09", an arc distance of 186.97 feet;
64. (14) South 41°31'50" East 819.90 feet;
65. (15) South 41°59'46" East 1,625.98 feet;
66. (16) South 42°17'19" East 509.91 feet;
67. (17) North 89°00'00" East 16.40 feet;
68. (18) South 42°17'19" East 191.92 feet;
69. (19) South 40°49'10" East 97.82 feet;
70. (20) South 09°22'30" West 16.40 feet to the beginning of a non-tangent curve, concave southwesterly, having a radius of 1,912.74 feet; and to which beginning a radial line bears North 50°56'50" East;
71. (21) thence southeasterly along said curve, through a central angle of 12°09'58", an arc distance of 406.15 feet;
72. (22) South 26°53'12" East 1,755.71 feet;
73. (23) South 29°48'11" East 226.31 feet;
74. (24) South 26°52'54" East 447.39 feet;
75. (25) South 17°02'22" East 58.51 feet;
76. (26) South 48°57'35" West 52.35 feet to a point on the northerly right-of-way line of "Wilson Landing Road";
77. (27) South 89°29'01" West 49.98 feet to a point on the southerly right-of-way line of "Wilson Landing Road";
78. (28) South 00°30'59" East 75.00 feet;
79. (29) North 89°29'01" East 140.15 feet;
80. (30) South 53°52'21" East 61.64 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 1,050.01 feet; and to which beginning a radial line bears South 53°28'01" West;
81. (31) southeasterly along said curve, through a central angle of 01°38'53", an arc distance of 30.20 feet;

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82. (32) South 38°07'27" East 1,055.20 feet being *South 00°53'23" West 1650.32 feet* from the west 1/4 corner of Section 5 of said Township 22 North, Range 1 East;
83. (33) South 38°07'27" East 328.09 feet;
84. (34) South 48°15'55" East 65.62 feet to a point on the westerly right-of-way of "Esplanade" also known as "Business 99"; thence along said westerly right-of-line the following four (4) courses:
 85. (1) South 38°07'20" East 1,684.84 feet to a point being *North 89°00'16" East 1317.47 feet* from the west 1/4 corner of Section 5 of said Township 22 North, Range 1 East;
 86. (2) South 38°07'20" East 24.53 feet;
 87. (3) South 39°45'20" East 1,837.09 feet;
 88. (4) South 39°45'20" East 955.89 feet to a point on the westerly prolongation of the southerly boundary of Parcel 3 of that certain "Parcel Map" for "Clarence V. Wood" recorded in Book 77 of Maps, at Page 31-32, B.C.R; thence the last said southerly boundary and its westerly prolongation the following eight (8) courses:
 89. (1) North 58°04'10" East 194.10 feet;
 90. (2) North 67°35'00" East 173.00 feet;
 91. (3) North 85°29'00" East 191.00 feet;
 92. (4) South 66°19'00" East 160.00 feet;
 93. (5) North 69°01'05" East 33.50 feet;
 94. (6) South 65°58'55" East 33.94 feet;
 95. (7) North 69°01'05" East 206.92 feet;
 96. (8) North 20°34'00" East 0.44 feet to a point on the westerly right-of-way line of State Highway 99;
 97. thence North 29°11'56" East 198.73 feet to a point on the easterly right-of-way line of State Highway 99 and a point on the southerly boundary of that map entitled "Stonybrook Estates" recoded in Book 100 of Maps, at Page 71-69; B.C.R; thence along last staid southerly boundary the following eight (8) courses:
 98. (1) North 72°33'00" East 108.49 feet;
 99. (2) South 72°39'00" East 168.00 feet;
 100. (3) North 39°31'00" East 178.00 feet;

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101. (4) North $77^{\circ}55'40''$ East 44.61 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 220.00 feet; and to which beginning a radial line bears South $77^{\circ}24'25''$ East;
102. (5) northerly along said curve, through a central angle of $47^{\circ}57'10''$, an arc distance of 184.13 feet;
103. (6) North $35^{\circ}21'35''$ West 82.55 feet to the beginning of a curve, concave northeasterly, having a radius of 576.00 feet;
104. (7) northerly along said curve, through a central angle of $18^{\circ}29'31''$, an arc distance of 185.90 feet;
105. (8) North $88^{\circ}53'47''$ East 421.28 feet to the southwest corner of Parcel 1 of that certain "Parcel Map" recorded in Book 59, of Parcel Maps at Pages 18-19, B.C.R; thence along the westerly line of last said Parcel 1 the following twenty-four (24) courses:
 106. (1) North $21^{\circ}04'30''$ West 135.11 feet;
 107. (2) North $10^{\circ}08'02''$ West 533.37 feet to the beginning of a curve, concave southwesterly, having a radius of 227.00 feet;
 108. (3) northerly along said curve, through a central angle of $37^{\circ}49'48''$, an arc distance of 149.88 feet;
 109. (3) North $48^{\circ}34'41''$ West 466.08 feet to the beginning of a non-tangent curve, concave easterly, having a radius of 178.00 feet; and to which beginning a radial line bears South $42^{\circ}02'10''$ West;
 110. (4) northerly along said curve, through a central angle of $78^{\circ}18'15''$, an arc distance of 243.27 feet;
 111. (5) North $48^{\circ}53'20''$ East 37.73 feet;
 112. (6) North $30^{\circ}20'25''$ East 59.00 feet;
 113. (7) North $02^{\circ}34'10''$ West 22.09 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 422.00 feet; and to which beginning a radial line bears South $59^{\circ}39'35''$ East;
 114. (8) northerly along said curve, through a central angle of $32^{\circ}49'10''$, an arc distance of 241.72 feet;
 115. (9) North $02^{\circ}28'45''$ West 273.49 feet to the beginning of a curve, concave westerly, having a radius of 522.00 feet;

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116. (10) northerly along said curve, through a central angle of $21^{\circ}19'51''$, an arc distance of 194.34 feet;
117. (11) North $23^{\circ}48'36''$ West 200.56 feet to the beginning of a curve, concave easterly, having a radius of 478.00 feet;
118. (12) northerly along said curve, through a central angle of $18^{\circ}25'56''$, an arc distance of 153.77 feet;
119. (13) North $05^{\circ}22'40''$ West 183.98 feet to the beginning of a curve, concave southeasterly, having a radius of 282.00 feet;
120. (14) northeasterly along said curve, through a central angle of $72^{\circ}39'28''$, an arc distance of 357.61 feet;
121. (15) North $67^{\circ}16'48''$ East 141.80 feet to the beginning of a curve, concave northwesterly, having a radius of 318.00 feet;
122. (16) northeasterly along said curve, through a central angle of $30^{\circ}50'24''$, an arc distance of 171.17 feet;
123. (17) North $36^{\circ}26'24''$ East 166.77 feet;
124. (18) North $63^{\circ}00'24''$ East 26.83 feet;
125. (19) North $36^{\circ}26'24''$ East 58.00 feet;
126. (20) North $09^{\circ}52'24''$ East 26.83 feet;
127. (21) North $36^{\circ}26'24''$ East 14.87 feet to the beginning of a curve, concave westerly, having a radius of 368.00 feet;
128. (22) northerly along said curve, through a central angle of $34^{\circ}43'49''$, an arc distance of 223.07 feet;
129. (23) North $01^{\circ}42'35''$ East 161.51 feet to the beginning of a curve, concave southeasterly, having a radius of 252.00 feet;
130. (24) northeasterly along said curve, through a central angle of $61^{\circ}00'26''$, an arc distance of 268.32 feet to a point on the northerly line of last said Parcel 1; said point also being a point on the north line of Section 5, Township 22 North, Range 1 East, M.D.M;
131. thence along last said north line North $89^{\circ}10'36''$ East 315.22 feet to the northeast corner of last said Section 5; said corner also being the southwest corner of Section 33, Range 23 North, Range 1 East, M.D.M; said corner also being the southwest corner of

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the parcel designated as "Owners Remaining Lands" as shown on that map entitled "TSM03-01 Sierra Moon Subdivision, Phase 1" recorded in Book 172, of Maps at Pages 29-35, B.C.R; thence along the boundary of last said parcel the following twenty (20) courses:

132. (1) along the west line of last said Section 33 North 00°10'17" West 91.55 feet;
133. (2) leaving last said west line North 64°49'03" East 82.23 feet;
134. (3) North 62°13'13" East 82.10 feet;
135. (4) North 57°32'54" East 490.00 feet to the beginning of a curve, concave northwesterly, having a radius of 1,516.00 feet;
136. (5) northeasterly along said curve, through a central angle of 10°44'44", an arc distance of 284.32 feet;
137. (6) North 46°48'10" East 293.71 feet;
138. (7) South 88°11'50" East 39.60 feet;
139. (8) North 46°48'10" East 59.00 feet;
140. (9) North 01°48'10" East 39.60 feet;
141. (10) North 46°48'10" East 50.00 feet;
142. (11) North 43°11'50" West 58.00 feet;
143. (12) North 30°05'13" East 375.00 feet;
144. (13) North 40°20'13" East 160.00 feet;
145. (14) North 25°22'13" East 113.00 feet;
146. (15) North 41°17'13" East 146.00 feet;
147. (16) North 53°18'13" East 80.00 feet;
148. (17) North 78°11'54" East 593.00 feet;
149. (18) North 52°03'13" East 147.00 feet;
150. (19) North 40°22'34" East 544.55 feet to a point on in the centerline of "Hicks Lane"; said point also being on the north-south centerline of last said Section 33;
151. (20) along last said centerline South 00°15'52" East 2,252.77 feet to the north 1/4 corner of Section 4, Township 22 North, Range 1 East, M.D.M;
152. thence along the north-south centerline of last said Section 4 South 00°42'27" East 2,556.82 feet to the east-west centerline of last said Section 4;

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153. thence along said east-west centerline South 89°15'31" West 2,645.66 feet to the east 1/4 corner of Section 5, Township 22 North, Range 1 East, M.D.M;
154. thence along the east line of last said Section 5 South 00°34'07" East 1,320.42 feet to the southeast corner of Parcel 1 of that certain "Parcel Map" recorded in Book 59, of Parcel Maps at Pages 18-19, B.C.R;
155. thence continuing along the last said east line of Section 5 South 00°34'09" East 602.13 feet; thence leaving last said east line the following seven (7) courses:
 156. (1) South 87°40'46" West 273.75 feet;
 157. (2) South 77°04'28" West 170.20 feet;
 158. (3) South 61°45'25" West 156.88 feet;
 159. (4) South 71°20'37" West 76.89 feet;
 160. (5) South 84°04'18" West 179.11 feet;
 161. (6) South 82°36'07" West 78.18 feet;
 162. (7) South 63°01'25" West 46.01 feet to a point on the easterly right-of-way line of State Highway 99;
163. thence South 14°25'40" West 223.59 feet to a point on the westerly right-of-way line of State Highway 99 and a point on the northerly boundary of that certain "Parcel Map" entitled "Pleasant Valley Industrial Park – Phase 1" recorded in Book 115 of Maps, at Pages 24-27, B.C.R; said point also being the beginning of a non-tangent curve, concave northerly, having a radius of 2,528.00 feet; and to which beginning a radial line bears South 21°19'33" East; thence along last said northerly boundary the following seven (7) courses:
 164. (1) westerly along last said curve, through a central angle of 02°50'07", an arc distance of 125.10 feet;
 165. (2) South 71°30'34" West 242.16 feet;
 166. (3) South 26°30'34" West 39.60 feet;
 167. (4) South 71°30'34" West 68.00 feet;
 168. (5) North 63°29'26" West 39.60 feet;
 169. (6) South 71°30'34" West 90.09 feet to the beginning of a curve, concave southeasterly, having a radius of 772.00 feet;

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170. (7) southwesterly along said curve, through a central angle of $15^{\circ}01'53''$, an arc distance of 202.53 feet to a point on the easterly right-of-way line of "Esplanade" also known as "Business 99";
171. thence South $48^{\circ}37'40''$ West 103.23 to a point on the westerly right-of-way line "Esplanade";
172. thence along last said westerly right-of-way line North $41^{\circ}22'20''$ West 208.37 feet to the most northerly corner of Lot 1 of that certain map entitled "Unit No 1 and 1A Chico Norte Estates Subdivision", recorded in Book 23 of Maps, at Pages 3-4, B.C.R; thence leaving said westerly right-of-way of "Esplanade" and along the centerline of "Mud Creek" as shown on last said map the following twenty (20) courses:
 173. (1) South $35^{\circ}32'40''$ West 399.38 feet;
 174. (2) South $06^{\circ}05'00''$ West 137.61 feet;
 175. (3) South $37^{\circ}32'40''$ West 359.00 feet;
 176. (4) South $27^{\circ}35'40''$ West 505.72 feet;
 177. (5) South $48^{\circ}41'30''$ West 206.71 feet;
 178. (6) South $64^{\circ}23'10''$ West 59.00 feet;
 179. (7) South $42^{\circ}43'50''$ West 107.22 feet;
 180. (8) South $16^{\circ}47'40''$ West 122.52 feet;
 181. (9) South $27^{\circ}27'50''$ West 100.81 feet;
 182. (10) South $47^{\circ}45'50''$ West 62.99 feet;
 183. (11) South $67^{\circ}59'00''$ West 145.46 feet;
 184. (12) South $36^{\circ}23'00''$ West 51.16 feet;
 185. (13) South $13^{\circ}31'00''$ West 299.10 feet;
 186. (14) South $02^{\circ}34'10''$ West 75.34 feet;
 187. (15) South $34^{\circ}53'30''$ West 81.92 feet;
 188. (16) South $09^{\circ}18'00''$ West 129.87 feet;
 189. (17) South $12^{\circ}15'50''$ East 64.60 feet;
 190. (18) South $01^{\circ}29'30''$ East 148.34 feet;
 191. (19) South $14^{\circ}55'20''$ East 113.72 feet;
 192. (20) South $05^{\circ}50'14''$ West 94.18 feet the most southerly corner of the subdivision boundary shown on last said map;

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193. thence leaving last said subdivision boundary South 40°08'43" West 111.14 feet to the an angle point on the northwesterly subdivision boundary shown on that certain map entitled "Creekside Landing Subdivision Unit 1 (S 03-03)" recoded in Book 174 of Maps, at Pages 25-32, B.C.R; said angle point being *South 56°18'47" West 928.22 feet* from the most northerly corner of last said map; thence along the centerline of Mud Creek the following five (5) courses:
194. (1) South 35°44'47" West 625.60 feet;
195. (2) South 25°09'47" West 495.70 feet;
196. (3) South 45°17'47" West 358.30 feet;
197. (4) South 62°55'05" West 218.49 feet;
198. (5) North 82°56'04" West 235.26 feet to the northeast corner of the parcel designated "Remainder" in that certain map entitled "Vesting Subdivision Map, The Orchard Subdivision (S06-16) – Phase 1", recorded in Book 175 of Maps, at Pages 1-5, B.C.R;
199. thence along the west line of last said map's subdivision boundary South 00°20'19" East 1,366.40 feet to the Southwest corner thereof; said corner being on the south line of Section 8 of said Township 22 North, Range 1 East and being *North 89°02'47" East 621.90 feet* from the Southwest corner of said Section 8; thence along the south line of said Section 8 the following two (2) courses:
200. (1) North 89°02'47" East 2,041.95 feet to the South 1/4 Corner of said Section 8;
201. (2) North 89°14'27" East 843.02 feet to a point on the centerline of "Bay Avenue"; said point also being the northeast corner of Lot 2 of the "1st Subdivision of Bay Tract" as shown in that certain "Record of Survey" recorded in Book 56, at Pages 61-62, B.C.R;
202. thence leaving the south line of said Section 8 along the centerline of "Bay Avenue" South 37°53'01" East 1,919.13 feet to the easterly corner of Lot 6 of said map entitled "1st Subdivision of Bay Tract";
203. thence leaving the centerline of "Bay Avenue" along the southeasterly line of said Lot 6 and the southeasterly line of Lot 5 of the "2nd Subdivision of Bay Tract" as shown on last said "Record of Survey" South 52°15'54" West 1,320.00 feet to the southerly corner of said Lot 5; said point also being the most westerly corner of the lands of Charles R. Crain, Jr. as said lands are described in that certain "Grant Deed" recorded as

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- Document # 2013-0027878, Official Records of Butte County (O.R.B.C); thence along the south line of said lands of Charles R. Crain, Jr. the following three (3) courses:
204. (1) South 52°14'02" West 281.19 feet;
 205. (2) South 71°15'43" West 2,986.31 feet to the most southerly corner thereof; said corner being a point on the centerline of "Bell Road";
 206. (3) along last said centerline North 38°22'08" West 216.88 feet to the east corner of Lot 57 of that certain map entitled "Map of the Third Subdivision of the John Bidwell Rancho" recorded in Book 5, of Maps at Page 8, B.C.R; thence along the east and south lines of said Lot 57 the two (2) courses:
 207. (1) South 28°48'27" West 2,604.89 feet to a point on the northerly line of the "Southern Pacific Railroad";
 208. (2) along said northerly line of "Southern Pacific Railroad" North 61°11'12" West 1,946.82 feet to the northerly prolongation of that westerly subdivision boundary of that certain map entitled "Vista Del Monte Subdivision" recorded in Book 17, of Maps at Page 6, B.C.R;
 209. thence along last said westerly subdivision boundary and it's northerly and southerly prolongation South 11°57'48" West 1,365.71 feet to a point on the southerly right-of-way line of "State Highway 32"; thence along said southerly right-of-way line the following five (5) courses:
 210. (1) South 88°42'11" East 62.98 feet
 211. (2) South 77°32'12" East 1,453.67
 212. (3) 71°02'39" East 294.55 feet;
 213. (4) South 62°34'33" East 175.01;
 214. (5) South 32°21'21" East 48.40 feet to a point on the west line of "Muir Avenue";
 215. thence leaving last said west line North 88°40'08" East 20.00 feet to the centerline of "Muir Avenue";
 216. thence along last said centerline South 00°23'12" East 469.94 feet to a point on the boundary of the lands of "John U, Roney" as said lands are described in that certain "Quitclaim Deed" recorded in Document # 2014-0018993, O.R.B.C; thence leaving said centerline and along the boundary of last said lands the following seven (7) courses:
 217. (1) North 89°36'49" East 248.50 feet;

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218. (2) North 00°23'11" West 373.89 feet to the southerly right-of-way line of "State Highway 32";
219. (3) along said southerly right-of-way line South 61°11'12" East 740.04 feet;
220. (4) South 00°23'12" East 520.37 feet;
221. (5) North 89°36'48" East 182.50 feet;
222. (6) South 00°23'11" East 184.10 feet;
223. (7) North 89°36'49" East 243.00 feet to a point on the west line of Lot 15 of that certain map entitled "Map of the Sixth Subdivision of the John Bidwell Rancho" recorded in Book 5, of Maps at Page 30, B.C.R;
224. thence long said west line of Lot 15 North 00°23'11" West 466.66 feet to the southerly right-of-way line of "State Highway 32";
225. thence along said southerly right-of-way line South 61°11'12" East 756.08 feet to the east line of said Lot 15;
226. thence along the east line of Lots 15 and 16 of last said map South 00°23'12" East 1,417.80 feet to the southeast corner of said Lot 16; said corner being a point on the centerline of "Kennedy Avenue";
227. thence along last said centerline North 89°36'48" East 2,179.74 feet to the northeast corner of the lands of "Jerry H. Gill and Diane B. Hill" as described in "Grant Deed" recorded in Document No. 2018-0022478; thence leaving last said centerline and along the easterly boundary of last said lands the following two (2) courses:
 228. (1) South 00°27'29" East 230.00 feet;
 229. (2) North 89°36'48" East 70.00 feet to a point on the west line of Lot 26 of said "Map of the Sixth Subdivision of the John Bidwell Rancho";
230. along the west line of Lot 26 and Lot 25 of last said map South 00°27'29" East 549.42 feet to the southeast corner of the subdivision boundary of that certain Parcel Map recorded in Book 117, of Parcel Maps at Pages 56-58, B.C.R; thence along the southerly line of last said subdivision boundary and its easterly prolongation the following three (3) courses:
 231. (1) North 89°37'38" East 380.00 feet;
 232. (2) North 00°27'29" West 114.67 feet;

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233. (3) North 89°37'38" East 940.00 feet to the northeast corner of Lot 24 of said "Map of the Sixth Subdivision of the John Bidwell Rancho" as shown on sheet 36 of that certain "Record of survey" recorded in Book 131, of Maps at Pages 73-109, B.C.R;
234. thence along the east line of said Lot 24 South 00°28'12" East 606.35 feet to a point on the westerly line of Lindo Channel;
235. thence leaving said westerly line South 33°00'08" East 106.83 feet to the northwesterly line of Lot 68 of that certain map entitled "The Second Subdivision of the John Bidwell Rancho" recorded in Book 5, of Maps at Page 27, B.C.R, said point also being a point on the centerline of a fifty feet wide strip of land for road purposes described in the "Indenture" recorded in Book 113, of Deeds at Page 203, B.C.R;
236. thence along last said centerline South 61°17'05" East 450.48 feet to a point on a line that is parallel and 50 feet west, measured at right angles, to the east line of said Lot 68;
237. thence along last said parallel line South 00°11'08" East 652.97 feet to a point on south line of Parcel One described in that certain "Grant Deed" recorded in Book 1652, at Page 399, O.R.B.C;
238. thence along said last said south line South 89°48'52" West 300.00 feet to the northeast corner of Parcel Two of as described in last said "Grant Deed";
239. thence along the east line of said Parcel Two South 00°11'08" East 730.42 feet to the southeast corner thereof; said corner being a point on the centerline of Oak Way;
240. thence along the centerline of Oak Way North 89°48'52" East 295.00 feet to the northerly prolongation of the west line of "Glenwood Avenue"; said west line being along the boundary of the lands described in that "Grant to County of Butte" in that certain "Grant Deed" recorded in Book 2434, at Page 143, O.R.B.C;
241. thence along said west line of "Glenwood Avenue" South 00°11'08" East 990.00 feet to the common line between Lot 47 and Lot 60 of said last said map entitled "The Second Subdivision of the John Bidwell Rancho";
242. thence along last said common line North 89°48'52" East 5.00 feet to the northerly prolongation of the west line of Glenwood Avenue; said west being 50 feet west, measured at right angles, from the east line of said Lot 47;

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243. thence along last said west line of "Glenwood Avenue" and its northerly and southerly prolongation South 00°11'08" East 660.00 feet to point on the centerline of "West Sacramento Avenue"; said point also being a point on the common line between Lot 47 and Lot 27 of last said map;
244. thence along said centerline of "West Sacramento Avenue" and last said common line North 89°48'52" East 50.00 feet to the northwest corner of Lot 26 of last said map; said corner being the intersection of the centerline of "West Sacramento Avenue" and the centerline of "Bidwell Avenue";
245. thence along the west line of said Lot 26 South 00°11'08" East 809.44 feet to the southwest corner thereof; thence along the southerly boundary of said map entitled "The Second Subdivision of the John Bidwell Rancho" the following nineteen (19) courses:
246. (1) South 78°11'08" East 6.34 feet;
247. (2) South 84°11'08" East 266.64 feet;
248. (3) South 33°24'08" East 247.50 feet;
249. (4) North 83°25'52" East 237.60 feet;
250. (5) South 34°08'08" East 192.90 feet;
251. (6) North 72°08'00" East 166.51 feet;
252. (7) South 81°11'01" East 66.07 feet;
253. (8) South 47°50'04" East 99.11 feet;
254. (9) South 26°43'53" East 485.10 feet;
255. (10) North 87°14'53" East 109.00 feet;
256. (11) South 72°00'24" East 194.14 feet;
257. (12) South 45°56'35" East 115.17 feet;
258. (13) South 62°22'23" East 536.61 feet;
259. (14) South 43°41'53" East 179.50 feet;
260. (15) North 86°09'37" East 164.98 feet;
261. (16) South 85°03'56" East 223.94 feet;
262. (17) North 80°10'37" East 240.83 feet;
263. (18) South 65°16'23" East 184.10 feet;

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264. (19) North 89°44'37" East 98.73 feet to the northerly prolongation of the westerly boundary of that certain Parcel Map recorded in Book 45, of Parcel Maps at Page 47; B.C.R.,
265. thence along last said westerly boundary and its northerly prolongation South 08°41'24" East 823.59 feet to the southwest corner thereof; said corner being a point on the centerline of "Oak Park Avenue";
266. thence along last said centerline North 81°18'36" East 915.54 feet to the northwest corner of Lot 36 of that certain map entitled "Subdivision No. 2 of the Morehead Ranch" recorded in Book 10, of Maps at Pages 8-9, B.C.R; thence along the boundary of said Lot 36 the following three (3) courses:
267. (1) South 08°41'24" East 726.00 feet;
268. (2) North 81°18'36" East 600.00 feet;
269. (3) North 08°41'24" West 348.00 feet to a point on the south line of the north ½ of Lot 37 of last said map;
270. thence along last said south line North 81°18'36" East 600.00 feet to a point on the east line of said Lot 37; said point being a point on the centerline of "Rose Avenue";
271. thence along last said centerline North 08°41'24" West 378.00 feet to a point on the centerline of "Oak Park Avenue"; said point also being the northeast corner of said Lot 37;
272. thence along the centerline of "Oak Park Avenue" North 81°26'06" East 2,100.00 feet to the northeast corner of the westerly five (5) acres of Lot 9 of that certain map entitled "Subdivision No. 1 of the Morehead Ranch" recorded in Book 9, of Maps at Page 14, B.C.R;
273. thence along the east line of last said westerly five (5) acres South 08°33'54" East 726.00 feet to a point on the south line of said Lot 9;
274. thence along last said south line North 81°26'06" East 300.00 feet to the southeast corner of said Lot 9;
275. thence along the east line of Lot 12 and Lot 19 of last said map South 08°33'54" East 1,436.87 feet to the southeast corner of said Lot 19; thence along the south line of said Lot 19 the following two (2) courses:

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276. (1) the beginning of a non-tangent curve, concave northerly, having a radius of 5,162.35 feet; and to which beginning a radial line bears South 20°41'03" East; thence westerly along said curve, through a central angle of 00°51'45", an arc distance of 77.70 feet;
277. (2) South 81°49'22" West 89.96 feet to the west line of the lands of "W.H. Priel" as shown on that certain "Record of Survey" recorded in Book 120, of maps at Page 37, B.C.R;
278. thence along last said west line and its southerly prolongation South 09°50'06" East 97.84 feet to the centerline of "Chico River Road";
279. thence along last said centerline South 80°13'02" West 816.45 feet to northwest corner of Lot 16 of that certain map entitled "Official Map of Northgraves Addition to Chico" recorded in Book 1, of Maps at Page 36, B.C.R;
280. thence along the west subdivision boundary line of last said map South 17°51'02" West 1,551.95 feet to the northwest corner of that 6.64 Acre Parcel designated as "Geo. Miller" on last said map;
281. thence along the northerly line and its easterly projection of said 6.64 Acre Parcel South 72°08'58" East 1,041.30 feet to the centerline of "Miller Avenue;
282. thence along last said centerline North 17°51'02" East 455.55 feet to westerly prolongation of the northerly line of the lands of "Mario and Conception Gonzalez" as described in that certain "Grand Deed" recorded as Document No. 93-052563, O.R.B.C;
283. thence along last said northerly line and its westerly prolongation South 72°21'05" East 1,134.30 feet to a point on the center of Little Chico Creek; thence along the center of the channel of Little Chico Creek and the westerly line of the lands of "Chico Dayton Road Limited Partnership" as described in that certain "Grant Deed" recorded as Document No. 2001-0038035, O.R.B.C, the following six (6) courses;
284. (1) North 68°55'50" East 364.02;
285. (2) South 82°40'12" East 172.17 feet;
286. (3) North 59°19'41" East 226.31 feet;
287. (4) North 43°47'44" East 155.97 feet;
288. (5) North 25°29'33" East 144.46 feet;
289. (6) North 55°10'14" East 157.62 feet to the northerly line of last said lands;

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290. thence along last said northerly line and its easterly prolongation South 73°07'08" East 855.75 feet to a point on the east line of "Dayton Road";
291. thence along last said east line North 17°01'09" East 1,918.23 feet to the most northerly corner of the lands of "Gorilla Land Company" as described in that certain "Partnership Grant Deed" recorded as Document No. 89-012956, O.R.B.C, said corner being a point on westerly right-of-way of the "California and Oregon Railroad" as described thereon;
292. thence along last said right-of-way South 41°11'54" East 3,919.51 feet to a point on the south line of Lot 6 of that certain map entitled "Map showing Subdivisions of the McIntosh Tract" recorded in Book 2, of Maps at Page 164, B.C.R; said point hereinafter is referred to as "Point A";
293. thence along the south line of Lots 6, 7, 8 and 9 of last said map North 87°07'22" East 2,160.31 feet to southeast corner of last said Lot 9; said corner also being the northwest corner of Section 1, Township 21 North, Range 1 East, M.D.M; said corner also being a point on the southerly right-of-way of the "Sterling City Branch of The Southern Pacific Railroad"; thence along last said southerly right-of-way the following two (2) courses:
 294. (1) North 87°15'32" East 441.51 feet to the beginning of a curve, concave southerly, having a radius of 2,814.93 feet;
 295. (2) easterly along said curve, through a central angle of 08°01'12", an arc distance of 394.02 feet to the northwesterly subdivision boundary line of that certain map entitled "Vesting Subdivision Map Oates Business Park" recorded in Book 118, of Maps at Pages 33-34, B.C.R; said northwesterly subdivision boundary being in Comanche Creek; thence along said subdivision boundary the following ten (10) courses:
 296. (1) South 44°42'58" West 115.60 feet;
 297. (2) South 06°30'43" West 127.00 feet;
 298. (3) South 32°07'28" West 99.90 feet;
 299. (4) South 86°49'43" West 107.13 feet;
 300. (5) South 20°46'58" West 56.14 feet;
 301. (6) South 37°59'43" West 163.76 feet;
 302. (7) South 44°39'13" West 59.04 feet;
 303. (8) South 45°21'58" West 60.63 feet;
 304. (9) South 32°22'58" West 149.39 feet;

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305. (10) South $14^{\circ}44'13''$ West 83.32 feet to the most northerly corner of that certain 38.82 Acre parcel shown on that certain "Record of Survey" recorded in Book 173, of Maps at Page 36, B.C.R; thence along the northwesterly line of said 38.82 Acre parcel in Comanche Creek the following eleven (11) courses:
306. (1) South $34^{\circ}51'43''$ West 97.43 feet;
307. (2) South $17^{\circ}32'17''$ East 208.58 feet;
308. (3) South $40^{\circ}12'43''$ West 266.06 feet;
309. (4) South $80^{\circ}15'43''$ West 85.73 feet;
310. (5) South $82^{\circ}12'41''$ West 221.10 feet;
311. (6) South $77^{\circ}42'41''$ West 124.08 feet;
312. (7) North $67^{\circ}17'19''$ West 121.44 feet;
313. (8) South $86^{\circ}12'41''$ West 137.94 feet;
314. (9) South $62^{\circ}42'41''$ West 126.06 feet;
315. (10) South $23^{\circ}42'41''$ West 133.98 feet;
316. (11) South $51^{\circ}57'41''$ West 84.87 feet to point on the northeasterly right-of-way of the "Union Pacific Railroad"; thence along last said right-of-way the following two (2) courses:
317. (1) South $41^{\circ}07'43''$ East 1,213.68 feet to the beginning of a curve, concave southwesterly, having a radius of 11,509.20 feet;
318. (2) southeasterly along said curve, through a central angle of $08^{\circ}07'26''$, an arc distance of 1,631.89 feet to the centerline of Hegan Lane;
319. thence along last said centerline North $50^{\circ}27'28''$ East 1,884.97 feet to the northerly prolongation of that certain course designated as "*North $22^{\circ}38'42''$ West 550.29 feet*" of Parcel 1 of that certain Parcel Map recorded in Book 99, of Parcel Maps at Pages 98-99, B.C.R;
320. thence along last said course for Parcel 1 and its northerly prolongation South $22^{\circ}13'55''$ East 581.71 feet; thence continuing along the boundary of last said Parcel 1 the following seven (7) courses:
321. (1) North $64^{\circ}40'13''$ East 348.31 feet;
322. (2) South $22^{\circ}04'32''$ East 573.14 feet;
323. (3) North $64^{\circ}31'57''$ East 999.62 feet;

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324. (4) North 78°50'20" East 305.93 feet;
325. (5) North 65°10'00" East 176.66 feet;
326. (6) North 50°33'25" East 135.89 feet;
327. (7) and its northeasterly prolongation North 61°29'27" East 736.00 feet to the centerline of road named "The Midway"; thence along last said centerline the following two (2) courses:
328. (1) South 28°30'33" East 281.80 feet;
329. (2) South 28°19'24" East 2,423.36 feet to the westerly prolongation of the southerly subdivision line boundary of that certain map entitled "Revised Map of the Second Subdivision of the J.F. Entler Ranch" recorded in Book 8, of Maps at Page 2, B.C.R;
330. thence along last said southerly subdivision boundary line and its westerly prolongation North 56°42'22" East 3,016.87 feet to the northwest corner of Parcel 2 of that certain "Parcel Map" recorded in Book 45, of Parcel Maps at Page 28, B.C.R;
331. thence along last the west line of last said Parcel 2 South 08°09'26" West 2,032.18 feet to the most westerly corner of that certain 211.66 Acre parcel shown on that certain "Record of Survey" recorded in Book 158, of Maps at Page 33; thence along the westerly and southerly boundary of said 211.66 parcel the following five (5) courses:
332. (1) North 89°44'36" East 67.23 feet;
333. (2) South 00°09'57" West 2,024.92 feet;
334. (3) South 89°55'17" East 3,588.51 feet;
335. (4) North 02°12'31" East 687.40 feet;
336. (5) South 89°52'30" East 477.70 feet to the northeast corner of Parcel 1 of that certain "Parcel Map" recorded in Book 107, of Parcel Maps, at Page 14, B.C.R; thence along the easterly line of last said Parcel 1 the following three (3) courses:
337. (1) South 08°44'55" East 979.08 feet;
338. (2) South 58°55'55" East 329.60 feet;
339. (3) South 04°21'55" East 287.40 feet to the northeast corner of Parcel 1 of that certain "Parcel Map" recorded in Book 94, of Parcel Maps at Pages 6-7, B.C.R; thence along the easterly line of Parcel 1 and Parcel 2 of last said Parcel Map the following four (4) courses:
340. (1) South 14°33'10" West 1,181.67 feet;

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341. (2) South 04°34'10" East 500.54 feet;
342. (3) South 35°32'20" East 745.03 feet;
343. (4) South 07°11'00" West 1,786.12 feet to a point on the northwesterly prolongation of the southerly subdivision boundary of the certain map entitled "Butte Creek Estates Subdivision Unit No. One" recorded in Book 34, of Maps at Pages 34-35, B.C.R; said point hereinafter is referred to as "Point B";
344. thence along last said southerly line and it's northwesterly prolongation South 61°39'56" East 1,025.72 feet to a point on the north line of "Oroville Chico Highway"; said point also being the on the southerly line of that certain "Record of Survey" recorded in Book 127, of Maps at Pages 80-83, B.C.R, and being the northerly terminus of the certain course designated as "*North 61°37'56" West 435.40 feet*" as shown on last said map; thence along last southerly line of last said map the following six (6) courses:
345. (1) South 61°37'56" East 435.40 feet;
346. (2) South 61°12'13" East 860.17 feet;
347. (3) South 88°51'20" East 449.70 feet; to the beginning of a curve, concave southerly, having a radius of 210.00 feet;
348. (4) easterly along said curve, through a central angle of 19°26'23", an arc distance of 71.25 feet;
349. (5) leaving the north line of "Oroville Chico Highway" South 89°50'20" East 805.45 feet;
350. (6) North 45°16'11" East 1,788.90 feet to a point on the westerly right-of way of "State Highway 99" and shown on the right-of-way maps on file with State of California, Department of Transportation, District III office, thence along last said westerly right-of-way the following thirty-two (32) courses:
351. (1) South 39°38'20" East 198.02 feet;
352. (2) South 42°40'02" East 616.98 feet;
353. (3) South 45°28'17" East 616.58 feet;
354. (4) South 00°42'43" East 42.43 feet;
355. (5) South 45°42'43" East 20.00 feet;
356. (6) North 89°17'17" East 42.43 feet;
357. (7) South 45°42'43" East 1,123.06 feet;
358. (8) South 43°48'10" East 150.08 feet;

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359. (9) South 45°42'43" East 1,260.08 feet;
360. (10) South 00°42'43" East 42.43 feet;
361. (11) South 45°42'33" East 20.00 feet;
362. (12) North 89°17'17" East 42.43 feet;
363. (13) South 45°42'43" East 1,210.07 feet;
364. (14) South 44°04'31" East 350.14 feet;
365. (15) South 45°42'43" East 893.05 feet;
366. (16) South 19°56'39" West 35.12 feet;
367. (17) South 45°42'43" East 101.29 feet;
368. (18) South 67°57'18" East 84.53 feet;
369. (19) South 45°42'43" East 2,036.76 feet;
370. (20) South 41°46'42" East 1,069.37 feet;
371. (21) South 41°35'38" East 298.23 feet;
372. (22) South 44°19'27" East 1,301.53 feet;
373. (23) South 41°35'38" East 160.00 feet;
374. (24) South 03°24'22" West 42.43 feet;
375. (25) South 41°35'38" East 20.00 feet;
376. (26) South 86°35'38" East 42.43 feet;
377. (27) South 41°35'38" East 3,960.13 feet;
378. (28) South 39°38'47" East 500.36 feet;
379. (29) South 35°08'20" East 1,271.96 feet;
380. (30) South 05°27'49" East 411.13 feet;
381. (31) South 65°50'13" West 129.50 feet to a point on the northerly line of "Durham Dayton Highway";
382. (32) South 00°00'00" West 100.00 feet to a point on the southerly line of Durham Dayton Highway; said point also being on the northerly terminus of that course designated as "South 64°14'31" East 39.984 meters" shown on sheet 33 on that certain "Record of Survey" recorded in Book 181, of Maps at Pages 4-37, B.C.R; thence continuing along the westerly right-of-way of "State Highway 99" as shown on last said map the following twenty-five (25) courses:

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383. (1) South 64°14'31" East 131.19 feet to the beginning of a non-tangent curve, concave northeasterly, having a radius of 470.03 feet; and to which beginning a radial line bears South 82°36'49" West;
384. (2) southeasterly along said curve, through a central angle of 66°48'56", an arc distance of 548.13 feet;
385. (3) South 74°12'02" East 875.01 feet;
386. (4) South 44°45'40" East 1,395.33 feet;
387. (5) South 41°35'20" East 2,305.46 feet;
388. (6) South 03°24'37" West 42.43 feet;
389. (7) South 41°35'17" East 20.00 feet;
390. (8) South 86°35'18" East 42.44 feet;
391. (9) South 41°34'26" East 658.87 feet;
392. (10) South 07°59'54" East 67.39 feet;
393. (11) South 41°51'17" East 1,698.45 feet;
394. (12) South 41°23'26" East 740.57 feet;
395. (13) South 09°02'15" West 24.26 feet;
396. (14) North 88°34'47" East 24.40 feet;
397. (15) South 41°23'26" East 107.83 feet;
398. (16) South 38°12'37" East 873.00 feet to the beginning of a curve, concave westerly, having a radius of 2,296.72 feet;
399. (17) southerly along said curve, through a central angle of 48°50'28", an arc distance of 1,957.81 feet to a point of reverse curvature, concave easterly, having a radius of 656.21 feet;
400. (18) southerly along said curve, through a central angle of 47°14'08", an arc distance of 540.99 feet to a point of reverse curvature, concave westerly, having a radius of 3,199.00 feet;
401. (19) southerly along said curve, through a central angle of 28°49'38", an arc distance of 1,609.51 feet;
402. (20) South 07°46'39" East 1,452.12 feet;
403. (21) South 04°11'59" East 915.91 feet;
404. (22) South 40°47'59" West 106.07 feet;

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405. (23) South 49°12'01" East 115.35 feet;
406. (24) South 04°11'58" East 1,218.81 feet;
407. (25) South 09°56'50" East 237.55 feet to the southerly terminus of that course designated "South 09°56'50" East 72.403 meters" as shown sheet 23 on last said map; thence continuing along the westerly right-of-way of "State Highway 99" the following nineteen (19) courses:
408. (1) South 04°11'58" East 920.50 feet;
409. (2) South 06°21'47" East 450.32 feet;
410. (3) South 04°11'58" East 850.00 feet;
411. (4) South 40°48'02" West 42.43 feet;
412. (5) South 04°11'58" East 20.00 feet;
413. (6) South 49°11'58" East 42.43 feet;
414. (7) South 04°11'58" East 2,716.20 feet;
415. (8) South 45°59'42" West 39.05 feet;
416. (9) South 04°23'51" East 30.12 feet;
417. (10) South 54°22'40" East 38.85 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 19,917.00 feet; and to which beginning a radial line bears North 85°56'18" East;
418. (11) southerly along said curve, through a central angle of 03°44'59", an arc distance of 1,303.49 feet;
419. (12) South 00°18'43" East 1,114.88 feet;
420. (13) South 06°31'51" West 100.72 feet;
421. (14) South 51°15'05" West 70.22 feet to a point on the north line of "Nelson Road";
422. (15) South 00°18'43" East 50.00 feet to a point on the south line of "Nelson Road";
423. (16) South 50°11'25" East 71.93 feet;
424. (17) South 00°18'43" East 2,553.65 feet;
425. (18) South 49°52'57" West 39.05 feet;
426. (19) South 00°18'43" East 15.05 feet to a point on the westerly projection north line of the south 1/2 of Section 19, Township 20 North, Range 3 East, M.D.M;
427. thence along last said north line its westerly projection North 89°28'33" East 5,265.45 feet to the east 1/4 corner of last said Section 19;

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428. thence along the east line of last Section 19 and 30 of last said Township South 00°32'30" East 5,278.78 feet to the east 1/4 corner of last said Section 30;
429. thence along the south line of the northeast 1/4 of last said Section 30 South 89°30'42" West 2,622.95 feet to the southwest corner thereof;
430. thence along the east line of the southwest 1/4 of last said Section 30 South 00°21'24" East 2,641.37 feet to the south 1/4 corner of last said Section 30;
431. thence along the north line of Sections 31 and 32 of last said Township North 89°19'52" East 7,937.26 feet to the northeast corner of last said Section 32;
432. thence along the east line of last said Section 32 South 00°56'40" East 1,292.65 feet;
433. thence along the north line of southwest 1/4 of the northwest 1/4 of Section 33, Township 20 North, Range 3 East, M.D.M, North 89°36'46" East 1,315.11 feet to a point on the east line of the west 1/2 of the west 1/2 of last said Section 33;
434. thence along last said east line South 01°18'37" East 4,008.55 feet to the northeast lands of "Starkey Farms general partnership" as said lands are described as Parcel II in the certain "Grant Deed" recorded in that certain document recorded as Document #2017-0026189; thence along the boundary of last said lands the following five (5) courses:
435. (1) South 01°05'34" East 1,625.95 feet;
436. (2) South 89°07'26" West 990.16 feet;
437. (3) South 00°52'10" East 659.94 feet;
438. (4) North 89°24'29" West 2,972.38 feet;
439. (5) North 01°26'59" West 2,233.29 feet;
440. thence along the south line of Sections 32 and 31, Township 20 North, Range 3 East, M.D.M, South 89°21'53" West 5,281.62 feet to the south 1/4 corner of last said Section 32;
441. thence along the east line of the northwest 1/4 of Section 6, Township 20 North, Range 3 East, M.D.M, South 00°07'50" West 1,278.77 feet to a point on the north line of the "Sacramento Northern Railroad" right-of-way;
442. thence along last said north line North 48°39'22" West 3,613.71 feet to a point on the westerly right-of-way of "State Highway 99";

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443. thence continue along the north line of "Sacramento Northern Railroad" right-of-way North 48°39'22" West 3,431.25 feet to the most southerly corner of Lot 62 of as shown on that certain map entitled "Map of the Henry B. Martin Subdivision" recorded in Book 7, of Maps at Page 4, B.C.R;
444. thence along east lines of Lot 62 and Lot 61 of last said map North 00°05'43" West 1,852.61 feet to the northeast corner of last said Lot 61;
445. thence along the north lines of Lot 61 and Lot 60 of last said map South 89°33'17" West 1,980.00 feet to the northwest corner of last said Lot 60;
446. thence along the west line of last said Lot 60 and its southerly prolongation South 00°05'43" East 225.92 feet to the southwesterly line of said "Northern Electric Railroad";
447. thence along last said southwesterly line North 48°39'22" West 881.94 feet to a point the most northerly corner of Lot 59 of last said map; said corner being a point on the west line of the subdivision boundary of last said map and a point on the east line of Section 26, Township 20 North, Range 2 East, M.D.M;
448. thence along last said subdivision boundary and the east line of Section 26 and 35 Township 20 North, Range 2 East, M.D.M, South 00°03'23" East 5,652.57 feet to the southwest corner said last said Section 35; said point also being a point the centerline of "Nelson Shippee Road";
449. thence along the south line of said last Section 35 and the centerline of "Nelson Shippee Road" South 89°33'20" West 2,042.07 feet the southerly prolongation of the westerly right-of-way of "Gage Shippee Road" as shown on that certain "Record of Survey" recorded in Book 90, of Maps at Pages 66-70; B.C.R; thence along last said westerly right-of-way and its southerly prolongation the following thirty-three (33) courses:
450. (1) North 00°37'00" West 204.84 feet;
451. (2) North 19°40'00" East 240.89 feet;
452. (3) North 14°55'00" East 430.06 feet;
453. (4) North 06°51'00" East 1,556.46 feet;
454. (5) North 08°31'00" East 1,055.27 feet;
455. (6) North 02°41'00" East 194.98 feet;
456. (7) North 10°08'00" East 205.58 feet;
457. (8) North 08°18'00" East 263.52 feet;

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- 458. (9) North 07°24'00" East 1,157.52 feet;
- 459. (10) North 03°51'00" East 113.14 feet;
- 460. (11) North 12°45'00" East 132.19 feet;
- 461. (12) North 04°57'00" East 208.80 feet;
- 462. (13) North 01°00'00" West 179.68 feet;
- 463. (14) North 05°28'00" West 132.22 feet;
- 464. (15) North 00°16'00" East 340.28 feet;
- 465. (16) North 03°17'00" West 1,097.79 feet;
- 466. (17) North 06°04'00" West 222.88 feet;
- 467. (18) North 11°59'00" West 171.09 feet;
- 468. (19) North 09°39'00" East 107.30 feet;
- 469. (20) North 20°11'00" East 133.72 feet;
- 470. (21) North 16°58'00" West 305.42 feet;
- 471. (22) North 05°54'00" West 256.64 feet;
- 472. (23) North 02°28'00" West 1,268.55 feet;
- 473. (24) North 16°59'00" West 455.59 feet;
- 474. (25) North 01°24'00" West 225.51 feet;
- 475. (26) North 10°42'00" West 276.19 feet;
- 476. (27) North 11°28'00" East 157.59 feet;
- 477. (28) North 03°19'00" East 948.27 feet;
- 478. (29) North 00°42'00" West 308.01 feet;
- 479. (30) North 60°00'00" East 32.03 feet;
- 480. (31) North 00°47'00" East 294.17 feet;
- 481. (32) North 33°37'00" East 385.09 feet;
- 482. (33) North 13°10'00" East 256.89 feet to a point on the centerline of "Nelson Road";
- 483. thence along the centerline of "Nelson Road" South 89°14'09" West 1,477.44 feet to the east line "Rancho Escuon" as shown on that certain "Record of Survey" recorded in Book 188, of Maps at Pages 59-60, B.C.R; thence along last said east line the following two (2) courses:

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484. (1) North $00^{\circ}17'20''$ West 2,687.46 feet to a point being *South $87^{\circ}34'53''$ West 2,694.37* feet from the section corner common to section 13,14, 23 and 24, Township 20 North, Range 2 East, M.D.M;
485. (1) North $00^{\circ}17'20''$ West 1,131.17 to northerly boundary of last said map; thence along the northerly and northwesterly boundary of last said map the following eight (8) courses:
486. (1) South $81^{\circ}33'48''$ West 1,259.25 feet
487. (2) North $51^{\circ}01'34''$ West 5,214.11 feet;
488. (3) South $75^{\circ}41'06''$ West 3,292.10 feet;
489. (4) South $42^{\circ}09'23''$ West 581.13 feet;
490. (5) South $38^{\circ}48'53''$ West 225.17 feet;
491. (6) South $29^{\circ}24'23''$ West 204.31 feet;
492. (7) South $37^{\circ}42'57''$ East 657.18 feet;
493. (8) South $52^{\circ}17'03''$ West 50.00 feet to a point on the northerly line of the lands of "Eureka Farm Holding Corporation" as described in that certain "Grant Deed" recorded as Document No. 88-24985; O.R.B.C; said northerly line is also shown on that certain "Record of Survey" recorded in Book 151, of Maps at Pages 28-29, B.C.R; thence along last said northerly line following three (3) courses:
494. (1) South $51^{\circ}21'53''$ West 4,174.17 feet;
495. (2) North $38^{\circ}35'07''$ West 462.60 feet;
496. (3) South $69^{\circ}08'53''$ West 4,010.19 feet to a point on the westerly line of "Midway Road";
497. thence along last said westerly line North $16^{\circ}16'07''$ West 11,809.68 feet to a point on the easterly line of the subdivision boundary of that certain map entitled "Map of Hanlon Tract Subdivision No. 2" recorded in Book 8, of Maps at Page 1, B.C.R; thence along last said easterly line the following eighteen (18) courses:
498. (1) South $68^{\circ}00'08''$ West 376.23 feet;
499. (2) South $22^{\circ}09'08''$ West 461.51 feet;
500. (3) South $35^{\circ}38'08''$ West 1,249.60 feet;
501. (4) South $64^{\circ}39'08''$ West 282.20 feet;
502. (5) South $70^{\circ}07'08''$ West 278.30 feet;
503. (6) South $62^{\circ}57'08''$ West 135.20 feet;

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504. (7) South 46°05'08" West 285.00 feet;
505. (8) South 64°22'08" West 166.10 feet;
506. (9) South 51°42'08" West 39.60 feet;
507. (10) South 52°50'08" West 69.30 feet;
508. (11) South 15°02'08" West 61.50 feet;
509. (12) South 07°24'08" West 103.60 feet;
510. (13) South 28°55'52" East 429.80 feet;
511. (14) South 28°05'08" West 2,826.10 feet;
512. (15) South 13°08'08" West 300.00 feet;
513. (16) South 22°59'08" West 600.00 feet;
514. (17) South 26°05'08" West 500.00 feet;
515. (18) South 30°24'08" West 479.39 feet the most southerly corner of last said subdivision boundary; said corner also being a point on the east line of projected Section 13, Township 20 North, Range 1 East, M.D.M;
516. thence along last said east line North 01°00'30" West 2,497.62 feet to the northeast corner of last said Section 13; said corner being a point in Ryland Lane as shown in that certain "Record of Survey" recorded in Book 187, of Maps at Pages 38-39; thence along the northerly boundary of last said map the following three (3) courses:
517. (1) along the section line common to Sections 12 and 13 South 89°18'55" West 5,314.66 feet to the section corner common to projected Sections 11, 12, 13, and 14, Township 20 North Range 1 East, M.D.M;
518. (2) along the common line to last said Sections 11 and 14 South 89°22'37" West 2,647.56 feet to the north 1/4 corner thereof;
519. (3) continuing along last said common line South 89°22'46" West 2,647.74 feet to the section corner common to projected Sections 10,11, 14 and 15, Township 20 North Range 1 East, M.D.M, said corner being a point the east line of the lands of "J.B. Unlimited, Inc." as described in that certain "Grant Deed" recorded as Document No. 2002-0027595, O.R.B.C, as shown on last said map, thence along the boundary of last said lands the following four (4) courses:
520. (1) along the section line common to said Sections 14 and 15 South 00°43'35" East 2,005.04 feet;

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521. (2) leaving last said common line South 89°08'03" West 2,651.31 feet to a point on the north-south centerline of last said Section 15;
522. (3) along last said centerline North 00°43'08" West 2,008.36 feet to the north 1/4 corner of last said Section 15;
523. (4) along the north-south centerline of last Said section 10 North 00°48'12" West 5,292.51 feet to the north 1/4 corner of last said Section 10;
524. thence along the common line between Sections 3 and 10, Township 20 North Range 1 East, M.D.M, South 89°23'22" West 2,648.31 feet to the section corner common to projected Sections 3, 4, 9 and 10, Township 20 North Range 1 East, M.D.M; said corner also being shown on the "Record of Survey" recorded in Book 84, of Maps at Page 9, B.C.R;
525. thence along the south line of last said Section 4 as shown on last said map South 89°10'42" West 5,280.55 feet to the corner common to Sections 4, 5, 8 and 9, Township 20 North Range 1 East, M.D.M; said corner also being shown on the "Record of Survey" recorded in Book 2, of Maps at Page 172, B.C.R;
526. thence along the south line of last said map and the section line common to last said Sections 5 and 8 South 89°15'21" West 5,312.01 feet to the corner common to Sections 5, 6, 7 and 8, Township 20 North Range 1 East, M.D.M; said corner also being shown as the northeast corner of last said Section 7 on that certain "Record of Survey" recorded in Book 15, of Maps at Page 6, B.C.R; thence along the east line and south line of last said Section 7 as shown on last said map the following two (2) courses:
527. (1) South 00°42'33" East 5,280.00 feet to the southeast corner thereof;
528. (2) South 89°20'09" West 4,041.90 feet to a point on the east line Rancho Llano Seco; said point also being a point on the east line of Seven Mile Road;
529. thence along last said east line and its northerly projection North 00°37'01" West 15,216.65 feet to the centerline of Ord Ferry Road (formerly known as Dayton Road)
530. thence along last said centerline thence South 71°20'42" West 10,742.65 feet to the intersection with the centerline of "River Road" as shown on that certain "Record of Survey" recorded in Book 131, of Maps at Pages 11-13, B.C.R;
531. thence continuing along the centerline of "Ord Ferry Road" South 71°20'42" West 8,514.24 feet to the southeast corner of the lands of "River Bend Orchards" as said

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lands are described in that certain "Corporation Grant Deed" recorded as Document No. 86-24298, O.R.B.C as shown on last said map; thence along the boundary of last said lands the following twelve (12) courses:

532. (1) South 71°20'42" West 2,131.10 feet;
533. (2) North 23°10'39" East 493.80 feet;
534. (3) North 08°01'21" West 850.00 feet;
535. (4) North 18°23'21" West 1,127.50 feet;
536. (5) North 09°41'21" West 330.00 feet;
537. (6) North 23°06'21" West 383.00 feet;
538. (7) North 46°33'21" West 381.00 feet;
539. (8) North 61°59'21" West 572.50 feet;
540. (9) North 81°35'21" West 753.00 feet;
541. (10) North 55°27'21" West 909.00 feet;
542. (11) North 32°33'21" West 309.17 feet;
543. (12) North 87°36'56" East 494.77 feet to a point on the boundary of the lands of "Henry E. Damon Revocable Trust" as said lands are described in that certain "Limited Warranty Deed" recorded as Document No.87-43630, O.R.B.C, as shown on last said map; thence along last said lands the following six (6) courses:

544. (1) North 00°37'07" East 281.56 feet;
545. (2) North 03°29'28" East 330.97 feet;
546. (3) North 03°18'31" East 186.71 feet;
547. (4) North 08°27'56" East 395.01 feet;
548. (5) North 20°07'37" East 477.47 feet;
549. (6) North 87°34'49" East 104.32 feet to southwest corner of the lands of "The U.S. Fish and Wildlife Service" as said lands are shown in that certain "Record of Survey" recorded in Book 148, of Maps at Page 12, B.C.R.; thence along the boundary of last said lands the following sixty-two (62) courses:

550. (1) North 50°29'57" East 298.56 feet;
551. (2) North 47°16'15" East 132.29 feet;
552. (3) North 42°44'58" East 86.97 feet;
553. (4) North 88°26'31" East 29.50 feet;

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- 554. (5) North 28°26'31" East 94.67 feet;
- 555. (6) North 07°47'24" West 127.76 feet;
- 556. (7) North 17°12'06" East 205.67 feet;
- 557. (8) North 31°15'17" East 247.15 feet;
- 558. (9) North 25°41'38" East 380.25 feet;
- 559. (10) North 14°57'03" East 239.31 feet;
- 560. (11) North 06°39'24" East 377.56 feet;
- 561. (12) North 04°59'54" West 280.97 feet;
- 562. (13) North 11°20'13" West 428.42 feet;
- 563. (14) North 13°49'38" East 85.75 feet;
- 564. (15) North 00°28'01" West 183.76 feet;
- 565. (16) North 12°48'30" East 298.80 feet;
- 566. (17) North 29°48'57" West 62.92 feet;
- 567. (18) North 04°29'52" East 179.90 feet;
- 568. (19) North 81°33'55" West 129.38 feet;
- 569. (20) South 32°54'07" West 186.86 feet;
- 570. (21) South 75°51'31" West 211.81 feet;
- 571. (22) North 45°28'46" West 452.35 feet;
- 572. (23) North 26°33'33" West 347.69 feet;
- 573. (24) North 06°28'44" East 365.26 feet;
- 574. (25) North 24°17'30" East 197.73 feet;
- 575. (26) North 38°54'12" East 245.18 feet;
- 576. (27) North 60°18'44" East 423.26 feet;
- 577. (28) North 77°13'59" East 296.44 feet;
- 578. (29) South 89°39'27" East 171.17 feet;
- 579. (30) South 79°48'19" East 144.77 feet;
- 580. (31) South 82°15'18" East 240.13 feet;
- 581. (32) South 48°17'14" East 121.35 feet;
- 582. (33) South 66°50'24" East 87.42 feet;
- 583. (34) South 42°33'19" East 75.44 feet;
- 584. (35) South 77°47'47" East 345.49 feet;

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- 585. (36) South 67°23'11" East 81.07 feet;
- 586. (37) South 59°05'04" East 65.67 feet;
- 587. (38) South 68°30'43" East 180.88 feet;
- 588. (39) South 80°26'13" East 100.42 feet;
- 589. (40) South 72°22'30" East 89.71 feet;
- 590. (41) South 65°19'36" East 130.32 feet;
- 591. (42) South 72°26'46" East 93.73 feet;
- 592. (43) South 65°54'41" East 92.43 feet;
- 593. (44) South 75°14'50" East 61.64 feet;
- 594. (45) South 89°33'18" East 115.37 feet;
- 595. (46) North 86°14'57" East 82.07 feet;
- 596. (47) South 87°12'15" East 77.86 feet;
- 597. (48) North 80°04'53" East 88.97 feet;
- 598. (49) North 75°44'29" East 122.84 feet;
- 599. (50) South 79°58'10" East 52.65 feet;
- 600. (51) North 84°38'36" East 718.24 feet;
- 601. (52) South 88°55'53" East 188.80 feet;
- 602. (53) South 75°50'44" East 137.86 feet;
- 603. (54) South 76°28'41" East 203.46 feet;
- 604. (55) South 86°05'00" East 264.27 feet;
- 605. (56) South 55°59'33" East 104.09 feet;
- 606. (57) South 89°42'54" East 145.65 feet;
- 607. (58) North 76°43'29" East 123.76 feet;
- 608. (59) North 64°36'34" East 20.85 feet;
- 609. (60) North 53°01'10" East 120.81 feet;
- 610. (61) North 89°27'28" East 110.00 feet;
- 611. (62) South 83°56'18" East 151.14 feet to a point on the lands of "Bocks Family Farms, LLC"; as said lands are described in that certain "Grant Deed" recorded as Document No. 2012-0050869, O.R.B.C; thence along the boundary of last said lands the following seven (7) courses:
- 612. (1) North 35°47'41" West 539.32 feet;

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613. (2) North 78°18'34" East 222.93 feet;
614. (3) North 70°44'34" East 249.40 feet;
615. (4) North 38°40'34" East 180.00 feet;
616. (5) North 20°03'34" East 496.70 feet;
617. (6) North 08°49'34" East 340.80 feet;
618. (7) North 20°23'34" East 141.30 feet to the southwest corner of the lands of "Nichols Ranch, Inc." as described in that certain "Grant Deed" recorded in Book 2782, at Page 621, O.R.B.C as shown on that certain "Record of Survey" recorded in Book 149, of Maps at Page 99, B.C.R; thence along the boundary of last said lands the following ten (10) courses:
619. (1) North 39°05'34" East 318.00 feet;
620. (2) North 25°02'14" East 153.28 feet;
621. (3) North 03°05'44" East 486.95 feet;
622. (4) North 07°04'06" West 506.66 feet;
623. (5) North 18°50'36" West 369.57 feet;
624. (6) North 25°00'56" West 408.32 feet;
625. (7) North 33°17'46" West 76.53 feet;
626. (8) North 12°49'10" East 501.42 feet;
627. (9) North 04°27'08" East 522.45 feet;
628. (10) North 08°44'11" West 355.99 feet to a point on the north line of the south half of the "Rancho De Farwell" as shown on last said map;
629. thence along last said north line North 71°31'04" East 6,397.90 feet to the most northerly corner of the boundary of last map; thence continuing the northerly boundary of last said map and its easterly prolongation the following two (2) courses:
630. (1) South 00°01'01" West 2,117.71 feet;
631. (2) South 89°52'28" East 2,664.79 feet to a point on the centerline of River Road and the beginning of a non-tangent curve, concave westerly, having a radius of 990.00 feet; and to which beginning a radial line bears South 74°22'05" East; thence along the centerline of River Road the following six (6) courses:
632. (1) northerly along last said curve, through a central angle of 15°38'20", an arc distance of 270.22 feet;

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633. (2) North 00°00'25" West 2,103.97 feet to the beginning of a curve, concave easterly, having a radius of 3,000.00 feet;
634. (3) northerly along said curve, through a central angle of 06°45'34", an arc distance of 353.93 feet;
635. (4) North 06°45'09" East 2,085.57 feet to the beginning of a curve, concave southeasterly, having a radius of 950.00 feet;
636. (5) northeasterly along said curve, through a central angle of 36°10'41", an arc distance of 599.86 feet;
637. (6) North 42°55'49" East 623.61 feet; thence leaving the centerline of River Road the following forty (40) courses:
638. (1) South 06°53'29" East 164.79 feet;
639. (2) South 00°38'43" East 400.02 feet;
640. (3) South 13°21'32" West 209.93 feet;
641. (4) South 44°12'09" West 139.84 feet;
642. (5) South 08°52'52" West 340.08 feet;
643. (6) South 24°02'19" West 190.25 feet;
644. (7) South 14°28'48" West 915.84 feet;
645. (8) South 02°18'33" East 397.07 feet;
646. (9) South 65°12'49" East 86.47 feet;
647. (10) South 13°36'43" East 440.53 feet to the beginning of a curve, concave westerly, having a radius of 750.00 feet;
648. (11) southerly along said curve, through a central angle of 20°54'37", an arc distance of 273.72 feet;
649. (12) South 07°17'55" West 335.63 feet to the beginning of a curve, concave easterly, having a radius of 400.00 feet;
650. (13) southerly along said curve, through a central angle of 20°29'58", an arc distance of 143.11 feet;
651. (14) South 13°12'03" East 86.01 feet;
652. (15) South 06°59'13" East 294.92 feet to the beginning of a curve, concave westerly, having a radius of 400.00 feet;

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653. (16) southerly along said curve, through a central angle of $12^{\circ}20'24''$, an arc distance of 86.15 feet;
654. (17) South $05^{\circ}21'11''$ West 108.44 feet to the beginning of a curve, concave northeasterly, having a radius of 100.00 feet;
655. (18) southeasterly along said curve, through a central angle of $67^{\circ}20'55''$, an arc distance of 117.55 feet;
656. (19) South $61^{\circ}59'44''$ East 284.62 feet to the beginning of a curve, concave southwesterly, having a radius of 150.00 feet;
657. (20) southeasterly along said curve, through a central angle of $70^{\circ}29'19''$, an arc distance of 184.54 feet;
658. (21) South $08^{\circ}29'34''$ West 258.34 feet to the beginning of a curve, concave easterly, having a radius of 585.00 feet;
659. (22) southerly along said curve, through a central angle of $19^{\circ}27'03''$, an arc distance of 198.60 feet;
660. (23) South $10^{\circ}57'28''$ East 1,720.24 feet to the beginning of a curve, concave westerly, having a radius of 765.00 feet;
661. (24) southerly along said curve, through a central angle of $15^{\circ}07'47''$, an arc distance of 202.01 feet;
662. (25) South $04^{\circ}10'19''$ West 211.80 feet to the beginning of a curve, concave westerly, having a radius of 540.00 feet;
663. (26) southerly along said curve, through a central angle of $16^{\circ}51'25''$, an arc distance of 158.87 feet;
664. (27) South $21^{\circ}01'44''$ West 472.25 feet to the beginning of a curve, concave easterly, having a radius of 865.00 feet;
665. (28) southerly along said curve, through a central angle of $15^{\circ}22'23''$, an arc distance of 232.09 feet;
666. (29) South $05^{\circ}39'21''$ West 621.66 feet to the beginning of a curve, concave easterly, having a radius of 750.00 feet;
667. (30) southerly along said curve, through a central angle of $13^{\circ}29'41''$, an arc distance of 176.64 feet;
668. (31) South $07^{\circ}50'19''$ East 255.80 feet;

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669. (32) South 65°45'07" West 121.74 feet;
670. (33) South 06°42'07" East 1,088.19 feet;
671. (34) South 00°07'31" West 1,372.00 feet;
672. (35) South 44°08'20" East 94.05 feet;
673. (36) South 13°43'08" East 699.97 feet;
674. (37) South 01°38'09" East 648.01 feet;
675. (38) South 05°25'15" West 566.28 feet;
676. (39) South 21°18'28" East 205.02 feet;
677. (40) South 89°05'39" East 91.49 feet to a point on the south line of Parcel 5 of the lands of "Pacific Realty Associates, L.P.", as said lands are that certain "Quitclaim Deed" recorded as Document No. 97-001767, O.R.B.C;
678. thence along last said south line North 89°56'30" East 2,308.86 feet to the southeast corner of last said Parcel 5;
679. thence along the east line of last said Parcel 5 North 00°11'01" East 5,247.08 feet to the northwest corner of the east 1/2 of the northeast 1/4 of projected Section 25, Township 21 North, Range 1 West, M.D.M; said corner being shown on that certain "Record of Survey" recorded in Book 69, of Maps at Page 59, B.C.R;
680. thence along the north line of last said Section 25 South 89°39'03" East 1,371.33 feet to the northeast corner thereof;
681. thence along the north line of projected Section 30, Township 21 North, Range 1 East, M.D.M, South 89°39'03" East 2,742.66 feet to the north 1/4 corner of last said Section 30, as shown on last said map; said corner as being the south 1/4 corner of Section 19 Township 21 North, Range 1 East, M.D.M, as shown on that certain "Record of Survey" recorded in Book 78, of Maps at Page 4, B.C.R; thence along the westerly and northerly boundary of that "1,240.739 Acre" parcel show on last said map the following thirty-three (33) courses:
682. (1) North 00°22'38" East 5,366.28 feet;
683. (2) South 89°37'20" East 600.32 feet;
684. (3) North 00°22'22" East 2,219.35 feet;
685. (4) North 49°08'22" East 578.90 feet;

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- 686. (5) North 52°09'41" East 937.80 feet;
- 687. (6) North 58°36'15" East 64.30 feet;
- 688. (7) North 46°50'15" East 253.80 feet;
- 689. (8) North 50°51'15" East 284.60 feet;
- 690. (9) North 53°58'15" East 100.20 feet;
- 691. (10) North 41°35'15" East 131.20 feet;
- 692. (11) North 49°10'15" East 195.00 feet;
- 693. (12) North 51°10'15" East 68.10 feet;
- 694. (13) North 48°03'15" East 134.00 feet;
- 695. (14) North 54°59'15" East 69.50 feet;
- 696. (15) North 47°03'15" East 34.00 feet;
- 697. (16) North 39°47'15" East 150.70 feet;
- 698. (17) North 62°13'15" East 34.50 feet;
- 699. (18) North 71°33'15" East 725.50 feet;
- 700. (19) North 15°45'45" West 75.90 feet;
- 701. (20) North 74°23'15" East 154.70 feet;
- 702. (21) South 85°54'45" East 375.50 feet;
- 703. (22) North 81°23'15" East 78.70 feet;
- 704. (23) North 67°45'15" East 57.40 feet;
- 705. (24) North 86°45'15" East 40.00 feet;
- 706. (25) South 80°57'45" East 21.80 feet;
- 707. (26) South 66°06'45" East 75.00 feet;
- 708. (27) South 70°46'45" East 68.50 feet;
- 709. (28) South 76°32'45" East 79.80 feet;
- 710. (29) South 85°37'45" East 117.90 feet;
- 711. (30) North 74°26'15" East 89.80 feet;
- 712. (31) North 87°47'15" East 33.10 feet;
- 713. (32) South 77°56'45" East 56.20 feet;
- 714. (33) South 12°49'11" West 35.00 feet to the westerly terminus of that course designated as "*North 77°54'55" West 76.80 feet*" on the northwest boundary of "Hicks" as designated on that certain "Record of Survey" recorded in Book 127, of Maps at Page

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84; said boundary also lying in the centerline of "Edgar Slough" as shown on last said map; thence along last said boundary and centerline the following fourteen (14) courses:

715. (1) South 77°41'45" East 76.80 feet;
716. (2) North 65°36'15" East 60.40 feet;
717. (3) North 39°24'15" East 488.80 feet;
718. (4) North 61°59'15" East 238.00 feet;
719. (5) North 81°45'15" East 242.50 feet;
720. (6) North 58°47'15" East 163.80 feet;
721. (7) North 05°54'15" East 117.60 feet;
722. (8) North 19°39'15" East 328.00 feet;
723. (9) North 48°26'15" East 239.40 feet;
724. (10) North 76°46'15" East 204.50 feet;
725. (11) North 51°04'15" East 640.70 feet;
726. (12) North 64°57'15" East 261.70 feet;
727. (13) North 40°06'15" East 368.40 feet;
728. (14) North 11°48'16" East 434.42 feet the most northerly corner of last boundary; said point also being a point on the centerline of "Crouch Avenue"; thence along last said centerline the following three (3) courses:
 729. (1) North 60°15'39" West 891.43 feet to the beginning of a curve, concave northeasterly, having a radius of 450.00 feet;
 730. (2) northerly along said curve, through a central angle of 62°30'00", an arc distance of 490.87 feet;
 731. (3) North 02°14'21" East 1,053.13 feet to the easterly prolongation of the north line of Lot 56 of that certain map entitled "John Crouch Subdivision" recorded in Book 6, of Maps at Page 81, B.C.R;
732. thence along last said north line of Lot 56 and its easterly and westerly prolongations South 71°50'21" West 1,800.14 feet to the westerly line of Lot 55 of last said map;
733. thence along last said westerly line North 57°44'39" West 599.87 feet to the most westerly corner of last said Lot 55; said point also being a point on the southerly line of Lot 26 of last said map; thence along last said southerly line the following two (2) courses:

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734. (1) South 73°20'21" West 1,166.50 feet;
735. (2) South 85°20'21" West 727.80 feet to the most westerly corner of last said map; said corner also being the southeast corner of Lot 12 of that certain map entitled "Revised Map of the Alberton Tract, or Reynold's First Subdivision" recorded in Book 1, of Maps at Page 31, B.C.R; thence along the southerly boundary of last said map the following eight (8) courses:
736. (1) North 86°50'00" West 455.40 feet;
737. (2) South 87°40'00" West 455.40 feet;
738. (3) South 72°25'00" West 293.70 feet;
739. (4) South 88°55'00" West 336.60 feet;
740. (5) South 65°55'00" West 244.20 feet;
741. (6) South 35°55'00" West 217.80 feet;
742. (7) South 75°55'00" West 132.00 feet;
743. (8) North 74°05'00" West 184.57 feet to the southwest corner of last said map;
744. thence along the west boundary of last said map North 00°19'28" West 352.47 feet to a point in the centerline of "Little Chico Creek"; said point also being the southeast corner of the "Chico Water Pollution Control Plant" shown on that certain "Record of Survey" recorded in Book 127, of Maps at Pages 12-13, B.C.R;
745. thence along the east line of last said map and its northerly prolongation North 00°19'28" West 4,055.50 feet to a point in the centerline of "Chico River Road";
746. (1) North 69°48'17" East 4,241.48 feet;
747. (2) North 70°41'49" East 1,724.80 feet to the southwest corner of Lot 81 of that certain map entitled "Subdivision No. 2 of the Morehead Ranch" recorded in Book 10, of Maps at Pages 8-9, B.C.R;
748. thence along the westerly boundary of last said map North 18°41'29" East 3,371.61 feet to the most southerly corner of the lands of "Pacific Realty Associates, L.P." as said lands are as described in that certain Grant Deed recorded as Document No. 2012-0010282, O.R.B.C; said lands are also shown on that certain "Record of Survey" recorded in Book 183, of Maps at Pages 4-6, B.C.R; thence along the boundary of last said lands the following seven (7) courses:
749. (1) North 81°18'41" East 1,934.30 feet;

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750. (2) North 08°44'10" West 787.99 feet;
751. (3) North 81°18'36" East 1,896.88 feet;
752. (4) North 26°08'34" West 1,132.49 feet;
753. (5) South 81°18'08" West 553.95 feet;
754. (6) North 08°40'51" West 371.78 feet;
755. (7) North 81°18'36" East 670.08 feet to the westerly line of the East one half of the Lot 26 of the map entitled "Subdivision No. 2 of the Morehead Ranch" recorded in Book 10, of Maps at Pages 8-9, B.C.R.;
756. thence along last said westerly line North 09°02'14" West 905.05 feet to a point in Big Chico Creek as shown on last said Record of Survey; thence along the boundary of last said Record of Survey the following fourteen (14) courses:
757. (1) North 77°49'48" West 159.28 feet;
758. (2) South 60°40'36" West 91.70 feet;
759. (3) South 74°37'36" West 117.10 feet;
760. (4) North 18°58'24" West 111.40 feet;
761. (5) North 48°30'24" West 198.70 feet;
762. (6) North 71°01'24" West 84.80 feet;
763. (7) North 64°00'24" West 97.20 feet;
764. (8) North 55°20'24" West 88.60 feet;
765. (9) North 69°39'24" West 77.10 feet;
766. (10) North 41°33'24" West 57.10 feet;
767. (11) North 58°05'24" West 212.90 feet;
768. (12) North 70°55'24" West 99.50 feet;
769. (13) North 86°06'24" West 159.40 feet;
770. (14) North 29°58'24" West 0.41 feet to a point on the easterly line of Parcel I-A as designated in said Grant Deed recorded as Document No. 2012-0010282, O.R.B.C.; thence leaving Big Chico Creek along the boundary of last said Parcel I-A the following three (3) Courses:
771. (1) South 18°06'06" West 115.76;
772. (2) North 71°53'54" West 376.30 feet;

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773. (3) North 18°06'06" East 495.00 feet to the most northerly corner of last said Parcel I-A; said point also being in "Big Chico Creek"; thence downstream along the meandering centerline of "Big Chico Creek" to the following one-hundred-eighteen (118) courses:
774. (1) North 58°45'22" West 44.18 feet;
775. (2) South 77°32'00" West 132.53 feet;
776. (3) South 69°40'53" West 67.69 feet;
777. (4) North 53°18'47" West 173.99 feet;
778. (5) North 84°03'44" West 202.82 feet;
779. (6) North 48°10'37" West 248.70 feet;
780. (7) North 77°36'08" West 189.76 feet;
781. (8) South 88°12'59" West 169.01 feet;
782. (9) South 54°01'20" West 395.76 feet;
783. (10) South 38°17'29" West 240.55 feet;
784. (11) South 61°19'23" West 281.49 feet;
785. (12) South 75°58'07" West 109.70 feet;
786. (13) North 83°46'13" West 106.23 feet;
787. (14) North 74°38'39" West 194.10 feet;
788. (15) South 69°13'29" West 255.71 feet;
789. (16) North 88°34'05" West 213.00 feet;
790. (17) South 60°05'38" West 202.84 feet;
791. (18) South 49°37'00" West 290.02 feet;
792. (19) South 44°14'56" West 288.17 feet;
793. (20) South 54°29'19" West 191.29 feet;
794. (21) South 72°27'52" West 146.36 feet;
795. (22) North 60°54'57" West 158.04 feet;
796. (23) North 67°42'03" West 146.23 feet;
797. (24) South 86°40'02" West 110.99 feet;
798. (25) South 70°11'17" West 139.24 feet;
799. (26) South 48°54'25" West 204.59 feet;
800. (27) South 50°38'20" West 295.40 feet;
801. (28) South 63°23'05" West 123.85 feet;

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- 802. (29) South 77°55'17" West 153.14 feet;
- 803. (30) North 88°05'50" West 133.74 feet;
- 804. (31) North 89°30'55" West 106.07 feet;
- 805. (32) North 67°30'05" West 118.68 feet;
- 806. (33) North 80°39'59" West 87.87 feet;
- 807. (34) South 76°32'46" West 107.20 feet;
- 808. (35) South 67°50'15" West 125.10 feet;
- 809. (36) South 72°51'16" West 236.29 feet;
- 810. (37) South 82°55'25" West 303.57 feet;
- 811. (38) South 20°11'20" West 168.22 feet;
- 812. (39) South 06°18'36" West 131.15 feet;
- 813. (40) South 19°55'03" West 184.95 feet;
- 814. (41) South 06°29'46" East 103.14 feet;
- 815. (42) South 42°23'38" West 69.39 feet;
- 816. (43) North 67°08'48" West 81.03 feet;
- 817. (44) North 60°21'23" West 156.29 feet;
- 818. (45) South 50°19'41" West 110.11 feet;
- 819. (46) South 34°12'47" West 257.65 feet;
- 820. (47) South 62°15'53" West 182.16 feet;
- 821. (48) South 71°10'01" West 158.75 feet;
- 822. (49) North 62°56'56" West 181.85 feet;
- 823. (50) South 58°59'23" West 130.37 feet;
- 824. (51) South 67°56'48" West 108.01 feet;
- 825. (52) South 88°17'15" West 150.68 feet;
- 826. (53) South 43°26'35" West 232.48 feet;
- 827. (54) South 51°35'11" West 105.86 feet;
- 828. (55) South 70°08'40" West 159.17 feet;
- 829. (56) South 48°29'54" West 167.82 feet;
- 830. (57) South 69°41'36" West 155.78 feet;
- 831. (58) South 46°45'41" West 185.91 feet;
- 832. (59) South 16°02'06" West 128.83 feet;

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- 833. (60) South 82°41'58" West 120.30 feet;
- 834. (61) North 63°27'09" West 187.47 feet;
- 835. (62) North 80°54'56" West 178.35 feet;
- 836. (63) South 82°08'48" West 184.24 feet;
- 837. (64) North 80°21'12" West 363.95 feet;
- 838. (65) South 86°47'55" West 130.92 feet;
- 839. (66) South 48°10'06" West 158.01 feet;
- 840. (67) South 37°24'37" West 163.59 feet;
- 841. (68) South 58°58'10" West 380.75 feet;
- 842. (69) South 41°32'58" West 255.56 feet;
- 843. (70) South 66°18'15" West 170.75 feet;
- 844. (71) South 80°41'30" West 256.85 feet;
- 845. (72) North 79°40'13" West 439.05 feet;
- 846. (73) South 86°18'18" West 181.99 feet;
- 847. (74) North 56°30'04" West 172.47 feet;
- 848. (75) South 66°26'02" West 168.97 feet;
- 849. (76) South 30°38'16" West 253.29 feet;
- 850. (77) South 64°11'16" West 422.34 feet;
- 851. (78) North 81°35'22" West 279.59 feet;
- 852. (79) South 64°57'35" West 202.12 feet;
- 853. (80) North 68°34'09" West 143.09 feet;
- 854. (81) North 27°04'51" West 327.26 feet;
- 855. (82) South 80°41'30" West 311.47 feet;
- 856. (83) North 84°12'09" West 242.02 feet;
- 857. (84) North 60°46'35" West 271.64 feet;
- 858. (85) North 88°22'20" West 165.06 feet;
- 859. (86) South 51°56'18" West 304.26 feet;
- 860. (87) South 65°08'30" West 256.21 feet;
- 861. (88) South 86°46'52" West 320.48 feet;
- 862. (89) South 51°29'53" West 252.74 feet;
- 863. (90) South 73°17'54" West 197.00 feet;

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- 864. (91) South 42°13'35" West 203.62 feet;
- 865. (92) South 44°26'52" West 345.66 feet;
- 866. (93) South 03°32'29" East 142.13 feet;
- 867. (94) South 02°01'01" East 683.63 feet;
- 868. (95) South 20°54'14" West 339.19 feet;
- 869. (96) South 29°02'54" West 391.74 feet;
- 870. (97) South 00°57'31" West 462.10 feet;
- 871. (98) South 09°15'23" East 499.28 feet;
- 872. (99) South 26°10'38" West 300.79 feet;
- 873. (100) South 56°32'45" West 502.24 feet;
- 874. (101) South 59°51'33" West 387.59 feet;
- 875. (102) South 62°39'39" West 243.08 feet;
- 876. (103) South 24°16'06" West 212.45 feet;
- 877. (104) South 57°29'15" West 494.51 feet;
- 878. (105) South 55°33'54" West 265.97 feet;
- 879. (106) South 34°48'46" West 252.74 feet;
- 880. (107) South 15°08'04" West 343.99 feet;
- 881. (108) South 16°09'48" East 185.84 feet;
- 882. (109) South 41°49'09" East 252.05 feet;
- 883. (110) South 03°13'51" East 139.11 feet;
- 884. (111) South 51°16'09" West 170.15 feet;
- 885. (112) North 80°56'56" West 243.24 feet;
- 886. (113) South 85°40'04" West 222.45 feet;
- 887. (114) South 23°55'38" West 295.28 feet;
- 888. (115) South 13°39'41" East 892.82 feet;
- 889. (116) South 05°38'01" East 262.03 feet;
- 890. (117) South 13°01'54" West 331.06 feet;
- 891. (118) South 49°19'20" West 414.99 feet to the intersection with the centerline of "Sacramento River"; said intersection also being on the boundary of Butte County; thence upstream along the meandering centerline of "Sacramento River" and the boundary of Butte County the following eighty (80) courses:

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- 892. (1) North 19°09'15" West 1,125.27 feet;
- 893. (2) North 02°47'21" West 2,885.82 feet;
- 894. (3) North 06°05'23" West 1,349.16 feet;
- 895. (4) North 29°02'59" West 1,445.16 feet;
- 896. (5) North 53°40'14" West 1,298.66 feet;
- 897. (6) North 41°30'27" West 1,060.87 feet;
- 898. (7) North 17°44'08" West 1,295.05 feet;
- 899. (8) North 03°57'58" West 846.65 feet;
- 900. (9) North 06°47'48" East 1,553.81 feet;
- 901. (10) North 10°15'30" West 798.85 feet;
- 902. (11) North 38°17'36" West 958.95 feet;
- 903. (12) North 18°16'43" West 1,016.29 feet;
- 904. (13) North 39°39'58" West 380.22 feet;
- 905. (14) North 81°07'30" West 271.09 feet;
- 906. (15) South 72°18'51" West 412.90 feet;
- 907. (16) South 60°23'10" West 2,166.17 feet;
- 908. (17) South 72°48'52" West 1,103.86 feet;
- 909. (18) South 83°16'12" West 1,070.37 feet;
- 910. (19) North 84°26'38" West 950.23 feet;
- 911. (20) North 58°39'58" West 627.16 feet;
- 912. (21) North 35°52'41" West 1,228.18 feet;
- 913. (22) North 34°26'56" West 1,678.25 feet;
- 914. (23) North 28°28'55" West 1,018.01 feet;
- 915. (24) North 11°55'52" West 769.25 feet;
- 916. (25) North 30°29'03" West 1,256.13 feet;
- 917. (26) North 43°09'09" West 1,811.14 feet;
- 918. (27) North 45°20'36" West 2,990.51 feet;
- 919. (28) North 56°47'06" West 1,592.67 feet;
- 920. (29) North 67°23'53" West 1,523.14 feet;
- 921. (30) North 64°09'09" West 1,227.60 feet;
- 922. (31) North 72°00'41" West 1,876.11 feet;

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- 923. (32) North 62°51'04" West 1,177.15 feet;
- 924. (33) North 38°41'06" West 642.79 feet;
- 925. (34) North 15°40'27" West 929.36 feet;
- 926. (35) North 05°14'17" East 1,100.09 feet;
- 927. (36) North 10°14'34" East 1,312.86 feet;
- 928. (37) North 01°45'12" West 2,479.62 feet;
- 929. (38) North 02°53'31" West 1,334.75 feet;
- 930. (39) North 27°54'59" West 965.32 feet;
- 931. (40) North 49°18'01" West 1,269.59 feet;
- 932. (41) North 59°37'50" West 1,447.11 feet;
- 933. (42) North 57°54'58" West 2,015.24 feet;
- 934. (43) North 46°37'29" West 2,075.20 feet;
- 935. (44) North 33°19'00" West 2,011.47 feet;
- 936. (45) North 52°41'18" West 1,938.22 feet;
- 937. (46) North 41°08'12" West 1,221.38 feet;
- 938. (47) North 55°53'34" West 1,123.17 feet;
- 939. (48) North 24°11'52" West 449.24 feet;
- 940. (49) North 14°13'11" East 681.53 feet;
- 941. (50) North 48°50'55" East 2,456.56 feet;
- 942. (51) North 50°04'55" East 1,735.86 feet;
- 943. (52) North 25°52'18" East 671.52 feet;
- 944. (53) North 02°43'46" West 703.25 feet;
- 945. (54) North 35°10'40" West 726.40 feet;
- 946. (55) North 64°34'23" West 1,214.89 feet;
- 947. (56) North 56°53'34" West 1,898.48 feet;
- 948. (57) North 44°05'52" West 1,540.78 feet;
- 949. (58) North 12°31'18" West 1,005.44 feet;
- 950. (59) North 14°23'35" East 1,346.84 feet;
- 951. (60) North 47°34'49" East 1,326.50 feet;
- 952. (61) North 49°49'31" East 1,358.96 feet;
- 953. (62) North 14°07'35" East 825.96 feet;

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954. (63) North 22°21'40" West 2,101.36 feet;
955. (64) North 20°11'21" East 825.18 feet;
956. (65) North 14°47'40" East 1,294.24 feet;
957. (66) North 26°50'59" East 852.83 feet;
958. (67) North 38°06'47" East 1,573.04 feet;
959. (68) North 62°14'05" East 1,212.82 feet;
960. (69) North 47°52'34" East 1,546.00 feet;
961. (70) North 33°20'52" East 1,265.54 feet;
962. (71) North 01°47'29" West 803.20 feet;
963. (72) North 33°18'58" West 670.50 feet;
964. (73) North 85°38'08" West 1,208.76 feet;
965. (74) South 82°38'24" West 2,219.56 feet;
966. (75) North 87°39'51" West 1,660.25 feet;
967. (76) North 70°59'22" West 770.18 feet;
968. (77) North 43°31'02" West 449.74 feet;
969. (78) North 08°37'25" East 558.24 feet;
970. (79) North 30°13'44" East 1,329.31 feet;
971. (80) North 22°49'56" East 1,258.42 feet to the north line of Township 23 North, Range 1 West, M.D.M;
972. thence along last said north line South 89°27'00" East 9,499.92 feet to the northeast corner thereof;
973. thence along the north line of Township 23 North, Range 1 East, M.D.M, South 89°42'25" East 14,963.17 feet to the **POINT OF BEGINNING**.

Containing 101,936 acres, more or less.

EXCEPTING THEREFROM, the following described real property:

BEGINNING at a point being *South 87°12'22" West 493.95* feet from the point herein before designated "Point A"; said "Point A" being the southerly terminus of the Course No. 292 herein above described; said **POINT OF BEGINNING** being the northeast corner of the northwest 1/4

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of Section 2, Township 2 North, Range 1 East, M.D.M, as shown of that map entitled "Map of Stanley Park" recorded in Book 6, of Maps at Page 105, B.C.R;

974. thence along the east line of last said map South $01^{\circ}10'44''$ East 438.73 feet to the northerly boundary of that certain map entitled "Glendale Addition to Chico No. 1" recorded in Book 6, of Maps at Page 45; B.C.R;
975. thence along last said northerly boundary North $88^{\circ}49'15''$ East 876.80 feet to the southwesterly line of Southern Pacific Railroad right-of-way as shown on last said map;
976. thence along last said Southern Pacific Railroad Right-of-way South $41^{\circ}11'43''$ East 459.61 feet to the southerly boundary of last said map;
977. thence along last said southerly boundary South $88^{\circ}49'15''$ West 1,172.33 feet to a point on the east line aforesaid map entitled "Map of Stanley Park";
978. thence along last said east line South $01^{\circ}10'44''$ East 1,233.13 feet to the northeast corner of Parcel 2 of that certain "Parcel Map" recorded in Book 102, of Parcel Maps at Pages 7-8, B.C.R; thence along north and west lines of last said Parcel 2 the following two (2) courses:
 979. (1) South $89^{\circ}06'06''$ West 183.97 feet;
 980. (2) South $16^{\circ}27'05''$ East 207.73 feet to a point on the north boundary of that certain "Parcel Map recorded in Book 88, of Parcel Maps at Pages 82-83, B.C.R; thence along last the boundary of last said map the following five (5) courses:
 981. (1) South $87^{\circ}17'35''$ West 128.14 feet;
 982. (2) South $59^{\circ}43'10''$ West 127.10 feet;
 983. (3) South $45^{\circ}08'31''$ West 231.06 feet;
 984. (4) South $41^{\circ}12'19''$ West 215.65 feet;
 985. (5) South $00^{\circ}53'59''$ East 72.54 feet to a point on the south line of Lot 81 of said map entitled "Map of Stanley Park";
 986. thence along the last said south line South $88^{\circ}47'16''$ West 18.10 feet to the centerline of "Edgar Slough"; thence along last said centerline the following eight (8) courses:
 987. (1) South $44^{\circ}56'57''$ West 119.81 feet;
 988. (2) South $64^{\circ}36'36''$ West 152.96 feet;
 989. (3) South $63^{\circ}55'09''$ West 318.31 feet;
 990. (4) South $74^{\circ}49'06''$ West 433.75 feet;

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991. (5) South 83°02'26" West 266.09 feet;
992. (6) South 87°38'59" West 261.17 feet;
993. (7) North 66°53'43" West 287.61 feet;
994. (8) South 66°08'20" West 292.64 feet to the west line of that certain "Record of Survey" recorded in Book 33, of Maps at Page 68, B.C.R; thence along the boundary of last said map and continuing along the centerline of "Edgar Slough" the following four (4) courses:
995. (1) South 48°31'57" West 776.60 feet;
996. (2) South 78°15'38" West 298.99 feet;
997. (3) South 67°54'45" West 354.86 feet;
998. (4) South 76°58'27" West 380.93 feet to the east line of "Dayton Road";
999. thence along last said east line North 17°01'09" East 4,093.67 feet to the northerly boundary of said map entitled "Map of Stanley Park"; thence along last said northerly boundary the following two (2) courses:
1000. (1) South 73°51'44" East 373.45 feet;
1001. (2) North 87°11'16" East 2,649.50 feet to the **POINT OF BEGINNING**.

Containing 254 acres, more or less.

ALSO, EXCEPTING THEREFROM, the following described real property:

BEGINNING at a point being *South 39°44'41" West 11,008.70* feet from the point herein before designated "Point B"; said "Point B" being the southerly terminus of the Course No. 343 herein above described; said **POINT OF BEGINNING** being the intersection of the easterly right-of-way line of "Southern Pacific Railroad" with the easterly prolongation of the southerly boundary of that certain "Parcel Map" recorded in Book 94, of Parcel Maps at Pages 21-22, B.C.R;

1002. thence along last said easterly right-of-way line South 16°08'14" East 2,526.90 feet to the northwest corner of Parcel 3 of that certain "Parcel Map" recorded in Book 65, of Parcel Maps at Page 14, B.C.R;

1003. thence along the north line of last said Parcel 3 and its easterly prolongation North 82°34'42" East 651.31 feet to the centerline of "Jones Avenue";

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1004. thence along last said centerline South $06^{\circ}33'12''$ East 14.84 feet to the westerly prolongation of north boundary of that certain "Parcel Map" recorded in Book 76, of Parcel Maps at Page 53, B.C.R;
1005. thence along last said north boundary and its westerly prolongation North $85^{\circ}42'48''$ East 759.72 feet to a point on the west boundary of that certain map entitled "Durham Green Planned Unit Development – Phase 2 and Lot Line Adjustment" recorded in Book 146, of Maps at Pages 66-68, B.C.R; thence along the west and north boundary of last said map the following two (2) courses:
1006. (1) North $02^{\circ}51'17''$ West 56.73 feet;
1007. (2) North $82^{\circ}25'53''$ East 593.58 feet to the northeast corner thereof; said corner also being the northwest corner of the lands of "Peter and Alice Konyn" as said lands are shown on that certain "Record of Survey" recorded in Book 167, of Maps at Page 20, B.C.R;
1008. thence along the north line of last said lands North $82^{\circ}36'40''$ East 558.33 feet to the northeast corner thereof; said corner also being the northwest corner of the lands of "Anita Wurm" as described in that certain "Grant Deed" recorded in Document No. 2019-0012968, O.R.B.C; thence along the north and east boundary of last said lands the following three (3) courses:
1009. (1) North $82^{\circ}39'03''$ East 554.38 feet;
1010. (2) South $34^{\circ}59'07''$ East 244.00 feet;
1011. (3) South $07^{\circ}59'47''$ East 265.11 feet to the most northerly corner of the boundary shown on that certain "Record of Survey" recorded in Book 176, of Maps at Page 53, B.C.R; said corner being a point on the westerly boundary of "Butte Creek";
1012. thence along the easterly boundary of last said map South $31^{\circ}12'00''$ East 1,018.86 feet to the centerline of "Durham Highway";
1013. thence along last said centerline North $88^{\circ}47'00''$ East 7.79 feet to the northeast corner of Lot "Q" of that map entitled "Subdivision Plan of the Durham State Land Settlement" recorded in Book 8, of Maps at Pages 16-18, B.C.R; thence along the easterly boundary of Lots "Q", "R", "S", "T" and "U" of last said map the following two (2) courses:
1014. (1) South $31^{\circ}52'25''$ East 1,035.92 feet;

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1015. (2) South $18^{\circ}51'35''$ West 39.36 feet to the most northerly corner of Lot 45 of last said map; thence along the boundary of last said Lot 45 the following three (3) courses:
1016. (1) South $31^{\circ}52'25''$ East 1,327.00 feet;
1017. (2) South $39^{\circ}53'35''$ West 1,098.20 feet;
1018. (3) South $81^{\circ}01'20''$ West 104.92 feet to a point in the centerline of "Stanford Lane"; said point also being the southeast corner of the lands of "Robert J. Dubose and Laura G.C. Dubose" as described in that certain "Grant Deed" recorded as Document No. 2002-0026141, O.R.B.C; thence along the boundary of last said lands the following five (5) courses:
1019. (1) North $16^{\circ}18'25''$ West 613.19 feet;
1020. (2) South $61^{\circ}59'08''$ West 1,210.47 feet;
1021. (3) North $17^{\circ}49'25''$ West 734.70 feet;
1022. (4) South $37^{\circ}31'35''$ West 563.00 feet;
1023. (5) South $07^{\circ}32'25''$ East 189.59 feet;
1024. thence leaving last said boundary South $87^{\circ}32'22''$ West 731.05 feet the southeast corner of Lot 5 of that map entitled "Map of the Mitchell Tract" recorded in Book 6, of Maps at Page 2, B.C.R;
1025. thence along the southerly line of last said Lot 5 South $73^{\circ}49'12''$ West 598.13 feet to the southwest corner thereof; said point also being a point the easterly right-of-way of "Southern Pacific Railroad";
1026. thence along last said easterly right-of-way South $16^{\circ}10'48''$ East 1,105.78 feet to the easterly prolongation of the northerly boundary of that certain map entitled "D.H. Hutton Subdivision" recorded in Book 108, of Maps at Pages 92-94, B.C.R;
1027. thence along last said northerly boundary and its easterly prolongation South $88^{\circ}56'39''$ West 1,293.12 feet to the northwest corner thereof; said corner being a point on the centerline of "Goodspeed Street";
1028. thence along last said centerline North $00^{\circ}39'16''$ West 287.18 feet to the northeast corner of the boundary of that certain "Parcel Map" recorded in Book 50, of Parcel Maps at Page 84, B.C.R;

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1029. thence along the north line of last said boundary South 89°00'53" West 1,035.61 feet to the northwest corner thereof; said corner being a point on the centerline of "Holland Avenue" (formerly Durham-Nelson Road);
1030. thence along last said centerline North 00°35'07" West 2,404.64 feet to the northeast corner of that "50.88 Acres" parcel shown on the map entitled "Parcel Map and Record of Survey for James M. Bremner" recorded in Book 37, of Maps at Page 53, B.C.R;
1031. thence along the north line of last said "50.88 Acres" parcel South 88°31'16" West 1,855.69 feet to the northwest corner thereof; said corner being a point on the east boundary of that certain map entitled "R.M. Turner First Subdivision" recorded in Book 1, of Maps at Page 46, B.C.R;
1032. thence along last said east boundary North 00°10'01" West 754.87 feet to the northeast corner of Lot 3 of last said map;
1033. thence along the north line of last said Lot 3 South 87°47'40" West 662.87 feet to the northwest corner thereof; said corner being a point on the centerline "Turner Lane";
1034. thence along last said centerline North 00°11'06" West 679.99 feet to the intersection with the centerline of "Burdick Road";
1035. thence continuing along the centerline of "Turner Lane" North 00°21'50" West 2,574.81 feet to the intersection with the centerline of "Durham Dayton Highway"; said intersection being *North 89°53'34" East 3,333.24 feet* from the section corner common to Section 23, 24, 25 and 26, Township 21 North, Range 1 East, M.D.M, as shown on that certain map entitled "Blossom Estates Subdivision" recorded in Book 156, of Maps at Pages 59-62, B.C.R;
1036. thence along the centerline of "Durham Dayton Highway North 89°53'34" East 441.93 feet to the centerline of "McAnarlin Avenue"; said centerline is shown on that certain "Parcel Map" recorded in Book 50, of Parcel Maps at Page 55, B.C.R; thence along last said centerline the following three (3) courses:
1037. (1) the beginning of a non-tangent curve, concave easterly, having a radius of 200.00 feet; and to which beginning a radial line bears South 71°00'00" West; thence northerly along said curve, through a central angle of 65°48'00", an arc distance of 229.69 feet;
1038. (2) North 46°48'00" East 548.54 feet;
1039. (3) North 76°40'00" East 174.54 feet;

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1040. thence leaving last said centerline South $84^{\circ}00'04''$ East 30.20 feet to the southwest corner of that boundary of that certain "Parcel Map" recorded in Book 94, of Parcel Maps at Pages 21-22, B.C.R; thence along last said southerly boundary of last said map and its easterly prolongation the following two (2) courses:
1041. (1) North $76^{\circ}40'00''$ East 123.69 feet;
1042. (2) North $82^{\circ}40'00''$ East 1,537.20 feet to the **POINT OF BEGINNING**.

Containing 787 acres, more or less.

Total Resultant Area contains 100,895 acres.

The basis of bearings for this legal description is the geo-referenced cadastral land base established from public record data that included the Public Land Survey System (PLSS), Caltrans Right-of-Way (ROW), existing adjacent district boundaries, Record Maps and Grant Deeds.

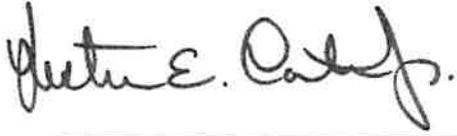
This legal description and attached Exhibit B drawing are based solely on the available land records. No field surveying was performed. This legal description and attached Exhibit B do not constitute a Record of Survey as defined in Section 8762 of the California Business and Professions Code ("Land Surveyors Act").

All distances described herein are ground distances in U.S. Survey Feet and decimals thereof. The Caltrans Right of Way Maps, other Record Maps and Deeds referenced herein using other measurement units, such as the Caltrans ROW Maps in metric units and deed descriptions described in "chains", have been converted to U.S. Survey Feet.

End of Description

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Lester E. Carter Jr., CA. LS No 6148

04/05/2022

Date





Keaton Denlay | County Clerk-Recorder

Hall of Records | Elections Division

155 Nelson Avenue, Oroville, CA 95965-3411

Tel: 530-552-3400 | Toll Free in Butte County: 1-800-894-7761 | Fax: 530-538-6853



INVOICE

Tuscan Water District

Date: January 16, 2024

Steve Lucas- LAFCo
1453 Downer Street, Suite C
Oroville, CA 95965

Invoice Detail # 2024Dec-1
Fund No. F0010 CC0100 RC0212

Election Costs for: **Tuscan Water District Special Election**

Vote By Mail Expense- 100-3	\$11,482.38
Election Expense- 300-3	\$5,916.23

TOTAL AMOUNT DUE	\$17,398.61
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Election Billing Terms:
Net 30 days from date of invoice

Remit Payment to:
Butte County Elections Division, 155 Nelson Avenue Oroville CA 95965-3411
Include yellow copy of invoice.
Check must include memo "Tuscan Water Special Election"

Amount Due to be paid by District.
— Keaton Denlay