October 6, 2020

CASE#: MS_2020-0002
DATE FILED: 4/3/2020
OWNER/APPLICANT: FELIZ CREEK BUSINESS PARK LLC
AGENT: RON W. FRANZ
REQUEST: Minor Subdivision of a 54± acres into four parcels and a remainder. Parcel 1 would be 4.78± acres, Parcel 2 would be 3.12± acres, Parcel 3 would be 2.85± acres, Parcel 4 would be 3.26± acres and the remaining 40± acres.
LOCATION: West of Hopland town center, lying 200± feet west of the intersection of Feliz Creek Road and Mountain House Road; located at 365 Feliz Creek Road, Hopland (APN: 048-341-26-00).
ENVIRONMENTAL DETERMINATION: Categorically Exempt
SUPERVISORIAL DISTRICT: 5
STAFF PLANNER: JULIANA CHERRY
RESPONSE DUE DATE: October 20, 2020

PROJECT INFORMATION CAN BE FOUND AT: https://www.mendocinocounty.org/government/planning-building-services/public-agency-referrals

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

☐ No comment at this time.

☐ Recommend conditional approval (attached).

☐ Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)

☐ Recommend denial (Attach reasons for recommending denial).

☐ Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).

☐ Other comments (attach as necessary).

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

REVIEWED BY:

Signature ___________________________ Department ___________________________ Date ___________
OWNER: FELIZ CREEK BUSINESS PARK LLC
APPLICANT: GARY BREEN
AGENT: RON W FRANZ
REQUEST: Minor Subdivision of a 54± acres into four parcels and a remainder. Parcel 1 would be 4.78± acres, Parcel 2 would be 3.12± acres, Parcel 3 would be 2.85± acres, Parcel 4 would be 3.26± acres and the remaining 40± acres.
LOCATION: West of Hopland town center, lying 200± feet west of the intersection of Feliz Creek Road and Mountain House Road; located at 365 Feliz Creek Road, Hopland (APN: 048-341-26-00).
APN/S: 048-341-05, -07, -10, -12, -026 and 048-330-03
PARCEL SIZE: 54 Acres
EXISTING USES: Proposed Parcel 1 has a building under construction. Proposed Parcel 2 has a Shop.
DISTRICT: 5th District (Williams)

ADJACENT GENERAL PLAN ADJACENT ZONING ADJACENT LOT SIZES ADJACENT USES
NORTH: Rural Residential, Rural Community RR5, RR1, R1, & C1 See exhibit Adjacent Parcels Vacant
EAST: Commercial C1 & C2 See exhibit Adjacent Parcels Varies
SOUTH: Agriculture, Suburban Residential AG & SR See exhibit Adjacent Parcels Residential
WEST: Agriculture, Rural Residential AG & RR5 See exhibit Adjacent Parcels Residential, Agriculture

REFERRAL AGENCIES
LOCAL
- Agricultural Commissioner
- Air Quality Management District
- Archaeological Commission
- Assessor’s Office
- Building Division Ukiah
- County Addresser
- Department of Transportation (DOT)
- Environmental Health (EH) (Ukiah)
- Hopland Rural Fire District
- Hopland MAC
- Hopland Public Utility District
- Planning Division Ukiah
- State
- CALFIRE (Prevention)
- California Dept. of Fish & Wildlife

TRIBAL
- Cloverdale Rancheria
- Redwood Valley Rancheria
- Sherwood Valley Band of Pomo Indians

ADDITIONAL INFORMATION:
A request has been filed tentatively scheduling this proposed project for:
* Subdivision Committee on Thursday, October 12
* Archaeological Commission on Wednesday, October 18

Please send comments to cherryj@mendocinocounty.org

STAFF PLANNER: J CHERRY DATE: 10/2/20
<table>
<thead>
<tr>
<th>1. MAC:</th>
<th>Hopland MAC</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. FIRE HAZARD SEVERITY ZONE:</td>
<td>Not mapped</td>
</tr>
<tr>
<td>3. FIRE RESPONSIBILITY AREA:</td>
<td>Hopland Rural Fire Protection District</td>
</tr>
<tr>
<td>4. FARMLAND CLASSIFICATION:</td>
<td>Vacant</td>
</tr>
<tr>
<td>5. FLOOD ZONE CLASSIFICATION:</td>
<td>YES</td>
</tr>
<tr>
<td>6. COASTAL GROUNDWATER RESOURCE AREA:</td>
<td>NO</td>
</tr>
<tr>
<td>7. SOIL CLASSIFICATION:</td>
<td>Mendocino County Soils Study, Santa Rosa Hills &amp; Western Part: 204 and 203</td>
</tr>
<tr>
<td>8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:</td>
<td>LCP Map, Pygmy Soil Map: GIS</td>
</tr>
<tr>
<td>9. WILLIAMSON ACT CONTRACT:</td>
<td>NO</td>
</tr>
<tr>
<td>10. TIMBER PRODUCTION ZONE:</td>
<td>NO</td>
</tr>
<tr>
<td>11. WETLANDS CLASSIFICATION:</td>
<td>Riverine</td>
</tr>
<tr>
<td>12. EARTHQUAKE FAULT ZONE:</td>
<td>NO</td>
</tr>
</tbody>
</table>

**ENVIRONMENTAL DATA**

| 13. AIRPORT LAND USE PLANNING AREA: | NO |
| 14. SUPERFUND/BROWNFIELD/HAZMAT SITE: | NO |
| 15. NATURAL DIVERSITY DATABASE: | NO |
| 16. STATE FOREST/PARK/RECREATION AREA ADJACENT: | NO |
| 17. LANDSLIDE HAZARD: | NO |
| 18. WATER EFFICIENT LANDSCAPE REQUIRED: | NO |
| 19. WILD AND SCENIC RIVER: | NO |
| 20. SPECIFIC PLAN/SPECIAL PLAN AREA: | NO |
| 21. STATE CLEARINGHOUSE REQUIRED: | NO |
| 22. OAK WOODLAND AREA: | NO |
| 23. HARBOR DISTRICT: | NO |

**FOR PROJECTS WITHIN THE COASTAL ZONE ONLY**

| 24. LCP LAND USE CLASSIFICATION: | LCP Land Use Maps: GIS |
| 25. LCP LAND CAPABILITIES & NATURAL HAZARDS: | LCP Land Capabilities Map: 20.500 |
| 26. LCP HABITATS & RESOURCES: | LCP Habitat Map: 20.496 |
| 27. COASTAL COMMISSION APPEALABLE AREA: | LCP & Coastal Commission Appeals: 20.544 |
| 28. CDP EXCLUSION ZONE: | CDP Exclusion Zone Map: GIS |
| 29. HIGHLY SCENIC AREA: | Secs. 20.504.005 and 20.504.010 |
| 30. BIOLOGICAL RESOURCES & NATURAL AREAS: | Biological Resources & Natural Area Maps: General Plan 4-9 |
| 31. BLUFFTOP GEOLOGY: | Secs. 20.500.020 and 20.500.021 |
APPLICATION FORM

APPLICANT
Name: Owner, Feliz Creek Business Park
Phone: Gary Green 510-206-4900
Mailing Address: 101 Linden Street
City: Oakland State/Zip: CA 94607 email: gary@gmbrealty.com

PROPERTY OWNER
Name: Same
Mailing Address: 
City: State/Zip: email: 

AGENT
Name: Surveyor Ron W. Franz
Phone: 707-462-1087
Mailing Address: 2335 Appolinaris Drive
City: Ukiah State/Zip: CA 95482 email: rfranz@comcast.net
Parcel Size: 54 acres (Sq. feet/Acres) Address of Property: 365 Feliz Creek Road, Hopland
Assessor Parcel Number(s): 048-341-05, 07, 10, 12, 26 048-330-03

TYPE OF APPLICATION:
- [ ] Administrative Permit
- [ ] Agricultural Preserve
- [ ] Airport Land Use
- [ ] CDP- Admin
- [ ] CDP- Standard
- [ ] Certificate of Compliance
- [ ] Development Review
- [ ] Exception
- [X] Flood Hazard
- [ ] General Plan Amendment
- [ ] Land Division-Minor
- [ ] Land Division- Major
- [ ] Land Division-Parcel
- [ ] Land Division-Resubdivision
- [ ] Modification of Conditions
- [ ] Reversion to Acreage
- [ ] Rezoning
- [ ] Use Permit-Cottage
- [ ] Use Permit-Minor
- [ ] Use Permit-Major
- [ ] Variance
- [ ] Other

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent: [Signature]
Date: 3/25/2020 (Manager-Owner)

Signature of Owner: [Signature]
Date: 

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Page - 1

Received on April 1, 2020 for MS_2020-0002 Original Submittal
<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Lot Size</th>
<th>Proposed Land Use</th>
<th>Existing Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Number 1</td>
<td>4.78 Ac.</td>
<td>Industrial</td>
<td>35,000 SF</td>
</tr>
<tr>
<td>Lot Number 2</td>
<td>3.12 Ac.</td>
<td>T</td>
<td>None</td>
</tr>
<tr>
<td>Lot Number 3</td>
<td>2.85 Ac.</td>
<td>T</td>
<td>None</td>
</tr>
<tr>
<td>Lot Number 4</td>
<td>3.26 Ac.</td>
<td>T</td>
<td>None</td>
</tr>
<tr>
<td>Remainder Parcel</td>
<td>40 Ac.</td>
<td>T</td>
<td>None</td>
</tr>
</tbody>
</table>

2. ☑ A survey is going to be performed and a parcel map prepared.

3. A. Water supply is from:
   - ☑ Individual wells on each lot
   - ☑ Water company
   - ☑ Spring

   B. Sewage disposal is by use of:
   - ☑ Public system
   - ☑ Private system

4. Is an Exception requested of any of the minor subdivision regulations? ☑ Yes ☐ No
   (If yes an application for Exception must accompany this application.)

**DISCLAIMER:** I (and each of us for ourselves) as owner(s) of the subject property, do hereby declare under penalty of perjury that the tentative map, exhibits and documents submitted herewith reflect the contiguous properties of which we had, or do presently hold any ownership interest in, subsequent to September 20, 1963. I/we authorize the below individual/firm to represent me/us in the matter of the minor subdivision of land application.

![Owner's Signature]

Owner's Signature

![Date]

Date

I, the undersigned, state that I am the recorded owner of the property being divided or his duly authorized agent and that all data and evidence herewith submitted are in all respects to the best of my knowledge true and accurate.

![Applicant and/or Agent's Signature]

Applicant and/or Agent's Signature

![Print Name of Representative]

Print Name of Representative

**CERTIFICATION:** As the person who prepared the Tentative Map, I hereby certify that, to the best of my knowledge, the information contained on the Tentative Map is accurate and complete in containing information required by Mendocino County Code Section 17.47.

![Signature of Preparer of the Tentative Map]

Signature of Preparer of the Tentative Map

![Date]

Date

**RECEIVED**

APR 03 2020

PLANNING & BUILDING SERV
FORT BRAGG, CA

APNs 048-341-05, 07, 10, 12, 26 and 048-330-03
SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Department of Planning and Building Services and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project please indicate "Not applicable" or "N/A".

THE PROJECT

1. Describe your project. Include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

See attached Tentative Map. Create 4 parcels along Feliz Creek Road (4.78 Ac, 3.12 Ac, 2.85 Ac and 3.26 Ac) and a Remainder parcel (±40 Ac). The property along Feliz Creek Road is zoned Industrial, most of the Remainder parcel is zoned Ag40. A large building is under construction on Parcel 1. A small shop exists on Parcel 2. The rest is vacant. All will be serviced by Hopland PUD sewer and water, and PG&E. The property is in the floodplain, however, most of the area on Parcels 1, 2, 3, 4 located north of the floodway is already elevated above flood level.

<table>
<thead>
<tr>
<th>2. Structures/Lot Coverage</th>
<th>Number of Units</th>
<th>Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Proposed</td>
</tr>
<tr>
<td>Single Family</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Structures Paved Area Landscaped Area</td>
<td>1 1500 SF shop on Parcel 2</td>
<td>1 ±55,000 SF building under construction on Parcel 1</td>
</tr>
<tr>
<td>Unimproved Area</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

GRAND TOTAL (Equal to gross area of Parcel)

Z:\1.PBS Forms\COMPLETED Form\Planning Application-2015.docx
3. If the project is commercial, industrial or institutional, complete the following:

Estimated employees per shift: N/A
Estimated shifts per day: 
Type of loading facilities proposed: 

4. Will the proposed project be phased? ☐ Yes ☒ No If yes, explain your plans for phasing:

5. Will vegetation be removed on areas other than the building sites and roads? ☐ Yes ☒ No Explain:

6. Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? ☐ Yes ☒ No If yes, explain:

7. How much off-street parking will be provided? As much is needed based on future projects

<table>
<thead>
<tr>
<th>Number of covered spaces</th>
<th>Number of uncovered spaces</th>
<th>Number of standard spaces</th>
<th>Number of handicapped spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Existing Number of Spaces
Proposed Additional Spaces
Total

8. Is any road construction or grading planned? ☐ Yes ☒ No If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

9. For grading or road construction, complete the following:

A. Amount of cut cubic yards
B. Amount of fill cubic yards N/A
C. Maximum height of fill slope feet
D. Maximum height of cut slope feet
E. Amount of import or export cubic yards
F. Location of borrow or disposal site
10. Does the project involve sand removal, mining or gravel extraction?  ☐ Yes  ✗ No
   If yes, detailed extraction, reclamation and monitoring plans may be required.

11. Will the proposed development convert land currently or previously used for agriculture to another use?
   ☐ Yes  ✗ No
   If yes, how many acres will be converted? ______ acres. An agricultural economic feasibility study may be
   required.

12. Will the development provide public or private recreational opportunities?  ☐ Yes  ✗ No
   If yes, explain below:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

13. Is the proposed development visible from State Highway 1 or other scenic route?  ☐ Yes  ✗ No

14. Is the proposed development visible from a park, beach or other recreational area?  ☐ Yes  ✗ No

15. Does the development involve diking, filling, dredging or placing structures in open coastal water, wetlands,
estuaries or lakes?
   Diking:  ☐ Yes  ☐ No  Placement of structures in:
   Filling:  ☐ Yes  ☐ No  □ open coastal waters
   Dredging:  ☐ Yes  ☐ No  □ wetlands
   □ estuaries
   □ lakes
   If so, amount of material to be dredged or filled? ______ cubic yards.
   Location of dredged material disposal site?
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

16. Will there be any exterior lighting?  ☐ Yes  ✗ No  If yes, describe below and identify the location of all
   exterior lighting on the plot plan and building plans:
   __________________________________________________________
   __________________________________________________________
   __________________________________________________________

17. Utilities will be supplied to the site as follows:
   A. Electricity:
      ☒ Utility Company (service exists to the parcel)  ☒ Utility Company (requires extension of service to site:
      ______ feet  ______ miles)
      ☐ On Site Generation - Specify:
   B. Gas:
      ☐ Utility Company/Tank
      ☐ On Site Generation - Specify:
      ☐ None
   C. Telephone:  ☒ Yes  ☐ No

18. What will be the method of sewage disposal?
   ☒ Community sewage system - Specify supplier
   ☐ Septic Tank
   ☐ Other - Specify:

19. What will be the domestic water source:
   ☒ Community water system - Specify supplier
   ☐ Well
   ☐ Spring
   ☐ Other - Specify:
20. Are there any associated projects and/or adjacent properties under your ownership?  
☐ Yes  ☒ No  If yes, explain (e.g., Assessor’s Parcel Number, address, etc.):

21. List and describe any other related permits and other public approval required for this project, including those required by other County departments, city, regional, state and federal agencies:

None known of

22. Describe the location of the site in terms of readily identifiable landmarks (e.g., mailboxes, mile posts, street intersections, etc.):

West of and adjacent to the Hopland Fire Dept. on Feliz Creek Road, Hopland

23. Are there existing structures on the property?  ☒ Yes  ☐ No  
If yes, describe below, and identify the use of each structure on the plot plan or tentative map if the proposal is for a subdivision:

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>±55000 SF building under construction</td>
</tr>
<tr>
<td>2</td>
<td>±1500 SF old shop</td>
</tr>
</tbody>
</table>

24. Will any existing structures be demolished or removed?  ☐ Yes  ☒ No  
If yes, describe the type of development to be demolished or removed, including the relocation site, if applicable.


26. Gross floor area of existing structures ___ square feet (including covered parking and accessory buildings). Gross floor area of proposed structures ___ square feet (including covered parking and accessory buildings).

27. Lot area (within property lines): ___ square feet ___ acres.

28. Briefly describe the project site as it exists before the project, including information on existing structures and their uses, slopes, soil stability, plants and animals, and any cultural, historical or scenic aspects. Attach any photographs of the site that you feel would be helpful.

See attached aerial photos - Site is basically flat and open, much of Remainder Parcel is in Feliz Creek.

29. Briefly describe the surrounding properties, including information on plants, animals and any cultural, historic or scenic aspects. Indicate the type of land use (use chart below) and its general intensity. Attach any photographs of the vicinity that you feel would be helpful.

Hillside to north, open field and vineyard to west, creek to south and Fire Dept. to east

30. Indicate the surrounding land uses:

<table>
<thead>
<tr>
<th></th>
<th>North</th>
<th>East</th>
<th>South</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant</td>
<td>☒</td>
<td></td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Residential Agricultural</td>
<td>☒</td>
<td></td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Commercial Industrial</td>
<td></td>
<td>☒</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Institutional Timberland</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>☐</td>
<td>☒</td>
<td>☒</td>
<td>☒</td>
</tr>
</tbody>
</table>

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Page - 6  
APNs 048-341-05, 07, 10, 12, 26 and 048-330-03
There are easements along Feliz Creek Road that will be shown on final Parcel Map, not shown herein for clarity.

APNs 048-341-05, 07, 10, 12, 26 and 048-330-03

Property Info:
Site: 365 Feliz Creek Road, Hopland
Size = ± 54 acres

Zoning:
AP 048-341-05 & 26 = 11 EK
AP 048-341-10 & 12 = A640
AP 048-341-27 = 50 EK
AP 048-330-03 = A640

Current deed inst no 2017-02795

Prepared By:
Franz Engineering
Ron W. Franz PCE, PLS
2335 Appolinaris Drive
Ukiah, CA 95482
707-462-1087

Owner:
Feliz Creek Business Park
101 Linden Street
Oakland, CA 94607
Gary Breen 510-206-4500

Notes:
Parcel 1 is currently being developed with a new building.
Parcel 2 has an old shop building.
All other parcels are undeveloped.

Access to all parcels is from Feliz Creek Road

Water = Existing main in Feliz Creek Road

Sewer = New sewer main to be installed in road

Utilities = All other utilities are existing to the sites.

Easements = All to be shown on Parcel Map

Title Report = Redwood Empire Title Company, Ukiah
Order No 2019-230240, dated Nov 8, 2019

Floodplain:
Most of the property is in the floodplain per the FEMA map however the ground elevations on a majority of Parcels 1-4 located north of the roadway line is already elevated above flood level per grading work done about 30 years ago.
This property is not the result of a previous minor subdivision subsequent to January 1, 1970.
July 20, 2020

County of Mendocino
Dept. of Planning & Building
860 N. Bush St.
Ukiah, CA 95482

Re: Permit, 2020-0002

This letter is to confirm that the property located at 365 Feliz Creek Road, Hopland, is in the Hopland Public Utility District service area.

At this time, the District has limited surplus capacity available to provide water and sewer service to this proposed subdivision.

Depending upon the type of facilities being proposed will determine whether the District will have capacity available to provide service.

Dave Redding
General Manager
**CONDITIONS OF APPROVAL OF STATE FIRE SAFE REGULATIONS**

With reference to this file number, The California Department of Forestry and Fire Protection requires the following MINIMUM standards as set forth in 14CCR, Natural Resources; DIV 1.5, be adhered to in order to gain “Final Clearance” from this department. Local agencies may have more restrictive requirements. These conditions are a summary of the 2016 SRA Fire Safe Regulations. To see the complete listing visit [www.fire.ca.gov](http://www.fire.ca.gov).

<table>
<thead>
<tr>
<th>Building / Project Site Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address:</strong> 365 Feliz Creek Road</td>
<td><strong>APN:</strong> 048-341-26</td>
</tr>
<tr>
<td><strong>City:</strong> Hopland</td>
<td><strong>Zip Code:</strong> 95449</td>
</tr>
<tr>
<td><strong>Name:</strong> Feliz Creek Business Park re: Gary Breen</td>
<td></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 101 Linden Street</td>
<td></td>
</tr>
<tr>
<td><strong>City:</strong> Oakland</td>
<td><strong>State:</strong> CA</td>
</tr>
<tr>
<td><strong>Zip Code:</strong> 94607</td>
<td><strong>Phone:</strong> 510-206-4500</td>
</tr>
<tr>
<td><strong>Email:</strong> gary@gmrealty</td>
<td></td>
</tr>
</tbody>
</table>

**Property Owner**

**Agent Representing Property Owner**

**Name:** Ron Franz - Franz Engineering & Surveying

**Mailing Address:** 2335 Appolinaris Drive

**City:** Ukiah                        | **State:** CA |
| **Zip Code:** 95482                    | **Phone:** 707-462-1087 |
| **Email:** rfranz@comcast.net          |  |

**Mail Correspondence to:**

- ☑ Owner
- X Agent
- ☐ Pick Up at CAL FIRE Howard Forest

**You must comply with the following marked (X) standards below to obtain FINAL CLEARANCE**

**ADDRESS STANDARD**

- Address must be posted at beginning of construction and maintained thereafter.
- Minimum 4” letter height, ½” stroke, reflectorized with contrasting background, visible from both directions of travel.
- Multiple addresses on a single driveway shall be mounted on a single post.
- Address shall be placed at each driveway entrance

**DRIVEWAY STANDARD**

- Minimum 10’ wide with 14’ unobstructed horizontal clearance and 15’ unobstructed vertical clearance.
- Driveway shall have an all-weather surface, with no more than 16% grade, and minimum 50’ radius inside curvature on all turns.
- Driveways exceeding 150’ but less than 800’ require a turnout near the midpoint, driveways exceeding 800’ shall provide turnouts no more than 400’ apart. Turnout shall be a minimum of 12’ wide, 30’ long with 25’ tapers on each end.
- A turnaround shall be provided to all building sites on driveways more than 300’ in length and shall be within 50’ of the building, a 40’ radius turnaround or 60’ hammerhead “T” shall be utilized.
- Gates shall be a minimum 14’ wide, all gates providing access shall be located at least 30’ from the roadway. Security gates shall have an approved means of emergency operation.
☐ MAINTAIN DEFENSIBLE SPACE AND FUELS MODIFICATION STANDARD

- All parcels 1 acre and larger shall provide a minimum 30’ setback for all buildings from property lines and/or the center of the road.
- All parcels less than 1 acre, the local jurisdiction shall provide for the same practical effect.
- Fuel modification and disposal of flammable vegetation and fuels caused by site development and construction, shall be completed prior to road construction or final inspection of building permit.
- Maintain defensible space 100’ from each side and front and rear of the structure(s), but not beyond the property line. The intensity of fuels management may vary within the 100’ perimeter of the structure, the most intense being within 30’ of the structure.
- Remove that portion of a tree that extends within 10 feet of a chimney or stovepipe.
- Maintain a tree, shrub or other plant adjacent to or overhanging a structure.
- Maintain the roof structure free of leaves, needles, or other vegetative materials.

☐ EMERGENCY WATER STANDARD

- Water systems equaling or exceeding the National Fire Protection Association (NFPA) 1142, 2012 Edition and California Fire Code CCR 24 part 9, shall be accepted as meeting the requirements of this article.
- The hydrant or fire valve shall be 18” above grade, 8’ from flammable vegetation, no closer than 4’ and no further than 12’ from roadway, and in a location apparatus using it will not block the roadway.
- The hydrant shall be not less than 50’ nor more than ½ mile from the building it is to serve, shall be located at a turnout or turnaround along the driveway to that building or along a road that intersects with driveway.
- The hydrant head shall be 2 ⅜” National Hose male thread with cap for pressure and gravity flow systems, and 4 ⅞” for draft systems. They shall have suitable crash protection.
- A reflectorized blue marker minimum of 3” diameter shall be mounted on a fire-retardant post within 3’ of the hydrant. The marker shall be no less than 3’ or more than 5’ above grade.

☐ ROAD STANDARD

- All roads shall be constructed to provide two 10’ traffic lanes, not including shoulder and striping.
- Roadway shall be designed and maintained to support 75,000lb and provide an aggregate base. Project applicant shall provide engineering specifications to support design if requested.
- The grades for all roads, streets, private lanes, and driveways shall not exceed 16%.
- No roadway shall have an inside radius curvature of less than 50’ and additional width of 4’ shall be added to curves of 50-100’.
- Turnarounds are required on driveways and dead end roads. The minimum turning radius shall be 40 feet not including parking. If a hammerhead “T” is used the top of the “T” shall be a minimum of 60” in length.
- Turnouts shall be a minimum of 12’ wide by 30’ long and 25’ tapers on each end.
- All one-way roads shall provide a minimum 12’ traffic lane, not including shoulders. All one-way roads shall connect to a two-lane road at both ends. In no case shall it exceed 2640’ in length and a turnout shall be placed at the approximate midpoint.
- Maximum lengths for dead end roads: Parcels zoned less than 1 acre- 800’, parcels zoned 1-4.99 acres-1320’, parcels zoned 5-19.99 acres-2640’, parcels zoned 20 acres or larger - 5280’. Where parcels are zoned 5 acres or larger turnarounds shall be provided at maximum 1320’ intervals. Each dead-end road shall have turn around constructed at its a terminus.

☐ SIGN STANDARD

- Size of letters, numbers, and symbols for street and road signs shall be a minimum 4” letter height, ½” stroke, reflectorized, and contrasting with background color of sign. Visible from both directions of travel for at least 100’.
- Height of street and road signs shall be uniform county wide, newly constructed or approved public and private roads must be identified by a name or number through a consistent countywide system. Signs shall be placed at the intersection of those roads streets or private lanes.
- A sign identifying traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead end road, one way road, or single lane conditions shall be placed at the intersection preceding the access limitation and no more than 100’ before such access limitation.
BRIDGE STANDARD
- All roadway structures shall be constructed to carry at least the maximum load and minimum vertical clearance as required by Vehicle Code Sections 35250, 35550, and 35750.
- The bridge shall be constructed and maintained in accordance with the American Association of State and Highway Transportation Officials Standard Specifications for Highway Bridges, 17th Edition. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
- Vehicle load limits shall be posted at both entrances to bridges.
- A bridge with only one lane shall provide for unobstructed view from one end to the other with turnouts at both ends.

X CAL FIRE ADDITIONAL CONDITIONS OR COMMENTS:

□ EXCEPTIO REQUEST GRANTED
- See attached letter

□ EXCEPTION REQUEST DENIED
- See attached letter

Project review and approval by: Anthony Massucco
Mendocino Unit - Fire Prevention Bureau

CONDITIONS OF APPROVAL INSTRUCTIONS

Review the specific standards marked (X) above that CAL FIRE has mandated for your project. Once you have completed your project and complied with all the marked standards above, contact CAL FIRE at (707) 459-7414 to request a final inspection. A CAL FIRE final inspection must be completed before Mendocino County Planning and Building Services staff will complete their final for your project. Allow two weeks for the final inspection to occur. The most common delays in obtaining a FINAL CLEARANCE from CAL FIRE is improperly addressed properties.
Redwood Empire Title Company of Mendocino County
405 S. Orchard Avenue, P. O. Box 238
Ukiah, CA 95482
Phone: (707)462-8666 • Fax: (707)462-5010

Our No.: 20201507AP
Your No.: 
Seller: Feliz Creek Business Park, LLC, a limited liability company
Buyer: 

When replying Please Contact:
ESCROW OFFICER: Adriane Pardini
apardini@redwoodtitle.com

PRELIMINARY REPORT

Property Address: 365 Feliz Creek Drive, Hopland, CA 95449

In response to the above referenced application for a policy of title insurance, Redwood Empire Title Company of Mendocino County hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of June 23, 2020 at 07:30 AM.

Steve Burlesci
Chief Title Officer
sburlesci@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:
ALTA 2006 Extended Loan Policy
CLTA Standard 1990 Owners Policy
Underwritten by Old Republic National Title Insurance Company
SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:
   a Fee

2. Title to said estate or interest at the date hereof is vested in:
   Feliz Creek Business Park, LLC, a limited liability company

3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

   PARCEL ONE:

BEGINNING at a stake on the Westerly boundary line of the "Rancho Sanel" marked J.F.; thence South 27° 45' East, and along said line of said Rancho, 31.36 chains to an old stake; thence North 35.43 chains to a stake from which a white oak tree 8 inches in diameter bears North 9° 45' East, 83 links distant, and from which a black oak tree 12 inches in diameter bears South 34° 45' East, and is 130 links distant, and from which a black oak tree 8 inches in diameter bears South 22° West, and is 10 feet distant, all of said trees being marked Station 29 B.T.; thence North 62° 45' East, 80.28 chains; thence North 27° 45' West, 0.42 chains, as shown in that certain survey of lands of Milani and Vella by Adams and David, recorded in Map Case 1, Drawer 4, Page 9, Mendocino County Records, equals North 28° 14' West, 27.72 feet; thence North 74° 58' 40" West, 199.00 feet; thence South 37° 31' East 277.20 feet; thence South 51° 33' 45" East, 165.00 feet; thence North 36° 55' 40" East 246.78 feet to a point on the Southerly boundary of that certain parcel of land conveyed by Zeffiro Milani, et al, to J. D. Metzler, et al, by deed recorded in Book 165 of Deeds, page 456, Mendocino County Records, distant thereon North 58° 53' West, 2.12 feet from an iron pin marking the Southeast corner of said parcel; thence along said Southerly boundary, North 58° 53' West, 252.34 feet; thence along the Westerly boundary of said parcel, North 33° 11' West, 157.82 feet; thence North 2° 21' East, 371.57 feet to an iron pin marking the Northwest corner of said parcel from which an iron pin marking the Northeast corner of said parcel bears South 87° 39' East, 420.00 feet; thence North 7° 36' East, 363.05 feet to a fence corner; thence following fences, North 2° 33' West 401.19 feet; thence North 69° 27' West, 95.00 feet; thence North 19° 57' East, 98.88 feet; thence South 70° 41' East, 50.26 feet; thence North 24° 41' East, 154.21 feet; thence North 21° 39' East, 73.48 feet; thence North 68° 21' West, 8.00 feet; thence North 25° 26' East, 144.85 feet; thence North 21° 39' East, 73.48 feet; thence North 68° 21' West, 8.00 feet; thence North 25° 26' East, 144.85 feet; thence North 72° 17' West, 183.69 feet; thence North 73° 42' West, 146.51 feet; thence North 75° 39' West, 196.10 feet; thence North 77° 01' West, 90.90 feet; thence North 81° 19' West, 199.38 feet; thence South 74° 06' West, 240.45 feet; thence South 73° 39' West 426.01 feet; thence South 70° 28' West, 24.75 feet to the stump of an oak tree formerly marked Station 9 B.T., as shown in that said survey by Adams and David above mentioned, and standing in the fence line; thence South 58° 46' 15" West, 858.66 feet, equals South 59° 15' 15" West, 13.01 chains in said survey; thence continuing on said survey North 60° 45' West, 1.21 chains; thence South 48° 29' 31" East, 18.56 chains; thence South 25° 30' 20" West, 10.40 chains to an iron pin; thence North 73° 59' 40" West, 21.41 chains to a stake; thence North 73° 59' 40" West, 4.41 chains to a stake; thence North 78° 54' 40" West, 13.28 chains to a stake; thence North 28° West, 5.61 chains to a corner in Feliz Creek and where the stub of an old bearing tree bears North 83° 08' East, and is 377.7 feet distant, and an oak tree 10 inches in diameter marked Station 31 B.T., bears North 75° 15' East, and is 380 feet distant; thence South 79° West, 7.44 chains; thence South 62° 45' West, 6.24 chains; thence South 83° 45' West, 12.88 chains; thence South 64° 45' West, 9.28 chains to a white oak 18 inches in diameter marked D. P. 3; thence South 64° West, 8.61 chains; thence South 74° 30' West, 3.22 chains; thence South 37° 45' West, 5.30 chains to a post from which a white oak tree 36 inches in diameter bears South 44° 30' West, and is 119.46 feet distant; thence South 27° 45' East, 53.90 chains to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

1st: All those portions thereof lying Westerly of California State Highway Number 101 as said highway is now
bounded and described and Northerly of the County Road running Westerly from the aforesaid Highway Number 101 and Northerly of Feliz Creek Road as said County Road is now used, laid out or described.

2nd: That portion beginning at a 1" diameter iron pipe monument in the Northeastern corner of Lot 1, Sanel Rancho, from which monument a point formerly marked by Post "GD" referred to on map filed in Case 1 of Maps, Drawer 1, Page 100, Mendocino County Records, bears North 61° 46' East, 367.48 feet from which monument an iron pin in the most Southerly corner of the Hopland High SchoolLot, bears North 30° 9' East, 434.12 feet; thence form point of beginning North 89° 40' West, 169.88 feet; thence North 74° 55' West, 803.35 feet; thence South 56° 3' 30" West, 154.15 feet; thence North 79° 28' West, 261.84 feet; thence North 63° 32' West, 715.08 feet; thence South 38° 5' West, 1882.72 feet; thence South 56° 4' 30" East, 217.00 feet; thence South 59° 31' East, 487.35 feet to a point in the Southerly line of the lands of Johnson, as said lands are described in the Deed executed by William P. Vella, et ux, recorded in Volume 148 of Official Records, page 437, Mendocino County Records; thence North 61° 46' East along said Southerly line, 2874.30 feet to the point of beginning.


5th: That portion described as Parcel 3 in the Deed executed by Marie Jan Johnson, a widow to Louis Janus, recorded September 11, 1972 in Volume 899 of Official Records, page 390, Mendocino County Records.


8th: BEGINNING at a stake on the Westerly boundary line of the "Rancho Sanel" marked J.F.; thence South 27° 45' East, and along said line of said Rancho, 31.36 chains to an old stake; thence North 35.43 chains to a stake from which a white oak tree 8 inches in diameter bears North 9° 45' East, 83 links distant, and from which a black oak tree 12 inches in diameter bears South 34° 45' East, and is 130 links distant, and from which a black oak tree 8 inches in diameter bears South 22° East, and is 10 feet distant, all of said trees being marked Station 29 B.T.; thence North 62° 15' East to a 3/4 inch iron pipe tagged "L.S. 2332", said pipe being on the West line of the 106.57 acre Parcel shown on the Record of Survey Map recorded July 3, 1968 in Map Case 2, Drawer 11, page 57, Mendocino County Records; thence North 27° 47' 40" West, 280.00 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence South 62° 12' 20" West, 1375.83 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 30° 34' 40" West 272.68 feet, to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 20° 20' 00" West 368.36 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 14° 31' 30" West 349.06 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 14° 09' 20" East 317.16 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 37° 15' 20" East 470.71 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 9° 02' 40" East 156.29 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 48° 32' 30" West 1044.85 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 55° 19' 20" West 303.93 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 73° 38' 50" West 563.75 feet to a 3/4 inch iron pipe tagged "L.S. 2332"; thence North 89° 46' 20" West 282.00 feet to a
3/4 inch iron pipe tagged "L.S. 2332"; thence North 24° 23' 10" East 344.68 feet, more or less, to a point which bears South 64° West from a white oak tree 18 inches in diameter marker D.P. 3; thence continuing South 64° West to a point which bears South 64° West 8.61 chains from said point D.P. 3; thence South 74° 30' West, 3.22 chains; thence South 37° 45' West 5.30 chains to a post from which a white oak tree 36 inches in diameter bears South 44° 30' West, and is 119.46 feet distant; thence South 27° 45' East, 53.90 chains to the point of beginning.

PARCEL TWO:

All that certain real property situate, lying and being Westerly of the Course "South 48° 39' 29" East, 18.56 chains" and Northerly of the course "South 25° 30' 20" West, 10.40 chains" as said courses are described in Parcel 1 of Tract 1 herein, and Southerly of the following described line:

COMMENCING at a point designated "GD" upon a map entitled "Portion of the lands of William P. Vella, in Lots 12 and 13, Sanel Rancho", recorded in the office of the Recorder of the County of Mendocino, State of California in Case 1 of Maps, Drawer 7, page 59, Mendocino County Records; thence North 63° 09' West, 1624.55 feet to the point of beginning of the herein described line; thence North 88° 15' 40" West, 600.00 feet; thence North 81° 36' 40" West, 206.00 feet; thence South 83° 36' 20" West, 300.00 feet.


PARCEL THREE:

COMMENCING at a stake on the Westerly boundary line of the Rancho Sanel, marked "J.F."; thence South 27° 45' East along said line 31.36 chains; thence North 35.43 chains; thence North 62° 15' East 80.28 chains; thence North 27° 45' West, 0.42 chains, as shown on the certain survey of the land of Milani and Vella, recorded in Map Case 1, Drawer 4, page 9, Mendocino County Records, equals North 28° 14' West, 27.72 feet to the true point of beginning; thence North 74° 58' 40" West 198.00 feet; North 37° 31' East, 277.20 feet; South 51° 33' 45" East, 165.00 feet; South 36° 55' 40" West, 3.96 feet; South 32° 31' West, 196.02 feet to the true point of beginning. Being a portion of Lot 15 of Sanel Rancho.

EXCEPTING from parcels one, two and three above; (1) that portion described in the Quit Claim Deed executed by Deborah Janusz, an unmarried woman to Clifford and Cooper, et ux, recorded June 30, 1983, Book 1408, Official Records, Page 66; (2) that portion lying westerly and northerly of the following described line; Beginning at a 1/2 inch iron pipe tagged L.S. 4043 set at the northeast corner of Parcel 2 as shown on a map filed in Map Case 2, Drawer 40, Page 73, Mendocino County Records; thence along an existing fence line the following courses: South 40° 35' 13" West 408.99 feet, South 35° 38' 05" West 165.84 feet; thence leaving the said fence North 89° 10' 31" West 766.23 feet; thence South 84° 23' 24" West 435.34 feet; thence North 64° 30' 57" West 43.31 feet; thence North 81° 46' 57" West 211.56 feet to the westerly line of the said Parcel 2.

PARCEL FOUR:

COMMENCING at a 1-1/2 inch iron pipe in a Fir Stump as shown to be point BE per map recorded in Case 1, Drawer 10, Page 61, Mendocino County Records, thence South 82° 52' 57" East 1928.55 feet to the point of beginning of the line to be herein described and being all that real property lying Easterly of, parallel with and adjacent to the following described line; thence South 25° 34' 18" West 30.07 feet to a 1/2 inch iron pipe plugged L.S. 4043; thence South 25° 34' 18" West 345.90 feet to a 1/2 inch iron pipe plugged L.S. 4043b being the terminus of the above described line.

PARCEL FIVE:
All that portion of Parcel 2 of that certain parcel map filed in Map Case 2, Drawer 40, Page 73, Mendocino County Records lying Easterly and Southerly of the following described line:

Beginning at a 1/2 inch iron pipe tagged L.S. 4043 set at the northeast corner of the said Parcel 2 and in an existing fence line; thence South 40° 35' 13" West, 408.90 feet; thence South 35° 38' 05" West, 165.84 feet; thence North 89° 10' 31" West, 766.23 feet; thence South 84° 23' 24" West, 435.34 feet; thence North 64° 30' 57" West, 43.31 feet; thence North 81° 46' 57" West, 211.56 feet to the westerly line of the said Parcel 2.

Excepting from Parcels one, two, three, four and five above, the following described parcel of land:

1st. All that portion of Rancho De Sanel situated in the County of Mendocino, State of California, being more particularly described as follows:

Beginning at a 1/2 inch iron pipe tagged L.S. 4043 set at the northeast corner of Parcel 2 as shown on a map filed in Map Case 2, Drawer 40, Page 73, Mendocino County Records; thence along an existing fence line the following courses: South 40° 35' 13" West 408.90 feet, South 35° 38' 05" West 165.84 feet; thence leaving the said fence North 89° 10' 31" West 766.23 feet; thence South 84° 23' 24" West 435.34 feet; thence North 64° 30' 57" West 43.31 feet; thence North 81° 46' 57" West, 211.56 feet to the westerly line of the said Parcel 2, thence North 07° 23' 45" West along the said west line, 347.86 feet to the southerly line of the Feliz Creek County Road 109; thence along the said southerly line the following courses: North 35° 50' 00" East 211.05 feet, thence along a curve to the right with a central angle of 55° 15' 40", a radius of 470.00 feet, and arc length of 453.31 feet; South 88° 44' 20" East 462.53 feet, South 86° 25' 36" East 150.50 feet, along a curve to the right with a central angle of 18° 08' 40", a radius of 520.00 feet, an arc length of 164.67 feet, South 68° 16' 56" East 612.58 feet to the POINT OF BEGINNING.

2nd. That portion described in the deed to The County of Mendocino, recorded August 10, 1990 in Book 1850, Page 651 of Official Records.


APN: 048-330-03; 048-341-05, 07, 10, 12, and 26
SCHEDULE B

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

1. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, a lien not yet due or ascertainable.

2. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows
   Assessor’s Parcel No.: 048-330-03
   Code No.: 154-076
   1st Installment: $1,037.82, Delinquent + $103.78 Penalty
   2nd Installment: $1,037.82, Delinquent + $103.78 Penalty + $20.00 Cost

3. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows
   Assessor’s Parcel No.: 048-341-05
   Code No.: 154-019
   1st Installment: $20.73, Delinquent + $2.07 Penalty
   2nd Installment: $20.73, Delinquent + $2.07 Penalty + $20.00 Cost

4. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows
   Assessor’s Parcel No.: 048-341-07
   Code No.: 154-019
   1st Installment: $51.72, Delinquent + $5.17 Penalty
   2nd Installment: $51.72, Delinquent + $5.17 Penalty + $20.00 Cost

5. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows
   Assessor’s Parcel No.: 048-341-10
   Code No.: 154-019
   1st Installment: $284.50, Delinquent + $28.45 Penalty
   2nd Installment: $284.50, Delinquent + $28.45 Penalty + $20.00 Cost

6. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows
   Assessor’s Parcel No.: 048-341-12
   Code No.: 154-019
   1st Installment: $75.00, Delinquent + $7.50 Penalty
   2nd Installment: $75.00, Delinquent + $7.50 Penalty + $20.00 Cost

7. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows
   Assessor’s Parcel No.: 048-341-26
   Code No.: 154-019
   1st Installment: $1,682.02, Delinquent + $168.20 Penalty
   2nd Installment: $1,682.02, Delinquent + $168.20 Penalty + $20.00 Cost

8. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
9. (a) Any adverse claim based upon the assertion that some portion of said land has been created by artificial means, or has accreted to such portion so created; some portion of said land has been brought within the boundaries thereof by an avulsive movement of Feliz Creek, or has been formed by accretion to any such portion.

(b) Any easement for water course over that portion of said land lying within the banks of Feliz Creek and any changes in the boundary lines of said land that have occurred or may hereafter occur from natural causes.

(c) Rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of Feliz Creek.

10. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
    Recorded: July 24, 1888 in Book 44 of Deeds, Page 443; August 6, 1901 in Book 85 of Deeds, Page 10; and May 18, 1932 in Book 72, Page 312 of Official Records
    In Favor of: County of Mendocino
    For: road

11. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
    Recorded: September 4, 1940 in Book 142, Pages 400 and 401 of Official Records
    In Favor of: Pacific Gas and Electric Company, a California corporation
    For: poles and wires

12. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
    For: entry for construction, maintenance and repair of the channel bed and banks of Feliz Creek

13. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
    Recorded: August 31, 1968 in Book 771, Page 54 of Official Records
    For: entry for construction, maintenance and repair of the channel bed and banks of Feliz Creek

14. Any facts, rights, interests or claims that may exist or arise by reason of matters, if any, disclosed by that certain Record of Survey filed July 28, 1983 in in Map Case 2, Drawer 40, Page 73 Mendocino County Records.

15. Easement(s) for the purposes stated herein and incidental purposes as provided in the following instrument(s):
    Recorded: August 2, 1985 in Book 1516, Page 709 of Official Records
    In Favor of: Pacific Gas and Electric Company, a California corporation and Pacific Bell, a California corporation
    For: public utilities

16. Easement(s) for the purposes stated herein and incidental purposes as provided in the document(s):
    Recorded: November 17, 2005 as 2005-25119 of Official Records
    For: public utilities

17. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable under the terms thereof,
    Amount: $80,000.00
    Trustor/Borrower: Feliz Creek Business Park, LLC, a limited liability company
    Trustee: Redwood Empire Title Company of Mendocino County
    Beneficiary/Lender: Barbara L Green
    Dated: February 24, 2017

APNs 048-341-05, 07, 10, 12, 26 and 048-330-03
a. The record beneficial interest under said Deed of Trust as a result of the last recorded assignment thereof is,
   Vested In: Richard K. Trimble ad Rena A. Trimble, as Trustees of the Trimble Revocable Trust
   (dated November 21, 2014)
   Recorded: November 27, 2019 as 2019-14707 of Official Records

b. Modification/amendment of the terms of said Deed of Trust by an instrument,
   Entitled : Modification Agreement
   Recorded: November 27, 2019 as 2019-14708 of Official Records

c. A document recorded December 11, 2019 as 2019-15231 of Official Records, provides that said
   Deed of Trust was subordinated to the Deed of Trust, recorded November 18, 2019 as

18. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable
    under the terms thereof,
    Amount: $80,000.00
    Trustor/Borrower: Feliz Creek Business Park, LLC, a limited liability company
    Trustee: Redwood Empire Title Company of Mendocino County
    Beneficiary/Lender: Rena A. Trimble, as Trustee of the Rena A. Trimble Separate Property Trust dated
    November 21, 2014
    Dated: February 24, 2017
    Recorded: February 28, 2017 as 2017-02798 of Official Records

   a. Modification/amendment of the terms of said Deed of Trust by an instrument,
      Entitled : Modification Agreement
      Recorded: November 27, 2019 as 2019-14709 of Official Records

   b. A document recorded December 11, 2019 as 2019-15230 of Official Records, provides that said
      Deed of Trust was subordinated to the Deed of Trust, recorded November 18, 2019 as

19. Financing Statement (UCC-1) as follows:
    Debtor: Feliz Creek Business Park, LLC
    Secured Party: Farm Credit Leasing Services Corporation
    Recorded: November 14, 2019 as 2019-14121 of Official Records

20. Deed of Trust to secure an indebtedness of the amount stated below and any other amounts payable
    under the terms thereof,
    Amount: $4,268,595.60
    Trustor/Borrower: Feliz Creek Business Park, LLC
    Trustee: Fidelity National Title Insurance Company, a California corporation
    Beneficiary/Lender: Farm Credit Leasing Services Corporation
    Dated: October 16, 2019
    Recorded: November 18, 2019 as 2019-14244 of Official Records

21. Financing Statement (UCC-1) as follows:
    Debtor: Feliz Creek Business Park, LLC
    Secured Party: Farm Credit Leasing Services Corporation
    Recorded: April 3, 2020 as 2020-03913 of Official Records
22. Prior to the issuance of any policy of title insurance, the Company will require the following with respect to Feliz Creek Business Park, LLC, a California Limited Liability Company:
   a. A copy of any management or operating agreements and any amendments thereto, together with a current list of all members of said LLC.
   b. A certified copy of its Articles of Organization (LLC-1), any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10).
   c. Recording a certified copy of said LLC-1 and any “amendments thereto”.

END OF SCHEDULE B

INFORMATIONAL NOTES:

1. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE.
"Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated herein with reference to streets and other land. No liability is assumed by reason of any reliance hereon."
CASE: MS 2020-0002
OWNER: Feliz Creek Business Park, LLC
APN: 048-341-05, ET AL
APLCT: Gary Breen
AGENT: Ron Franz
ADDRESS: 365 Feliz Creek Road, Hopland

Major Towns & Places
Major Rivers
Highways

LOCATION MAP
FLOOD HAZARD AREAS

- Base Flood Elevations
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

CASE: MS 2020-0002
OWNER: Feliz Creek Business Park, LLC
APN: 048-341-05, ET AL
APLCT: Gary Breen
AGENT: Ron Franz
ADDRESS: 365 Feliz Creek Road, Hopland

MENDOCINO COUNTY PLANNING DEPARTMENT - 10/6/2020

LOMA Letters
Assessors Parcels

SPECIAL FLOOD HAZARD AREAS
CASE: MS 2020-0002
OWNER: Feliz Creek Business Park, LLC
APN: 048-341-05, ET AL
APLCT: Gary Breen
AGENT: Ron Franz
ADDRESS: 365 Feliz Creek Road, Hopland

NATIONAL WETLANDS INVENTORY
- Freshwater Pond
- Riverine
CASE: MS 2020-0002
OWNER: Feliz Creek Business Park, LLC
APN: 048-341-05, ET AL
APLCT: Gary Breen
AGENT: Ron Franz
ADDRESS: 365 Feliz Creek Road, Hopland

LANDS IN WILLIAMSON ACT CONTRACTS