



CHICAGO TITLE COMPANY

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** 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 herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions 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 Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

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.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One 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.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent





CHICAGO TITLE COMPANY

ISSUING OFFICE: 2540 West Shaw Lane, #112, Fresno, CA 93711

FOR SETTLEMENT INQUIRIES, CONTACT:

Chicago Title Company
1700 Standiford Ave., Suite 110 • Modesto, CA 95350
(209)571-6300 • FAX (209)571-1912

**Another Prompt Delivery From Chicago Title Company Title Department
Where Local Experience And Expertise Make A Difference**

PRELIMINARY REPORT

Amendment A

Title Officer: [REDACTED]
Email: [REDACTED]
Title No.: [REDACTED]

Escrow Officer: [REDACTED]
Email: [REDACTED]
Escrow No.: [REDACTED]

TO: American Farmland Trust
One Short Street
Northampton, MA 01060
Attn: [REDACTED]

PROPERTY ADDRESS(ES): APN/Parcel ID(s) [REDACTED]

EFFECTIVE DATE: March 14, 2019 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

Fee simple as to Parcel(s) A through Q1

Easement(s) more fully described below as to Parcel(s) Q2 and Q3

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

[REDACTED] as their interests appear of record, as to Parcels A through J and L through O;

[REDACTED] under Declaration of Trust dated April 21, 2016, as their interests appear of record, as to Parcels A through J and L through O;

[REDACTED] Trust dated September 25, 2000, as their interests appear of record, as to Parcels A through J and L through O;

[REDACTED] husband and wife, as joint tenants, as to Parcel P;

[REDACTED] Trust dated September 25, 2000 as to an undivided 5/12 interest; and

[REDACTED] Trust, under declaration of trust dated April 21, 2016, as to an undivided 5/12 interest; and [REDACTED] Trust, under declaration of trust, dated June 15, 2015, as to an undivided 1/6 interest; all as tenants in common, as to Parcel Q1, Q2 and Q3;

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

EXCEPTIONS AFFECTING PARCELS A THROUGH J:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
2. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
3. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
4. Taxes and assessments levied by the Chowchilla Water District.

2018-19 Assessment - [REDACTED]	\$3,651.80 PAID
2018-19 Assessment - [REDACTED]	\$9,802.20 PAID
2018-19 Assessment - [REDACTED]	\$11,922.60 PAID
2018-19 Assessment - [REDACTED]	\$31.92 PAID
2018-19 Assessment - [REDACTED]	\$6,057.40 PAID
2018-19 Assessment - [REDACTED]	\$992.00 PAID
2018-19 Assessment - [REDACTED]	\$72.00 PAID
2018-19 Assessment - [REDACTED]	\$9,377.50 PAID
2017-19 Assessment - [REDACTED]	\$8,060.00 PAID
5. Easement(s) for canals, laterals, sloughs or other water conduits and rights incidental thereto.
6. Rights of the public to any portion of the Land lying within the area commonly known as [REDACTED] Road, [REDACTED] Avenue, [REDACTED] and [REDACTED] Road.
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document,

Purpose:	road
Recording Date:	March 8, 1922
Recording No.:	in Book [REDACTED] Records
Affects:	the North 25 feet of Parcel C

EXCEPTIONS
(continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: roadway
Recording Date: June 28, 1923
Recording No.: in [REDACTED] of Official Records
Affects: strip of land 25 feet wide along the North side of Parcel G

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Merced
Purpose: roadway
Recording Date: July 6, 1926
Recording No.: in [REDACTED] Page [REDACTED] of Official Records
Affects: the [REDACTED]

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: County of Merced
Purpose: roadway
Recording Date: January 3, 1927
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: the South 20 feet of the Southwest quarter of the Southeast quarter of Section 10

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: roadway
Recording Date: May 25, 1927
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: strip of land 25 feet wide along the North side of Parcel G

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: roadway
Recording Date: March 24, 1937
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: strip of land 30 feet wide over a portion of Parcel G

13. Rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recorded: March 24, 1937 in Book [REDACTED] Page [REDACTED] Official Records
Affects: Parcel G

EXCEPTIONS
(continued)

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Pacific Gas and Electric Company
Purpose: pole line
Recording Date: December 21, 1942
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcel A as described therein
15. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. as set forth in the document
- Recording Date: September 27, 1948
Recording No.: [REDACTED] in Book [REDACTED] Page [REDACTED] of Official Records
Affects: portion of Parcel J
16. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Purpose: roadway
Recording Date: March 6, 1953
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: the Easterly line of Parcel A
17. Rights incidental to the ownership and development of the mineral interest excepted or reserved in the document
- Recorded: March 6, 1953 in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcel A
18. Rights incidental to the ownership and development of the mineral interest excepted or reserved in the document
- Recorded: August 3, 1958 in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcel A
19. Rights incidental to the ownership and development of the mineral interest excepted or reserved in the document
- Recorded: February 1, 1974 in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcel E and F

EXCEPTIONS
(continued)

20. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company
Purpose: pole line
Recording Date: October 15, 1982
Recording No.: 19257 in Book [REDACTED] Page [REDACTED] of Official Records
Affects: a strip across the Southwesterly portion of Parcel D

21. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Severance Agreement
Lessor: (none shown)
Lessee: [REDACTED]
Recording Date: December 3, 1993
Recording No.: [REDACTED] in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcels C, D, G, H, I and J

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

22. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et seq. California Government Code (Williamson Act) authorizing the establishment of agricultural preserves. The use of the land within the preserve may be restricted by the contract to agricultural, recreational, open-space, and other approved compatible uses.

Dated: December 12, 2000
Executed by: [REDACTED] and the County of Merced
Recording Date: December 19, 2000
Recording No.: [REDACTED] in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcels A, B, G, H, I, J and other land

Notice of Implementation Under Williamson Act – Implementation of SB 863 for Calendar Year 2011, recorded December 27, 2010 as [REDACTED] of Official Records.

Notice of Implementation Under Williamson Act – Implementation of SB 863 for Calendar Year 2011, recorded December 28, 2010 as [REDACTED] of Official Records.

EXCEPTIONS
(continued)

23. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$800,000.00; \$1,500,000.00; \$1,000,000.00; \$1,378,000.00; \$105,300.00
Dated: April 17, 2006
Trustor/Grantor: [REDACTED] et al
Trustee: Yosemite Land Bank, FLCA
Beneficiary: Yosemite Land Bank, FLCA
Loan No.: [REDACTED]
Recording Date: April 28, 2006
Recording No.: [REDACTED] of Official Records

Affects: Parcels A thru J and other land

An additional advance to be secured by said deed of trust, as disclosed by an instrument:

Amount of Advance: \$1,452,250.00
Recording Date: January 28, 2011
Recording No.: [REDACTED] of Official Records

An agreement recorded October 15, 2015 at [REDACTED] of Official Records which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: October 15, 2015
Recording No.: [REDACTED] of Official Records

An additional advance to be secured by said deed of trust, as disclosed by an instrument:

Amount of Advance: \$1,000,000.00
Recording Date: February 15, 2018
Recording No.: [REDACTED] of Official Records

24. Recitals as shown on that certain map recorded May 1, 2007, Book [REDACTED] of Parcel Maps, Page [REDACTED] and [REDACTED] of Official Records, which, among other things states:

"a) 20 foot access easement [across Parcel 1] for the benefit of remainder parcel by separate document

b) the property described on the hereon shown map is in the vicinity of land utilized for agricultural purposes and residents of this property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including but not limited to, pesticides and fertilizers, and from the pursuit of agricultural operations including, but not limited to, plowing, spraying and burning which occasionally may generate dust, smoke, noise and odor. The County of Merced has established agriculture as a priority use in agricultural zones which are outside of an established Specific Urban Development Plan (SUDP) boundary, Rural Residential Center (RRC) boundary, Highway Interchange Center (HIC) boundary, and residents of property in the vicinity of such agricultural zones should be prepared to accept inconvenience or discomfort from normal, necessary agricultural operations".

Reference is made to said map for full particulars.

Affects: Parcels I and J

EXCEPTIONS
(continued)

25. Matters contained in that certain document

Entitled: Deed of Agricultural Conservation Easement

Dated: [REDACTED]

Recording Date: October 15, 2015

Recording No.: [REDACTED] of Official Records

Affects: Parcel I

Reference is hereby made to said document for full particulars.

EXCEPTIONS AFFECTING PARCELS L THROUGH P:

26. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
27. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
28. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
29. Taxes and assessments levied by the Chowchilla Irrigation District.
- | | |
|---------------------------------|-----------------|
| 2018-19 Assessment - [REDACTED] | \$3,602.20 PAID |
| 2018-19 Assessment - [REDACTED] | \$5,015.80 PAID |
| 2018-19 Assessment - [REDACTED] | \$496.00 PAID |
| 2018-19 Assessment - [REDACTED] | \$31.92 PAID |
| 2018-19 Assessment - [REDACTED] | \$88.08 PAID |
30. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: Roadway
Recording Date: January 25, 1923
Recording No.: Book [REDACTED] at Page [REDACTED] of Official Records
Affects: Parcel O

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

31. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: Roadway
Recording Date: June 28, 1923
Recording No.: Book [REDACTED] at Page [REDACTED] of Official Records
Affects: Parcels N & P

Reference is hereby made to said document for full particulars.

32. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: roadway
Recording Date: May 25, 1927
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcel P

Reference is hereby made to said document for full particulars.

33. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: roadway
Recording Date: February 20, 1932
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcel P

Reference is hereby made to said document for full particulars.

34. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: roadway
Recording Date: January 25, 1937
Recording No.: in Book [REDACTED] Page [REDACTED] of Official Records
Affects: Parcel P

Reference is hereby made to said document for full particulars.

35. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Pole lines
Recording Date: December 21, 1942
Recording No.: Book [REDACTED] at Page [REDACTED] of Official Records
Affects: Parcel L

Reference is hereby made to said document for full particulars.

EXCEPTIONS
(continued)

36. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: [REDACTED]
Purpose: Road
Recording Date: November 6, 1945
Recording No.: Book [REDACTED], at Page [REDACTED] of Official Records
Affects: Parcel M

Reference is hereby made to said document for full particulars.

37. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: Road
Recording Date: January 27, 1950
Recording No.: Book [REDACTED], at Page [REDACTED] of Official Records
Affects: Parcel L

Reference is hereby made to said document for full particulars.

38. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Deed
Recording Date: August 3, 1958
Recording No.: Book [REDACTED], at Page [REDACTED] of Official Records
Affects: Parcel L

39. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Severance Agreement
Lessor: (none shown)
Lessee: [REDACTED]
Recording Date: December 3, 1993
Recording No.: [REDACTED] in Book [REDACTED], Page [REDACTED] of Official Records

Affects: as described therein

40. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et seq. California Government Code (Williamson Act) authorizing the establishment of agricultural preserves. The use of the land within the preserve may be restricted by the contract to agricultural, recreational, open-space, and other approved compatible uses.

Dated: December 12, 2000
Executed by: The County of Merced and [REDACTED], et al
Recording Date: December 19, 2000
Recording No.: Instrument No. [REDACTED], in Book [REDACTED], at Page [REDACTED] of Official Records
Affects: Parcels L and O

EXCEPTIONS
(continued)

Said contract was amended by agreement

Recording Date: December 27, 2010
Recording No.: [REDACTED], of Official Records

and Recording Date: December 28, 2010
and Recording No.: [REDACTED], of Official Records

41. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et seq. California Government Code (Williamson Act) authorizing the establishment of agricultural preserves. The use of the land within the preserve may be restricted by the contract to agricultural, recreational, open-space, and other approved compatible uses.

Dated: December 19, 2000
Executed by: The County of Merced and [REDACTED], et al
Recording Date: December 22, 2000
Recording No.: Instrument No. [REDACTED], in Book [REDACTED], at Page [REDACTED] of Official Records
Affects: Parcels M, N and P

Said contract was amended by agreement

Dated: December 27, 2010
Recording Date: December 27, 2010
Recording No.: [REDACTED], of Official Records

and Recording Date: December 28, 2010
and Recording No.: [REDACTED], of Official Records

42. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$800,000.00, \$1,500,000.00; \$1,000,000.00; \$1,378,000.00; and \$105,300.00
Dated: April 17, 2006
Trustor/Grantor: [REDACTED]

Trustee: Yosemite Land Bank, FLCA, a corporation
Beneficiary: Yosemite Land Bank, FLCA, a corporation
Loan No.: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Recording Date: April 28, 2006
Recording No.: [REDACTED], of Official Records

Affects: Parcels L thru O and other land

A Notice of Advance and Amendment to Deed of Trust recorded January 28, 2011, as Instrument No. [REDACTED], of Official Records.

Amount of Advance: \$1,452,250.00

Consent and Subordination, recorded October 15, 2015 as Document No. [REDACTED] of Official Records.

EXCEPTIONS
(continued)

An additional advance to be secured by said deed of trust, as disclosed by an instrument:

Amount of Advance: \$1,000,000.00
Recording Date: February 15, 2018
Recording No.: [REDACTED] of Official Records

EXCEPTIONS AFFECTING PARCELS Q1, Q2 AND Q3:

43. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.
44. Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.
45. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
46. Taxes and assessments levied by the Chowchilla Irrigation District.

2018-19 Assessment - [REDACTED] \$10,292.00 PAID
47. Any adverse claim based upon the assertion that:
 - a. Some portion of said land is tide or submerged land, or has been created by artificial means or has accreted to such portion so created.
 - b. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of the [REDACTED] or has been formed by accretion to any such portion.
48. Rights and easements for navigation and fishery which may exist over that portion of said land lying beneath the waters of [REDACTED]
49. Any rights in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.
50. Any adverse claim based upon the assertion that said land or any part thereof is now or at any time has been included within a navigable river, slough, or other navigable body of water.
51. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: San Joaquin Light and Power Company, a corporation
Purpose: right of way for a Electrical Transmission Line
Recorded: June 25, 1910, [REDACTED] 80, Page [REDACTED] of Deeds
Affects: 4 feet southwesterly of the Southern Pacific Railroad Right of Way (Parcel Q3)

EXCEPTIONS
(continued)

52. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: County of Merced
Purpose: road purposes
Recorded: March 2, 1925, [REDACTED], Page [REDACTED] of Official Records
Affects: Northerly 20 feet as described therein

53. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: San Joaquin Light and Power Company, a corporation
Purpose: easement for Pipelin, etc
Recorded: February 13, 1931, [REDACTED], Page [REDACTED] of Official Records
Affects: 10 feet Southwesterly of the Southern Pacific Railroad right of way (Parcel Q3)

54. The right of entry incidental to the exception and reservation of all oil, gas and other hydrocarbons and minerals and appurtenances thereto excepted and reserved by [REDACTED] recorded June 2, 1941 instrument no [REDACTED] in [REDACTED], Page [REDACTED] Merced County Records.

55. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Telephone and Telegraph Company
Purpose: easement for right to grade, pave, improve and maintain existing private road and appurtenances thereto
Recorded: August 26, 1953, [REDACTED], 1115, Page [REDACTED] of Official Records
Affects: 20 feet Southwesterly of the Southern Pacific Railroad right of way (Parcel Q3)

56. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company, a corporation
Purpose: easement for right to excavate for install, replace, maintain and use of pipeline for conveying gas and appurtenances thereto
Recorded: March 19, 1962, [REDACTED], Page [REDACTED] of Official Records
Affects: 30 feet southwesterly of the Southern Pacific Railroad right of way (Parcel Q3)
and recorded: February 1, 1963, Book [REDACTED], Page [REDACTED] of Official Records

57. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company, a California corporation
Purpose: Public Utilities
Recorded: February 1, 1968, [REDACTED], Page [REDACTED] of Official Records
Affects: Parcel Q3 as described therein

EXCEPTIONS

(continued)

58. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: [REDACTED]
Purpose: non exclusive easemtn for ingress and egress in favor of Parcel 2 of Parcel Map Book [REDACTED] Page [REDACTED]
Recorded: July 19, 1994, Instrument No. [REDACTED], Book [REDACTED], Page [REDACTED] of Official Records
Affects: Easterly 10 feet and Westerly 20 feet of Parcel 1 of said Parcel Map

59. Matters contained in that certain document entitled [REDACTED] executed by and between [REDACTED] husband and wife recorded December 9, 1983, Instrument No. 26131, Book [REDACTED], Page [REDACTED] of Official Records.

Reference is hereby made to said document for full particulars.

Affects: Parcel Q1

60. Easement(s) for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: [REDACTED] Water District
Purpose: easemtn for the purpose of constructing reconstructing, operating maintaining and repairing a canal together with appropriated structures located therein, or at the discretion of the District; a pipeline through all or any portion of the easement for the purpose of conducting irrigation water, over and across said land
Recorded: December 9, 1983, Instrument No. [REDACTED], Book [REDACTED], Page [REDACTED] of Official Records
Affects: The easterly 25 feet of Parcel Q1

61. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the Parcel Map M.S.A. No. 3756.

Purpose: 25 foot right of way for [REDACTED] Water District ([REDACTED] Water District)
Affects: as shown on said map

62. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$235,000.00
Dated: July 19, 1994
Trustor: [REDACTED]
Trustee: Federal Land Bank Association of Yosemite FLCA
Beneficiary: Federal Land Bank Association of Yosemite FLCA
Loan No.: [REDACTED]
Recorded: August 15, 1994, Instrument No. [REDACTED], Book [REDACTED], Page [REDACTED] of Official Records
Affects: Parcel Q1

EXCEPTIONS
(continued)

63. Covenants and restrictions imposed by a Land Conservation Contract executed pursuant to Section 51200 et seq. California Government Code.

Dated: December 12, 2000

Executed by:

[REDACTED]

Recorded: December 19, 2000, Instrument No. [REDACTED], Book [REDACTED], Page [REDACTED] of Official Records

Affects: Parcel Q1

Notice Of Implementation Under Williamson Act – Implementation Of SB 863 For Calendar Year 2011, recorded December 27, 2010 as Document No. [REDACTED] of Official Records. And recorded December 20, 2010 as Document No. [REDACTED] of Official Records.

64. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document

Entitled: Memorandum of Lease Agreement

Lessor: ATS/PCS, LLC (Licensor)

Lessee: MetroPCS California LLC, a Delaware Limited Liability Company (Licensee)

Recorded: September 12, 2008, Instrument No. [REDACTED], of Official Records

Affects: The herein described land and other land

The present ownership of the leasehold created by said lease and other matters affecting the interest of the lessee are not shown herein.

EXCEPTIONS AFFECTING ALL PARCELS DESCRIBED HEREIN:

65. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF EXCEPTIONS