



# Fidelity National Title Insurance Company

POLICY NO.: CAFNT0928-0928-0001-0280100173-FNTIC-2005-01-O

## COPY

### CLTA STANDARD COVERAGE POLICY OF TITLE INSURANCE

*SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a California corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:*

- 1. Title to the estate or interest described in Schedule A being vested other than as stated therein;*
- 2. Any defect in or lien or encumbrance on the title;*
- 3. Unmarketability of the title;*
- 4. Lack of a right of access to and from the land;*

*and, in addition, as to an insured lender only:*

- 5. The invalidity or unenforceability of the lien of the insured mortgage upon the title;*
- 6. The priority of any lien or encumbrance over the lien of the insured mortgage, said mortgage being shown in Schedule B in the order of its priority;*
- 7. The invalidity or unenforceability of any assignment of the insured mortgage, provided the assignment is shown in Schedule B, or the failure of the assignment shown in Schedule B to vest title to the insured mortgage in the named insured assignee free and clear of all liens.*

*The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title or the lien of the insured mortgage, as insured, but only to the extent provided in the Conditions and Stipulations.*

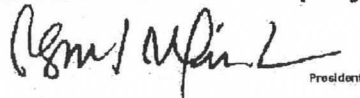
*IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers.*

  
Countersigned

**Fidelity National Title Insurance Company**



BY

  
President

ATTEST

  
Secretary

**SCHEDULE A**

Policy No.: CAFNT0928-0928-0001-0280100173-FNTIC-2005-01-O

Amount of Insurance: \$ 12,645,000.00  
Premium: \$ 20,888.00

Date of Policy: December 15, 2005 at 08:00 AM

1. Name of Insured:

**State of California**

2. The estate or interest in the land which is covered by this policy is:

A Fee

3. Title to the estate or interest in the land is vested in:

State of California

4. The land referred to in this policy is described as follows:

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

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED**

Assessor's Parcel Number: 015-190-013

Parcel Thirty:

Lot 1 and Lot 2, and the North half of Section 19, Township of 10 North, Range 3 West, Mount Diablo Base and Meridian.

Excepting Therefrom, any portion thereof lying within Yolo County.

Excepting from Parcels One through Thirty, all water rights to Fern Springs as described in that certain Deed to Ralph H. and Diane Y. Todd, husband and wife, as Joint Tenants, recorded February 13, 1996 under Series Number 1996-003408, said Napa County Records.

Assessor's Parcel Number: 015-250-003

Parcel Thirty-One:

The South half of Lot 2, the South half of Lot 3, the South half of Lot 4, Lot 5, Lot 6 and a portion of Lot 1 lying North and Northeasterly of the Berryessa Knoxville Road Right of Way in Section 2, a portion of the South half of Lot 2, in Section 3 lying North and Northeasterly of the Berryessa Knoxville Road Right of Way, and a portion of the Northeast quarter of Section 3 lying North and Northeasterly of the Berryessa Knoxville Road Right of Way, Township 10 North, Range 4 West, Mount Diablo Base and Meridian.

Assessor's Parcel Number: 015-240-005

LEGAL DESCRIPTION BELOW IS FOR THE BENEFIT OF YOLO COUNTY

All of Section 36, Township 11 North, Range 4 West, M.D.B. and M., lying within Yolo County.

EXCEPTING THEREFROM the Northwest quarter of the Northeast quarter of said Section 36.

ALSO EXCEPTING from the West half of the Southeast quarter of said Section 36, all oil, gas, shale, coal, phosphate, sodium, gold, silver, and all other mineral deposits contained in said land, as reserved in Patent from the State of California to Fryer Cattle Co., dated June 14, 1951, recorded August 30, 1968 in Book 890 of Official Records, page 478

APN: several

- 10.** A License for Diversion and Use of Water dated January 22, 1996, executed by the State Water Resources Control Board, recorded May 29, 1996 under Series Number 1996-012857, said Napa County Records.

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

Granted to:	AT&T Corp., a New York corporation
Purpose:	right of way for ingress and egress to and from communications systems
Recorded:	January 27, 2000, Instrument No. 2000-0002164, of Official Records
Affects:	a portion, no route defined of record

- 12.** Above mentioned Easement Recorded in 2000 now has a Notice of Final Description and Final Payment. In fulfillment of those conditions set forth in said Easement, Grantee does hereby further define the centerline location of the 20 feet wide strip of land referred to in said Easement as being more defined in the Document Recorded 09-22-03 Series Number 2003-51330.

- 13. Covenants, conditions and restrictions** in the declaration of restrictions but omitting any covenant or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: December 15, 2005, Instrument No. 2005-51029, of Official Records

If you should request a copy of the document referred to above, the California Government Code Section 12956.1 requires that a county recorder, title insurance company, escrow company, real estate broker, real estate agent, or association that provides a copy of a declaration, governing document, or deed to any person shall place a cover page or stamp on the first page of the previously recorded document or documents stating, in at least 14-point boldface type, the following:

If this document contains any restriction based on race, color, religion, sex, familial status, marital status, disability, national origin, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.1 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

- 14. Matters** contained in that certain document entitled "Notice of unrecorded Grant Agreement" dated November 3, 2005, executed by State of California executed by and between The Nature Conservancy, a District of Columbia nonprofit corporation recorded December 15, 2005, Instrument No. 2005-51030, of Official Records, which document, among other things, contains or provides for: Terms and Conditions set forth in document.

Reference is hereby made to said document for full particulars.

THE FOLLOWING ITEMS AFFECT YOLO COUNTY ONLY:

- 15.** Conditions pertaining to oil, gas, minerals, etc. contained in Patent from the State of California to Fryer Cattle Co., dated June 14, 1951, recorded August 30, 1968 in Book 890 of Official Records, page 478.

Affects: The West half of the Southeast quarter of Section 36.

- 16.** Reservation contained in Patent from the State of California to Fryer Cattle Co., dated June 14, 1951, recorded August 30, 1968, in Book 890 of Official Records, page 478, as follows:

"Reserving in the people the absolute right to fish thereupon as provided by Section 25 of Article I of the Constitution of the State of California."

Affects: The West half of the Southeast quarter of Section 36.

- 17. Matters** contained in that certain document entitled "Notice of unrecorded Grant Agreement" dated November 3, 2005, executed by State of California executed by and between The Nature Conservancy, a District of Columbia nonprofit corporation recorded December 15, 2005, Instrument No. 2005-62013, of Official Records, which document, among other things, contains or provides for: Terms and Conditions set forth in document.

Reference is hereby made to said document for full particulars.

Yolo, CA DICK FISHER, ASSESSOR

ParcelQuest by CD-DATA

☐ Property Address: BROOKS CA*Knoxville WA*

## Ownership

*Exp 1*

Parcel# (APN): 018-450-35-1 Use Description:  
 Parcel Status: ACTIVE  
 Owner Name: CALIFORNIA STATE OF WILDLIFE CONSERVATION BOARD  
 Mailing Addr: 1807 13TH ST #103 SACRAMENTO CA 95814-7117  
 Legal Description: T11N R4W S36 BROOKS EXEMPT

## Assessment

Total Value:	\$37,093	Use Code:	510	Zoning:
Land Value:	\$37,093	Tax Rate Area:	063035	Census Tract:
Impr Value:		Year Assd:	2005	Impr Type:
Other Value:		Property Tax:		Price/SqFt:
% Improved:		Delinquent Yr:		
Exempt Amt:		Exempt Codes:	N	

## Sale History

	Sale1	Sale2	Sale3	Transfer
Recording Date:				12/15/2005
Recording Doc:				0562012
Rec. Doc Type:				
Transfer Amount:				
Seller (Grantor):				
1st Trust Dd Amt:				
2nd Trust Dd Amt:				

## Property Characteristics

Lot Acres:	100.000	Year Built:	Fireplace:
Lot SqFt:	4,356,000	Effective Year:	A/C:
Bldg/Liv Area:			Heating:
Units:		Total Rooms:	Pool:
Buildings:		Bedrooms:	Flooring:
Stories:		Baths (Full):	Park Type:
Style:		Baths (Half):	Spaces:
Construction:		Bsmt SqFt: N/A	Site Influence:
Quality:		Garage SqFt:	
Building Class:			Timber Preserve:
Condition:			Ag Preserve:
Other:			
Other Rooms:			

\*\*The information provided here is deemed reliable, but is not guaranteed. ParcelQuest by CD-DATA.



**18-45**

43

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Pg. 4  
Bk. 60  
Pg. 2

**Bk. 47**  
Pg. 02

Assessor's Map Bk. 18, Pg. 45.  
County of Yolo, Calif.

94/95

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles.

40. 9674 N 1/7/94  
 40. 7717 A 3/7/89  
 40. 7348 A 7/13/88  
 40. 2181 9/30/71

Knoxville WA



Guinda 751

Blue Ridge Parkway

Wildlife Area, Expansion 1

Topographic map showing the Blue Ridge Parkway and surrounding terrain. The map includes contour lines, a grid, and various geographical features. A red shaded area is labeled 'Blue Ridge Parkway'. Handwritten notes include 'Guinda 751' in the top right and 'Wildlife Area, Expansion 1' in the bottom left.

[illegible]