AREA 6

A-6

EXHIBIT "A "

LAFCO FILE 2017-0001

MOUNT HANNAH MUTUAL WATER ASSOCIATION COUNTY SERVICE AREA # 22 ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA. BEING A PORTION OF SECTION 15 TOWNSHIP 12 NORTH, RANGE 8 WEST, M.D.B. & M., LAKE COUNTY, CALIFORNIA

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 15, AND RUNNING THENCE, FROM SAID POINT OF BEGINNING,

1) NORTH 89°46'00" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 949.01 FEET, TO THE NORTHEAST CORNER OF MOUNT HANNAH SUBDIVISION NO. 2, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LAKE ON APRIL 22, 1952 IN BOOK 6 OF TOWN MAPS AT PAGE 74;

2) THENCE SOUTH 02°37'00" EAST, A DISTANCE OF 326.77 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN 4.97 ACRE TRACT OF LAND CONVEYED BY JO LENDERT ADMIRAL, ET UX., TO RUDY J. DECAMINADA AND MARGIE B. DECAMINADA, TRUSTEES OF THE RUDY J. AND MARGIE B. DECAMINADA 1976 LIVING TRUST FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF LAKE ON AUGUST 31, 1981 IN BOOK 1104 OF OFFICIAL RECORDS AT PAGE 611;

3) THENCE NORTH 89°36'14" EAST, A DISTANCE OF 347.22 FEET, ALONG THE NORTH LINE OF SAID DECAMINADA TRACT TO THE NORTHEAST CORNER OF SAID DECAMINADA TRACT;

4) THENCE SOUTH 01°52'33" WEST, A DISTANCE OF 760.42 FEET, ALONG THE EASTERLY LINE OF SAID DECAMINADA TRACT TO A POINT ON THE NORTHEAST LINE OF CALIFORNIA STATE HIGHWAY NO. 175, AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1750 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 57°57'11" EAST;

5) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'02", A DISTANCE OF 377.74 FEET TO THE BEGINNING OF A COMPOUND 875.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;

6) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'12" A DISTANCE OF 120.70 FEET, TO THE NORTH LINE OF PARCEL 1 PER 2 PM 4;

7) THENCE LEAVING SAID LINE OF CALIFORNIA STATE HIGHWAY 175 AND ALONG SAID NORTH LINE, SOUTH 67°12'43" WEST, A DISTANCE OF 233.23 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

8) THENCE ALONG SAID EAST LINE NORTH 01°52'33" EAST, A DISTANCE OF 288.86 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15.

9) THENCE NORTH 89°57'01" WEST, A DISTANCE OF 1324.80 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15;

10) THENCE NORTH 02°00'50" EAST, A DISTANCE OF 1336.81 FEET, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15 TO THE **POINT OF BEGINNING**.

CONTAINING 39.47 ACRES OF LAND, MORE OR LESS.

FOR ASSESSMENT PURPOSE ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

A.P.N 050-011-03,04,05,10,11,13,17,19,20,21,22,27,28,30,31,32,33,36,37,41,42,43,44,45 AND 46.

A.P.N. 050-521-02,05,06,08,09,10,12,15,16,17,19,21 AND 22.

A.P.N. 051-141-01, 02,03,04,05,06,07,08,11,12,13 AND 15.

A.P.N 051-142-01,02,03,04 AND 05.

A.P.N. 051-151-04, 05, 06,07,08,09,10,11,14 AND 15.

A.P.N. 051-152-01, 02, 03,04,05,06 AND 07.

A.P.N. 115-003-01,02,03,04,05,06,10,17,42 AND 43.

MICHAEL S. CONSER, LS 8383 DATE: 5/7/13

PROFESSIONAL LAND SURVEYOR
MICHAEL S. CONSER
Exp. 12/31/13
No. 8383
STATE OF CALIFORNIA

AREA 7

A-7

EXHIBIT "A"

LAFCO FILE 2017-0001

HILL 9 AND 10 MUTUAL WATER ASSOCIATION ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING PORTIONS OF SECTIONS 9 AND 10, TOWNSHIP 12 NORTH, RANGE 8 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL "A" MARKED BY A ½" IRON ROD, AS SHOWN IN BOOK 3 OF PARCEL MAPS AT PAGE 31, LAKE COUNTY RECORDS FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 9 BEARS SOUTH 65°53'17" WEST, 1500.97 FEET;

1) THENCE NORTH 01°50'30" EAST 688.09 TO THE NORTHWEST CORNER OF SAID PARCEL "A";
2) THENCE SOUTH 88°59'00" EAST 1974.02 TO THE NORTHEAST CORNER OF PARCEL "C" PER SAID PARCEL MAP;
3) THENCE SOUTH 88°59'00" EAST 661.07 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;
4) THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;
5) THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;
6) THENCE SOUTH 1320 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;
7) THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
8) THENCE SOUTH 1320 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
9) THENCE WEST 2640 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
10) THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
11) THENCE NORTH 89°05'30" WEST 2646.22 FEET TO THE CENTER QUARTER CORNER OF SECTION 9, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM NATALIE E. KAMPA TO GEORGE CALVIN AND ELLEN BOETTCHER RECORDED ON DECEMBER 11, 2013 IN DOCUMENT NUMBER 2013018360, LAKE COUNTY RECORDS;
12) THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 SOUTH 00°12'00" WEST 584.28 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 175;

THENCE ALONG SAID SOUTHWESTERLY LINE OF SAID HIGHWAY NO. 175 THE FOLLOWING COURSES:

13) THENCE NORTH 69°18'14" WEST 298.27 FEET;
14) THENCE NORTH 68°37'23" WEST 90.52 FEET;
15) THENCE NORTH 59°29'23" WEST 85.00 FEET;
16) THENCE NORTH 49°35'23" WEST 85.00 FEET;
17) THENCE NORTH 45°59'33" WEST 183.00 FEET;

18) THENCE NORTH 27°44'33" WEST 306.00 FEET;
19) THENCE NORTH 27°18'28" WEST 92.00 FEET;
20) THENCE NORTH 37°13'18" WEST 101 FEET MORE OR LESS TO THE INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF TRACT ONE OF DOCUMENT NUMBER 2003002291, L.C.R.;
21) THENCE LEAVING SAID SOUTHERLY LINE OF HIGHWAY 175 AND ALONG SAID SOUTHWESTERLY EXTENSION AND SOUTHEASTERLY LINE OF SAID TRACT ONE NORTH 50°46'30" EAST 285 FEET MORE OR LESS TO THE MOST EASTERLY CORNER OF SAID TRACT ONE;
22) THENCE ALONG THE NORTH LINE OF A PARCEL DESCRIBED BY GRANT DEED FROM NATALIE E. KAMPA TO GEORGE CALVIN AND ELLEN BOETTCHER RECORDED ON DECEMBER 11, 2013 IN DOCUMENT NUMBER 2013018358, LAKE COUNTY RECORDS, SOUTH 37°21'20" EAST 119.46 FEET;
23) THENCE ALONG SAID NORTH LINE SOUTH 39°12'17" EAST 100.03';
24) THENCE LEAVING SAID NORTH LINE NORTH 50°39'34" EAST 25 FEET MORE OR LESS TO THE CENTERLINE OF THAT CERTAIN 50 FOOT WIDE EASEMENT DESCRIBED IN THE DECLARATION OF ROADWAY AND UTILITY EASEMENTS BY FRANK MATTINA, ET AL., DATED JULY 23, 1968, IN BOOK 561 OF OFFICIAL RECORDS OF LAKE COUNTY AT PAGE 170, SAID EASEMENT BEING MORE PARTICULARY DESCRIBED IN EXHIBIT "C" ON PAGE 172 OF SAID INSTRUMENT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF PARCEL "B" OF SAID PARCEL MAP;
25) THENCE NORTH 39°13'00" WEST 99.34 FEET;
26) THENCE NORTH 37°22'10" WEST 265.99 FEET;
27) THENCE NORTH 51°41'10" WEST 402.91 FEET;
28) THENCE SOUTH 85°13'20" WEST 205.22 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET;
29) THENCE SOUTHWESTERLY 72.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°22'50";
30) THENCE SOUTH 01°50'30" WEST 70.35 FEET TO THE NORTHEAST LINE OF SAID HIGHWAY 175;
31) THENCE LEAVING SAID CENTERLINE AND ALONG SAID NORTHEAST LINE NORTH 54°47'00" WEST 29.94 FEET MORE OR LESS TO THE **POINT OF BEGINNIG.**
CONTAINING 237.36 ACRES OF LAND MORE OR LESS

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

A.P.N. 011-059-05,06,12,13,14,15,16,17,18,19,20,21,22,23,24,25,27,28,29,30,31,32,33,34,40 AND 41.
A.P.N. 011-061-01,03,04,05,06,07,08,09,10, AND 11.
A.P.N. 011-062-01,02,03,04,05,06,07,08,09,10,11,12,14,15,16,17,18,19,20,21 AND 22.
A.P.N. 011-017-29 AND 30.

MICHAEL S. CONSER, LS 8383

DATE: 4/7/14

PROFESSIONAL LAND SURVEYOR
MICHAEL S. CONSER
Exp. 12/31/14
No. 8383
STATE OF CALIFORNIA

AREA 7

A-8

EXHIBIT "A"

LAFCO FILE 2017-0001

BRANDING IRON MUTUAL WATER COMPANY ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 8 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7 MARKED BY A 5/8" IRON ROD, TAGGED LS 2581, AS SHOWN IN BOOK 10 OF TOWN MAPS AT PAGES 1 AND 2, LAKE COUNTY RECORDS, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 9 BEARS SOUTH 01°33'12" WEST, 1325.54 FEET;

1) THENCE NORTH 88°03'28" WEST 1337.17 FEET;

2) THENCE NORTH 87°59'54" WEST 99.98 FEET TO THE EASTERLY RIGHT-OF-WAY OF SADDLE ROAD;

3) THENCE ON A RADIAL BEARING OF NORTH 81°03'58" WEST 60.00 FEET PER SAID MAP, TO THE WESTERLY RIGHT-OF-WAY OF SADDLE ROAD, BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 251.67 FEET;

4) THENCE NORTHEASTERLY 272.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°55'34" TO THE SOUTHWEST CORNER OF LOT 20 OF SAID TOWN MAP;

5) THENCE NORTH 01°52'12" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 9 PER SAID TOWN MAP, 1682.49 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY 175;

6) THENCE NORTH 31°48'30" EAST 50.09 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 175 AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GRANT DEED TO RICHARD J. ROSA AND COLLEEN K. ROSA, AS TRUSTEES OF THE ROSA FAMILY TRUST, RECORDED DECEMBER 29, 2005 IN DOCUMENT NUMBER 2005037991, LAKE COUNTY RECORDS;

7) THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE CENTERLINE OF A ROADWAY AND UTILITY EASEMENT DESCRIBED IN BOOK 561 O.R., PAGE 170, L.C.R., AND AS SHOWN ON PARCEL MAP BOOK 3, AT PAGE 31 FILED ON JANUARY 20, 1971, LAKE COUNTY RECORDS, NORTH 01°50'30" EAST 70.35 FEET TO A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET;

8) THENCE NORTHEASTERLY 72.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°22'50";

9) THENCE NORTH 85°13'20" EAST 205.22 FEET;

10) THENCE SOUTH 51°41'10" EAST 402.91 FEET;

11) THENCE SOUTH 37°22'10" EAST 265.99 FEET;

12) THENCE SOUTH 39°13'00" EAST 99.34 FEET, TO THE MOST SOUTHERLY CORNER OF PARCEL "B" OF SAID PARCEL MAP;

13) THENCE LEAVING SAID CENTERLINE SOUTH 50°39'34" WEST 25.00 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED BY GRANT DEED FROM NATALIE KAMPA TO GEORGE MICHAEL CALVIN AND ELLEN L. BOETTCHER RECORDED DECEMBER 11, 2013 AS DOCUMENT NUMBER 2013018358;

14) THENCE ALONG SAID NORTH LINE NORTH 39°12'17" WEST 100.03 FEET;

15) THENCE ALONG SAID NORTH LINE NORTH 37°21'20" WEST 119.46 FEET TO THE MOST EASTERLY CORNER OF THE PARCEL DESCRIBED IN TRACT ONE OF DOCUMENT NUMBER 2003002291, L.C.R.;

16) THENCE SOUTH 50°46'30" WEST 285 FEET MORE OR LESS ALONG THE SOUTHEASTERLY LINE OF SAID TRACT ONE AND ITS SOUTHWESTERLY EXTENSION TO THE SOUTHWEST LINE OF STATE HIGHWAY 175;

17) THENCE ALONG SAID SOUTHWEST LINE SOUTH 37°13'18" EAST 101 FEET MORE OR LESS;

18) THENCE SOUTH 27°18'28" EAST 92 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 1 AS SHOWN ON BOOK 1 OF PARCEL MAPS, PAGE 15, L.C.R.;

19) THENCE SOUTH 27°44'33" EAST 306 FEET;

20) THENCE SOUTH 45°59'33" EAST 183 FEET TO THE MOST EASTERLY CORNER OF PARCEL 4 AS SHOWN ON BOOK 1 OF PARCEL MAPS, PAGE 15, L.C.R.; THENCE LEAVING SAID SOUTHWESTERLY LINE;

21) THENCE SOUTH 20°24'31" WEST 352 FEET MORE OR LESS TO AN ANGLE POINT IN THE NORTHEASTERLY BOUNDARY OF LOT 11 OF SAID TOWN MAP;

22) THENCE ALONG THE BOUNDARY OF LOTS 9, 10 AND 11 OF SAID TOWN MAP SOUTH 20°20'58" WEST 30.58 FEET;

23) THENCE SOUTH 49°33'14" EAST 125.00 FEET;

24) THENCE SOUTH 59°27'14" EAST 125.00 FEET;

25) THENCE SOUTH 68°35'14" EAST 119.97 FEET;

26) THENCE NORTH 05°46'02" EAST 74.01;

27) THENCE LEAVING SAID BOUNDARY AND ALONG THE BOUNDARY OF THE BRANDING IRON MUTUAL WATER COMPANY NORTH 05°38'16" EAST 343.43 FEET TO SAID SOUTHWEST LINE OF HWY 175;

28) THENCE ALONG SAID SOUTHWEST LINE SOUTH 69°18'14" EAST 100.01 FEET; THENCE LEAVING SAID SOUTHWEST LINE;

29) THENCE SOUTH 05°57'02" WEST 349.68 FEET TO THE NORTHEASTERLY BOUNDARY OF LOT 8 OF SAID TOWN MAP;

30) THENCE ALONG SAID TOWN MAP BOUNDARY SOUTH 65°34'18" EAST 204.07 FEET;

31) THENCE SOUTH 01°33'12" WEST 396.18 FEET MORE OR LESS TO THE **POINT OF BEGINNING**. CONTAINING 39.58 ACRES OF LAND MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

A.P.N. 011-017-09,10,13,15,16,18,23,24,31,32,34,35 AND 36.
A.P.N. 114-011-01,02,04,05,06,07,08,09,10,11,12,13,14 AND 15.
A.P.N. 114-021-01, 02, 03,04,05,06 AND 07.
A.P.N. 011-017-26.

MICHAEL S. CONSER, LS 8383

DATE: 5/7/12

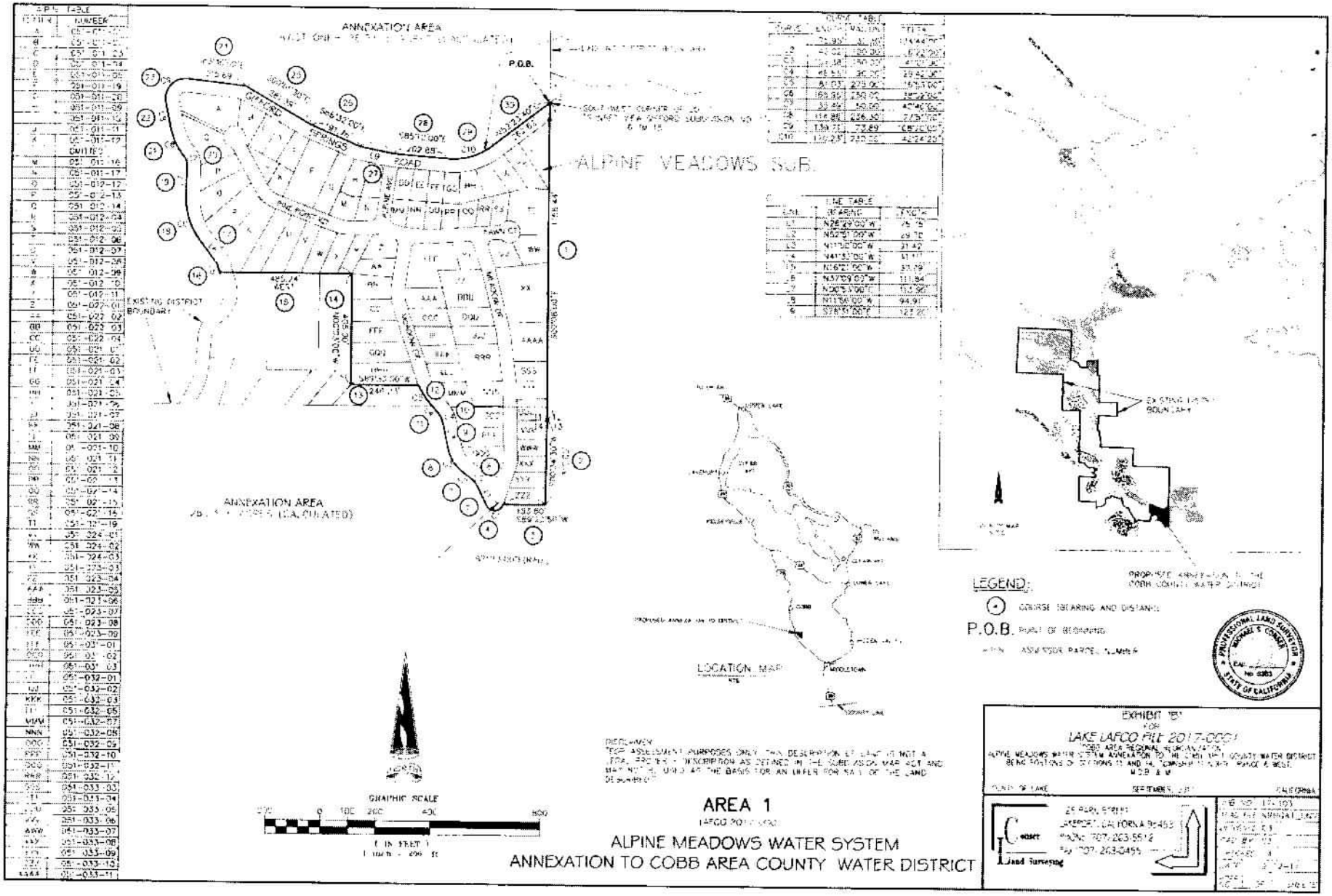
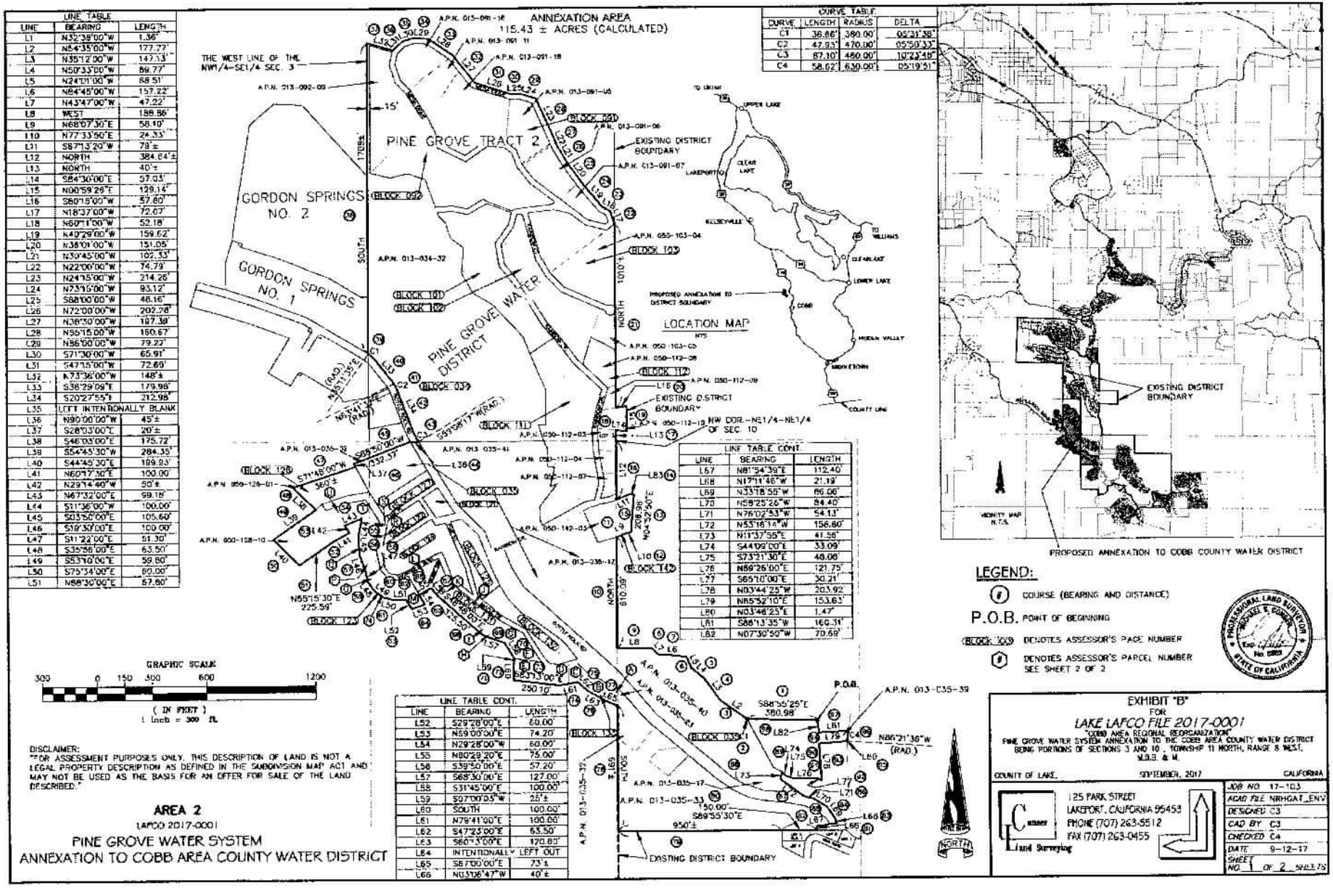

ANNEXATION AREA
P.O.B.
ALPINE MEADOWS SUB.
ANNEXATION AREA
EXISTING DISTRICT BOUNDARY
LOCATION MAP
LEGEND:
COURSE BEARING AND DISTANCE
P.O.B. POINT OF BEGINNING
GRAPHIC SCALE
AREA 1
ALPINE MEADOWS WATER SYSTEM
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
Land Surveying

EXHIBIT B-1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°39'00"W	1.36'
L2	N54°35'00"W	177.77'
L3	N35°12'00"W	147.13'
L4	N50°33'00"W	89.77'
L5	N24°01'00"W	68.51'
L6	N84°45'00"W	157.22'
L7	N43°47'00"W	47.22'
L8	WEST	188.86'
L9	N68°07'30"E	58.10'
L10	N77°33'50"E	24.33'
L11	S87°13'20"W	78'±
L12	NORTH	384.84'±
L13	NORTH	40'±
L14	S84°30'00"E	57.03'
L15	N00°59'29"E	129.14'
L16	S80°15'00"W	57.80'
L17	N18°37'00"W	72.67'
L18	N60°11'00"W	52.18'
L19	N49°29'00"W	159.62'
L20	N38°01'00"W	151.05'
L21	N30°45'00"W	102.33'
L22	N22°00'00"W	74.79'
L23	N24°15'00"W	214.26'
L24	N73°15'00"W	93.12'
L25	S88°00'00"W	46.16'
L26	N72°00'00"W	202.28'
L27	N36°50'00"W	187.38'
L28	N55°15'00"W	160.67'
L29	N86°00'00"W	79.22'
L30	S71°30'00"W	65.91'
L31	S47°15'00"W	72.69'
L32	N73°36'00"W	148'±
L33	S38°29'09"E	179.98'
L34	S20°27'55"E	212.98'
L35	LEFT INTENTIONALLY BLANK	
L36	N90°00'00"W	45'±
L37	S28°03'00"E	20'±
L38	S46°03'00"E	175.72'
L39	S54°45'30"W	284.35'
L40	S44°45'30"E	189.93'
L41	N60°17'30"E	100.00'
L42	N29°14'40"W	50'±
L43	N67°32'00"E	99.18'
L44	S11°36'00"W	100.00'
L45	S03°56'00"E	105.60'
L46	S19°30'00"E	100.00'
L47	S11°22'00"E	51.30'
L48	S35°56'00"E	63.50'
L49	S53°16'00"E	59.80'
L50	S75°34'00"E	60.00'
L51	N88°30'00"E	67.80'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	36.86'	380.00'	05°31'38"
C2	47.93'	470.00'	05°50'33"
C3	87.10'	460.00'	10°23'48"
C4	58.62'	630.00'	05°19'51"

LINE TABLE CONT.		
LINE	BEARING	LENGTH
L67	N81°54'39"E	112.40'
L68	N17°11'46"W	21.19'
L69	N33°18'55"W	86.06'
L70	N59°25'26"W	84.40'
L71	N76°02'53"W	54.13'
L72	N53°16'14"W	156.80'
L73	N11°37'55"E	41.56'
L74	S44°09'00"E	33.09'
L75	S73°21'30"E	46.06'
L76	N89°26'00"E	121.75'
L77	S65°10'00"E	30.21'
L78	N03°44'25"W	203.92'
L79	N85°52'10"E	153.63'
L80	N03°46'25"E	1.47'
L81	S86°13'35"W	160.31'
L82	N07°30'50"W	70.69'

LINE TABLE CONT.		
LINE	BEARING	LENGTH
L52	S29°28'00"E	60.00'
L53	N59°00'00"E	74.20'
L54	N29°28'00"W	60.00'
L55	N80°28'20"E	75.00'
L56	S39°50'00"E	57.20'
L57	S68°30'00"E	127.00'
L58	S31°45'00"E	100.00'
L59	S07°00'05"W	25'±
L60	SOUTH	100.00'
L61	N79°41'00"E	100.00'
L62	S47°23'00"E	63.50'
L63	S60°13'00"E	170.80'
L64	INTENTIONALLY LEFT OUT	
L65	S87°00'00"E	73'±
L66	N03°06'47"W	40'±

DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."

AREA 2

LAFCO 2017-0001

PINE GROVE WATER SYSTEM
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
"COBB AREA REGIONAL REORGANIZATION"
PINE GROVE WATER SYSTEM ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT BEING PORTIONS OF SECTIONS 3 AND 10, TOWNSHIP 11 NORTH, RANGE 8 WEST, M.D.B. & M.

COUNTY OF LAKE, SEPTEMBER, 2017 CALIFORNIA

Lienert Land Surveying
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455

JOB NO.	17-103
ACAD FILE	NRHGAT_ENV
DESIGNED	CJ
CAD BY	CJ
CHECKED	CJ
DATE	9-12-17
SHEET NO.	1 OF 2 SHEETS

B-2

A.P.N. TABLE		A.P.N. TABLE CONT.	
BLOCK	NUMBER	BLOCK	NUMBER
034	013-034-32	124	050-124-09
035	013-035-02		050-124-10
	013-035-12		050-124-11
	013-035-17		050-124-12
	013-035-23		050-124-14
	013-035-32		050-124-15
	013-035-33		050-124-16
	013-035-36		050-124-17
	013-035-38	125	050-125-01
	013-035-40		050-125-02
	013-035-41		050-125-03
091	050-091-05		050-125-04
	050-091-06		050-125-07
	050-091-07		050-125-08
	050-091-10		050-125-09
	050-091-11		050-125-10
	050-091-16	126	050-126-01 (L)
	050-091-17		050-126-02
	050-091-18		050-126-03
092	050-092-06		050-126-04
	050-092-07	127	050-127-01
	050-092-08		050-127-02
	050-092-09	128	050-128-01
	050-092-10	131	050-131-10 (K)
101	050-101-01		050-131-05 (I)
	050-101-02		050-131-06 (H)
	050-101-03		050-131-07 (G)
	050-101-04		050-131-08 (F)
	050-101-05		050-131-09 (J)
	050-101-06	132	050-132-01
	050-101-07		050-132-02
	050-101-08		050-132-03
	050-101-09		050-132-04
102	050-102-01		050-132-05
	050-102-02		050-132-06
	050-102-03		050-132-07
	050-102-06		050-132-08
	050-102-07		050-132-09
	050-102-08	133	050-133-04 (D)
	050-102-09		050-133-05 (C)
103	050-103-01		050-133-09 (B)
	050-103-03		050-133-10 (A)
	050-103-04		050-133-11 (E)
111	050-111-01	142	050-142-03
	050-111-02		
	050-111-07		
	050-111-08		
	050-111-09		
	050-111-10		
112	050-112-03		
	050-112-04		
	050-112-07		
	050-112-08		
	050-112-09		
	050-112-10		
121	050-121-01		
122	050-122-01		
	050-122-02		
123	050-123-03 (P)		
	050-123-04 (Q)		
	050-123-05 (N)		
	050-123-06 (M)		
	050-123-10		
	050-123-11 (U)		
	050-123-12 (S)		
	050-123-13 (T)		
	050-123-14 (R)		
	050-123-15 (V)		
124	050-124-01		
	050-124-02		
	050-124-03		
	050-124-04		
	050-124-05		

AREA 2

LAFCO 2017-0001

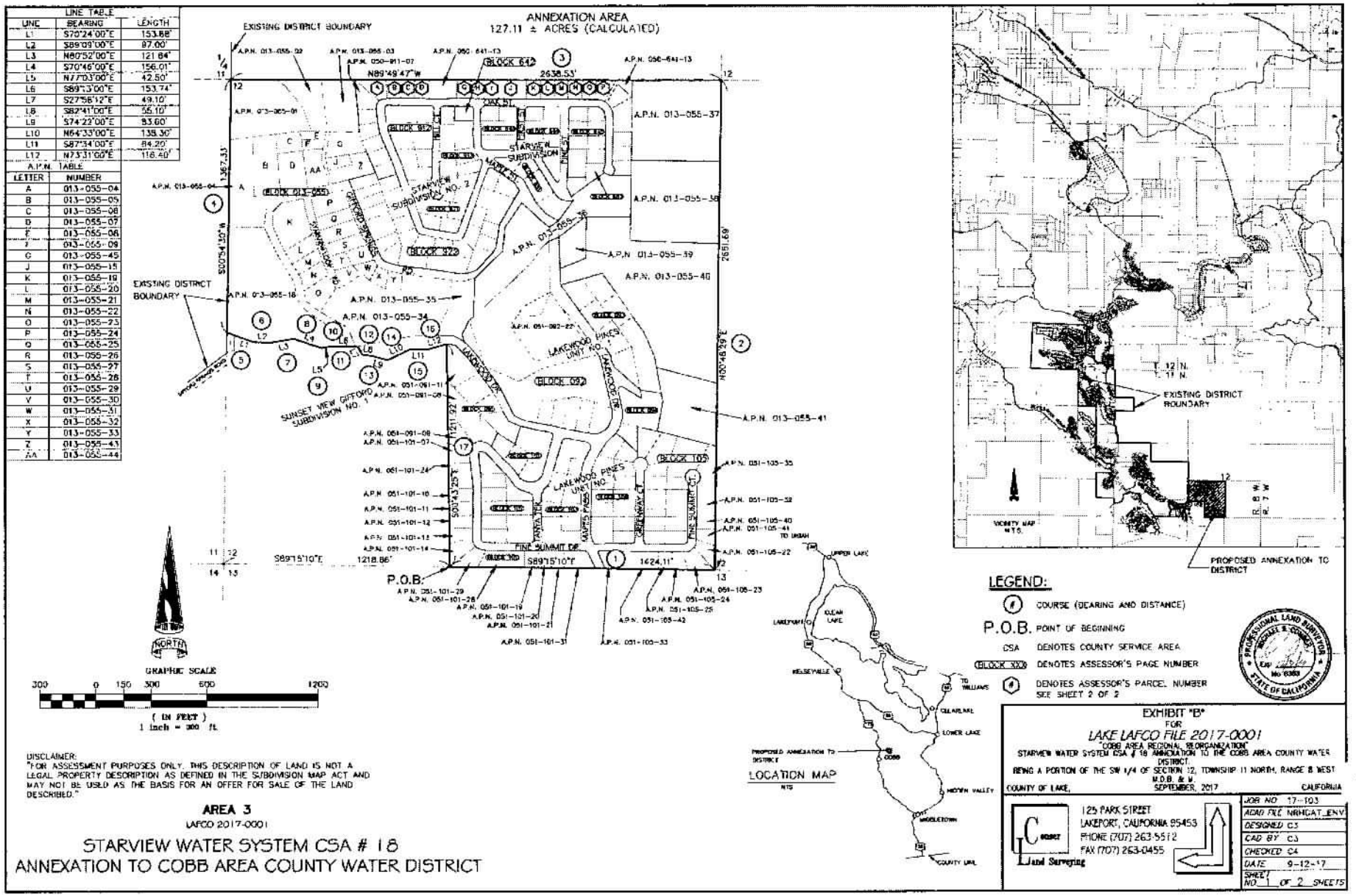
PINE GROVE WATER SYSTEM
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
COBB AREA REGIONAL REORGANIZATION
PINE GROVE WATER SYSTEM ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING PORTIONS OF SECTIONS 3 AND 10, TOWNSHIP 11 NORTH, RANGE 8 WEST, M.D.B. & M.

COUNTY OF LAKE, SEPTEMBER, 2017 CALIFORNIA

Cobber Land Surveying
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455

JOB NO. 17-103
ACAD FILE NRHGAT_ENV
DESIGNED CS
CAD BY CS
CHECKED CS
DATE 9-12-17
SHEET NO. 2 OF 2 SHEETS


ANNEXATION AREA
127.11 ± ACRES (CALCULATED)
EXISTING DISTRICT BOUNDARY
LINE TABLE
LINE | BEARING | LENGTH
L1 | S70°24'00"E | 153.88'
L2 | S89°09'00"E | 97.00'
L3 | N80°52'00"E | 121.84'
L4 | S70°46'00"E | 156.01'
L5 | N7°03'00"E | 42.50'
L6 | S89°13'00"E | 153.74'
L7 | S27°56'12"E | 49.10'
L8 | S82°41'00"E | 56.10'
L9 | S74°22'00"E | 83.60'
L10 | N64°33'00"E | 138.30'
L11 | S87°34'00"E | 84.20'
L12 | N73°31'00"E | 116.40'
A.P.N. TABLE
LETTER | NUMBER
A | 013-055-04
B | 013-055-05
C | 013-055-06
D | 013-055-07
E | 013-055-08
F | 013-055-09
G | 013-055-45
J | 013-055-15
K | 013-055-19
L | 013-055-20
M | 013-055-21
N | 013-055-22
O | 013-055-23
P | 013-055-24
Q | 013-055-25
R | 013-055-26
S | 013-055-27
T | 013-055-28
U | 013-055-29
V | 013-055-30
W | 013-055-31
X | 013-055-32
Y | 013-055-33
Z | 013-055-43
AA | 013-055-44
BLOCK 642
BLOCK 652
BLOCK 672
BLOCK 092
BLOCK 105
BLOCK 100
STARVIEW SUBDIVISION
STARVIEW SUBDIVISION NO. 2
LAKEWOOD PINES UNIT NO. 1
LAKEWOOD PINES UNIT NO. 2
SUNSET VIEW GUFORD SUBDIVISION NO. 1
OAK ST.
LAKEWOOD DR.
PINE SUMMIT DR.
CREEKWAY CT.
FAIRWAY DR.
GUFORD RANCH ROAD
A.P.N. 013-055-02
A.P.N. 013-055-03
A.P.N. 050-641-03
A.P.N. 050-641-13
A.P.N. 013-055-01
A.P.N. 013-055-37
A.P.N. 013-055-38
A.P.N. 013-055-39
A.P.N. 013-055-40
A.P.N. 013-055-41
A.P.N. 013-055-04
A.P.N. 013-055-18
A.P.N. 013-055-35
A.P.N. 013-055-34
A.P.N. 051-092-22
A.P.N. 051-091-11
A.P.N. 051-091-08
A.P.N. 051-101-07
A.P.N. 051-101-24
A.P.N. 051-101-10
A.P.N. 051-101-11
A.P.N. 051-101-12
A.P.N. 051-101-13
A.P.N. 051-101-14
A.P.N. 051-101-29
A.P.N. 051-101-28
A.P.N. 051-101-19
A.P.N. 051-101-20
A.P.N. 051-101-21
A.P.N. 051-101-31
A.P.N. 051-105-35
A.P.N. 051-105-32
A.P.N. 051-105-40
A.P.N. 051-105-41
A.P.N. 051-105-22
A.P.N. 051-105-23
A.P.N. 051-105-24
A.P.N. 051-105-25
A.P.N. 051-105-42
A.P.N. 051-105-33
N89°49'47"W 2638.53'
S00°54'35"W 1367.33'
N00°48'59"E 2651.69'
S00°43'25"E 1211.92'
S89°15'10"E 1218.86'
S89°15'10"E 1424.11'
P.O.B.
EXISTING DISTRICT BOUNDARY
PROPOSED ANNEXATION TO DISTRICT
VICINITY MAP
NTS
LOCATION MAP
NTS
PROPOSED ANNEXATION TO DISTRICT
UPPER LAKE
KELSEYVILLE
CLEARLAKE
LOWER LAKE
COBB
MIDDLETOWN
COUNTY LINE
TO WILLIAMS
TO UKIAH
NORTH
GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.
LEGEND:
COURSE (BEARING AND DISTANCE)
P.O.B. POINT OF BEGINNING
CSA DENOTES COUNTY SERVICE AREA
BLOCK XXX DENOTES ASSESSOR'S PAGE NUMBER
DENOTES ASSESSOR'S PARCEL NUMBER SEE SHEET 2 OF 2
PROFESSIONAL LAND SURVEYOR
MICHAEL B. GOBLE
Exp 6/30/18
No. 6363
STATE OF CALIFORNIA
DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."
AREA 3
LAFCO 2017-0001
STARVIEW WATER SYSTEM CSA # 18
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
"COBB AREA REGIONAL REORGANIZATION"
STARVIEW WATER SYSTEM CSA # 18 ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT.
BEING A PORTION OF THE SW 1/4 OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 8 WEST M.O.B. & M.
COUNTY OF LAKE, SEPTEMBER, 2017 CALIFORNIA
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455
Land Surveying
JOB NO 17-103
ACAD FILE NRHCAT_ENV
DESIGNED CJ
CAD BY CJ
CHECKED CG
DATE 9-12-17
SHEET NO. 1 OF 2 SHEETS

B 1 3

A.P.N. TABLE	
BLOCK	NUMBER
091	051-091-05
	051-091-06
	051-091-07
	051-091-08
	051-091-09
	051-091-10
	051-091-11
	051-091-12
092	051-092-03
	051-092-04
	051-092-10
	051-092-11
	051-092-19
	051-092-21
	051-092-22
	051-092-23
093	051-093-01
	051-093-02
	051-093-03
	051-093-04
	051-093-05
094	051-094-02
	051-094-06
101	051-101-04
	051-101-05
	051-101-06
	051-101-07
	051-101-10
	051-101-11
	051-101-12
	051-101-13
	051-101-14
	051-101-19
	051-101-20
	051-101-21
	051-101-24
	051-101-28
	051-101-30
	051-101-31
102	051-102-01
	051-102-02
	051-102-03
	051-102-04
	051-102-05
	051-102-06
	051-102-07
	051-102-08
	051-102-09
	051-102-10
103	051-103-02
	051-103-03
	051-103-04
	051-103-05
	051-103-06
	051-103-17
	051-103-09
	051-103-10
	051-103-16
	051-103-13
	051-103-15

A.P.N. TABLE CONT.	
BLOCK	NUMBER
104	051-104-01
	051-104-02
	051-104-03
	051-104-04
	051-104-05
	051-104-16
	051-104-08
	051-104-09
	051-104-12
	051-104-13
	051-104-14
	051-104-15
105	051-105-01
	051-105-02
	051-105-03
	051-105-04
	051-105-07
	051-105-08
	051-105-09
	051-105-10
	051-105-11
	051-105-22
	051-105-23
	051-105-24
	051-105-25
	051-105-31
	051-105-32
	051-105-33
	051-105-35
	051-105-36
	051-105-37
	051-105-38
	051-105-40
	051-105-41
	051-105-42
641	050-641-02
	050-641-03
	050-641-04
	050-641-07
	050-641-08
	050-641-09
	050-641-10
	050-641-11
	050-641-12
	050-641-13
	050-641-14
	050-641-17
	050-641-18
	050-641-19
	050-641-20
	050-641-21
642	050-642-02
643	050-643-02
	050-643-05
	050-643-06
	050-643-07
	050-643-08
644	050-644-02
	050-644-10
	050-644-11
	050-644-12
645	050-645-02
	050-645-03
	050-645-04
	050-645-05
	050-645-06
	050-645-07
	050-645-09
	050-645-10

A.P.N. TABLE CONT.	
BLOCK	NUMBER
651	050-651-02
	050-651-03
	050-651-11
	050-651-12
652	050-652-03
	050-652-04
911	050-911-01
	050-911-02
	050-911-03
	050-911-04
	050-911-07
	050-911-08
	050-911-09
	050-911-10
	050-911-11
	050-911-12
	050-911-13
912	050-912-03
	050-912-04
	050-912-06
	050-912-08
	050-912-09
	050-912-10
	050-912-11
	050-912-12
913	050-913-01
	050-913-05
	050-913-06
	050-913-07
	050-913-08
	050-913-09
921	050-921-01
	050-921-02
	050-921-03
	050-921-04
	050-921-06
	050-921-08
	050-921-10
	050-921-11
922	050-922-01
	050-922-03
	050-922-13
	050-922-14
	050-922-21
	050-922-22
	050-922-23
	050-922-25
	050-922-27
	050-922-41
	050-922-42
	050-922-44
	050-922-46
	050-922-47
	050-922-48
	050-922-49
	050-922-50
	050-922-51
	050-922-52
	050-922-53
	050-922-54
	050-922-55
	050-922-56
	050-922-57

A.P.N. TABLE CONT.	
BLOCK	NUMBER
013-055	013-055-01
	013-055-02
	013-055-03
	013-055-04
	013-055-05
	013-055-06
	013-055-07
	013-055-08
	013-055-09
	013-055-15
	013-055-18
	013-055-19
	013-055-20
	013-055-21
	013-055-22
	013-055-23
	013-055-24
	013-055-25
	013-055-26
	013-055-27
	013-055-28
	013-055-29
	013-055-30
	013-055-31
	013-055-32
	013-055-33
	013-055-34
	013-055-35
	013-055-36
	013-055-37
	013-055-38
	013-055-39
	013-055-40
	013-055-41
	013-055-45

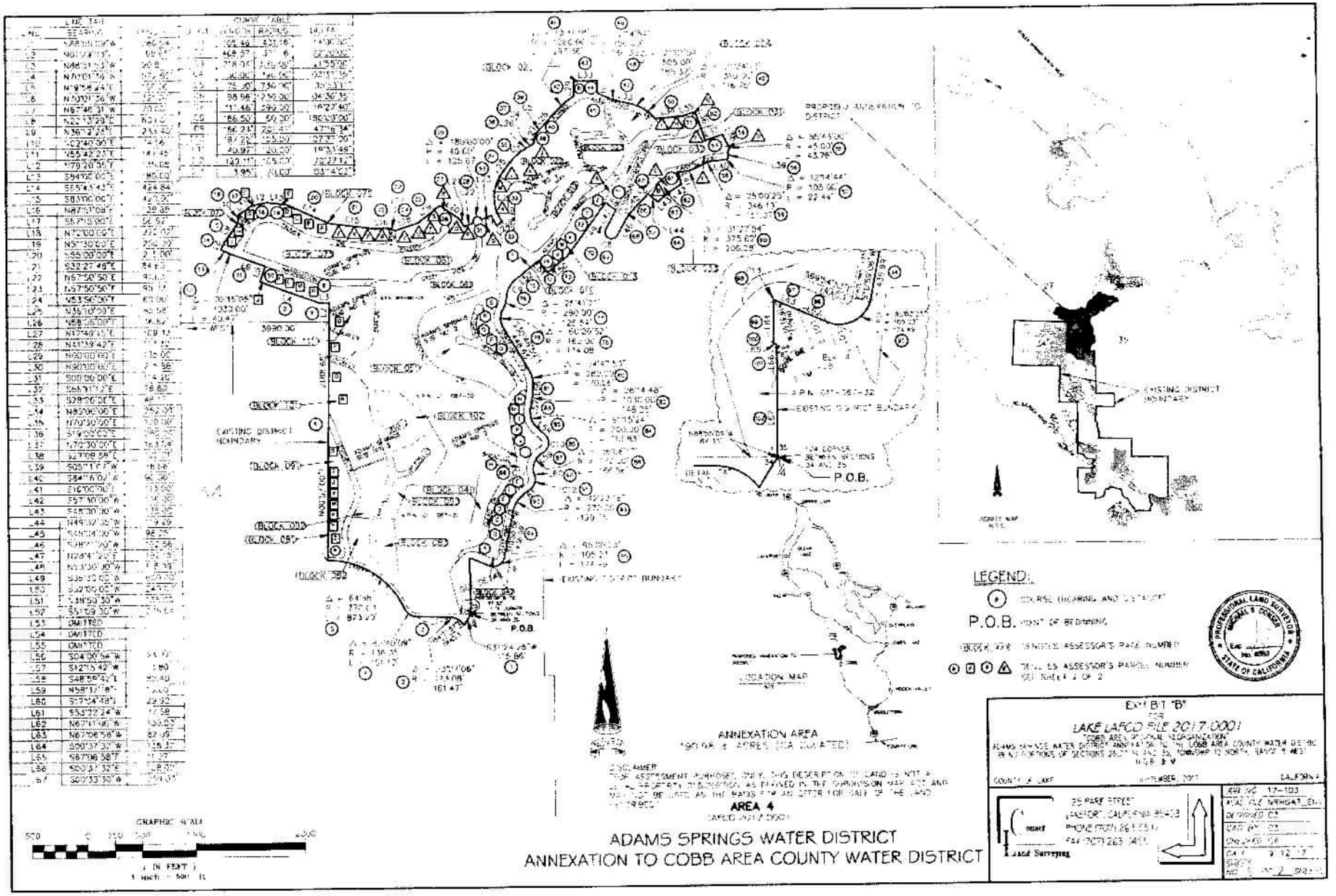
AREA 3
LAFCO 2017-0001

STARVIEW WATER SYSTEM CSA # 18
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

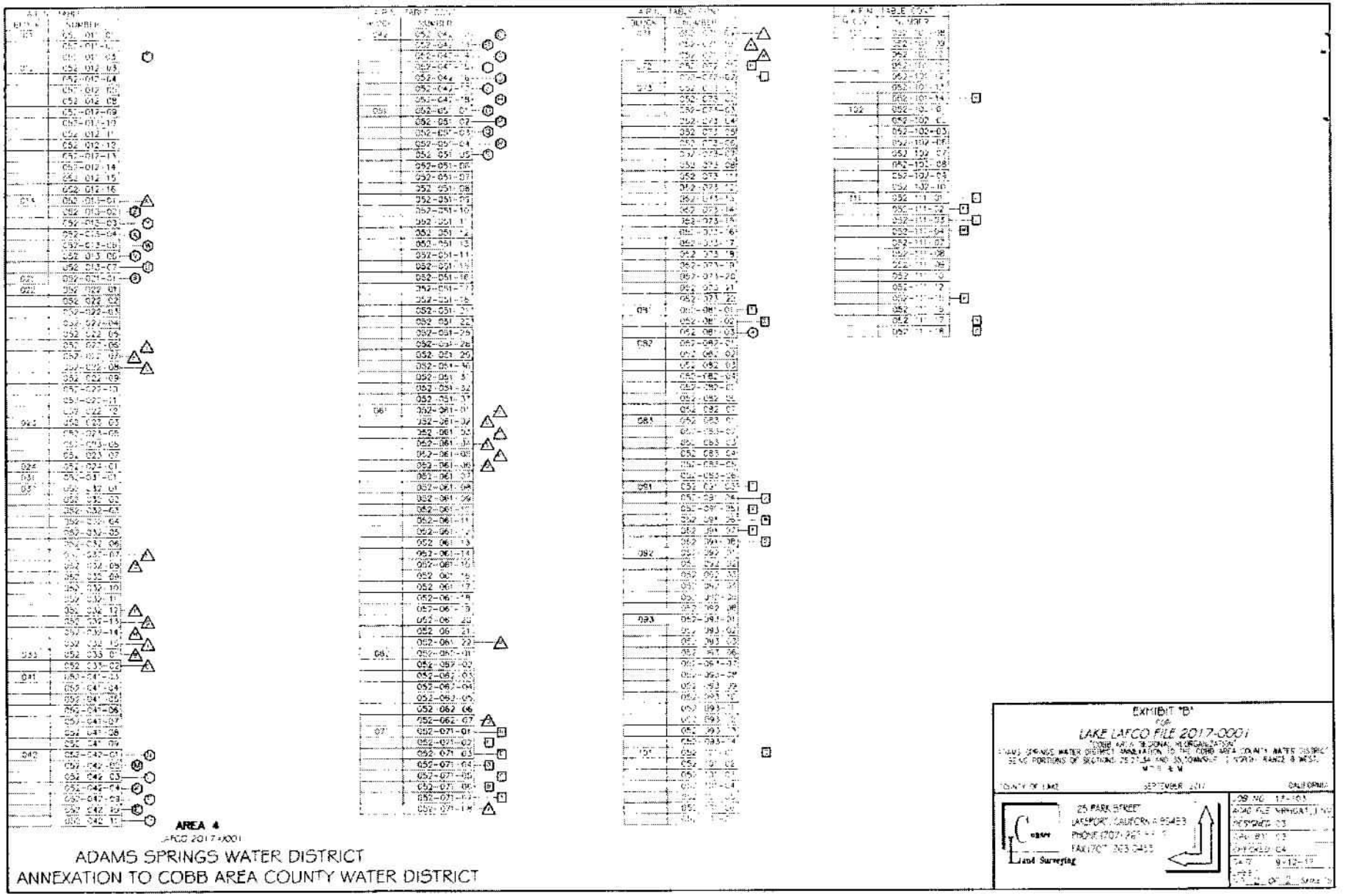
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
"COBB AREA REGIONAL REORGANIZATION"
STARVIEW WATER SYSTEM CSA # 18 ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING A PORTION OF THE SW 1/4 OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 8 WEST, M.D.B. & M.
COUNTY OF LAKE, SEPTEMBER, 2017 CALIFORNIA

Cosner Land Surveying
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455

JOB NO.	17-103
ACAD FILE	NRHOA1_ENV
DESIGNED	CS
CAD BY	CS
CHECKED	DA
DATE	9-12-17
SHEET NO.	2 OF 2 SHEETS


LEGEND:
P.O.B. POINT OF BEGINNING
P.O.B.
EXISTING DISTRICT BOUNDARY
ANNEXATION AREA
AREA 4
ADAMS SPRINGS WATER DISTRICT
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT
EXHIBIT "B"
LAKE LAFCO FILE 2017-0001
GRAPHIC SCALE

B-4



AREA 4
LAFCO 2017-0001

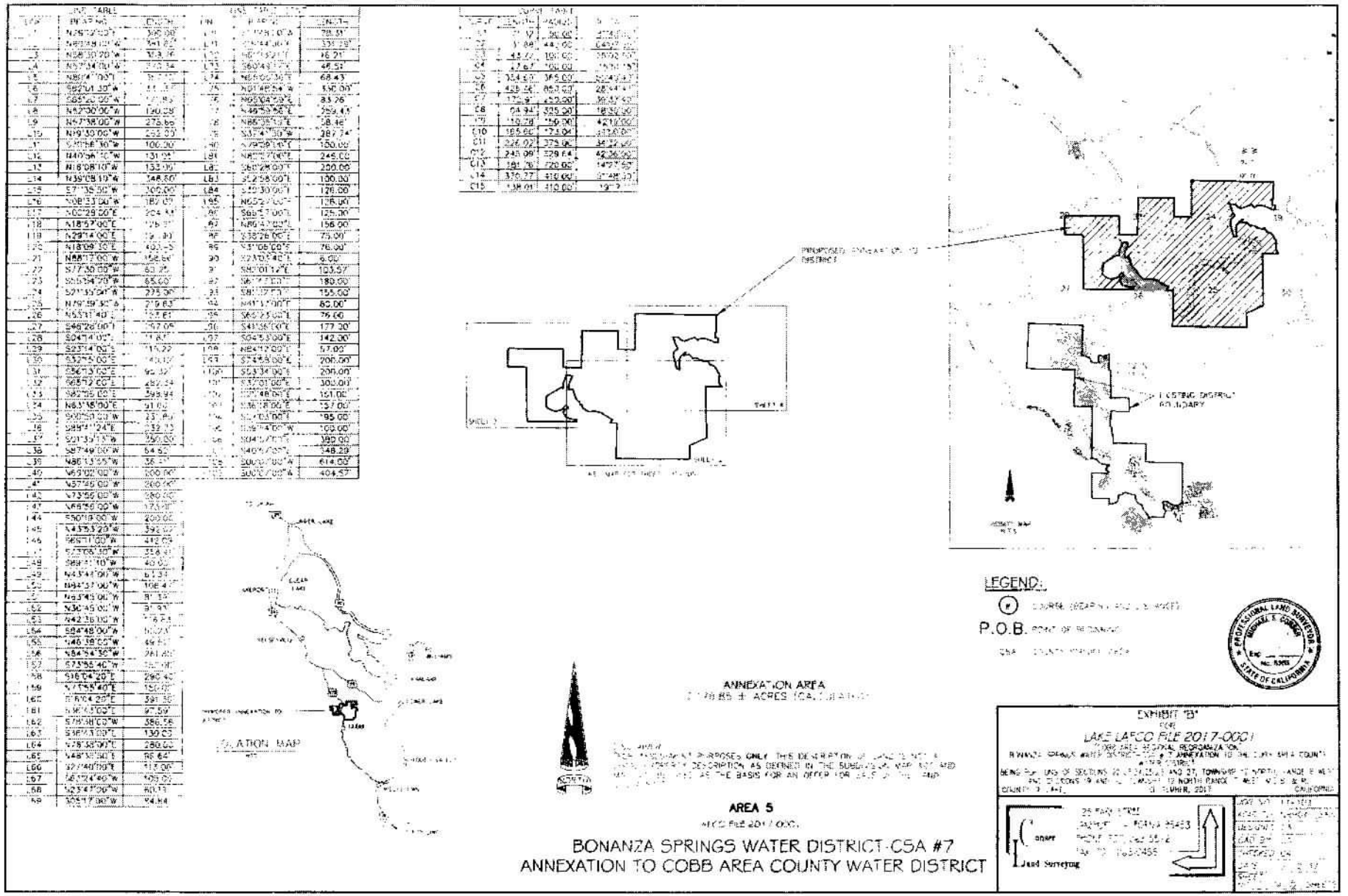
ADAMS SPRINGS WATER DISTRICT
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

EXHIBIT "B"
TO
LAKE LAFCO FILE 2017-0001
"COBB AREA REGIONAL REORGANIZATION"
ADAMS SPRINGS WATER DISTRICT ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING PORTIONS OF SECTIONS 25 T.13N. AND 30 T.12N.R.7 WEST, M.D.B. & M.

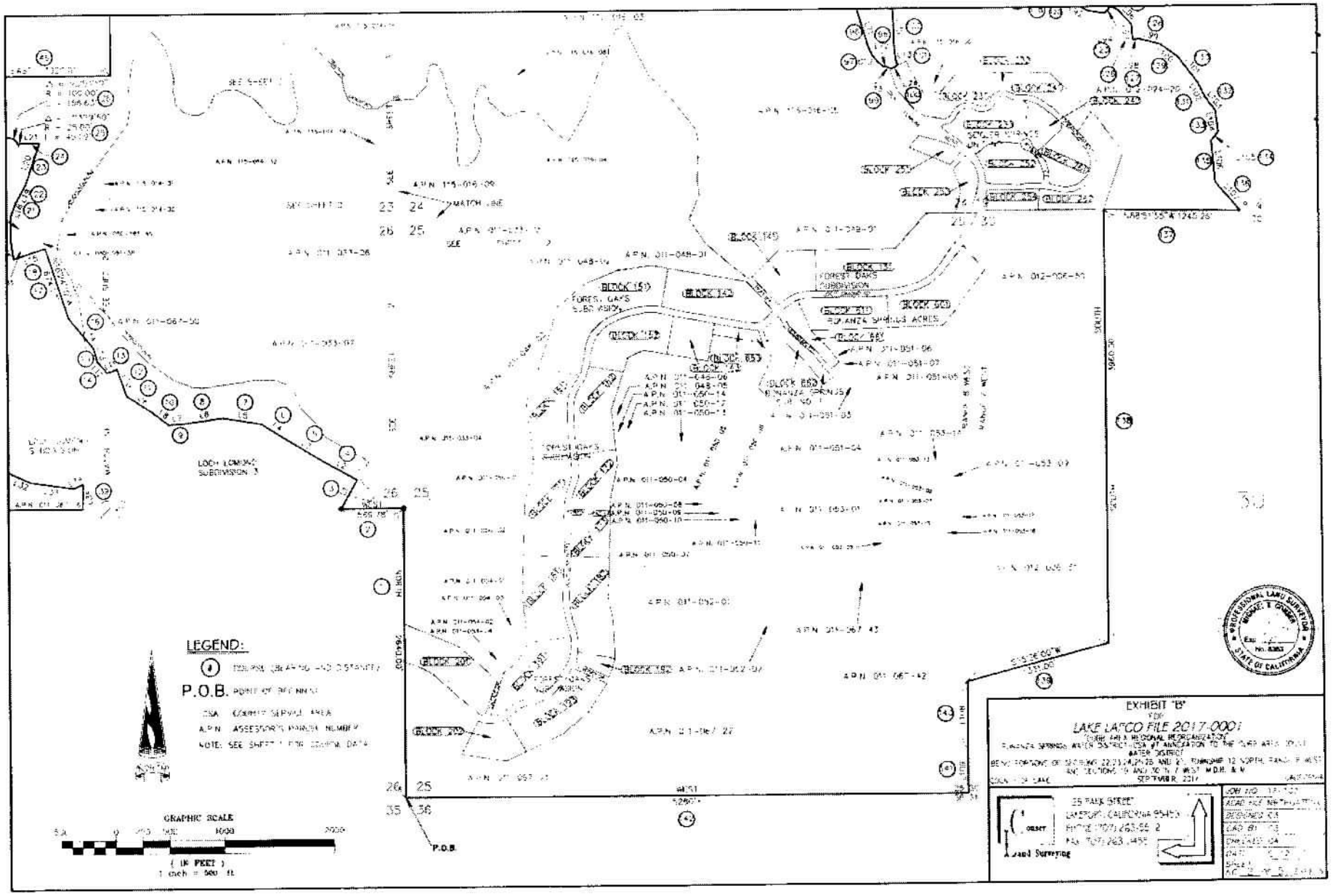
COUNTY OF LAKE — SEPTEMBER 2017 — CALIFORNIA

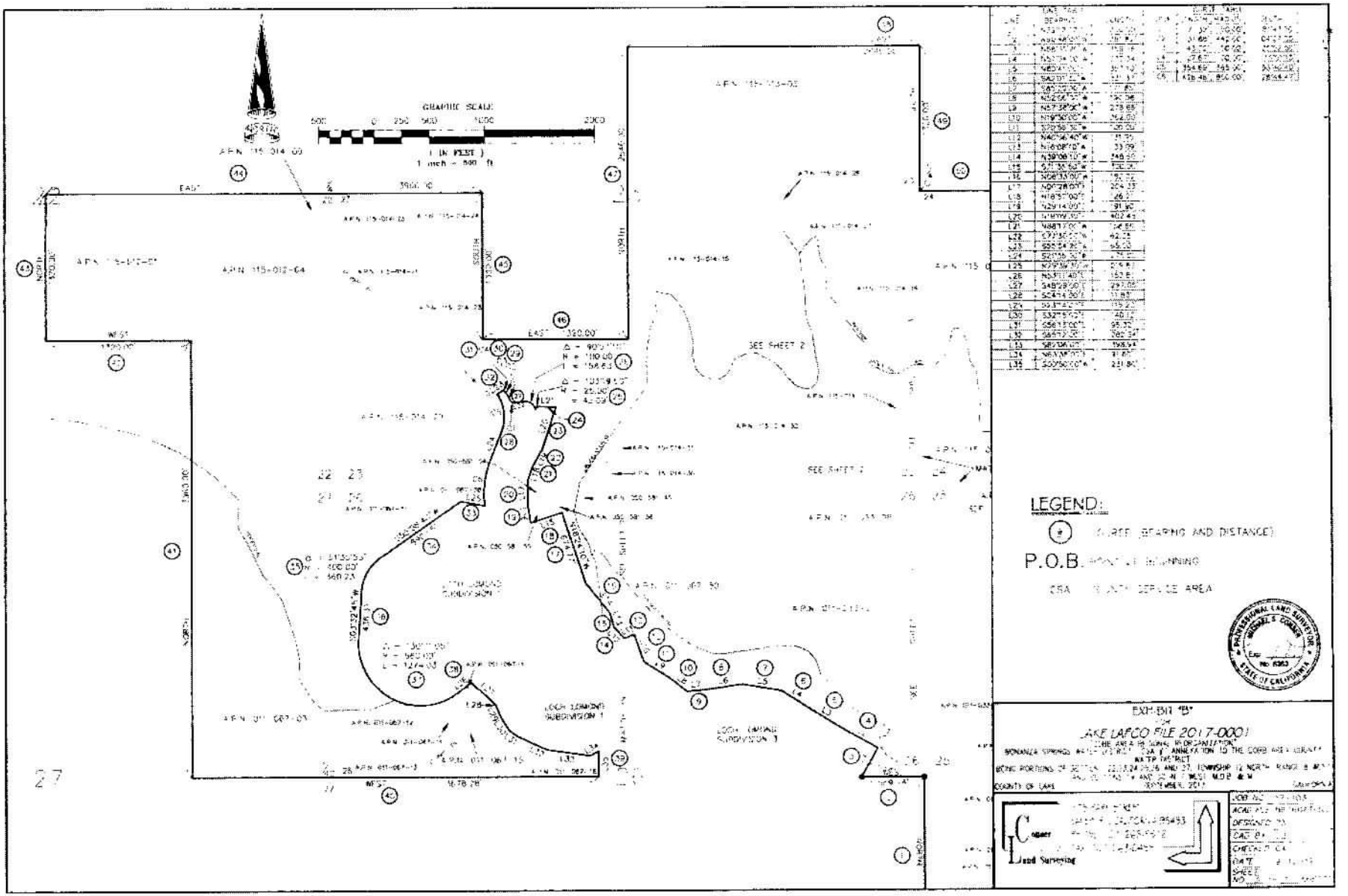
25 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-0540
FAX (707) 263-0189
Land Surveying

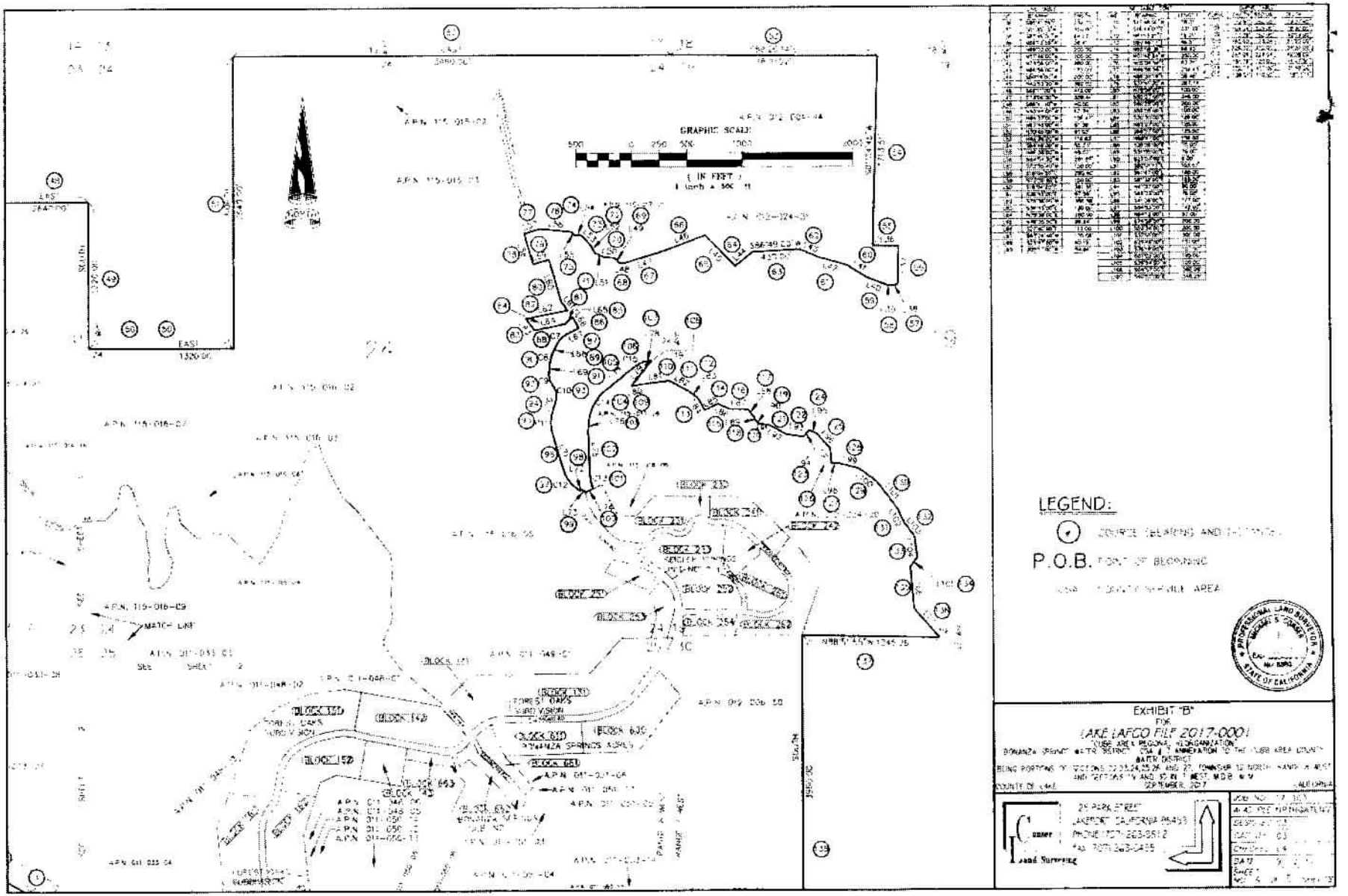
JOB NO. 17-003
ADAD FILE NAME(AT.) NO.
DESIGNED: CS
CAL. BY: CS
CHECKED: CS
DATE: 9-12-17
SHEET 1 OF 2 SHEETS

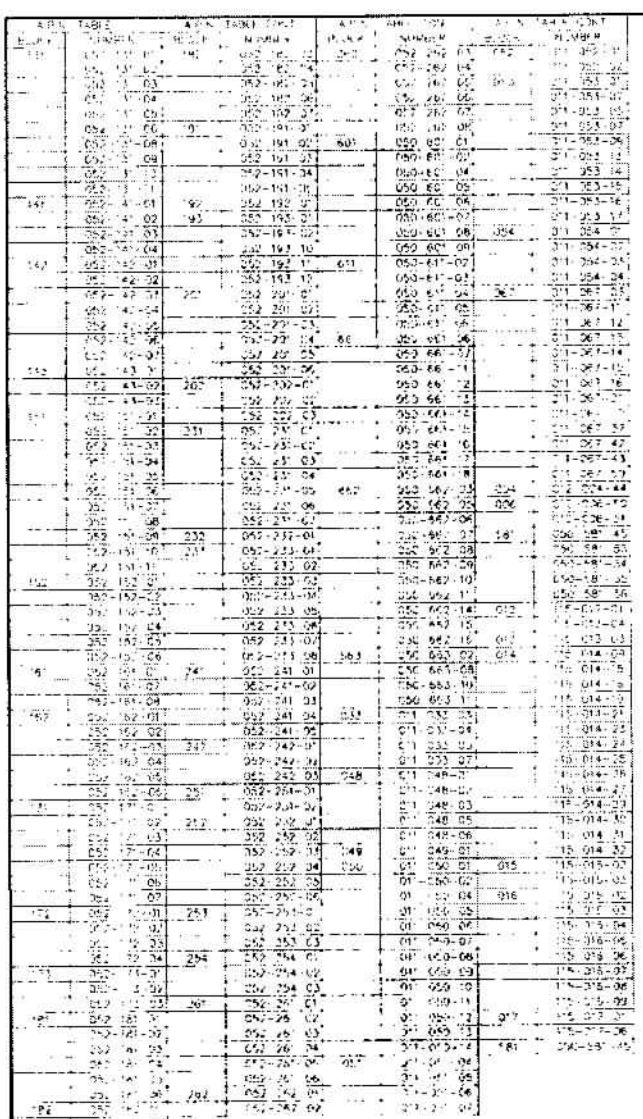

LEGEND:
P.O.B.
ANNEXATION AREA
AREA 5
LAKE LAFCO FILE 2017-0001
BONANZA SPRINGS WATER DISTRICT-CSA #7
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

B-15


LEGEND:
P.O.B.
GRAPHIC SCALE
(IN FEET)
1 inch = 500 ft.
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
SOUTH AREA REGIONAL REORGANIZATION
PLANADA SERVICE AREA DISTRICT - LAFCO AT ANNEXATION TO THE CSA#7 AREA (ZONE)
WATER DISTRICT
BEING PORTIONS OF SECTIONS 22,23,24,25,26, AND 27, TOWNSHIP 12 NORTH, RANGE 6 WEST
AND SECTIONS 19 AND 30 IN T. 7 WEST, M.D.B. & M.
SEPTEMBER, 2017
COUNTY OF LAKE
BRUCE R. OLSEN
25 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-56 2
FAX (707) 263-1459
Land Surveying
JOB NO.
ROAD REC. NO.
DESIGNED
CAD ID
CHECKED
DATE
SHEET
AC
P.O.B.


GRAPHIC SCALE
1 INCH = 500 FEET
1 inch = 500 ft
SEE SHEET 2
LEGEND:
P.O.B.
EXHIBIT "B"
LAKE LAFCO FILE 2017-0001
Land Surveying


GRAPHIC SCALE
(IN FEET)
LEGEND:
P.O.B. POINT OF BEGINNING
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
SEPTEMBER, 2017



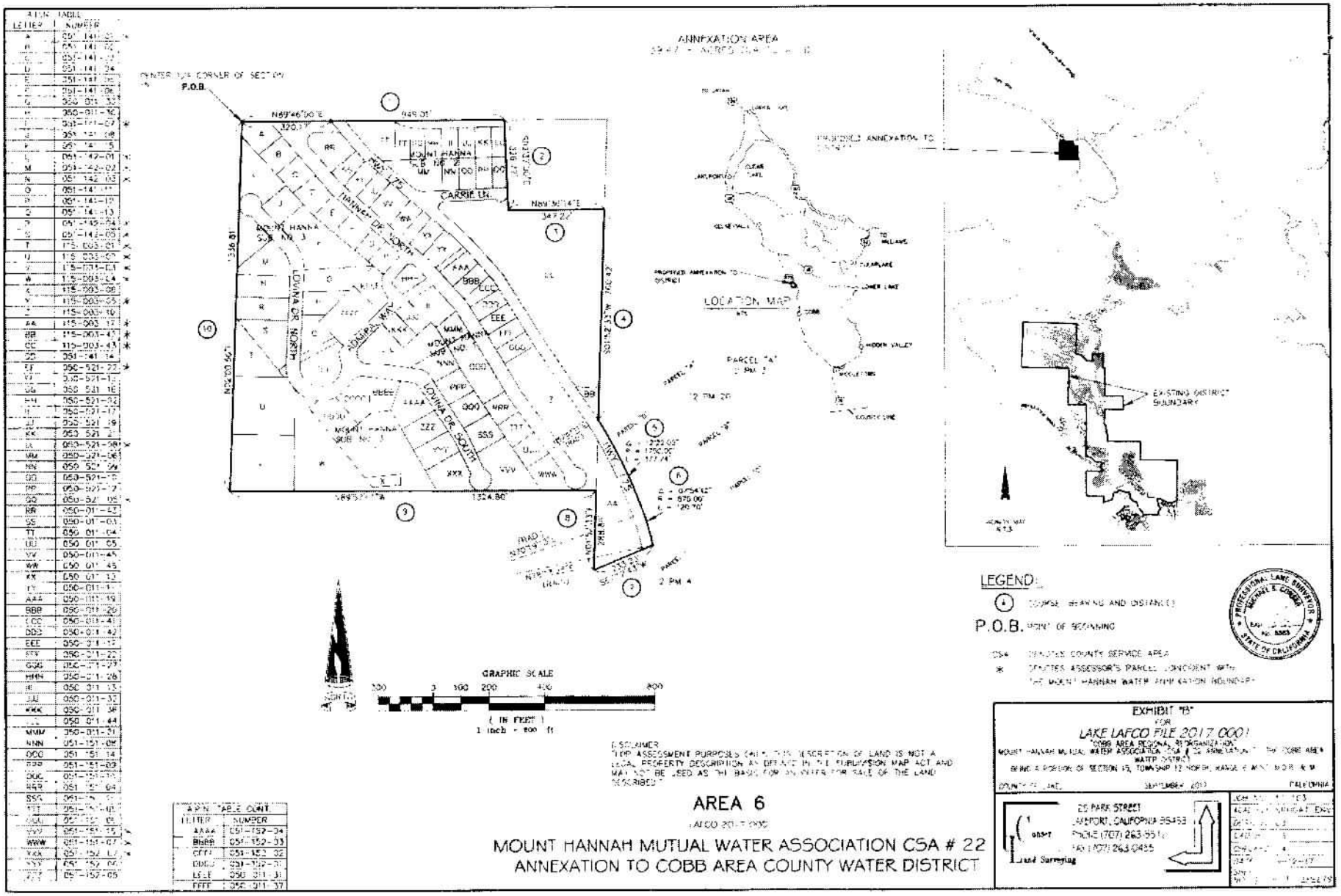
AREA 5

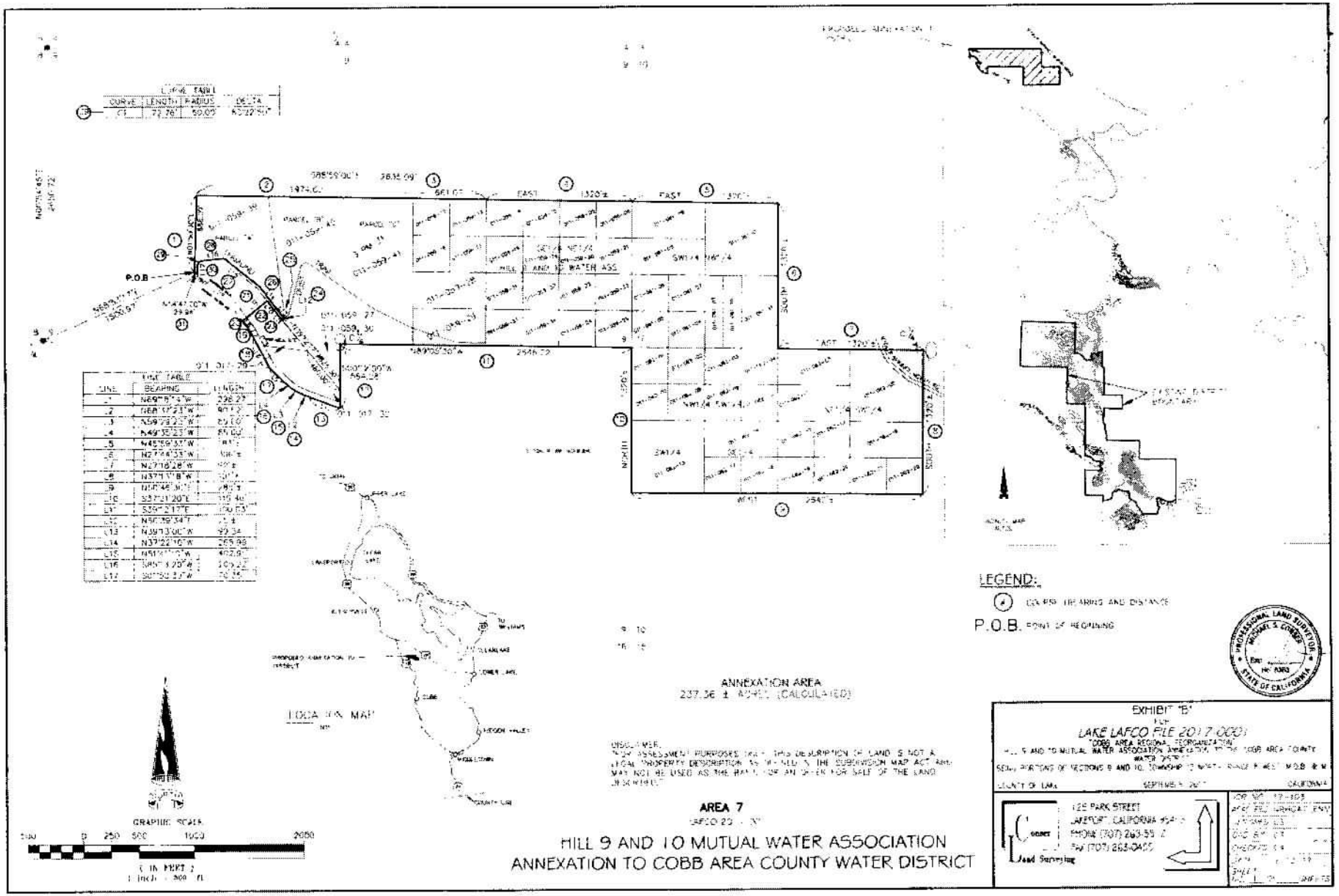
JAN 2017-0001

BONANZA SPRINGS WATER DISTRICT CSA # 7
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

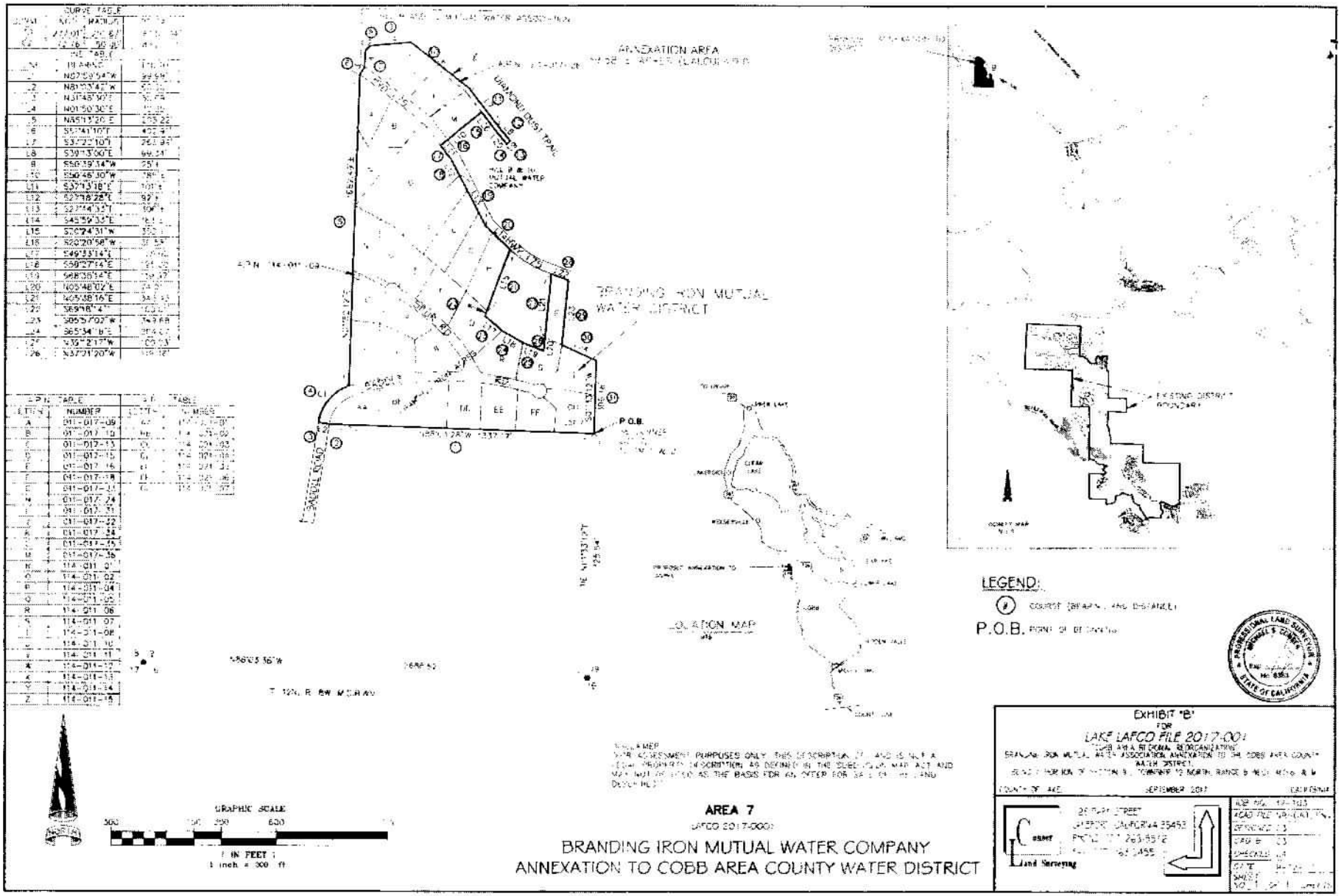
EXHIBIT "B"
FOR
LAFCO FILE 2017-0001

SEPTEMBER 2017


A.P.N. TABLE
LETTER | NUMBER
A | 050-141-01
B | 050-141-02
C | 050-141-03
D | 050-141-04
E | 050-141-05
F | 050-141-06
G | 050-011-32
H | 050-011-16
I | 050-011-07
J | 050-141-08
K | 050-14-15
L | 050-142-01
M | 050-142-02
N | 050-142-03
O | 050-141-11
P | 050-141-12
Q | 050-14-13
R | 050-142-04
S | 050-142-05
T | 115-003-01
U | 115-003-02
V | 115-003-03
W | 115-003-04
X | 115-003-06
Y | 115-003-09
Z | 115-003-10
AA | 115-003-12
BB | 115-003-13
CC | 115-003-14
DD | 050-141-14
EE | 050-521-22
FF | 050-521-12
GG | 050-521-16
HH | 050-521-02
II | 050-521-17
JJ | 050-521-19
KK | 050-521-21
LL | 050-521-08
MM | 050-521-06
NN | 050-521-04
OO | 050-521-11
PP | 050-521-17
QQ | 050-521-05
RR | 050-011-23
SS | 050-011-03
TT | 050-011-04
UU | 050-011-05
VV | 050-011-45
WW | 050-011-45
XX | 050-011-13
YY | 050-011-14
ZZ | 050-011-15
AAA | 050-011-19
BBB | 050-011-20
CCC | 050-011-21
DDD | 050-011-42
EEE | 050-011-17
FFF | 050-011-22
GGG | 050-011-27
HHH | 050-011-28
III | 050-011-13
JJJ | 050-011-33
KKK | 050-011-34
LLL | 050-011-44
MMM | 050-011-31
NNN | 051-151-08
OOO | 051-151-14
PPP | 051-151-03
QQQ | 051-151-11
RRR | 051-151-04
SSS | 051-151-12
TTT | 051-151-10
UUU | 051-151-09
VVV | 051-151-15
WWW | 051-151-07
XXX | 051-152-17
YYY | 051-152-04
ZZZ | 051-152-05
POINT OF BEGINNING
P.O.B.
N89°46'50"E
320.31'
649.01'
N89°46'50"E
347.22'
S01°52'33"W
742.42'
S89°52'11"W
152A.80'
N02°03'50"E
1336.81'
CARRIE LN.
HANNAH DR. NORTH
HANNAH DR. SOUTH
LOVINA DR. NORTH
LOVINA DR. SOUTH
MOUNT HANNA SUB. NO. 1
MOUNT HANNA SUB. NO. 2
MOUNT HANNA SUB. NO. 3
PARCEL "A" 2 PM 20
2 PM 4
ANNEXATION AREA
PROPOSED ANNEXATION TO DISTRICT
LOCATION MAP
EXISTING DISTRICT BOUNDARY
LEGEND:
COURSE BEARING AND DISTANCE
P.O.B. POINT OF BEGINNING
CSA COBB AREA COUNTY SERVICE AREA
DENOTES ASSESSOR'S PARCEL CONCIDENT WITH THE MOUNT HANNAH WATER ANNEXATION BOUNDARY
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft
DISCLAIMER
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."
AREA 6
LAFCO 2017-0001
MOUNT HANNAH MUTUAL WATER ASSOCIATION CSA # 22
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
"COBB AREA REGIONAL REORGANIZATION"
MOUNT HANNAH MUTUAL WATER ASSOCIATION CSA # 22 ANNEXATION TO THE COBB AREA WATER DISTRICT
BEING A PORTION OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 6 WEST, M.D.B. & M.
COUNTY OF LAKE, SEPTEMBER 2017, CALIFORNIA
A.P.N. TABLE CONT.
LETTER | NUMBER
AAAA | 051-152-34
BBBB | 051-152-33
CCCC | 051-152-32
DDDD | 051-152-31
EEEE | 050-011-31
FFFF | 050-011-37
25 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5511
FAX (707) 263-0455
Land Surveying
PROFESSIONAL LAND SURVEYOR
MICHAEL S. GOSSER
No. 8363
STATE OF CALIFORNIA


LEGEND:
P.O.B. POINT OF BEGINNING
ANNEXATION AREA
237.36 ± ACRES (CALCULATED)
AREA 7
HILL 9 AND 10 MUTUAL WATER ASSOCIATION
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT
EXHIBIT "B"
LAKE LAFCO FILE 2017-000
SEPTEMBER 2017
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5544
FAX (707) 263-0435
Land Surveying

B-7


ANNEXATION AREA
BRANDING IRON MUTUAL WATER DISTRICT
DIAMOND CREST TRAIL
P.O.B.
LEGEND:
P.O.B.
LOCATION MAP
EXISTING DISTRICT BOUNDARY
GRAPHIC SCALE
1 IN FEET
1 inch = 300 ft
AREA 7
LAFCO 2017-0001
BRANDING IRON MUTUAL WATER COMPANY
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-001
SEPTEMBER 2017

B-8

Exhibit "C"

BOARD OF SUPERVISORS, COUNTY OF LAKE, STATE OF CALIFORNIA
RESOLUTION NO. 2018-60

RESOLUTION PROVIDING FOR THE EXCHANGE OF PROPERTY TAX REVENUES AS A RESULT OF ANNEXATION OF COUNTY SERVICES AREA 7, BONANZA SPRINGS; COUNTY SERVICE AREA 18, STARVIEW; COUNTY SERVICE AREA 22, MOUNT HANNAH; ADAMS SPRING WATER DISTRICT, ALPINE MEADOWS WATER SYSTEM, PINE GROVE WATER SYSTEM, HILL 9 AND 10 MUTUAL WATER ASSOCIATION, AND BRANDING IRON MUTUAL WATER COMPANY, AND TO FACILITATE THE REORGANIZATION OF COBB AREA COUNTY WATER DISTRICT *(LAFCO FILE 2017-0001, COBB AREA REORGANIZATION)*.

WHEREAS, under provisions of Proposition 13, the "People's Initiative to Limit Property Taxation" in California, approved by voters in 1978, and subsequent legislation to clarify and implement the Initiative, the allocation and distribution of property taxes within each county became the responsibility of the County Board of Supervisors; and,

WHEREAS, Proposition 13 failed to make any provision for the redistribution of these taxes as a result of changes of organization and reorganization of cities and special districts within the counties; and,

WHEREAS, as a result of Proposition 13, the Revenue and Taxation Code was amended to include Section 99(b) and designates County Boards of Supervisors, in this case, Lake County Board of Supervisors as the agency responsible for deciding the amount, if any, of property tax revenue to be exchanged in the case of a change of organization or reorganization; and

WHEREAS, the Cortese Knox Hertzberg Local Government Act of 2000, and as amended, grants exclusive authority to Local Agency Formation Commissions to process and pass judgment on changes of organization and reorganization; and,

WHEREAS, Section 99 of the Revenue and Taxation Code also requires, before the Executive Officer of the Local Agency Formation Commission issues a Certificate of Filing for a proposed jurisdictional change, that a property tax exchange agreement between affected public agencies must be negotiated; and,

WHEREAS, the affected public agencies in the Cobb Area County Water District reorganization are Lake County on behalf of County Service Areas 7, 18 and 22 and the Adams Springs Water District, an independent California Water District; and,

WHEREAS, Alpine Meadows Water System, Pine Grove Water System, Branding Iron Mutual Water Company and 9 and 10 Mutual Water Association are not public agencies and not subject to property tax exchange negotiations or agreements; and

WHEREAS, as a condition of the Cobb Area County Water District reorganization, all assets, liabilities of agencies involved in the reorganization will succeed to the Cobb Area County Water District, including any property tax entitlement; and,

WHEREAS, Lake County has negotiated property tax exchange agreements with Cobb Area County Water District, Adams Springs Water District and County Service Areas 7, 18 and 22 as set forth below; and,

NOW THEREFORE, BE IT RESOLVED, pursuant to Section 99 and 99(b) of the Revenue and Taxation Code, Lake County ("County") has negotiated with Cobb Area County Water District ("District"), the County of Lake, and Adams Springs Water District and agrees to the following:

1. The Adams Springs Water District has no property tax entitlement, and therefore, there is no property tax base and increment to be transferred to the Cobb Area County Water District; and the negotiated agreement is for "zero" exchange of property tax.

2. County Service Areas 18 and 22 do not receive property tax entitlements from Lake County, and therefore, there is no property tax base and increment to be transferred to Cobb Area County Water District; and the negotiated agreements with County Services Areas 18 and 22 is for "zero" exchange of property tax.

3. The base property tax and increment allocated to County Service Area 7, Bonanza Springs will not be apportioned or paid to the District as a result of the annexation and reorganization; and the negotiated agreement with County Services Area 7 is for "zero" exchange of property tax.

4. Base Property Tax: The base property tax revenue currently allocated to the County General Fund and all local taxing agencies shall not be changed as a result of this reorganization.

5. Future Incremental Property Tax: The future incremental property tax allocated to the County General Fund and all local taxing entities shall not be changed as a result of this reorganization.

6. This determination is made with prejudice to any future jurisdictional changes and does not establish a precedent for making determinations pursuant to Section 99 of the Revenue and Taxation Code.

7. The Clerk of the Lake County Board of Supervisors is directed to file a copy of this resolution to the Lake Local Agency Formation Commission, the County Administrative Office, the Auditor of Lake County and the Cobb Area County Water District.

BE IT FURTHER RESOLVED, the Lake County Administrative Officer, is hereby authorized to sign any documents pertaining to implementation of the resolution and to act as the Board of Supervisors representative in above related property tax exchange matter.

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The foregoing property tax exchange resolution was passed and adopted at a regular, notice and published meeting of the Board of Supervisors of the County of Lake held on the 8th day of May, 2018, by the following vote:

AYES: Supervisors Simon, Smith, Scott and Steele

NOES: None

ABSENT OR NOT VOTING: Supervisor Brown

Chair, BOARD OF SUPERVISORS

BOARD OF SUPERVISORS
LAKE COUNTY, CAL

ATTEST: CAROL J. HUCHINGSON
Clerk of the Board of Directors

By: _____
Deputy

APPROVED AS TO FORM:
ANITA L. GRANT
County Counsel

By: _____

Exhibit "D"

PROPERTY TAX REVENUE EXCHANGE AGREEMENT WITH COBB AREA COUNTY WATER DISTRICT RESULTING FROM ANNEXATION OF WATER SERVICE AREAS

THIS AGREEMENT is entered into by and between the County of Lake ("County"), a political subdivision of the State of California, and the Cobb Area County Water District ("District"), an independent special district located within the County.

RECITALS

WHEREAS, District has initiated proceedings with Lake Local Agency Formation Commission ("(LAFCO") pursuant to LAFCO Application No. 2017-0001 "Application"), proposing to annex those certain unincorporated areas shown on Exhibit A (Annexation Area") into the boundaries of the District; and

WHEREAS, if approved, the Annexation Area will result in the District consolidating and operating the water systems identified in said Application; and

WHEREAS, Section 99 of the Revenue and Taxation Code provides that upon the filing of an application for jurisdictional change, LAFCO's Executive Officer may not issue a Certificate of Filing on the application until the local agencies whose service areas or responsibilities will be altered should the annexation occur, reach an agreement as to the amount, if any, of property tax revenues to be exchanged among them; and

WHEREAS, to the extent that it is applicable, Revenue and Taxation Code Section 99 provides that when a jurisdictional change such as annexation will affect special districts, the County Board of Supervisors shall negotiate an exchange of property tax revenues, if any, on behalf of the special districts that will be affected by the jurisdictional change. Pursuant to Revenue and Taxation Code Section 99.01(a)(3), the District has negotiated for the property tax revenue exchange on its own behalf; and

WHEREAS, the parties hereto have negotiated an exchange of property tax revenue and the District has agreed to that negotiated exchanged of property tax revenue as set forth in County Resolution No. 2018-60.

AGREEMENT

NOW, THEREFORE, County and District agree as follows:

SECTION 1. Property Tax Revenue. "Property Tax Revenue" shall mean "ad valorem real property taxes on real property" as said term is used in Section 1 of Article 13A of the California Constitution.

SECTION 2. The negotiated exchange of property tax revenues between the County and the District as set forth in County resolution No. 2018-60 is approved and accepted.

SECTION 3. The parties acknowledge that the proposed annexation will include infrastructure in County Services Area 7, (Bonanza Springs); County Service Area 18, (Starview); and County Service Area 22, (Mount Hannah), that was reconstructed in whole or in part with disaster assistance funding provided by the Federal Emergency Management Agency and/or the California Office of Emergency Services as a result of the Valley Fire of 2015. The District agrees that should the Federal Emergency Management Agency and/or the California Office of Emergency Services find audit exceptions relative to said disaster assistance funding provided for the reconstruction of said County Service Areas, the District shall hold the County harmless from any repayments of funding required by said audit findings, including, if necessary, attempting, pursuant to Proposition 218 proceedings, to raise customer rates in an amount sufficient to fund said repayments.

SECTION 4. Neither this Agreement nor any part hereof is intended to nor shall establish any precedent for any future agreement.

SECTION 5. The parties have negotiated this Agreement for the exchange of Tax Increment for the annexation proposed pursuant to pursuant to LAFCO Application No. 2017-0001, whether or not applicable statutes change in the future.

SECTION 6. Modification. This Agreement may only be modified or amended in writing duly authorized and executed by both the County and District.

SECTION 7. Entire Agreement. With respect to the Annexation Area only, this Agreement supersedes any and all previous negotiations, proposals, commitments, writings, and understandings between the City and the County with respect to the sharing of Property Tax Revenue for the Annexation Area.

SECTION 8. Notices. All notices, requests, certifications, or other correspondence provided by the Parties to this Agreement shall be in writing and shall be personally delivered or delivered by first class mail to the respective Parties at the following addresses:

County:
255 N. Forbes Street
Lakeport, CA 95453
Attn: County Administrative Officer

District:
P.O. Box 284
Cobb, CA 95426
Attn: District Manager

Notice by personal delivery shall be effective immediately upon delivery. Notice by mail shall be effective upon receipt or three (3) days after mailing, whichever is earlier.

SECTION 8. Agreement or Consent. Wherever this Agreement requires a party's agreement or consent, the party shall make its decision to give or withhold such agreement or consent in good faith, and shall not withhold such agreement unreasonably or without good cause.

SECTION 9. Construction of Captions. Captions of the sections of this Agreement are for convenience and reference only. The words in the captions in no way explain, modify, amplify, or interpret this Agreement.

SECTION 10 Both parties agree that this Agreement and the rights and obligations hereunder is subject to and governed by the laws of the State of California in all respects as to the interpretation, construction, operation, effect, and performance.

SECTION 11. Effective Date. The County has authorized the execution of this Agreement by the Board of Supervisors, District has authorized its execution by its Board of Directors, on the dates set forth below. The Effective Date of this Agreement shall be on the date last authorized as indicated below:

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COUNTY OF LAKE

By: _____
Chair, Board of Supervisors

Date approved by Board of Supervisors: 5/8/18

ATTEST: Carol J. Huchingson
Clerk of the Board of Supervisors

By: _____

BOARD OF SUPERVISORS
LAKE COUNTY, CAL

APPROVED AS TO FORM:

Anita L. Grant
County Counsel

By. _____

COBB AREA COUNTY WATER DISTRICT

By: _____

Title: President

Date approved by Board of Directors: 5-2-2018

ATTEST:

By: _____

APPROVED AS TO FORM:

District Counsel

By: _____