Doc # 2018010332
Page 1 of 95
Date: 8/13/2018 10:57A
Filed by: PUBLIC
Filed & Recorded in Official Records
of COUNTY OF LAKE
RICHARD A. FORD
COUNTY RECORDER
Fee: $0.00

Requested by and when recorded mail to:
LAKE LOCAL AGENCY FORMATION COMMISSION
C/O JOHN BENOIT, P.O. Box 2694
Granite Bay, CA 95746

CERTIFICATE OF COMPLETION
TITLE (S)
Pursuant to Government Code Sections 6103 and 27383, this document is fee exempt

I, JOHN BENOIT, the Executive Officer of the LAKE Local Agency Formation Commission, hereby certify that the Cobb Area County Water District has completed a change of organization pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as follows:

The short title, if any, of the above-mentioned proceeding is:

Cobb Area CWD Reorg. #1 (LAFCO File 2017-0001)

Dissolution of the Adams Springs Water District and Cobb Area CSA's (File 2017-0001)

The names of the agencies involved are:

Cobb Area County Water District
Lake County
County Service Area 7 (Bonanza Springs),
County Service Area 18 (Starview),
County Service Area #22 (Mt Hannah)
Adams Springs Water District

Annexation of 7 areas to the Cobb Area County Water District to include the service areas of the, Alpine Meadows Water System, Pine Grove Water System, County Service Area 18, Adams Springs Water District, County Service Area 7, County Service Area 22; and annexing the territory, properties, and all associated customers served by the Branding Iron Mutual Water Company, and Hill 9 and 10 Mutual Water Association.

Dissolution of CSA 7, CSA 18, CSA 22 and the Adams Springs Water District

The name of the County or Counties in which the entire change of organization is located is:

Lake County

The change of organization completed is:

__X__ Inhabited ____ Uninhabited

Attachment #1

Resolution # 2018-0004

LAKE LOCAL AGENCY FORMATION COMMISSION

A Resolution Making Determinations and Approving the Dissolution of the Adams Springs Water District, County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), and County Service Area 22 (Mt. Hannah)

WHEREAS, Resolution 8-17 Initiating the proceedings for a reorganization including the dissolution of the Adams Springs Water District, County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), and County Service Area 22 (Mt. Hannah) and amending the Boundary of the Cobb Area County Water District to include the service areas of the Adams Springs Water District, Alpine Meadows Water System, Pine Grove Water System, County Service Area 7, County Service Area 18, County Service Area 22; and [annexing the territory, properties, and all associated customers served by the] Branding Iron Mutual Water Company, and Hill 9 and 10 Mutual Water Association was filed with the Executive Officer of the Lake Local Agency Formation Commission pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 *et seq* of the Government Code); and

WHEREAS, the County of Lake and the Cobb Area County Water District both support this dissolution and annexation; and

WHEREAS, the Executive Officer has provided notice of this hearing as described under Government Code Sections 56151 through 56159; and

WHEREAS, the Executive Officer reviewed the application and determined its completeness within 30 days of their submission and prepared and filed his report with this Commission at least five days prior to the regularly scheduled meeting during which this application is to be considered; and

WHEREAS, this Commission has considered the application, the report of the Executive Officer, the applicable General Plan, and each of the factors required by Government Code Section 56668 to be considered in the review of a proposal; and

WHEREAS, it is desired that the proposed dissolution of the Adams Springs Water District, County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), and County Service Area 22 (Mt. Hannah) totalling 2,536.41-acres more or less be subject to terms and conditions as follows:

1. The Cobb Area County Water District shall agree to defend, indemnify, and hold harmless the Lake Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim. Action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this

10. As stated in the LAFCO Staff Report of May 16, 2018, the amount of base property tax and tax increment transferred shall be in accordance with Lake County and Cobb Area Resolution 2018-60 is attached as Exhibit C.

11. The Commission hereby adopts the Notice of Exemption included as part of the Executive Officer's report for this dissolution the applicant shall be responsible for payment of any documentary handling fees required by the Lake County Clerk/Auditor.

12. The subject proposal is assigned the following short form designation: Dissolution of the Adams Springs Water District & Cobb Area CSA's (LAFCo File 2017-0001).

12. The Executive Officer of this Commission is instructed to transmit a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56882.

13. The application for the Dissolution of the Adams Springs Water District, County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), and County Service Area 22 (Mt. Hannah) (LAFCO 2017-0001) is hereby approved subject to the terms and conditions herein.

14. The effective date shall occur upon recordation of the Certificate of Completion, which shall be recorded concurrently with the Certificate of Completion for the Cobb Area Water District Reorganization #1.

15. Upon the effective date of this dissolution control of all monies or funds including cash on hand and monies due but uncollected, and all property, real and personal, of the dissolved district is vested with the County as provided for in Government Code section 57457.

16. This dissolution shall not take effect until all conditions included in LAFCo Resolution 2018-0005 (Annexation to the Cobb Area County Water District including the Adams Springs Water District, Alpine Meadows Water System, Pine Grove Water System, County Service Area 7, County Service Area 18, County Service Area 22; and [annexing the territory, properties, and all associated customers served by the] Branding Iron Mutual Water Company, and Hill 9 and 10 Mutual Water Association) have been satisfied and a concurrent Certificate of Completion has been recorded.

17. Upon recordation of the Certificate of Completion, the authority of the Adams Springs Water District, County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), and County Service Area 22 (Mt. Hannah) to provide water services is hereby transferred to the Cobb Area County Water District entirely, and the Cobb Area Water District is hereby designated as the "successor agency" to the Adams Springs Water District, County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), and County Service Area 22 (Mt. Hannah) with respect to such water services. The Cobb Area County Water District shall succeed to all licenses, permits and authorities and all obligations and responsibilities of the water services within the Adams Springs Water District, County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), and County Service Area 22 (Mt. Hannah).

EXHIBIT "A"

LAFCO FILE 2017-0001

BONANZA SPRINGS COUNTY SERVICE AREA NO. 7 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, LYING WITHIN A PORTION OF SECTIONS 22, 23, 24, 25, 26, 27, TOWNSHIP 12 NORTH, RANGE 8 WEST AND SECTIONS 19, 30, TOWNSHIP 12 NORTH, RANGE 7 WEST, M.D.B.&M.

BEGINNING AT THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 AND 36, TOWNSHIP 12 NORTH, RANGE 8 WEST, M. D. B. & M., AND RUNNING:

1) THENCE NORTH, FROM SAID **POINT OF BEGINNING**, ALONG THE WEST LINE OF SECTION 25, A DISTANCE OF ONE-HALF MILE TO THE QUARTER-SECTION CORNER BETWEEN SAID SECTIONS 25 AND 26;
2) THENCE WEST A DISTANCE OF 569.78 FEET MORE OR LESS ALONG THE QUARTER-SECTION LINE RUNNING EAST AND WEST THROUGH THE CENTER OF SAID SECTION 26, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK "R", AS SHOWN ON THAT CERTAIN MAP ENTITLED "LOCH LOMOND SUBDIVISION NO. 3", AS THE SAME WAS RECORDED ON NOVEMBER 29, 1948, IN BOOK 6 OF TOWN MAPS AT PAGE 60, LAKE COUNTY RECORDS;
3) THENCE NORTH 29° 12' 00" EAST ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK "N" OF SAID SUBDIVISION NO. 3;
4) THENCE NORTH 60° 48' 00" WEST ALONG THE NORTHERLY BOUNDARY OF SAID SUBDIVISION, FOR A DISTANCE OF 381.82 FEET;
5) THENCE NORTH 58° 30' 20" WEST FOR A DISTANCE OF 359.76 FEET;
6) THENCE NORTH 57° 34' 00" WEST FOR A DISTANCE OF 270.34 FEET;
7) THENCE NORTH 80° 41' 00" WEST FOR A DISTANCE OF 357.10 FEET;
8) THENCE SOUTH 82° 01' 30" WEST FOR A DISTANCE OF 331.37 FEET;
9) THENCE SOUTH 85° 20' 00" WEST FOR A DISTANCE OF 171.85 FEET;
10) THENCE NORTH 52° 00' 00" WEST FOR A DISTANCE OF 190.08 FEET;
11) THENCE NORTH 57° 38' 00" WEST FOR A DISTANCE OF 278.66 FEET;
12) THENCE NORTH 19° 30' 00" WEST ALONG THE EASTERLY BOUNDARY OF "LOCH LOMOND SUBDIVISION NO. 4" AS THE SAME WAS RECORDED ON SEPTEMBER 20, 1954, IN BOOK 6 OF TOWN MAPS AT PAGE 84, LAKE COUNTY RECORDS, FOR A DISTANCE OF 262.00 FEET;
13) THENCE SOUTH 70° 56' 30" WEST FOR A DISTANCE OF 100.00 FEET;
14) THENCE NORTH 40° 56' 40" WEST; FOR A DISTANCE OF 131.95 FEET;
15) THENCE NORTH 16° 08' 10" WEST, FOR A DISTANCE OF 133.09 FEET;
16) THENCE NORTH 39° 08' 10" WEST, FOR A DISTANCE OF 348.60 FEET;
17) THENCE NORTH 18° 24' 10" WEST, FOR A DISTANCE OF 674.77 FEET;
18) THENCE SOUTH 71° 35' 50" WEST, FOR A DISTANCE OF 300.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 1, AS SHOWN ON THAT CERTAIN MAP ENTITLED "LOCH LOMOND SUBDIVISION NO. 5", AS THE SAME WAS RECORDED ON AUGUST 3, 1965 IN BOOK 8 OF TOWN MAPS AT PAGES 62 AND 63, LAKE COUNTY RECORDS;
19) THENCE NORTH 08° 33' 00" WEST, FOR A DISTANCE OF 182.02 FEET;
20) THENCE NORTH 00° 28' 00" EAST, FOR A DISTANCE OF 204.33 FEET;
21) THENCE NORTH 18° 57' 00" EAST, FOR A DISTANCE OF 126.21 FEET;
22) THENCE NORTH 29° 14' 00" EAST, FOR A DISTANCE OF 191.90 FEET;
23) THENCE NORTH 18° 09' 30" EAST, FOR A DISTANCE OF 402.45 FEET; TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID SUBDIVISION NO. 5;
24) THENCE NORTH 88° 17' 00" WEST, FOR A DISTANCE OF 158.66 FEET;

44) THENCE EAST THREE-QUARTERS MILE TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, SAID TOWNSHIP AND RANGE;
45) THENCE SOUTH ONE-QUARTER MILE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SAID SECTION 23;
46) THENCE EAST ONE-QUARTER MILE TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;
47) THENCE NORTH ONE-HALF MILE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;
48) THENCE EAST ONE-HALF MILE TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;
49) THENCE SOUTH ONE-QUARTER MILE TO THE QUARTER SECTION CORNER ON THE EAST LINE OF SAID SECTION 23;
50) THENCE EAST ONE-QUARTER MILE TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, SAID TOWNSHIP AND RANGE;
51) THENCE NORTH ONE-HALF MILE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;
52) THENCE EAST THREE-QUARTERS MILE TO THE NORTHEAST CORNER OF SAID SECTION 24;
53) THENCE SOUTH 89° 26' 14" EAST, FOR A DISTANCE OF 1870.92 FEET;
54) THENCE SOUTH 01° 34' 45" WEST, FOR A DISTANCE OF 1713.51 FEET;
55) THENCE SOUTH 88° 41' 24" EAST, FOR A DISTANCE OF 232.70 FEET;
56) THENCE SOUTH 01° 35' 13" WEST, FOR A DISTANCE OF 350.00 FEET;
57) THENCE SOUTH 87° 49' 00" WEST, FOR A DISTANCE OF 64.62 FEET;
58) THENCE NORTH 86° 13' 55" WEST, FOR A DISTANCE OF 36.41 FEET;
59) THENCE NORTH 69° 02' 00" WEST, FOR A DISTANCE OF 200.00 FEET;
60) THENCE NORTH 57° 46' 00" WEST, FOR A DISTANCE OF 200.00 FEET;
61) THENCE NORTH 73° 56' 00" WEST, FOR A DISTANCE OF 280.00 FEET;
62) THENCE NORTH 66° 56' 00" WEST, FOR A DISTANCE OF 173.00 FEET;
63) THENCE SOUTH 86° 49' 00" WEST, FOR A DISTANCE OF 430.00 FEET;
64) THENCE SOUTH 50° 19' 00" WEST, FOR A DISTANCE OF 200.00 FEET;
65) THENCE NORTH 43° 53' 20" WEST, FOR A DISTANCE OF 392.02 FEET;
66) THENCE SOUTH 69° 11' 00" WEST, FOR A DISTANCE OF 412.09 FEET TO THE WEST LINE OF SAID SECTION 19;
67) THENCE SOUTH 73° 06' 30" WEST, FOR A DISTANCE OF 358.41 FEET;
68) THENCE SOUTH 89° 41' 10" WEST, FOR A DISTANCE OF 40.00 FEET;
69) THENCE NORTH 43° 44' 00" WEST, FOR A DISTANCE OF 63.34 FEET;
70) THENCE NORTH 84° 37' 00" WEST, FOR A DISTANCE OF 106.47 FEET;
71) THENCE NORTH 63° 45' 00" WEST, FOR A DISTANCE OF 81.39 FEET;
72) THENCE NORTH 30° 45' 00" WEST, FOR A DISTANCE OF 91.93 FEET;
73) THENCE NORTH 42° 36' 00" WEST, FOR A DISTANCE OF 116.83 FEET;
74) THENCE SOUTH 84° 48' 00" WEST, FOR A DISTANCE OF 55.23 FEET;
75) THENCE NORTH 46° 38' 00" WEST, FOR A DISTANCE OF 49.52 FEET;
76) THENCE NORTH 84° 54' 30" WEST, FOR A DISTANCE OF 281.85 FEET;
77) THENCE SOUTH 73° 55' 40" WEST, FOR A DISTANCE OF 150.00 FEET;
78) THENCE SOUTH 16° 04' 20" EAST, FOR A DISTANCE OF 290.40 FEET;
79) THENCE NORTH 73° 55' 40" EAST, FOR A DISTANCE OF 150.00 FEET;
80) THENCE SOUTH 16° 04' 20" EAST, FOR A DISTANCE OF 391.36 FEET;
81) THENCE SOUTH 36° 43' 00" EAST, FOR A DISTANCE OF 97.59 FEET;
82) THENCE SOUTH 78° 38' 00" WEST, FOR A DISTANCE OF 386.58 FEET;
83) THENCE SOUTH 36° 43' 00" EAST, FOR A DISTANCE OF 130.00 FEET;
84) THENCE NORTH 78° 38' 00" EAST, FOR A DISTANCE OF 280.00 FEET:
85) THENCE NORTH 48° 35' 50" EAST, FOR A DISTANCE OF 96.64 FEET,
86) THENCE SOUTH 27° 40' 00" EAST, FOR A DISTANCE OF 113.00 FEET;

122) THENCE SOUTH 81° 32' 00" EAST, FOR A DISTANCE OF 155.00 FEET;
123) THENCE NORTH 41° 37' 00" EAST, FOR A DISTANCE OF 80.00 FEET;
124) THENCE SOUTH 65° 23' 00" EAST, FOR A DISTANCE OF 76.00 FEET;
125) THENCE SOUTH 41° 36' 00" EAST, FOR A DISTANCE OF 177.00 FEET,
126) THENCE SOUTH 04° 53' 00" EAST, FOR A DISTANCE OF 142.00 FEET;
127) THENCE NORTH 84° 12' 00" EAST, FOR A DISTANCE OF 57.00 FEET;
128) THENCE SOUTH 74° 58' 00" EAST, FOR A DISTANCE OF 200.00 FEET;
129) THENCE SOUTH 53° 34' 00" EAST, FOR A DISTANCE OF 200.00 FEET;
130) THENCE SOUTH 37° 01' 00" EAST, FOR A DISTANCE OF 300.00 FEET;
131) THENCE SOUTH 25° 48' 00" EAST, FOR A DISTANCE OF 151.00 FEET;
132) THENCE SOUTH 36° 18' 00" EAST, FOR A DISTANCE OF 157.00 FEET;
133) THENCE SOUTH 07° 03' 00" EAST, FOR A DISTANCE OF 195.00 FEET;
134) THENCE SOUTH 39° 54' 00" WEST, FOR A DISTANCE OF 100.00 FEET;
135) THENCE SOUTH 04° 57' 00" EAST, FOR A DISTANCE OF 380.00 FEET;
136) THENCE SOUTH 40° 57' 00" EAST, FOR A DISTANCE OF 348.29 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 19, THAT IS NORTH 88° 51' 55" WEST, FOR A DISTANCE OF 83.21 FEET, FROM THE ONE QUARTER CORNER ON THE SOUTH LINE OF SAID SECTION 19,
137) THENCE NORTH 88° 51' 55" WEST, FOR A DISTANCE OF 1245.26 FEET, TO THE SOUTHEAST CORNER OF "SEIGLER SPRINGS UNIT NO. 1", AS SHOWN ON THAT CERTAIN MAP AS THE SAME WAS RECORDED ON MARCH 4, 1968 IN BOOK 10 OF TOWN MAPS AT PAGES 12 AND 13, LAKE COUNTY RECORDS;
138) THENCE SOUTH ALONG THE EAST LINE OF LOTS 1, 2, AND 3 OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 7 WEST, FOR A DISTANCE OF THREE QUARTER MILE TO THE NORTHEAST CORNER OF LOT 4 OF SAID SECTION 30;
139) THENCE SOUTH 75° 26' 00" WEST, A DISTANCE OF 1331.00 FEET TO THE WEST LINE OF SAID SECTION 30;
140) THENCE SOUTH 00° 07' 00" WEST, ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 614.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING ON THE EAST LINE OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 8 WEST;
141) THENCE SOUTH 00° 07' 00" WEST, ALONG THE EAST LINE SAID SECTION 25, A DISTANCE OF 404.57 FEET, TO THE SOUTHEAST CORNER THEREOF; AND
142) THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF ONE MILE MORE OR LESS TO THE **POINT OF BEGINNING.**
CONTAINING 2,178.85 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. 052-131-01,02,03,04,05,06,08,09,10 AND 11.

A.P.N. 052-141-01,02,03 AND 04.

A.P.N. 052-142-01,02,03,04,05,06 AND 07.

A.P.N. 052-143-01,02 AND 03.

A.P.N. 052-151-01,02,03,04,05,06,07,08,09,10 AND 11.

A.P.N. 052-152-01,02,03,04,05 AND 06.

A.P.N. 052-161-01,07 AND 08.

A.P.N. 052-162-01,02,03,04,05 AND 06.

A.P.N. 011-052-01 AND 02.

A.P.N. 011-053-01,02,05,07,09,13,14,15,16 AND 17.

A.P.N. 011-054-01,02,03 AND 04.

A.P.N. 011-067-03,11,12,13,14,15,16,21,22,37,42,43 AND 50.

A.P.N. 012-006-50 AND 51.

A.P.N. 012-004-44.

A.P.N. 115-012-01 AND 04.

A.P.N. 115-013-03.

A.P.N. 115-014-09,15,16,19,21,23,24,25,26,27,29,30,31 AND 32.

A.P.N. 115-015-02 AND 03.

A.P.N. 115-016-02,03,04,05,06,07,08 AND 09

A.P.N. 115-017-01 AND 06.

A.P.N. 050-581-45

MICHAEL S. CONSER, LS 8383 DATE: 5/1/19

NORTHERLY BOUNDARY OF SAID "SUNSET VIEW GIFFORD SUBDIVISION NO. 1", THE FOLLOWING COURSES AND DISTANCES:

11) THENCE SOUTH 27° 58' 12" EAST 49.10 FEET TO SAID NORTHWEST CORNER;
12) THENCE SOUTH 82° 41' 00"EAST, 55.10 FEET;
13) THENCE SOUTH 74° 22' 00" EAST, 83.60 FEET;
14) THENCE NORTH 64° 33' 00" EAST, 138.30 FEET;
15) THENCE SOUTH 87° 34' 00" EAST, 84.20 FEET;
16) THENCE NORTH 73° 31' 00" EAST, 116.40 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK C, OF SAID "SUNSET VIEW GIFFORD SUBDIVISION NO. 1", SAID POINT ALSO BEING ON THE WESTERLY LINE OF ABOVE MENTIONED "LAKEWOOD PINES UNIT NO. 1";
17) THENCE SOUTH 00° 43' 25" EAST ALONG SAID WESTERLY LINE, 1211.92 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 127.11 ACRES, 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. 051-091-05,06,07,08,09,10,11 AND 12.

A.P.N. 051-092-03,04,10,11,19,21,22 AND 23.

A.P.N. 051-093-01,02,03,04 AND 05.

A.P.N. 051-094-02 AND 06.

A.P.N. 051-101-,04,05,06,07,10,11,12,13,14,19,20,21,24,28,30 AND 31.

A.P.N. 051-102-01,02,03,04,05,06,07,08,09 AND 10.

A.P.N. 051-103-02,03,04,05,06,09,10,13,15,16 AND 17.

A.P.N. 051-104-01,02,03,04,05,08,09,12,13,14,15 AND 16.

A.P.N. 051-105-01,02,03,04,07,08,09,10,11,22,23,24,25,31,32,33,35,36,37,38,40,41 AND 42.

A.P.N. 050-641-02,03,04,07,08,09,10,11,12,13,14,17,18,19,20 AND 21.

A.P.N. 050-642-02.

A.P.N. 050-643-02,03,06,07 AND 08.

A.P.N. 050-644-02,10,11 AND 12.

A.P.N. 050-645-02,03,04,05,06,07,09 AND 10.

A.P.N. 050-651-02,03,11 AND 12.

A.P.N. 050-652-03 AND 04.

A.P.N. 050-911-01,02,03,04,07,08,09,10,11,12 AND 13.

A.P.N. 050-912-03,04,06,08,09,10,11 AND 12.

A.P.N. 050-913-01,05,06,07,08 AND 09.

A.P.N. 050-921-01,02,03,04,06,08,10 AND 11.

A.P.N. 050-922-01,02,03,13,14,21,22,23,25,27,41,42,44,46,47,48,49,50,51,52,53,54,55,56 AND 57.

A - 3

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;

A - 4

EXHIBIT "A"

LAFCO FILE 2017-0001

ADAMS SPRINGS WATER DISTRICT 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, DESCRIBED AS:

ADAMS SPRINGS SUBDIVISION NO. 1, FILED JULY 6, 1965 IN BOOK 8, TOWN MAPS PAGES 50 & 51, ADAMS SPRINGS SUBDIVISION NO. 2, FILED JULY 19, 1965, IN BOOK 8, TOWN MAPS PAGES 54, 55 & 56, ADAMS SPRINGS SUBDIVISION NO. 3, FILED SEPTEMBER 16, 1965, IN BOOK 8, TOWN MAPS PAGES 65 & 66.
AND PORTIONS OF SECTIONS 27, 34, & 35, T12N, R8W M.D.B. &M., LAKE COUNTY CALIF., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DISTRICT BOUNDARY BEING THE QUARTER SECTION CORNER ON THE EAST LINE OF SECTION 34, AND RUNNING THENCE ALONG THE SAID DISTRICT BOUNDARY THE FOLLOWING COURSES:

(1) SOUTH 31° 24' 28" WEST, 115.86 FEET, TO A POINT ON A NON-TANGENT 173.08 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST A RADIAL LINE TO SAID POINT BEARS NORTH 54°31'57" EAST, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EMERFORD ROAD;
(2) THENCE ALONG SAID SOUTH LINE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°27'06" AN ARC DISTANCE OF 161.47 FEET;
(3) THENCE ALONG SAID SOUTH LINE NORTH 88°55'09" WEST 286.04 FEET;
(4) THENCE ALONG SAID LINE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 136.35 FEET, A CENTRAL ANGLE OF
63°40'09" AND A LENGTH OF 151.52 FEET TO A POINT OF REVERSE CURVATURE.
(5) ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 64°58'30" AND A LENGTH OF 873.20 FEET, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34.
(6) THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF EMERFORD ROAD AND ALONG SAID WEST LINE NORTH 00°53'00" EAST, 2188.65 FEET; THENCE LEAVING SAID DISTRICT BOUNDARY;
(7) THENCE NORTH 01°29'03" EAST, 168.65 FEET
(8) THENCE NORTH 88°51'53" WEST, 90.81 FEET
(9) THENCE NORTH 70°01'36" WEST, 572.80 FEET
(10) THENCE NORTH 19°58'24" EAST, 150.00 FEET
(11) THENCE NORTH 70°01'36" WEST, 321.07 FEET
(12) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 02° 15' 05" AND A LENGTH OF 40.48 FEET
(13) THENCE NORTH 67°46'31" WEST, 70.00 FEET
(14) THENCE NORTH 22°13'29" EAST, 60.00 FEET
(15) THENCE NORTH 36°12'25" EAST, 235.40 FEET
(16) THENCE NORTH 02°40'00" EAST, 74.56 FEET
(17) THENCE NORTH 55°42'23" EAST, 147.45 FEET
(18) THENCE NORTH 79°20'05" EAST, 135.08 FEET
(19) THENCE SOUTH 84°00'00" EAST 180.00 FEET
(20) THENCE SOUTH 65°43'43" EAST, 424.84 FEET
(21) THENCE SOUTH 83°00'00" EAST, 420.00 FEET
(22) THENCE NORTH 87°51'08" EAST, 128.88 FEET

(57) ALONG A CURVE TO THE RIGHT, FROM A TANGENT THAT BEARS SOUTH 72°01'18 WEST, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 12°14'44" AND A LENGTH OF 22.44 FEET

(58) THENCE SOUTH 84°16'02" WEST, 90.00 FEET

(59) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 346.13 FEET, A CENTRAL ANGLE OF 25°00'25", AND A LENGTH OF 151.07 FEET TO THE POINT OF REVERSE CURVATURE.

(60) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING CURVE, HAVING A RADIUS OF 375.62 FEET, A CENTRAL ANGLE OF 31°27'54" AND A LENGTH OF 206.28 FEET

(61) THENCE SOUTH 16°00'00" EAST, 113.00 FEET

(62) THENCE SOUTH 57°30'00" WEST, 136.00 FEET

(63) THENCE SOUTH 48°00'00" WEST, 135.00 FEET

(64) THENCE NORTH 49°32'35" WEST, 119.29 FEET

(65) THENCE ALONG A CURVE TO THE RIGHT, FROM A TANGENT THAT BEARS SOUTH 40°27"25" WEST, HAVING A RADIUS OF 1230.00 FEET, A CENTRAL ANGLE OF 04°36'35" AND A LENGTH OF 98.96 FEET

(66) THENCE TANGENT TO PRECEDING CURVE, SOUTH 45°04'00" WEST, 98.25 FEET

(67) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 16°22'40" AND A LENGTH OF 111.48 FEET

(68) THENCE TANGENT TO A PRECEDING CURVE, SOUTH 28°41'20" WEST, 162.56 FEET

(69) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 180°00'00" AND A LENGTH OF 188.50 FEET

(70) THENCE TANGENT TO PRECEDING CURVE, NORTH 28°41'20" EAST, 192.15 FEET

(71) THENCE NORTH 53°30'00" WEST, 118.39 FEET

(72) THENCE SOUTH 36°30'00" WEST, 600.00 FEET

(73) THENCE SOUTH 52°00'00" WEST, 240.00 FEET

(74) THENCE NORTH 38°50'30" WEST, 135.00 FEET

(75) THENCE SOUTH 51°09'30" WEST, 275.04 FEET

(76) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE HAVE A RADIUS OF 201.47 FEET, A CENTRAL ANGLE OF 47°16'34" AND A LENGTH OF 166.24 FEET TO A POINT IN A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL BEARING OF SOUTH 85°57'13" EAST;

(77) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 25°41'21" AND A LENGTH OF 125.54 FEET TO A POINT OF REVERSE CURVATURE

(78) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 60°26'52" AND A LENGTH OF 174.08 FEET

(79) THENCE TANGENT TO PRECEDING CURVE, SOUTH 30°46'59" EAST, 448.65 FEET

(80) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 34°47'53" AND A LENGTH OF 170.06 FEET

(81) THENCE TANGENT TO PRECEDING CURVE, SOUTH 04°00'54" WEST, 23.27 FEET

(82) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 08°14'48" AND A LENGTH OF 148.25 FEET

(83) THENCE TANGENT TO PRECEDING CURVE, SOUTH 12°15'42" WEST, 13.80 FEET

(84) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 61°15'24" AND LENGTH OF 213.83 FEET

(85) THENCE TANGENT TO PRECEDING CURVE, SOUTH 48°59'42" EAST, 82.40 FEET

(86) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 107°37'00" AND LENGTH OF 197.22 FEET

(87) THENCE TANGENT TO PRECEDING CURVE, SOUTH 58°37'18" WEST, 15.00 FEET

A.P.N. 052-021-01.

A.P.N. 052-022-01,02,03,04,05,06,07,08,09,10,11 AND 12.

A.P.N. 052-023-03,05,06 AND 07.

A.P.N. 052-024-01.

A.P.N. 052-031-01.

A.P.N. 052-032-01,02,03,04,05,06,07,08,09,10,11,12,13,14 AND 15.

A.P.N. 052-033-01 AND 02.

A.P.N. 052-041-03,04,05,06,07,08 AND 09.

A.P.N. 052-042-01,02,03,04,09,10,11,12,13,14,15,16,17 AND 18.

A.P.N. 052-051-01,02,03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18,21,22,25,28,29,30,31,32 AND 33.

A.P.N. 052-061-01,02,03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18,19,20,21 AND 22.

A.P.N. 052-062-01,02,03,04,05,06 AND 07.

A.P.N. 052-071-01,02,03,04,05,06,07,08,09,10 AND 11.

A.P.N. 052-072-01 AND 02.

A.P.N. 052-073-01,02,03,04,05,06,07,08,11,12,13,14,15,16,17,18,19,20,21 AND 22.

A.P.N. 052-081-01,02 AND 03.

A.P.N. 052-082-01,2,03,04,05,06 AND 07.

A.P.N. 052-083-01,02,03,04,05 AND 06.

A.P.N. 052-091-03,04,05,06,07 AND 08.

A.P.N. 052-092-01,02,03,04,05 AND 08.

A.P.N. 052-093-01,02,03,06,07,08,09,10,11,12,13 AND 14.

A.P.N. 052-101-01,02,03,04,05,06,07,08,09,10,11,12,13 AND 14.

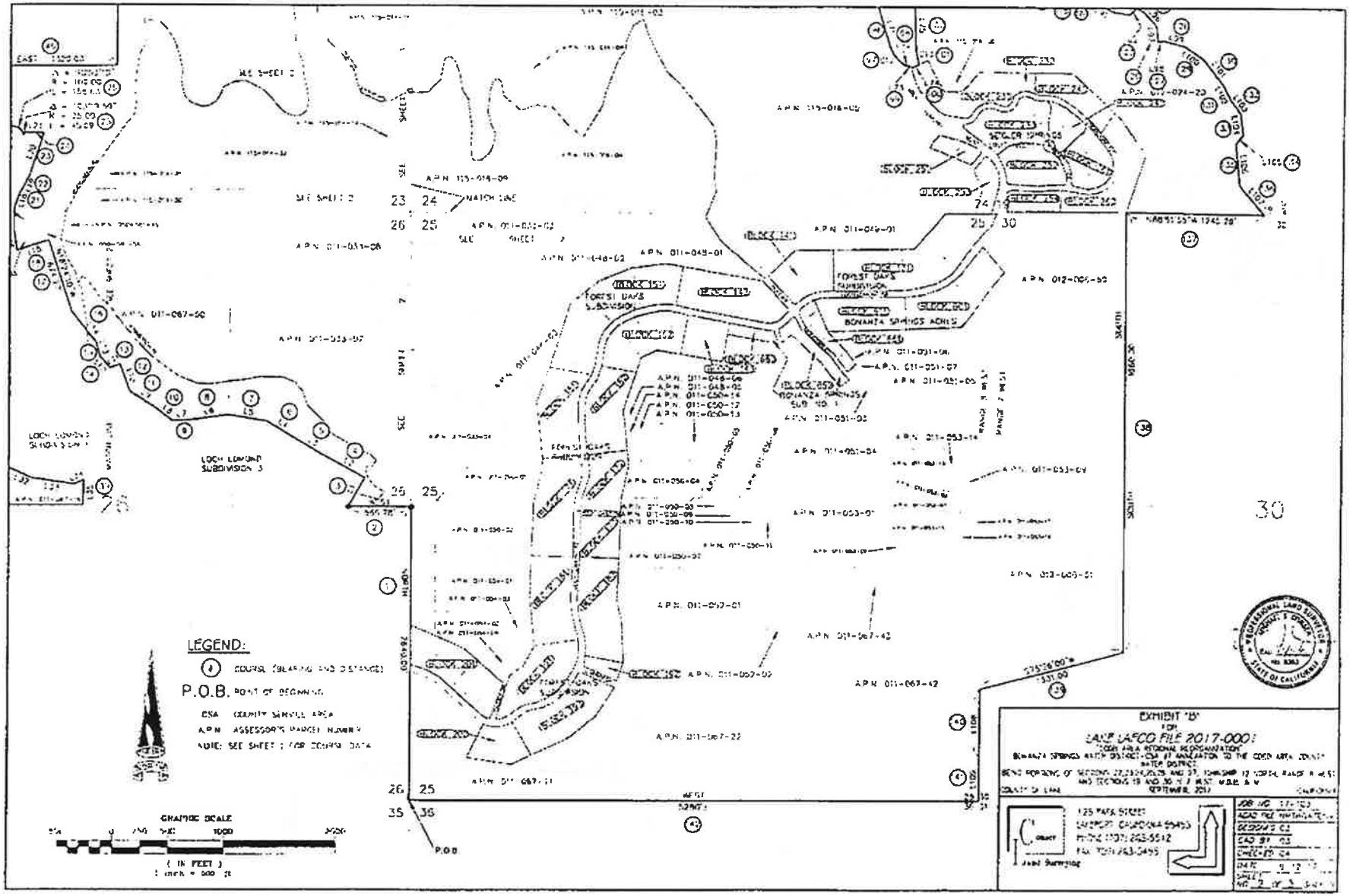
A.P.N. 052-102-01,02,03,06,07,08,09 AND 10.

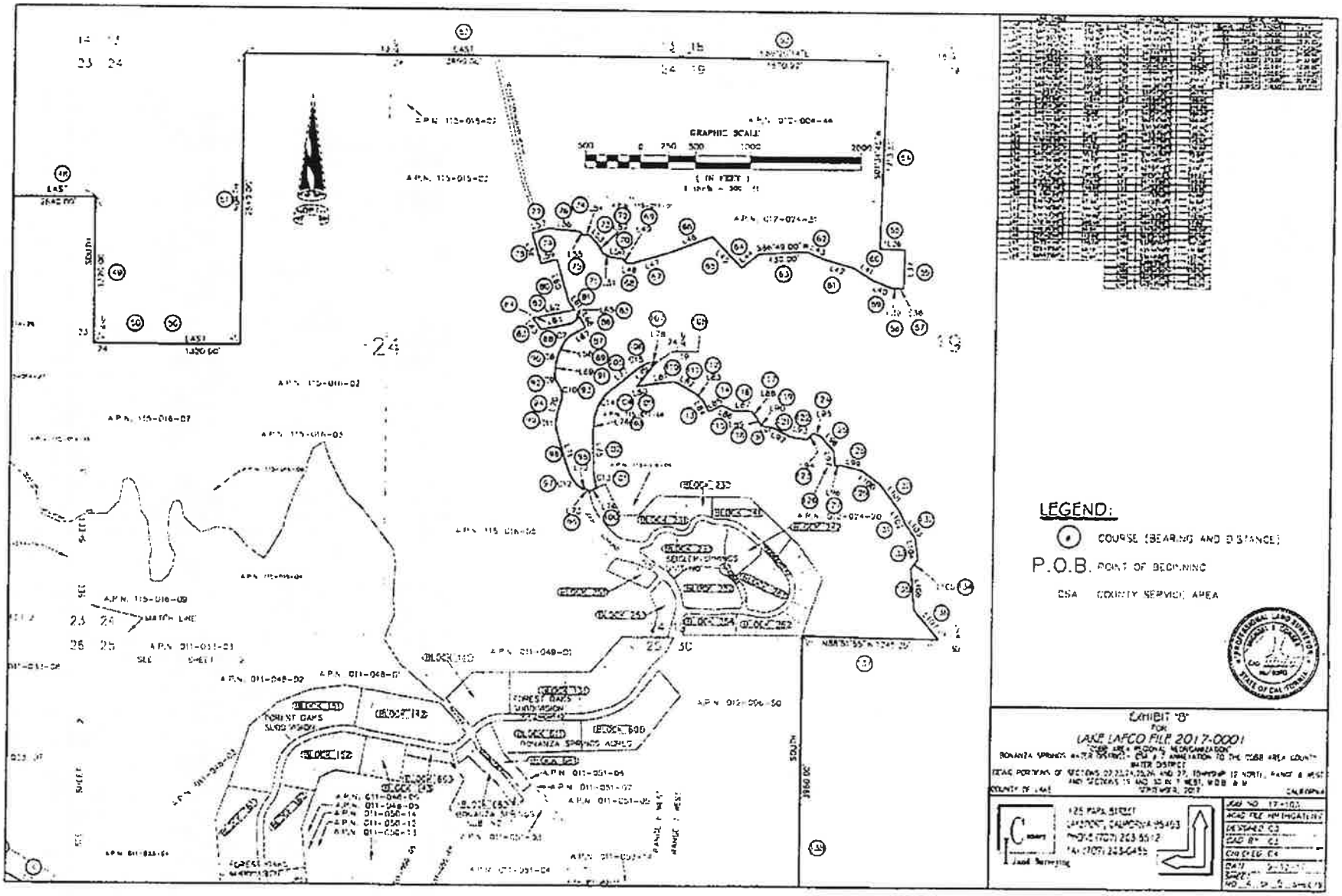
A.P.N. 052-111-01,02,03,04,07,08,09,10,12,15,16,17 AND 18.

A.P.N. 011-067-32.

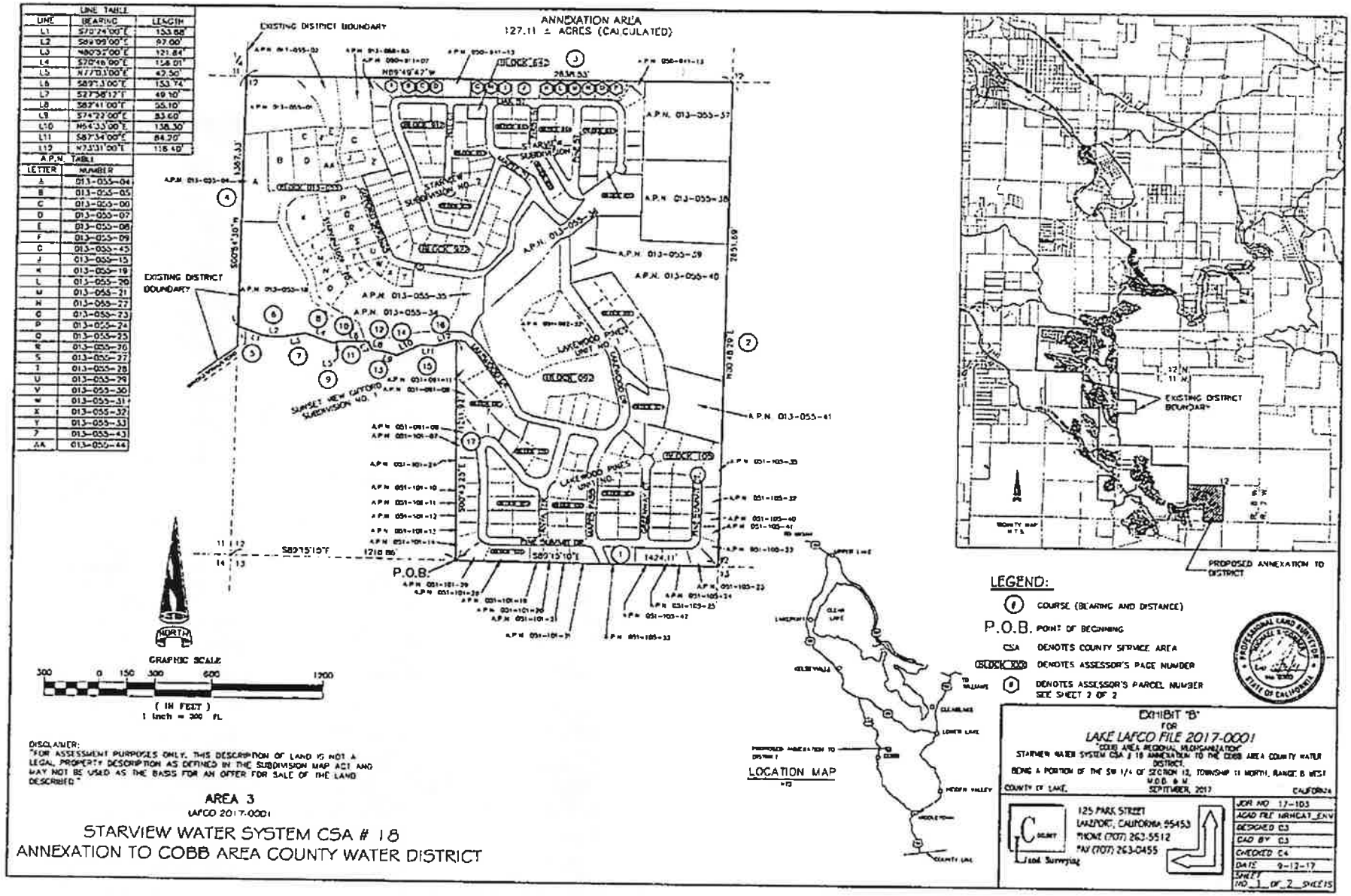
5/7/18

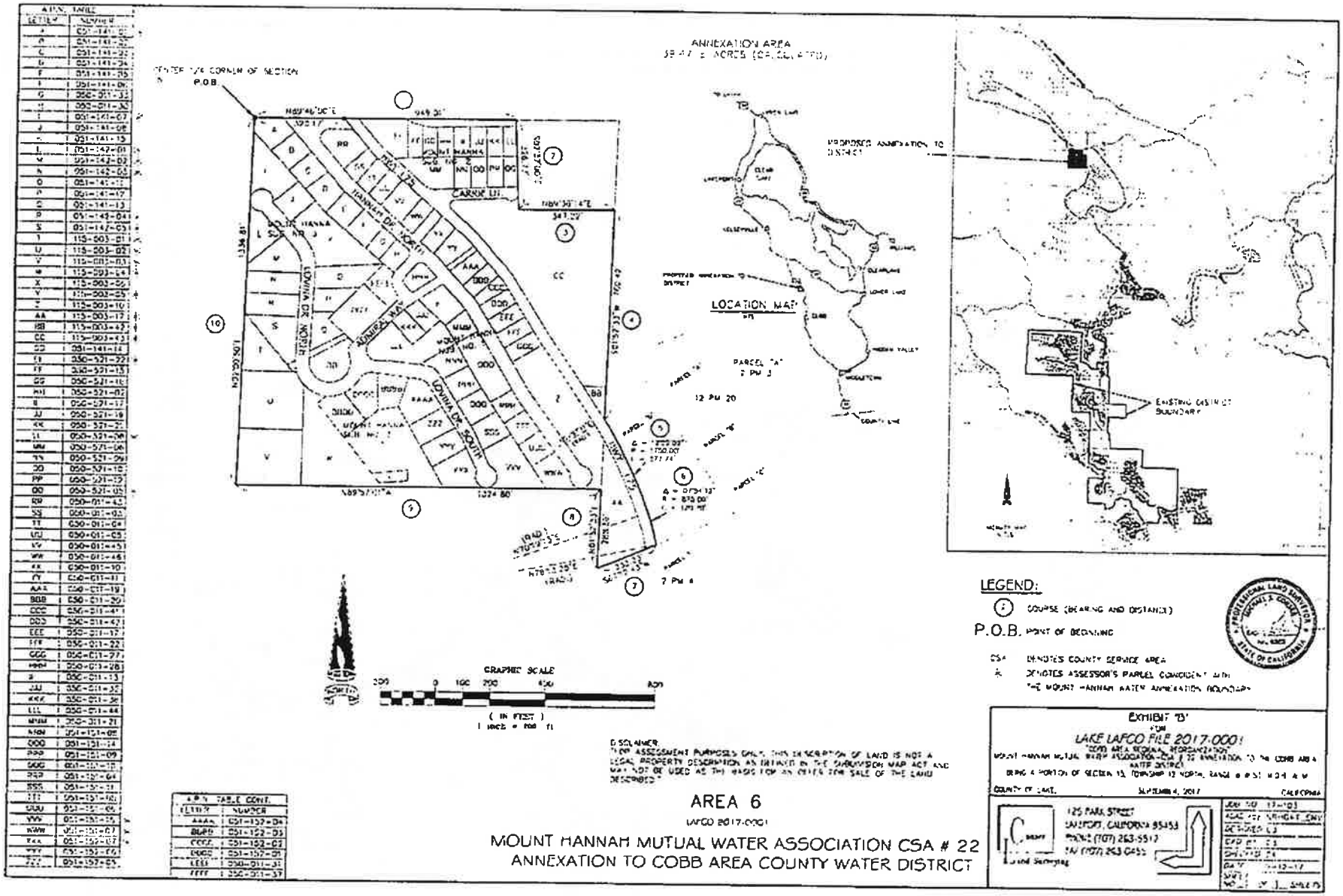
MICHAEL S. CONSER, LS 8383 DATE:


LEGEND:
P.O.B. POINT OF BEGINNING
CSA COUNTY SERVICE AREA
A.P.N. ASSESSOR'S PARCEL NUMBER
GRAPHIC SCALE
(IN FEET)
EXHIBIT "B"
FOR
LAFCO FILE 2017-0001
SEPTEMBER, 2017
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5542
FAX (707) 263-5499


GRAPHIC SCALE
LEGEND:
COURSE (BEARING AND DISTANCE)
P.O.B. POINT OF BEGINNING
CSA COUNTY SERVICE AREA
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
BONANZA SPRINGS WATER DISTRICT
COUNTY OF LAKE
STATE OF CALIFORNIA

B-2


ANNEXATION AREA
127.11 ± ACRES (CALCULATED)
EXISTING DISTRICT BOUNDARY
EXISTING DISTRICT BOUNDARY
PROPOSED ANNEXATION TO DISTRICT
P.O.B.
S89°15'10"E
1424.11'
1218.86'
N00°48'39"E
2651.69'
S00°43'25"E
1307.33'
S00°41'30"W
1327.33'
N89°49'42"W
2634.53'
LINE TABLE
LINE | BEARING | LENGTH
L1 | S70°24'00"E | 153.88'
L2 | S89°09'00"E | 97.00'
L3 | N80°03'00"E | 121.84'
L4 | S70°46'00"E | 148.01'
L5 | N77°03'00"E | 42.50'
L6 | S87°33'00"E | 153.74'
L7 | S27°58'12"E | 49.10'
L8 | S87°41'00"E | 55.10'
L9 | S74°23'00"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
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. 013-055-35
A.P.N. 013-055-34
BLOCK 012
BLOCK 013
BLOCK 009
BLOCK 010
BLOCK 011
BLOCK 008
BLOCK 005
BLOCK 006
BLOCK 007
STARVIEW SUBDIVISION NO. 2
LAKEWOOD UNIT NO. 1
LAKEWOOD UNIT NO. 2
LAKEWOOD PINES
SUNSET VIEW OAKFORD SUBDIVISION NO. 1
LAKEWOOD DR.
WATER PASS DR.
MARIGOLD CT.
MARIGOLD DR.
LAKEWOOD CT.
LAKEWOOD DR.
NORTH
GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 FT.
LOCATION MAP
LEGEND:
(1) COURSE (BEARING AND DISTANCE)
P.O.B. POINT OF BEGINNING
CSA DENOTES COUNTY SERVICE AREA
BLOCK XXX DENOTES ASSESSOR'S PAGE NUMBER
(A) DENOTES ASSESSOR'S PARCEL NUMBER SEE SHEET 2 OF 2
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 RECLAMATION
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
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 CK
DATE 9-12-17
SHEET NO 1 OF 2 SHEETS



A.P.N. TABLE	
LETTER	NUMBER
A	051-141-01
B	051-141-02
C	051-141-03
D	051-141-04
E	051-141-05
F	051-141-06
G	050-011-33
H	050-011-30
I	051-141-07
J	051-141-08
K	051-141-15
L	051-142-01
M	051-142-02
N	051-142-03
O	051-141-12
P	051-141-09
Q	051-141-13
R	051-142-04
S	051-142-05
T	115-003-01
U	115-003-02
V	115-003-03
W	115-003-14
X	115-003-06
Y	115-003-05
Z	115-003-10
AA	115-003-17
BB	115-003-43
CC	115-003-42
DD	051-141-14
EE	050-521-22
FF	050-521-15
GG	050-521-16
HH	050-521-02
II	050-521-17
JJ	050-521-19
KK	050-521-21
LL	050-521-09
MM	050-521-06
NN	050-521-08
OO	050-521-10
PP	050-521-13
QQ	050-521-05
RR	050-011-43
SS	050-011-03
TT	050-011-04
UU	050-011-05
VV	050-011-45
WW	050-011-46
XX	050-011-10
YY	050-011-31
AAA	050-011-19
BBB	050-011-20
CCC	050-011-41
DDD	050-011-42
EEE	050-011-17
FFF	050-011-22
GGG	050-011-27
HHH	050-013-28
3	050-011-13
JJJ	050-011-35
KKK	050-011-36
LLL	050-011-44
MMM	050-011-21
NNN	051-151-05
OOO	051-151-14
PPP	051-151-09
QQQ	051-151-10
RRR	051-151-04
SSS	051-151-11
TTT	051-151-12
UUU	051-151-06
VVV	051-151-13
WWW	051-151-07
XXX	051-151-08
YYY	051-151-16
ZZZ	051-151-15

A.P.N. TABLE CONT.	
LETTER	NUMBER
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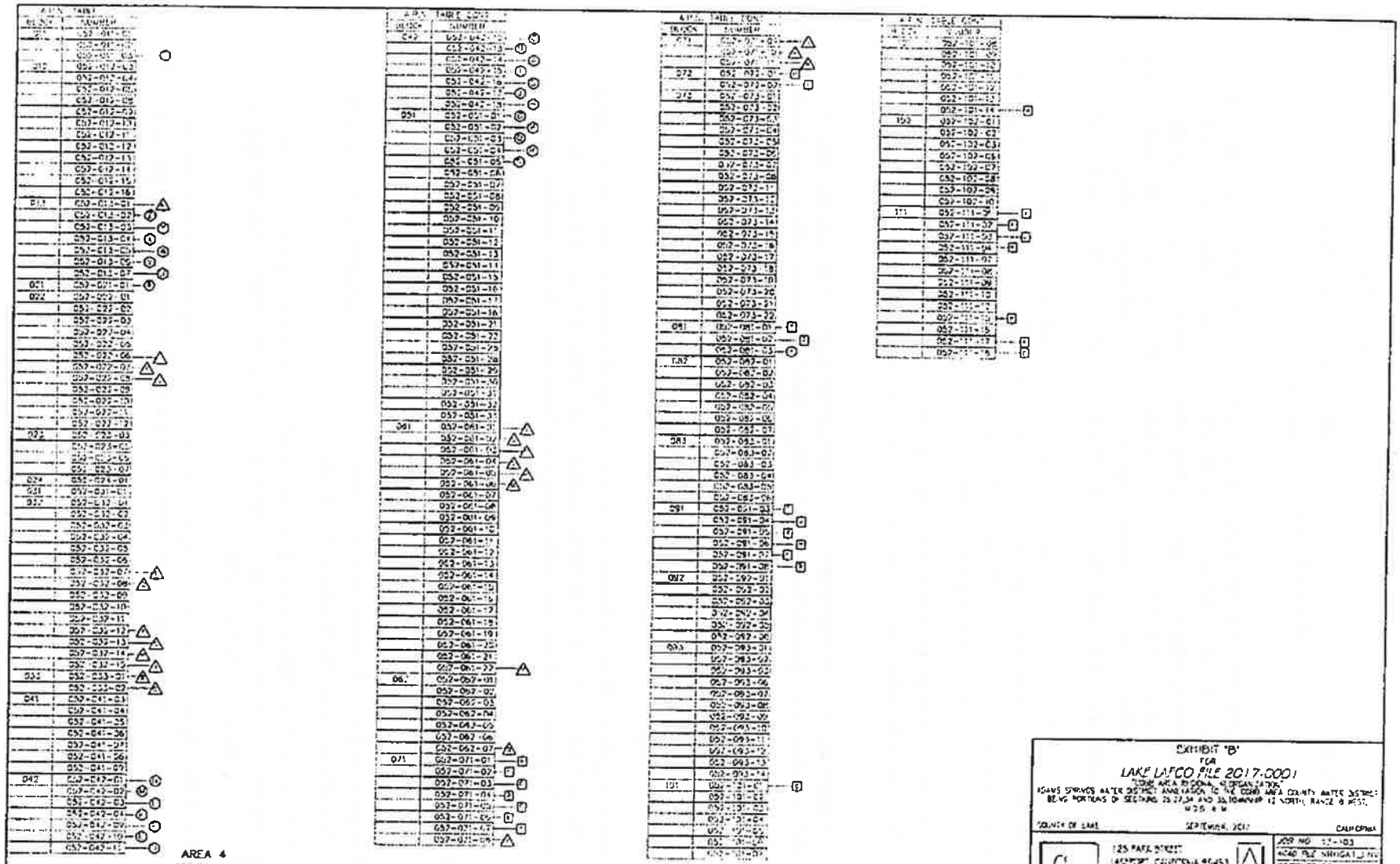
BBBB	051-152-03
CCCC	051-152-02
DDDD	051-152-01
EEEE	050-011-31
FFFF	050-011-37



AREA 4
LAFCO 2017-0001

ADAMS SPRINGS WATER DISTRICT
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001

ADAMS SPRINGS WATER DISTRICT ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING PORTIONS OF SECTIONS 25,27,34 AND 35, TOWNSHIP 12 NORTH, RANGE 8 WEST,
M.D.B. & M.

COUNTY OF LAKE — SEPTEMBER, 2017 — CALIFORNIA

125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5615
FAX (707) 263-0455
Land Surveying

JOB NO 17-103
ACAD FILE SHEET1.DWG
DESIGNED CS
DRAFTED CS
CHECKED CS
DATE 9-12-17
SHEET NO 2 OF 2 SHEETS

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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Resolution # 2018-0005

Attachment #2

LAKE LOCAL AGENCY FORMATION
COUNTY OF LAKE,
STATE OF CALIFORNIA

A Resolution Making Determinations and Approving a reorganization including an annexation amending the Boundaries of the Cobb Area County Water District to include the service areas of the Adams Springs Water District, Alpine Meadows Water System, Pine Grove Water System, County Service Area 7, County Service Area 18, County Service Area 22; and [annexing the territory, properties, and all associated customers served by the] Branding Iron Mutual Water Company, and Hill 9 and 10 Mutual Water Association. –LAFCO File 2017-0001

WHEREAS the Cobb Area County Water District (CACWD) has filed an application to annex 2,955.31-acres more or less into the Cobb Area County Water District known as LAFCO File 2017-0001 the Cobb Area Reorganization #1.

WHEREAS, The annexation includes 2,955.31-acres more or less and is described and depicted in Exhibits "A 1-87" Descriptions and "B 1-8" Maps, attached hereto and incorporated herein and filed with the Executive Officer of the Lake Local Agency Formation Commission pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq of the Government Code); and

WHEREAS, the CACWD was formed in 1961 to provide domestic water and wastewater services as provided for in section 30000 et seq. of the California Water Code; and

WHEREAS, the Cobb Area County Water District has concurrently filed an application to dissolve County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), County Service Area #22 (Mt Hannah) and the Adams Springs Water District totaling 2,536.41-acres more or less; and

WHEREAS, This annexation (reorganization) will be recorded concurrently with the dissolution of County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), County Service Area #22 (Mt Hannah) and the Adams Springs Water District.

WHEREAS, the Executive Officer reviewed the application and determined its completeness within 30 days of their submission and prepared and filed his report with this Commission at least five days prior to the regularly scheduled meeting during which this application is to be considered; and

WHEREAS, The Cobb Area County Water District adopted Resolution 8-17 pertaining to this reorganization; and

WHEREAS, this Commission has considered the application, the report of the Executive Officer, the Notice of Exemption (Class 20 and General Rule) for the

County and Cobb Area Resolution 2018-60 is attached as Exhibit C and Property Tax Revenue Exchange Agreement with Cobb Area County Water District Resulting from Annexation of Water Service Areas approved by both the Cobb Area County Water District Board of Directors on May 2, 2018 and the Board of Supervisors on May 8, 2018 attached hereto as Exhibit "D". Corrected Maps and Descriptions for Exhibit "D" are attached to this resolution as Exhibits "A 1-8" Boundary Descriptions and "B 1-8" Maps

9. Said reorganization territory is found to be inhabited.

10. The subject proposal is assigned the following short form designation: Cobb Area CWD Reorg. #1 (LAFCO File 2017-0001).

11. The boundaries of the affected territory are found to be definite and certain.

12. The application for this reorganization including dissolution of CSA's 7, 18, and 22 and the Adams Springs Water District and concurrent annexation to the Cobb Area County Water District (LAFCO 2017-0001) is hereby approved to provide domestic water services within the territory subject to the terms and conditions herein. This reorganization is consistent with the sphere of influence for the Cobb Area County Water District as adopted on March 21, 2018.

13. LAFCo is the conducting authority for this reorganization. In accordance with the provisions of Section 57000 of the Government Code and with Lake LAFCo Policies, the Commission hereby directs the Executive Officer to schedule a protest hearing for this matter after the expiration of the reconsideration period specified by Section 56895; to conduct the hearing for this reorganization; and, upon completion of the hearing, to take action as appropriate in accordance with LAFCo Policies and the requirements of Chapter 3, Part 4 of Division 3 of the California Government Code.

14. All Cobb Area County Water District previously authorized assessments; taxes, fees and charges shall apply to this annexed territory upon recordation of the Certificate of Completion.

15. All LAFCO, Lake County and State of California fees must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of estimated required fees or deposits to the agency prior to filing the Certificate of Completion.

16. All terms and conditions included in Cobb Area County Water District Resolution 8-17 shall be satisfied prior to recordation of the Certificate of Completion.

17. The authority of County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), County Service Area #22 (Mt Hannah) and the Adams Springs Water District to provide water services is hereby transferred to the Cobb Area County Water District entirely, and the Cobb Area County Water District is hereby designated as the "successor agency" to County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), County Service

2.2. Service Plan

The Plan for Services provided by the CACWD shall determine the manner in which services are provided in the affected territory.

3. **Acceptance by the Cobb Area County Water District**

3.1 The Cobb Area County Water District shall submit a letter to LAFCo accepting all assets physical and financial assets, liabilities & leases within the reorganization territory.

18. This annexation shall be recorded concurrently with the Certificate of Completion for the Dissolution of County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), County Service Area #22 (Mt Hannah) and the Adams Springs Water District (LAFCo Resolution 2018-0004)

19. The effective date shall be the date the concurrent recording of the Certificate of Completion for both the County Service Area 7 (Bonanza Springs), County Service Area 18 (Starview), County Service Area #22 (Mt Hannah) and the Adams Springs Water District dissolution and the annexation of the territory to the CACWD. The effective date shall occur after completion of the LAFCo proceedings.

20. One electronic copy (PDF), five large copies (18 by 24 minimum) and two 8 1/2 x 11 reductions of all maps along with an electronic copy (PDF) and two copies of the final boundary description shall be submitted to LAFCO prior to recordation of the Certificate of Completion.

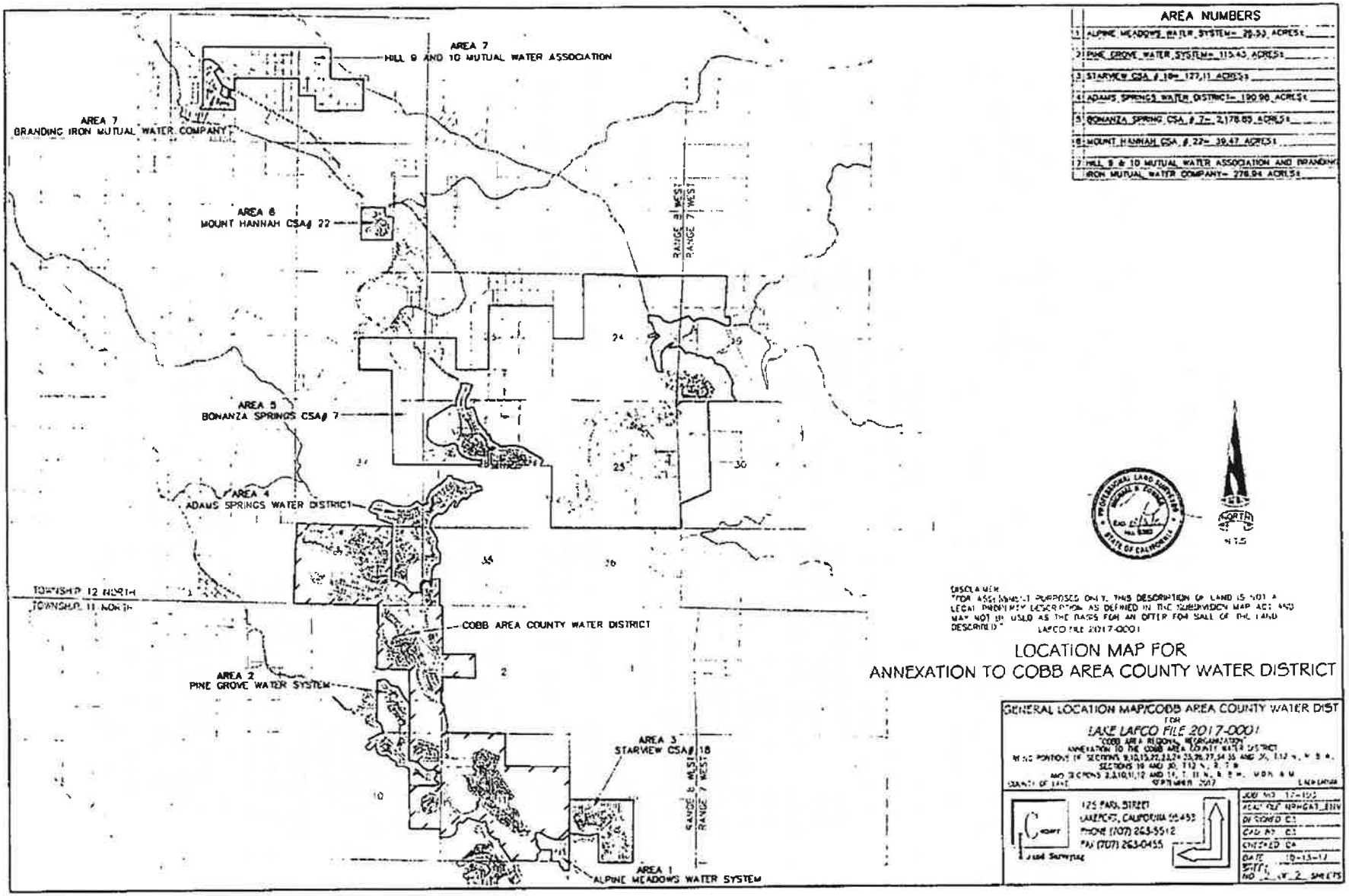
21. The Cobb Area County Water District may at its discretion, create benefit zones for separate financial rate structures, in order to retire legacy loans and bonded debt, or to create new loans and bonded debt for required system improvements, or simply for the management of discrete water systems, as necessary.

22. The legacy loan incurred by CSA #22 (Mt. Hannah) will be retired prior to its annexation by the Cobb Area County Water District.

23. The number of directors of the Cobb Area Water District shall be expanded from 5 to 7 as provided for in the California Water Code Division 12 Part 3, Chapter 1, Article 1 Section 30500.1(a). Unless otherwise provided for in the California Water Code, initial additional directors shall be appointed by the Lake County Board of Supervisors and elected at large thereafter.

24. Approval of this reorganization is conditioned upon the applicant's obligation to defend, indemnify, and hold harmless the Lake Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney's fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the

EXHIBITS A-1 – A 8
B-1 – B 8



18) THENCE NORTHERLY 165.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'00";
19) THENCE NORTH 00°53'00" EAST 113.90 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET;
20) THENCE NORTHWESTERLY 35.49 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°40'00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 236.30 FEET;
21) THENCE NORTHWESTERLY 114.86 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°51'00";
22) THENCE NORTH 11°56'00" WEST 94.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 73.89 FEET;
23) THENCE NORTHEASTERLY 139.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 108°20'00";
24) THENCE SOUTH 83°36'00" EAST 215.69 FEET;
25) THENCE SOUTH 60°01'30" EAST 281.39 FEET;
26) THENCE SOUTH 66°32'00" EAST 191.76 FEET;
27) THENCE SOUTH 78°31'00" EAST 123.20 FEET;
28) THENCE SOUTH 85°12'00" EAST 202.88 TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET;
29) THENCE NORTHEASTERLY 170.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°24'20";
30) THENCE NORTH 52°23'40" EAST 262.62 FEET MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 26.53 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. 051-011-01,02,03,04,05,09,10,11,12,16,17,19 AND 20.

A.P.N. 051-012-04, 05,06,07,08,09,10,11,12,13 AND 14.

A.P.N. 051-021-01,02,03,04,05,06,07,08,09,10,11,12,13,14,15,16, AND 19.

A.P.N. 051-022-01, 02, 03, AND 04.

A.P.N. 051-023-03, 04, 05,06,07,08 AND 09.

A.P.N. 051-024-01, 02 AND 03.

A.P.N. 051-031-01,02 AND 03.

A.P.N. 051-032-01,02,03,05,07,08,09,10,11 AND 12.

A.P.N. 051-033-03, 04,05,06,07,08,09,10 AND 11.

MICHAEL S. CONSER, LS 8383 DATE: 5/7/15

PROFESSIONAL LAND SURVEYOR
MICHAEL S. CONSER
Exp. 12/31/15
No. 8383
STATE OF CALIFORNIA

COUNTY RECORDER, LAKE COUNTY, CALIFORNIA, ON AUGUST 20, 1925 IN BOOK 4 OF TOWN MAPS AT PAGES 71 AND 72;

18) THENCE SOUTH 84°30'00" EAST 57.03 FEET;
19) THENCE NORTH 00°59'26" EAST 129.14 FEET;
20) THENCE SOUTH 80°15'00" WEST 57.80 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 5 OF SAID "PINE GROVE – TRACT 2 SUBDIVISION" ALSO BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;
21) THENCE NORTH 1010 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF MESA DRIVE AS SHOWN ON SAID SUBDIVISION; THENCE LEAVING SAID BOUNDARY FOR THE COBB AREA COUNTY WATER DISTRICT, ALONG THE NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES;
22) THENCE NORTH 18°37'00" WEST 72.07 FEET;
23) THENCE NORTH 60°11'00" WEST 52.18 FEET;
24) THENCE NORTH 40°29'00" WEST 159.62 FEET;
25) THENCE NORTH 36°01'00" WEST 151.05 FEET;
26) THENCE NORTH 30°45'00" WEST 102.33 FEET;
27) THENCE NORTH 22°00'00" WEST 74.79 FEET;
28) THENCE NORTH 24°15'00" WEST 214.26 FEET;
29) THENCE NORTH 73°15'00" WEST 93.12 FEET;
30) THENCE SOUTH 88°00'00" WEST 48.16 FEET;
31) THENCE NORTH 72°00'00" WEST 202.28 FEET;
32) THENCE NORTH 38°30'00" WEST 197.39 FEET;
33) THENCE NORTH 55°15'00" WEST 160.67 FEET;
34) THENCE NORTH 86°00'00" WEST 79.22 FEET;
35) THENCE SOUTH 71°30'00" WEST 65.91 FEET;
36) THENCE SOUTH 47°15'00" WEST 72.69 FEET TO THE NORTH LINE OF A 10.00 FOOT TRAIL AS SHOWN ON SAID SUBDIVISION MAP;
37) THENCE LEAVING SAID NORTH LINE OF MESA DRIVE, NORTH 73°36'00" WEST 148 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUHTEAST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 8 WEST, M.D.B. & M.;
38) THENCE ALONG SAID WEST LINE SOUTH 1708 FEET MORE OR LESS TO THE NORTH RIGHT-OF-WAY OF BOTTLE ROCK ROAD TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 35°11'35" EAST;
39) THENCE SOUTHEASTERLY 36.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°31'38";
40) THENCE SOUTH 38°29'09" EAST ALONG SAID NORTH RIGHT-OF-WAY, 179.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 470.00 FEET, A RADIAL LINE TO SAID CURVE BEARS NORTH 63°41'32" EAST;
41) THENCE ALONG SAID NORTH RIGHT-OF-WAY SOUTHEASTERLY 47.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°50'33";
42) THENCE ALONG SAID RIGHT-OF-WAY SOUTH 20°27'55" EAST 212.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 480.00 FEET;
43) THENCE SOUTHEASTERLY 87.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°23'48";
44) THENCE LEAVING SAID RIGHT-OF-WAY WEST 45' MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY OF BOTTLE ROCK ROAD;

68) THENCE SOUTH 48°48'00" EAST 325.50 FEET;
69) THENCE SOUTH 68°30'00" EAST 127.00 FEET;
70) THENCE SOUTH 31°45'00" EAST 100.00 FEET;
71) THENCE SOUTH 07°00'03" WEST 25 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 84 OF SAID "PINE GROVE-TRACT 1"; THENCE ALONG THE PERIMETER OF THE SAID SUBDIVISION THE FOLLOWING COURSES;
72) THENCE SOUTH 100.00 FEET;
73) THENCE SOUTH 83°13'00" EAST 250.10 FEET;
74) THENCE NORTH 79°41'00" EAST 100.00 FEET;
75) THENCE SOUTH 47°23'00" EAST 63.50 FEET;
76) THENCE SOUTH 60°13'00" EAST 120.60 FEET;
77) THENCE SOUTH 67°00'00" EAST 73 FEET MORE OR LESS TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10;
78) THENCE ALONG THE SAID WEST LINE SOUTH 691 FEET MORE OR LESS TO THE BOUNDARY OF THE COBB AREA COUNTY WATER DISTRICT;
79) THENCE LEAVING SAID WEST LINE SOUTH 89°55'30" EAST 950 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 3, BLOCK 1 AS SHOWN ON THAT CERTAIN MAP TITLED "COBB VALLEY SUBDIVISION NO. 2", FILED IN THE OFFICE OF THE COUNTY RECORDER, LAKE COUNTY, CALIFORNIA, ON FEBRUARY 9, 1954 IN BOOK 6 OF TOWN MAPS AT PAGES 81 AND 82;
80) THENCE CONTINUING SOUTH 89°55'30" EAST 150.00 FEET TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 3; THENCE CONTINUING SOUTH 89°55'30" EAST TO A POINT WHICH LIES SOUTH 03°06'47" EAST OF A POINT WHICH LIES SOUTH 81°54'39" WEST, 112.40 FEET FROM THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS UNIT B IN THE GRANT DEED TO THE STATE OF CALIFORNIA, RECORDED AUGUST 10, 1984, IN BOOK 1236, PAGE 243 OF OFFICIAL RECORDS OF LAKE COUNTY, CALIFORNIA;
81) THENCE NORTH 03°06'47" WEST 40 FEET MORE OR LESS, TO A POINT WHICH LIES SOUTH 81°54'39" WEST 112.40 FEET FROM THE SOUTHWEST CORNER OF THAT SAID CERTAIN PARCEL OF LAND DESCRIBED AS UNIT B IN THE GRANT DEED TO THE STATE OF CALIFORNIA.
82) THENCE NORTH 81°54'39" EAST 112.40 FEET TO THE SOUTHWEST CORNER OF THAT SAID CERTAIN PARCEL OF LAND DESCRIBED AS UNIT B IN THE GRANT DEED TO THE STATE OF CALIFORNIA ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BOTTLE ROCK ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF BOTTLE ROCK ROAD THE FOLLOWING COURSES AND DISTANCES;
83) THENCE NORTH 17°11'46" WEST 21.19 FEET;
84) THENCE NORTH 33°18'55" WEST 86.06 FEET;
85) THENCE NORTH 58°25'26" WEST 84.40 FEET;
86) THENCE NORTH 76°02'53" WEST 54.13 FEET;
87) THENCE LEAVING THE WEST LINE OF BOTTLE ROCK ROAD NORTH 53°16'14" WEST 158.80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BOTTLE ROCK ROAD;
88) THENCE LEAVING THE EAST RIGHT-OF-WAY LINE OF BOTTLE ROCK ROAD NORTH 11°37'55" EAST 41.56 FEET TO A POINT ON THE SOUTHWESTRLY LINE OF PARCEL B AS SHOWN IN BOOK 28 OF PARCEL MAPS AT PAGE 2, FILED MAY 2, 1986; THENCE ALONG THE EXTERIOR BOUNDARIES OF SAID PARCEL B THE FOLLOWING COURSES AND DISTANCES;
89) THENCE SOUTH 44°09'00" EAST 33.09 FEET;
90) THENCE SOUTH 73°21'30" EAST 46.06 FEET;
91) THENCE NORTH 89°26'00" EAST 121.75 FEET;

A.P.N. 050-142-03.

5/7/18

MICHAEL S. CONSER, LS 8383 DATE:

NORTHERLY BOUNDARY OF SAID "SUNSET VIEW GIFFORD SUBDIVISION NO. 1", THE FOLLOWING COURSES AND DISTANCES:

11) THENCE SOUTH 27° 58' 12" EAST 49.10 FEET TO SAID NORTHWEST CORNER;
12) THENCE SOUTH 82° 41' 00"EAST, 55.10 FEET;
13) THENCE SOUTH 74° 22' 00" EAST, 83.60 FEET;
14) THENCE NORTH 64° 33' 00" EAST, 138.30 FEET;
15) THENCE SOUTH 87° 34' 00" EAST, 84.20 FEET;
16) THENCE NORTH 73° 31' 00" EAST, 116.40 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK C, OF SAID "SUNSET VIEW GIFFORD SUBDIVISION NO. 1", SAID POINT ALSO BEING ON THE WESTERLY LINE OF ABOVE MENTIONED "LAKEWOOD PINES UNIT NO. 1";
17) THENCE SOUTH 00° 43' 25" EAST ALONG SAID WESTERLY LINE, 1211.92 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 127.11 ACRES, 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. 051-091-05,06,07,08,09,10,11 AND 12.

A.P.N. 051-092-03,04,10,11,19,21,22 AND 23.

A.P.N. 051-093-01,02,03,04 AND 05.

A.P.N. 051-094-02 AND 06.

A.P.N. 051-101-,04,05,06,07,10,11,12,13,14,19,20,21,24,28,30 AND 31.

A.P.N. 051-102-01,02,03,04,05,06,07,08,09 AND 10.

A.P.N. 051-103-02,03,04,05,06,09,10,13,15,16 AND 17.

A.P.N. 051-104-01,02,03,04,05,08,09,12,13,14,15 AND 16.

A.P.N. 051-105-01,02,03,04,07,08,09,10,11,22,23,24,25,31,32,33,35,36,37,38,40,41 AND 42.

A.P.N. 050-641-02,03,04,07,08,09,10,11,12,13,14,17,18,19,20 AND 21.

A.P.N. 050-642-02.

A.P.N. 050-643-02,03,06,07 AND 08.

A.P.N. 050-644-02,10,11 AND 12.

A.P.N. 050-645-02,03,04,05,06,07,09 AND 10.

A.P.N. 050-651-02,03,11 AND 12.

A.P.N. 050-652-03 AND 04.

A.P.N. 050-911-01,02,03,04,07,08,09,10,11,12 AND 13.

A.P.N. 050-912-03,04,06,08,09,10,11 AND 12.

A.P.N. 050-913-01,05,06,07,08 AND 09.

A.P.N. 050-921-01,02,03,04,06,08,10 AND 11.

A.P.N. 050-922-01,02,03,13,14,21,22,23,25,27,41,42,44,46,47,48,49,50,51,52,53,54,55,56 AND 57.

AREA 4

A-4

EXHIBIT "A"

LAFCO FILE 2017-0001

ADAMS SPRINGS WATER DISTRICT 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, DESCRIBED AS:

ADAMS SPRINGS SUBDIVISION NO. 1, FILED JULY 6, 1965 IN BOOK 8, TOWN MAPS PAGES 50 & 51, ADAMS SPRINGS SUBDIVISION NO. 2, FILED JULY 19, 1965, IN BOOK 8, TOWN MAPS PAGES 54, 55 & 56, ADAMS SPRINGS SUBDIVISION NO. 3, FILED SEPTEMBER 16, 1965, IN BOOK 8, TOWN MAPS PAGES 65 & 66.
AND PORTIONS OF SECTIONS 27, 34, & 35, T12N, R8W M.D.B. &M., LAKE COUNTY CALIF., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EXISTING DISTRICT BOUNDARY BEING THE QUARTER SECTION CORNER ON THE EAST LINE OF SECTION 34, AND RUNNING THENCE ALONG THE SAID DISTRICT BOUNDARY THE FOLLOWING COURSES:

(1) SOUTH 31° 24' 28" WEST, 115.86 FEET, TO A POINT ON A NON-TANGENT 173.08 FEET RADIUS CURVE CONCAVE TO THE SOUTHWEST A RADIAL LINE TO SAID POINT BEARS NORTH 54°31'57" EAST, SAID POINT ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EMERFORD ROAD;
(2) THENCE ALONG SAID SOUTH LINE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°27'06" AN ARC DISTANCE OF 161.47 FEET;
(3) THENCE ALONG SAID SOUTH LINE NORTH 88°55'09" WEST 286.04 FEET;
(4) THENCE ALONG SAID LINE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 136.35 FEET, A CENTRAL ANGLE OF
63°40'09" AND A LENGTH OF 151.52 FEET TO A POINT OF REVERSE CURVATURE.
(5) ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING CURVE, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 64°58'30" AND A LENGTH OF 873.20 FEET, TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34.
(6) THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF EMERFORD ROAD AND ALONG SAID WEST LINE NORTH 00°53'00" EAST, 2188.65 FEET; THENCE LEAVING SAID DISTRICT BOUNDARY;
(7) THENCE NORTH 01°29'03" EAST, 168.65 FEET
(8) THENCE NORTH 88°51'53" WEST, 90.81 FEET
(9) THENCE NORTH 70°01'36" WEST, 572.80 FEET
(10) THENCE NORTH 19°58'24" EAST, 150.00 FEET
(11) THENCE NORTH 70°01'36" WEST, 321.07 FEET
(12) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 02° 15' 05" AND A LENGTH OF 40.48 FEET
(13) THENCE NORTH 67°46'31" WEST, 70.00 FEET
(14) THENCE NORTH 22°13'29" EAST, 60.00 FEET
(15) THENCE NORTH 36°12'25" EAST, 235.40 FEET
(16) THENCE NORTH 02°40'00" EAST, 74.56 FEET
(17) THENCE NORTH 55°42'23" EAST, 147.45 FEET
(18) THENCE NORTH 79°20'05" EAST, 135.08 FEET
(19) THENCE SOUTH 84°00'00" EAST 180.00 FEET
(20) THENCE SOUTH 65°43'43" EAST, 424.84 FEET
(21) THENCE SOUTH 83°00'00" EAST, 420.00 FEET
(22) THENCE NORTH 87°51'08" EAST, 128.88 FEET

(57) ALONG A CURVE TO THE RIGHT, FROM A TANGENT THAT BEARS SOUTH 72°01'18 WEST, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 12°14'44" AND A LENGTH OF 22.44 FEET

(58) THENCE SOUTH 84°16'02" WEST, 90.00 FEET

(59) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 346.13 FEET, A CENTRAL ANGLE OF 25°00'25", AND A LENGTH OF 151.07 FEET TO THE POINT OF REVERSE CURVATURE.

(60) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING CURVE, HAVING A RADIUS OF 375.62 FEET, A CENTRAL ANGLE OF 31°27'54" AND A LENGTH OF 206.28 FEET

(61) THENCE SOUTH 16°00'00" EAST, 113.00 FEET

(62) THENCE SOUTH 57°30'00" WEST, 136.00 FEET

(63) THENCE SOUTH 48°00'00" WEST, 135.00 FEET

(64) THENCE NORTH 49°32'35" WEST, 119.29 FEET

(65) THENCE ALONG A CURVE TO THE RIGHT, FROM A TANGENT THAT BEARS SOUTH 40°27"25" WEST, HAVING A RADIUS OF 1230.00 FEET, A CENTRAL ANGLE OF 04°36'35" AND A LENGTH OF 98.96 FEET

(66) THENCE TANGENT TO PRECEDING CURVE, SOUTH 45°04'00" WEST, 98.25 FEET

(67) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 16°22'40" AND A LENGTH OF 111.48 FEET

(68) THENCE TANGENT TO A PRECEDING CURVE, SOUTH 28°41'20" WEST, 162.56 FEET

(69) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 180°00'00" AND A LENGTH OF 188.50 FEET

(70) THENCE TANGENT TO PRECEDING CURVE, NORTH 28°41'20" EAST, 192.15 FEET

(71) THENCE NORTH 53°30'00" WEST, 118.39 FEET

(72) THENCE SOUTH 36°30'00" WEST, 600.00 FEET

(73) THENCE SOUTH 52°00'00" WEST, 240.00 FEET

(74) THENCE NORTH 38°50'30" WEST, 135.00 FEET

(75) THENCE SOUTH 51°09'30" WEST, 275.04 FEET

(76) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE HAVE A RADIUS OF 201.47 FEET, A CENTRAL ANGLE OF 47°16'34" AND A LENGTH OF 166.24 FEET TO A POINT IN A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL BEARING OF SOUTH 85°57'13" EAST;

(77) THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 25°41'21" AND A LENGTH OF 125.54 FEET TO A POINT OF REVERSE CURVATURE

(78) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 60°26'52" AND A LENGTH OF 174.08 FEET

(79) THENCE TANGENT TO PRECEDING CURVE, SOUTH 30°46'59" EAST, 448.65 FEET

(80) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 34°47'53" AND A LENGTH OF 170.06 FEET

(81) THENCE TANGENT TO PRECEDING CURVE, SOUTH 04°00'54" WEST, 23.27 FEET

(82) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 08°14'48" AND A LENGTH OF 148.25 FEET

(83) THENCE TANGENT TO PRECEDING CURVE, SOUTH 12°15'42" WEST, 13.80 FEET

(84) THENCE ALONG A CURVE TO THE LEFT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 61°15'24" AND LENGTH OF 213.83 FEET

(85) THENCE TANGENT TO PRECEDING CURVE, SOUTH 48°59'42" EAST, 82.40 FEET

(86) THENCE ALONG A CURVE TO THE RIGHT, TANGENT TO PRECEDING COURSE, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 107°37'00" AND LENGTH OF 197.22 FEET

(87) THENCE TANGENT TO PRECEDING CURVE, SOUTH 58°37'18" WEST, 15.00 FEET

A.P.N. 052-021-01.

A.P.N. 052-022-01,02,03,04,05,06,07,08,09,10,11 AND 12.

A.P.N. 052-023-03,05,06 AND 07.

A.P.N. 052-024-01.

A.P.N. 052-031-01.

A.P.N. 052-032-01,02,03,04,05,06,07,08,09,10,11,12,13,14 AND 15.

A.P.N. 052-033-01 AND 02.

A.P.N. 052-041-03,04,05,06,07,08 AND 09.

A.P.N. 052-042-01,02,03,04,09,10,11,12,13,14,15,16,17 AND 18.

A.P.N. 052-051-01,02,03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18,21,22,25,28,29,30,31,32 AND 33.

A.P.N. 052-061-01,02,03,04,05,06,07,08,09,10,11,12,13,14,15,16,17,18,19,20,21 AND 22.

A.P.N. 052-062-01,02,03,04,05,06 AND 07.

A.P.N. 052-071-01,02,03,04,05,06,07,08,09,10 AND 11.

A.P.N. 052-072-01 AND 02.

A.P.N. 052-073-01,02,03,04,05,06,07,08,11,12,13,14,15,16,17,18,19,20,21 AND 22.

A.P.N. 052-081-01,02 AND 03.

A.P.N. 052-082-01,2,03,04,05,06 AND 07.

A.P.N. 052-083-01,02,03,04,05 AND 06.

A.P.N. 052-091-03,04,05,06,07 AND 08.

A.P.N. 052-092-01,02,03,04,05 AND 08.

A.P.N. 052-093-01,02,03,06,07,08,09,10,11,12,13 AND 14.

A.P.N. 052-101-01,02,03,04,05,06,07,08,09,10,11,12,13 AND 14.

A.P.N. 052-102-01,02,03,06,07,08,09 AND 10.

A.P.N. 052-111-01,02,03,04,07,08,09,10,12,15,16,17 AND 18.

A.P.N. 011-067-32.

5/7/18

MICHAEL S. CONSER, LS 8383 DATE:

25) THENCE FROM LAST PRECEDING TANGENT, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 25.00 FEET; THROUGH A CENTRAL ANGLE OF 103° 19' 50", FOR A DISTANCE OF 45.09 FEET;
26) THENCE FROM A TANGENT THAT BEARS NORTH 11° 36' 50" WEST, ALONG A COMPOUND CURVE TO THE LEFT, WITH A RADIUS OF 100.00 FEET; THROUGH A CENTRAL ANGLE OF 90° 53' 10", FOR A DISTANCE OF 158.63 FEET;
27) THENCE SOUTH 77° 30' 00" WEST, FOR A DISTANCE OF 62.25 FEET;
28) THENCE FROM LAST PRECEDING TANGENT ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 50.00 FEET; THROUGH A CENTRAL ANGLE OF 81° 43' 50", FOR A DISTANCE OF 71.32 FEET;
29) THENCE ON A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 442.00 FEET, THROUGH A CENTRAL ANGLE OF 04° 07' 55", FOR A DISTANCE OF 31.88 FEET;
30) THENCE ALONG A COMPOUND CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 25° 02' 50", FOR A DISTANCE OF 43.72 FEET;
31) THENCE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 15° 51' 15", FOR A DISTANCE OF 27.67 FEET; TO THE MOST NORTHERLY CORNER OF SAID SUBDIVISION NO. 5;
32) THENCE LEAVING SAID SUBDIVISION BOUNDARY SOUTH 55° 54' 20" WEST, FOR A DISTANCE OF 65.00 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 175, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY TO A POINT THAT IS SOUTH 83° 06' 20" WEST, A DISTANCE OF 65.00 FEET, FROM THE NORTHWEST CORNER OF LOT 12, BLOCK 2, OF SAID SUBDIVISION NO. 5;
33) THENCE LEAVING SAID HIGHWAY LINE NORTH 79° 39' 30" WEST, FOR A DISTANCE OF 220.00 FEET MORE OR LESS;
34) THENCE SOUTH 55° 08' 40" WEST, FOR A DISTANCE OF 890.55 FEET;
35) THENCE FROM THE LAST PRECEDING TANGENT, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 400.00 FEET; THROUGH A CENTRAL ANGLE OF 51° 35' 55", FOR A DISTANCE OF 360.23 FEET;
36) THENCE SOUTH 03° 32' 45" WEST, FOR A DISTANCE OF 436.37 FEET;
37) THENCE FROM THE LAST PRECEDING TANGENT, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 560.00 FEET; THROUGH A CENTRAL ANGLE OF 130° 21' 05", FOR A DISTANCE OF 1274.04 FEET;
38) THENCE NORTH 53° 11' 40" EAST, FOR A DISTANCE OF 153.81 FEET; THENCE SOUTH 48° 28' EAST, TO THE SOUTHERLY EDGE OF ROAD NO. 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED "LOCH LOMOND SUBDIVISION NO. 1" AS THE SAME WAS RECORDED ON JUNE 21, 1938, IN BOOK 6, OF TOWN MAPS AT PAGE 9, LAKE COUNTY RECORDS; THENCE SOUTHERLY AND EASTERLY ALONG SAID ROAD NO. 2, TO THE WEST LINE OF BLOCK "D", OF SAID SUBDIVISION NO. 1;
39) THENCE SOUTH 00° 50' 00" WEST, ALONG SAID WEST LINE OF BLOCK "D", FOR A DISTANCE OF 231.80 FEET; TO THE LINE RUNNING EAST AND WEST THROUGH THE CENTER OF SAID SECTION 26;
40) THENCE WEST FOR A TOTAL DISTANCE OF 3678.28 FEET MORE OR LESS, ALONG SAID LINE TO THE QUARTER SECTION CORNER ON THE WEST LINE OF SAID SECTION 26; THENCE CONTINUING WEST TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, SAID TOWNSHIP AND RANGE;
41) THENCE NORTH, THREE-QUARTERS MILE TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, SAID TOWNSHIP AND RANGE;
42) THENCE WEST, ONE-QUARTER MILE TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
43) THENCE NORTH ONE-QUARTER MILE TO THE CENTER OF SAID SECTION 22;

87) THENCE SOUTH 63° 24' 40" WEST, FOR A DISTANCE OF 105.09 FEET;
88) THENCE FROM THE LAST PRECEDING TANGENT, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 39° 37' 40" , FOR A DISTANCE OF 172.91 FEET;
89) THENCE SOUTH 23° 47' 00" WEST, FOR A DISTANCE OF 60.19 FEET;
90) THENCE FROM THE PRECEDING TANGENT, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 325.00 FEET; THROUGH A CENTRAL ANGLE OF 18° 30' 00", FOR A DISTANCE OF 104.94 FEET;
91) THENCE SOUTH 05° 17' 00" WEST, FOR A DISTANCE OF 84.84 FEET;
92) THENCE FROM THE LAST PRECEDING TANGENT, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET; THROUGH A CENTRAL ANGLE OF 42° 19' 00", FOR A DISTANCE OF 110.78 FEET;
93) THENCE ALONG A REVERSE CURVE TO THE RIGHT WITH A RADIUS OF 173.04 FEET, THROUGH A CENTRAL ANGLE OF 54° 50' 00", FOR A DISTANCE OF 165.60 FEET;
94) THENCE SOUTH 17° 48' 00" WEST, FOR A DISTANCE OF 78.31 FEET;
95) THENCE FROM LAST PRECEDING TANGENT ALONG A CURVE TO THE LEFT WITH A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 34° 32' 00", FOR A DISTANCE OF 226.02 FEET;
96) THENCE SOUTH 16° 44' 00" EAST, FOR A DISTANCE OF 331.29 FEET;
97) THENCE FROM LAST PRECEDING TANGENT ALONG A CURVE TO THE LEFT WITH A RADIUS OF 329.64 FEET, THROUGH A CENTRAL ANGLE OF 42° 36' 00", FOR A DISTANCE OF 245.09 FEET;
98) THENCE NORTH 61° 13' 21" EAST, FOR A DISTANCE OF 16.21 FEET;
99) THENCE SOUTH 60° 49' 17" EAST, FOR A DISTANCE OF 46.51 FEET;
100) THENCE NORTH 65° 05' 36" EAST, FOR DISTANCE OF 68.43 FEET;
101) THENCE FROM A TANGENT THAT BEARS NORTH 16° 16' 44" WEST, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 720.00 FEET, THROUGH A CENTRAL ANGLE OF 14° 27' 50", FOR A DISTANCE OF 181.76 FEET;
102) THENCE NORTH 01° 48' 54" WEST, FOR A DISTANCE OF 350.00 FEET;
103) THENCE NORTH 05° 04' 59" EAST, FOR A DISTANCE OF 83.26 FEET;
104) THENCE FROM THE LAST PRECEDING TANGENT ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 51° 48' 50", FOR A DISTANCE OF 370.77 FEET;
105) THENCE NORTH 49° 59' 56" EAST, FOR A DISTANCE OF 259.43 FEET;
106) THENCE FROM THE LAST PRECEDING TANGENT ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 410.00 FEET, THROUGH A CENTRAL ANGLE OF 19° 17' 11", FOR A DISTANCE OF 138.01 FEET;
107) THENCE NORTH 86° 35' 19" EAST, FOR A DISTANCE OF 58.46 FEET;
108) THENCE SOUTH 37° 41' 30" WEST, FOR A DISTANCE OF 287.74 FEET;
109) THENCE NORTH 79° 09' 00" EAST, FOR A DISTANCE OF 100.00 FEET.
110) THENCE NORTH 82° 27' 00" EAST, FOR A DISTANCE OF 246.00 FEET;
111) THENCE SOUTH 60° 28' 00" EAST, FOR A DISTANCE OF 200.00 FEET;
112) THENCE SOUTH 52° 58' 00" EAST, FOR A DISTANCE OF 100.00 FEET;
113) THENCE SOUTH 30° 30' 00" EAST, FOR A DISTANCE OF 126.00 FEET;
114) THENCE NORTH 65° 27' 00" EAST, FOR A DISTANCE OF 128.00 FEET;
115) THENCE SOUTH 66° 57' 00" EAST, FOR A DISTANCE OF 125.00 FEET;
116) THENCE NORTH 89° 47' 00" EAST, FOR A DISTANCE OF 156.00 FEET;
117) THENCE SOUTH 38° 26' 00" EAST, FOR A DISTANCE OF 75.00 FEET;
118) THENCE SOUTH 31° 05' 00" EAST, FOR A DISTANCE OF 76.00 FEET;
119) THENCE SOUTH 23° 03' 40" EAST, FOR A DISTANCE OF 6.00 FEET;
120) THENCE SOUTH 82° 01' 12" EAST, FOR A DISTANCE OF 103.57 FEET;
121) THENCE SOUTH 61° 47' 00" EAST, FOR A DISTANCE OF 180.00 FEET;

A.P.N. 052-171-01,02,03,04,05,06 AND 07.

A.P.N. 052-172-01,02,03 AND 04.

A.P.N. 052-173-01,02 AND 03.

A.P.N. 052-181-01,02,03,04,05 AND 06.

A.P.N. 052-182-01,02,03,04,05,06 AND 07.

A.P.N. 052-191-01,02,03,04 AND 05.

A.P.N. 052-192-01.

A.P.N. 052-193-01,02,10,11 AND 12.

A.P.N. 052-201-01,02,03,04,05 AND 06.

A.P.N. 052-202-01,02 AND 03.

A.P.N. 052-231-01,02,03,04,05,06 AND 07.

A.P.N. 052-232-01.

A.P.N. 052-233-01,02,03,04,05,06,07 AND 08.

A.P.N. 052-241-01,02,03,04 AND 05.

A.P.N. 052-242-01,02 AND 03.

A.P.N. 052-251-01 AND 02.

A.P.N. 052-252-01,02,03,04,05 AND 06.

A.P.N. 052-253-01,02 AND 03.

A.P.N 052-254-01,02 AND 03.

A.P.N. 052-261-01,02,03,04,05 AND 06.

A.P.N. 052-262-01,02,03,04,05,06,07 AND 08.

A.P.N. 050-581-45,53,54,55 AND 56.

A.P.N. 050-601-01,02,04,05,06,07,08 AND 09.

A.P.N. 050-611-02,03,04,05 AND 06.

A.P.N. 050-661-06,07,11,12,13,14,15,16,17 AND 18.

A.P.N. 050-662-03,05,06,07,08,09,10,11,14,15 AND 16.

A.P.N. 050-663-02,08,10 AND 11.

A.P.N. 011-033-03,04,07 AND 08.

A.P.N. 011-048-01,02,03,05 AND 06.

A.P.N. 011-049-01

A.P.N. 011-050-01,02,04,05,06,07,08,09,10,11,12,13 AND 14.

A.P.N. 011-051-04,05,06 AND 07.

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;

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;

AREA 7

A-9

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.;

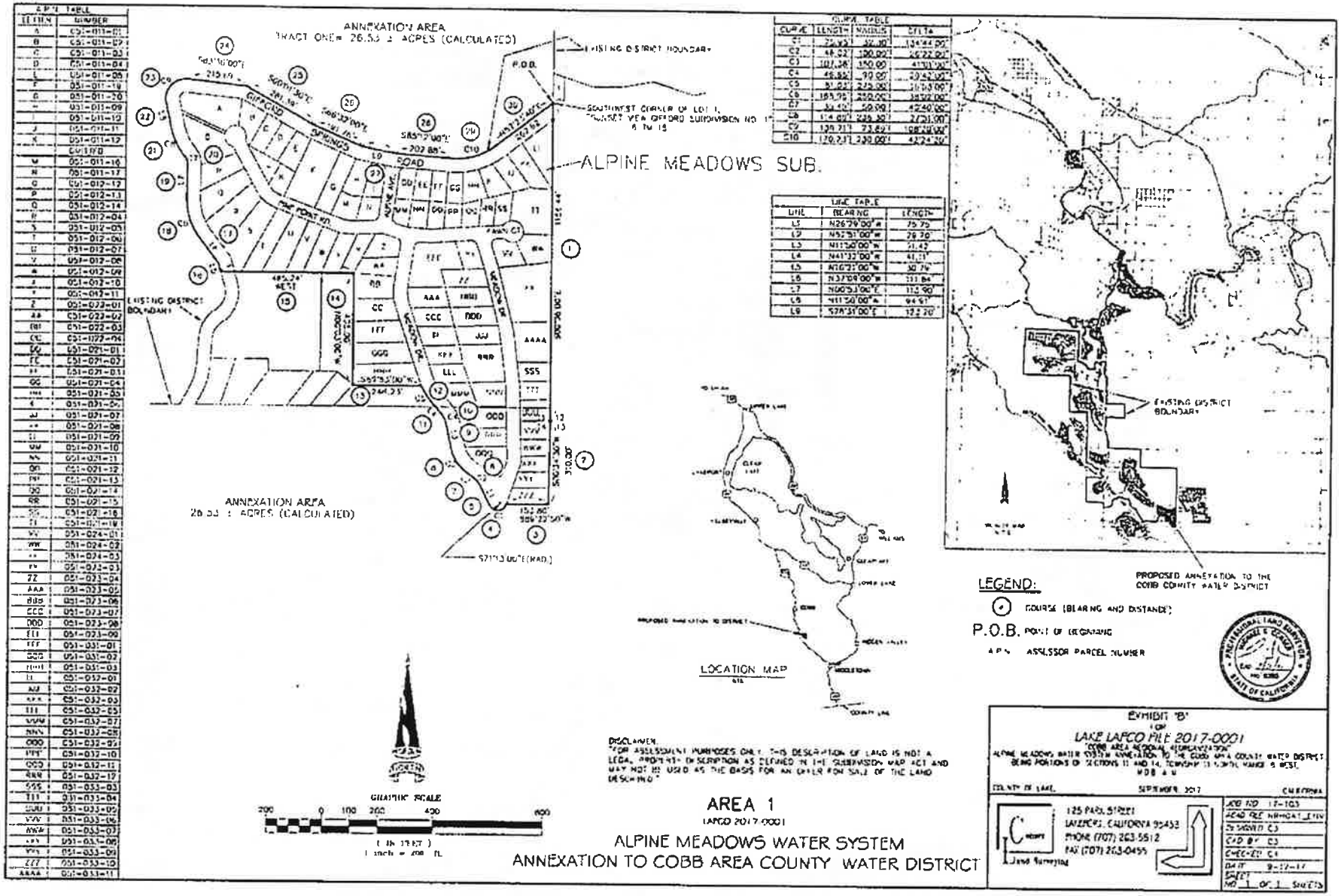
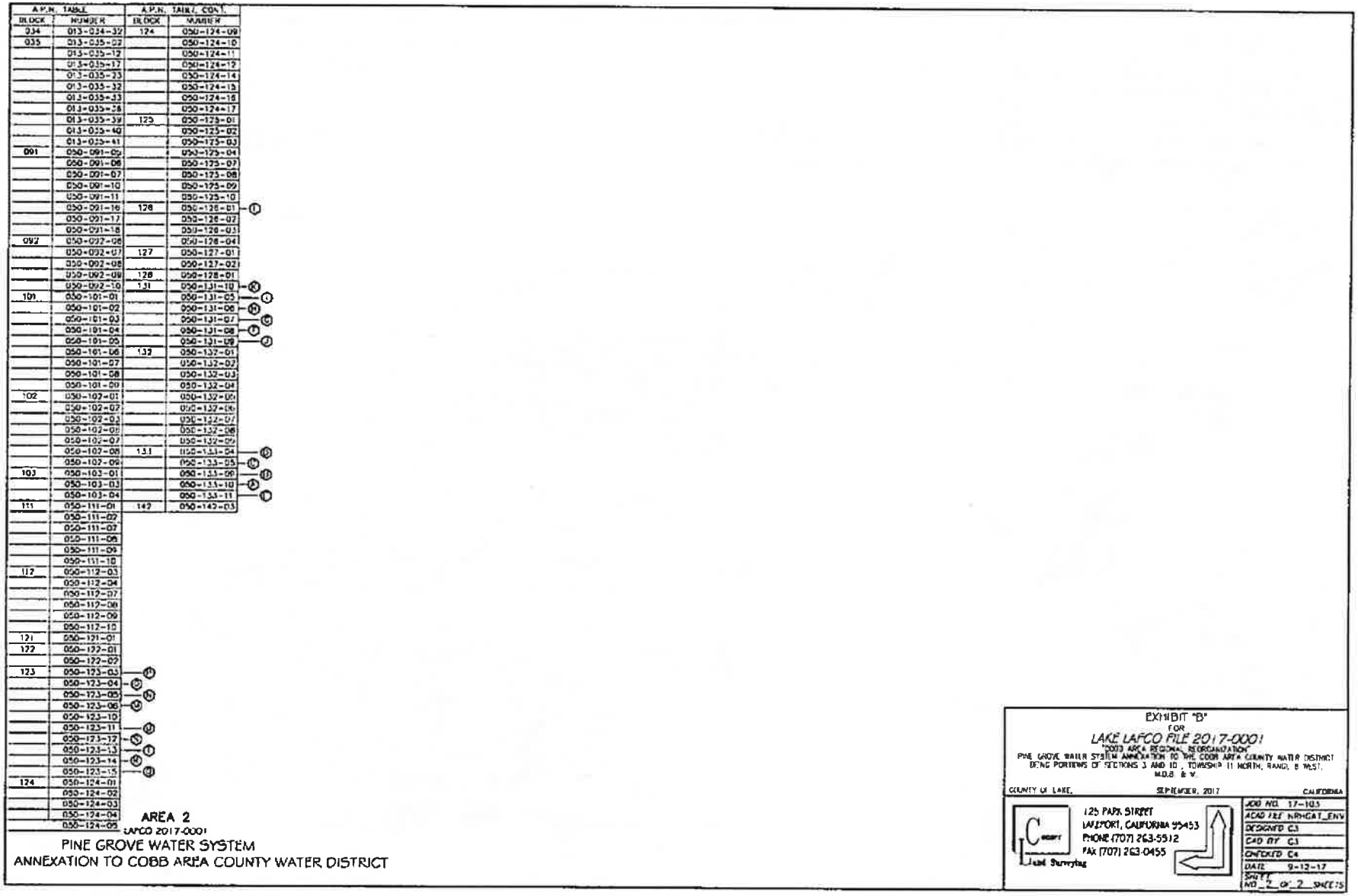

ANNEXATION AREA
TRACT ONE= 26.53 ± ACRES (CALCULATED)
EXISTING DISTRICT BOUNDARY
P.O.B.
SOUTHWEST CORNER OF LOT 1, FOREST VIEW AFFORD SUBDIVISION NO 1
ALPINE MEADOWS SUB.
CURVE TABLE
LINE TABLE
EXISTING DISTRICT BOUNDARY
ANNEXATION AREA
26.53 ± ACRES (CALCULATED)
LOCATION MAP
PROPOSED ANNEXATION TO THE COBB COUNTY WATER DISTRICT
LEGEND:
COURSE (BEARING AND DISTANCE)
P.O.B. POINT OF BEGINNING
A.P.N. ASSESSOR PARCEL NUMBER
GRAPHIC SCALE
1 inch = 200 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 1
LAFCO 2017-0001
ALPINE MEADOWS WATER SYSTEM
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT
EXHIBIT "B"
LAKE LAFCO FILE 2017-0001
COBB AREA REGIONAL REORGANIZATION
ALPINE MEADOWS WATER SYSTEM ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING PORTIONS OF SECTIONS 11 AND 14, TOWNSHIP 13 NORTH, RANGE 9 WEST,
MDB & M
COUNTY OF LAKE, SEPTEMBER 2017, CALIFORNIA
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0495
Land Surveying

EXHIBIT B-1



A.P.N. TABLE	
BLOCK	NUMBER
034	013-034-32
035	013-035-02
	013-035-12
	013-035-17
	013-035-23
	013-035-32
	013-035-33
	013-035-38
	013-035-39
	013-035-40
	013-035-41
091	050-091-02
	050-091-06
	050-091-07
	050-091-10
	050-091-11
	050-091-16
	050-091-17
	050-091-18
092	050-092-06
	050-092-07
	050-092-08
	050-092-09
	050-092-10
101	050-101-01
	050-101-02
	050-101-03
	050-101-04
	050-101-05
	050-101-06
	050-101-07
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142	050-142-03

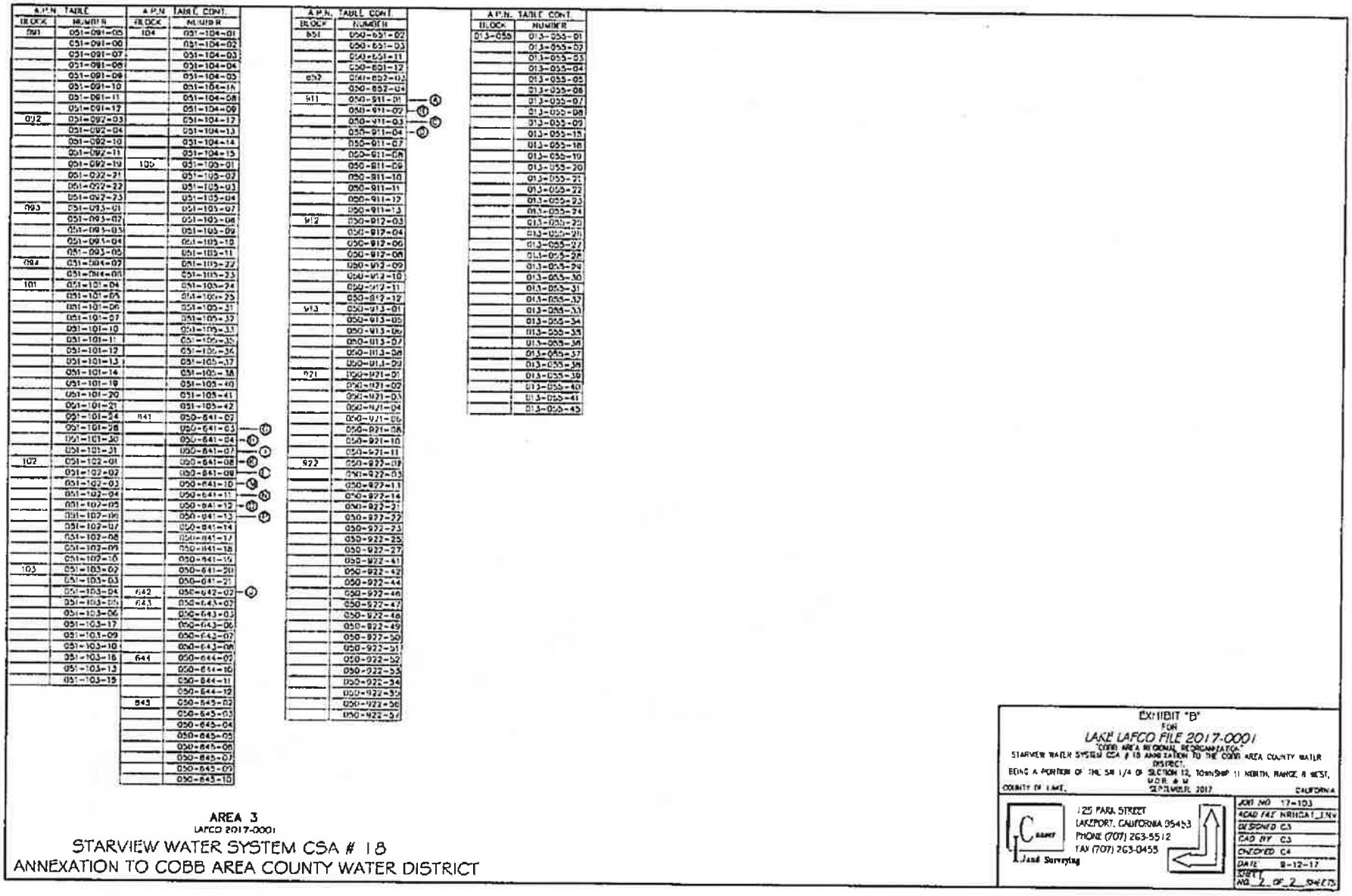
AREA 2
LAFCO 2017-0001
PINE GROVE WATER SYSTEM
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
"2003 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

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

JOB NO. 17-103
ACAD FILE NRHGAT_ENV
DESIGNED CJ
CAD BY CJ
CHECKED CK
DATE 9-12-17
SHEET NO. 2 OF 2 SHEETS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A.P.N. TABLE CONT.
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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
125 PARA STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455
Land Surveying
JOB NO 17-103
ACAD FILE NRHCAT_ANX
DESIGNED CS
CAD BY CS
CHECKED CS
DATE 9-12-17
SHEET NO. 2 OF 2 SHEETS

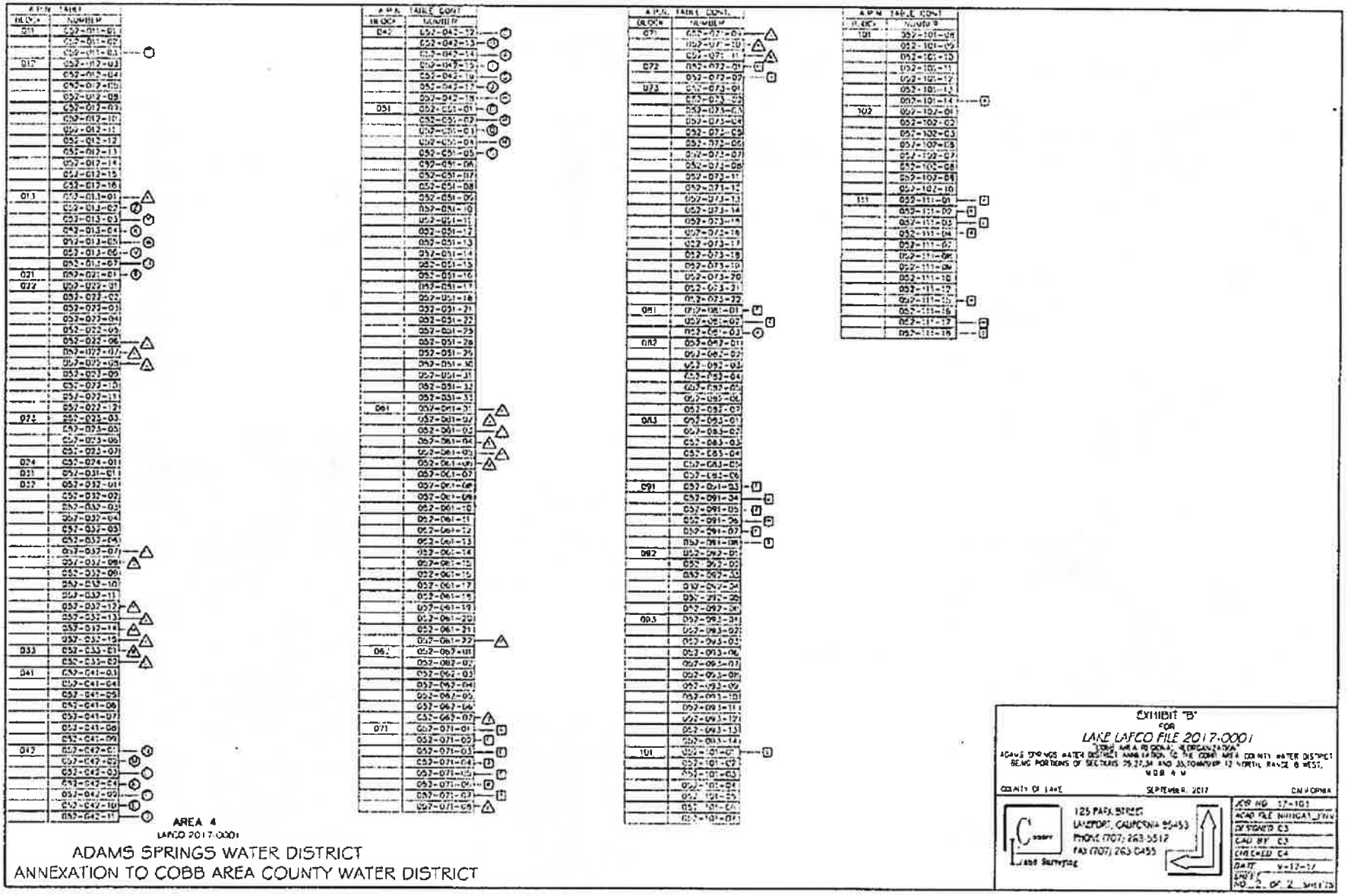


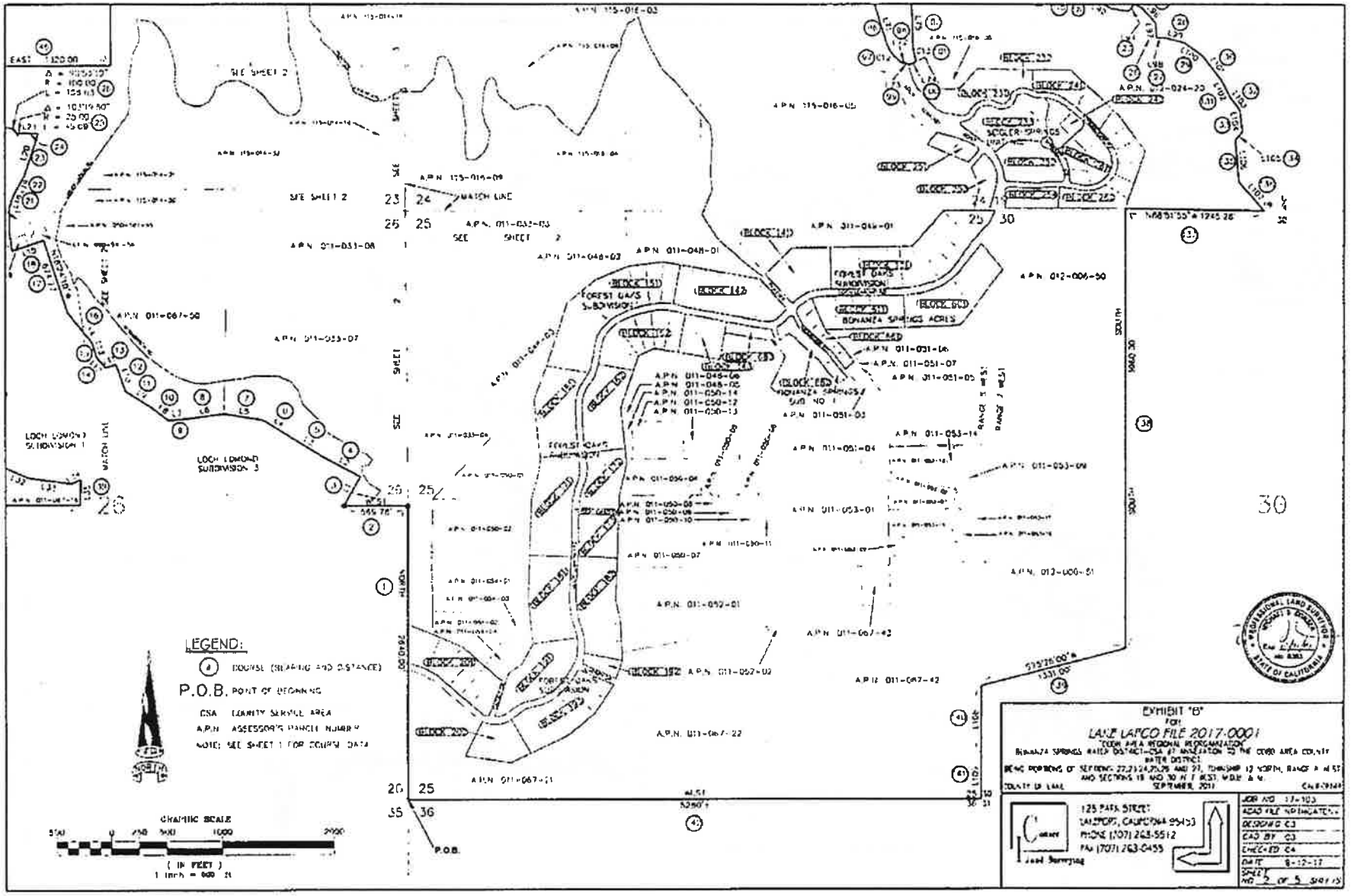
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
ADAMS SPRINGS WATER DISTRICT ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING PORTIONS OF SECTIONS 29,27,34 AND 35,TOWNSHIP 12 NORTH, RANGE 8 WEST, MDB & M
COUNTY OF LAKE SEPTEMBER, 2017 CALIFORNIA

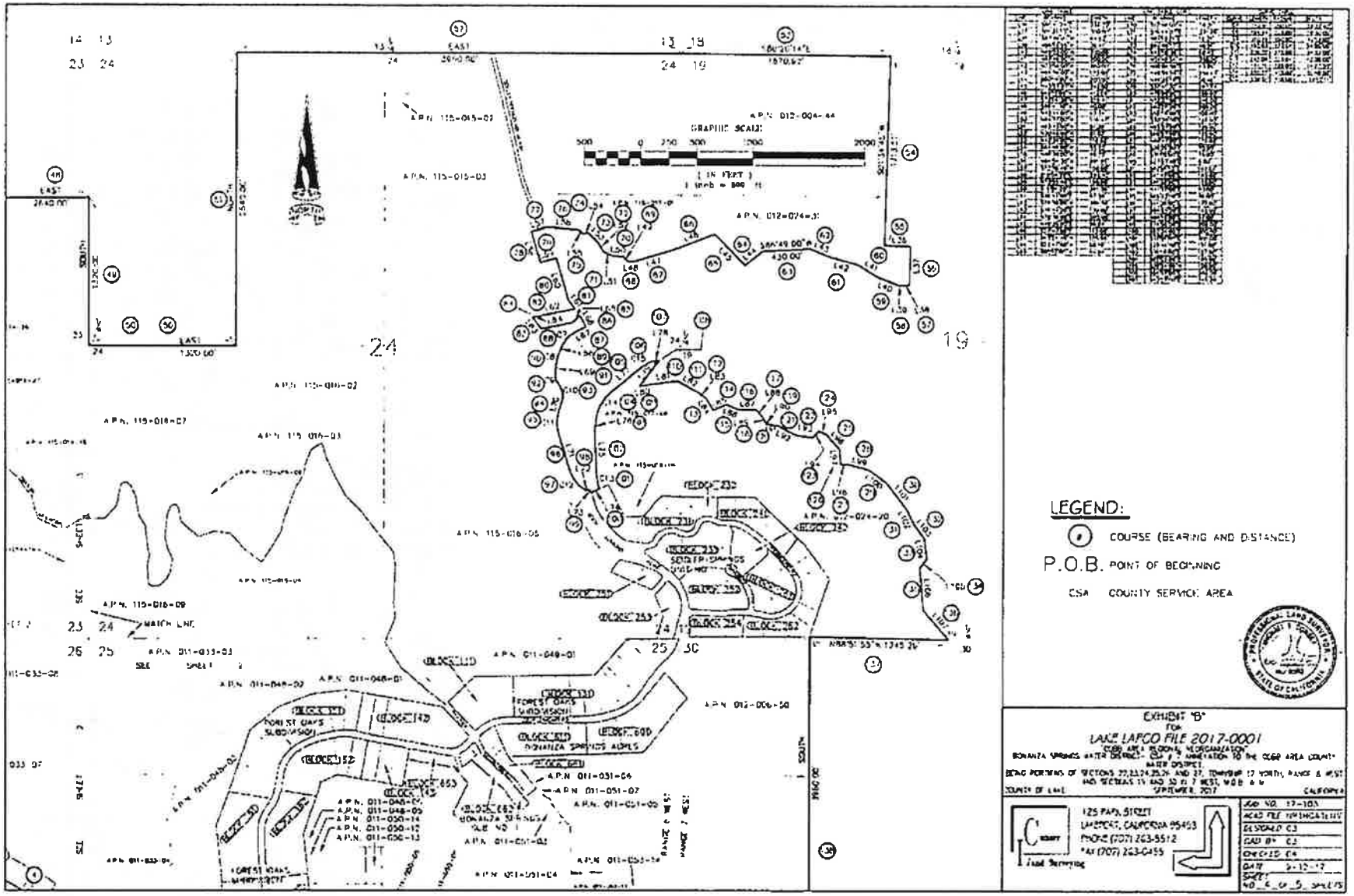
AREA 4
LAFCO 2017-0001

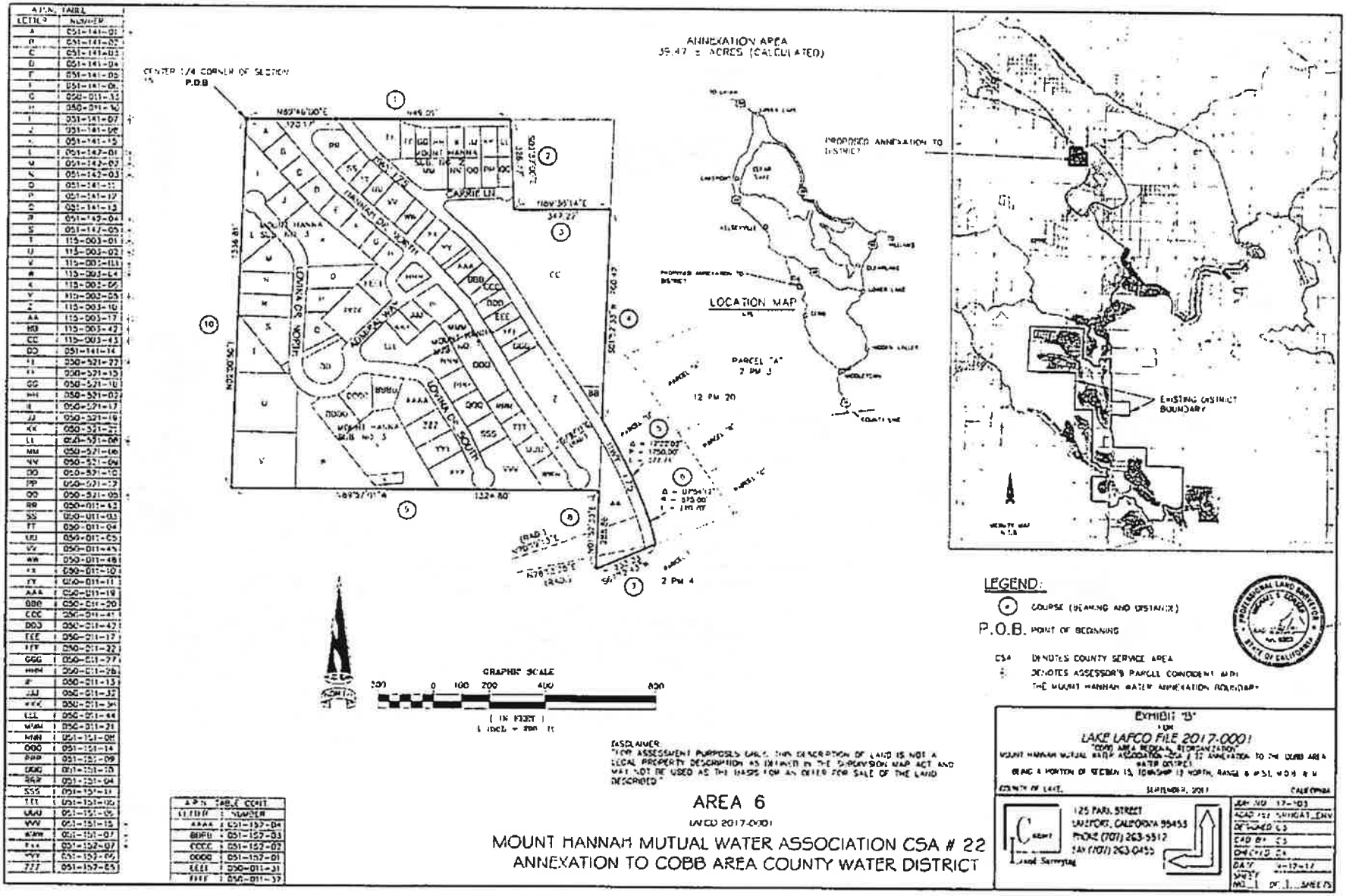
ADAMS SPRINGS WATER DISTRICT
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

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

JOB NO 17-101
ACAD FILE NUMBER 17101
DESIGNED CS
CAD BY CS
CHECKED CS
DATE 9-12-17
SHEET NO 2 OF 2 SHEETS


LEGEND:
(4) COURSE (BEARING AND DISTANCE)
P.O.B. POINT OF BEGINNING
CSA COUNTY SERVICE AREA
A.P.N. ASSESSOR'S PARCEL NUMBER
NOTE: SEE SHEET 1 FOR COURSE DATA
GRAPHIC SCALE
(IN FEET)
1 inch = 800 ft.
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
"COBB AREA REGIONAL REORGANIZATION"
BONANZA SPRINGS WATER DISTRICT-CSA 47 ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING PORTIONS OF SECTIONS 22,23,24,25,26 AND 27, TOWNSHIP 12 NORTH, RANGE 7 WEST AND SECTIONS 19 AND 30 IN T 12 NORTH, RANGE 6 WEST, M.D.B. & M.
COUNTY OF LAKE
SEPTEMBER, 2017
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455
Land Surveying
JOB NO 17-103
DESIGNED CJ
DRAWN BY CJ
CHECKED CA
DATE 9-12-17
SHEET NO 2 OF 5 SHEETS
SEE SHEET 2
SEE SHEET 1
MASON LINE
LOCH LOMOND SUBDIVISION 1
LOCH LOMOND SUBDIVISION 3
FOREST OAKS SUBDIVISION
BONANZA SPRINGS ACRES
BONANZA SPRINGS SUB NO 1
SCIGLER SUB NO 105
P.O.B.
30


LEGEND:
COURSE (BEARING AND DISTANCE)
P.O.B. POINT OF BEGINNING
CSA COUNTY SERVICE AREA
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-0001
SEPTEMBER, 2017
125 PARK STREET
LAKEPORT, CALIFORNIA 95453
PHONE (707) 263-5512
FAX (707) 263-0455
JOB NO. 17-103
DESIGNED CJ
DRAWN BY CJ
CHECKED CH
DATE 9-12-17
SHEET NO. 4 OF 5 SHEETS



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K	051-141-15
L	051-147-01
M	051-142-02
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Q	051-141-13
R	051-149-04
S	051-147-05
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U	115-003-02
V	115-003-03
W	115-003-04
X	115-003-05
Y	115-003-06
Z	115-003-16
AA	115-003-17
BB	115-003-42
CC	115-003-43
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EE	050-521-22
FF	050-521-15
GG	050-521-10
HH	050-521-02
II	050-521-17
JJ	050-521-19
KK	050-521-21
LL	050-521-09
MM	050-521-08
NN	050-521-04
OO	050-521-10
PP	050-521-13
QQ	050-521-05
RR	050-011-43
SS	050-011-03
TT	050-011-04
UU	050-011-05
VV	050-011-45
WW	050-011-46
XX	050-011-10
YY	050-011-11
AAA	050-011-19
BBB	050-011-20
CCC	050-011-41
DDD	050-011-42
EEE	050-011-17
FFF	050-011-22
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HHH	050-011-28
III	050-011-13
JJJ	050-011-32
KKK	050-011-34
LLL	050-011-44
MMM	050-011-21
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PPP	051-151-09
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RRR	051-151-04
SSS	051-151-11
TTT	051-151-12
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A.P.N. TABLE CONT	
LETTER	NUMBER
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BBBB	051-152-03
CCCC	051-152-02
DDDD	051-152-01
EEEE	050-011-31
FFFF	050-011-33

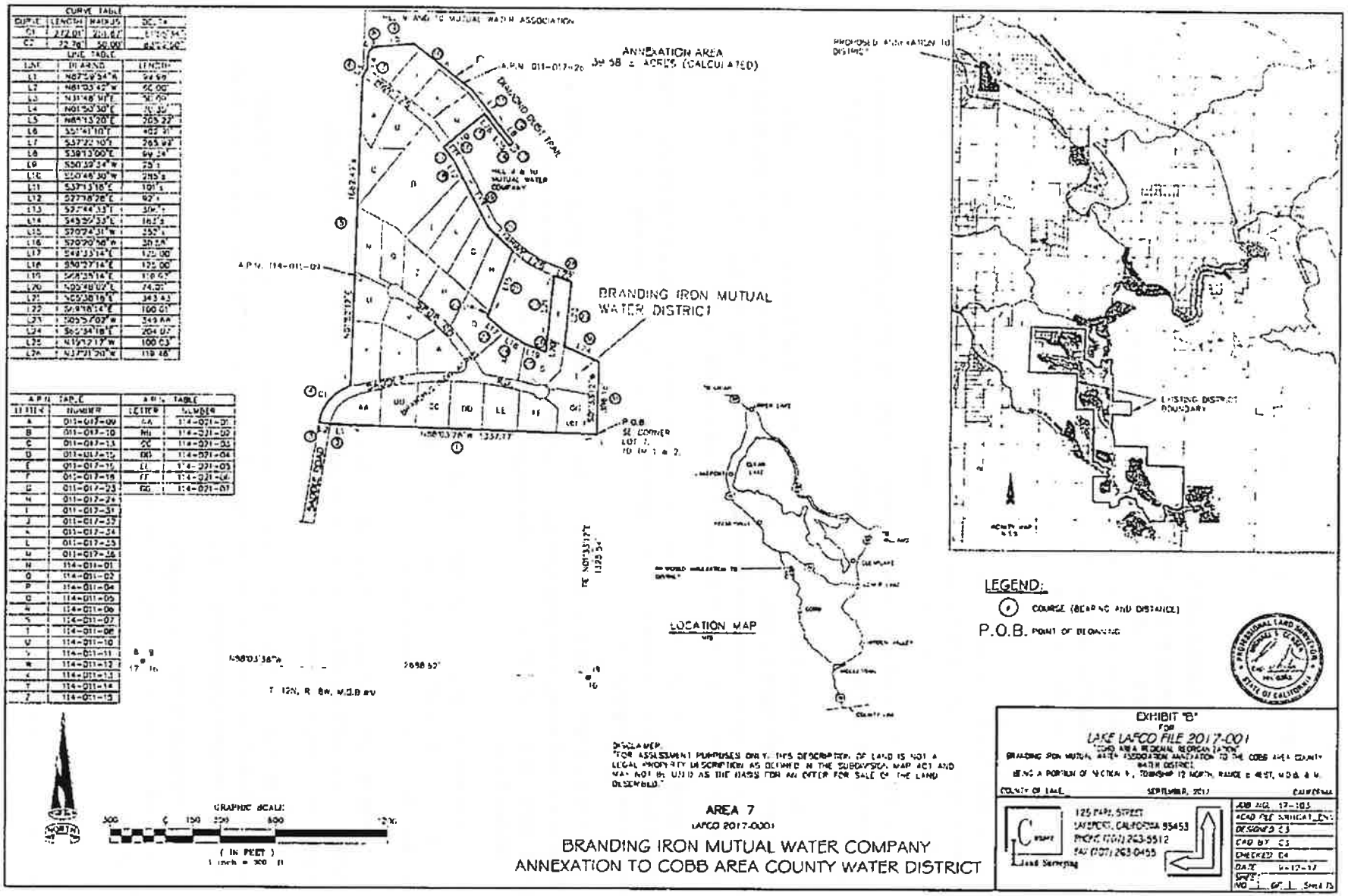
BASIS OF BEARINGS
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."

AREA 6

LAFCO 2017-0001

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

B-6


ANNEXATION AREA
39.58 ± ACRES (CALCULATED)
BRANDING IRON MUTUAL WATER DISTRICT
EXISTING DISTRICT BOUNDARY
LOCATION MAP
LEGEND:
COURSE (BEARING AND DISTANCE)
P.O.B. POINT OF BEGINNING
GRAPHIC SCALE:
(IN FEET)
EXHIBIT "B"
FOR
LAKE LAFCO FILE 2017-001
BRANDING IRON MUTUAL WATER ASSOCIATION ANNEXATION TO THE COBB AREA COUNTY WATER DISTRICT
BEING A PORTION OF SECTION 9, TOWNSHIP 12 NORTH, RANGE 8 WEST, M.D.B. & M.
COUNTY OF LAKE, SEPTEMBER, 2017, CALIFORNIA
AREA 7
LAFCO 2017-0001
BRANDING IRON MUTUAL WATER COMPANY
ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

B-9

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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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:

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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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. _____