

AREA 6

A-6

EXHIBIT "A"

LAFCO FILE 2017-0001

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 39.47 ACRES OF LAND, MORE OR LESS.

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

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

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

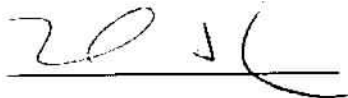
A.P.N. 051-141-01, 02,03,04,05,06,07,08,11,12,13 AND 15.

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

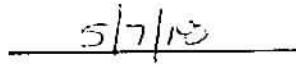
A.P.N. 051-151-04, 05, 06,07,08,09,10,11,14 AND 15.

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

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



MICHAEL S. CONSER, LS 8383



DATE:



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 1/4" IRON ROD, AS SHOWN IN BOOK 3 OF PARCEL MAPS AT PAGE 31, LAKE COUNTY RECORDS FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 9 BEARS SOUTH 65°53'17" WEST, 1500.97 FEET;**

1) THENCE NORTH 01°50'30" EAST 688.09 TO THE NORTHWEST CORNER OF SAID PARCEL "A";

2) THENCE SOUTH 88°59'00" EAST 1974.02 TO THE NORTHEAST CORNER OF PARCEL "C" PER SAID PARCEL MAP;

3) THENCE SOUTH 88°59'00" EAST 661.07 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

4) THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

5) THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

6) THENCE SOUTH 1320 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

7) THENCE EAST 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

8) THENCE SOUTH 1320 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

9) THENCE WEST 2640 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

10) THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;

11) THENCE NORTH 89°05'30" WEST 2646.22 FEET TO THE CENTER QUARTER CORNER OF SECTION 9, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL DESCRIBED BY GRANT DEED FROM NATALIE E. KAMPA TO GEORGE CALVIN AND ELLEN BOETTCHER RECORDED ON DECEMBER 11, 2013 IN DOCUMENT NUMBER 2013018360, LAKE COUNTY RECORDS;

12) THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 SOUTH 00°12'00" WEST 584.28 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF STATE HIGHWAY NO. 175;

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

13) THENCE NORTH 69°18'14" WEST 298.27 FEET;

14) THENCE NORTH 68°37'23" WEST 90.52 FEET;

15) THENCE NORTH 59°29'23" WEST 85.00 FEET;

16) THENCE NORTH 49°35'23" WEST 85.00 FEET;

17) THENCE NORTH 45°59'33" WEST 183.00 FEET;

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

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

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

  
MICHAEL S. CONSER, LS 8383

6/7/18  
DATE:



AREA 7

A-8

**EXHIBIT "A"**

**LAFCO FILE 2017-0001**

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

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

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

- 1) THENCE NORTH 88°03'28" WEST 1337.17 FEET;
- 2) THENCE NORTH 87°59'54" WEST 99.98 FEET TO THE EASTERLY RIGHT-OF-WAY OF SADDLE ROAD;
- 3) THENCE ON A RADIAL BEARING OF NORTH 81°03'58" WEST 60.00 FEET PER SAID MAP, TO THE WESTERLY RIGHT-OF-WAY OF SADDLE ROAD, BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 251.67 FEET;
- 4) THENCE NORTHEASTERLY 272.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°55'34" TO THE SOUTHWEST CORNER OF LOT 20 OF SAID TOWN MAP;
- 5) THENCE NORTH 01°52'12" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 9 PER SAID TOWN MAP, 1682.49 FEET MORE OR LESS TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY 175;
- 6) THENCE NORTH 31°48'30" EAST 50.09 FEET TO THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 175 AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GRANT DEED TO RICHARD J. ROSA AND COLLEEN K. ROSA, AS TRUSTEES OF THE ROSA FAMILY TRUST, RECORDED DECEMBER 29, 2005 IN DOCUMENT NUMBER 2005037991, LAKE COUNTY RECORDS;
- 7) THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE CENTERLINE OF A ROADWAY AND UTILITY EASEMENT DESCRIBED IN BOOK 561 O.R., PAGE 170, L.C.R., AND AS SHOWN ON PARCEL MAP BOOK 3, AT PAGE 31 FILED ON JANUARY 20, 1971, LAKE COUNTY RECORDS, NORTH 01°50'30" EAST 70.35 FEET TO A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET;
- 8) THENCE NORTHEASTERLY 72.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°22'50";
- 9) THENCE NORTH 85°13'20" EAST 205.22 FEET;
- 10) THENCE SOUTH 51°41'10" EAST 402.91 FEET;
- 11) THENCE SOUTH 37°22'10" EAST 265.99 FEET;
- 12) THENCE SOUTH 39°13'00" EAST 99.34 FEET, TO THE MOST SOUTHERLY CORNER OF PARCEL "B" OF SAID PARCEL MAP;
- 13) THENCE LEAVING SAID CENTERLINE SOUTH 50°39'34" WEST 25.00 FEET TO THE NORTH LINE OF A PARCEL DESCRIBED BY GRANT DEED FROM NATALIE KAMPA TO GEORGE MICHAEL CALVIN AND ELLEN L. BOETTCHER RECORDED DECEMBER 11, 2013 AS DOCUMENT NUMBER 2013018358;
- 14) THENCE ALONG SAID NORTH LINE NORTH 39°12'17" WEST 100.03 FEET;
- 15) THENCE ALONG SAID NORTH LINE NORTH 37°21'20" WEST 119.46 FEET TO THE MOST EASTERLY CORNER OF THE PARCEL DESCRIBED IN TRACT ONE OF DOCUMENT NUMBER 2003002291, L.C.R.;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A.P.N. 011-017-09,10,13,15,16,18,23,24,31,32,34,35 AND 36.

A.P.N. 114-011-01,02,04,05,06,07,08,09,10,11,12,13,14 AND 15.

A.P.N. 114-021-01, 02, 03,04,05,06 AND 07.

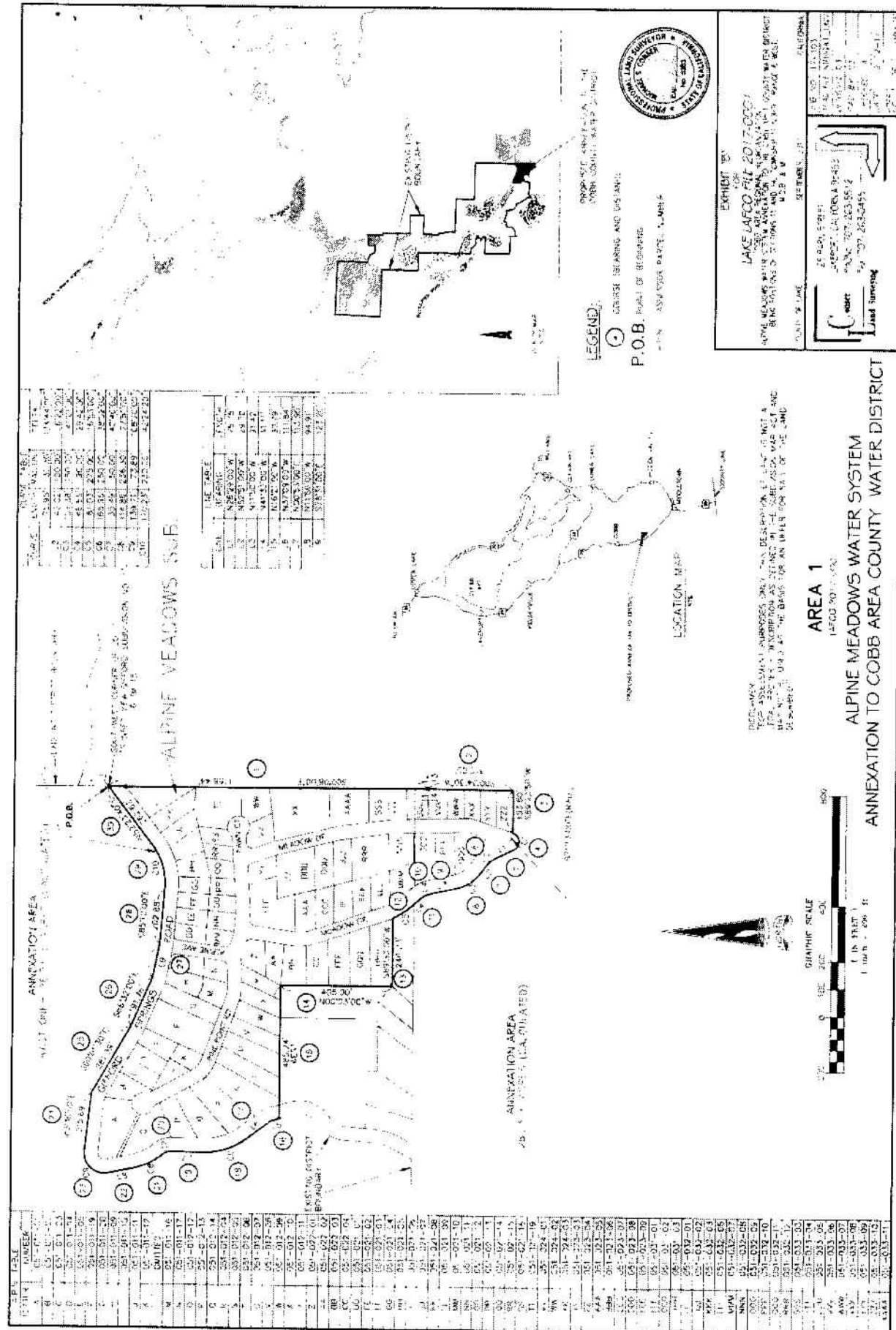
A.P.N. 011-017-26.

  
MICHAEL S. CONSER, LS 8383

5/7/18  
DATE:











AFN. TABLE	AFN. TABLE CONT.
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183	013-035-96 050-125-58
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185	013-035-17 050-125-60
186	013-035-27 050-125-61
187	013-035-37 050-125-62
188	013-035-47 050-125-63
189	013-035-57 050-125-64
190	013-035-67 050-125-65
191	013-035-77 050-125-66
192	013-035-87 050-125-67
193	013-035-97 050-125-68
194	013-035-08 050-125-69
195	013-035-18 050-125-70
196	013-035-28 050-125-71
197	013-035-38 050-125-72
198	013-035-48 050-125-73
199	013-035-58 050-125-74
200	013-035-68 050-125-75

# EXHIBIT "B"

LAKE LAFCO FILE 2017-0001

LAKE LAFCO WATER SYSTEM ANNEXATION TO THE CORB AREA COUNTY WATER DISTRICT  
 BEING PORTIONS OF SECTIONS 3 AND 10, TOWNSHIP 11 NORTH, RANGE 8 WEST,  
 M.D.B. & N.

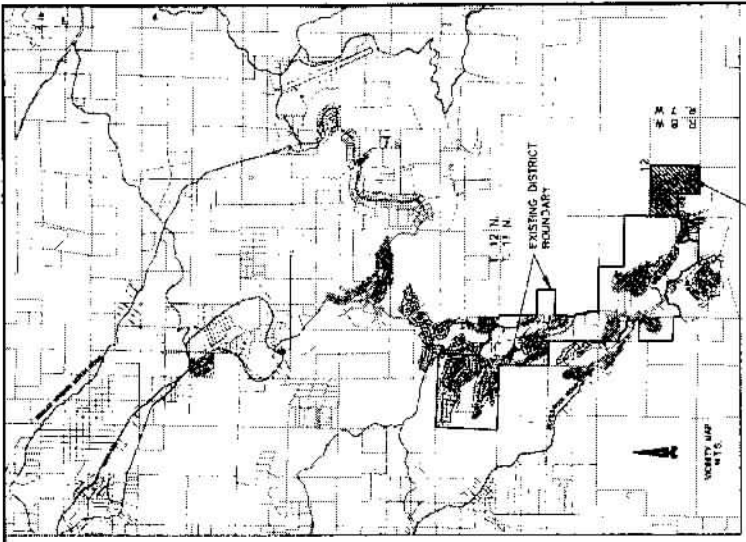
COUNTY OF LAKE, SEPTEMBER, 2017 CALIFORNIA

125 PARK STREET LAFCO, CALIFORNIA 95463 PHONE (707) 263-5512 FAX (707) 263-0455	400 NO. 17-103 400 1/2 N. HIGHWAY 103 DESIGNED BY CADD BY C.A. CHECKED BY DATE 9-12-17 SHEET NO. 2 OF 2 SHEETS
--	--

AREA 2  
 PINE GROVE WATER SYSTEM  
 ANNEXATION TO CORB AREA COUNTY WATER DISTRICT

LINE	BEARING	LENGTH
L1	S70°24'00"E	153.88'
L2	S89°03'00"E	87.00'
L3	N60°52'00"E	121.84'
L4	S70°46'00"E	156.01'
L5	N77°03'00"E	42.50'
L6	S89°13'00"E	153.74'
L7	S27°36'17"E	55.10'
L8	S74°27'00"E	83.60'
L9	N64°33'00"E	138.90'
L10	S87°34'00"E	84.20'
L11	N73°16'00"E	116.40'

ANNEXATION AREA  
127.11 ± ACRES (CALCULATED)



**LEGEND:**

- ① COURSE (BEARING AND DISTANCE)
- P.O.B. POINT OF BEGINNING
- CSA DENOTES COUNTY SERVICE AREA
- ④ DENOTES ASSESSOR'S PAGE NUMBER
- SHEET 2 OF 2

PROPOSED ANNEXATION TO DISTRICT

EXISTING DISTRICT BOUNDARY

ANNEXATION AREA

ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

**EXHIBIT 10**

**FOR**

**LAKE LAFCO FILE 2017-0001**

STARVIEW WATER SYSTEM CSA # 18

ANNEXATION TO COBB AREA COUNTY WATER DISTRICT

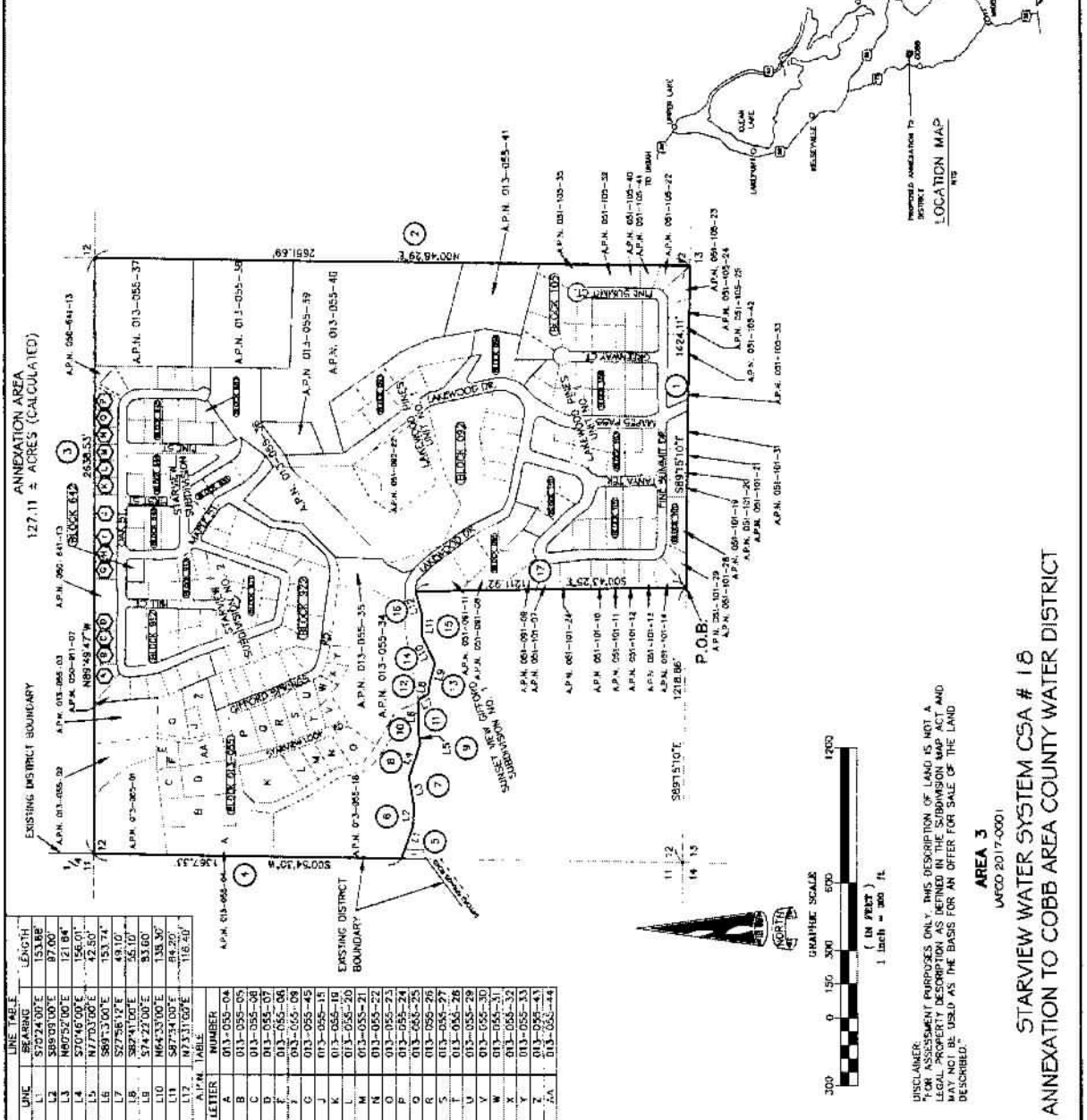
BEING A PORTION OF THE SW 1/4 OF SECTION 12, TOWNSHIP 11 NORTH, RANGE 8 WEST, COBB COUNTY, CALIFORNIA

DATE: 9-12-17

SHEET: 2 OF 2

125 PARK STREET  
LAKEVIEW, CALIFORNIA 95453  
PHONE (707) 263-5512  
FAX (707) 263-0455

Land Surveying



DISCLAIMER: THIS DOCUMENT PROVIDES ONLY A BRIEF 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**

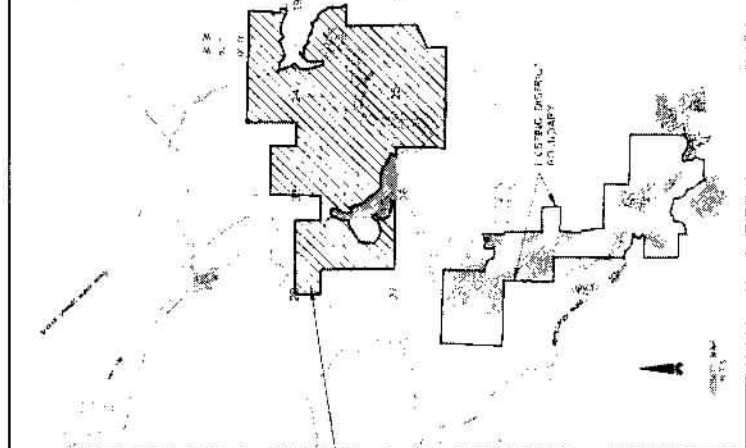
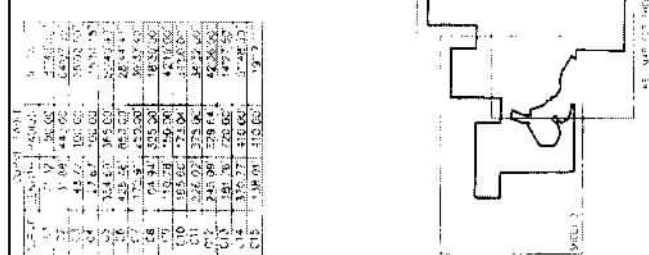
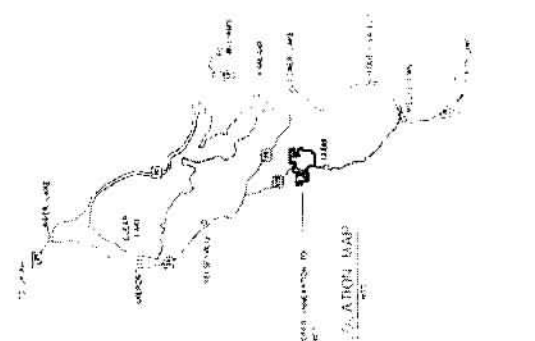
B-3









[illegible]

LEGEND:  
 (P) - P.O. BOX 224, ST. LOUIS, MO. 63101  
 P.O.B. - P.O. BOX OF DECEASED  
 TWA - TWA AIRCRAFT REGISTRATION

ANNEXATION AREA  
CHURCH & ACRES (C.A.) AREA

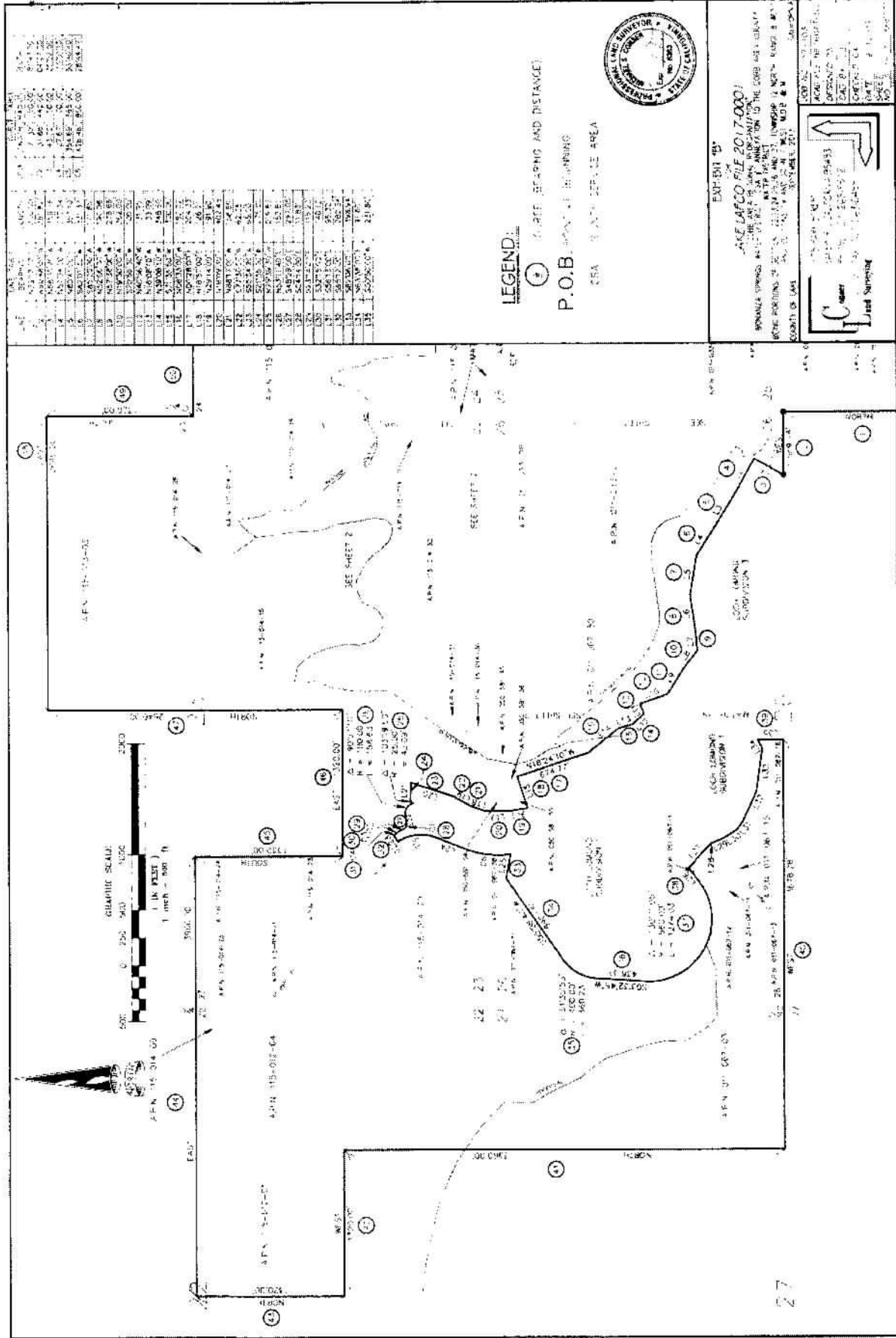
[illegible]

THE NEW YORK PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
455 FIFTH AVENUE  
NEW YORK 10018

AREA 5

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





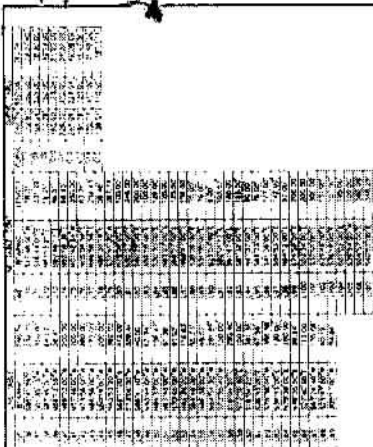
**LEGEND:**

(Symbol) BORE (BEARING AND DISTANCE)  
 P.O.B. (Point of Beginning)  
 (Symbol) 1/4 SECTION AREA



EXH-B11-15  
 LAKE LAFCO FILE 2017-0001  
 MONTELEONE SPRINGS, CALIF. 95110  
 BEING FOR THE PURPOSE OF THE 1/4 SECTION AREA  
 COUNTY OF SAN JOSE, CALIF.

DATE: 10/15/2017  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 10/15/2017

[illegible][illegible]





**ANNEXATION AREA**  
 22-17 - AREA 6

**LEGEND**  
 (1) COMPASS BEARINGS AND DISTANCES  
 P.O.B. POINT OF BEGINNING

**SCALE**  
 1 inch = 100 feet

**TABLE**

LOT	AREA	OWNER
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
14	100	100
15	100	100
16	100	100
17	100	100
18	100	100
19	100	100
20	100	100
21	100	100
22	100	100
23	100	100
24	100	100
25	100	100
26	100	100
27	100	100
28	100	100
29	100	100
30	100	100
31	100	100
32	100	100
33	100	100
34	100	100
35	100	100
36	100	100
37	100	100
38	100	100
39	100	100
40	100	100
41	100	100
42	100	100
43	100	100
44	100	100
45	100	100
46	100	100
47	100	100
48	100	100
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65	100	100
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83	100	100
84	100	100
85	100	100
86	100	100
87	100	100
88	100	100
89	100	100
90	100	100
91	100	100
92	100	100
93	100	100
94	100	100
95	100	100
96	100	100
97	100	100
98	100	100
99	100	100
100	100	100

6. SUGGESTION  
THE ASSESSMENT PURPOSES (AIR) OF THE (ACQUISITION) OF LAND IS NOT A  
LEGAL PROPERTY DESCRIPTION AS DIFFERENT IN THE FURNISHING MAP ACT AND  
MAY NOT BE USED AS THE BASIS FOR ANY OTHER USE OF THE LAND

AREA 6

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

**LEGEND:**  
 ○ TYPING, TRAINING AND DISTANCE  
 P.O.B. CITY OF SEARCHING

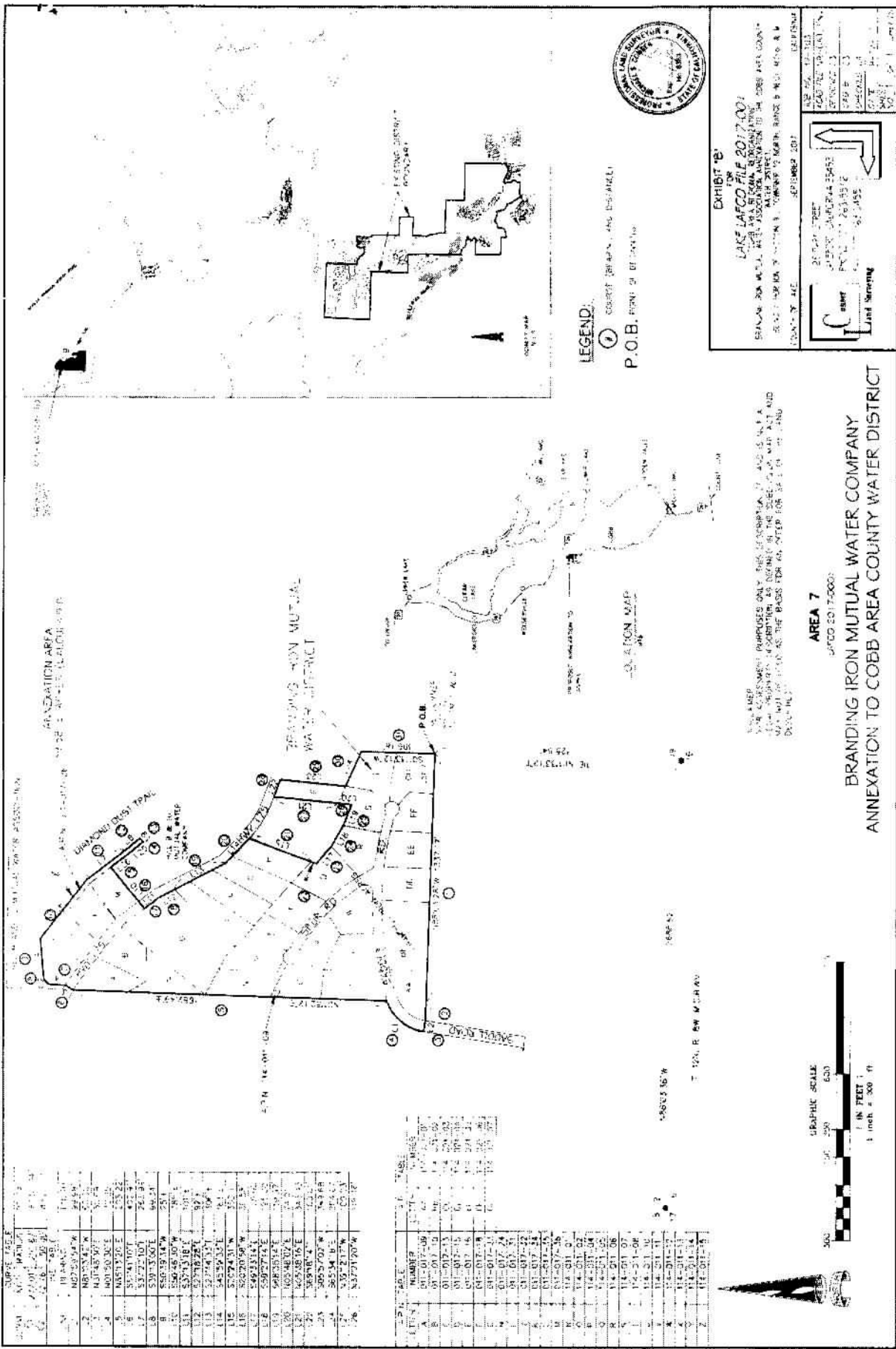
1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are listed below them. The list includes names such as "J. H. Smith", "W. J. Jones", and "A. B. Brown", along with their respective addresses in various locations.

EXHIBIT "B"  
P.04  
LAKE LAFCO FILE 2017 0001  
COMM AREA REGIONAL SURVEILLANCE

[illegible]

DATE	TIME	NUMBER	AREA COUNT
10-10-56	1334		
10-10-56	1335		
10-10-56	1340		
10-10-56	1345		
10-10-56	1350		
10-10-56	1355		
10-10-56	1400		
10-10-56	1405		
10-10-56	1410		
10-10-56	1415		
10-10-56	1420		
10-10-56	1425		
10-10-56	1430		
10-10-56	1435		
10-10-56	1440		
10-10-56	1445		
10-10-56	1450		
10-10-56	1455		
10-10-56	1500		
10-10-56	1505		
10-10-56	1510		
10-10-56	1515		
10-10-56	1520		
10-10-56	1525		
10-10-56	1530		
10-10-56	1535		
10-10-56	1540		
10-10-56	1545		
10-10-56	1550		
10-10-56	1555		
10-10-56	1600		
10-10-56	1605		
10-10-56	1610		
10-10-56	1615		
10-10-56	1620		
10-10-56	1625		
10-10-56	1630		
10-10-56	1635		
10-10-56	1640		
10-10-56	1645		
10-10-56	1650		
10-10-56	1655		
10-10-56	1700		
10-10-56	1705		
10-10-56	1710		
10-10-56	1715		
10-10-56	1720		
10-10-56	1725		
10-10-56	1730		
10-10-56	1735		
10-10-56	1740		
10-10-56	1745		
10-10-56	1750		
10-10-56	1755		
10-10-56	1800		
10-10-56	1805		
10-10-56	1810		
10-10-56	1815		
10-10-56	1820		
10-10-56	1825		
10-10-56	1830		
10-10-56	1835		
10-10-56	1840		
10-10-56	1845		
10-10-56	1850		
10-10-56	1855		
10-10-56	1900		
10-10-56	1905		
10-10-56	1910		
10-10-56	1915		
10-10-56	1920		
10-10-56	1925		
10-10-56	1930		
10-10-56	1935		
10-10-56	1940		
10-10-56	1945		
10-10-56	1950		
10-10-56	1955		
10-10-56	2000		
10-10-56	2005		
10-10-56	2010		
10-10-56	2015		
10-10-56	2020		
10-10-56	2025		
10-10-56	2030		
10-10-56	2035		
10-10-56	2040		
10-10-56	2045		
10-10-56	2050		
10-10-56	2055		
10-10-56	2100		
10-10-56	2105		
10-10-56	2110		
10-10-56	2115		
10-10-56	2120		
10-10-56	2125		
10-10-56	2130		
10-10-56	2135		
10-10-56	2140		





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

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

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

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

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

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

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

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

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

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

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

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

1. The Adams Springs Water District has no property tax entitlement, and therefore, there is no property tax base and increment to be transferred to the Cobb Area County Water District; and the negotiated agreement is for "zero" exchange of property tax.
2. County Service Areas 18 and 22 do not receive property tax entitlements from Lake County, and therefore, there is no property tax base and increment to be transferred to Cobb Area County Water District; and the negotiated agreements with County Services Areas 18 and 22 is for "zero" exchange of property tax.
3. The base property tax and increment allocated to County Service Area 7, Bonanza Springs will not be apportioned or paid to the District as a result of the annexation and reorganization; and the negotiated agreement with County Services Area 7 is for "zero" exchange of property tax.
4. Base Property Tax: The base property tax revenue currently allocated to the County General Fund and all local taxing agencies shall not be changed as a result of this reorganization.
5. Future Incremental Property Tax: The future incremental property tax allocated to the County General Fund and all local taxing entities shall not be changed as a result of this reorganization.
6. This determination is made with prejudice to any future jurisdictional changes and does not establish a precedent for making determinations pursuant to Section 99 of the Revenue and Taxation Code.
7. The Clerk of the Lake County Board of Supervisors is directed to file a copy of this resolution to the Lake Local Agency Formation Commission, the County Administrative Office, the Auditor of Lake County and the Cobb Area County Water District.

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

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

AYES: Supervisors Simon, Smith, Scott and Steele

NOES: None

ABSENT OR NOT VOTING: Supervisor Brown

  
Chair, BOARD OF SUPERVISORS



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

APPROVED AS TO FORM:  
ANITA L. GRANT  
County Counsel

By:   
Deputy

By: 

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

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

**RECITALS**

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

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

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

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

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

**AGREEMENT**

NOW, THEREFORE, County and District agree as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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COUNTY OF LAKE

By: [Signature]  
Chair, Board of Supervisors

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

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

By: [Signature]



APPROVED AS TO FORM:

Anita L. Grant  
County Counsel

By: [Signature]



COBB AREA COUNTY WATER DISTRICT

By: [Signature]  
Title: President

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

ATTEST:

By: [Signature]

APPROVED AS TO FORM:

District Counsel

By: [Signature]