

Revised Final LCCP

November 17, 2021

Updated July 27, 2022



Stewardship
Council

Land Conservation and Conveyance Plan

Lands for Donation to CAL FIRE at
Pit River and Tunnel Reservoir Planning Units

Executive Summary

Subject

LCCP Pit River and Tunnel Reservoir Planning Units (Lands Donated to CAL FIRE) Land Conservation Plan Identification Numbers (Parcels) 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 as shown on the maps attached as Exhibit 1.

Type of Property Interest Disposition

- The California Department of Forestry and Fire Protection (CAL FIRE) to hold fee simple title to approximately 6,982 acres within Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 of the Pit River and Tunnel Reservoir planning units.
- Shasta Land Trust (SLT) to hold the conservation easement on the 6,982 acres of Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 donated to CAL FIRE.

Summary

Approximately 6,982 acres within 46 parcels (Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92) will be donated to CAL FIRE and, consistent with the conditions in the Settlement Agreement, the Property will be subject to a perpetual conservation easement granted to SLT. Pending California Public Utilities Commission (CPUC) approval, and immediately prior to PG&E's conveyance of 6,982 acres within Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 to CAL FIRE, PG&E and SLT will enter into the conservation easement on acres that will be transferred directly to CAL FIRE. The remaining 8,029 acres within the planning units will be retained by PG&E and/or donated to other entities and are addressed in separate Land Conservation and Conveyance Plans (LCCPs).

The 6,982 acres in Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 to be donated to CAL FIRE are outside the Pit 3, 4, 5 and McCloud-Pit Project boundaries (FERC #233 and 2106) and PG&E has determined this acreage does not need to be retained for existing or future utility operations. Therefore, this acreage is available for donation, subject to PG&E's reserved rights.

This transaction will not have an adverse effect on the public interest or on the ability of the utility to provide safe and reliable service to customers at reasonable rates.

Property Location

The property subject to this LCCP consists of 6,982 acres along and near the Pit River west of Lake Britton.

Economic Uses and Agreements

There are recorded encumbrances on the acreage for donation to CAL FIRE at the Pit River and Tunnel Reservoir planning units for roads, ditches, canals, building encroachment, ingress/egress, electric transmission lines, poles and wires, communication facilities, use of Roaring Creek, and a cost share easement. There are unrecorded encumbrances and existing agreements for economic uses on the lands to be donated to CAL FIRE in the Pit River and Tunnel Reservoir planning units for the Big Bend Fire Station, use of the property for a private road, seismic observatory, and forest monitoring and assessment program.

Consistent with the Settlement Agreement, PG&E will reserve its rights to maintain and operate existing and future utility facilities on the parcels to be conveyed in fee. The specific reserved rights are set forth in the grant deed and conservation easement, which can be found in Appendices 2 and 3, respectively.

Permanent Protection of the Beneficial Public Values

The grant deed transferring fee title to CAL FIRE includes a recital that CAL FIRE and PG&E acknowledge that the conveyance, together with the conservation easement transaction being entered into with SLT, is being made in the public interest with the intent to ensure the permanent protection of the beneficial public values (BPVs) on the Property as identified in the Land Conservation Plan while allowing the ongoing use of the Property by PG&E for hydroelectric operations, water delivery, and related activities, and acknowledging and hon

Conservation Management Objectives to Preserve and/or Enhance the BPVs

The conservation easement for Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 within the Pit River and Tunnel Reservoir planning units lists the following Beneficial Public Values (BPVs) that are to be protected:

- Fish, Plant and Wildlife Habitat. A diverse range of plant, animal, fungal, and micro biotic communities exist in the ecosystems that make up the Property. Habitat for these communities includes a wide range of forest structures and the various ecological and anthropogenic processes that influence forest dynamics.
- Forest Resources. The Property is heavily forested. Black oak forest is common on the west side of the Pit River with Sierra mixed conifer forest common on the east side. Some of the Property contains mixed conifer forest that is dominated by ponderosa pine and Douglas-fir and, to a lesser degree, incense cedar. The Property has highly productive soils for timber.
- Open Space. The Property provides open space and viewshed values. Due to lack of development, steepness of the Pit River Canyon, limited recreation, and primary use of the Property for timber production, open space values can be found throughout the Property.

- Historic Resources. The Property is located within the ancestral territory of the Pit River Tribe. Ethnobotanical resources have been identified, such as redbud, which is of special importance to Native Americans use. The character of the Property includes lands historically utilized by Native Americans.
- Outdoor Recreation. The Property provides opportunities for outdoor recreation, such as hiking, berry picking, sightseeing, and birdwatching.

Tax Neutrality

After the lands are donated to CAL FIRE, a committee will be formed by CAL FIRE to determine the annual payments due from CAL FIRE in lieu of property taxes (pursuant to Section 4654 of the Public Resources Code). If the new amount is less than PG&E's current tax payments, the Stewardship Council will pay 100% of the difference to Shasta County, who has elected to receive a lump sum payment consistent with the methodology described in the Property Tax Neutrality Methodology adopted on June 27, 2012 and amended most recently on November 15, 2017.

Hazardous Waste Disclosure

PG&E has provided the Pit River Environmental Site Assessment Report dated April 29, 2011, and refresh dated December 2015, and the Tunnel Reservoir Environmental Site Assessment Report dated April 29, 2011, and refresh dated December 2015, to CAL FIRE and SLT, fulfilling the disclosure requirements of the Land Conservation Commitment.

Consideration of Parcel Split

Within Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92, approximately 565 acres will be retained by PG&E. PG&E determined that operational needs would be met sufficiently through the reservation of rights for ongoing hydroelectric operations on the donated acres within these parcels. To effectuate transfer of a portion of the property, parcel splits will be required to comply with the California Subdivision Map Act (Government Code Section 66410, et seq). Certain exemptions to the Map Act apply to public utilities and/or to governmental entities and may apply to future conveyances of parcels within these planning units.

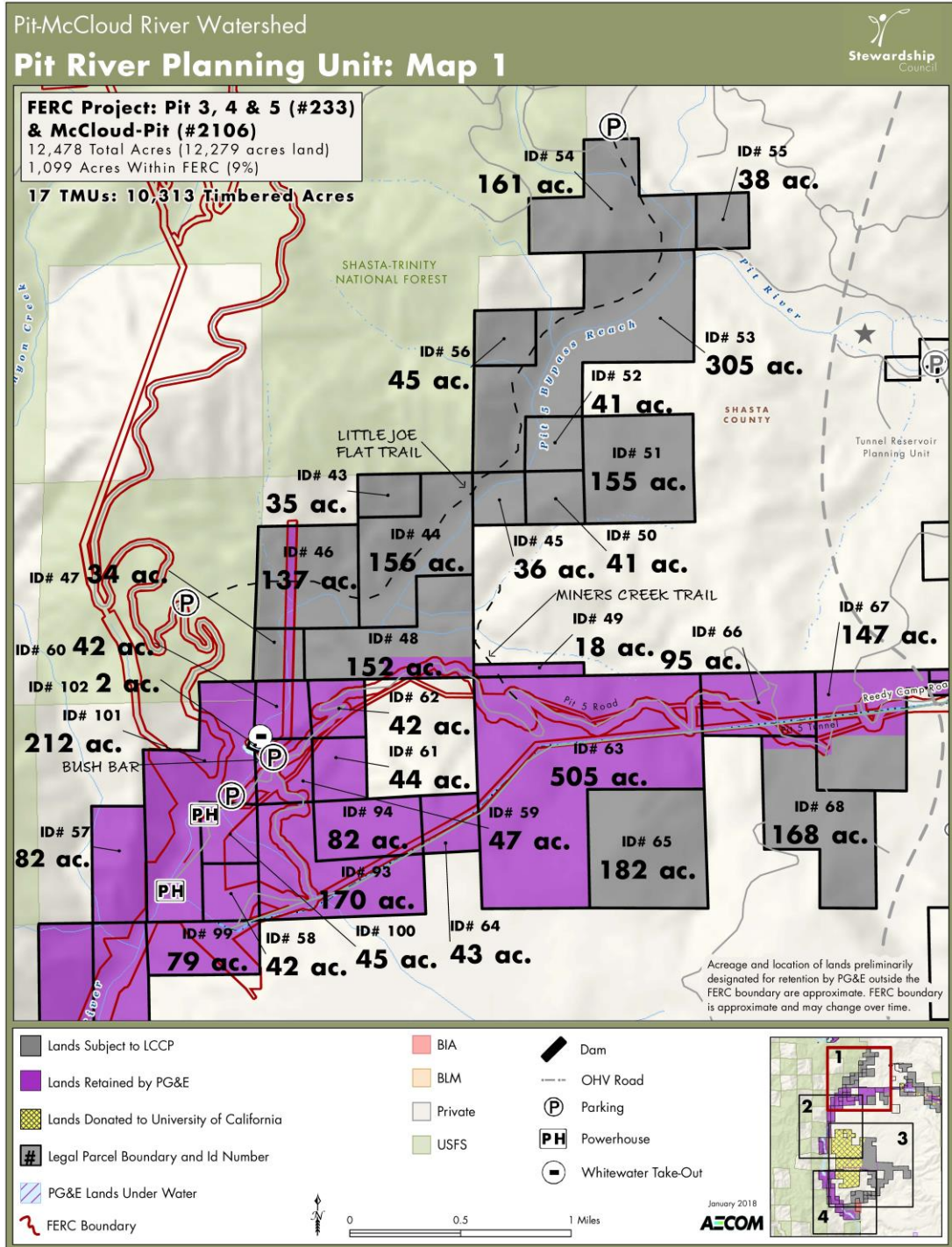
Applicable CEQA Exemption(s) or Reason Why Transaction is not a "Project Under CEQA"

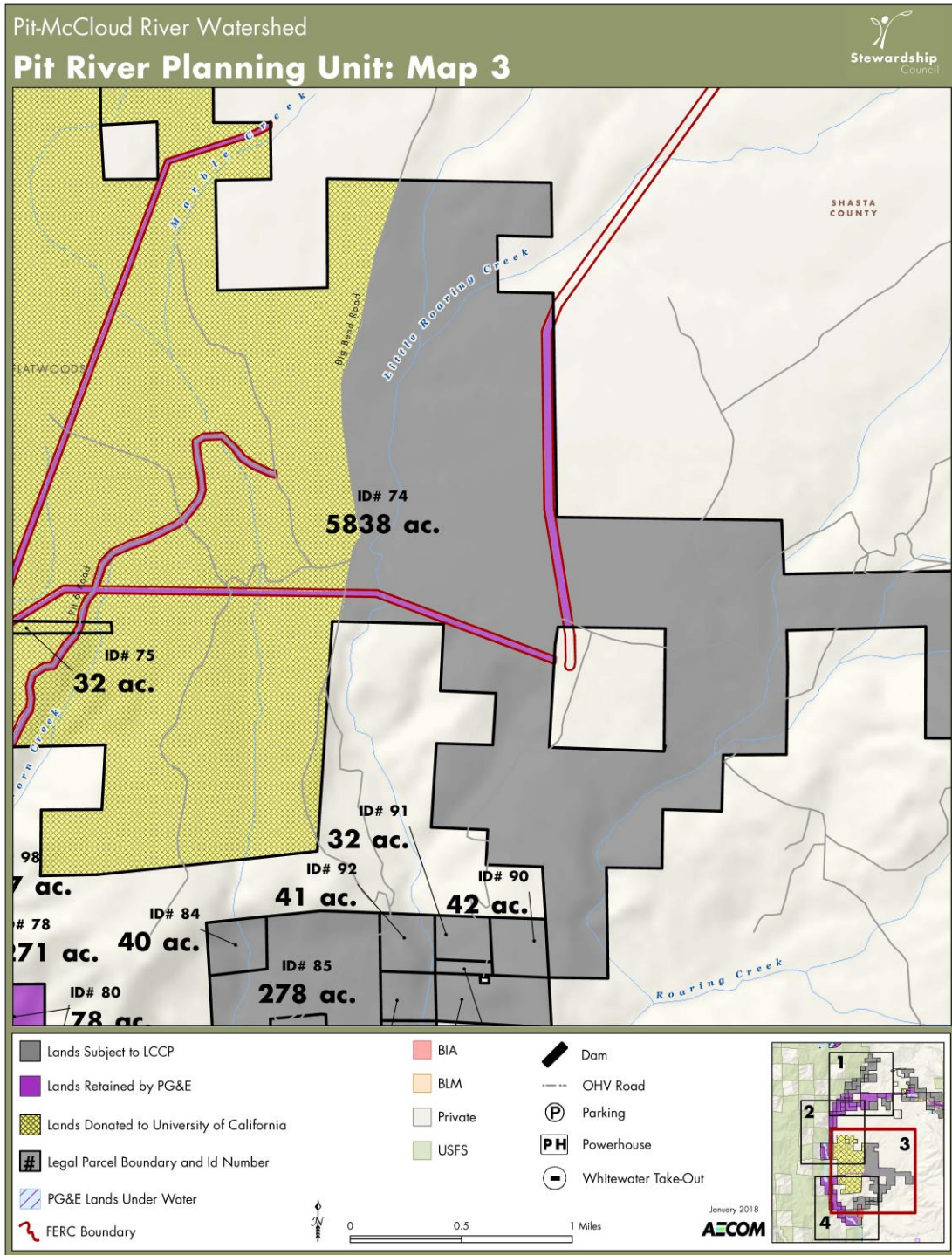
The Pit River and Tunnel Reservoir transaction will not result in a direct physical change or a reasonably foreseeable indirect physical change in the environment; therefore, the Stewardship Council does not believe that the transaction is a project under CEQA. In addition, the transfer of land to preserve open space, habitat, or historical resources is categorically exempt under Section 15325 of the CEQA Guidelines (CFR Title 14, Chapter 3) and Public Resources Code 21080.28 clarifies that CEQA review is not required before a public agency transfers an interest in property, provided the purpose of

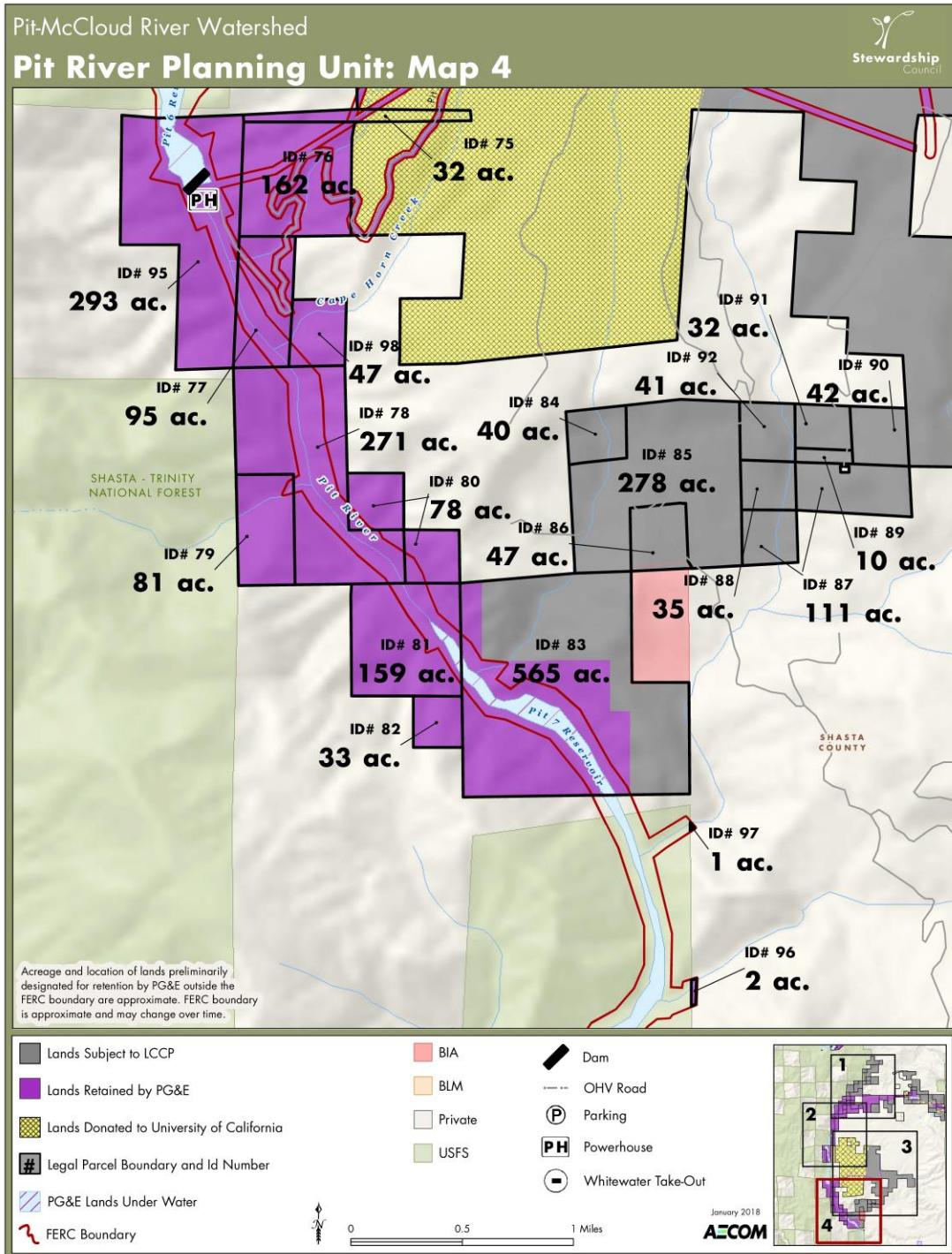
the transfer is to conserve the land for habitat, open space, agricultural, or historic preservation, among other purposes.

The establishment of a conservation easement is also categorically exempt under Section 15325 of the CEQA Guidelines (CFR Title 14, Chapter 3). While the principal effect of the conservation easement will be to significantly restrict development on the site in perpetuity, the conservation easement reserves to CAL FIRE the right to develop no more than a total of ten acres within designated Building Envelopes for uses including recreation, research, or forest management and 2.5 acres with existing development within a Development Envelope, subject to the limitations in the conservation easement. However, CAL FIRE is not proposing to carry out any development or change in use at this time. Instead, at least for the time being, CAL FIRE intends to manage the Property as PG&E does presently. If, in the future, CAL FIRE decides to pursue new development or uses that are allowed by the conservation easement, it must first obtain all necessary permits and conduct any necessary CEQA review at that time. Public Resources Code 21080.28 states that CEQA review is not required even when physical changes to the property are reasonably foreseeable as a result of the transfer, provided that environmental review occurs before those changes occur.

Exhibit 1. Maps of the Property







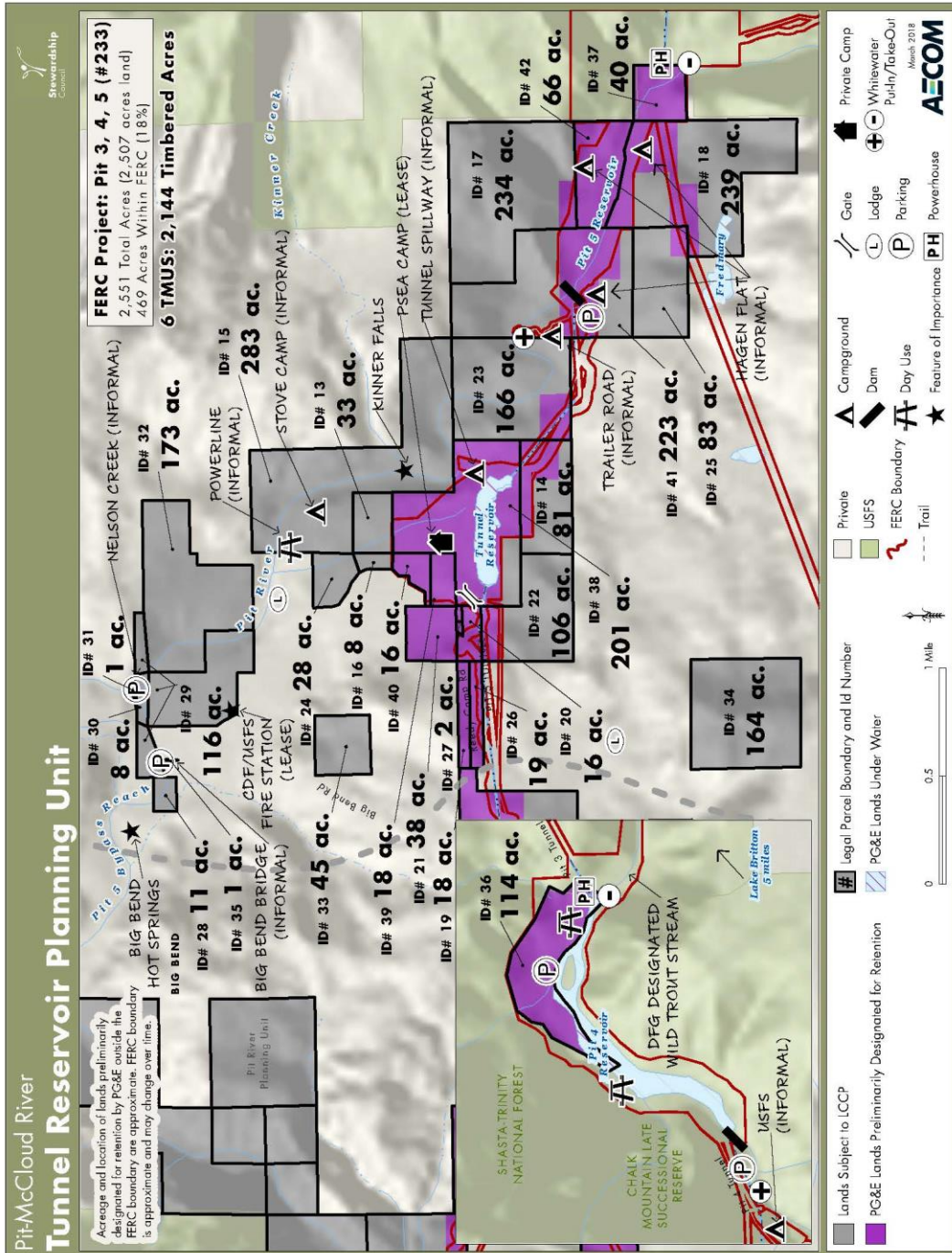


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Introduction

The Pacific Forest and Watershed Lands Stewardship Council (Stewardship Council) is a private, nonprofit foundation established in 2004 pursuant to a Settlement Agreement and a Stipulation Resolving Issues Regarding the Land Conservation Commitment approved by the California Public Utilities Commission (CPUC) in Decision 03-12-035 (Dec. 18, 2003). The Stewardship Council Board of Directors includes appointees from state and federal agencies, water districts, Native American and rural interests, forest and farm industry groups, conservation organizations, the CPUC, and Pacific Gas and Electric Company (PG&E).

The Stewardship Council has developed a plan to protect more than 140,000 acres of watershed lands (Watershed Lands) currently owned by PG&E for the benefit of the citizens of California. Protecting the Watershed Lands will be accomplished through (1) PG&E's grant of conservation easements to one or more public agencies or qualified conservation organizations so as to protect the natural habitat of fish, wildlife, and plants, the preservation of open space, outdoor recreation by the general public, sustainable forestry, agricultural uses, and historic values (collectively the Beneficial Public Values), and in some cases, (2) PG&E's donation of the Watershed Lands in fee to one or more public entities or qualified conservation organizations, whose ownership would be consistent with these conservation objectives.

Located primarily in the Sierra Nevada and Cascade Mountain range watersheds, the Watershed Lands contain some of the most pristine and resource-rich landscapes found in the state. The properties are diverse and geographically remote, located in 21 counties from the northern reaches of the state to the southern end of the Central Valley.

As required by the Settlement and Stipulation, the Stewardship Council prepared a Land Conservation Plan (LCP) to establish a framework for the conservation and/or enhancement of the Watershed Lands, and to ensure the permanent protection of these lands for the benefit of current and future generations of Californians. To address the challenge of a conservation effort of this large scope and unique nature, and to facilitate engagement of a wide range of stakeholders and interested members of the public, the Stewardship Council grouped the Watershed Lands into 47 planning units and established a phased approach to development and implementation of the LCP.

In 2007, the Stewardship Council board adopted Volumes I and II of the LCP:

- **Volume I:** The Land Conservation Framework establishes the overall framework for the LCP, including legal requirements, the planning process, methodologies, public involvement, and relevant regulatory processes.
- **Volume II:** Planning Unit Concepts documents existing conditions and presents management objectives, potential measures, and conceptual plans to preserve and/or enhance the Beneficial Public Values (BPVs) within each planning unit. It also documents existing economic uses.

Volume III, consisting of Land Conservation and Conveyance Plans (LCCPs) to be issued serially and cumulatively, will encompass a series of real estate transaction packages that will detail the specific land conservation and/or disposition requirements for each parcel or parcel cluster. LCCPs represent the Stewardship Council's recommendations for preserving and/or enhancing the BPVs of the Watershed Lands, and are intended to support required regulatory approvals of the land transactions resulting from the Stewardship Council's recommendations. The content of the LCCP spans a number of issues required by the Settlement and Stipulation, such as an express reservation of a right for continued operation and maintenance of hydroelectric facilities and associated water delivery facilities, including project replacements and improvements required to meet existing and future water delivery requirements for power generation and consumptive water use by existing users, compliance with any Federal Energy Regulatory Commission (FERC) license, FERC license renewal, or other regulatory requirements. In addition, conservation easements will honor existing agreements for economic uses, including consumptive water deliveries, and preserve or enhance reasonable public access to the Watershed Lands.

During the development of LCP Volumes I and II and the LCCPs, the Stewardship Council implemented a public outreach program to ensure local communities, elected representatives, neighboring property owners, Native American tribes and groups, and other key stakeholders had many opportunities to engage in the Stewardship Council's effort to preserve and enhance the Watershed Lands. To solicit additional input from the public on potential fee title recipients or conservation easement holders (referred to as donees), the Stewardship Council hosted a series of public information meetings. These meetings were designed to (1) provide an overview and update on the Stewardship Council's Land Conservation Program, (2) outline next steps, timeline, and opportunities for additional public input, and (3) solicit public input on the desired qualifications of potential donees and the future stewardship of the planning units. The Stewardship Council also made a concerted effort to extend the benefits of PG&E's Land Conservation Commitment to Native American tribes and groups, including meeting in person with representatives of Native American entities and conducting special outreach to best ensure Native American entities were aware of, and provided full access to participate in the opportunities presented by PG&E's Land Conservation Commitment.

Public input that the Stewardship Council received as a result of the public outreach process, including comments on Volume II of the LCP, comments from public information meetings on the selection of donees and other issues, and correspondence received by the Stewardship Council were considered by the Stewardship Council in its evaluation of the potential donees and their land stewardship proposals. In addition to public meetings, the public was given the opportunity to participate in all of the Stewardship Council's public board meetings where decisions were made on fee title and conservation easement donees. Prior to making a decision regarding the disposition of any parcel, the Stewardship Council will provide notice to the Board of Supervisors of the affected county, each affected city, town, and water supply entity, each affected Tribe and/or co-licensee, and each landowner located within one mile of the exterior boundary

of the parcel, by mail or other effective manner. A summary of the public outreach process for this subject LCCP, the Pit River and Tunnel Reservoir planning units, is provided in Appendix 1. Furthermore, the proposed LCCP will be made available for public review and comment before it is forwarded by the Watershed Planning Committee to the board for its review and approval.

The Stewardship Council Board of Directors recommends that the California Department of Forestry and Fire Protection (CAL FIRE) receive 6,982 acres within 46 parcels (13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92) of the Pit River and Tunnel Reservoir planning units in fee and that the Shasta Land Trust (SLT) hold a conservation easement over the lands recommended for donation to CAL FIRE in these parcels (13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92) of the Pit River and Tunnel Reservoir planning units.

Table 1 identifies Stipulation requirements that will be addressed in the LCCP and includes pertinent language from the Stipulation.

Table 1 Stipulation 12(a) Requirements

<p>(1) Acreage, Existing Economic Uses and Agreements</p> <p><i>“Reasonably exact estimates of acreage, by parcel, within or outside licensed project boundaries, and existing economic uses (including all related agreements);”</i></p>
<p>(2) Objectives to Preserve and/or Enhance</p> <p><i>“Objectives to preserve and/or enhance the BPVs, as defined in the Settlement Agreement, Appendix E, of each individual parcel;”</i></p>
<p>(3) Recommendations for Conservation Easement and Fee Simple Donation</p> <p><i>“A recommendation for grant of a conservation easement or fee simple donation for each such parcel;”</i></p>
<p>(4) Finding of Donee Funding and Other Capacity to Maintain Lands to Preserve and/or Enhance BPVs</p> <p><i>“A finding that the intended donee of such easement or fee simple has the funding and other capacity to maintain that property interest so as to preserve and/or enhance the BPVs thereof;”</i></p>
<p>(5) Analysis of Tax and Other Economic and Physical Impacts</p> <p><i>“An analysis of tax and other economic and physical impacts of such disposition strategy, and a commitment by an appropriate entity to provide property tax revenue, other equivalent revenue source, or a lump sum payment, so that the totality of dispositions in each affected county under the LCC will be 'tax neutral' for that county;”</i></p>
<p>(6) Hazardous Waste Disclosure</p> <p><i>“A disclosure of all known hazardous waste or substance contamination or other such environmental liabilities associated with each parcel;”</i></p>
<p>(7) Consideration of Parcel Split</p> <p><i>“Appropriate consideration whether to split any parcel which is partly used or useful for operation of PG&E's and/or a co-licensee's hydroelectric facilities, where the beneficial public values of the unused part may be enhanced by such split, provided that it is consistent with Section 12(b)(4) of this Stipulation and that, in the event that governmental approval of a parcel split imposes conditions or restrictions on other PG&E property, the decision to accept or reject such conditions will be at PG&E's sole discretion;”</i></p>
<p>(8) Strategy for Physical Measures to Enhance BPVs</p> <p><i>“A strategy to undertake appropriate physical measures to enhance the BPVs of individual parcels; provided that no such measure will be in conflict with the provisions of Settlement Agreement paragraph 17(c) and Appendix E paragraph 1;”</i></p>
<p>(9) Monitoring Plan for the Economic and Physical Impacts of Disposition and Implementation of Enhancement Measures</p> <p><i>“A plan to monitor the economic and physical impacts of disposition and implementation of enhancement measures on the applicable management objectives;”</i></p>
<p>(10) Implementation Schedule for Transactions and Measures</p> <p><i>“A schedule for the implementing transactions and measures.”</i></p>

1. Acreage, Existing Economic Uses and Agreements

Acreage and Property Description

Approximately 6,982 acres in Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 will be donated to CAL FIRE and, consistent with the conditions in the Settlement Agreement, the Property will be subject to a perpetual conservation easement granted to SLT. 565 acres within Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 will be retained by PG&E and will be subject to a conservation easement.

The Pit River planning unit is one of the largest planning units in terms of land acreage. The planning unit is located in Shasta County near the community of Big Bend. Many of the lands, especially along the Pit River, are very steep except for an area east of the Pit 6 Powerhouse called the Flatwoods, which includes Parcels 74 and 75. The Flatwoods area is not associated with a FERC Project.

The Tunnel Reservoir planning unit is located in Shasta County adjacent to the community of Big Bend. The unit contains the Pit River Canyon corridor and the Pit 4 and Pit 5 Reservoirs in addition to the Tunnel Reservoir. The stretch of the Pit River in the planning unit, referred to as the Pit 5 bypass reach (so called because most of the flow is diverted to the downstream Pit 5 Powerhouse), is within the Pit River Canyon, a 26-mile stretch of the river from the Pit 3 Dam to the Pit 5 Powerhouse.

The Pit River planning unit is within critical deer winter range and US Fish and Wildlife Service-designated northern spotted owl habitat area. Three special status plants have been identified along the Pit 5 Powerhouse Road and near the Pit 6 Reservoir and Cape Horn Creek in the Pit River planning unit. Bald eagles, ospreys, and peregrine falcons nest within the Tunnel Reservoir planning unit and bald eagles also winter in the area. The Tunnel Reservoir planning unit also supports critical deer winter range and a substantial native rainbow trout fishery. During recent botanical surveys, one sensitive plant was mapped in the Tunnel Reservoir planning unit, and a new species of plant, the Ishi jewelflower, was discovered.

There is very little existing recreational use and few recreational facilities in the Pit River planning unit. Most of the existing recreation use occurs in the Pit 5 bypass reach area, which overlaps with the Tunnel Reservoir planning unit. In the Tunnel Reservoir planning unit, the majority of recreational use consists of fishing and primitive camping. Anglers access the river from many sites and roads as well as user-created trails. Four dispersed camping areas exist along the Pit 5 bypass reach within the Tunnel Reservoir planning unit; however, there are currently no facilities at any of these areas. Day use activities in the Tunnel Reservoir planning unit include swimming, picnicking, berry picking, sightseeing, hiking, and birdwatching.

The lands recommended for donation to CAL FIRE in Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 are located within 15 PG&E Timber Management Units (TMUs) that contain a total of 7,807 timbered acres. Thirteen of the

15 TMUs are currently managed by PG&E under a Sustainable Timber Management prescription, meaning that sustained timber production is regarded as the highest and best use of the land while also placing an emphasis on protecting water quality, wildlife and fisheries habitat, soils, carbon sequestration, and cultural resources. One TMU receives no timber management and one is managed under a Recreation and Sustainable Timber Management prescription, meaning that recreation in this area is compatible with timber management. Forest management in designated recreation areas is limited to fuel reduction, hazard tree removal, and improvement of aesthetics. Outside of designated recreation areas, sustainable timber management is emphasized.

No agricultural activities (farming or grazing) occur within either the Pit River or Tunnel Reservoir planning units.

The Pit River and Tunnel Reservoir planning units are located within the ancestral territory of the Pit River Tribe. Many cultural sites, ethnographic sites and ethnobotanical resources have been identified within the McCloud-Pit and Pit 3, 4, 5 FERC Project boundaries.

Adjacent and Nearby Landowners

The parcels subject to donation to CAL FIRE are surrounded by National Forest System lands managed by the Shasta-Trinity National Forest, Roaring Creek Rancheria lands, Transmission Agency of Northern California lands, and private property, including private timber lands. The parcels are accessible via private roads, US Forest Service (USFS) Road 11, Big Bend Road, Pit 5 Road, Cove Road, Hagen Flat Road, USFS Road N8L02, Baker Road, Reedy Camp Road, Deep Creek Campground Road, Hot Springs Road, Softwind Drive, Summit Lake Road, Nelson Creek Road, and Mud Springs Road. There are parcels and portions of parcels that do not have vehicular access.

The Stewardship Council notified and invited landowners located within one mile of the subject parcels to provide comment during key phases of the land conservation and conveyance planning process.

Existing Economic Uses and Agreements

There are recorded encumbrances on the acreage for donation to CAL FIRE at the Pit River and Tunnel Reservoir planning units for roads, ditches, canals, building encroachment, ingress/egress, electric transmission lines, poles and wires, communication facilities, use of Roaring Creek, and a cost share easement. There are unrecorded encumbrances and existing agreements for economic uses on the lands to be donated to CAL FIRE in the Pit River and Tunnel Reservoir planning units for the Big Bend Fire Station, use of the property for a private road, seismic observatory, and forest monitoring and assessment program.

PG&E's specific reserved rights are set forth in the grant deed and conservation easement, which can be found in Appendices 2 and 3, respectively.

2. Objectives to Preserve and/or Enhance the BPVs

The Land Conservation Commitment provides that “PG&E shall ensure that the Watershed Lands it owns... are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants, the preservation of open space, outdoor recreation by the general public, sustainable forestry, agricultural uses, and historic values. PG&E will protect these beneficial public values associated with the Watershed Lands... from uses that would conflict with their conservation. PG&E recognizes that such lands are important to maintaining the quality of life of local communities and all the people of California in many ways, and it is PG&E’s intention to protect and preserve the beneficial public values of these lands under the terms of any agreements concerning their future ownership or management.”¹

The following text lists the objectives for each BPV at the Pit River and Tunnel Reservoir planning units that the Stewardship Council board approved in LCP Volume II, as well as a description of how the transaction, as summarized by this LCCP, supports each objective and preserves and/or enhances the BPVs.

The conservation easement will protect the BPVs, subject to PG&E’s hydro and other reserved rights as provided in the conservation easement.

Pit River and Tunnel Reservoir: 1. Objective: Preserve and enhance habitat in order to protect special biological resources.

The conservation easement (Appendix 3) will permanently protect habitat by preventing any use of the Property that will significantly impair the Conservation Values, and restricting development and the landowner’s uses to those that are consistent with the protection of the BPVs on the property. In addition, the land will be managed in accordance with a Demonstration State Forest Management Plan that will be developed subsequent to fee title transfer.

Pit River and Tunnel Reservoir: 2. Objective: Preserve open space in order to protect natural and cultural resources and the recreation setting.

The conservation easement will ensure that no further development will occur unless specifically authorized by the conservation easement and consistent with the Conservation Values.

Pit River: 3. Objective: Enhance recreational facilities in order to provide appropriate recreation management and enhance the recreation experience.

Tunnel Reservoir: 3. Objective: Enhance recreational facilities in order to provide additional public access, educational opportunities and recreation management, and to enhance the recreation experience.

¹ Land Conservation Commitment I.02-04-026, Appendix E, p. 38

The conservation easement recognizes that access to the Property is inherent or may be inherent in the enjoyment of the Conservation Values and the Informal Uses. Therefore, CAL FIRE will allow public access to the Property that is substantially consistent with the public access existing on the date the conservation easement is recorded, subject to reasonable rules and regulations. The Conservation Easement allows for the future development of trails.

Pit River: 4. Objective: Develop and implement forestry practices in order to contribute to a sustainable forest, preserve and enhance habitat, as well as to ensure appropriate fuel load management.

Tunnel Reservoir: 4. Objective: Develop and implement forestry practices in order to contribute to a sustainable forest, preserve and enhance habitat, as well as to ensure appropriate fuel load and fire management.

CAL FIRE proposes to conduct timber harvest activities on the Property in accordance with a Demonstration State Forest Management Plan that incorporates the following Forest Management Goals: maintain healthy and vigorous forest stands; protect important riparian resources; manage for sustainable stands of native tree species historically present on the landscape; improve resistance to drought and pests; address any infestation of insects or disease that threatens the viability of the forest; address any build-up of fuel to reduce risks of catastrophic fire; enhance climate benefits through carbon sequestration and storage; establish and maintain a full and balanced range of stand ages and characteristics, allowed to move across the landscape over time, including early-seral, mid-seral and late-seral forest conditions; provide adequate amounts of snags and cavity trees; provide adequate amounts of downed woody debris; manage for edge effects; and maintain and enhance vegetation types and structural elements across the landscape that support fish and wildlife habitats for native species historically present on the landscape.

Pit River and Tunnel Reservoir: 5. Objective: Identify and manage cultural resources in order to ensure their protection.

The conservation easement will protect identified historical and cultural values on the Property to the extent they are protected by state and federal law.

3. Recommendations for Conservation Easement and Fee Simple Donation

The Settlement and Stipulation require that the Watershed Lands: (1) be subject to permanent conservation easements restricting development of the Watershed Lands so as to protect and preserve the BPVs, and/or (2) be donated in fee simple to one or more public entities or qualified nonprofit conservation organizations, whose ownership will ensure the protection of these BPVs.

Conservation Easement

The Settlement Agreement states that “the conservation easements shall provide for the preservation of land areas for the protection of the natural habitat of fish, wildlife and plants, the preservation of open space, outdoor recreation by the general public, sustainable forestry, agricultural uses, and historic values and, shall prevent any other uses that will significantly impair or interfere with those values. Conservation easements on the Watershed Lands will include an express reservation of a right for continued operation and maintenance of hydroelectric facilities and associated water delivery facilities, including project replacements and improvements required to meet existing and future water delivery requirements for power generation and consumptive water use by existing users, compliance with any FERC license, FERC license renewal or other regulatory requirements. In addition, conservation easements will honor existing agreements for economic uses, including consumptive water deliveries. The conservation easements shall be donated to and managed by one or more non-profit conservation trustees, qualified conservation organizations or public agencies with the experience and expertise to fully and strictly implement the conservation easements” (Land Conservation Commitment I.02-04-026, Appendix E, pp. 38-39).

For the complete text of the conservation easement, see Appendix 3.

Conservation easements must be donated to nonprofit organizations, Native American tribes, or public agencies that meet the requirements of California Civil Code section 815.3 and possess the experience and capacity to fully and strictly implement the terms of the conservation easement. The Shasta Land Trust (SLT) will hold the conservation easement over the lands to be donated to CAL FIRE in the Pit River and Tunnel Reservoir planning units that are the subject of this LCCP. The qualifications of SLT are described in Chapter 4.

Accordingly, immediately prior to PG&E's conveyance of the lands to be donated to CAL FIRE in the Pit River and Tunnel Reservoir planning units, a conservation easement on the Property will be conveyed to SLT and recorded.

Retention or Donation of Fee Title

The Settlement Agreement states that PG&E will not be expected to make fee simple donations of Watershed Lands with hydroelectric project features, and conservation easements and enhancements may not interfere with hydroelectric operations. In general,

PG&E will retain fee title to those Watershed Lands within the boundaries of hydroelectric projects licensed by the FERC, as well as other properties required for continuing and future utility operations. However, these Watershed Lands will be conserved via a conservation easement. See Appendix 6 for a description of PG&E's Land Conservation Commitment.

The 6,982 acres proposed for donation to CAL FIRE in Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 were identified as available for donation, subject to PG&E's reserved rights.

Donee Selection Process

The Stewardship Council used a formal multi-step process to solicit and select organizations interested in receiving a donation of Watershed Lands or becoming a conservation easement holder at the Pit River and Tunnel Reservoir planning units. The process consisted of the following key steps:

- Organizations were invited to register via the Stewardship Council's Interested Donee Registry and were invited to submit a statement of qualifications (SOQ). The Stewardship Council reviewed the SOQs that were submitted to identify organizations that: (a) were determined to be a qualified nonprofit conservation organization; a federal, state or local governmental entity; or, a recognized tribe; (b) appeared to have sufficient financial and organizational capacity relative to the property interest sought within the planning unit; and, (c) appeared to be capable of satisfying the requirements of the Settlement and Stipulation for receiving a donation of fee title or to hold the conservation easement.
- Organizations interested in a fee title donation were invited to submit a land stewardship proposal ("LSP" or "proposal") describing their capacity and interest in preserving and enhancing the BPVs. The LSPs were posted on the Stewardship Council's website. On May 31, 2011, the Stewardship Council received three land stewardship proposals from organizations interested in being considered for a donation of fee title to certain lands located within the Pit River and Tunnel Reservoir planning units, the US Bureau of Land Management, CAL FIRE, and the University of California- Center for Forestry. The Bureau of Land Management was not eligible to receive property due to the requirements of Section 12(b)(4) of the Stipulation pertaining to the Federal Power Act. Based on review of the LSPs, follow-up discussions with the interested organizations, and site visits the board recommended, collectively, CAL FIRE and University of California - Center for Forestry as the prospective recipients of fee title to approximately 10,116 acres of land in the Pit River and Tunnel Reservoir planning units. CAL FIRE was recommended for approximately 7,000 acres while UC was recommended for approximately 3,100 acres.
- Organizations demonstrating sufficient capacity and determined by the Stewardship Council to be best-suited to receive a donation of property interest (fee or conservation easement) in particular Watershed Lands within a planning

unit are being recommended to PG&E to receive fee title and/or conservation easements.

Lands to be Donated by PG&E

Approximately 6,982 acres within 46 parcels (13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92) will be donated to CAL FIRE pending CPUC approval of the Section 851 filing for the transaction. The legal description of the parcels is included in the Grant Deed, which is provided in Appendix 2. The qualifications and capacity of CAL FIRE to manage the Pit River and Tunnel Reservoir properties recommended for donation are described in Chapter 4.

The maps provided in Exhibit 1 shows all of the land within Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 in the Pit River and Tunnel Reservoir planning units that will be donated. The maps also show key features in the planning units and surrounding area, and the ownership of adjacent land.

A portion of Parcel 74 in the Pit River planning unit will be donated to the University of California and is the subject of a separate LCCP.

Lands to be Retained by PG&E

565 acres in Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 in the Pit River and Tunnel Reservoir planning units will be retained by PG&E and are the subject of separate LCCPs.

4. Finding of Donee Funding and Other Capacity to Maintain Lands to Preserve and/or Enhance the BPVs

Selected Organizations

At the conclusion of the selection process referenced below, the following organizations were endorsed by the Stewardship Council board on November 16, 2011 and January 22, 2015, respectively:

- The California Department of Forestry and Fire Protection (CAL FIRE) to hold fee simple title to 6,982 acres within Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92.
- The Shasta Land Trust (SLT) to hold a conservation easement over the 6,982 acres to be donated to CAL FIRE in Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92.

Capacity of Selected Organizations

The Stewardship Council board finds that CAL FIRE and SLT will have the funding and other capacity to maintain the property interest so as to preserve and/or enhance the BPVs².

A. CAL FIRE:

- CAL FIRE manages approximately 70,000 acres of Demonstration State Forests across California including the 9,033 acre La Tour Demonstration State Forest in eastern Shasta County. The eight Demonstration State Forests are managed and used to support research and demonstration projects on forest management, public recreation opportunities, fish and wildlife habitat, and watershed protection.
- At each of the Demonstration State Forests, CAL FIRE works in cooperation with a variety of entities to implement research, fuels management, and fire protection activities. In Shasta County, CAL FIRE maintains an active role in research and professional forestry.

B. SLT:

- Established in 1998, SLT's mission is to conserve the beauty, character, and diversity of significant lands in far northern California.
- SLT holds 23 conservation easements totaling over 25,000 acres.
- SLT is guided by a eight member board of directors with several standing committees and strong volunteer support. SLT's board includes an environmental chemist, current and retired educators, financial planner,

² Stipulation, Section 12(a)(4)

director of a local economic development organization, a forester, retired project manager from the Nature Conservancy, and retired planner.

- SLT is an accredited land trust.

5. Analysis of Tax and Other Economic and Physical Impacts

The Stipulation requires that the LCCP provide “an analysis of tax and other economic and physical impacts of such disposition strategy, and a commitment by an appropriate entity [which may be PG&E, subject to being authorized by the Commission to fully recover in rates any such costs in approving PG&E’s Section 851 application or in another appropriate Commission proceeding, Stewardship Council, donee, or a third party, depending on the individual circumstances] to provide property tax revenue, other equivalent revenue source, or a lump sum payment, so that the totality of dispositions in each affected county under this Land Conservation Commitment will be ‘tax neutral’ for that county.”

The following sections address the Stewardship Council’s plan for achieving tax neutrality for Shasta County, the county in which the Property is located. The final LCCP submitted for all PG&E Watershed Lands located in Shasta County will address tax neutrality for the totality of all fee title transfers within the county, as required under the Settlement and Stipulation.

Stewardship Council Board Policies and Guidelines

The Stewardship Council board adopted a set of Guidelines Regarding Satisfaction of Tax Neutrality on March 30, 2011, after an opportunity for public comment. Under the guidelines, the Stewardship Council outlined the following overarching assumptions:

1. The Stewardship Council will address property tax neutrality based upon the most current property taxes paid by PG&E on the lands being transferred at the time of the actual transfer of fee title from PG&E to the selected donee.
2. The Stewardship Council’s achievement of property tax neutrality applies to all property taxes that would be distributed directly to County General Funds, School and Fire Districts, Regional Conservation and Water Districts, and any other special districts as defined by the applicable Tax Rate Area.
3. The Settlement and Stipulation direct the Stewardship Council to ensure that the effects of distributions be made tax neutral for the affected counties. Therefore, the Stewardship Council’s property tax neutrality commitment will not apply to any amount of property tax payments that are subject to apportionment by the State of California.

On June 27, 2012, the Stewardship Council board approved an amendment to the property tax neutrality methodology it had adopted on May 2, 2012, after an opportunity for public comment and specific outreach to all potentially affected counties. The methodology establishes a standard payment process when lands are transferred to organizations that are exempt from paying property taxes (see Appendix 5).

On August 14, 2014, the California Public Utilities Commission approved Resolution E-4644. The resolution states that the Commission endorses the Guidelines Regarding

Satisfaction of Tax Neutrality and the Property Tax Neutrality Methodology adopted by the Stewardship Council.

As of November 15, 2017, the Stewardship Council board approved further revisions to the property tax neutrality methodology. The revisions established that the County will receive a one-time lump sum payment allocated based upon the applicable Tax Rate Area at the time of the payment. Counties and special districts would then be free to determine the best use of the funds pursuant to the needs of the county or special district, including, if desired investment in a shared investment pool of the county's choosing.

Achieving Property Tax Neutrality

6,982 acres in Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92 in the Pit River and Tunnel Reservoir planning units are being donated to CAL FIRE. Section 4654 of the California Public Resources Code states:

“There shall be paid to each county in which lands acquired for state forest purposes are situated, out of funds hereafter made available for such purpose, an amount equivalent to taxes levied by the county on similar land similarly situated in the county in the same manner as provided in the Revenue and Taxation Code for secured property tax payments as long as the state continues to own the land. Such payments shall be based only upon the value of the forest lands used for purposes of continuous commercial forest production and not upon value of such forest land used for any other purposes, including any improvements on such lands. Determination of what constitutes similar land similarly situated shall be made by a committee consisting of the county assessor of the county in which the land is located, a representative of the State Board of Equalization and a representative of the department.”³

Subsequent to the transfer of lands, the committee referenced in the paragraph above will determine the annual payments due from CAL FIRE in lieu of property taxes. If the new amount is less than PG&E's current tax payments, the Stewardship Council will pay the difference to Shasta County.

Other Economic and Physical Impacts

The Settlement and Stipulation require an analysis of the physical and economic impacts of each fee title transfer. The transaction agreements for the donation of 6,982 acres within the Pit River and Tunnel Reservoir planning units have not mandated any changes to the physical or economic uses of the lands. CAL FIRE intends to manage the lands in a manner consistent with the current physical and economic uses of the lands. No new activities are proposed that will result in physical impacts.

³ California Public Resources Code Section 4654

6. Hazardous Waste Disclosure

The Stipulation states that in the transfer of fee title and conveyance of a conservation easement, PG&E will disclose all known hazardous waste, substance contamination, or other such environmental liabilities associated with each parcel and hold the donee harmless.

Lands to be Donated by PG&E

PG&E has provided the Pit River Environmental Site Assessment Report dated April 29, 2011, and refresh dated December 2015, and the Tunnel Reservoir Environmental Site Assessment Report dated April 29, 2011, and refresh dated December 2015, to CAL FIRE and SLT, fulfilling the disclosure requirements of the Land Conservation Commitment.

Environmental Agreement

Pending CPUC approval of the transaction, PG&E will execute Environmental Agreements with CAL FIRE and SLT, satisfying the requirements of Section 12(f) of the Stipulation.

7. Consideration of Parcel Split

Within Parcels 13-18, 22-25, 28-34, 38, 41, 43-48, 50-56, 65, 67-68, 74, and 83-92, approximately 565 acres will be retained by PG&E. PG&E determined that operational needs would be met sufficiently through the reservation of rights for ongoing hydroelectric operations on the donated acres within these parcels. To effectuate transfer of a portion of the property, parcel splits will be required to comply with the California Subdivision Map Act (Government Code Section 66410, et seq). Certain exemptions to the Map Act apply to public utilities and/or to governmental entities and may apply to future conveyances of parcels within these planning units.

8. Strategy for Physical Measures to Enhance the BPVs

The Stewardship Council developed and implemented a strategy to identify and undertake appropriate physical measures to enhance the BPVs of the Watershed Lands consistent with Settlement Agreement paragraph 17(c)⁴ and Appendix E, paragraph 1.

During the preparation of Volume II of the LCP, a number of potential physical enhancement measures to preserve and/or enhance the BPVs were identified. These measures were identified with public input and were intended to be illustrative in nature and subject to change over time in coordination with the future landowner.

The Stewardship Council has developed a grant program that will fund selected enhancements on the Watershed Lands. It is anticipated that grant funding will be available to accomplish future projects that enhance one or more of the six Beneficial Public Values. Projects may include habitat restoration or physical measures such as developing trails, day use areas, and other public access improvements.

⁴ Settlement Agreement Paragraph 17(c) states, “PG&E shall fund PG&E Environmental Enhancement Corporation with \$70 million in Cash to cover administrative expenses and the costs of environmental enhancements to the Watershed Lands... provided that no such enhancement may at any time interfere with PG&E’s hydroelectric operations maintenance or capital improvements.”

9. Monitoring Plan for the Economic and Physical Impacts of Disposition and Implementation of Enhancement Measures

The Stipulation requires that the LCCP outline a plan to monitor the economic and physical impacts of disposition and implementation of enhancement measures.

The conservation easement holder is required to monitor every conservation easement that it holds to ensure that the landowner is complying with the terms of the easement. The Stewardship Council will enter into a Conservation Easement Funding Agreement (Appendix 4) with each conservation easement holder whereby the holder will receive a monitoring and enforcement endowment from the Stewardship Council to fund its monitoring activities.

To further meet the requirement of monitoring the economic and physical impacts, the Stewardship Council will enter into an agreement with the Sierra Nevada Conservancy (SNC), a state agency, whereby the agency will agree to undertake certain duties designed to monitor the impacts of PG&E's Land Conservation Commitment.

When the Stewardship Council has completed its work, it will be dissolved. Prior to its dissolution, the Stewardship Council expects to prepare a report providing an assessment of any economic and physical impacts resulting from the Land Conservation Commitment as of that time. Stewardship Council's close-out report will include, among other things, the following information:

- How the property tax neutrality requirement was satisfied with regard to each parcel donated to a tax exempt organization.
- A report regarding the enhancements that were funded by the Stewardship Council.

It is anticipated that several years after the dissolution of the Stewardship Council, SNC will prepare a report assessing the physical and economic impacts of the Land Conservation Commitment up until that time. The report is expected to cover the following topics:

- Impact of the Land Conservation Commitment on agreements for economic uses.
- Changes in entities holding conservation easements or fee title.
- Performance of duties by conservation easement holders.

In addition to preparing an assessment report, which will be submitted to the CPUC and PG&E, SNC will serve as a public repository for key transaction documents and other documents pertaining to the Land Conservation Commitment through June 2025.

10. Implementation Schedule for Transactions and Measures

Schedule for Transaction

- CPUC review and approval (2022)
- Public Works Board review and approval (2022)
- Close of escrow (2022)
- Stewardship Council release of funds to SLT per conservation easement funding agreement (2022)

Compliance with Local Land Use Planning Requirements

Future management of the donated property at the Pit River and Tunnel Reservoir planning units is anticipated to comply with all applicable County ordinances and/or General Plan policies.

Appendix 1: Public Outreach Summary

SUMMARY OF PUBLIC OUTREACH PROGRAM

The Stewardship Council established a comprehensive public outreach program to both inform and solicit input from the public on the development and implementation of a plan to permanently protect over 140,000 acres of PG&E watershed lands. A variety of tools and techniques are used to engage the public, including:

- Stewardship Council Website: the website provides background information on the land conservation program and is regularly updated with board meeting agendas and minutes, proposed recommendations, and other announcements.
- Stakeholder Database and E-mailing: regular e-mail notifications are sent directly to individuals and organizations that have signed-up to receive e-mails. The e-mails provide updates on the status of the land conservation program, including pending actions by the board and upcoming public meetings.
- Targeted Newspaper Noticing and Paid Advertisements: newspaper advertisements and notices are placed in local newspapers circulated in the area where a board or public meeting is taking place or in communities that may have an interest in a particular topic on an upcoming meeting agenda.
- News Releases: news releases are issued to statewide and local media outlets at key intervals during the planning process.
- Public Information Meetings and Workshops: public information meetings and workshops are conducted throughout the watershed lands to provide updates and solicit input from interested stakeholders on the land conservation program and individual planning units. In many workshops, public comments were sought on potential measures to protect and enhance the beneficial public values on specific lands as well as the desired qualifications of potential donee organizations. Individuals and organizations unable to attend are provided an opportunity to submit comments in writing and review meeting summaries posted on the web site.
- Notice by Mail of Pending Decisions Regarding the Conveyance of Individual Parcels and Invitation to Comment:
 - Noticing of Affected Governmental Entities: prior to the Watershed Planning Committee forwarding a recommendation to the board that a proposed Land Conservation and Conveyance Plan (LCCP) be adopted by the board, a notice will be mailed to the Board of Supervisors of the affected county; each affected city, town, and water supply entity; and each affected tribe and/or co-licensee.
 - Noticing of landowners: postcards or letters are sent to all landowners located within one mile of lands that are the subject of a proposed LCCP prior to the Watershed Planning Committee forwarding a recommendation to the board that the proposed LCCP be adopted by the board.
- Individual Meetings with Stakeholders: Over the course of the preparation of Volumes I and II of the Land Conservation Plan (LCP) and the LCCP, Stewardship Council staff met, and communicated via the telephone and email, with a number of stakeholders interested in the Watershed Lands.

Appendix 1: Public Outreach Summary

- The Stewardship Council Board of Directors meets five to six times per year, typically on a bimonthly schedule. At the board meetings, the public is invited to directly address the board on an agenda item or on any other matter. The meetings have been held at locations in northern and central California and across the watershed lands to help facilitate public participation. Agendas are available one week prior to meetings, and meeting minutes are posted on the Stewardship Council public website approximately three weeks following those meetings.

PIT RIVER AND TUNNEL RESERVOIR PLANNING UNIT PUBLIC OUTREACH

Highlighted below are the opportunities that have been, or are being, provided for public input on key documents and decisions concerning the Pit River and Tunnel Reservoir planning units and the land conservation and conveyance process.

I. PUBLIC REVIEW OF VOLUMES I AND II OF THE LCP

The Draft Land Conservation Plan Volumes I and II were released in June 2007 for a 60-day public comment period. During this time, the Stewardship Council held ten public meetings to publicize the availability of the Draft LCP and to encourage public comment. These meetings were advertised via an e-mail sent to contacts in the Stewardship Council's database, an announcement posted on the Stewardship Council's web site, a press release issued to local newspapers, a paid advertisement in local papers, and a postcard sent to all landowners on record that reside within one mile of any PG&E parcel. Comments were received via email, the website, and hardcopy letters. The comments were reviewed, and responded to individually; and the text in the draft LCP was revised as appropriate.

Comments were submitted by Friends of the River and The Sierra Club for the Pit River planning unit during public review of Volumes I and II of the LCP. The comments asked for assurance that the easement protect public access to trails along rivers and tributary creeks on the property including access to a whitewater run access point, as well as requesting timber management minimize adverse effects to the rainbow trout fishery and other wildlife habitat. Comments were noted but did not result in any changes to Volumes I and II of the LCP. One comment was submitted for the Tunnel Reservoir planning unit from a member of the public asking that public access at the PSEA camp be improved and that the campgrounds themselves be improved throughout the planning unit to benefit habitat and the public alike.

II. NOTICING OF LANDOWNERS WITHIN ONE MILE

In the fall of 2006 a postcard was distributed to the approximately 26,000 landowners located within one mile of the exterior boundary of all the parcels to notify and invite comment on Volume I and II of the LCP. A postcard was also sent to notify and invite all landowners located within one mile of the parcels within the Pit River and Tunnel Reservoir planning units to a Public Information Meeting that was held in Palo Cedro in 2011. In addition, simultaneous with the release of the proposed subject LCCP for public comment, adjacent landowners located within one mile of the subject parcels are noticed by mail 30 days before the Watershed Planning Committee considers forwarding the proposed subject LCCP to the board for final approval.

Appendix 1: Public Outreach Summary

III. PUBLIC INFORMATION MEETING

A Public Information Meeting workshop for several planning units in the Pit-McCloud and Cow Battle Creek Watershed areas was hosted by the Stewardship Council on March 24, 2011, in Palo Cedro, California. The meeting concerned eight planning units: Battle Creek, Burney Gardens, Cow Creek, Iron Canyon Reservoir, Kilarc, Lake McCloud, Pit River, and Tunnel Reservoir. Attendees at the workshop included a total of 49 individuals representing a wide variety of interests including local and federal governments, community organizations, and community members. The meeting was advertised via an e-mail sent to contacts in the Stewardship Council's database, an announcement posted on the Stewardship Council's web site, a press release issued to the local newspaper, and a postcard sent to all landowners on record located within one mile of any PG&E parcel associated with the Pit River and Tunnel Reservoir planning units.

The purpose of the workshop was to: (1) provide a review and update on the Stewardship Council's Land Conservation Program; and, (2) solicit additional public input on future stewardship of the eight planning units. Stations were set up with maps, other pertinent information, and easels with blank paper. One comment was received for the Pit River planning unit related to promoting fisheries management to preserve species for all the people of California as well as recreational opportunities. One comment was also received for the Tunnel Reservoir planning unit asking that the future landowner manage trespassing to protect adjacent private properties.

IV. PUBLIC REVIEW OF LAND CONSERVATION PROGRAM POLICIES & GUIDELINES

Public comment was sought on policies and guidelines that helped inform the Stewardship Council's land conservation and conveyance process. These documents were provided to the public in advance of being reviewed and endorsed by the Watershed Planning Committee or Fiduciary Committee and forwarded to the board for review and consideration.

Land Conservation Program Funding Policy

The Stewardship Council created a Land Conservation Program Funding Policy to help guide future planning and decision-making regarding funding of the long term management and stewardship of the watershed lands. In June and July, 2009, the draft policy was posted on the Stewardship Council's web site and made available for review and comment to a group of stakeholders consisting of all registered potential donees and representatives of the counties in which the watershed lands are located. Two comments were received during the 30-day review and comment period. Both comments were reviewed, and it was determined that neither comment necessitated a change in the draft policy. The Stewardship Council's Board of Directors adopted the policy at a public board meeting in Sonora, Calif. on September 17, 2009.

Guidelines for Achieving Property Tax Neutrality

The Stewardship Council created guidelines for achieving property tax neutrality to describe scenarios when the Stewardship Council will make property tax payments to affected counties as in lieu payments for property taxes that are lost due to the donation of PG&E watershed lands to an entity that is exempt from paying property taxes. The guidelines also defined a set of overarching assumptions regarding

Appendix 1: Public Outreach Summary

property tax neutrality payments. The draft guidelines were posted on the Stewardship Council's web site in December 2010. A notice inviting review and comment on the guidelines was sent to the Stewardship Council's stakeholder database. Additional targeted outreach was performed to inform the affected counties. Nine comments were received during the 60-day review and comment period. After consideration of public comments, the Stewardship Council Board adopted a set of guidelines at its public board meeting on March 30, 2011.

Proposed methodology for achieving tax neutrality

The proposed methodology for achieving tax neutrality on donated lands was e-mailed to all land stakeholders and posted on Stewardship Council's website for public review and comment on January 9, 2012. The deadline for submission of comments was March 9, 2012. The Stewardship Council received one request to extend this deadline, which was granted. By the new deadline March 30, 2012, six comments were received. Upon consideration of the comments received, the Stewardship Council board deferred adoption of the full methodology until the June 27, 2012 board meeting so that the affected counties could be notified of the proposed change to the capitalization rate. No comments were received on the revised capitalization rate. The revised methodology was adopted by the board at its June 27, 2012 meeting.

V. WATERSHED PLANNING COMMITTEE RECOMMENDATIONS OF FEE TITLE AND CONSERVATION EASEMENT DONEES

Staff recommendations for prospective fee title donees and conservation easement holders that are endorsed by the Watershed Planning Committee are posted on the Stewardship Council's website for public review and comment. The proposed board action is noticed via an e-mail sent to contacts in the Stewardship Council's database. In addition, public board meetings are advertised via an e-mail sent to contacts in the Stewardship Council's database, an announcement posted on the Stewardship Council's web site, a press release issued to local papers, and an advertisement placed in local newspapers in the area where a board or public meeting is taking place or in communities that may have an interest in a particular topic on an upcoming meeting agenda. The board action taken is also noted in the meeting minutes that are posted on the Stewardship Council's website following each meeting.

All public comments received by staff concerning the fee and conservation easement recommendations at the Pit River and Tunnel Reservoir planning units were provided to the board for consideration at the relevant public board meetings.

VI. PUBLIC REVIEW OF THE LAND CONSERVATION AND CONVEYANCE PLANS

The public is provided an opportunity to review and comment on the proposed Land Conservation and Conveyance Plans (LCCPs), and the comments received are shared with board members prior to the Watershed Planning Committee's forwarding the proposed LCCP to the board for its review and approval. The 30-day public review and comment periods are announced via an e-mail sent to contacts in the Stewardship Council's database, a posting on the Stewardship Council's web site, and an advertisement placed in local newspapers in communities that may have an interest in a particular planning unit. A notice inviting review and comment on the proposed LCCP is also sent to all landowners

Appendix 1: Public Outreach Summary

on record located within one mile of the subject PG&E parcels and to PG&E leaseholders. In addition, a notice is mailed to the board of supervisors of the affected county; each affected city, town, and water supply entity; and each affected tribe and/or co-licensee. After receiving public comment, the Watershed Planning Committee may make revisions to a proposed LCCP prior to forwarding a recommendation to the board.

VII. STEWARDSHIP COUNCIL BOARD OF DIRECTORS MEETINGS

Proposed LCCPs endorsed by the Watershed Planning Committee are posted on the Stewardship Council's website for additional public review and comment approximately 30 days prior to being considered by the board at a public board meeting. The posting of proposed LCCPs is advertised via an e-mail sent to contacts in the Stewardship Council's database. In addition, public board meetings are advertised via an e-mail sent to contacts in the Stewardship Council's database, an announcement posted on the Stewardship Council's web site, a press release issued to local papers, and an advertisement placed in local newspapers in the area where a board or public meeting is taking place or in communities that may have an interest in a particular topic on an upcoming meeting agenda. The board action taken is noted in the meeting minutes that are posted on the Stewardship Council's website following each meeting.

All public comments received will be provided to the board. There is also an additional opportunity for public comment at the public board meeting when the board considers approval of the proposed LCCP. Adoption of an LCCP by the board would be the final step in the Stewardship Council's process for selecting donees. The prospective donees are responsible for securing its own internal approvals prior to the transaction being completed. Transactions will be finalized upon LCCP review and transaction approval by the California Public Utilities Commission.

RECORDING REQUESTED BY AND RETURN TO:

STATE OF CALIFORNIA
Department of General Services
Real Property Services Division, Acquisition Unit
707 Third Street, 5th Floor, MS 505
West Sacramento, CA 95605

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES
PURSUANT TO GOVERNMENT CODE SECTION 27383 AND
DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND
TAXATION CODE SECTION 11922

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD # 2436-01-10004

DEED

APN Nos. 021-120-004-000, 021-120-008-000, 021-200-002-000, 021-200-003-000, 021-200-004-000, 021-200-005-000, 021-200-021-000, 021-200-022-000, 021-200-032-000, 021-250-003-000, 021-250-007-000, 021-250-009-000, 021-270-010-000, 022-080-001-000, 022-080-002-000, 022-080-003-000, 022-080-012-000, 022-080-020-000, 022-110-001-000, 022-110-005-000, 022-130-015-000, 022-330-006-000, 022-330-011-000, 027-020-005-000, 027-020-014-000, 027-020-015-000, 027-060-001-000, 027-110-011-000, 027-180-012-000, 027-260-002-000, 027-260-003-000, 027-280-006-000, 022-090-002-000

GRANT DEED AND RESERVATION OF RIGHTS

I. CONVEYANCE OF FEE

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("**Grantor**"), does hereby grant to the STATE OF CALIFORNIA ("**STATE**"), all of its right, title, and interest in and to the real property situated in the unincorporated area of the County of Shasta, State of California ("**Property**"), described in Exhibit A attached hereto and by this reference incorporated herein, and shown on Exhibit A-1 attached hereto and by this reference incorporated herein.

II. RECITALS

A. Grantor is a party to that certain Settlement Agreement ("**Settlement Agreement**") as modified and approved by the Public Utilities Commission of the State of California ("**CPUC**") in its Opinion and Order of December 18, 2003 (Decision 03-12-035).

B. In furtherance of the Settlement Agreement, and to provide additional detail regarding the implementation of the "**Land Conservation Commitment**" (defined below), the parties to the Settlement Agreement and other interested parties entered into that certain Stipulation Resolving Issues Regarding the Land Conservation Commitment dated September 25, 2003 ("**Stipulation**").

C. The Settlement Agreement and the Stipulation (collectively, "**Governing Documents**") require Grantor to ensure that approximately 140,000 acres of watershed lands, all

owned by Grantor (collectively, "**Watershed Lands**"), including the Property, are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants; the preservation of open space; outdoor recreation by the general public; sustainable forestry; agricultural uses; and historic values. The obligations of Grantor to convey fee interests and/or conservation easements and to protect such beneficial public values on the Watershed Lands, as well as certain other obligations related thereto, are set forth in detail in Appendix E of the Settlement Agreement (as further explicated in Section 12 of the Stipulation), and are defined therein as the "**Land Conservation Commitment**."

D. Pursuant to the Governing Documents, the Pacific Forest and Watershed Lands Stewardship Council, a California non-profit public benefit corporation ("**Stewardship Council**") was created to oversee and carry out the Land Conservation Commitment. Pursuant to the Governing Documents, the Stewardship Council developed a plan for protection of the Watershed Lands for the benefit of the citizens of California ("**Land Conservation Plan**" or "**LCP**"). The LCP includes, among other things, objectives to preserve and/or enhance the beneficial public values identified on each parcel of Watershed Lands.

E. Grantor has used and continues to use the Property for the purpose of generating and transmitting hydroelectric energy, managing and monitoring the flow of water over the existing waterways for consumptive and non-consumptive uses, conducting various biological and land use studies mandated by the Federal Energy Regulatory Commission ("**FERC**"), and for other purposes as described more fully in Section III below (collectively, "**Hydro Project Activities**"). Additionally, Grantor has used and continues to use the Property to erect, construct, reconstruct, replace, remove, operate, inspect, maintain and use facilities of the type hereinafter specified for the transformation, transmission and distribution of electric energy and for communication purposes (collectively "**Electric Activities**").

F. To facilitate the Hydro Project Activities and Electric Activities following the conveyance effected by this Grant Deed and Reservation of Rights (this "**Grant Deed**"), and the continued use, maintenance, repair and replacement of those existing and future facilities, structures and improvements now or hereafter located on, above, or under the Property, that are associated with the Hydro Project Activities and/or the Electric Activities, STATE, as grantor, and Grantor, as grantee, are executing and delivering that certain Utility Facility Access, Operation and Maintenance Easement of even date with this Grant Deed (the "**Utility Facility Access, Operation and Maintenance Easement**").

G. Consistent with the terms of the Governing Documents, Grantor and STATE acknowledge this conveyance, together with Utility Facility Access, Operation and Maintenance Easement and the Conservation Easement ("**Conservation Easement**") being entered into by STATE and Shasta Land Trust ("**SLT**") concurrently with this conveyance, is being made in the public interest with the intent to ensure the permanent protection of the beneficial public values on the Property as identified in the LCP while allowing the ongoing use of the Property by Grantor for hydroelectric operations, water delivery, and related activities, and acknowledging and honoring the existing third party uses.

III. STATE ACCESS; RESERVATION OF RIGHTS; EASEMENT AGREEMENT

STATE shall have a non-exclusive right of surface access, ingress and egress to and from the Property over and across Adjacent Lands, by means of existing roads, lanes, and routes thereon, if such there be (collectively, the “**Existing Roads**”), otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor's Adjacent Lands, with the right to repair and maintain the Existing Roads and to construct, repair and maintain new roads, lanes, and routes (collectively, the “**New Roads**”) where no existing access exists (“**Access Rights**”). Access Rights to construct, repair or maintain New Roads or to repair or maintain Existing Roads may only be exercised after Grantor has obtained FERC approval for a specific project, repair or maintenance, subject to the plan submission requirements specified in section III.d, below. STATE’s Access Rights shall only extend to portions of the Property that are only reasonably accessible by Adjacent Lands. “**Adjacent Lands**” means lands owned by Grantor that are contiguous to the Property, including lands excepted from the Property in Exhibit A.

STATE may allow SLT and any successor to SLT under the Conservation Easement to utilize the Access Rights but only for purposes of ingress and egress.

STATE acknowledges that the Adjacent Lands are a part of the FERC Project Nos. 233 & 2106 (“**Project**”), and when exercising the Access Rights on Project lands STATE agrees to abide by FERC regulations and approvals that Grantor is required to comply with on Project lands.

a. STATE’s use of the Access Rights shall not endanger health, create a nuisance, or otherwise be incompatible with overall Project recreational use.

b. STATE shall take all reasonable precautions to insure that the use of the Access Rights on Project lands will occur in a manner that will protect the scenic, recreational, and environmental values of the Project.

c. STATE shall not make use of the Access Rights in any way which would be incompatible with overall Project requirements or unduly restrict public access to Project waters.

d. Except in the case of emergencies, STATE must submit to Grantor plans as required by FERC at least six (6) months in advance of construction, repair, or maintenance work related to the exercise of the Access Rights to allow for PG&E review and submittal to FERC for any required approval. No proposed construction, repair, or maintenance work related to the Access Rights shall occur on Project lands until such approval is received from FERC. In the event of an emergency (wildfire, floods, earthquakes, etc.), STATE shall provide notice of such emergency work to Grantor within 24 hours of initiating emergency work, to allow Grantor to meet FERC notification requirements.

e. If the Project boundary is removed from the Adjacent Lands, then FERC approval will no longer be required, and the notification and approval process will change to the following:

Except in the case of emergencies, STATE must submit to Grantor, for review and approval, plans at least 90 days in advance of any proposed construction, repair, or maintenance

work related to the exercise of the Access Rights, which review and approval will not be unreasonably withheld or delayed. In the event of an emergency, STATE shall provide notice of such emergency work to Grantor within two (2) weeks of initiating such emergency work.

f. STATE shall be solely responsible for the repair of any damage caused by its exercise of the Access Rights, excluding fair wear and tear from normal usage (commercial use for logging shall not be considered normal usage). For so long as the roads, lanes, and routes, related to the Access Rights, shall exist in private ownership, Grantor and STATE and their respective successors and assigns, shall bear the expenses of the reasonable maintenance of the roads, lanes, and routes related to the Access Rights in proportion to their respective use. Reasonable maintenance shall include such work as is necessary to maintain said roads, lanes, and routes related to the Access Rights in their existing condition but shall not include the enlargement of or betterment of the Access Rights. STATE further agrees that any erosion or drainage problems caused by the exercise of the Access Rights by STATE shall be corrected by STATE without cost to Grantor and to the reasonable satisfaction of Grantor.

Notwithstanding the above, nothing herein shall impair or otherwise impede Grantor's right for continued use of the Adjacent Lands, including those Adjacent Lands containing the Access Rights, in all ways and for all purposes Grantor deems necessary to fulfill its obligations as licensee under FERC projects

Grantor expressly reserves all riparian water rights inherent in and part and parcel of the Property, all appropriative surface water rights (including, but not limited to, any appropriative surface water rights having a point of diversion, place of storage, or place of use on the Property); all prescriptive surface water rights; and all other right, title and interest of any nature whatsoever in and to the surface waters (including subsurface flow) which are now or hereafter located or flowing upon or abutting the Property.

Grantor and STATE acknowledge that the Utility Facility Access, Operation and Maintenance Easement shall be effective immediately upon the execution, delivery and effectiveness of this Grant Deed with the same force and effect as if the easement rights set forth in the Utility Facility Access, Operation and Maintenance Easement were expressly reserved by Grantor in this Grant Deed.

IV. TERMS OF GRANT

The conveyance by Grantor to STATE pursuant to this Grant Deed is subject to: (a) a lien securing payment of real estate taxes and assessments; (b) all matters that would be disclosed by a physical inspection or survey of the Property or that are actually known to STATE; and (c) all contracts, leases, licenses, covenants, conditions, easements, restrictions, liens, encumbrances and other exceptions of record or unrecorded.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the Property. All future conveyances of the fee interest in the Property shall be consistent with the terms of the Governing Documents. In accordance with Section 12b(4) of the Stipulation, STATE, and its successors and assigns shall not convey all or any portion of the fee interest in the Property to

any governmental entity, public agency, or Native American tribe without the prior written consent of the Grantor, which consent shall be in Grantor's sole discretion exercised in good faith.

V. MISCELLANEOUS

If any provision of this Grant Deed shall be unenforceable or invalid, the same shall not affect the remaining provisions hereof and to this end the provisions hereof are intended to be and shall be severable.

The real property hereby conveyed is no longer necessary or useful to Grantor in the performance by it of its duties to the public.

The California Public Utilities Commission, in Decision No. _____, has approved transfer of the Property under State of California Public Utilities Code Section 851.

[SIGNATURES FOLLOW ON NEXT PAGES]

Appendix 2: Grant Deed

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed dated as of _____, _____.

Grantor:

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

By: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that, pursuant to Sections 15853 and 27281 of the California Government Code, the interest in real property conveyed by the Grant Deed dated _____, _____ from PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, to the STATE OF CALIFORNIA is hereby accepted by the undersigned officer on behalf of the State Public Works Board pursuant to the approval action by said Board and duly adopted on _____. The STATE consents to the recordation thereof by its duly authorized officer.

ACCEPTED:

STATE OF CALIFORNIA
State Public Works Board

By: _____
Michael McGinness, Deputy Director

Date: _____

ACKNOWLEDGED:

STATE OF CALIFORNIA
Director, Department of General Services

By: _____
Michael P. Butler, Chief
Real Property Services Section

Date: _____

Appendix 2: Grant Deed

Exhibit A

Legal Description of Property
(Attached behind this Page)

Appendix 2: Grant Deed

Exhibit A-1

Property Maps
(Attached behind this Page)

RECORDING REQUESTED BY:

State of California—Official Business
Department of General Services

Exempt from recording fees as per
Gov't. Code Sec. 27388.1

WHEN RECORDED MAIL TO:

STATE OF CALIFORNIA
Department of General Services
Real Property Services Division,
707 Third Street, 5th Floor, MS 505
West Sacramento, CA 95605
Attn: Acquisition Unit

WITH A COPY TO:

Shasta Land Trust
P.O. Box 992026
Redding, CA 96099-2026
Attn: Executive Director

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT (“**Conservation Easement**”) is made and entered into this _____ day of _____, 20__ (“**Effective Date**”), by and between the STATE OF CALIFORNIA (“**STATE**”), acting by and through the DEPARTMENT OF GENERAL SERVICES (“**DGS**”), on behalf of the DEPARTMENT OF FORESTRY AND FIRE PROTECTION (“**CAL FIRE**”), and the SHASTA LAND TRUST, a California nonprofit public benefit corporation (“**Grantee**”), with reference to the following facts:

RECITALS

A. STATE is the owner of approximately 6,982 acres of real property located in the County of Shasta (“**County**”), State of California, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference, together with all improvements and appurtenances thereto (“**Property**”). A map of the Property identifying the improvements existing on the Property as of the date of this Conservation Easement and various other natural features of the Property is attached hereto as **Exhibit B** and incorporated herein by reference (“**Property Maps**”).

Appendix 3: Conservation Easement

B. Pacific Gas and Electric Company, a California corporation (“**PG&E**”), transferred fee title to the Property to the STATE by Grant Deed, recorded in the Official Records of the County before recordation of this Conservation Easement (the “**Grant Deed**”), the form of which is attached hereto as **Exhibit C** and incorporated herein by reference. PG&E transferred fee title to the Property to the STATE in connection with PG&E’s implementation of the “Land Conservation Commitment” (defined below) provided for in the following documents and described more fully below:

- a. That certain Settlement Agreement (“**Settlement Agreement**”) as modified and approved by the Public Utilities Commission of the State of California (“**Commission**”) in its Opinion and Order of December 18, 2003 (Decision 03-12-035); and
- b. That certain Stipulation Resolving Issues Regarding the Land Conservation Commitment dated September 25, 2003 (“**Stipulation**”). The Stipulation provides, among other things, that conservation easements will preserve or enhance reasonable public access.

C. The Settlement Agreement and the Stipulation (collectively, “**Governing Documents**”) require PG&E to ensure that approximately 140,000 acres of watershed lands, all located in California and owned by PG&E as of the date the Governing Documents were entered into (collectively, “**Watershed Lands**”), including the Property, are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants; the preservation of open space; outdoor recreation by the general public; sustainable forestry; agricultural uses; and historic values (collectively, “**Beneficial Public Values**” or “**BPVs**”). The Property is included in these Watershed Lands.

D. Pursuant to the Governing Documents, the Pacific Forest and Watershed Lands Stewardship Council, a California nonprofit public benefit corporation (“**Stewardship Council**”), was created to oversee and carry out the Land Conservation Commitment. Pursuant to the Governing Documents, the Stewardship Council developed a plan for protection of the Watershed Lands for the benefit of the citizens of California (“**Land Conservation Plan**” or “**LCP**”). The LCP includes, among other things, recommended objectives to preserve and/or enhance the Beneficial Public Values identified on each parcel of Watershed Lands, including the Property.

E. The Beneficial Public Values present at the Property are referred to herein as “**Conservation Values**” as more specifically provided below. The “**Land Conservation Commitment**” constitutes the obligations of PG&E to convey fee title and conservation easements to Watershed Lands, and to protect the Beneficial Public Values of the Watershed Lands, as well as certain other obligations related thereto, as set forth in detail in the Governing Documents.

F. The Property possesses forested, recreational, historical, scenic and open space characteristics, valuable to the people of the County, the State of California, and the public in general.

Appendix 3: Conservation Easement

G. The Governing Documents also include a requirement that conservation easements encumbering Watershed Lands honor existing agreements for economic uses, including consumptive water deliveries.

H. The Stewardship Council has defined the “sustainable forestry” BPV as “the practice of managing dynamic forest ecosystems to provide ecological, economic, social and cultural benefits for present and future generations.”

I. The Property includes the following specific Conservation Values:

- a. Fish, Plant and Wildlife Habitat. A diverse range of plant, animal, fungal, and micro biotic communities exist in the ecosystems that make up the Property. Habitat for these communities includes a wide range of forest structures and the various ecological and anthropogenic processes that influence forest dynamics.
- b. Forest Resources. The Property is heavily forested. Black oak forest is common on the west side of the Pit River with Sierra mixed conifer forest common on the east side. Some of the Property contains mixed conifer forest that is dominated by ponderosa pine and Douglas-fir and, to a lesser degree, incense cedar. The Property has highly productive soils for timber.
- c. Open Space. The Property provides open space and viewshed values. Due to lack of development, steepness of the Pit River Canyon, limited recreation, and primary use of the Property for timber production, open space values can be found throughout the Property.
- d. Historic Resources. The Property is located within the ancestral territory of the Pit River Tribe. Ethnobotanical resources have been identified, such as redbud, which is of special importance to Native Americans use. The character of the Property includes lands historically utilized by Native Americans.
- e. Outdoor Recreation. The Property provides opportunities for outdoor recreation, such as hiking, berry picking, sightseeing, and birdwatching.

J. All rights of STATE and Grantee hereunder are subject to (i) PG&E’s reservation of certain rights in and to the Property, as set forth in the Grant Deed (“**PG&E Reserved Rights**”), (ii) that certain Utility Facility Access, Operation and Maintenance Easement (“**Utility Facility Access, Operation and Maintenance Easement**”) in favor of PG&E with respect to the Property, recorded in the Official Records of the County before recordation of this Conservation Easement, the form of which is attached hereto as **Exhibit D** and incorporated herein by reference (“**PG&E Easement Reserved Rights**”), and (iii) the third-party rights to use the Property in effect as of the Effective Date, as included on **Exhibit E** attached hereto and incorporated herein by reference (“**Express Third Party Uses**”).

K. The Legislature of the State of California, as set forth in California Civil Code section 815 et seq., has found and declared it to be the public policy and in the public interest of this state to encourage the preservation of land predominantly in its natural, scenic, agricultural, historical, forested, or open-space condition. Grantee is a tax-exempt nonprofit organization

Appendix 3: Conservation Easement

qualified under section 501(c)(3) of the Internal Revenue Code and is eligible to acquire and hold a perpetual conservation easement pursuant to section 815.3(a) of the California Civil Code. In furtherance of the Land Conservation Commitment and the above-described public policy purposes, STATE desires to grant to Grantee, and Grantee desires to accept from STATE, a conservation easement over and upon the Property.

L. STATE and Grantee each desires through this Conservation Easement to ensure the permanent protection of the Conservation Values on the Property. Specifically, the parties desire to assure that the Conservation Values on the Property will be protected in perpetuity as provided herein, and that uses of the Property that significantly impair the Conservation Values will be prevented or corrected.

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

NOW THEREFORE, in consideration of the above recitals, all of which are expressly incorporated into this Conservation Easement, the mutual promises and covenants contained in this Conservation Easement, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, STATE hereby voluntarily grants and conveys to Grantee, and to Grantee's successors and assigns, and Grantee hereby accepts from STATE, a perpetual conservation easement as defined by Section 815.1 of the Conservation Easement Act of 1979 (California Civil Code section 815 et seq.), of the nature and character described in this Conservation Easement, in, on, over and across the Property on the following terms and conditions as hereinafter set forth.

1. Conservation Purpose. The purpose of this Conservation Easement is as follows (“**Conservation Purpose**”): to protect the Conservation Values in perpetuity by preventing any use of the Property that will significantly impair the Conservation Values. Subject to the following terms and conditions, STATE and Grantee intend that this Conservation Easement will confine the uses of the Property to such activities that do not significantly impair the Conservation Values. As used in this Conservation Easement, the terms “significantly impair” and “significant impairment” mean a material adverse change in Conservation Values. Any consideration as to whether an actual or potential impact of a particular activity or use has or may significantly impair Conservation Values shall take into account the actual and potential impacts of the activity or use in question as well as the cumulative impacts of other uses and activities on the Property excepting therefrom the cumulative impacts of STATE's Reserved Rights (as defined below), PG&E Reserved Rights, PG&E Easement Reserved Rights, and the Express Third Party Uses. In every evaluation of whether significant impairment of Conservation Values has occurred or is threatened, Grantee shall evaluate the magnitude (including, without limitation, consideration of the rarity and fragility of the natural resource affected and the area of land, wildlife habitat or vegetation community involved both locally and in relation to total acreage of that type of land, wildlife habitat or vegetation community in the Property) and the duration of the actual or potential change(s).

STATE and Grantee acknowledge that the Governing Documents reflect the intention of the parties thereto to honor Express Third-Party Uses and to continue to permit beneficial uses of the Property that preserve and/or enhance the Conservation Values. It is intended that this Conservation Easement shall allow uses on the Property that are consistent with the protection and

Appendix 3: Conservation Easement

preservation of each of the Conservation Values in harmony with each other. While permitted actions required or taken to protect and preserve one or more individual Conservation Values may impair, on an individual and stand-alone basis, one or more of the other Conservation Values, STATE and Grantee understand that achieving the Conservation Purpose requires the preservation and protection, on balance, of all of the Conservation Values actually existing on the Property, to the extent possible. It is recognized that in protecting and/or enhancing one or more of the Conservation Values, another Conservation Value may be impaired, but this is not meant to be a permanent occurrence, nor a reason to re-prioritize one Conservation Value over another. All attempts should be made to balance on a collective basis, the Conservation Values on the whole Property whenever possible. This Conservation Easement prohibits use of the Property for any purpose that would significantly impair the Conservation Values on a collective, not individual basis, taking into account the relative condition and quality of each of the Conservation Values existing on the Property as of the Effective Date.

2. PG&E Reserved Rights. All rights and obligations of STATE and Grantee under this Conservation Easement are subject to the PG&E Reserved Rights. In the event of a conflict between the PG&E Reserved Rights and the Conservation Purpose, this Conservation Easement shall be construed to unconditionally permit the exercise of the PG&E Reserved Rights.

3. Utility Facility Access, Operation and Maintenance Easement. All rights and obligations of STATE and Grantee under this Conservation Easement are subject to the PG&E Easement Reserved Rights. In the event of a conflict between the PG&E Easement Reserved Rights and the Conservation Purpose, this Conservation Easement shall be construed to unconditionally permit the exercise of the PG&E Easement Reserved Rights.

4. Baseline Documentation Report. The parties hereto acknowledge that a baseline documentation report (“**Report**”) has been prepared, a copy of which is on file with STATE and Grantee at their respective addresses for notices set forth below. The Report contains representations of the physical condition of the Property existing as of the Effective Date. The Report is intended to serve as an objective, though nonexclusive, information baseline for monitoring compliance with the terms of this Conservation Easement. Notwithstanding the foregoing, if a controversy arises with respect to the nature and extent of the physical or biological condition of the Property or the historical uses of the Property or the permitted uses of the Property under this Conservation Easement, the parties shall not be foreclosed from utilizing any and all other relevant documents, surveys or other evidence or information to assist in the resolution of the controversy.

5. Rights Conveyed To Grantee. In order to accomplish the Conservation Purpose, STATE transfers and conveys to Grantee the following rights and interests:

(a) **Preserve and Protect.** Subject to the exceptions listed in **Section 7(a)** below and elsewhere in this Conservation Easement, Grantee has the right to identify, preserve and protect in perpetuity the Conservation Values of the Property.

(b) **Entry and Access Rights.** Grantee and Grantee’s directors, officers, employees, contractors, subcontractors, consultants, representatives, and agents, including entities authorized by Grantee to conduct monitoring activities on Grantee’s behalf (“**Grantee’s**

Appendix 3: Conservation Easement

Representatives”) are hereby granted rights of access to enter upon the Property, and may enter upon the Property after giving notice to STATE, as required below, in order to monitor compliance with and otherwise enforce the terms of this Conservation Easement, to study and make scientific observations of the Conservation Values, to determine whether STATE’s activities are in compliance with the terms of this Conservation Easement and to take all actions deemed necessary by Grantee to identify, preserve, protect, and monitor in perpetuity the Conservation Values, all in compliance with the provisions of **Section 12**. Except in cases where Grantee determines that immediate entry is required to prevent, terminate, or mitigate a violation of this Conservation Easement, Grantee shall give STATE fourteen (14) days prior written notice of such entry. Grantee’s Representatives may enter the Property immediately, where such entry is necessary to prevent, terminate, or mitigate damage to, or the destruction of any of the Conservation Values, or to prevent, terminate or mitigate a violation of the terms of this Conservation Easement. STATE’s representatives shall have the right to accompany Grantee’s Representatives during monitoring visits or on any other visit permitted by this **Section 5(b)**. All access and entry allowed under this **Section 5(b)** shall be made in a manner that will not unreasonably interfere with the permitted use(s) or enjoyment of the Property by STATE, its successors in interest, and any legally-recognized user(s) of the Property, including without limitation, PG&E with regards to the exercise of any PG&E Reserved Rights or PG&E Easement Reserved Rights, and third-parties with regards to the exercise of any Express Third Party Uses.

(c) **Enforcement.** Subject to and in accordance with the provisions of **Section 12**, Grantee, has the right to enforce the terms of this Conservation Easement, to enjoin any activity on the Property or other use of the Property which is in violation of the terms of this Conservation Easement, and to enforce the restoration of such areas or features of the Property as may hereafter be damaged as a result of activity or use that is determined to be in violation of the Conservation Easement. Any requirement of STATE to expend monies to act and/or restore the Property under this Conservation Easement shall be subject to **Section 12(d)** of this Conservation Easement.

6. Demonstration State Forest Management Plan. As long as the Property is owned in fee by STATE or another party that is qualified to own and manage a Demonstration State Forest, the STATE and/or other qualified party may conduct timber harvest activities on the Property as a “Demonstration State Forest” in accordance with a Demonstration State Forest Management Plan that incorporates the Forest Management Goals (as defined in **Section 9(a)** below) and has been approved by the State Board of Forestry and Fire Protection (or successor agency or department of the State of California having jurisdiction over timber harvest activities in the State of California) (“**State Board of Forestry**”) that satisfies the following requirements (“**Demonstration State Forest Management Plan**”): (1) permits activities that do not significantly impair the Conservation Values of the Property; (2) complies with legislative mandates and State Board of Forestry policy for Demonstration State Forests and meets the requirements of the California Forest Practice Act and Rules; (3) has been approved by the State Board of Forestry in an open public process that provides an opportunity for public input and is subject to the State Board of Forestry’s periodic review as defined in policy adopted by the State Board of Forestry for Demonstration State Forests; (4) shall be publicly available; and (5) shall be subject to Grantee’s review and comment in conjunction with the State Board of Forestry’s initial and subsequent periodic review.

(a) **Timber Harvest.** Any Demonstration State Forest Management Plan

Appendix 3: Conservation Easement

shall describe the timber harvest and related activities that STATE intends to undertake on the Property, including without limitation, a comprehensive summary of STATE's forest management objectives, forest stand descriptions and locations including site classes, stand volumes, growth rates, relevant inventory information and maps, locations of soils, estimates of slope and erosion potential, locations of known wildlife habitats, especially species listed as threatened or endangered at the federal or state level, known rare plants, wetlands, description of management history, silvicultural and harvest methods, projections of harvest yields, reforestation and management activities (collectively, the "**Management Plan Components**").

(b) **Research.** Grantee understands that research and demonstration into sustainable forestry practices, best management practices, potential new forest practice rules, and other forestry-related research is an important component of STATE's management of the Property as a Demonstration State Forest. The Demonstration State Forest Management Plan will describe the range of research and demonstration forest activities and projects that may be conducted on the Property.

(c) **Alternative Forest Management Plan.** If the Property is not owned in fee by the State of California or another party that is qualified to own and manage a Demonstration State Forest, such successor Property owner and/or the STATE may continue to conduct sustainable timber harvest activities on the Property in accordance with a management plan that satisfies the following requirements ("**Forest Management Plan**"): (1) incorporates the Forest Management Goals; (2) describes all of the Management Plan Components; (3) permits only activities that do not significantly impair the Conservation Values of the Property; (4) complies with legislative mandates and State Board of Forestry policy and meets the requirements of the California Forest Practice Act and Rules and all other Applicable Laws (as defined in Section 10 below); and (5) has been approved in advance by Grantee. Any modifications or amendments to an approved Forest Management Plan shall be subject to Grantee's prior written consent.

7. Prohibited Uses, Change in Use, Unauthorized Use, Acts of God, Emergencies, Acts of Unrelated Third Parties.

(a) **Prohibited Uses.** Any activity on or use of the Property that significantly impairs Conservation Values is prohibited. Without limiting the generality of the foregoing, STATE will not actively engage in, or knowingly permit others to actively engage in, the following prohibited uses (collectively, "**Prohibited Uses**") which could significantly impair Conservation Values and are in violation of the terms of this Conservation Easement and therefore prohibited on the Property, in each case (1) except as required or permitted pursuant to the PG&E Reserved Rights or the PG&E Easement Reserved Rights (as described in **Sections 2 and 3** above); (2) except as permitted under, and performed in accordance with, Express Third Party Uses; (3) except as required or permitted as part of a Demonstration State Forest Management Plan (as defined in **Section 6** above); (4) except as expressly permitted under **Sections 7 and 9** below and elsewhere in this Conservation Easement; and (5) except as required to be undertaken under any Applicable Law (as defined below):

(i) Construction and Development. STATE reserves the right to develop no more than a total of ten (10) acres of the Property within one or more building

Appendix 3: Conservation Easement

envelopes (“**Building Envelopes**”), the locations of which are to be determined in the future. Development shall be limited to any one of the authorized uses of the state forests, which are recreation, research or forest management¹, and associated parking, constructed in a neutral style in keeping with the surrounding environment so that it unobtrusively blends into the environment. Examples of such development include, but are not limited to, a fire station, forest headquarters, and/or research/education facilities. Before constructing any improvement(s) within the Building Envelopes, (i) STATE and Grantee shall designate the exact location of the Building Envelopes by survey or other reasonably precise method at STATE’s cost, and (ii) STATE shall record in the Official Records of the County a map and addendum to this Conservation Easement which identifies the designated location of the Building Envelopes. Prior to construction, Building Envelopes may be relocated if unforeseen circumstances prevent and/or unreasonably limit construction within previously selected Building Envelopes. Under no circumstances shall the aggregate acreage of the selected Building Envelopes exceed ten (10) acres in total size.

In addition to the Building Envelope(s) reserved above, STATE reserves the right to maintain, repair, alter, improve, remove, replace and reasonably enlarge structures and improvements within the existing developed area consisting of approximately 2.5 acres identified as the Development Envelope (“**Development Envelope**”). The Development Envelope is legally described in **Exhibit F** and shown on the Map attached as **Exhibit G**. The Development Envelope is located along the east side of Big Bend Road in Parcel 74 as identified in the Report in an area where existing development is located as detailed in the Report and potential future development is anticipated and allowed as limited herein. The objective of the Development Envelope contingency within this Easement is to allow the existing development in that location to be maintained, repaired, enhanced and used in a manner consistent with the existing and historical use, as well as such additional development and uses that are not inconsistent with the Conservation Purposes. Accordingly, STATE reserves to itself and its successors and assigns the right to construct, maintain, alter, improve, remove, and replace structures and infrastructure in the Development Envelope, for residential use, agricultural use including grazing, and for all the uses permitted for the Building Envelopes. Within the Development Envelope construction and maintenance activities reasonably necessary to enjoy said reserved rights are permitted, including without limitation, paving of the driveway, site preparation, grading, leveling, landscaping, irrigation, tree and vegetation trimming and removal, mowing, fuel load reduction, placement of storage sheds and other appurtenant structures, and similar activities.

In accordance with **Sections 9(g), 9(j), and 9(k)**, development, installation, protection, and use of utilities and underground water resources on the Property to serve the permitted structures, may extend outside of the Building Envelopes. Such development may include, without limitation, access roads, wells, pump houses, underground pipelines, electricity facilities, and any additional infrastructure required, not including parking. Any existing structures (detailed in Report) and utilities may be maintained and repaired/replaced as necessary.

¹ California Public Resources Code, Section 4631.5, 4651.

Appendix 3: Conservation Easement

(ii) Use or Transfer of Development Rights. All development rights that are now or hereafter allocated to, implied, reserved, or inherent in or to the Property are terminated and extinguished and may not be used on or transferred to any portion of the Property as it now or hereafter may be bounded or described, or to any other property (whether adjacent or otherwise).

(iii) Subdivision. The Property is already comprised of several legal parcels owned by the STATE. There shall be no legal or *de facto* sale or gift of less than all of the parcels within the Property, nor any further division, subdivision or partitioning of the Property. The Property may not be sold, conveyed or otherwise transferred in separate parcels or lots, and STATE shall continue to maintain the parcels comprising the Property, and all interests therein, under common ownership, as though a single legal parcel.

(iv) Motorized Vehicles. Off-road use of motorized vehicles is allowed in conjunction with STATE's forest management activities in **Sections 9(a) and 9(e)** or as otherwise authorized in this Conservation Easement. This provision is not intended to otherwise limit the use of motorized vehicles on roads or driveways permitted under this Conservation Easement or in conjunction with construction and maintenance of permitted buildings, structures, roads, trails and other improvements.

(v) Dumping or Salvage. There shall be no dumping, storage or other disposal on the Property of soil, trash or garbage except for (a) refuse generated on the Property which may be stored on the Property on a temporary basis prior to its removal from the Property in areas where the Conservation Values of the Property are not significantly impaired, or (b) compostable refuse generated on the Property which may be disposed of on the Property in a responsible manner which does not significantly impair the Conservation Values of the Property. There shall be no dumping, storage or other disposal on the Property of ashes, sludge, Hazardous Substances (as defined below), or other unsightly or dangerous materials. This restriction does not apply to ashes from wildfire or other fire conducted for resource management or research purposes. There shall be no storage or disassembly on the Property of inoperable automobiles, trucks, or other vehicles or equipment for purposes of sale, or rental of space for that purpose. Pursuant to **Section 7(c)** below, STATE shall make a reasonable effort to prevent unauthorized dumping by the public.

(vi) Vegetation. There shall be no removal, cutting or destruction on the Property of native vegetation. STATE reserves the right to (a) prune, cut down or remove dead or diseased trees, shrubs and other vegetation and to prune, as reasonably necessary and appropriate to control or prevent hazardous conditions or fire and to keep fire roads and trails clear and (b) exercise any of the exceptions listed in **Section 7(a)**. Except as authorized under the provisions of **Section 9(f)**, there shall be no deliberate introduction by STATE on the Property of any invasive plant outside of the Building Envelopes. Invasive vegetation may be removed, cut, or destroyed at STATE's discretion. Lists of native, non-native and invasive plants can be found on the California Natural Diversity Database (CNDDDB) website or in the Jepson Manual.

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(vii) Roads. Except with prior written consent of Grantee or pursuant to one of the exceptions listed in **Section 7(a)** or as otherwise expressly authorized herein, there shall be no oiling of existing roads or creation of new roads. Dust abatement treatments shall be acceptable.

(viii) Fences and Walls. Except with prior written consent of Grantee and pursuant to one of the exceptions listed in **Section 7(a) or 9(h)** or as reasonably necessary in connection with permitted research or for public safety purposes or as otherwise expressly authorized herein, there shall be no construction of any new, permanent fences or walls outside of the Building Envelopes. STATE may repair or replace existing and/or otherwise permitted fences or walls on the Property.

(ix) Alteration of Land or Excavation. Except with prior written consent of Grantee and pursuant to one of the exceptions listed in **Section 7(a)** or for permitted research purposes upon Grantee's prior written consent or as otherwise expressly authorized herein, there shall be no filling, excavating, grading, draining or dredging on the Property, nor any change in the general topography of the Property, outside of the Building Envelopes.

(x) Mining and Drilling. There shall be no mining, dredging, drilling, removing, or exploring for or extracting of minerals, oil, gas, coal, or other hydrocarbons, soils, sands, gravel, loam, rocks or any other material on, under, or at the Property; provided, however, in no event shall the foregoing restriction be deemed to prohibit testing, drilling or operating groundwater wells on the Property as reasonably necessary in connection with STATE's exercise of any permitted rights. Recreational gold panning that does not significantly impair the Conservation Values is allowed, and utilizing rock pits for use on roads located within the Property are allowed, as long as such activity does not significantly impair the Conservation Values.

(xi) Historical and Cultural Resource Identification. There shall be no activities, actions or uses that disturb or impair any identified historical or cultural resources on the Property in violation of state or federal law.

(xii) Water Resources. There shall be no development of any waters on the Property for fish farming or any other commercial or industrial purpose. Except with prior written consent of Grantee and pursuant to one of the exceptions listed in **Section 7(a)** or as otherwise expressly authorized herein, there shall be no manipulation or alteration of natural water courses, wetland, stream bank, shorelines or bodies of water or activities or uses that significantly impair water quality. Groundwater wells may be installed for local use on the Property as reasonably necessary to support the permitted uses of the Property under **Section 9** below.

(xiii) Water Rights. There shall be no severance, conveyance, impairment or encumbrance of water or water rights appurtenant to the Property, separately from the underlying fee title to the Property, or other action which diminishes or extinguishes such water rights, and this Conservation Easement shall not sever or impair any riparian water rights appurtenant to the Property.

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(xiv) Water Quality Degradation. There shall be no uses permitted under this Conservation Easement whereby runoff from such uses results in a violation of applicable federal, state, and local water quality laws.

(b) **Changes in Use**. STATE understands that the Prohibited Uses may be more economically valuable than permitted uses under this Conservation Easement and that neighboring properties may in the future be put entirely to such Prohibited Uses. It is the intent of both STATE and Grantee that any such changes shall not be deemed to be circumstances justifying the termination, extinguishment or modification of this Conservation Easement. In addition, the inability of STATE, or STATE's successors, or assigns, to conduct or implement any or all of the uses permitted under the terms of this Conservation Easement, or the unprofitability of doing so, shall not impair the validity of the Conservation Easement or be considered grounds for the termination, extinguishment or modification of same.

(c) **Unauthorized Third Party Uses and STATE's Obligations**. If Grantee discovers any unauthorized third-party use or activity on the Property that violates the terms of this Conservation Easement, and Grantee gives STATE written notice thereof, STATE shall use reasonable efforts to stop or prevent any such unauthorized use of the Property, subject to the provisions of **Section 12(d)** below.

(d) **Acts of God; Emergencies; Acts of Unrelated Third Parties; Pre-Existing Conditions**. Nothing in this Conservation Easement shall require STATE to take any action to restore the condition of the Property (i) after any Act of God, which includes, without limitation, fire, climatic change, flood, storm, earth movement, or natural evolutionary changes in the condition of the Property from that described in the Report; (ii) after any action taken by STATE under emergency conditions to prevent, abate, or mitigate unreasonable impairment to the Conservation Values, or to any person resulting from such causes; (iii) after any acts of unrelated third parties, so long as STATE has satisfied its obligations under **Section 7(c)**, above, and **Section 8(d)**, below; or (iv) if such condition existed prior to the Effective Date of this Conservation Easement.

8. Public Access:

(a) **Informal Uses and Public Access**. STATE and Grantee recognize that the Property has been used by third parties for recreational, cultural, and other non-commercial or informal purposes without formal written agreements to conduct such activities (the "**Informal Uses**"). STATE and Grantee further recognize that access to the Property is inherent or may be inherent in the enjoyment of the Conservation Values and the Informal Uses. Consistent with the objectives articulated in the Governing Documents to provide continued reasonable access by the public to the Watershed Lands, STATE shall allow public access to the Property that is substantially consistent with the public access existing on the Effective Date of the Conservation Easement. STATE reserves the right to make reasonable rules and regulations to control, limit, or, as necessary, exclude Informal Uses and public access, including without limitation, (i) by posting and other means; and (ii) by restricting access to areas of the Property under active cultivation, grazing, study, temporarily to prevent vandalism and dumping, seasonally to prevent erosion/sedimentation concerns, or for safety purposes during timber

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harvesting or other permitted management activities that may pose a hazard. STATE shall make reasonable efforts to prevent Informal Uses that significantly impair the Conservation Values.

(b) **New or Increased Public Access.** If STATE desires to allow new public access or Informal Uses or expansion of public access or Informal Uses on the Property, Grantee's advance written consent is required, which consent shall not be unreasonably withheld, provided such new or expanded use does not significantly impair the Conservation Values.

(c) **Limitations and Conditions.** Sections 8(a) and 8(b) above are subject to the following:

(i) **Liability Limitation.** STATE and Grantee claim all of the rights and immunities against liability for injury to the public to the fullest extent allowable by law, including without limitation, under the California Tort Claims Act, California Government Code section 810 et seq., as amended and any successor provisions thereof.

(ii) **Periodic Review of Informal Uses.** As part of Grantee's annual compliance monitoring, (i) STATE and Grantee shall consult on the known Informal Uses and public access on the Property conducted under Sections 8(a) and 8(b) above during the preceding monitoring period for the purpose of Grantee's assessment of STATE's compliance with the requirements set forth in those sections; and (ii) with respect to Informal Uses allowed by the STATE on the Property in accordance with Section 8(a) above, STATE and Grantee will consult, and include recommendations, if any, regarding the necessity of controlling, limiting, or excluding Informal Uses to ensure the protection of the Conservation Values from significant impairment.

(d) **Unauthorized Public Access.** If STATE or Grantee discovers any unauthorized public access use or activity that violates the terms of this Conservation Easement, STATE shall use reasonable efforts, in consultation with Grantee, to stop or prevent any such unauthorized use of the Property, subject to the provisions of Section 12(d) below. The Parties acknowledge and agree that any form of legal action by STATE shall be subject to authorization by the California Attorney General.

9. STATE's Reserved Rights: Notwithstanding anything to the contrary in this Conservation Easement, STATE expressly reserves all rights accruing from the ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited by this Conservation Easement and are not in conflict with the Conservation Purpose ("**STATE's Reserved Rights**"). Pursuant to California Civil Code section 815.4, all interests in the Property not expressly transferred and conveyed to Grantee by this Conservation Easement or reserved to PG&E as the PG&E Reserved Rights or the PG&E Easement Reserved Rights (as described in Sections 2 and 3 above), shall remain with STATE. In exercising STATE's Reserved Rights, STATE will (i) use reasonable efforts to consult with Grantee, and (ii) use reasonable efforts to employ methods and practices that will not significantly impair the Conservation Values.

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The following uses and practices, though not necessarily an exhaustive recital of consistent uses and practices, are expressly permitted under this Conservation Easement:

(a) **Forest Management.** STATE reserves the right to conduct forestry activities on the Property, in accordance with the following **Forest Management Goals** and **Section 6** above:

It is the intent of STATE and Grantee that any timber harvesting activities conducted on the Property in accordance with this Conservation Easement maintain healthy and vigorous forest stands, protect important riparian resources, manage for sustainable stands of native tree species historically present on the landscape, encourage regeneration of oak trees where applicable, improve resistance to drought and pests, address any infestation of insects or disease which threatens the viability of the forest, address any build-up of fuel to reduce risks of catastrophic fire, enhance climate benefits through carbon sequestration and storage, establish and maintain a full and balanced range of stand ages and characteristics, allowed to move across the landscape over time, including early-seral, mid-seral and late-seral forest conditions, provide adequate amounts of snags and cavity trees, provide adequate amounts of downed woody debris, manage for edge effects, and maintain and enhance vegetation types and structural elements across the landscape that support fish and wildlife habitats (collectively, the “**Forest Management Goals**”). The Forest Management Goals shall be accomplished by complying with the Forest Practice Act and Rules and the provisions set forth in this section.

(b) **Development.** Subject to **Section 7(a)**, any and all development on the Property shall be restricted to the Building Envelopes, and shall meet all Applicable Laws for buildings in Timber Production Zones. Additionally, development shall be constructed in a manner and with a design complementary to the surrounding environment.

(c) **Recreational Use.** Recreational use by STATE and the general public is permitted in accordance with **Section 8**.

(d) **Roads.** STATE reserves the right, but shall have no obligation, to maintain the existing network of roads on the Property shown on Figure 5 of the Report described in **Section 4** above. Placing rock on the road network is permitted, however oiling of roads not traditionally treated in this manner, is not allowed. New roads are permitted to the extent incorporated in the Demonstration State Forest Management Plan or a Forest Management Plan, provided such roads do not significantly impair Conservation Values. Subject to **Section 7(a)**, new roads or the resurfacing of existing roads are permitted within the Building Envelopes. In addition, STATE may, after providing written notice to Grantee, improve roads outside the Building Envelopes in conjunction with permitted maintenance, repair, replacement and construction of improvements under this Conservation Easement. STATE will take reasonable actions to ensure abandoned roads that were originally constructed by STATE blend with the surrounding landscape subject to the provisions of **Section 12(d)** below.

(e) **Motorized Vehicles.** STATE reserves the right to use motorized vehicles on the Property, including off-road vehicles (such as motorcycles and all-terrain vehicles) for non-recreational purposes, specifically for ingress and egress purposes, for practices permitted

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under this Conservation Easement, and for patrolling purposes, provided that such uses do not significantly impair the Conservation Values.

(f) **Non-Native Plants.** STATE reserves the right to remove and control non-native plants and noxious weeds (such as thistle), provided that the measures taken to remove and control the non-native plants and noxious weeds, including controlled burning, comply with Applicable Laws and regulations and do not significantly impair the Conservation Values of the Property. STATE reserves the right under a Demonstration State Forest Management Plan to introduce non-native species and species from different areas and seed zones for the purposes of research, adaptive management, ecosystem restoration and other objectives.

(g) **Water and Irrigation.** STATE reserves the right to conduct the following:

- (i) develop groundwater wells where necessary. Such wells and their associated infrastructure must be in accordance with **Section 9(j)-Utilities**;
- (ii) subject to Grantee's prior written consent, develop wildlife enhancement ponds and/or guzzlers in a manner that does not significantly impair the Conservation Values; and
- (iii) develop water drafting sites that minimize impacts to water quality, riparian species, and the Conservation Values. Water drafting sites may be used for water collection for dust abatement, fire suppression purposes or other activities associated with the Property, and must be sited, constructed and maintained in order to not significantly impair the Conservation Values of the Property.

(h) **Fences.** Any new fencing shall be sited and designed not to significantly impair the Conservation Values of the Property, must allow for the free movement of wildlife to the extent practicable and compatible with any livestock exclusion fences in **Section 9(n)**, and shall be constructed according to standards established by the current best management practices recommended by the California Department of Fish and Wildlife. Fences to protect research, monitoring and other sensitive installations may be designed to exclude wildlife.

(i) **Waste and Hazardous Substances.** The dumping, release, burning, permanent storage or disposal of waste, refuse, debris, motorized vehicles or hazardous materials is prohibited; provided, however, that vehicles, building materials, machinery or supplies, including, without limitation, petroleum products and pesticides, required for permitted and legal uses may be temporarily stored on roads, landings, and other clearings outside of riparian zones in compliance with all Applicable Laws; and provided that organic debris from forest management activities permitted in this Conservation Easement may be piled, burned or otherwise treated in a manner that is consistent with applicable regulations and the Forest Management Plan.

(j) **Utilities.** STATE reserves the right to grant utility easements on and over the Property to serve the allowed improvements and uses within the Building Envelopes in accordance with **Section 7(a)**, provided the uses under such easements do not significantly impair the Conservation Values. Right-of-way widths shall comply with the requirements of the

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California Forest Practice Act and Rules and any other applicable state or federal laws. New technology such as photovoltaic cells, solar arrays and windmills may be constructed in the Building Envelopes or in support of research projects in accordance with **Section 7(a)**. All utility infrastructure on the Property shall serve only the improvements permitted on the Property, except that any electricity generated from permitted utility infrastructure facilities in excess of requirements of the permitted improvements and uses on the Property may be sold to public utilities. Notwithstanding the foregoing, commercial power generation, collection or transmission facilities are prohibited.

The construction, operation and maintenance of power lines and pipelines are permitted, provided that, without limiting the PG&E Reserved Rights and PG&E Easement Reserved Rights, STATE shall use reasonable efforts to bury transmission or power lines or pipelines related to such activity or to align such lines along roadways, and the construction of new power lines and pipelines hereunder shall be limited to the support of STATE's permitted activities hereunder must be unobtrusively sited and shall not significantly impair the Conservation Values.

(k) **Renewable Energy Sources.** STATE reserves the right, subject to prior written permission from Grantee, to construct solar energy structures for generation of power for use on the Property, including generation of power for research equipment, provided, however, that: (i) all such solar energy structures shall be located within Building Envelopes, with the limited exception of solar energy structures used to power research equipment allowed to be used elsewhere on the Property; and (ii) no construction of solar energy structures shall be allowed to significantly impair the Conservation Values. Grantee's permission shall not be unreasonably delayed or withheld. STATE and Grantee agree that the provisions of this **Subsection 9(k)** restricting the locations of the installation of solar energy systems and prohibiting the construction of solar energy structures that would significantly impair the Conservation Values are "reasonable restrictions" within the meaning of California Civil Code § 714."

(l) **Future Easements, Leases, Licenses, Permits, and Contracts.** Excepting the Express Third Party Uses which are subject to **Section 11** below, STATE reserves the right to grant subsequent easements, leases, licenses, permits and contracts on or relating to the Property, provided that any such subsequent easement, lease, license, permit, or contract is for a permitted use and is subordinate, subject to, and consistent with the terms of this Conservation Easement, which is documented in a separate written agreement, subject to Grantee's consent, which consent shall not be unreasonably withheld, conditioned or delayed. If STATE wishes to grant subsequent easements, leases, licenses, permits and contracts on or relating to the Property, STATE shall so notify Grantee at least sixty (60) days in advance of any such proposed grant, shall provide to Grantee a copy of any proposed easement grant document together with any such additional information relating to the proposed grant as Grantee may reasonably request. STATE shall request Grantee's consent of such grant. Grantee will review the proposal and may, in its reasonable discretion, (a) approve the proposal as being consistent with the Conservation Purpose or (b) approve the proposal on conditions intended to ensure its consistency with the Conservation Purpose or (c) disapprove the proposal as being actually or potentially inconsistent with the Conservation Purpose. Failure of Grantee to respond in writing within sixty (60) days shall be deemed consent of the proposal as being consistent with the

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Conservation Purpose. In addition, and subject to Grantee's consent, which consent shall not be unreasonably withheld, conditioned or delayed, STATE may grant subsequent easements, leases, licenses, permits and contracts to protect STATE's liability in respect to encroachment in the Development Envelope.

(m) **Trails.** STATE reserves the right to build multi-use recreation trails on the Property provided all new trails are approved by Grantee and are sited, constructed, and used in a manner that does not significantly impair the Conservation Values and does not damage soil, vegetation, or water quality in any riparian areas identified in the Report. New trails must be built with a natural base. Any trails built by the STATE and later abandoned promptly shall be restored to a condition consistent with the surrounding landscape subject to the provisions of **Section 12(d)** below.

(n) **Wildfire Suppression and Property Restoration.** In instances of active wildfires on or in immediate vicinity of the Property, STATE reserves the right to suppress the wildfire by any means necessary, at full discretion of STATE. All wildfire suppression activities will be carried out, to the extent practicable, in a manner that minimizes negative impacts to the Conservation Values. The STATE shall ensure installation of erosion control on all constructed firelines, if needed. Within the riparian zones, an organic surface cover shall be applied to areas of exposed soil caused by fireline construction.

(o) **Animal Grazing.** Due to state and local open-range laws in effect on the Property as of the Effective Date, STATE shall not be required herein to exclude livestock owned by third parties from the Property provided, however, that STATE, in its sole and absolute discretion, may, but shall not be obligated to, construct, maintain, repair, and replace fences for the purpose of excluding livestock from all or any portion of the Property.

(p) **Plant Gathering.** STATE reserves the right to allow pre-approved collection of native plants, historically collected by Native Americans and other ethnic groups, for traditional purposes. Any new proposed plant collections must be approved by the Grantee.

10. Responsibility for Operations. Nothing in this Conservation Easement shall be construed as giving any right or ability to Grantee to exercise physical or managerial control of the day-to-day operations of the Property or of STATE's activities on the Property. STATE shall have and retain all responsibility for, the ownership of the Property, and, in connection with STATE's use or occupancy of the Property, compliance with any present and future applicable laws, ordinances, rules, regulations, permits, authorizations, orders and requirements, whether or not in the current contemplation of the parties, which may affect or be applicable to the Property or any part of the Property (including, without limitation, any subsurface area), all consents or approvals required to be obtained from, and all rules and regulations of, and all building and zoning laws of, all federal, state, county and municipal governments, the departments, bureaus, agencies or commissions thereof, authorities, board of officers, any national or local board of fire underwriters, or any other body or bodies exercising similar functions, having or acquiring jurisdiction of the Property (in each case, an "**Applicable Law**" and, collectively "**Applicable Laws**"), except as expressly stated otherwise in this Conservation Easement. Without placing any limitation on the

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foregoing sentence, the parties agree as follows:

(a) **Condition of Property.** Grantee shall have no duty or responsibility for (i) the operation or maintenance of the Property except to the extent specifically undertaken by Grantee as permitted under this Conservation Easement, (ii) the monitoring of any hazardous conditions thereon, or (iii) the protection of STATE, the public, or any other person or entity from any risks relating to conditions on the Property, except to the extent that the risks involved are the result of the activities of Grantee or Grantee's Representatives on the Property.

(b) **Taxes.** Grantee shall have no duty or responsibility for real property taxes and assessments levied by competent authority on the Property.

(c) **Permits and Approvals.** STATE shall be solely responsible for obtaining any and all applicable governmental permits and approvals for, and otherwise complying with all Applicable Laws relating to, any activity or use of the Property by STATE which is permitted by this Conservation Easement; provided, however, STATE shall have no responsibility pursuant to this Conservation Easement for obtaining permits and approvals required on behalf of unrelated third parties who use the Property. Grantee shall be solely responsible for obtaining any and all applicable governmental permits and approvals for, and otherwise complying with all Applicable Laws relating to, any activity or use of the Property by Grantee which is permitted by this Conservation Easement.

(d) **No Owner or Operator Liability.** The parties do not intend this Conservation Easement to be, and this Conservation Easement shall not be, construed such that it creates in or gives to Grantee any of the following solely as the result of being a passive holder of the Conservation Easement:

(i) The obligations or liability of an "owner" or "operator" or "arranger," as those terms are defined and used in Environmental Requirements, including, but not limited to, CERCLA;

(ii) The obligations or liabilities of a person described in 42 U.S.C. section 9607(a)(3) or (4);

(iii) The obligations of a responsible person under any applicable Environmental Requirements (as defined below);

(iv) The right to investigate and remediate any Hazardous Substances associated with the Property; or

(v) Any control over STATE's ability to investigate, remove, remediate or otherwise clean up any Hazardous Substances associated with the Property.

As used in this Conservation Easement the term "**Environmental Requirements**" means all applicable present and future laws, statutes, regulations, rules, ordinances, codes, licenses, permits, orders, approvals, plans, authorizations, judicial, administrative and regulatory decrees, directives and judgments of all governmental agencies, departments, commissions and boards, relating to the protection of human health or safety, or regulating or relating to industrial hygiene or

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environmental conditions, or the protection of the environment, or pollution or contamination of the air, soil, surface water or groundwater, including, without limitation, all requirements and regulations pertaining to reporting, licensing, permitting, investigating and remediating emissions, discharges, releases or threatened releases of Hazardous Substances, whether solid, liquid or gaseous in nature, into the air, surface water, or land, or relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of Hazardous Substances, whether solid, liquid or gaseous in nature. As used in this Conservation Easement, the term “**Hazardous Substances**” means any hazardous or toxic material or waste which is or becomes regulated by any local governmental authority, the State of California or the United States Government under any Environmental Requirements, including, without limitation, any material or substance:

(A) now or hereafter defined as a “hazardous substance,” “hazardous waste,” “hazardous material,” “extremely hazardous waste,” “restricted hazardous waste” or “toxic substance” or words of similar import under any applicable local, state or federal law or under the regulations adopted or promulgated pursuant thereto, including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. § 9601 et seq.) (“CERCLA”); the Hazardous Materials Transportation Act (49 U.S.C. § 5101 et seq.); the Resource Conservation and Recovery Act (42 U.S.C. § 6901 et seq.); the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.); the Clean Air Act (42 U.S.C. § 7401 et seq.); the Clean Water Act (33 U.S.C. § 1251 et seq.); the Safe Drinking Water Act (42 U.S.C. § 300f et seq.); the River and Harbors Act of 1899 (33 U.S.C. § 401 et seq.); the National Emission Standard for Asbestos (40 C.F.R. § 61.140 et seq.), the OSHA Construction Standards (29 C.F.R. § 1926.1 et seq.); the Toxic Substances Control Act (15 U.S.C. § 2601 et seq.); the Oil Pollution Act (33 U.S.C. § 2701 et seq.); the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. § 136 et seq.); the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 et seq.); the Atomic Energy Act of 1954, (42 U.S.C. § 2011 et seq.); the Nuclear Waste Policy Act of 1982 (42 U.S.C. § 10101 et seq.); the Medical Waste Management Act (Cal. Health & Safety Code § 117600 et seq.); the Porter-Cologne Water Quality Control Act (Cal. Water Code § 13020 et seq.); the Safe Drinking Water and Toxic Enforcement Act of 1986 (Cal. Health & Safety Code § 25249.5 et seq.); the Carpenter-Presley-Tanner Hazardous Substance Account Act (Cal. Health & Safety Code § 25300 et seq.); the Hazardous Waste Control Act (Cal. Health & Safety Code § 25100 et seq.); and all rules and regulations of the United States or California Environmental Protection Agency or any successor agency, or any other state or federal department, board or agency, or any other agency or governmental board or entity having jurisdiction, as any of the foregoing have been, or are hereafter amended from time to time; or

(B) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous, and is now or hereafter regulated as a Hazardous Substance by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, any State of the United States or any political subdivision thereof; or which

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cause, or are listed by the State of California as being known to the State of California to cause, cancer or reproductive toxicity; or

(C) the presence of which on the Property poses or threatens to pose a hazard to the health or safety of persons or to the environment; or

(D) which contains gasoline, diesel fuel or other petroleum hydrocarbons; or

(E) which contains lead-based paint or other lead contamination, polychlorinated biphenyls or asbestos or asbestos-containing materials or urea formaldehyde foam insulation; or

(F) which contains radon gas.

(e) **Reporting to Grantee.** Not less frequently than annually, STATE shall make reasonable efforts to inform Grantee of the construction and/or development activities that STATE anticipates undertaking on the Property within the following twelve (12) months. In the event Grantee determines that any of the anticipated activities may violate the terms of this Conservation Easement, the parties will meet and confer regarding such activities within thirty (30) days after Grantee's written request.

11. Express Third Party Uses. Exhibit E hereto describes the existing third party uses of the Property permitted with the express agreement of STATE ("**Express Third Party Uses**"). STATE retains the right to maintain, renew, and replace all agreements memorializing the Express Third Party Uses ("**Third Party Use Agreements**") and to engage in all activities reasonably required to comply with STATE's obligations with respect to the Express Third Party Uses, subject to the following conditions:

(a) **Increases in Intensity or Expansion of Location or Size or Change in Use.** Any (i) increase in the intensity, or (ii) expansion of the location or size, or (iii) a change in the use, of an Express Third-Party Use (whether through a new agreement or an amendment to an existing agreement), that STATE determines in STATE's reasonable discretion exercised in good faith are likely to significantly impair the Conservation Values, shall be subject to Grantee's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed by Grantee.

(b) **Renewal or Replacement of Third Party Use Agreements.** All Third Party Use Agreements existing on the Effective Date are identified on Exhibit E. As Third Party Use Agreements are renewed or replaced (either with the existing user or a new user), STATE, in consultation with the Grantee, shall include contractual provisions to bring the continuation of the Express Third-Party Use and the preservation of the Conservation Values into alignment to the fullest extent reasonably practicable.

(c) **Enforcement of Third Party Use Agreements.** If STATE or Grantee discovers any default under a Third Party Use Agreement that significantly impairs the Conservation Values (and if Grantee makes such discovery, Grantee gives STATE written notice thereof), subject to the provisions of **Section 12(d)** below, STATE shall use reasonable efforts to

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stop or prevent such violation. The Parties acknowledge and agree that any form of legal action by STATE shall be subject to authorization by the California Attorney General.

12. Enforcement and Remedies.

(a) **Notice of Violation.** If a party hereto (“**Non-Breaching Party**”) determines there is a violation of the terms of this Conservation Easement or that a violation is threatened (“**Violation**”), written notice of such Violation (“**Violation Notice**”) and a demand for corrective action sufficient to cure the Violation shall be given by the Non-Breaching Party to the party allegedly violating this Conservation Easement (“**Breaching Party**”). Within thirty (30) days after delivery of a Violation Notice, STATE and Grantee shall meet at a location that STATE and Grantee agree upon to discuss the circumstances of the alleged or threatened Violation and to attempt to agree on appropriate corrective action. If the parties determine that it is appropriate and desirable, a duly qualified expert in the subject matter of the alleged or threatened Violation (“**Consulting Expert**”) shall attend the meeting. STATE and Grantee shall each pay one-half of the costs of retaining the services of the Consulting Expert for such discussion; provided, however, that if STATE and Grantee are unable to agree upon a Consulting Expert, each party may retain the services of an expert at its own expense. If STATE and Grantee are unable to agree on appropriate corrective action (or if any such corrective action is required) within thirty (30) days after such meeting, then the Non-Breaching Party shall deliver a further written notice to the Breaching Party to demand reasonable, particular corrective action to cure the Violation (“**Second Notice**”). Upon the giving of a Second Notice, the Breaching Party shall promptly commence, and thereafter diligently pursue to completion, corrective action sufficient to cure the Violation and, where the Violation involves injury to the Property resulting from any use or activity that conflicts with the Conservation Values or the Conservation Purpose, to restore the portion of the Property so injured. If a Violation is not cured within thirty (30) days after the delivery of the Second Notice (“**Final Cure Period**”), or if the cure reasonably requires more than thirty (30) days to complete and there is failure to begin the cure or failure to continue diligently to complete the cure within the thirty (30) day period, the parties may elect to proceed with the Legal Remedies as provided in **Section 12(b)**.

(b) **Legal Remedies.** If the parties are not able to settle the claim or dispute through consultation pursuant to **Section 12(a)** above, following exhaustion of all requisite administrative remedies, if any, the parties may, pursuant to California Civil Code section 815.7, bring an action at law or in equity in a court of competent jurisdiction to seek injunctive relief and/or money damages to enforce the terms of this Conservation Easement. If any party hereto determines that the circumstances require immediate action to prevent or mitigate unreasonable damage to the Conservation Values from a Violation, then that party may pursue its remedies under this **Section 12(b)** without first complying with **Section 12(a)** above.

(c) **Enforcement Discretion.** Enforcement of the terms of this Conservation Easement shall be at the respective discretion of Grantee and STATE and any forbearance to exercise rights of enforcement under this Conservation Easement in the event of any breach of any term of this Conservation Easement shall not be deemed or construed to be a waiver of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any rights under this Conservation Easement. No delay or omission in the exercise of any right or remedy upon any breach shall impair such right or remedy or be construed as a waiver.

Appendix 3: Conservation Easement

(d) **Subject to Appropriation.** The parties hereto agree and acknowledge that any expenditures of money that may be required by the STATE under this Conservation Easement shall be contingent on the appropriation of funds by the Legislature for the specific purpose of STATE complying with its obligations in this Conservation Easement. Any delay or failure of the STATE to perform and comply with its obligations in this Conservation Easement due to funds not being appropriated or being terminated by the Legislature shall not be considered a breach or default of the terms of this Conservation Easement, and STATE shall not be liable in any way due to delay or failure to perform under the terms of this Conservation Easement, including undertaking corrective action and/or restorative action, as a result of the funds not being appropriated or being terminated by the Legislature. Notwithstanding, STATE agrees to make diligent efforts to obtain the necessary budget appropriations in amounts reasonably calculated to support the fulfillment of its obligations under this Conservation Easement as expeditiously as possible. This section only applies to the STATE.

13. Indemnification

(a) **Indemnification of STATE by Grantee.** Other than violation or breach of the terms of this Conservation Easement by STATE Grantee waives all claims against STATE, its agencies, departments, boards, commissions, officers, agents, and employees (collectively “Indemnitees”), for loss or damage caused by, arising out of, or in any way connected with the Grantee’s exercise of this Conservation Easement. Grantee shall protect, indemnify, and hold Indemnitees harmless and defend Indemnitees, with counsel selected by Indemnitees, from and against any suits, actions, judgments, legal or administrative proceedings, arbitrations, claims, demands, causes of action, damages, liabilities, interest, reasonable attorneys’ fees, fines, penalties, losses, costs and expenses of whatsoever kind or nature, arising out of, in connection with or incidental to any injury to or the death of any person, or damage to any property arising out of, caused by, or resulting from (in whole or in part) the negligence or willful misconduct of Grantee and/or Grantee’s Representatives and their respective employees, agents and subcontractors on the Property in connection with Grantee’s exercise of this Conservation Easement. Grantee’s duty to defend the Indemnitees is separate from, independent of and free-standing of Grantee’s duty to indemnify the Indemnitees and applies whether the issue of either parties negligence, breach of contract or other fault or obligations has in any way been determined. Grantee’s indemnity obligations under this Agreement shall not extend to that portion of such loss or damage that shall have been caused by any of the Indemnitees’ comparative negligence or willful misconduct. The indemnity set forth in this section shall survive the termination of this Conservation Easement until such time as action against the Indemnitees on account of any matter covered by this indemnity is barred by the applicable statute of limitations.

Grantee shall, further, cause such indemnification in favor of the Indemnitees to be inserted in each contract and/or agreement for the provision of services to Grantee on the Property or entry onto the Property by Grantee’s Representatives. Grantee’s failure to comply with this indemnification provision shall be considered a material breach of this Conservation Easement, however such breach shall not impair the perpetual nature of this Conservation Easement.

The provisions of this **Section 13(a)** shall be inoperative at any time, and for so long as, the fee interest in the Property is owned by an entity other than the STATE, and the indemnification provisions of **Sections 13(b) and 13(c)** shall instead be operative and binding on

Appendix 3: Conservation Easement

such successor fee interest owner (“**Grantor**”); provided, any obligation of Grantee to STATE arising prior to such transfer of the fee interest in the Property from STATE to a non-STATE entity shall survive the transfer.

(b) **Indemnification by Grantor other than the STATE.** Grantor shall hold harmless, indemnify, and defend Grantee and its directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (each a “**Grantee Indemnified Party**” and collectively, the “**Grantee Indemnified Parties**”), from and against any and all liabilities, penalties, costs, losses, damages, expenses (including, without limitation, reasonable attorneys’ fees and experts’ fees), causes of action, claims, demands, orders, liens or judgments (each a “**Claim**” and, collectively, “**Claims**”), arising from or in any way connected with: (a) injury to or the death of any person, or physical damage to any property, resulting from any act, omission, condition, or other matter related to or occurring on or about the Property, including but not limited to any such act, omission, condition or other matter occurring in connection with the presence of the general public on the Property, regardless of cause, unless due to the negligence or willful misconduct of any of the Grantee Indemnified Parties while acting upon the authority of Grantee; or (b) Grantor’s obligations specified in this Conservation Easement; or (c) a breach of any of Grantor’s representations or warranties made in this Conservation Easement; or (d) any violation of, or other failure to comply with, any state, federal or local law, regulation or requirement related to the Property, by Grantor, or any entity other than a Grantee Indemnified Party acting upon the authority of Grantee, in any way affecting, involving or relating to the Property; or (e) any Hazardous Substances or underground storage tanks present, alleged to be present, released in, from or about, or otherwise associated with the Property at any time, except with respect to any Hazardous Substances placed, disposed or released by a Grantee Indemnified Party acting upon the authority of Grantee, including Claims for injury to or death of any person or physical damage to any Property and for the violation or alleged violation of, or other failure to comply with, any Environmental Requirement. If any action or proceeding is brought against any Grantee Indemnified Party by reason of any such Claim, Grantor shall, at the election of and upon written notice from the applicable Grantee Indemnified Party, defend such action or proceeding by counsel reasonably acceptable to the Grantee Indemnified Party.

(c) **Indemnification by Grantee to Grantor other than the STATE.** Grantee shall hold harmless, indemnify, and defend Grantor and its members, directors, officers, employees, agents, and contractors and the heirs, personal representatives, successors, and assigns of each of them (each a **Grantor Indemnified Party** and, collectively, the “**Grantor Indemnified Parties**”), from and against any and all Claims arising from or in any way connected with: (a) injury to or the death of any person, or physical damage to any property, occurring on or about the Property, resulting from the negligence of any Grantee Indemnified Party, while acting on behalf of Grantee; or (b) Grantee’s obligations specified in this Conservation Easement; or (c) any violation of, or other failure to comply with, any state, federal or local law, regulation or requirement, by any Grantee Indemnified Party while acting on behalf of Grantee in any way affecting, involving or relating to the Property. If any action or proceeding is brought against any Grantor Indemnified Party by reason of any such Claim, Grantee shall, at the election of and upon written notice from the applicable Grantor Indemnified Party, defend such action or proceeding by counsel reasonably acceptable to the Grantor Indemnified Party.

14. **Insurance.** Prior to any entry onto the Property under the terms of this

Appendix 3: Conservation Easement

Conservation Easement by Grantee or Grantee's Representatives, Grantee and Grantee's Representatives shall each, at their own expense, provide STATE evidence of insurance as follows:

a) **Commercial General Liability.** Grantee and Grantee's Representatives shall maintain general liability on an occurrence form with limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and property damage liability. The policy must include coverage for liabilities arising out of premises operations, independent contractors, products/completed operations, personal & advertising injury and liability assumed under an insured contract. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the Grantee and/or Grantee's Representatives limit of liability. The policy must include: Department of Forestry and Fire Protection, State of California, its officers, agents and employees as additional insureds. This endorsement must be supplied under form acceptable to DGS' Office of Risk and Insurance Management.

b) **Automobile Liability.** Grantee and Grantee's Representatives shall maintain motor vehicle liability with limits not less than \$1,000,000 combined single limit per accident. Such insurance shall cover liability arising out of a motor vehicle including owned, hired and non-owned motor vehicles. The same additional insured designation and endorsement required for general liability is to be provided for this coverage.

c) **Workers' Compensation and Employers' Liability.** Grantee and Grantee's Representatives shall maintain statutory workers' compensation and employers' liability for all employees who will be engaged in the performance of any activities and/or work related to the Property as authorized under this Conservation Easement. Employers' liability limits of \$1,000,000 are required. Workers' compensation policy shall contain a waiver of subrogation endorsement in favor of the STATE.

At any time, and for so long as, the fee interest in the Property is owned by an entity other than the STATE, such successor Grantor shall maintain a commercially available general liability policy, or self-insurance, insuring against bodily injury and property damage on the Property in the amount of not less than \$1,000,000 per occurrence \$2,000,000 in aggregate. Grantee shall be named an additional insured on any policy. For any claim covered by the indemnification in **Section 13(b)** above, the liability insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to Grantee with respect to Grantee's entries onto the Property pursuant to the Conservation Easement. Grantor waives all rights of subrogation against the Grantee Indemnified Parties for recovery of damages to the extent these damages are covered by insurance maintained pursuant to this Conservation Easement. Grantor shall furnish Grantee with certificate(s) of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements set forth above. Any failure of Grantee to demand such certificate or other evidence of full compliance with these insurance requirements or failure of Grantee to identify a deficiency from evidence that is provided shall not be construed as a waiver of Grantor's obligation to maintain such insurance.

15. Grantee Assignment of Conservation Easement.

(a) **Voluntary Assignment.** In the event that Grantee decides to assign its interest under this Conservation Easement, Grantee shall only assign such interest to an organization that is: (1) qualified to hold a conservation easement under Section 815.3 of the California Civil Code; (2) experienced in holding and monitoring conservation easements on properties similar to the Property; and (3) willing and financially able to assume all of the responsibilities imposed on Grantee under this Conservation Easement. Before assigning its interest under this Conservation Easement, Grantee shall provide STATE and the Sierra Nevada Conservancy (“SNC”) with written notice of such intention to transfer (“**Transfer Notice**”). The Transfer Notice shall identify the proposed assignee and include a description of how the proposed assignee meets the assignee designation criteria set forth in this section. Grantee shall allow SNC, with the consent of STATE, a period of not less than sixty (60) days to approve the proposed assignee, which consent shall not be unreasonably withheld and shall be based on whether the proposed assignee meets the designation criteria specified in this section. If SNC does not approve the proposed assignee, SNC shall provide Grantee with the reasons behind such decision. Notwithstanding, any approved assignment by Grantee of this Conservation Easement to an approved assignee shall not relieve Grantee from any obligations hereunder arising prior to the date of the assignment.

(b) **Involuntary Assignment.** If Grantee ever ceases to exist or no longer qualifies under applicable state law to hold a conservation easement interest, then SNC shall, with the consent of STATE, select an assignee that meets all the designation criteria specified in **Section 15(a)** above. If SNC is unable to identify an assignee that meets all the designation criteria specified in **Section 15(a)** above that is willing to accept such assignment, then SNC shall petition a court of competent jurisdiction to effect a transfer of the Conservation Easement to an organization that meets each of the qualifications criteria in **Subsection 15(a)**. Notwithstanding the foregoing, SNC may elect to serve as such assignee but only on a temporary basis until a permanent assignee can be identified by SNC and/or such transfer is effectuated by a court of competent jurisdiction.

(c) **Conditions of Assignment.** As conditions to any assignment of this Conservation Easement, Grantee and/or the SNC shall: (1) require the assignee to expressly agree in writing to assume Grantee’s obligations hereunder; (2) ensure that assignee has the resources to fulfill its obligations under the Conservation Easement; and (3) not relieve Grantee from any obligations under the Conservation Easement arising prior to the date of the assignment.

(d) **Successor to SNC.** Upon any liquidation or dissolution of SNC, SNC or STATE shall have the right to assign SNC’s rights and obligations under this **Section 15** to another entity that has a conservation mission and level of expertise consistent with that of SNC and sufficient resources and capacity to carry out the obligations of SNC.

(e) **Recording.** Pursuant to California Civil Code section 815.5, any instrument assigning or otherwise transferring this Conservation Easement shall be recorded in the Official Records of the County.

16. Subsequent Property Transfers.

Appendix 3: Conservation Easement

(a) STATE shall disclose the existence of this Conservation Easement in any deed or other legal instrument by which STATE divests itself of a real property interest in all or a portion of the Property, including, without limitation, a leasehold interest. STATE shall notify Grantee in writing not more than thirty (30) days after any grant by STATE to any third party of any interest in any portion of the Property, whether such interest is a fee, easement, lease, or other interest. The failure of STATE to perform any act required by this **Section 16** shall not impair the validity of this Conservation Easement or limit its enforcement in any way or create any obligation on the part of Grantee.

(b) **Release of Fee Title and Demonstration State Forest Status.** In the event that STATE transfers fee title to an unaffiliated third-party not qualified to own and manage a Demonstration State Forest, STATE shall release, relinquish and forever terminate, in a manner that shall be binding upon all successors in interest to the Property, all rights of STATE described in **Sections 6(a) and 6(b)**.

17. Extinguishment and Condemnation.

(a) **Judicial Extinguishment.** If circumstances arise in the future that render the Conservation Purpose impossible or impracticable to accomplish, this Conservation Easement can be terminated or extinguished, whether in whole or in part, only by judicial proceedings in a court of competent jurisdiction, and the amount of the compensation to which Grantee shall be entitled from any sale, exchange, or involuntary conversion of all or any portion of the Property after such termination or extinguishment, shall be determined, unless otherwise provided by California law at the time, in accordance with **Section 17(c)**. Grantee must use any proceeds received under the circumstances described in this section in a manner consistent with the Conservation Purposes, which are exemplified and articulated by the Conservation Easement and contemporaneously prepared exhibits to it and other documentation.

(b) **Condemnation.** If all or any part of the Property is taken by exercise of eminent domain, or acquired by purchase in lieu of condemnation, so as to terminate this Conservation Easement in whole or in part, STATE and Grantee may join in appropriate actions to recover the full value of their respective interests in the Property so taken or purchased, and all direct or incidental resulting damages. All expenses reasonably incurred by the STATE and Grantee in any such action shall be first reimbursed out of the recovered proceeds; the remainder of such proceeds shall be divided between STATE and Grantee in proportion to their respective interests in the Property, or portion thereof, as established by **Section 17(c)**.

(c) **Valuation.** In accordance with California Civil Code section 815.2, STATE and Grantee acknowledge and agree that this Conservation Easement shall not be deemed personal in nature and shall constitute a real property interest in the Property vested in Grantee upon recording notwithstanding that this Conservation Easement is an obligation, and not a financial asset. For the purpose of **Sections 17(a) and 17(b)**, the fair market value of the Conservation Easement shall be determined as of the time of the extinguishment or termination by an appraisal set forth in a written report prepared and signed by an appropriately licensed or certified real estate appraiser in good standing pursuant to Part 3 (commencing with Section 11300) of Division 4 of the Business and Professions Code and its implementing regulations, Title 10 Section 3701 of the California Code of Regulations, the California Department of General

Appendix 3: Conservation Easement

Services Appraisal Specifications, and shall conform to the Uniform Standards of Professional Appraisal Practice. STATE and Grantee shall mutually agree on the appraiser and shall share equally in the costs of preparing the appraisal report. The fair market value as set forth in the appraisal report is subject to the approval of the California Department of General Services.

(d) **No Merger.** Due to the Conservation Purpose of the Conservation Easement, it is the intent of STATE and Grantee that notwithstanding the provisions of Civil Code Section 811, any time the fee title to all or any portion of the Property is vested in an entity, including STATE, which also holds this Conservation Easement, the interest in the Conservation Easement shall not merge into the fee title (whether by operation of law or otherwise), and the Conservation Easement shall remain in full force and effect as to all portions of the Property, until and unless explicitly terminated by judicial proceedings (and then, only to the extent so terminated).

18. Notices. Any notice or other communication required or permitted under this Conservation Easement shall be in writing and shall be either personally delivered or transmitted by registered or certified mail, return receipt requested, postage prepaid, or by a nationally recognized overnight courier, such as FedEx or Airborne Express, addressed to the parties as follows:

If to STATE:

California Department of Forestry and Fire Protection
P.O. Box 944246
Sacramento, CA 94244
Attn: State Forests Program Manager

With a copy to:

Department of General Services
707 Third Street, 5th Floor (MS 505)
West Sacramento, CA 95605
Attn: RESD/RPSS--Acquisitions Unit

If to Grantee:

Shasta Land Trust
P.O. Box 992026
Redding, CA 96099-2026
Attn: Executive Director

If to Sierra Nevada Conservancy:

Sierra Nevada Conservancy
11521 Blocker Drive, Suite 205
Auburn, CA 95603

Appendix 3: Conservation Easement

Attn: Executive Director

The date of any notice or communication shall be deemed to be the date of receipt if delivered personally, or the date of the receipt or refusal of delivery if transmitted by mail or overnight courier. Any party may change the address for notice by giving notice to the other party in accordance with this **Section 18**.

19. Amendment. This Conservation Easement may be amended by STATE and Grantee or their respective successors and assigns, by mutual written agreement of STATE and Grantee. STATE and Grantee shall have no right to amend **Sections 2 or 3** hereof without the written consent of PG&E in its sole and absolute discretion. Without limiting the scope of the aforementioned power to amend, the parties anticipate that future amendments may be necessary to reflect corrections to the boundary line that may result in the removal of portion(s) of the Property from the encumbrance of this Conservation Easement, clarifications, and corrections to the Conservation Easement and agree to mutually cooperate in good faith to accomplish such future amendments, to the extent such amendments are to clarify the terms of this Conservation Easement and do not significantly impair the Conservation Values. Any such amendment shall be consistent with the Conservation Purpose of this Conservation Easement and shall not affect its perpetual duration, and Grantee shall promptly record the amendment in the official records of the County, and shall thereafter promptly provide a conformed copy of the recorded amendment to STATE.

Notwithstanding the foregoing, STATE and Grantee have no right or power to consent to any action or agree to any amendment of this Conservation Easement that would result in significant impairment of the Conservation Values or limit the term or result in termination of the Conservation Easement, or adversely affect the qualification of the Conservation Easement as a conservation easement under California Civil Code section 815 et seq. or the status of Grantee as an entity authorized to acquire and hold conservation easements under California Civil Code section 815.3. Any amendment to this Conservation Easement shall comply with California Civil Code section 815 et seq. and other Applicable Laws.

20. General Provisions.

(a) **Governing Law.** This Conservation Easement shall be governed by, and construed and enforced in accordance with, the laws of the State of California.

(b) **No Public Dedication.** Nothing contained in this Conservation Easement shall be deemed to be a gift or dedication of any portion of the Property to the general public.

(c) **Liberal Construction.** Any general rule of construction to the contrary notwithstanding, this Conservation Easement shall be liberally construed in favor of Grantee to effect the purposes of this Conservation Easement and the policy and purpose of California Civil Code section 815 et seq. If any provision in this Conservation Easement is found to be ambiguous, an interpretation consistent with the purposes of this Conservation Easement which recognizes the PG&E Reserved Rights and the PG&E Easement Reserved Rights (as described in **Sections 2 and 3 above**), and STATE's Reserved Rights and that would render the provision valid shall be favored over any interpretation that would render it invalid.

Appendix 3: Conservation Easement

(d) **Further Assurances.** Each party hereto agrees to execute and deliver to the other party such further documents or instruments as may be necessary or appropriate in order to carry out the intentions of the parties as contained in this Conservation Easement.

(e) **Severability.** If any provision of this Conservation Easement shall be unenforceable or invalid, the same shall not affect the remaining provisions of this Conservation Easement and to this end the provisions of this Conservation Easement are intended to be and shall be severable.

(f) **Entire Agreement.** This Conservation Easement sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement all of which are merged herein.

(g) **No Forfeiture.** Nothing contained herein will result in a forfeiture or reversion of STATE's title in any respect.

(h) **Successors.** The Conservation Easement shall be a servitude running with the land in perpetuity. The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns and shall continue as a servitude running with the Property.

(i) **Recordation.** Grantee shall promptly record this Conservation Easement in the official records of the County, and shall thereafter promptly provide a conformed copy of the recorded Conservation Easement to STATE. Grantee may re-record at any time as may be required to preserve its rights in this Conservation Easement.

(j) **Termination of Rights and Obligations.** Except as otherwise stated herein, a party's rights and obligations under this Conservation Easement shall terminate only upon transfer of the party's interest in all or portions of either the Conservation Easement or the Property, except that liability for acts or omissions occurring prior to transfer shall survive the transfer.

(k) **Captions.** The captions in this Conservation Easement have been inserted solely for convenience of reference and are not a part of this Conservation Easement and shall have no effect upon construction or interpretation.

(l) **List of Exhibits.** The following exhibits are attached hereto and

Appendix 3: Conservation Easement

incorporated herein:

<u>Exhibit A</u>	Legal Description of the Property
<u>Exhibit B</u>	Property Maps
<u>Exhibit C</u>	Form of Grant Deed
<u>Exhibit D</u>	Form of Utility Facility Access, Operation and Maintenance Easement
<u>Exhibit E</u>	Express Third-Party Uses and Third Party Use Agreements
<u>Exhibit F</u>	Development Envelope Legal Description
<u>Exhibit G</u>	Development Envelope Map

(m) **Counterparts.** This Conservation Easement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

//signatures follow on next page//

Appendix 3: Conservation Easement

IN WITNESS WHEREOF, STATE has granted to Grantee, and Grantee has accepted this Conservation Easement and the parties mutually agree to the covenants set forth above, as of the Effective Date.

STATE:

**AUTHORIZED PER GOVERNMENT CODE
§14666**

STATE OF CALIFORNIA
Department of General Services

By: _____
Michael P. Butler, Chief
Real Property Services Section

Dated: _____

**APPROVAL PER GOVERNMENT CODE
§14666**

STATE OF CALIFORNIA
Department of Forestry and Fire Protection

By: _____
Matthew Reischman
Deputy Director, Resource Management

Dated: _____

GRANTEE:

SHASTA LAND TRUST,
a California nonprofit public benefit corporation

By: _____

Its: _____

Dated: _____

ACCEPTANCE OF CONDITIONAL RIGHT OF ENFORCEMENT

The Sierra Nevada Conservancy, a subdivision of the California Natural Resources Agency, hereby acknowledges and accepts the conditional enforcement rights set forth in Section 15 hereof.

By: _____

Its: _____

Dated: _____

[Need Notary Acknowledgement to record]

EXHIBIT A

Legal Description of the Property

[Attached Behind this Page]

EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LCP ID #0013 PORTION
APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 145, PAGE 186 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE NORTH 89°11'13" WEST, A DISTANCE OF 1,688.28 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS SOUTH 54°46'45" EAST, A DISTANCE OF 3,653.19 FEET; THENCE SOUTH 46°08'51" WEST, A DISTANCE OF 143.40 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 206 OF OFFICIAL RECORDS AT PAGE 306, SHASTA COUNTY RECORDS, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 2:

LCP ID #0014 PORTION
APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 128, PAGE 85 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION EIGHT (8), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 55°44'18" EAST, A DISTANCE OF 174.38 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, BEARS NORTH 67°23'28" WEST, A DISTANCE OF 1,581.20 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 232.24 FEET;

THENCE SOUTH 68°38'06" EAST, A DISTANCE OF 71.69 FEET;

THENCE SOUTH 33°07'19" EAST, A DISTANCE OF 140.89 FEET;

THENCE SOUTH 52°43'21" EAST, A DISTANCE OF 181.06 FEET;

THENCE SOUTH 73°36'50" EAST, A DISTANCE OF 156.50 FEET;

THENCE NORTH 78°27'52" EAST, A DISTANCE OF 97.31 FEET;

THENCE NORTH 44°36'08" EAST, A DISTANCE OF 114.37 FEET;

THENCE NORTH 80°06'34" EAST, A DISTANCE OF 161.79 FEET;

THENCE SOUTH 89°04'53" EAST, A DISTANCE OF 229.88 FEET;

THENCE NORTH 66°18'00" EAST, A DISTANCE OF 113.66 FEET;

THENCE NORTH 40°13'41" EAST, A DISTANCE OF 157.02 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 46.92 FEET;

THENCE SOUTH 25°23'36" EAST, A DISTANCE OF 152.26 FEET;

THENCE SOUTH 00°17'43" WEST, A DISTANCE OF 644.60 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 1,254.02 FEET;

THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 164.33 FEET;

THENCE SOUTH 65°06'44" EAST, A DISTANCE OF 1124.62 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

Appendix 3: Conservation Easement

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 3:

LCP ID #0015 PORTION

APN 022-080-001 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF SECTION FIVE (5), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, THENCE ALONG THE SOUTHERLY LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, NORTH 89°48'58" WEST, A DISTANCE OF 277.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 10°20'07" EAST, A DISTANCE OF 469.46 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 22°41'05" EAST, A DISTANCE OF 501.53 FEET; THENCE SOUTH 84°29'45" WEST, A DISTANCE OF 574.48 FEET; THENCE NORTH 41°45'42" WEST, A DISTANCE OF 814.65 FEET TO A POINT IN THE WESTERLY LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 4:

LCP ID #0016 PORTION

APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 154 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN VOLUME 206, PAGE 306, OFFICIAL RECORDS OF SHASTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND, SITUATE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, M.D.B. & M. , BOUNDED BY A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ROY HAYS ET AL, TO MT. SHASTA POWER CORPORATION BY DEED DATED NOVEMBER 3, 1919 AND RECORDED IN BOOK 144 OF DEEDS AT PAGE 154, RECORDS OF SAID SHASTA COUNTY, AND RUNS THENCE SOUTH 5°07'55" WEST, ALONG THE WESTERLY BOUNDARY LINE OF THE LAST MENTIONED PARCEL OF LAND, 1327.57 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED PARCEL OF LAND; THENCE SOUTH 89°50'29" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 823.98 FEET; THENCE NORTH 2°10'16" EAST 1610.87 FEET THENCE NORTH 67°28' WEST 950.02 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 2°39'30" WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 648.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°27'18" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, 141.32 FEET TO THE POINT OF BEGINNING, CONTAINING 33.593 ACRES.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89°11'13" WEST, A DISTANCE OF 1,688.28 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS SOUTH 54°46'45" EAST, A DISTANCE OF 3,653.19 FEET; THENCE SOUTH 46°08'51" WEST, A DISTANCE OF 143.40 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 206 OF OFFICIAL RECORDS AT PAGE 306, SHASTA COUNTY RECORDS, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 5:

LCP ID #0017 PORTION

APN 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 2, PAGE 471 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF NORTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9, NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

Appendix 3: Conservation Easement

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 6:

LCP ID #0018 PORTION

APN 022-110-005 PORTION, 022-080-020 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 9 AND SECTION 16, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 106, PAGE 549 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

ALL OF THE SOUTHEAST ONE-QUARTER OF SECTION NINE (9) LYING ON THE SOUTHERLY SIDE OF PIT RIVER; THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST

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ONE-QUARTER, AND THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION SIXTEEN (16), ALL IN TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

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THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 7:

LCP ID #0022

APN 022-080-012

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 172, PAGE 416 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SEVEN (7), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 8:

LCP ID #0023 PORTION

APN 022-080-001 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THOSE LANDS DESCRIBED IN VOLUME 132, PAGE 337 OF DEEDS OF THE COUNTY OF SHASTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, THENCE SOUTH 51°48'04" EAST, A DISTANCE OF 1,636.30 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS NORTH 29°55'14" WEST, A DISTANCE OF 2,619.67 FEET; THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 1,406.90 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE ALONG SAID EASTERLY LINE NORTH 01°53'00" EAST, A DISTANCE OF 207.81 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 06°49'59" WEST, A DISTANCE OF 1,027.68 FEET, MORE OR LESS, TO A POINT FROM WHICH SAID NORTH ONE-QUARTER CORNER BEARS NORTH 66°55'59" WEST, A DISTANCE OF 2,822.38 FEET; THENCE NORTH 54°37'44" EAST, A DISTANCE OF 195.66 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8; THENCE ALONG SAID EASTERLY LINE, NORTH 01°53'00" EAST, A DISTANCE OF 1,181.97 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 8, SOUTH 86°08'11" WEST, A DISTANCE OF 2,801.49 FEET TO SAID NORTH ONE-QUARTER CORNER; THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, SOUTH 00°56'45" EAST, A DISTANCE OF 1,258.81 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN A DEED APPROVED BY THE SECRETARY OF THE INTERIOR OF THE UNITED STATES OF AMERICA ON FEBRUARY 21, 1914, AND RECORDED IN THE INDIAN OFFICE DEED BOOK, INHERITED INDIAN LANDS, VOLUME 30, PAGE 237 IN THE OFFICE OF THE COMMISSIONER OF INDIAN AFFAIRS.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 9:

LCP ID #0024 PORTION
APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 424 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SIX (6), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN VOLUME 206, PAGE 306, OFFICIAL RECORDS OF SHASTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND, SITUATE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, M.D.B. & M. , BOUNDED BY A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ROY HAYS ET AL, TO MT. SHASTA POWER CORPORATION BY DEED DATED NOVEMBER 3, 1919 AND RECORDED IN BOOK 144 OF DEEDS AT PAGE 154, RECORDS OF SAID SHASTA COUNTY, AND RUNS THENCE SOUTH 5°07'55" WEST, ALONG THE WESTERLY BOUNDARY LINE OF THE LAST MENTIONED PARCEL OF LAND, 1327.57 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED PARCEL OF LAND; THENCE SOUTH 89°50'29" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 823.98 FEET; THENCE NORTH 2°10'16" EAST 1610.87 FEET THENCE NORTH 67°28' WEST 950.02 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 2°39'30" WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 648.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°27'18" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, 141.32 FEET TO THE POINT OF BEGINNING, CONTAINING 33.593 ACRES.

PARCEL 10:

LCP ID #0025 PORTION
APN 022-080-020 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 5, PAGE 216 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

Appendix 3: Conservation Easement

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 11:

LCP ID #0028

APN 021-270-010

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 86 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTION THIRTY-SIX (36), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN AND RUNNING THENCE SOUTH ALONG THE LINE COMMON TO THE ABOVE MENTIONED SECTIONS 500 FEET; THENCE AT A RIGHT ANGLE WEST 900 FEET; THENCE AT A RIGHT ANGLE NORTH 500 FEET TO THE LINE DIVIDING THE NORTH ONE-HALF OF SAID SECTION THIRTY-SIX (36) FROM THE SOUTH ONE-HALF OF SAID SECTION THIRTY-SIX (36); AND THENCE EASTERLY ALONG SAID LAST MENTIONED LINE 900 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-SIX (36) AFORESAID.

Appendix 3: Conservation Easement

PARCEL 12:

LCP ID #0029

APN 022-330-006 PORTION, 022-330-011 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; AND THE EAST HALF OF THE SOUTHWEST ONE-QUARTER; ALL IN SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING:

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO THE UNITED STATES OF AMERICA, AS RECORDED IN BOOK 2457, PAGE 358 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO INDIAN SPRINGS SCHOOL DISTRICT OF SHASTA COUNTY, AS RECORDED IN BOOK 439, PAGE 301 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM MT. SHASTA POWER CORPORATION TO GEORGE GRIDER AND ANNIE L. GRIDER, HIS WIFE, AS RECORDED IN BOOK 146, PAGE 316 OF DEED RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM MT. SHASTA POWER CORPORATION TO GEORGE GRIDER AND ANNIE L. GRIDER, HIS WIFE, AS RECORDED IN BOOK 157, PAGE 325 OF DEED RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO INDIAN SPRINGS SCHOOL DISTRICT OF SHASTA COUNTY, AS RECORDED IN BOOK 2850, PAGE 574 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

Appendix 3: Conservation Easement

PARCEL 13:

LCP ID #0030

APN 022-330-011 PORTION, 022-330-006 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 149, PAGE 166 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 14:

LCP ID #0031

APN 022-330-006 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 151, PAGE 482 OF DEEDS, OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, FROM WHICH AN OAK POST IDENTIFIED AS THE WEST ONE-QUARTER CORNER OF SAID SECTION THIRTY-ONE (31), BEARS SOUTH 72°42' WEST 1,162.0 FEET DISTANT AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 89°26 1/4' EAST 1,204.3 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE NORTH 55°45' WEST 135.9 FEET; THENCE SOUTH 85°17 1/2' WEST 161.6 FEET; THENCE NORTH 81°57 1/2' WEST 139.1 FEET; THENCE NORTH 71°40 1/2' WEST 96.4 FEET; THENCE NORTH 77°56' WEST 133.2 FEET; THENCE SOUTH 74°07' WEST 212.1 FEET; THENCE SOUTH 78°39 1/2' WEST 302.1 FEET; THENCE SOUTH 63°41' WEST 79.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 15:

LCP ID #0032

APN 022-330-006 PORTION, 022-330-011 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION THIRTY-ONE (31) AND SECTION THIRTY-TWO (32), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 226 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-ONE (31) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST

Appendix 3: Conservation Easement

ONE-QUARTER OF SECTION THIRTY-TWO (32) ALL IN TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN,

ALSO, ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION THIRTY-ONE (31), LYING WESTERLY OF THAT PARCEL AS RECORDED IN BOOK 805, PAGE 356 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE THREE-QUARTER INCH PIPE IN A ROCK MOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION THIRTY-ONE (31), AND RUNNING THENCE NORTH 5°07'30" WEST 1,305.3 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION THIRTY-ONE (31) TO A POINT IN A FENCE; THENCE NORTH 88°28' WEST 146.4 FEET ALONG SAID FENCE TO A POINT IN A FENCE WHICH EXTENDS IN A NORTHERLY AND SOUTHERLY DIRECTION; THENCE SOUTH 0°58'30" WEST 1,309.4 FEET ALONG THE LAST MENTIONED FENCE AND ITS SOUTHERLY PROLONGATION TO A POINT IN THE SOUTHERLY BOUNDARY LINE OF SAID SECTION THIRTY-ONE (31); THENCE NORTH 88°57'30" EAST 285.3 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION THIRTY-ONE (31) TO THE POINT OF BEGINNING AND BEING A PORTION OF SAID SECTION THIRTY-ONE (31).

PARCEL 16:

LCP ID #0033

APN 022-090-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 139, PAGE 378 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT FIVE (5) OF SECTION SIX (6), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 17:

LCP ID #0034

APN 022-110-001

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 220 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOTS 1 AND 2 OF THE NORTHWEST ONE-QUARTER AND THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 18:

LCP ID #0038 PORTION

APN 022-080-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 5, SECTION 7, AND SECTION 8 OF TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 126, PAGE 311 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5), THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SEVEN (7), AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION EIGHT (8), ALL IN TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7 AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE NORTH 55°44'18" EAST, A DISTANCE OF 174.38 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, BEARS NORTH 67°23'28" WEST, A DISTANCE OF 1,581.20 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 232.24 FEET;

THENCE SOUTH 68°38'06" EAST, A DISTANCE OF 71.69 FEET;

THENCE SOUTH 33°07'19" EAST, A DISTANCE OF 140.89 FEET;

THENCE SOUTH 52°43'21" EAST, A DISTANCE OF 181.06 FEET;

THENCE SOUTH 73°36'50" EAST, A DISTANCE OF 156.50 FEET;

THENCE NORTH 78°27'52" EAST, A DISTANCE OF 97.31 FEET;

THENCE NORTH 44°36'08" EAST, A DISTANCE OF 114.37 FEET;

THENCE NORTH 80°06'34" EAST, A DISTANCE OF 161.79 FEET;

THENCE SOUTH 89°04'53" EAST, A DISTANCE OF 229.88 FEET;

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THENCE NORTH 66°18'00" EAST, A DISTANCE OF 113.66 FEET;

THENCE NORTH 40°13'41" EAST, A DISTANCE OF 157.02 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 46.92 FEET;

THENCE SOUTH 25°23'36" EAST, A DISTANCE OF 152.26 FEET;

THENCE SOUTH 00°17'43" WEST, A DISTANCE OF 644.60 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 1,254.02 FEET;

THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 164.33 FEET;

THENCE SOUTH 65°06'44" EAST, A DISTANCE OF 1124.62 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8 NORTH 89°48'58" WEST, A DISTANCE OF 277.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 10°20'07" WEST, A DISTANCE OF 910.89 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 26°13'44" EAST, A DISTANCE OF 997.98 FEET; THENCE SOUTH 51°48'04" EAST, A DISTANCE OF 587.68 FEET TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

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PARCEL 19:

LCP ID #0041 PORTION

APN 022-080-020 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

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THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 20:

LCP ID #0043

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 157, PAGE 438 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

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THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 21:

LCP ID #0044

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE EAST ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 22:

LCP ID #0045

APN 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 104, PAGE 457 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT FOUR (4) OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 23:

LCP ID #0046 PORTION

APN 021-200-002, 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE WEST ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 222 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH

Appendix 3: Conservation Easement

89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 1,784.17 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING POLE LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID EXISTING POLE LINE NORTH 2°01'50" EAST, A DISTANCE OF 2,548.32 FEET; THENCE NORTH 5°53'30" WEST, A DISTANCE OF 1,462.01 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID 40.00-FOOT STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN AT THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER AND TERMINATE AT THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 24:

LCP ID #0047 PORTION

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 1,784.17 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING POLE LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID EXISTING POLE LINE NORTH 2°01'50" EAST, A DISTANCE OF 2,548.32 FEET; THENCE NORTH 5°53'30" WEST, A DISTANCE OF 1,462.01 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

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THE SIDELINES OF SAID 40.00-FOOT STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN AT THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER AND TERMINATE AT THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 25:

LCP ID #0048 PORTION

APN 021-200-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 182, PAGE 106 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 946.47 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 51°06'34" EAST, A DISTANCE OF 512.14 FEET;

THENCE NORTH 82°59'09" EAST, A DISTANCE OF 545.49 FEET;

THENCE NORTH 65°12'25" EAST, A DISTANCE OF 906.30 FEET;

THENCE NORTH 70°48'31" EAST, A DISTANCE OF 818.92 FEET;

THENCE SOUTH 75°03'34" EAST, A DISTANCE OF 601.06 FEET;

THENCE SOUTH 55°25'26" EAST, A DISTANCE OF 561.11 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

Appendix 3: Conservation Easement

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 26:

LCP ID #0050

APN 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 111, PAGE 486 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT THREE (3) OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 27:

LCP ID #0051

APN 021-120-008 PORTION, 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 134, PAGE 118 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOTS ONE (1) AND TWO (2) OF THE NORTHEAST QUARTER OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, ALL IN MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 28:

LCP ID #0052

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 111, PAGE 502 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 29:

LCP ID #0053

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 30:

LCP ID #0054

APN 021-120-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 232 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 31:

LCP ID #0055

APN 021-120-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 32:

LCP ID #0056

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 157, PAGE 438 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 33:

LCP ID #0065

APN 021-200-021

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 172, PAGE 416 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 34:

LCP ID #0067 PORTION

APN 021-200-022 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 140, PAGE 156 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION TWELVE (12), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 30 OF LAND SURVEYS AT PAGE 72, SHASTA COUNTY RECORDS,

Appendix 3: Conservation Easement

FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 89°49'09" WEST, A DISTANCE OF 1,318.94 FEET (*SHOWN AS NORTH 89°43'40" WEST, 1,319.77 FEET*); THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST ONE-QUARTER, SOUTH 00°19'26" EAST, A DISTANCE OF 200.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY LINE, THE FOLLOWING COURSES:

SOUTH 89°49'09" EAST, A DISTANCE OF 285.53 FEET;

THENCE NORTH 22°57'11" EAST, A DISTANCE OF 491.12 FEET;

THENCE NORTH 68°52'33" EAST, A DISTANCE OF 602.07 FEET;

THENCE SOUTH 40°13'10" EAST, A DISTANCE OF 109.18 FEET;

THENCE EASTERLY, A DISTANCE OF 863.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 131°54'38";

THENCE NORTH 07°52'12" EAST, A DISTANCE OF 60.82 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 135.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 77°30'14";

THENCE NORTH 85°22'26" EAST, A DISTANCE OF 137.16 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 35:

LCP ID #0068 PORTION

APN 021-200-032 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 12, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 73, PAGE 104 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION TWELVE (12), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM THE NORTHERLY 200.00 FEET OF THE EASTERLY 250.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12.

PARCEL 36:

LCP ID #0074 PORTION

APN 021-250-003 PORTION, 021-250-007 PORTION, 021-250-009 PORTION, 022-130-015, 027-020-005 PORTION, 027-020-014, 027-020-015, 027-110-011, 027-180-012, 027-280-006

THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHASTA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS DESCRIBED IN THAT DEED RECORDED IN VOLUME 14 OF OFFICIAL RECORDS AT PAGE 220, SHASTA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF THE NORTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

LOTS 1, 2, 7, 8, 9, AND 10, THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION ONE (1), LOTS 1, 2, 7, 8, AND 9, THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION TWO (2); AND THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION TWELVE (12), ALL IN TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

ALL OF SECTION TWENTY-SIX (26) (**EXCEPT** THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER THEREOF), ALL OF SECTION THIRTY-FIVE (35), AND THE SOUTH ONE-HALF OF SECTION THIRTY-SIX (36), ALL IN TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID SECTIONS TWENTY-SIX (26) AND THIRTY-FIVE (35) LYING WESTERLY OF THE CENTERLINE OF BIG BEND ROAD AND COVE ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS SOUTH 89°44'48" EAST, A DISTANCE OF 5,343.73 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION TWENTY-SIX (26), SOUTH 89°44'48" EAST, A DISTANCE OF 1,654.17 FEET TO A POINT ON THE CENTERLINE OF BIG BEND ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE CENTERLINE OF BIG BEND ROAD THE FOLLOWING COURSES:

Appendix 3: Conservation Easement

SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 69°20'42" EAST, A RADIAL DISTANCE OF 4,000.00 FEET THROUGH A CENTRAL ANGLE OF 03°01'08", A DISTANCE OF 210.77 FEET;

THENCE SOUTH 17°38'09" WEST, A DISTANCE OF 435.57 FEET;

THENCE SOUTH 18°43'15" WEST, A DISTANCE OF 817.62 FEET;

THENCE SOUTHERLY, A DISTANCE OF 82.20 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 06°43'40";

THENCE SOUTH 25°26'55" WEST, A DISTANCE OF 272.28 FEET;

THENCE SOUTHERLY, A DISTANCE OF 215.15 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 17°36'38";

THENCE SOUTH 07°50'17" WEST, A DISTANCE OF 119.14 FEET;

THENCE CONTINUING SOUTH 07°50'17" WEST, A DISTANCE OF 330.55 FEET;

THENCE SOUTH 09°47'30" WEST, A DISTANCE OF 737.21 FEET;

THENCE SOUTHERLY, A DISTANCE OF 386.04 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,500.00 FEET AND A CENTRAL ANGLE OF 08°50'50";

THENCE SOUTHERLY, A DISTANCE OF 299.96 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,000.00 FEET AND A CENTRAL ANGLE OF 03°26'14";

THENCE SOUTHERLY, A DISTANCE OF 267.65 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 10°13'25";

THENCE SOUTH 25°25'31" WEST, A DISTANCE OF 343.59 FEET;

THENCE SOUTHERLY, A DISTANCE OF 158.11 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 09°03'32";

THENCE SOUTHERLY, A DISTANCE OF 634.87 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2,500.00 FEET AND A CENTRAL ANGLE OF 14°33'01";

THENCE SOUTH 01°48'58" WEST, A DISTANCE OF 495.89 FEET;

THENCE SOUTH 00°36'57" WEST, A DISTANCE OF 365.42 FEET;

THENCE SOUTHERLY, A DISTANCE OF 182.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 10°27'26";

THENCE SOUTH 09°50'29" EAST, A DISTANCE OF 469.89 FEET;

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THENCE SOUTH 09°13'32" EAST, A DISTANCE OF 428.71 FEET;

THENCE SOUTHERLY, A DISTANCE OF 267.65 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,000.00 FEET AND A CENTRAL ANGLE OF 03°04'02";

THENCE SOUTH 06°09'31" EAST, A DISTANCE OF 357.88 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 528.64 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 48°51'12";

THENCE SOUTHEASTERLY, A DISTANCE OF 186.87 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,300.00 FEET AND A CENTRAL ANGLE OF 08°14'10";

THENCE SOUTH 46°46'32" EAST, A DISTANCE OF 150.99 FEET TO THE POINT OF INTERSECTION WITH COVE ROAD, THENCE ALONG THE CENTERLINE OF COVE ROAD THE FOLLOWING COURSES:

THENCE SOUTH 57°11'01" WEST, A DISTANCE OF 335.42 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 152.19 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 29°03'57";

THENCE SOUTH 28°07'03" WEST, A DISTANCE OF 210.32 FEET;

THENCE SOUTHERLY, A DISTANCE OF 481.96 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 27°36'51";

THENCE SOUTH 00°30'13" WEST, A DISTANCE OF 211.23 FEET;

THENCE SOUTHERLY, A DISTANCE OF 96.53 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 11°03'41";

THENCE SOUTH 11°33'54" WEST, A DISTANCE OF 244.98 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING LINE OF TOWERS, SAID POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE SOUTH 11°33'54" WEST, A DISTANCE OF 177.60 FEET;

THENCE SOUTH 13°18'44" WEST, A DISTANCE OF 558.37 FEET;

THENCE SOUTHERLY, A DISTANCE OF 31.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 00°53'54" TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 35, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM, A STRIP OF LAND 120.00 FEET WIDE, LYING WITHIN SAID SECTIONS 2 AND 35, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Appendix 3: Conservation Easement

BEGINNING AT AFORESAID POINT "A"; THENCE ALONG SAID CENTERLINE LINE OF TOWERS THE FOLLOWING COURSES: SOUTH 88°40'15" EAST, A DISTANCE OF 749.00 FEET; THENCE SOUTH 68°13'05" EAST, A DISTANCE OF 4,367.56 FEET; THENCE SOUTH 88°55'27" EAST, A DISTANCE OF 158.14 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 2, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM A PORTION OF SAID SECTIONS 26, 35 AND 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 1 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 64, SHASTA COUNTY RECORDS FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 36 BEARS NORTH 88°33'49" WEST, A DISTANCE OF 2,680.27 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, NORTH 88°33'49" WEST, A DISTANCE OF 2,573.28 FEET TO A POINT IN A LINE LYING WESTERLY 125.00 FEET AND PARALLEL WITH AN EXISTING TOWER LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING THREE COURSES:

NORTH 09°06'12" WEST, A DISTANCE OF 2,699.01 FEET;

THENCE NORTH 00°09'17" WEST, A DISTANCE OF 4,379.15 FEET;

THENCE NORTH 20°38'59" EAST, A DISTANCE OF 882.77 FEET TO A POINT IN THE EASTERLY LINE OF SAID SECTION 26;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°13'43" EAST, A DISTANCE OF 2,515.22 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 35, SOUTH 00°10'56" WEST, A DISTANCE OF 2,663.44 FEET TO THE EAST ONE-QUARTER CORNER THEREOF;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°24'19" EAST, A DISTANCE OF 340.30 FEET TO A LINE LYING 125.00 FEET EASTERLY OF AND PARALLEL WITH SAID EXISTING TOWER LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 09°06'12" EAST, A DISTANCE OF 2,387.73 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 36;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°33'49" WEST, A DISTANCE OF 254.29 FEET TO THE **TRUE POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 37:

LCP ID #0083 PORTION

APN 027-060-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 15, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED IN THAT DEED RECORDED IN VOLUME 137, PAGE 363 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED THEREIN AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST ONE-QUARTER, THE NORTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID SECTION 15; THENCE SOUTH 39°39'21" EAST, A DISTANCE OF 760.58 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 15 BEARS NORTH 68°25'10" EAST, A DISTANCE OF 5,092.24 FEET;

THENCE SOUTH 86°10'30" EAST, A DISTANCE OF 724.91 FEET;

THENCE SOUTH 30°00'01" WEST, A DISTANCE OF 578.06 FEET;

THENCE SOUTH 83°38'25" EAST, A DISTANCE OF 918.12 FEET;

THENCE SOUTH 58°57'28" EAST, A DISTANCE OF 316.75 FEET;

THENCE SOUTH 39°27'08" EAST, A DISTANCE OF 1,702.98 FEET;

THENCE SOUTH 37°18'55" EAST, A DISTANCE OF 1,007.83 FEET;

THENCE SOUTH 25°12'46" EAST, A DISTANCE OF 833.71 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 15, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 38:

LCP ID #0084

APN 027-260-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 454 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION TEN (10), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 39:

LCP ID #0085

APN 027-260-002 PORTION, 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 10 AND SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 131, PAGE 31 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION ELEVEN (11); AND THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 40:

LCP ID #0086

APN 027-260-002 PORTION, 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 128, PAGE 113 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TEN (10), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 41:

LCP ID #0087

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 454 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM:

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, TO HALCOMB PUBLIC CEMETERY DISTRICT, AS RECORDED IN BOOK 473, PAGE 423 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1-INCH IRON PIPE (MARKED R.E. 8700) IN THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, FROM WHICH A 1-INCH CAPPED IRON PIPE (MARKED R.E. 5438) MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION ELEVEN (11), BEARS NORTH 18°16'47" WEST 2,782.50 FEET DISTANT AND RUNNING THENCE SOUTH 17°43' EAST 163.28 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE SOUTH 84°19'45" WEST 85.34 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE NORTH 5°30' WEST 155.43 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE NORTH 79°31'45" EAST 50.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.247 ACRE AND BEING A PORTION OF SAID SECTION ELEVEN (11).

PARCEL 42:

LCP ID #0088

APN 027-260-003

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 35, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 110, PAGE 168 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 43:

LCP ID #0089

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 112, PAGE 266 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

A STRIP OF LAND UNIFORMLY 330 FEET WIDE AND 1,320 FEET LONG, BEING THE SOUTHERLY 10 ACRES OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 44:

LCP ID #0090

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 41, PAGE 475 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 45:

LCP ID #0091

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 127, PAGE 366 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN,

EXCEPTING THEREFROM THE SOUTHERLY 10 ACRES OF THE AFORESAID LOT, WHICH WERE CONVEYED BY EDWARD CONKLIN UNTO THE PARTY OF THE SECOND PART BY DEED BEARING THE DATE OF THE 20TH DAY OF AUGUST, 1912 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SHASTA, IN VOLUME 112 OF DEEDS, AT PAGE 266.

Appendix 3: Conservation Easement

PARCEL 46:

LCP ID #0092

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 446 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

END OF DESCRIPTIONS.

EXHIBIT "A-1" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

NOTE: THE INTENT IS TO MERGE ANY UNDERLYING PARCELS WITHIN THE LANDS DESCRIBED ABOVE, IF ANY.

THESE DESCRIPTIONS WERE PREPARED BY ME:

Jesse Lenaker

JESSE J. LENAHER, L.S. 8515



EXHIBIT B

For the reference to the general depiction of the Property and "Property Maps" of the Property identifying the improvements existing on the Property as of the date of this Conservation Easement and various other natural features of the Property in Recital A, Paragraph 2 above, *see* Figure 5 of the Report described in **Section 4** above, a copy of which is on file with STATE and Grantee at their respective addresses.

EXHIBIT C

Form of Grant Deed

[Attached Behind this Page]

RECORDING REQUESTED BY AND RETURN TO:

STATE OF CALIFORNIA
 Department of General Services
 Real Property Services Division, Acquisition Unit
 707 Third Street, 5th Floor, MS 505
 West Sacramento, CA 95605

OFFICIAL STATE BUSINESS – EXEMPT FROM RECORDING FEES
 PURSUANT TO GOVERNMENT CODE SECTION 27383 AND
 DOCUMENTARY TRANSFER TAX PURSUANT TO REVENUE AND
 TAXATION CODE SECTION 11922

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD # 2436-01-10004

DEED

APN Nos. 021-120-004-000, 021-120-008-000, 021-200-002-000, 021-200-003-000, 021-200-004-000, 021-200-005-000, 021-200-021-000, 021-200-022-000, 021-200-032-000, 021-250-003-000, 021-250-007-000, 021-250-009-000, 021-270-010-000, 022-080-001-000, 022-080-002-000, 022-080-003-000, 022-080-012-000, 022-080-020-000, 022-110-001-000, 022-110-005-000, 022-130-015-000, 022-330-006-000, 022-330-011-000, 027-020-005-000, 027-020-014-000, 027-020-015-000, 027-060-001-000, 027-110-011-000, 027-180-012-000, 027-260-002-000, 027-260-003-000, 027-280-006-000, 022-090-002-000

GRANT DEED AND RESERVATION OF RIGHTS

I. CONVEYANCE OF FEE

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("**Grantor**"), does hereby grant to the STATE OF CALIFORNIA ("**STATE**"), all of its right, title, and interest in and to the real property situated in the unincorporated area of the County of Shasta, State of California ("**Property**"), described in Exhibit A attached hereto and by this reference incorporated herein, and shown on Exhibit A-1 attached hereto and by this reference incorporated herein.

II. RECITALS

A. Grantor is a party to that certain Settlement Agreement ("**Settlement Agreement**") as modified and approved by the Public Utilities Commission of the State of California ("**CPUC**") in its Opinion and Order of December 18, 2003 (Decision 03-12-035).

B. In furtherance of the Settlement Agreement, and to provide additional detail regarding the implementation of the "**Land Conservation Commitment**" (defined below), the parties to the Settlement Agreement and other interested parties entered into that certain Stipulation Resolving Issues Regarding the Land Conservation Commitment dated September 25, 2003 ("**Stipulation**").

C. The Settlement Agreement and the Stipulation (collectively, "**Governing Documents**") require Grantor to ensure that approximately 140,000 acres of watershed lands, all

owned by Grantor (collectively, "**Watershed Lands**"), including the Property, are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants; the preservation of open space; outdoor recreation by the general public; sustainable forestry; agricultural uses; and historic values. The obligations of Grantor to convey fee interests and/or conservation easements and to protect such beneficial public values on the Watershed Lands, as well as certain other obligations related thereto, are set forth in detail in Appendix E of the Settlement Agreement (as further explicated in Section 12 of the Stipulation), and are defined therein as the "**Land Conservation Commitment**."

D. Pursuant to the Governing Documents, the Pacific Forest and Watershed Lands Stewardship Council, a California non-profit public benefit corporation ("**Stewardship Council**") was created to oversee and carry out the Land Conservation Commitment. Pursuant to the Governing Documents, the Stewardship Council developed a plan for protection of the Watershed Lands for the benefit of the citizens of California ("**Land Conservation Plan**" or "**LCP**"). The LCP includes, among other things, objectives to preserve and/or enhance the beneficial public values identified on each parcel of Watershed Lands.

E. Grantor has used and continues to use the Property for the purpose of generating and transmitting hydroelectric energy, managing and monitoring the flow of water over the existing waterways for consumptive and non-consumptive uses, conducting various biological and land use studies mandated by the Federal Energy Regulatory Commission ("**FERC**"), and for other purposes as described more fully in Section III below (collectively, "**Hydro Project Activities**"). Additionally, Grantor has used and continues to use the Property to erect, construct, reconstruct, replace, remove, operate, inspect, maintain and use facilities of the type hereinafter specified for the transformation, transmission and distribution of electric energy and for communication purposes (collectively "**Electric Activities**").

F. To facilitate the Hydro Project Activities and Electric Activities following the conveyance effected by this Grant Deed and Reservation of Rights (this "**Grant Deed**"), and the continued use, maintenance, repair and replacement of those existing and future facilities, structures and improvements now or hereafter located on, above, or under the Property, that are associated with the Hydro Project Activities and/or the Electric Activities, STATE, as grantor, and Grantor, as grantee, are executing and delivering that certain Utility Facility Access, Operation and Maintenance Easement of even date with this Grant Deed (the "**Utility Facility Access, Operation and Maintenance Easement**").

G. Consistent with the terms of the Governing Documents, Grantor and STATE acknowledge this conveyance, together with Utility Facility Access, Operation and Maintenance Easement and the Conservation Easement ("**Conservation Easement**") being entered into by STATE and Shasta Land Trust ("**SLT**") concurrently with this conveyance, is being made in the public interest with the intent to ensure the permanent protection of the beneficial public values on the Property as identified in the LCP while allowing the ongoing use of the Property by Grantor for hydroelectric operations, water delivery, and related activities, and acknowledging and honoring the existing third party uses.

III. STATE ACCESS; RESERVATION OF RIGHTS; EASEMENT AGREEMENT

STATE shall have a non-exclusive right of surface access, ingress and egress to and from the Property over and across Adjacent Lands, by means of existing roads, lanes, and routes thereon, if such there be (collectively, the “**Existing Roads**”), otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to Grantor's Adjacent Lands, with the right to repair and maintain the Existing Roads and to construct, repair and maintain new roads, lanes, and routes (collectively, the “**New Roads**”) where no existing access exists (“**Access Rights**”). Access Rights to construct, repair or maintain New Roads or to repair or maintain Existing Roads may only be exercised after Grantor has obtained FERC approval for a specific project, repair or maintenance, subject to the plan submission requirements specified in section III.d, below. STATE’s Access Rights shall only extend to portions of the Property that are only reasonably accessible by Adjacent Lands. “**Adjacent Lands**” means lands owned by Grantor that are contiguous to the Property, including lands excepted from the Property in Exhibit A.

STATE may allow SLT and any successor to SLT under the Conservation Easement to utilize the Access Rights but only for purposes of ingress and egress.

STATE acknowledges that the Adjacent Lands are a part of the FERC Project Nos. 233 & 2106 (“**Project**”), and when exercising the Access Rights on Project lands STATE agrees to abide by FERC regulations and approvals that Grantor is required to comply with on Project lands.

a. STATE’s use of the Access Rights shall not endanger health, create a nuisance, or otherwise be incompatible with overall Project recreational use.

b. STATE shall take all reasonable precautions to insure that the use of the Access Rights on Project lands will occur in a manner that will protect the scenic, recreational, and environmental values of the Project.

c. STATE shall not make use of the Access Rights in any way which would be incompatible with overall Project requirements or unduly restrict public access to Project waters.

d. Except in the case of emergencies, STATE must submit to Grantor plans as required by FERC at least six (6) months in advance of construction, repair, or maintenance work related to the exercise of the Access Rights to allow for PG&E review and submittal to FERC for any required approval. No proposed construction, repair, or maintenance work related to the Access Rights shall occur on Project lands until such approval is received from FERC. In the event of an emergency (wildfire, floods, earthquakes, etc.), STATE shall provide notice of such emergency work to Grantor within 24 hours of initiating emergency work, to allow Grantor to meet FERC notification requirements.

e. If the Project boundary is removed from the Adjacent Lands, then FERC approval will no longer be required, and the notification and approval process will change to the following:

Except in the case of emergencies, STATE must submit to Grantor, for review and approval, plans at least 90 days in advance of any proposed construction, repair, or maintenance

work related to the exercise of the Access Rights, which review and approval will not be unreasonably withheld or delayed. In the event of an emergency, STATE shall provide notice of such emergency work to Grantor within two (2) weeks of initiating such emergency work.

f. STATE shall be solely responsible for the repair of any damage caused by its exercise of the Access Rights, excluding fair wear and tear from normal usage (commercial use for logging shall not be considered normal usage). For so long as the roads, lanes, and routes, related to the Access Rights, shall exist in private ownership, Grantor and STATE and their respective successors and assigns, shall bear the expenses of the reasonable maintenance of the roads, lanes, and routes related to the Access Rights in proportion to their respective use. Reasonable maintenance shall include such work as is necessary to maintain said roads, lanes, and routes related to the Access Rights in their existing condition but shall not include the enlargement of or betterment of the Access Rights. STATE further agrees that any erosion or drainage problems caused by the exercise of the Access Rights by STATE shall be corrected by STATE without cost to Grantor and to the reasonable satisfaction of Grantor.

Notwithstanding the above, nothing herein shall impair or otherwise impede Grantor's right for continued use of the Adjacent Lands, including those Adjacent Lands containing the Access Rights, in all ways and for all purposes Grantor deems necessary to fulfill its obligations as licensee under FERC projects

Grantor expressly reserves all riparian water rights inherent in and part and parcel of the Property, all appropriative surface water rights (including, but not limited to, any appropriative surface water rights having a point of diversion, place of storage, or place of use on the Property); all prescriptive surface water rights; and all other right, title and interest of any nature whatsoever in and to the surface waters (including subsurface flow) which are now or hereafter located or flowing upon or abutting the Property.

Grantor and STATE acknowledge that the Utility Facility Access, Operation and Maintenance Easement shall be effective immediately upon the execution, delivery and effectiveness of this Grant Deed with the same force and effect as if the easement rights set forth in the Utility Facility Access, Operation and Maintenance Easement were expressly reserved by Grantor in this Grant Deed.

IV. TERMS OF GRANT

The conveyance by Grantor to STATE pursuant to this Grant Deed is subject to: (a) a lien securing payment of real estate taxes and assessments; (b) all matters that would be disclosed by a physical inspection or survey of the Property or that are actually known to STATE; and (c) all contracts, leases, licenses, covenants, conditions, easements, restrictions, liens, encumbrances and other exceptions of record or unrecorded.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the Property. All future conveyances of the fee interest in the Property shall be consistent with the terms of the Governing Documents. In accordance with Section 12b(4) of the Stipulation, STATE, and its successors and assigns shall not convey all or any portion of the fee interest in the Property to

any governmental entity, public agency, or Native American tribe without the prior written consent of the Grantor, which consent shall be in Grantor's sole discretion exercised in good faith.

V. MISCELLANEOUS

If any provision of this Grant Deed shall be unenforceable or invalid, the same shall not affect the remaining provisions hereof and to this end the provisions hereof are intended to be and shall be severable.

The real property hereby conveyed is no longer necessary or useful to Grantor in the performance by it of its duties to the public.

The California Public Utilities Commission, in Decision No. _____, has approved transfer of the Property under State of California Public Utilities Code Section 851.

[SIGNATURES FOLLOW ON NEXT PAGES]

Appendix 3: Conservation Easement

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed dated as of _____, _____.

Grantor:

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

By: _____

CERTIFICATE OF ACCEPTANCE

This is to certify that, pursuant to Sections 15853 and 27281 of the California Government Code, the interest in real property conveyed by the Grant Deed dated _____, _____ from PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, to the STATE OF CALIFORNIA is hereby accepted by the undersigned officer on behalf of the State Public Works Board pursuant to the approval action by said Board and duly adopted on _____. The STATE consents to the recordation thereof by its duly authorized officer.

ACCEPTED:

STATE OF CALIFORNIA
State Public Works Board

By: _____
Michael McGinness, Deputy Director

Date: _____

ACKNOWLEDGED:

STATE OF CALIFORNIA
Director, Department of General Services

By: _____
Michael P. Butler, Chief
Real Property Services Section

Date: _____

Appendix 3: Conservation Easement

Exhibit A

Legal Description of Property
(Attached behind this Page)

EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LCP ID #0013 PORTION
APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 145, PAGE 186 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE NORTH 89°11'13" WEST, A DISTANCE OF 1,688.28 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS SOUTH 54°46'45" EAST, A DISTANCE OF 3,653.19 FEET; THENCE SOUTH 46°08'51" WEST, A DISTANCE OF 143.40 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 206 OF OFFICIAL RECORDS AT PAGE 306, SHASTA COUNTY RECORDS, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 2:

LCP ID #0014 PORTION
APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 128, PAGE 85 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION EIGHT (8), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 55°44'18" EAST, A DISTANCE OF 174.38 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, BEARS NORTH 67°23'28" WEST, A DISTANCE OF 1,581.20 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 232.24 FEET;

THENCE SOUTH 68°38'06" EAST, A DISTANCE OF 71.69 FEET;

THENCE SOUTH 33°07'19" EAST, A DISTANCE OF 140.89 FEET;

THENCE SOUTH 52°43'21" EAST, A DISTANCE OF 181.06 FEET;

THENCE SOUTH 73°36'50" EAST, A DISTANCE OF 156.50 FEET;

THENCE NORTH 78°27'52" EAST, A DISTANCE OF 97.31 FEET;

THENCE NORTH 44°36'08" EAST, A DISTANCE OF 114.37 FEET;

THENCE NORTH 80°06'34" EAST, A DISTANCE OF 161.79 FEET;

THENCE SOUTH 89°04'53" EAST, A DISTANCE OF 229.88 FEET;

THENCE NORTH 66°18'00" EAST, A DISTANCE OF 113.66 FEET;

THENCE NORTH 40°13'41" EAST, A DISTANCE OF 157.02 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 46.92 FEET;

THENCE SOUTH 25°23'36" EAST, A DISTANCE OF 152.26 FEET;

THENCE SOUTH 00°17'43" WEST, A DISTANCE OF 644.60 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 1,254.02 FEET;

THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 164.33 FEET;

THENCE SOUTH 65°06'44" EAST, A DISTANCE OF 1124.62 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

Appendix 3: Conservation Easement

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 3:

LCP ID #0015 PORTION

APN 022-080-001 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF SECTION FIVE (5), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, THENCE ALONG THE SOUTHERLY LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, NORTH 89°48'58" WEST, A DISTANCE OF 277.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 10°20'07" EAST, A DISTANCE OF 469.46 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 22°41'05" EAST, A DISTANCE OF 501.53 FEET; THENCE SOUTH 84°29'45" WEST, A DISTANCE OF 574.48 FEET; THENCE NORTH 41°45'42" WEST, A DISTANCE OF 814.65 FEET TO A POINT IN THE WESTERLY LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 4:

LCP ID #0016 PORTION

APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 154 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN VOLUME 206, PAGE 306, OFFICIAL RECORDS OF SHASTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND, SITUATE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, M.D.B. & M. , BOUNDED BY A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ROY HAYS ET AL, TO MT. SHASTA POWER CORPORATION BY DEED DATED NOVEMBER 3, 1919 AND RECORDED IN BOOK 144 OF DEEDS AT PAGE 154, RECORDS OF SAID SHASTA COUNTY, AND RUNS THENCE SOUTH 5°07'55" WEST, ALONG THE WESTERLY BOUNDARY LINE OF THE LAST MENTIONED PARCEL OF LAND, 1327.57 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED PARCEL OF LAND; THENCE SOUTH 89°50'29" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 823.98 FEET; THENCE NORTH 2°10'16" EAST 1610.87 FEET THENCE NORTH 67°28' WEST 950.02 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 2°39'30" WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 648.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°27'18" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, 141.32 FEET TO THE POINT OF BEGINNING, CONTAINING 33.593 ACRES.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89°11'13" WEST, A DISTANCE OF 1,688.28 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS SOUTH 54°46'45" EAST, A DISTANCE OF 3,653.19 FEET; THENCE SOUTH 46°08'51" WEST, A DISTANCE OF 143.40 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 206 OF OFFICIAL RECORDS AT PAGE 306, SHASTA COUNTY RECORDS, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

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PARCEL 5:

LCP ID #0017 PORTION

APN 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 2, PAGE 471 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF NORTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9, NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

Appendix 3: Conservation Easement

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 6:

LCP ID #0018 PORTION

APN 022-110-005 PORTION, 022-080-020 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 9 AND SECTION 16, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 106, PAGE 549 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

ALL OF THE SOUTHEAST ONE-QUARTER OF SECTION NINE (9) LYING ON THE SOUTHERLY SIDE OF PIT RIVER; THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST

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ONE-QUARTER, AND THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION SIXTEEN (16), ALL IN TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

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THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 7:

LCP ID #0022

APN 022-080-012

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 172, PAGE 416 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SEVEN (7), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 8:

LCP ID #0023 PORTION

APN 022-080-001 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THOSE LANDS DESCRIBED IN VOLUME 132, PAGE 337 OF DEEDS OF THE COUNTY OF SHASTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, THENCE SOUTH 51°48'04" EAST, A DISTANCE OF 1,636.30 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS NORTH 29°55'14" WEST, A DISTANCE OF 2,619.67 FEET; THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 1,406.90 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE ALONG SAID EASTERLY LINE NORTH 01°53'00" EAST, A DISTANCE OF 207.81 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 06°49'59" WEST, A DISTANCE OF 1,027.68 FEET, MORE OR LESS, TO A POINT FROM WHICH SAID NORTH ONE-QUARTER CORNER BEARS NORTH 66°55'59" WEST, A DISTANCE OF 2,822.38 FEET; THENCE NORTH 54°37'44" EAST, A DISTANCE OF 195.66 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8; THENCE ALONG SAID EASTERLY LINE, NORTH 01°53'00" EAST, A DISTANCE OF 1,181.97 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 8, SOUTH 86°08'11" WEST, A DISTANCE OF 2,801.49 FEET TO SAID NORTH ONE-QUARTER CORNER; THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, SOUTH 00°56'45" EAST, A DISTANCE OF 1,258.81 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN A DEED APPROVED BY THE SECRETARY OF THE INTERIOR OF THE UNITED STATES OF AMERICA ON FEBRUARY 21, 1914, AND RECORDED IN THE INDIAN OFFICE DEED BOOK, INHERITED INDIAN LANDS, VOLUME 30, PAGE 237 IN THE OFFICE OF THE COMMISSIONER OF INDIAN AFFAIRS.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

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PARCEL 9:

LCP ID #0024 PORTION
APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 424 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SIX (6), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN VOLUME 206, PAGE 306, OFFICIAL RECORDS OF SHASTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND, SITUATE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, M.D.B. & M. , BOUNDED BY A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ROY HAYS ET AL, TO MT. SHASTA POWER CORPORATION BY DEED DATED NOVEMBER 3, 1919 AND RECORDED IN BOOK 144 OF DEEDS AT PAGE 154, RECORDS OF SAID SHASTA COUNTY, AND RUNS THENCE SOUTH 5°07'55" WEST, ALONG THE WESTERLY BOUNDARY LINE OF THE LAST MENTIONED PARCEL OF LAND, 1327.57 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED PARCEL OF LAND; THENCE SOUTH 89°50'29" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 823.98 FEET; THENCE NORTH 2°10'16" EAST 1610.87 FEET THENCE NORTH 67°28' WEST 950.02 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 2°39'30" WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 648.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°27'18" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, 141.32 FEET TO THE POINT OF BEGINNING, CONTAINING 33.593 ACRES.

PARCEL 10:

LCP ID #0025 PORTION
APN 022-080-020 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 5, PAGE 216 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

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EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

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THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 11:

LCP ID #0028

APN 021-270-010

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 86 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTION THIRTY-SIX (36), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN AND RUNNING THENCE SOUTH ALONG THE LINE COMMON TO THE ABOVE MENTIONED SECTIONS 500 FEET; THENCE AT A RIGHT ANGLE WEST 900 FEET; THENCE AT A RIGHT ANGLE NORTH 500 FEET TO THE LINE DIVIDING THE NORTH ONE-HALF OF SAID SECTION THIRTY-SIX (36) FROM THE SOUTH ONE-HALF OF SAID SECTION THIRTY-SIX (36); AND THENCE EASTERLY ALONG SAID LAST MENTIONED LINE 900 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-SIX (36) AFORESAID.

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PARCEL 12:

LCP ID #0029

APN 022-330-006 PORTION, 022-330-011 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; AND THE EAST HALF OF THE SOUTHWEST ONE-QUARTER; ALL IN SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING:

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO THE UNITED STATES OF AMERICA, AS RECORDED IN BOOK 2457, PAGE 358 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO INDIAN SPRINGS SCHOOL DISTRICT OF SHASTA COUNTY, AS RECORDED IN BOOK 439, PAGE 301 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM MT. SHASTA POWER CORPORATION TO GEORGE GRIDER AND ANNIE L. GRIDER, HIS WIFE, AS RECORDED IN BOOK 146, PAGE 316 OF DEED RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM MT. SHASTA POWER CORPORATION TO GEORGE GRIDER AND ANNIE L. GRIDER, HIS WIFE, AS RECORDED IN BOOK 157, PAGE 325 OF DEED RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO INDIAN SPRINGS SCHOOL DISTRICT OF SHASTA COUNTY, AS RECORDED IN BOOK 2850, PAGE 574 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

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PARCEL 13:

LCP ID #0030

APN 022-330-011 PORTION, 022-330-006 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 149, PAGE 166 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 14:

LCP ID #0031

APN 022-330-006 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 151, PAGE 482 OF DEEDS, OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, FROM WHICH AN OAK POST IDENTIFIED AS THE WEST ONE-QUARTER CORNER OF SAID SECTION THIRTY-ONE (31), BEARS SOUTH 72°42' WEST 1,162.0 FEET DISTANT AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 89°26 1/4' EAST 1,204.3 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE NORTH 55°45' WEST 135.9 FEET; THENCE SOUTH 85°17 1/2' WEST 161.6 FEET; THENCE NORTH 81°57 1/2' WEST 139.1 FEET; THENCE NORTH 71°40 1/2' WEST 96.4 FEET; THENCE NORTH 77°56' WEST 133.2 FEET; THENCE SOUTH 74°07' WEST 212.1 FEET; THENCE SOUTH 78°39 1/2' WEST 302.1 FEET; THENCE SOUTH 63°41' WEST 79.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 15:

LCP ID #0032

APN 022-330-006 PORTION, 022-330-011 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION THIRTY-ONE (31) AND SECTION THIRTY-TWO (32), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 226 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-ONE (31) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST

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ONE-QUARTER OF SECTION THIRTY-TWO (32) ALL IN TOWNSHIP 37 NORTH,
RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN,

ALSO, ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE
SOUTHEAST ONE-QUARTER OF SAID SECTION THIRTY-ONE (31), LYING
WESTERLY OF THAT PARCEL AS RECORDED IN BOOK 805, PAGE 356 OF OFFICIAL
RECORDS OF THE COUNTY OF SHASTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE THREE-QUARTER INCH PIPE IN A ROCK MOUND MARKING
THE SOUTHEAST CORNER OF SAID SECTION THIRTY-ONE (31), AND RUNNING
THENCE NORTH 5°07'30" WEST 1,305.3 FEET ALONG THE EASTERLY BOUNDARY
LINE OF SAID SECTION THIRTY-ONE (31) TO A POINT IN A FENCE;
THENCE NORTH 88°28' WEST 146.4 FEET ALONG SAID FENCE TO A POINT IN A
FENCE WHICH EXTENDS IN A NORTHERLY AND SOUTHERLY DIRECTION;
THENCE SOUTH 0°58'30" WEST 1,309.4 FEET ALONG THE LAST MENTIONED FENCE
AND ITS SOUTHERLY PROLONGATION TO A POINT IN THE SOUTHERLY
BOUNDARY LINE OF SAID SECTION THIRTY-ONE (31); THENCE NORTH 88°57'30"
EAST 285.3 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY LINE OF
SAID SECTION THIRTY-ONE (31) TO THE POINT OF BEGINNING AND BEING A
PORTION OF SAID SECTION THIRTY-ONE (31).

PARCEL 16:

LCP ID #0033

APN 022-090-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF
SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN,
AS RECORDED IN VOLUME 139, PAGE 378 OF DEEDS OF THE COUNTY OF SHASTA, STATE
OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT FIVE (5) OF SECTION SIX (6), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT
DIABLO BASE AND MERIDIAN.

PARCEL 17:

LCP ID #0034

APN 022-110-001

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF
SECTION 18, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND
MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 220 OF OFFICIAL RECORDS OF THE
COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED
THEREIN AS FOLLOWS:

LOTS 1 AND 2 OF THE NORTHWEST ONE-QUARTER AND THE EAST ONE-HALF OF
THE NORTHWEST ONE-QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP 36
NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 18:

LCP ID #0038 PORTION

APN 022-080-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 5, SECTION 7, AND SECTION 8 OF TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 126, PAGE 311 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5), THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SEVEN (7), AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION EIGHT (8), ALL IN TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7 AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE NORTH 55°44'18" EAST, A DISTANCE OF 174.38 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, BEARS NORTH 67°23'28" WEST, A DISTANCE OF 1,581.20 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 232.24 FEET;

THENCE SOUTH 68°38'06" EAST, A DISTANCE OF 71.69 FEET;

THENCE SOUTH 33°07'19" EAST, A DISTANCE OF 140.89 FEET;

THENCE SOUTH 52°43'21" EAST, A DISTANCE OF 181.06 FEET;

THENCE SOUTH 73°36'50" EAST, A DISTANCE OF 156.50 FEET;

THENCE NORTH 78°27'52" EAST, A DISTANCE OF 97.31 FEET;

THENCE NORTH 44°36'08" EAST, A DISTANCE OF 114.37 FEET;

THENCE NORTH 80°06'34" EAST, A DISTANCE OF 161.79 FEET;

THENCE SOUTH 89°04'53" EAST, A DISTANCE OF 229.88 FEET;

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THENCE NORTH 66°18'00" EAST, A DISTANCE OF 113.66 FEET;

THENCE NORTH 40°13'41" EAST, A DISTANCE OF 157.02 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 46.92 FEET;

THENCE SOUTH 25°23'36" EAST, A DISTANCE OF 152.26 FEET;

THENCE SOUTH 00°17'43" WEST, A DISTANCE OF 644.60 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 1,254.02 FEET;

THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 164.33 FEET;

THENCE SOUTH 65°06'44" EAST, A DISTANCE OF 1124.62 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8 NORTH 89°48'58" WEST, A DISTANCE OF 277.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 10°20'07" WEST, A DISTANCE OF 910.89 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 26°13'44" EAST, A DISTANCE OF 997.98 FEET; THENCE SOUTH 51°48'04" EAST, A DISTANCE OF 587.68 FEET TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

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PARCEL 19:

LCP ID #0041 PORTION

APN 022-080-020 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

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THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 20:

LCP ID #0043

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 157, PAGE 438 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

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THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 21:

LCP ID #0044

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE EAST ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 22:

LCP ID #0045

APN 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 104, PAGE 457 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT FOUR (4) OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 23:

LCP ID #0046 PORTION

APN 021-200-002, 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE WEST ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 222 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH

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89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 1,784.17 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING POLE LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID EXISTING POLE LINE NORTH 2°01'50" EAST, A DISTANCE OF 2,548.32 FEET; THENCE NORTH 5°53'30" WEST, A DISTANCE OF 1,462.01 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID 40.00-FOOT STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN AT THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER AND TERMINATE AT THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 24:

LCP ID #0047 PORTION

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 1,784.17 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING POLE LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID EXISTING POLE LINE NORTH 2°01'50" EAST, A DISTANCE OF 2,548.32 FEET; THENCE NORTH 5°53'30" WEST, A DISTANCE OF 1,462.01 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

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THE SIDELINES OF SAID 40.00-FOOT STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN AT THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER AND TERMINATE AT THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 25:

LCP ID #0048 PORTION

APN 021-200-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 182, PAGE 106 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 946.47 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 51°06'34" EAST, A DISTANCE OF 512.14 FEET;

THENCE NORTH 82°59'09" EAST, A DISTANCE OF 545.49 FEET;

THENCE NORTH 65°12'25" EAST, A DISTANCE OF 906.30 FEET;

THENCE NORTH 70°48'31" EAST, A DISTANCE OF 818.92 FEET;

THENCE SOUTH 75°03'34" EAST, A DISTANCE OF 601.06 FEET;

THENCE SOUTH 55°25'26" EAST, A DISTANCE OF 561.11 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

Appendix 3: Conservation Easement

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 26:

LCP ID #0050

APN 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 111, PAGE 486 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT THREE (3) OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 27:

LCP ID #0051

APN 021-120-008 PORTION, 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 134, PAGE 118 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOTS ONE (1) AND TWO (2) OF THE NORTHEAST QUARTER OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, ALL IN MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 28:

LCP ID #0052

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 111, PAGE 502 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 29:

LCP ID #0053

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 30:

LCP ID #0054

APN 021-120-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 232 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 31:

LCP ID #0055

APN 021-120-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 32:

LCP ID #0056

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 157, PAGE 438 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 33:

LCP ID #0065

APN 021-200-021

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 172, PAGE 416 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 34:

LCP ID #0067 PORTION

APN 021-200-022 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 140, PAGE 156 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION TWELVE (12), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 30 OF LAND SURVEYS AT PAGE 72, SHASTA COUNTY RECORDS,

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FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 89°49'09" WEST, A DISTANCE OF 1,318.94 FEET (*SHOWN AS NORTH 89°43'40" WEST, 1,319.77 FEET*); THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST ONE-QUARTER, SOUTH 00°19'26" EAST, A DISTANCE OF 200.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY LINE, THE FOLLOWING COURSES:

SOUTH 89°49'09" EAST, A DISTANCE OF 285.53 FEET;

THENCE NORTH 22°57'11" EAST, A DISTANCE OF 491.12 FEET;

THENCE NORTH 68°52'33" EAST, A DISTANCE OF 602.07 FEET;

THENCE SOUTH 40°13'10" EAST, A DISTANCE OF 109.18 FEET;

THENCE EASTERLY, A DISTANCE OF 863.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 131°54'38";

THENCE NORTH 07°52'12" EAST, A DISTANCE OF 60.82 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 135.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 77°30'14";

THENCE NORTH 85°22'26" EAST, A DISTANCE OF 137.16 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 35:

LCP ID #0068 PORTION

APN 021-200-032 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 12, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 73, PAGE 104 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION TWELVE (12), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM THE NORTHERLY 200.00 FEET OF THE EASTERLY 250.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12.

PARCEL 36:

LCP ID #0074 PORTION

APN 021-250-003 PORTION, 021-250-007 PORTION, 021-250-009 PORTION, 022-130-015, 027-020-005 PORTION, 027-020-014, 027-020-015, 027-110-011, 027-180-012, 027-280-006

THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHASTA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS DESCRIBED IN THAT DEED RECORDED IN VOLUME 14 OF OFFICIAL RECORDS AT PAGE 220, SHASTA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF THE NORTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

LOTS 1, 2, 7, 8, 9, AND 10, THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION ONE (1), LOTS 1, 2, 7, 8, AND 9, THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION TWO (2); AND THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION TWELVE (12), ALL IN TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

ALL OF SECTION TWENTY-SIX (26) (**EXCEPT** THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER THEREOF), ALL OF SECTION THIRTY-FIVE (35), AND THE SOUTH ONE-HALF OF SECTION THIRTY-SIX (36), ALL IN TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID SECTIONS TWENTY-SIX (26) AND THIRTY-FIVE (35) LYING WESTERLY OF THE CENTERLINE OF BIG BEND ROAD AND COVE ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS SOUTH 89°44'48" EAST, A DISTANCE OF 5,343.73 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION TWENTY-SIX (26), SOUTH 89°44'48" EAST, A DISTANCE OF 1,654.17 FEET TO A POINT ON THE CENTERLINE OF BIG BEND ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE CENTERLINE OF BIG BEND ROAD THE FOLLOWING COURSES:

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SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 69°20'42" EAST, A RADIAL DISTANCE OF 4,000.00 FEET THROUGH A CENTRAL ANGLE OF 03°01'08", A DISTANCE OF 210.77 FEET;

THENCE SOUTH 17°38'09" WEST, A DISTANCE OF 435.57 FEET;

THENCE SOUTH 18°43'15" WEST, A DISTANCE OF 817.62 FEET;

THENCE SOUTHERLY, A DISTANCE OF 82.20 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 06°43'40";

THENCE SOUTH 25°26'55" WEST, A DISTANCE OF 272.28 FEET;

THENCE SOUTHERLY, A DISTANCE OF 215.15 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 17°36'38";

THENCE SOUTH 07°50'17" WEST, A DISTANCE OF 119.14 FEET;

THENCE CONTINUING SOUTH 07°50'17" WEST, A DISTANCE OF 330.55 FEET;

THENCE SOUTH 09°47'30" WEST, A DISTANCE OF 737.21 FEET;

THENCE SOUTHERLY, A DISTANCE OF 386.04 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,500.00 FEET AND A CENTRAL ANGLE OF 08°50'50";

THENCE SOUTHERLY, A DISTANCE OF 299.96 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,000.00 FEET AND A CENTRAL ANGLE OF 03°26'14";

THENCE SOUTHERLY, A DISTANCE OF 267.65 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 10°13'25";

THENCE SOUTH 25°25'31" WEST, A DISTANCE OF 343.59 FEET;

THENCE SOUTHERLY, A DISTANCE OF 158.11 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 09°03'32";

THENCE SOUTHERLY, A DISTANCE OF 634.87 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2,500.00 FEET AND A CENTRAL ANGLE OF 14°33'01";

THENCE SOUTH 01°48'58" WEST, A DISTANCE OF 495.89 FEET;

THENCE SOUTH 00°36'57" WEST, A DISTANCE OF 365.42 FEET;

THENCE SOUTHERLY, A DISTANCE OF 182.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 10°27'26";

THENCE SOUTH 09°50'29" EAST, A DISTANCE OF 469.89 FEET;

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THENCE SOUTH 09°13'32" EAST, A DISTANCE OF 428.71 FEET;

THENCE SOUTHERLY, A DISTANCE OF 267.65 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,000.00 FEET AND A CENTRAL ANGLE OF 03°04'02";

THENCE SOUTH 06°09'31" EAST, A DISTANCE OF 357.88 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 528.64 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 48°51'12";

THENCE SOUTHEASTERLY, A DISTANCE OF 186.87 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,300.00 FEET AND A CENTRAL ANGLE OF 08°14'10";

THENCE SOUTH 46°46'32" EAST, A DISTANCE OF 150.99 FEET TO THE POINT OF INTERSECTION WITH COVE ROAD, THENCE ALONG THE CENTERLINE OF COVE ROAD THE FOLLOWING COURSES:

THENCE SOUTH 57°11'01" WEST, A DISTANCE OF 335.42 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 152.19 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 29°03'57";

THENCE SOUTH 28°07'03" WEST, A DISTANCE OF 210.32 FEET;

THENCE SOUTHERLY, A DISTANCE OF 481.96 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 27°36'51";

THENCE SOUTH 00°30'13" WEST, A DISTANCE OF 211.23 FEET;

THENCE SOUTHERLY, A DISTANCE OF 96.53 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 11°03'41";

THENCE SOUTH 11°33'54" WEST, A DISTANCE OF 244.98 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING LINE OF TOWERS, SAID POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE SOUTH 11°33'54" WEST, A DISTANCE OF 177.60 FEET;

THENCE SOUTH 13°18'44" WEST, A DISTANCE OF 558.37 FEET;

THENCE SOUTHERLY, A DISTANCE OF 31.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 00°53'54" TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 35, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM, A STRIP OF LAND 120.00 FEET WIDE, LYING WITHIN SAID SECTIONS 2 AND 35, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Appendix 3: Conservation Easement

BEGINNING AT AFORESAID POINT "A"; THENCE ALONG SAID CENTERLINE LINE OF TOWERS THE FOLLOWING COURSES: SOUTH 88°40'15" EAST, A DISTANCE OF 749.00 FEET; THENCE SOUTH 68°13'05" EAST, A DISTANCE OF 4,367.56 FEET; THENCE SOUTH 88°55'27" EAST, A DISTANCE OF 158.14 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 2, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM A PORTION OF SAID SECTIONS 26, 35 AND 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 1 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 64, SHASTA COUNTY RECORDS FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 36 BEARS NORTH 88°33'49" WEST, A DISTANCE OF 2,680.27 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, NORTH 88°33'49" WEST, A DISTANCE OF 2,573.28 FEET TO A POINT IN A LINE LYING WESTERLY 125.00 FEET AND PARALLEL WITH AN EXISTING TOWER LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING THREE COURSES:

NORTH 09°06'12" WEST, A DISTANCE OF 2,699.01 FEET;

THENCE NORTH 00°09'17" WEST, A DISTANCE OF 4,379.15 FEET;

THENCE NORTH 20°38'59" EAST, A DISTANCE OF 882.77 FEET TO A POINT IN THE EASTERLY LINE OF SAID SECTION 26;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°13'43" EAST, A DISTANCE OF 2,515.22 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 35, SOUTH 00°10'56" WEST, A DISTANCE OF 2,663.44 FEET TO THE EAST ONE-QUARTER CORNER THEREOF;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°24'19" EAST, A DISTANCE OF 340.30 FEET TO A LINE LYING 125.00 FEET EASTERLY OF AND PARALLEL WITH SAID EXISTING TOWER LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 09°06'12" EAST, A DISTANCE OF 2,387.73 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 36;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°33'49" WEST, A DISTANCE OF 254.29 FEET TO THE **TRUE POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 37:

LCP ID #0083 PORTION

APN 027-060-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 15, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED IN THAT DEED RECORDED IN VOLUME 137, PAGE 363 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED THEREIN AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST ONE-QUARTER, THE NORTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID SECTION 15; THENCE SOUTH 39°39'21" EAST, A DISTANCE OF 760.58 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 15 BEARS NORTH 68°25'10" EAST, A DISTANCE OF 5,092.24 FEET;

THENCE SOUTH 86°10'30" EAST, A DISTANCE OF 724.91 FEET;

THENCE SOUTH 30°00'01" WEST, A DISTANCE OF 578.06 FEET;

THENCE SOUTH 83°38'25" EAST, A DISTANCE OF 918.12 FEET;

THENCE SOUTH 58°57'28" EAST, A DISTANCE OF 316.75 FEET;

THENCE SOUTH 39°27'08" EAST, A DISTANCE OF 1,702.98 FEET;

THENCE SOUTH 37°18'55" EAST, A DISTANCE OF 1,007.83 FEET;

THENCE SOUTH 25°12'46" EAST, A DISTANCE OF 833.71 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 15, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 38:

LCP ID #0084

APN 027-260-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 454 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION TEN (10), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 39:

LCP ID #0085

APN 027-260-002 PORTION, 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 10 AND SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 131, PAGE 31 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION ELEVEN (11); AND THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 40:

LCP ID #0086

APN 027-260-002 PORTION, 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 128, PAGE 113 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TEN (10), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 41:

LCP ID #0087

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 454 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM:

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, TO HALCOMB PUBLIC CEMETERY DISTRICT, AS RECORDED IN BOOK 473, PAGE 423 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1-INCH IRON PIPE (MARKED R.E. 8700) IN THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, FROM WHICH A 1-INCH CAPPED IRON PIPE (MARKED R.E. 5438) MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION ELEVEN (11), BEARS NORTH 18°16'47" WEST 2,782.50 FEET DISTANT AND RUNNING THENCE SOUTH 17°43' EAST 163.28 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE SOUTH 84°19'45" WEST 85.34 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE NORTH 5°30' WEST 155.43 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE NORTH 79°31'45" EAST 50.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.247 ACRE AND BEING A PORTION OF SAID SECTION ELEVEN (11).

PARCEL 42:

LCP ID #0088

APN 027-260-003

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 35, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 110, PAGE 168 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 43:

LCP ID #0089

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 112, PAGE 266 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

A STRIP OF LAND UNIFORMLY 330 FEET WIDE AND 1,320 FEET LONG, BEING THE SOUTHERLY 10 ACRES OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 44:

LCP ID #0090

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 41, PAGE 475 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 45:

LCP ID #0091

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 127, PAGE 366 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN,

EXCEPTING THEREFROM THE SOUTHERLY 10 ACRES OF THE AFORESAID LOT, WHICH WERE CONVEYED BY EDWARD CONKLIN UNTO THE PARTY OF THE SECOND PART BY DEED BEARING THE DATE OF THE 20TH DAY OF AUGUST, 1912 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SHASTA, IN VOLUME 112 OF DEEDS, AT PAGE 266.

Appendix 3: Conservation Easement

PARCEL 46:

LCP ID #0092

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 446 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

END OF DESCRIPTIONS.

EXHIBIT "A-1" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

NOTE: THE INTENT IS TO MERGE ANY UNDERLYING PARCELS WITHIN THE LANDS DESCRIBED ABOVE, IF ANY.

THESE DESCRIPTIONS WERE PREPARED BY ME:

Jesse Lenaker

JESSE J. LENAHER, L.S. 8515



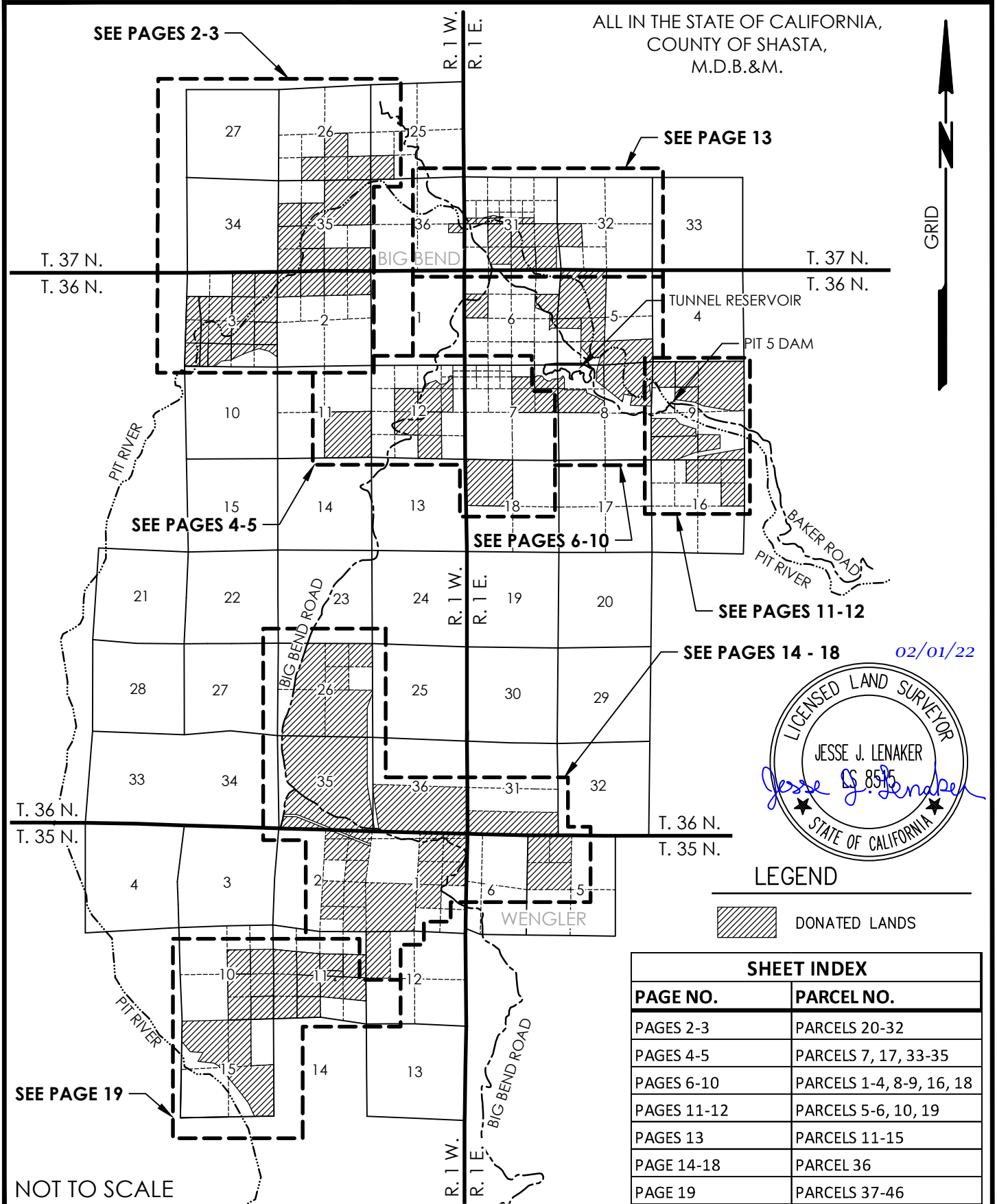
Appendix 3: Conservation Easement

Exhibit A-1

Property Maps
(Attached behind this Page)

Appendix 3: Conservation Easement

ALL IN THE STATE OF CALIFORNIA,
COUNTY OF SHASTA,
M.D.B.&M.



LEGEND

 DONATED LANDS

SHEET INDEX	
PAGE NO.	PARCEL NO.
PAGES 2-3	PARCELS 20-32
PAGES 4-5	PARCELS 7, 17, 33-35
PAGES 6-10	PARCELS 1-4, 8-9, 16, 18
PAGES 11-12	PARCELS 5-6, 10, 19
PAGES 13	PARCELS 11-15
PAGE 14-18	PARCEL 36
PAGE 19	PARCELS 37-46

02/01/22

NOT TO SCALE

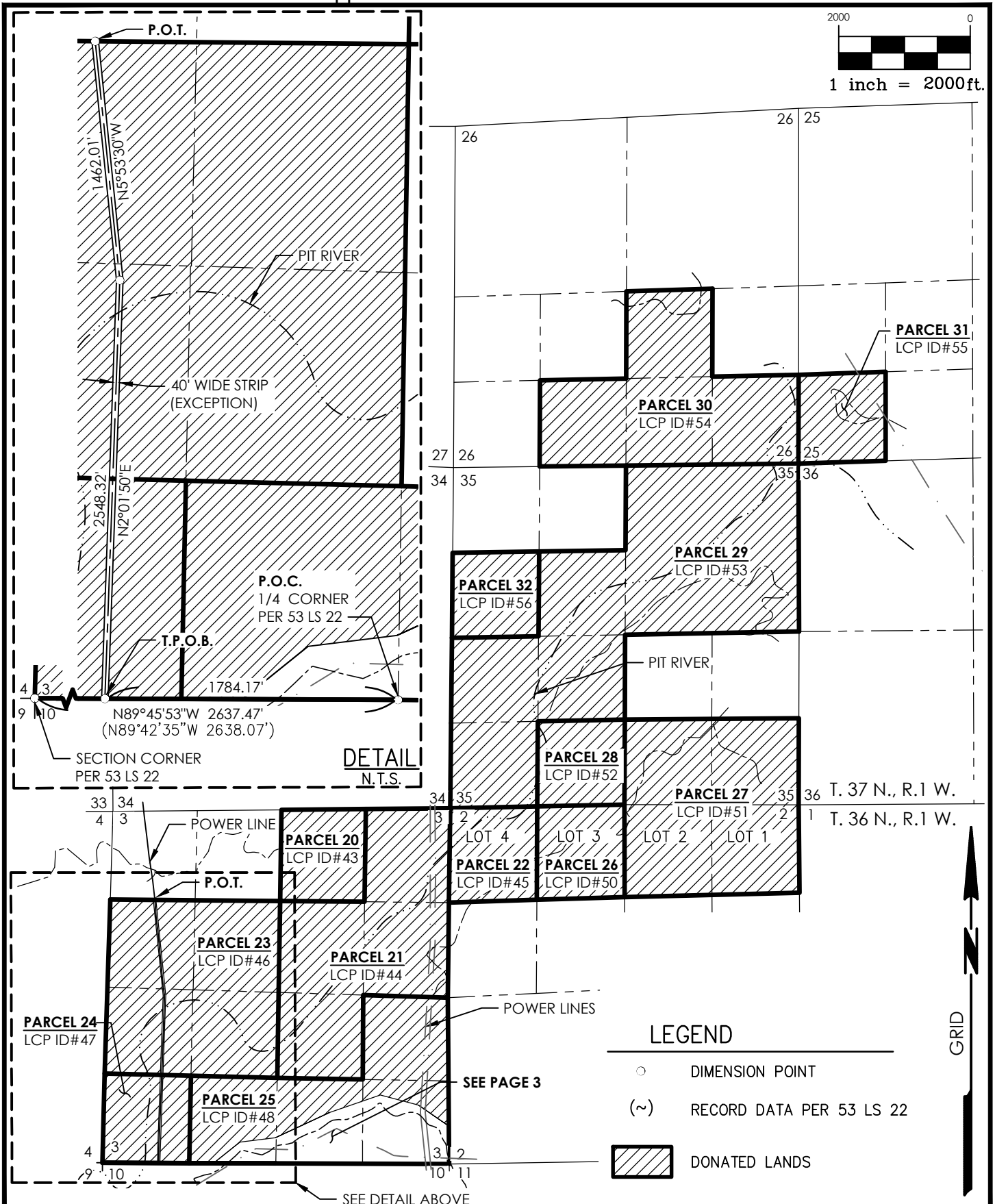
DATE
2/1/22



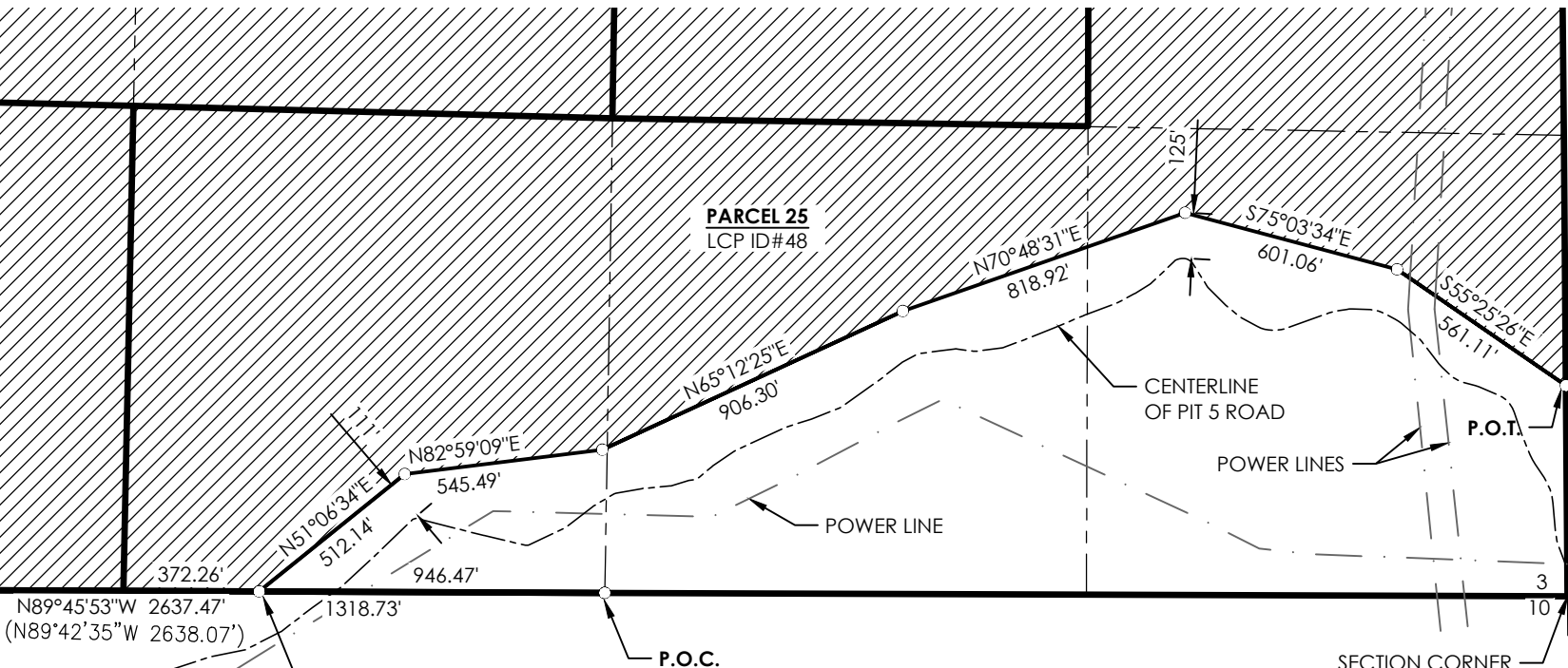
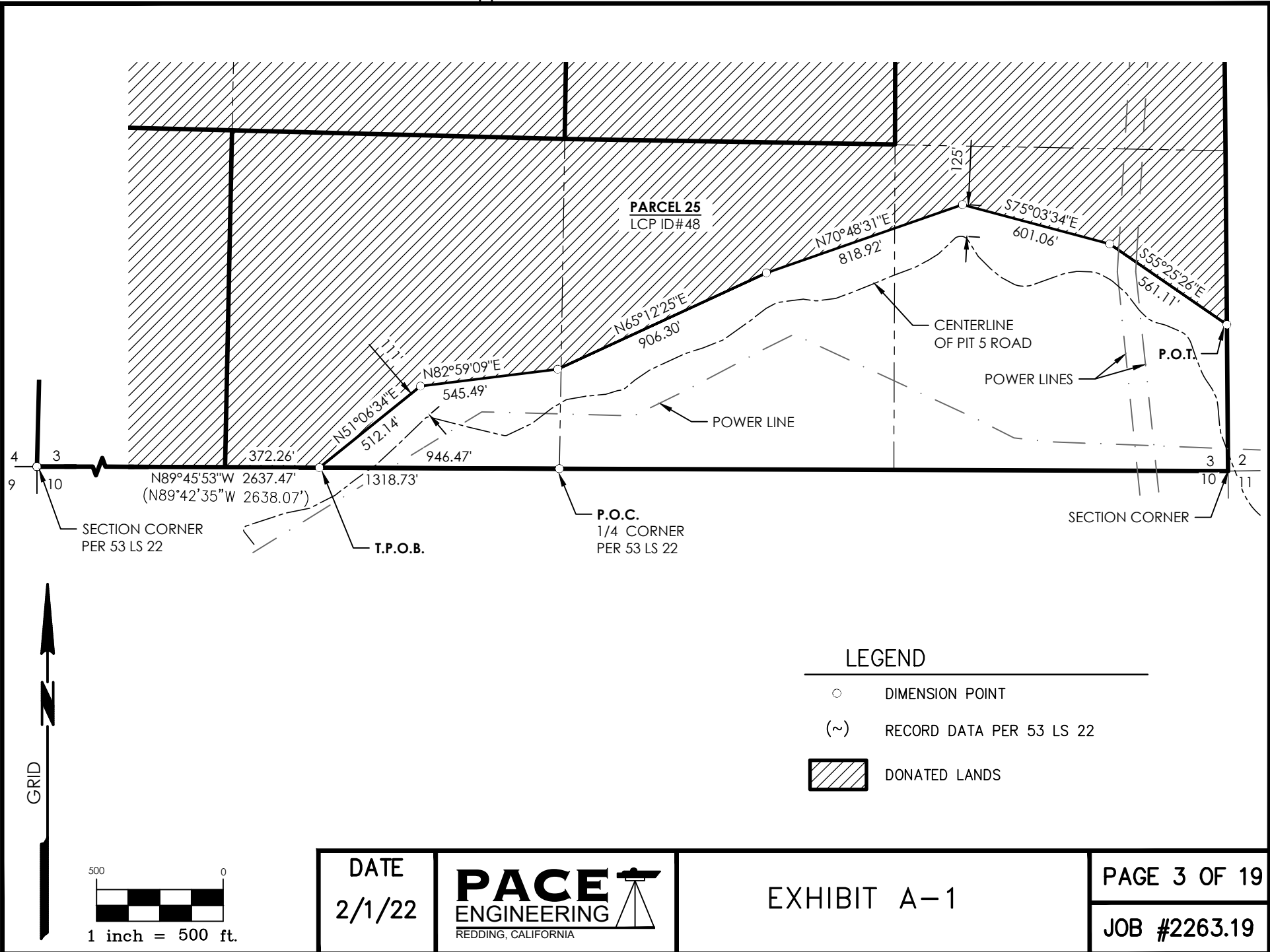
EXHIBIT A-1

PAGE 1 OF 19
JOB #2263.19

Appendix 3: Conservation Easement

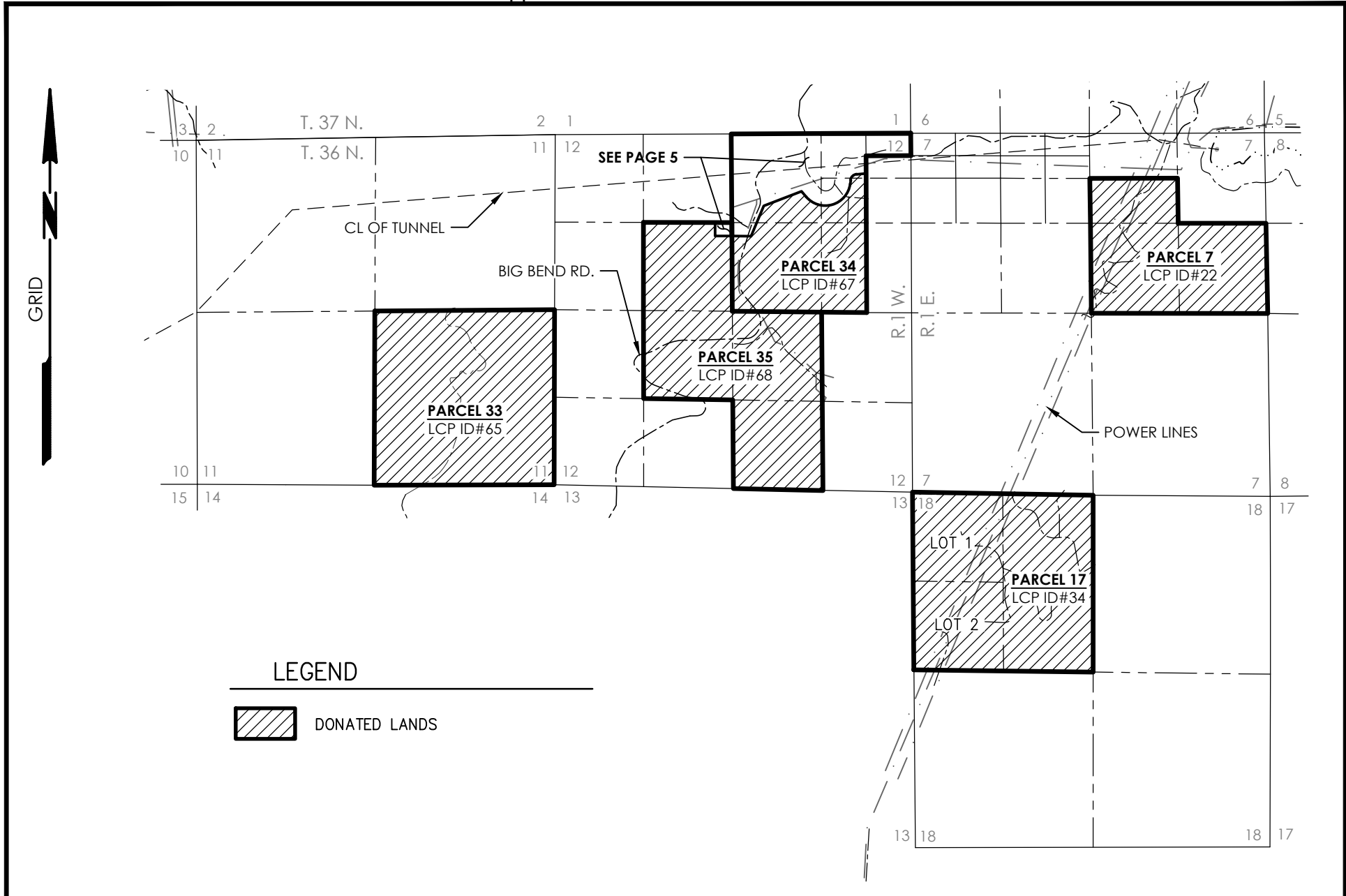


Appendix 3: Conservation Easement



<p>DATE 2/1/22</p>	<p>PACE ENGINEERING REDDING, CALIFORNIA</p>	<p>EXHIBIT A-1</p>	<p>PAGE 3 OF 19</p> <p>JOB #2263.19</p>
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Appendix 3: Conservation Easement



LEGEND

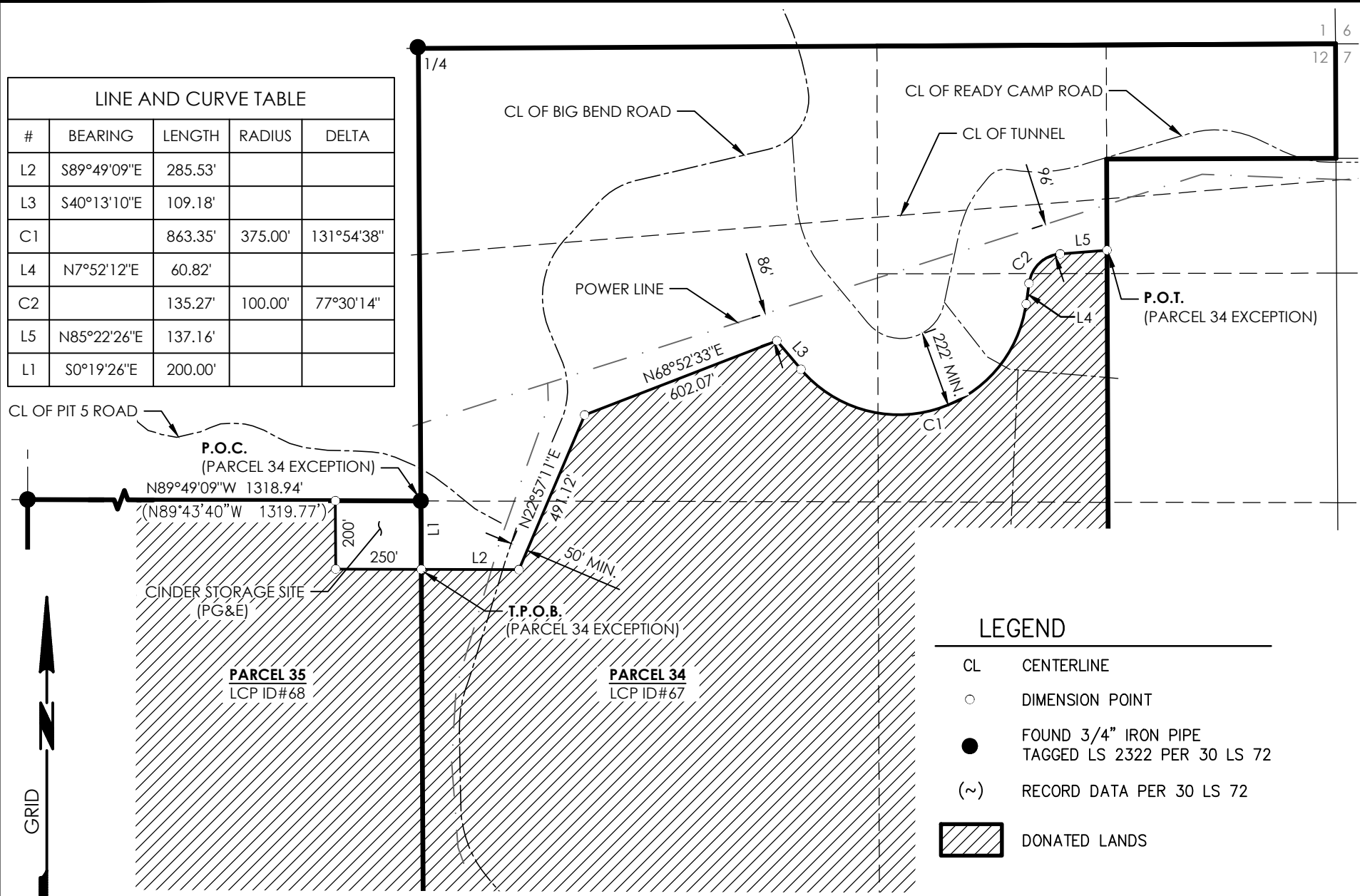
 DONATED LANDS



<p>DATE 2/1/22</p>	<p>PACE ENGINEERING REDDING, CALIFORNIA</p> 	<p>EXHIBIT A-1</p>	<p>PAGE 4 OF 19 JOB #2263.19</p>
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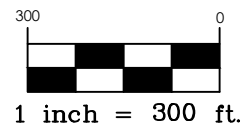
Appendix 3: Conservation Easement

LINE AND CURVE TABLE				
#	BEARING	LENGTH	RADIUS	DELTA
L2	S89°49'09"E	285.53'		
L3	S40°13'10"E	109.18'		
C1		863.35'	375.00'	131°54'38"
L4	N7°52'12"E	60.82'		
C2		135.27'	100.00'	77°30'14"
L5	N85°22'26"E	137.16'		
L1	S0°19'26"E	200.00'		



LEGEND

- CL CENTERLINE
- DIMENSION POINT
- FOUND 3/4" IRON PIPE TAGGED LS 2322 PER 30 LS 72
- (~) RECORD DATA PER 30 LS 72
- DONATED LANDS



DATE
2/1/22

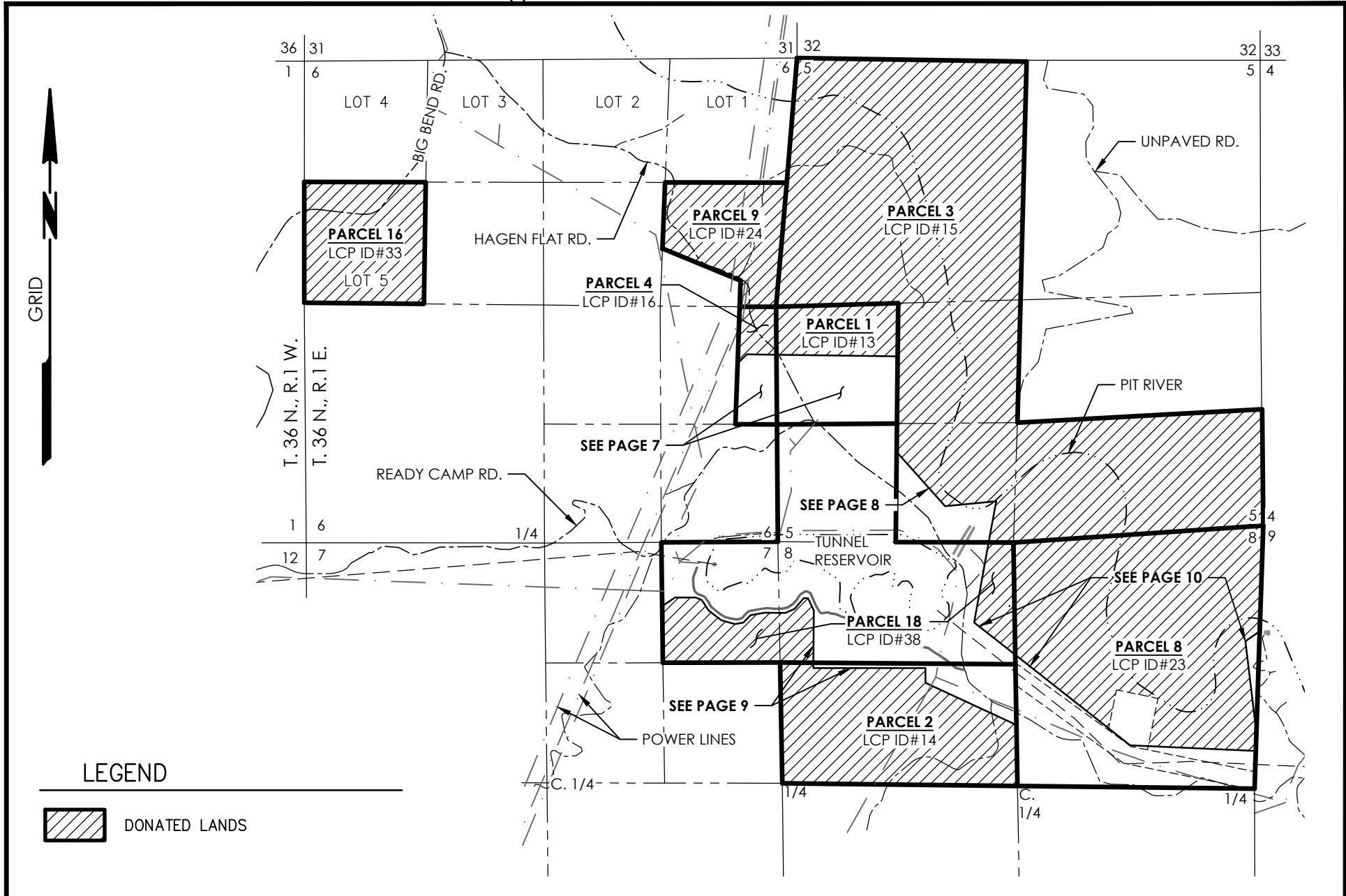


EXHIBIT A-1


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Appendix 3: Conservation Easement



LEGEND

 DONATED LANDS



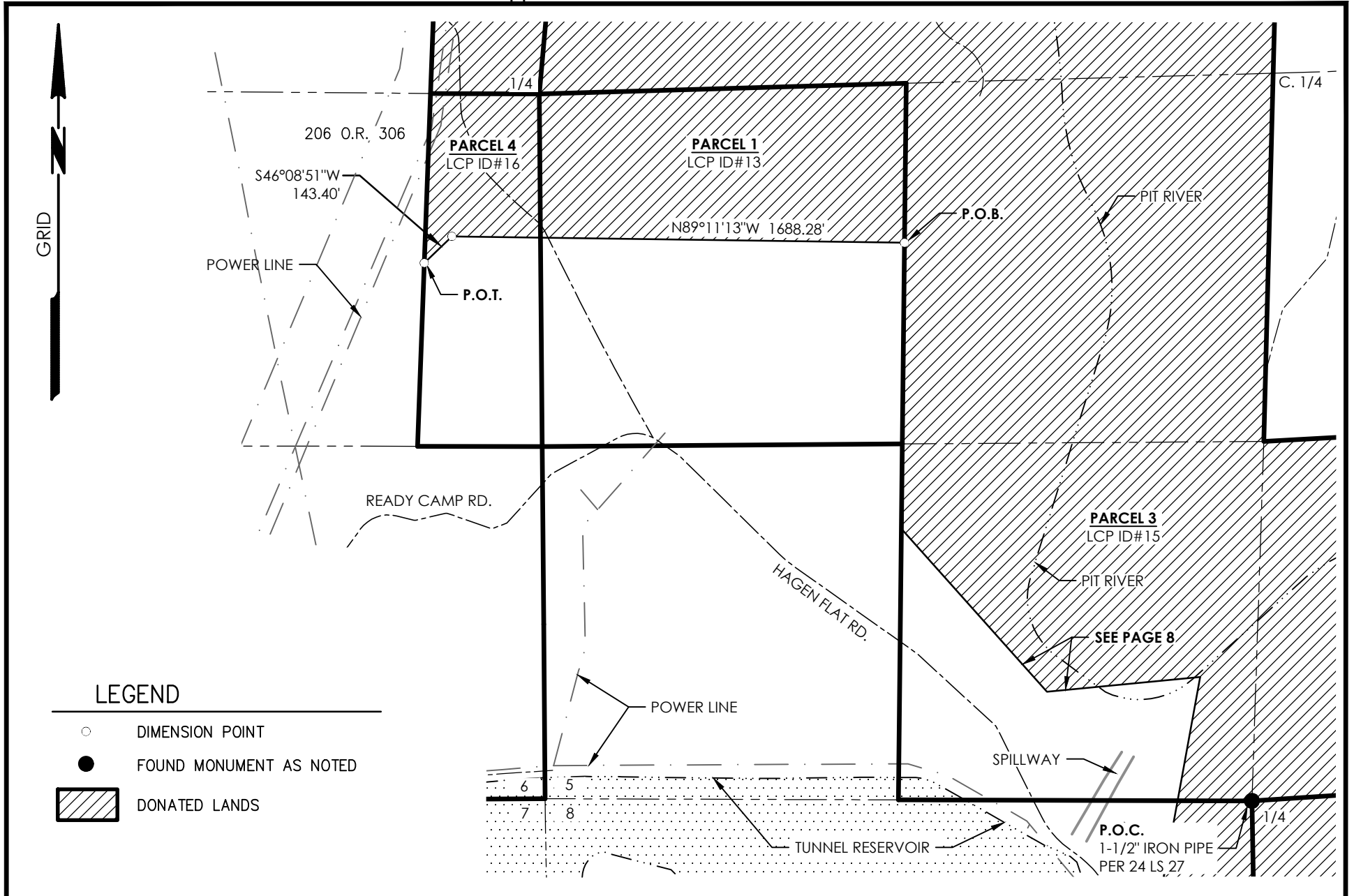
DATE
2/1/22



EXHIBIT A-1

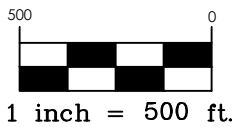
PAGE 6 OF 19
JOB #2263.19

Appendix 3: Conservation Easement



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ▨ DONATED LANDS



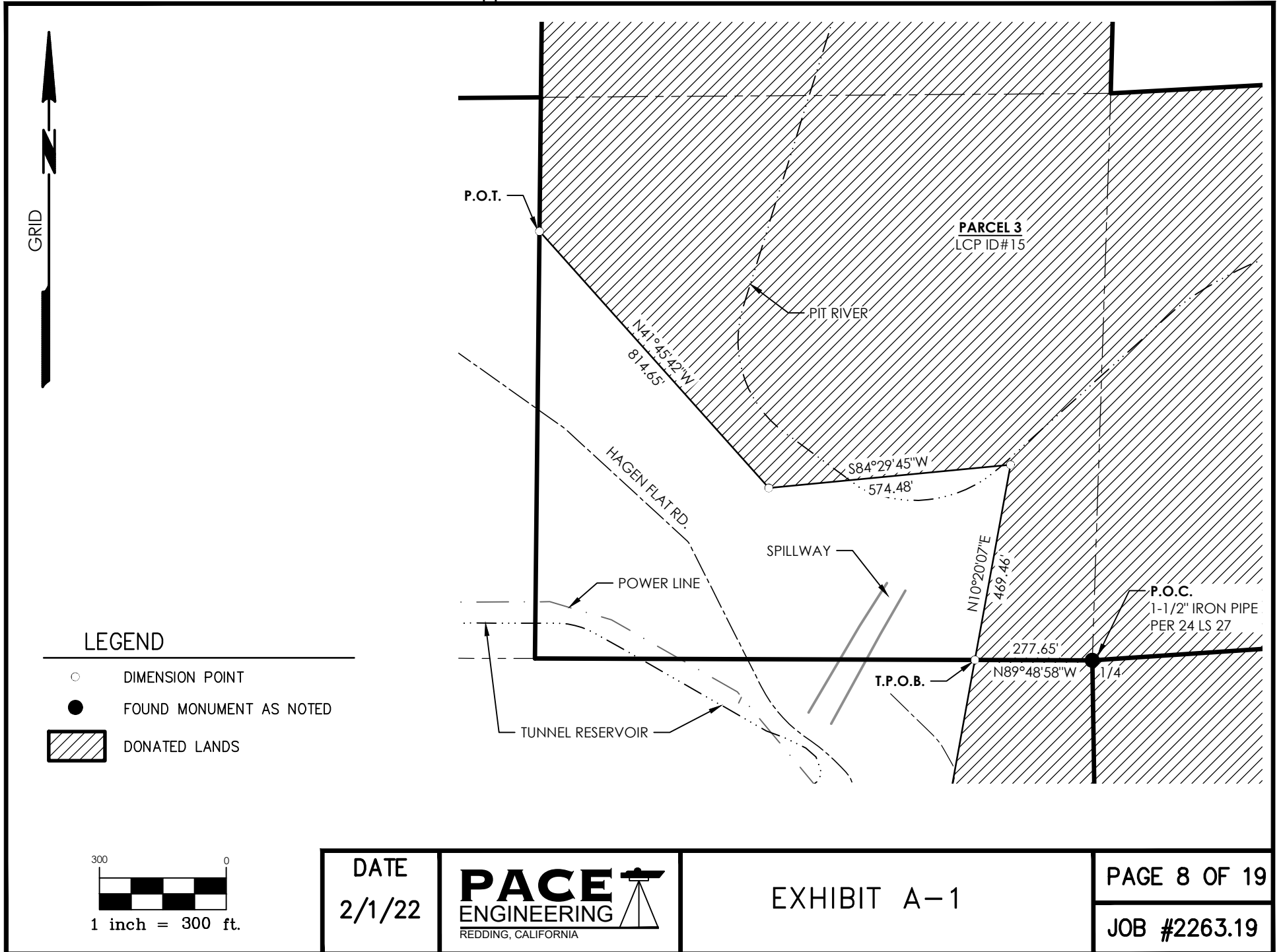
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2/1/22



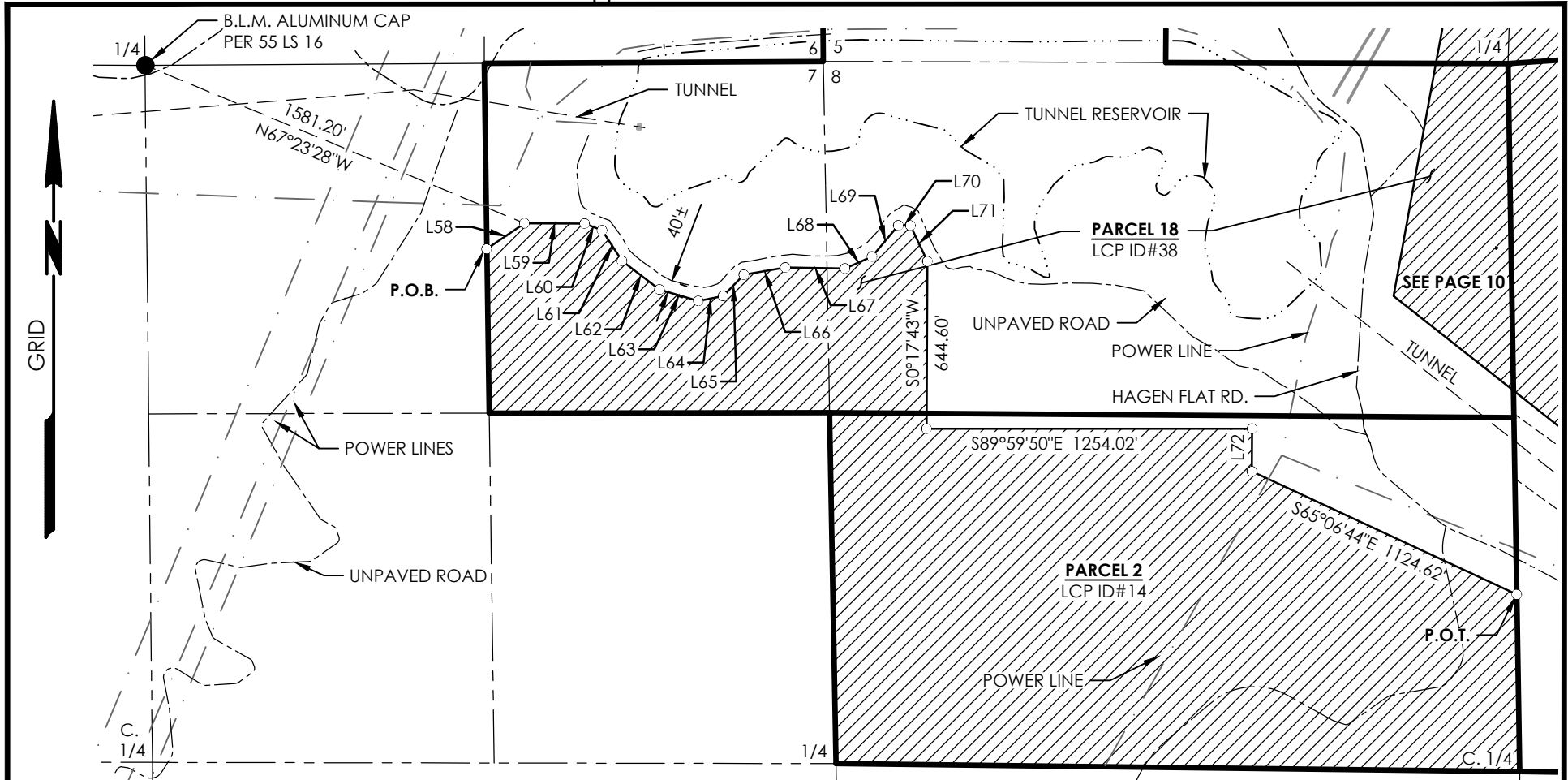
EXHIBIT A-1

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JOB #2263.19

Appendix 3: Conservation Easement



Appendix 3: Conservation Easement



LINE TABLE		
LINE	BEARING	LENGTH
L58	N55°44'18"E	174.38'
L59	S89°39'03"E	232.24'
L60	S68°38'06"E	71.69'
L61	S33°07'19"E	140.89'

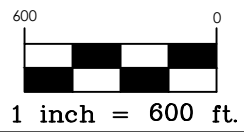
LINE TABLE		
LINE	BEARING	LENGTH
L62	S52°43'21"E	181.06'
L63	S73°36'50"E	156.50'
L64	N78°27'52"E	97.31'
L65	N44°36'08"E	114.37'

LINE TABLE		
LINE	BEARING	LENGTH
L66	N80°06'34"E	161.79'
L67	S89°04'53"E	229.88'
L68	N66°18'00"E	113.66'
L69	N40°13'41"E	157.02'

LINE TABLE		
LINE	BEARING	LENGTH
L70	S89°39'03"E	46.92'
L71	S25°23'36"E	152.26'
L72	S0°21'03"W	164.33'

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ▨ DONATED LANDS



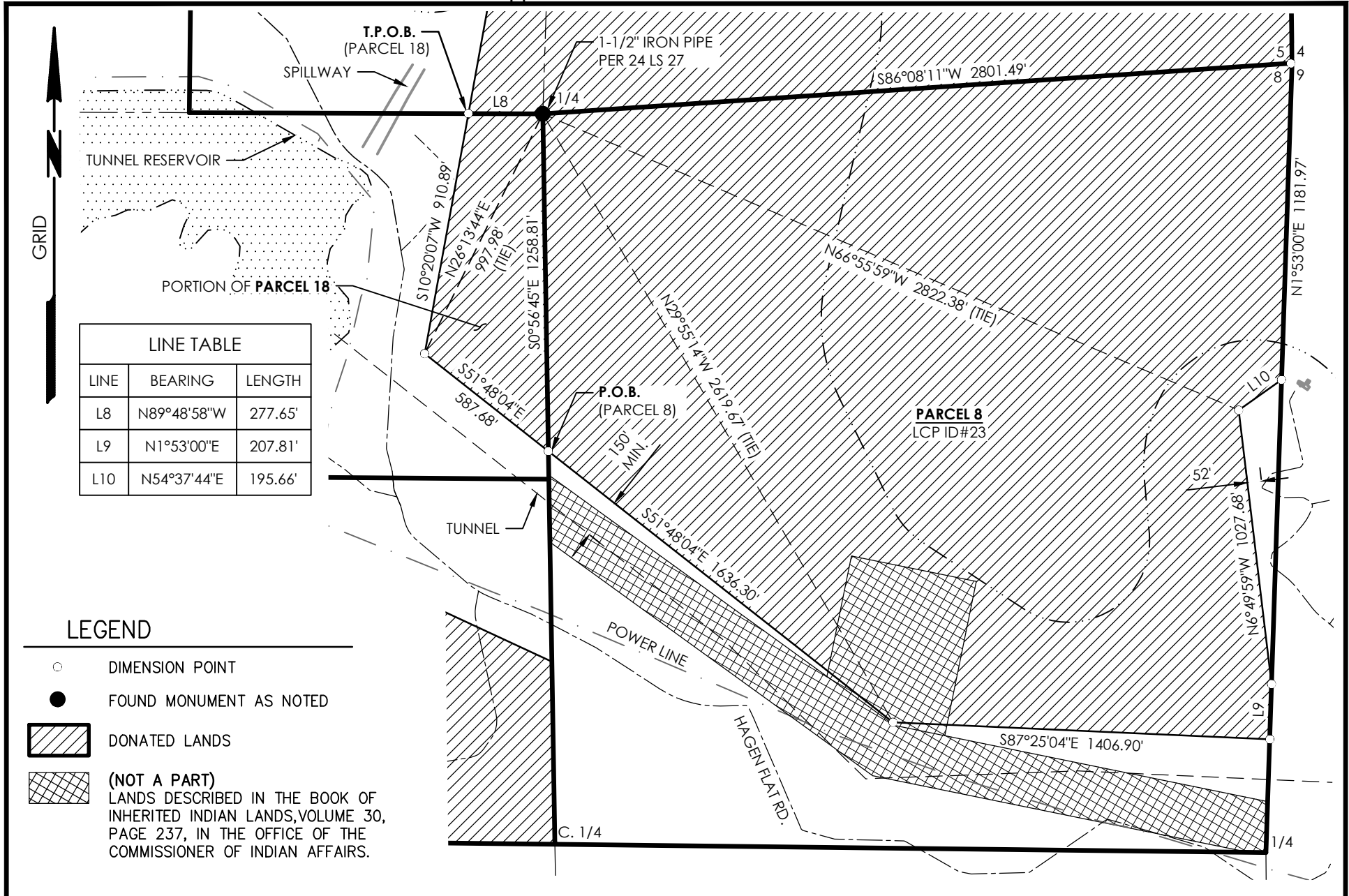
DATE
2/1/22



EXHIBIT A-1



PAGE 9 OF 19
JOB #2263.19

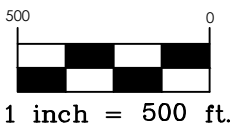
Appendix 3: Conservation Easement



LINE TABLE		
LINE	BEARING	LENGTH
L8	N89°48'58"W	277.65'
L9	N1°53'00"E	207.81'
L10	N54°37'44"E	195.66'

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
-  DONATED LANDS
-  (NOT A PART)
LANDS DESCRIBED IN THE BOOK OF INHERITED INDIAN LANDS, VOLUME 30, PAGE 237, IN THE OFFICE OF THE COMMISSIONER OF INDIAN AFFAIRS.



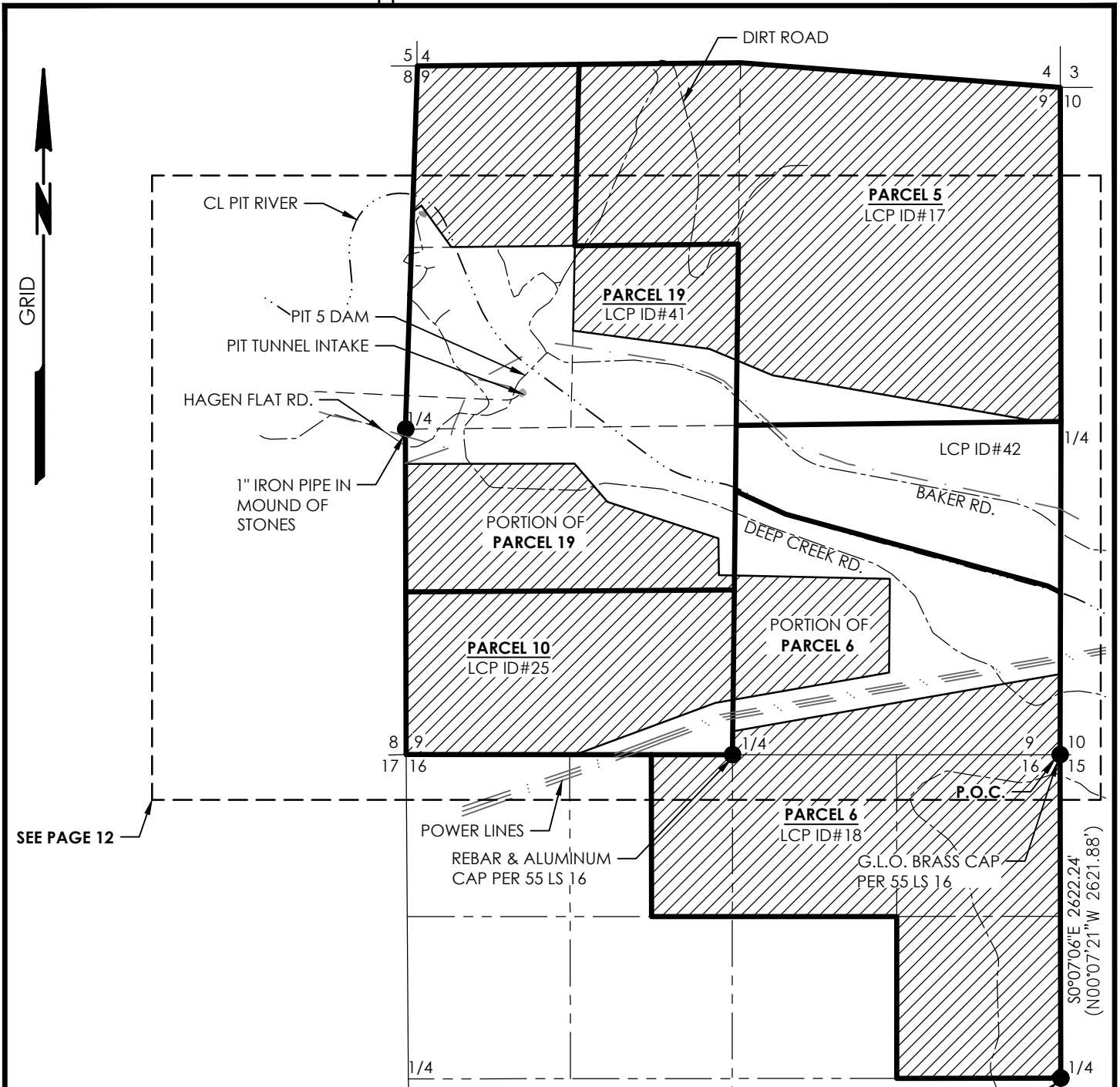
DATE
2/1/22



EXHIBIT A-1


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JOB #2263.19

Appendix 3: Conservation Easement

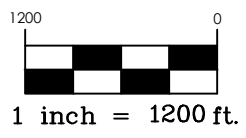


SEE PAGE 12

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- (~) RECORD DATA PER 55 LS 16
-  DONATED LANDS

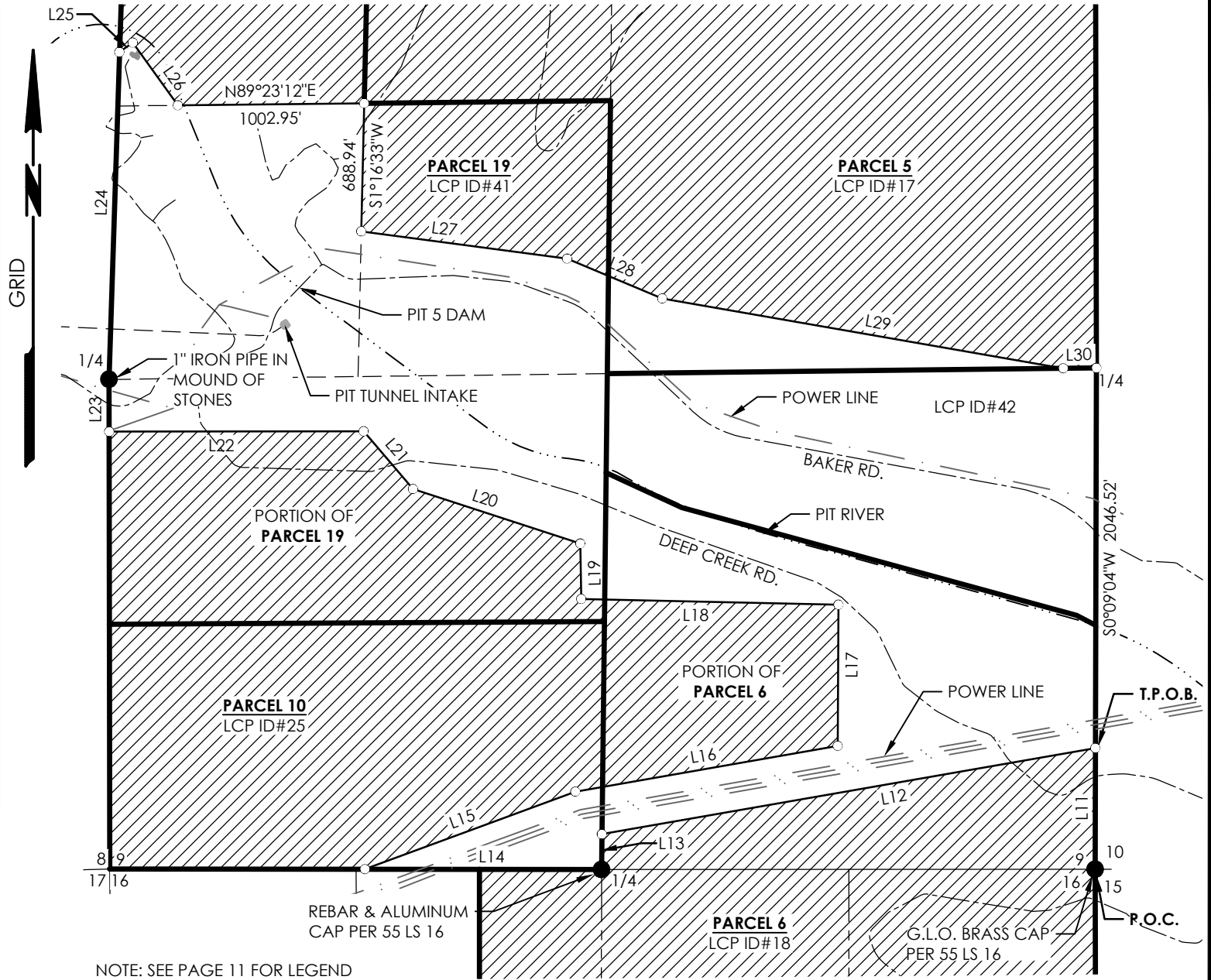
5/8" IRON ROD WELDED TO 3" WASHER PER 55 LS 16



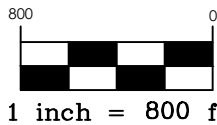
DATE 2/1/22	 PACE ENGINEERING REDDING, CALIFORNIA	EXHIBIT A-1	PAGE 11 OF 19
			JOB #2263.19

Appendix 3: Conservation Easement

LINE TABLE		
LINE	BEARING	LENGTH
L11	N0°09'04"E	653.43'
L12	S80°05'32"W	2695.91'
L13	S0°40'00"W	190.53'
L14	N89°56'47"W	1275.32'
L15	N69°46'25"E	1209.68'
L16	N80°05'32"E	1432.55'
L17	N0°20'18"E	760.03'
L18	N88°43'28"W	1384.88'
L19	N0°51'59"W	298.06'
L20	N71°54'21"W	947.43'
L21	N40°32'47"W	408.87'
L22	S89°55'29"W	1370.32'
L23	N0°05'37"W	280.72'
L24	N1°53'00"E	1764.57'
L25	N54°37'44"E	86.12'
L26	S35°42'03"E	415.66'
L27	S82°24'49"E	1117.17'
L28	S67°18'43"E	555.13'
L29	S80°06'41"E	2190.11'
L30	N89°19'44"E	178.62'



NOTE: SEE PAGE 11 FOR LEGEND



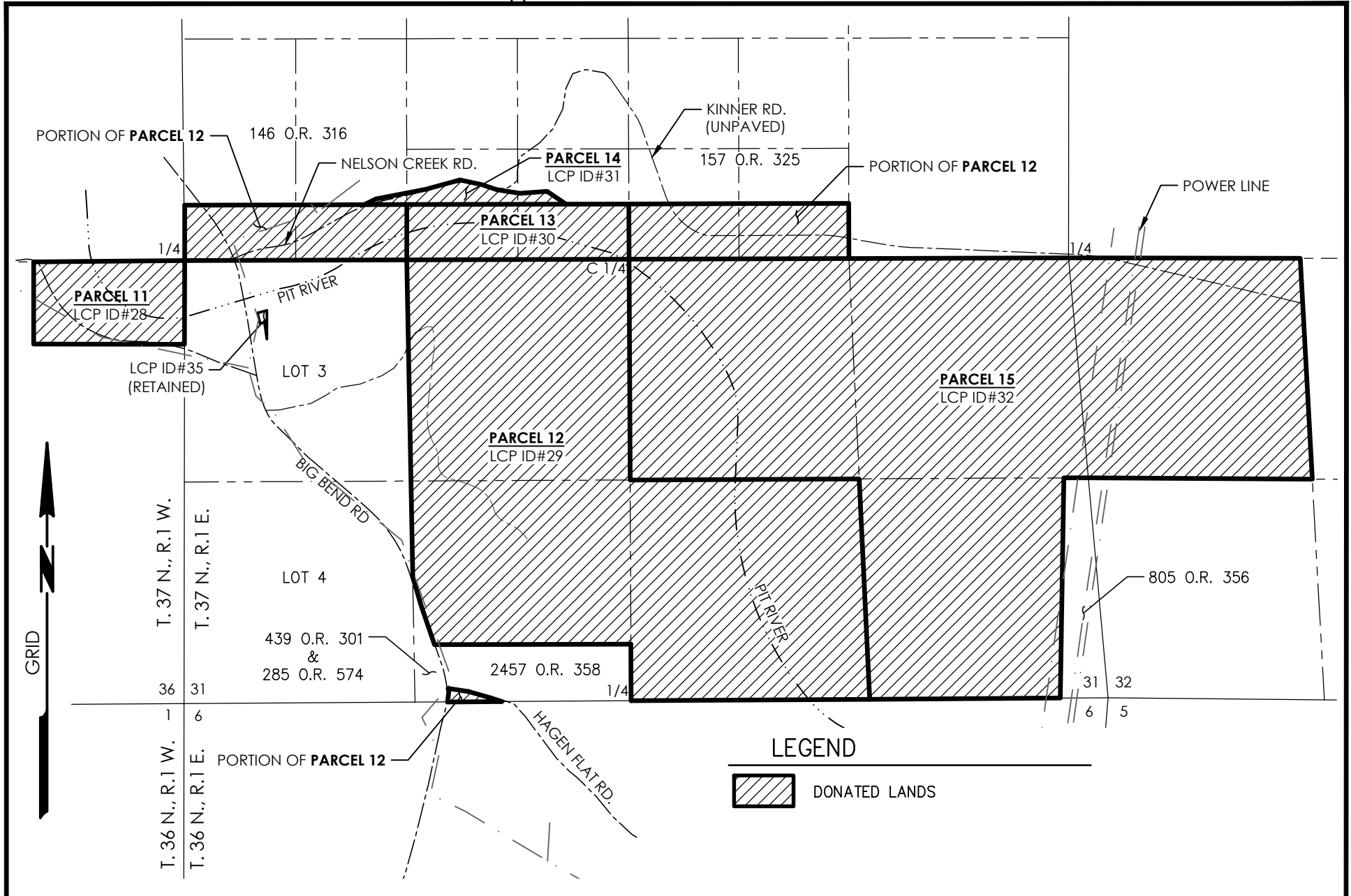
DATE
2/1/22



EXHIBIT A-1

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JOB #2263.19

Appendix 3: Conservation Easement



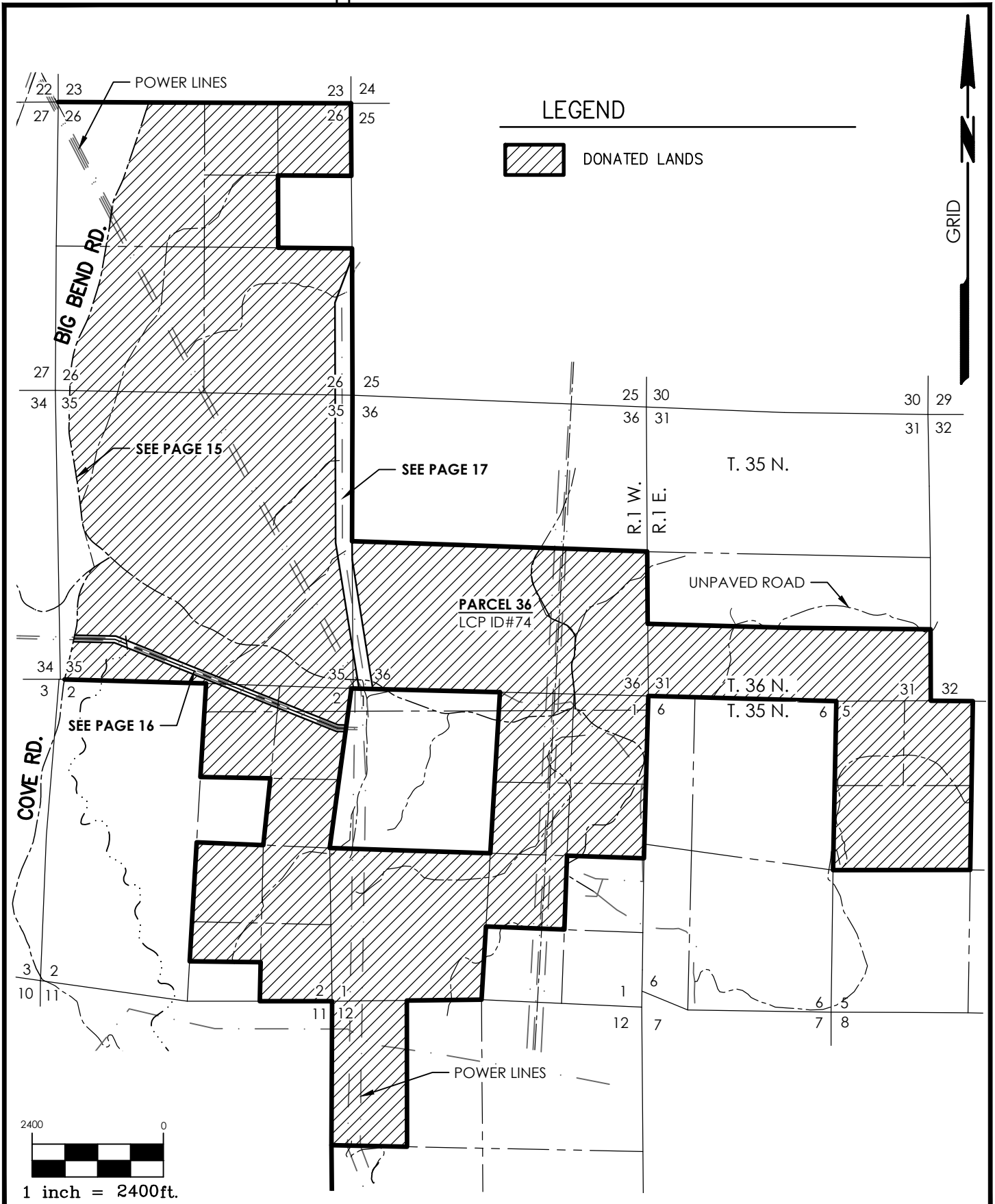
DATE
2/1/22



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JOB #2263.19

Appendix 3: Conservation Easement



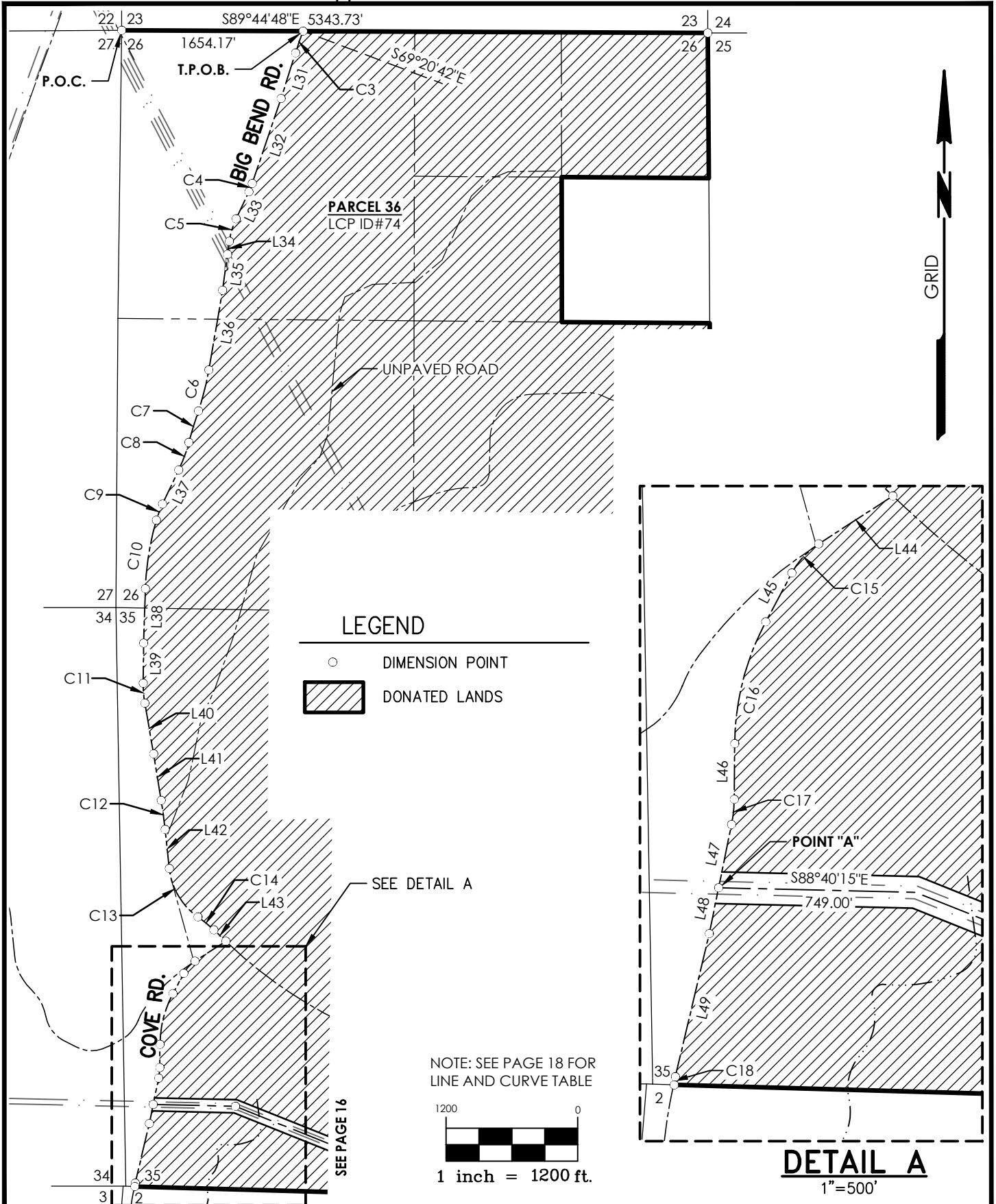
DATE
2/1/22



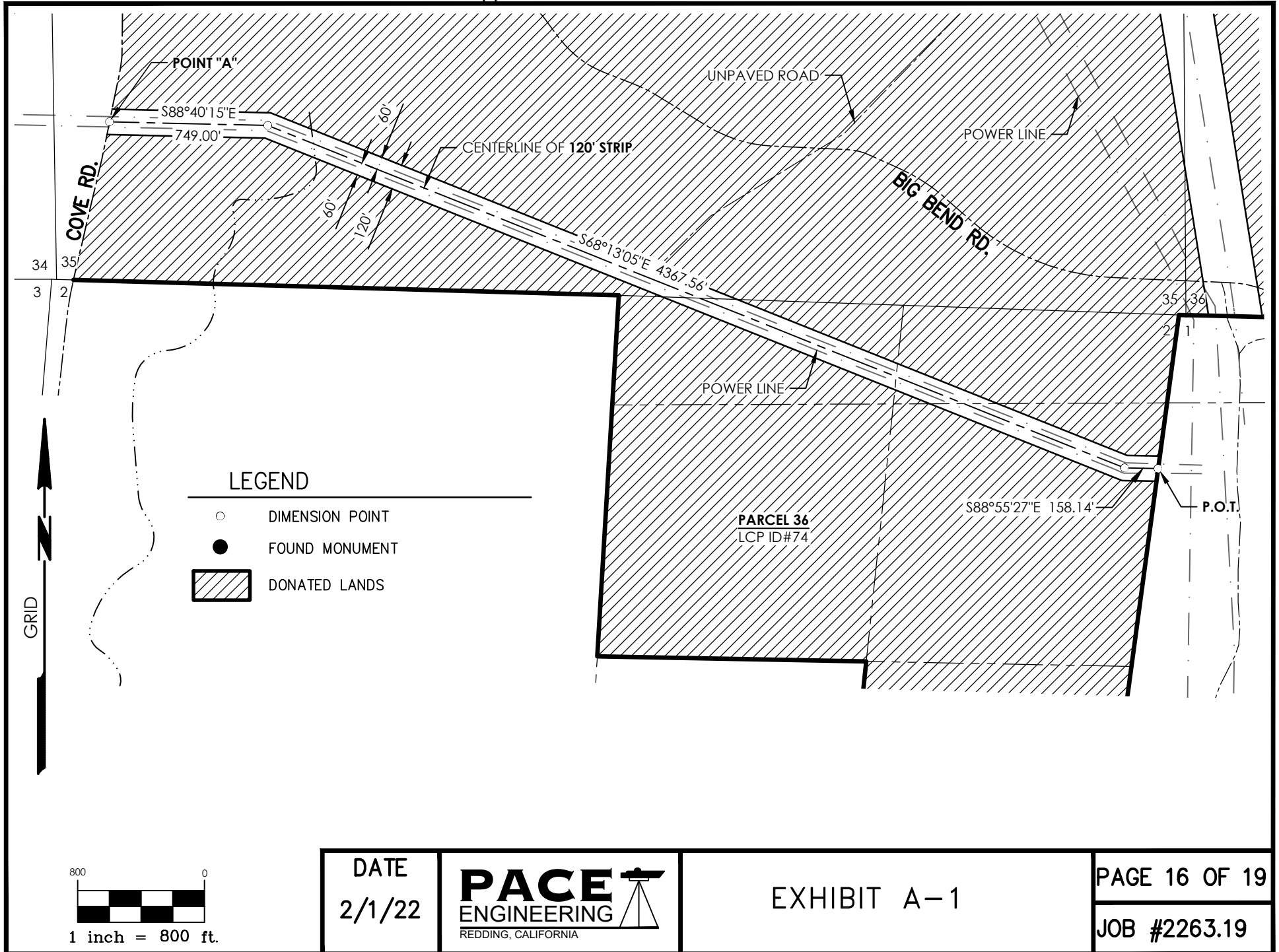
EXHIBIT A-1

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JOB #2263.19

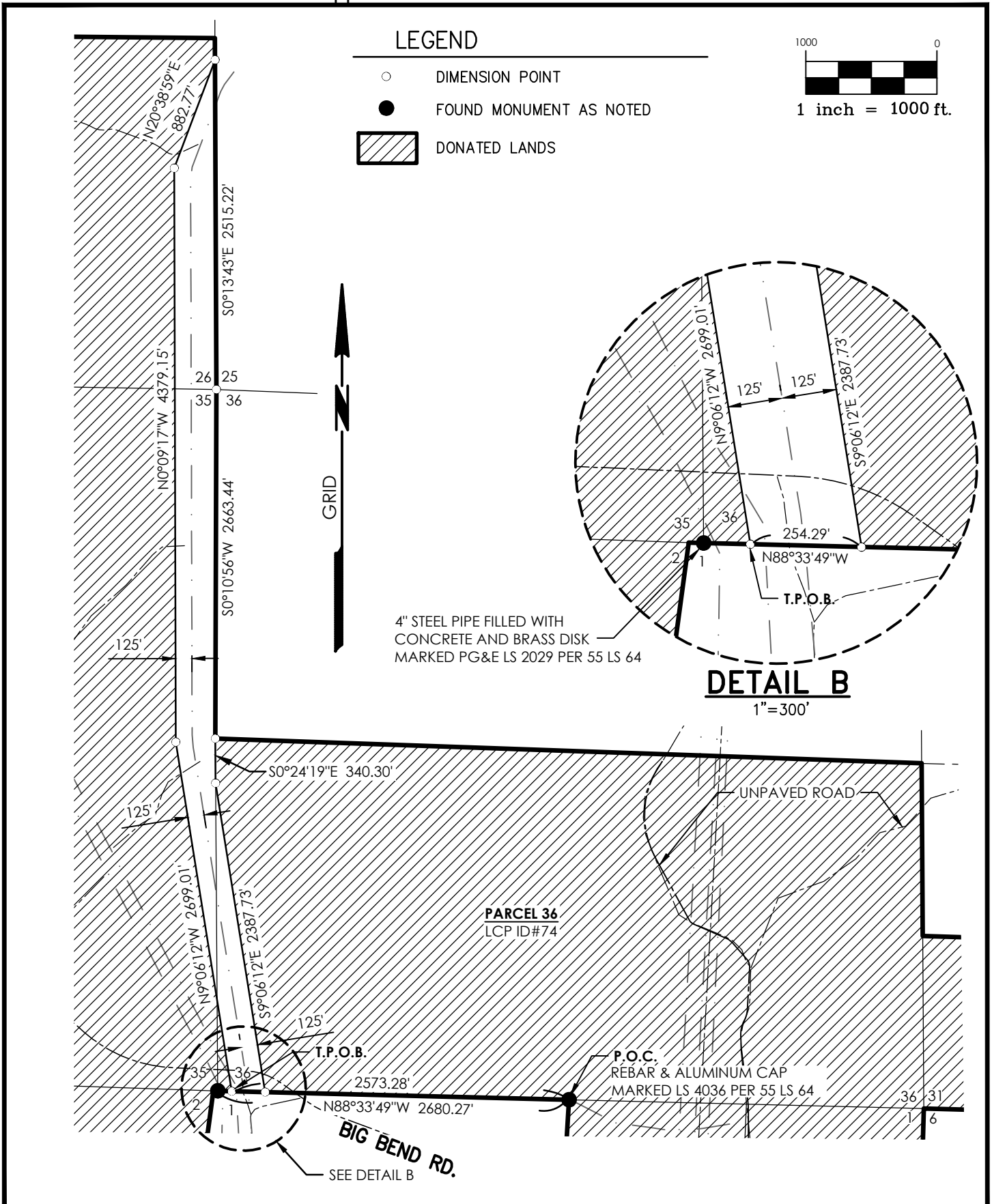
Appendix 3: Conservation Easement



Appendix 3: Conservation Easement



Appendix 3: Conservation Easement

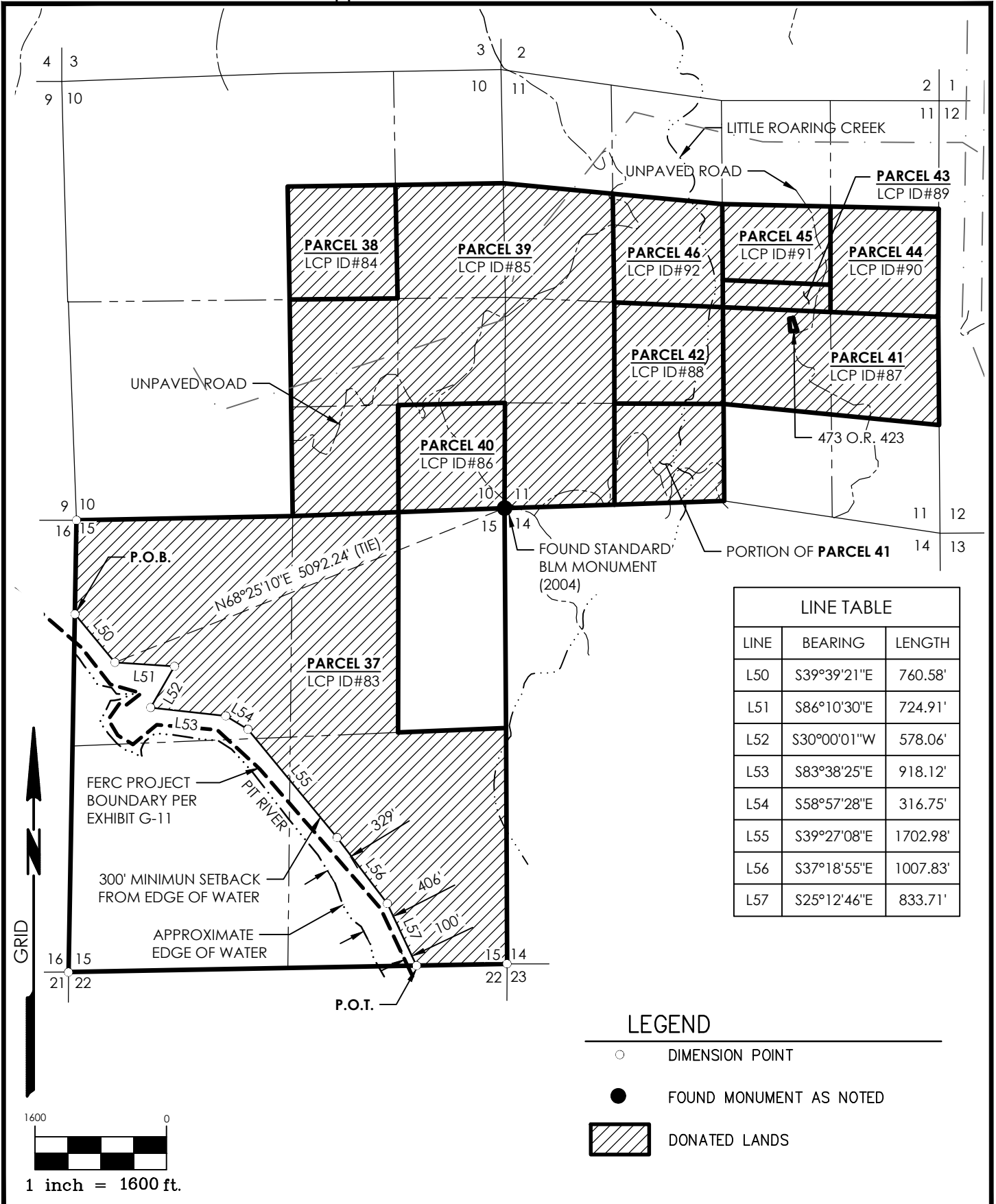


Appendix 3: Conservation Easement

LINE AND CURVE TABLE				
#	BEARING	DISTANCE	RADIUS	DELTA
C3		210.77'	4000.00'	3°01'08"
L31	S17°38'09"W	435.57'		
L32	S18°43'15"W	817.62'		
C4		82.20'	700.00'	6°43'40"
L33	S25°26'55"W	272.28'		
C5		215.15'	700.00'	17°36'38"
L34	S7°50'17"W	119.14'		
L35	S7°50'17"W	330.55'		
L36	S9°47'30"W	737.21'		
C6		386.04'	2500.00'	8°50'50"
C7		299.96'	5000.00'	3°26'14"
C8		267.65'	1500.00'	10°13'25"
L37	S25°25'31"W	343.59'		
C9		158.11'	1000.00'	9°03'32"
C10		634.87'	2500.00'	14°33'01"
L38	S1°48'58"W	495.89'		
L39	S0°36'57"W	365.42'		
C11		182.51'	1000.00'	10°27'26"
L40	S9°50'29"E	469.89'		
L41	S9°13'32"E	428.71'		
C12		267.65'	5000.00'	3°04'02"
L42	S6°09'31"E	357.88'		
C13		528.64'	620.00'	48°51'12"
C14		186.87'	1300.00'	8°14'10"
L43	S46°46'32"E	150.99'		
L44	S57°11'01"W	335.42'		
C15		152.19'	300.00'	29°03'57"
L45	S28°07'03"W	210.32'		
C16		481.96'	1000.00'	27°36'51"
L46	S0°30'13"W	211.23'		

LINE AND CURVE TABLE				
#	BEARING	DISTANCE	RADIUS	DELTA
C17		96.53'	500.00'	11°03'41"
L47	S11°33'54"W	244.98'		
L48	S11°33'54"W	177.60'		
L49	S13°18'44"W	558.37'		
C18		31.35'	2000.00'	0°53'54"

Appendix 3: Conservation Easement



LINE TABLE		
LINE	BEARING	LENGTH
L50	S39°39'21"E	760.58'
L51	S86°10'30"E	724.91'
L52	S30°00'01"W	578.06'
L53	S83°38'25"E	918.12'
L54	S58°57'28"E	316.75'
L55	S39°27'08"E	1702.98'
L56	S37°18'55"E	1007.83'
L57	S25°12'46"E	833.71'

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- DONATED LANDS

DATE
2/1/22



EXHIBIT A-1

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JOB #2263.19

Appendix 3: Conservation Easement

EXHIBIT D

Form of Utility Facility Access, Operation and Maintenance Easement

[Attached Behind this Page]

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

PACIFIC GAS AND ELECTRIC COMPANY
Land Department
Attention: Paul Coviello
1850 Gateway Blvd, Room 7043C
Concord, CA 94520

WITH A COPY TO:

STATE OF CALIFORNIA
Department of General Services
707 3rd Street, MS-501
West Sacramento, CA 95605
Attention: RPSS-Acquisitions

(Space Above this Line for Recorder's Use)

A.P.N. 021-120-004-000, 021-120-008-000, 021-200-002-000, 021-200-003-000, 021-200-004-000, 021-200-005-000, 021-200-021-000, 021-200-022-000, 021-200-032-000, 021-250-003-000, 021-250-007-000, 021-250-009-000, 021-270-010-000, 022-080-001-000, 022-080-002-000, 022-080-003-000, 022-080-012-000, 022-080-020-000, 022-110-001-000, 022-110-005-000, 022-130-015-000, 022-330-006-000, 022-330-011-000, 027-020-005-000, 027-020-014-000, 027-020-015-000, 027-060-001-000, 027-110-011-000, 027-180-012-000, 027-260-002-000, 027-260-003-000, 027-280-006-000, 022-090-002-000

LD: 2436-01-10004

Agency: Department of Forestry and Fire Protection
Project: Pit River and Tunnel Reservoir

Date: _____

UTILITY FACILITY ACCESS, OPERATION AND MAINTENANCE EASEMENT

Between

STATE OF CALIFORNIA, acting by and through the DEPARTMENT OF GENERAL SERVICES, on behalf of the DEPARTMENT OF FORESTRY AND FIRE PROTECTION,

as Grantor

and

PACIFIC GAS AND ELECTRIC COMPANY, a California corporation,

as Grantee

UTILITY FACILITY ACCESS, OPERATION AND MAINTENANCE EASEMENT

This UTILITY FACILITY ACCESS, OPERATION AND MAINTENANCE EASEMENT (the "**Agreement**") is made and entered into by and between the STATE OF CALIFORNIA (hereinafter referred to as "**STATE**"), acting by and through the DEPARTMENT OF GENERAL SERVICES ("**DGS**"), on behalf of the DEPARTMENT OF FORESTRY AND FIRE PROTECTION ("**CAL FIRE**"), and PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("**GRANTEE**"). The STATE, DGS, CAL FIRE and GRANTEE are collectively referred to as the "**PARTIES**". Capitalized terms used in this Agreement shall have the meanings ascribed to them by the section in which such term is first defined. This Agreement includes all exhibits attached hereto.

RECITALS

- A. STATE is the owner of approximately ±6,982 acres of land in the unincorporated area of Shasta County (the "**County**"), State of California, with the Assessor's Parcel Numbers noted on the first page of this Agreement, and is more particularly described in **Exhibit A** and shown on **Exhibit A-1**, each attached hereto and incorporated by this reference into this Agreement (the "**Property**"). STATE acquired fee title to the Property from GRANTEE immediately before the recordation of this Agreement.
- B. GRANTEE is a party to that certain Settlement Agreement ("**Settlement Agreement**") as modified and approved by the Public Utilities Commission of the State of California ("**CPUC**") in its Opinion and Order of December 18, 2003 (Decision 03-12-035).
- C. In furtherance of the Settlement Agreement, and to provide additional detail regarding the implementation of the "**Land Conservation Commitment**" (defined below), the parties to the Settlement Agreement and other interested parties entered into that certain Stipulation Resolving Issues Regarding the Land Conservation Commitment dated September 25, 2003 ("**Stipulation**").
- D. The Settlement Agreement and the Stipulation (collectively, "**Governing Documents**") require GRANTEE to ensure that approximately 140,000 acres of watershed lands, all owned by GRANTEE (collectively, "**Watershed Lands**"), which included the Property, are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants; the preservation of open space; outdoor recreation by the general public; sustainable forestry; agricultural uses; and historic values. The obligations of GRANTEE to convey fee interests and/or conservation easements and protect such beneficial public values on the Watershed Lands, as well as certain other obligations related thereto, are set forth in detail in Appendix E of the Settlement Agreement (as further explicated in Section 12 of the Stipulation), and are defined therein as the "**Land Conservation Commitment**".
- E. Pursuant to the Governing Documents, the Pacific Forest and Watershed Lands Stewardship Council, a California non-profit public benefit corporation ("**Stewardship Council**"), was created to oversee and carry out the Land Conservation Commitment. Pursuant to the Governing Documents, the Stewardship Council developed a plan for protection of the Watershed Lands for the benefit of the citizens of California ("**Land Conservation Plan**" or "**LCP**"). The LCP includes, among other things, objectives to preserve and/or enhance the beneficial public values identified on each parcel of Watershed Lands. In addition, the Stewardship Council Board of Directors adopted that certain Pit River and Tunnel Reservoir Planning Unit Land Conservation and Conveyance Plan adopted by the Stewardship Council Board of Directors on or about September 19, 2018, and as amended (the "**PIT RIVER LCCP**").

- F. In furtherance of the LCP and the PIT RIVER LCCP, and with CPUC approval, GRANTEE conveyed the Property in fee to STATE pursuant to that certain Grant Deed and Reservation of Rights recorded in the Official Records of the County immediately prior to the recordation of this Agreement (the “**Grant Deed**”).
- G. Consistent with the conditions in the Governing Documents, immediately following the recordation of the Grant Deed and this Agreement, the Property shall be subject to a perpetual conservation easement (the “**Conservation Easement**”) granted by STATE to the Shasta Land Trust, a California nonprofit public benefit corporation (“**SLT**”). The Conservation Easement shall be subject to the rights of GRANTEE reserved in the Grant Deed and the rights and interests of GRANTEE conveyed pursuant to this Agreement (such rights and interests being collectively referred to as the “**PG&E Reserved Rights**”).
- H. Pursuant to the PIT RIVER LCCP, the Property is not associated with a Federal Energy Regulatory Commission (“**FERC**”) project and GRANTEE determined the Property did not need to be retained for existing or future utility operations.
- I. GRANTEE has used and continues to use the Property for the purpose of generating and transmitting hydroelectric energy, managing and monitoring the flow of water over the existing waterways for consumptive and non-consumptive uses, conducting various biological and land use studies mandated by the FERC, and for other purposes as described more fully below (collectively, “**Hydro Project Activities**”). Additionally, Grantee has used and desires to continue to use the Property to erect, construct, reconstruct, replace, remove, operate, inspect, maintain and use facilities of the type hereinafter specified for the transformation, transmission and distribution of electric energy and for communication purposes (collectively “**Electric Activities**”). As used herein, “**Hydroelectric Facilities and associated Water Delivery Facilities**” and “**Electric Facilities**” refers to those existing and future facilities, structures and improvements now or hereafter located on, above, or under the Property, that are associated with the Hydro Project Activities and the Electric Activities, as described more fully below.
- J. THE PARTIES enter into this Agreement for the purpose of GRANTEE receiving an easement for the purposes described below in this Agreement over the area of the Property more particularly described in Exhibit C and shown on Exhibit D, each attached hereto and incorporated by this reference into this Agreement (referred to in this Agreement as the “**Easement Area**”).

AGREEMENT

NOW THEREFORE, in consideration of the above recitals, all of which are expressly incorporated into this Agreement, and the mutual promises and covenants contained in this Agreement, the PARTIES agree as follows:

1. Grant of Easement. STATE, pursuant to the provisions of Section 14666 of the Government Code of the State of California, hereby grants to GRANTEE a non-exclusive, perpetual easement to engage in or invite or permit others to engage in the activities and uses set forth below (collectively, the “**Easement**”), as GRANTEE may determine in GRANTEE's sole discretion exercised in good faith is required for GRANTEE's continued Hydro Project Activities and Electric Activities, including the continued operation and maintenance of Hydroelectric Facilities and associated Water Delivery Facilities, and Electric Facilities (collectively the “**Permitted Uses**”):
 - a. The right of GRANTEE and/or GRANTEE's agents, employees, contractors, subcontractors of any tier, and invitees (collectively “**GRANTEE's Representatives**”) to operate and maintain existing and future Hydroelectric Facilities and associated Water

Delivery Facilities within the Easement Area, including project replacements and improvements required to meet existing and future water delivery and other requirements for power generation and consumptive water use by existing and future users, compliance with any applicable license issued by the FERC ("**FERC License**"), FERC License renewal, or other regulatory requirements.

- b. The right of GRANTEE and GRANTEE's Representatives to conduct any and all uses and activities within the Easement Area now or at any time in the future deemed necessary or appropriate by GRANTEE in GRANTEE's sole discretion exercised in good faith in connection with the generation of hydroelectric energy, including, but not limited to the operation, repair, alteration, replacement and expansion of existing Hydroelectric Facilities and Water Delivery Facilities, and the construction, operation, repair, alteration, replacement and expansion of new Hydroelectric Facilities and Water Delivery Facilities.
- c. The right of GRANTEE and GRANTEE's Representatives to use, maintain, establish, construct, alter, expand and improve water sources, courses, and bodies upon and within the Property, and to take, divert and appropriate water.
- d. The right of GRANTEE and GRANTEE's Representatives to increase or otherwise modify water storage capacities of Water Delivery Facilities within the Easement Area.
- e. The right of GRANTEE and GRANTEE's Representatives to conduct any and all uses and activities within the Easement Area currently or in the future deemed necessary or appropriate by GRANTEE in GRANTEE's sole discretion exercised in good faith to comply with any applicable FERC License or other regulatory requirements, including any amendments thereto and replacements thereof, and with applicable regulations and orders of the FERC or other regulatory agencies.
- f. The right of GRANTEE and GRANTEE's Representatives to conduct any and all uses and activities now or at any time hereafter deemed necessary or appropriate by GRANTEE in GRANTEE's sole discretion exercised in good faith to comply with the Federal Power Act (Title 16 United States Code, Chapter 12).
- g. The right of GRANTEE and GRANTEE's Representatives to decommission all or any portion of existing and future Hydroelectric Facilities and associated Water Delivery Facilities in accordance with any applicable FERC License.
- h. The right of GRANTEE and GRANTEE's Representatives to access the Easement Area to operate and maintain GRANTEE's existing and future facilities for the transformation, transmission and distribution of electric energy, and for communication purposes within the strips of land described below and also the right to construct, install, repair, enlarge, improve, reconstruct, replace, remove, maintain and use the same as GRANTEE shall at any time and from time to time deem necessary, together with the rights to excavate for, construct, install, repair, enlarge, improve, reconstruct, replace, remove, maintain and use, at any time and from time to time, additional facilities for the transformation, transmission and distribution of electric energy, and for communication purposes, consisting of such devices and equipment with suitable concrete pads and adequate protection therefor necessary for transforming electric energy, one or more lines of towers, poles and/or other structures, wires and cables, including both underground and overhead ground wires, and all necessary and proper foundations, footings, cross arms and other appliances and fixtures for use in connection with said towers, poles and/or other structures, wires and cables; all to be on land described as follows:

- (a). The strips of land described in **Exhibit E** and shown on **Exhibit F**, attached hereto and made a part hereof ("**Electrical Strips**").
- i. The right of ingress to and egress over and across the Property by means of the existing roads and lanes thereon and/or any replacement or relocation thereof (collectively, "**Access Roads**") or by such route or routes as shall occasion the least practicable damage and inconvenience to STATE and to use said Access Roads or routes to provide access to any of GRANTEE's easements and facilities on lands adjacent to said real property.
 - j. The right of GRANTEE and GRANTEE's Representatives to install, maintain and use gates in all fences which now or in the future cross the Property, and in the event locked gates are placed in fences now or hereafter crossing Access Roads or routes, GRANTEE shall provide locks in such a manner that the gates may be used without disturbing the locks of others.
 - k. The right, from time to time, to trim or to cut down any and all trees and brush now or hereafter within the Easement Area, Access Roads, and/or routes and shall have the further right, from time to time, to trim and cut down trees and brush within the Property which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.
 - l. The right to mark the location of the Electrical Strips by suitable markers set in the ground; provided that said markers shall be placed in fences or other locations which will not interfere with any reasonable use STATE shall make of said Easement Area.
2. **"Required" Exercise.** An exercise of the Easement shall be "required" (as used in the preceding Section 1) where GRANTEE determines in its sole discretion exercised in good faith that such exercise is necessary to fulfill requirements or directives of any one or more of the following: (a) the CPUC or the FERC; (b) other local, state or federal governmental entities; (c) any applicable law, ordinance, rule or regulation of local, state or federal governmental entity; (d) any third party agreement entered into by GRANTEE in good faith or by which GRANTEE is bound; or (e) professional engineering and design standards governing the ownership, maintenance, and/or operation of the Hydroelectric Facilities and associated Water Delivery Facilities and/or Electric Facilities.
3. **Notification and Consultation.** GRANTEE will use reasonable efforts to notify and consult with STATE in advance of the exercise of the Reserved Rights and use reasonable efforts to employ methods and practices that will not significantly impair the beneficial public values of the Property except in the event of emergency response or for routine maintenance with no excavation.
4. **Nature of Easement.** This Agreement creates a non-exclusive easement and runs with the land in accordance with California Civil code sections 1460 – 1461. Each covenant of either party to this Agreement to do or refrain from doing some act stated in this Agreement is expressly for the benefit of the land of the other party to this Agreement which is described in this Agreement. Each covenant runs with the land owned by or granted to the STATE and will benefit or be binding on each successive owner, during his, her, or its ownership, of any portion of the land affected by this Agreement and on each person having any interest in it derived through any owner thereof. This Agreement shall be recorded in the Official Records of the County of Shasta.

5. **Opportunity to Cure.** If STATE, in its reasonable discretion, determines that a violation of the terms, covenants or conditions of the Agreement, including, but not limited to, use of the Easement Area beyond the Permitted Uses, has occurred, STATE shall give written notice to GRANTEE of such violation and specify the corrective action to cure the violation (the “**Corrective Notice**”). If GRANTEE fails to cure the violation to the reasonable satisfaction of STATE within one hundred and twenty (120) calendar days after receipt of the Corrective Notice, or under circumstances where the violation cannot be cured within a one hundred and twenty (120) day period, fails to begin curing such violation within such one hundred and twenty (120) day period, or fails to continue diligently to cure and finally cure such violation to the reasonable satisfaction of STATE, such continued violation shall be deemed a breach of this Agreement and STATE shall have the right to pursue any right or remedy as provided herein or at law or in equity; provided, however, that STATE shall not have the right to terminate the Easement. Any delay by STATE in providing notice to GRANTEE of a violation or after default of any of the terms, conditions or covenants to be performed, kept or observed by GRANTEE or GRANTEE’s successors and assigns shall not be deemed a waiver on the part of STATE of (i) any right or remedy as provided herein or at law or in equity, or (ii) be construed to be or act as a waiver of any of the terms, covenants or conditions herein contained to be performed, kept and observed by GRANTEE or GRANTEE’s successors and assigns. Nothing contained herein shall be deemed to limit GRANTEE’s right to challenge a breach or material breach declared by STATE under this Paragraph.
6. **Restrictions.** STATE agrees that it shall not plant any trees, crops, vines or other vegetation that naturally exceeds a height of ten feet (10’) at maturity within the Electrical Strips. STATE shall not:
- (a). erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction, or add to the ground level within the immediate area of the then-existing Hydroelectric Facilities and associated Water Delivery Facilities without first submitting a work plan for GRANTEE’s review and approval which approval will not be unreasonably withheld, conditioned or delayed. The work plan shall include an engineered design (if applicable), a scope of work, and an approximate schedule for commencement and completion;
 - (b). erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction, or add to the ground level within the Electrical Strips, which in the good faith sole discretion opinion of GRANTEE, constitute a hazard to persons or property, including the Hydroelectric Facilities and associated Water Delivery Facilities located within the Electrical Strips;
 - (c). deposit, or permit or allow to be deposited, earth, rubbish, debris or any other substance or material, whether combustible or noncombustible, within the Electrical Strips, which in the good faith sole discretion opinion of GRANTEE, constitute a hazard to persons or property, including the Hydroelectric Facilities and associated Water Delivery Facilities located within the Electrical Strips; and
 - (d). STATE and Grantee acknowledge and agree that paragraphs 6 (b) and 6(c) are not intended to restrict STATE’s forest management activities that are performed outside of the Electrical Strips.
7. **STATE Reservation.** STATE and STATE’s agents, employees, licensees, lessees, invitees, contractors, and subcontractors of any tier, reserves the right to access and use the Easement Area and the Access Roads (the “**STATE Reservation**”), as long as STATES’ use does not

unreasonably interfere with GRANTEE's Permitted Uses of the Easement Area and Access Roads. Additionally STATE may install fences and underground pipelines with the written consent of GRANTEE which consent shall not be unreasonably withheld.

8. Further Grants. STATE agrees to grant future easements at no cost to GRANTEE, with substantially the same provisions described herein, that are necessary for the future installation of Electric Facilities outside of the Electrical Strips ("**Future Easements**"), as long as said Future Easements do not unreasonably interfere with STATE's use of the Property.
9. Exhibits. The following Exhibits are attached to this Agreement and incorporated by reference herein.
 - a. Exhibit A Legal Description of Property
 - b. Exhibit A-1 Property Maps
 - c. Exhibit B [Intentionally Deleted]
 - d. Exhibit C Description of Easement Area
 - e. Exhibit D Map Description of Easement Area
 - f. Exhibit E Description of Electrical Strips

 - g. Exhibit F Map Description of Electrical Strips
 - h. Exhibit G Additional Terms and Conditions

[SIGNATURES BEGIN ON PAGE 7]

STATE:

**AUTHORIZED PER GOVERNMENT CODE
§14666**

STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES

BY: _____
MICHAEL P. BUTLER, CHIEF
REAL PROPERTY SERVICES SECTION

DATED: _____

**APPROVED PER GOVERNMENT CODE
§14666:**

STATE OF CALIFORNIA
DEPARTMENT OF FORESTRY AND FIRE
PROTECTION

BY: _____
MATTHEW REISCHMAN
DEPUTY DIRECTOR, RESOURCE
MANAGEMENT

DATED: _____

GRANTEE:

PACIFIC GAS AND ELECTRIC COMPANY,
a California corporation

BY: _____
ANDREW K. WILLIAMS
VICE PRESIDENT
SHARED SERVICES

DATED: _____

Appendix 3: Conservation Easement

**Exhibit Version
6/10/22**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Appendix 3: Conservation Easement

**Exhibit Version
6/10/22**

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State of California)
County of)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Appendix 3: Conservation Easement

**Exhibit Version
6/10/22**

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State of California)
County of)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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**Exhibit Version
6/10/22**

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State of California)
County of)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT A

Legal Description of Property
(Attached behind this Page)

EXHIBIT A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

LCP ID #0013 PORTION

APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 145, PAGE 186 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE NORTH 89°11'13" WEST, A DISTANCE OF 1,688.28 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS SOUTH 54°46'45" EAST, A DISTANCE OF 3,653.19 FEET; THENCE SOUTH 46°08'51" WEST, A DISTANCE OF 143.40 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 206 OF OFFICIAL RECORDS AT PAGE 306, SHASTA COUNTY RECORDS, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 2:

LCP ID #0014 PORTION

APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 128, PAGE 85 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION EIGHT (8), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 55°44'18" EAST, A DISTANCE OF 174.38 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, BEARS NORTH 67°23'28" WEST, A DISTANCE OF 1,581.20 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 232.24 FEET;

THENCE SOUTH 68°38'06" EAST, A DISTANCE OF 71.69 FEET;

THENCE SOUTH 33°07'19" EAST, A DISTANCE OF 140.89 FEET;

THENCE SOUTH 52°43'21" EAST, A DISTANCE OF 181.06 FEET;

THENCE SOUTH 73°36'50" EAST, A DISTANCE OF 156.50 FEET;

THENCE NORTH 78°27'52" EAST, A DISTANCE OF 97.31 FEET;

THENCE NORTH 44°36'08" EAST, A DISTANCE OF 114.37 FEET;

THENCE NORTH 80°06'34" EAST, A DISTANCE OF 161.79 FEET;

THENCE SOUTH 89°04'53" EAST, A DISTANCE OF 229.88 FEET;

THENCE NORTH 66°18'00" EAST, A DISTANCE OF 113.66 FEET;

THENCE NORTH 40°13'41" EAST, A DISTANCE OF 157.02 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 46.92 FEET;

THENCE SOUTH 25°23'36" EAST, A DISTANCE OF 152.26 FEET;

THENCE SOUTH 00°17'43" WEST, A DISTANCE OF 644.60 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 1,254.02 FEET;

THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 164.33 FEET;

THENCE SOUTH 65°06'44" EAST, A DISTANCE OF 1124.62 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

Appendix 3: Conservation Easement

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 3:

LCP ID #0015 PORTION

APN 022-080-001 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF SECTION FIVE (5), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, THENCE ALONG THE SOUTHERLY LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, NORTH 89°48'58" WEST, A DISTANCE OF 277.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE, NORTH 10°20'07" EAST, A DISTANCE OF 469.46 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5 BEARS SOUTH 22°41'05" EAST, A DISTANCE OF 501.53 FEET; THENCE SOUTH 84°29'45" WEST, A DISTANCE OF 574.48 FEET; THENCE NORTH 41°45'42" WEST, A DISTANCE OF 814.65 FEET TO A POINT IN THE WESTERLY LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 4:

LCP ID #0016 PORTION

APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 154 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN VOLUME 206, PAGE 306, OFFICIAL RECORDS OF SHASTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND, SITUATE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, M.D.B. & M. , BOUNDED BY A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ROY HAYS ET AL, TO MT. SHASTA POWER CORPORATION BY DEED DATED NOVEMBER 3, 1919 AND RECORDED IN BOOK 144 OF DEEDS AT PAGE 154, RECORDS OF SAID SHASTA COUNTY, AND RUNS THENCE SOUTH 5°07'55" WEST, ALONG THE WESTERLY BOUNDARY LINE OF THE LAST MENTIONED PARCEL OF LAND, 1327.57 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED PARCEL OF LAND; THENCE SOUTH 89°50'29" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 823.98 FEET; THENCE NORTH 2°10'16" EAST 1610.87 FEET THENCE NORTH 67°28' WEST 950.02 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 2°39'30" WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 648.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°27'18" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, 141.32 FEET TO THE POINT OF BEGINNING, CONTAINING 33.593 ACRES.

ALSO EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 89°11'13" WEST, A DISTANCE OF 1,688.28 FEET, MORE OR LESS, TO A POINT FROM WHICH THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 5, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS SOUTH 54°46'45" EAST, A DISTANCE OF 3,653.19 FEET; THENCE SOUTH 46°08'51" WEST, A DISTANCE OF 143.40 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THAT PARCEL DESCRIBED IN VOLUME 206 OF OFFICIAL RECORDS AT PAGE 306, SHASTA COUNTY RECORDS, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 5:

LCP ID #0017 PORTION

APN 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 2, PAGE 471 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER AND NORTHEAST ONE-QUARTER OF NORTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9, NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

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THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 6:

LCP ID #0018 PORTION

APN 022-110-005 PORTION, 022-080-020 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 9 AND SECTION 16, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 106, PAGE 549 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

ALL OF THE SOUTHEAST ONE-QUARTER OF SECTION NINE (9) LYING ON THE SOUTHERLY SIDE OF PIT RIVER; THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST

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ONE-QUARTER, AND THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION SIXTEEN (16), ALL IN TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

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THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 7:

LCP ID #0022

APN 022-080-012

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 172, PAGE 416 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SEVEN (7), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 8:

LCP ID #0023 PORTION

APN 022-080-001 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THOSE LANDS DESCRIBED IN VOLUME 132, PAGE 337 OF DEEDS OF THE COUNTY OF SHASTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, THENCE SOUTH 51°48'04" EAST, A DISTANCE OF 1,636.30 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, BEARS NORTH 29°55'14" WEST, A DISTANCE OF 2,619.67 FEET; THENCE SOUTH 87°25'04" EAST, A DISTANCE OF 1,406.90 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8; THENCE ALONG SAID EASTERLY LINE NORTH 01°53'00" EAST, A DISTANCE OF 207.81 FEET; THENCE LEAVING SAID EASTERLY LINE, NORTH 06°49'59" WEST, A DISTANCE OF 1,027.68 FEET, MORE OR LESS, TO A POINT FROM WHICH SAID NORTH ONE-QUARTER CORNER BEARS NORTH 66°55'59" WEST, A DISTANCE OF 2,822.38 FEET; THENCE NORTH 54°37'44" EAST, A DISTANCE OF 195.66 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8; THENCE ALONG SAID EASTERLY LINE, NORTH 01°53'00" EAST, A DISTANCE OF 1,181.97 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 8, SOUTH 86°08'11" WEST, A DISTANCE OF 2,801.49 FEET TO SAID NORTH ONE-QUARTER CORNER; THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 8, SOUTH 00°56'45" EAST, A DISTANCE OF 1,258.81 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN A DEED APPROVED BY THE SECRETARY OF THE INTERIOR OF THE UNITED STATES OF AMERICA ON FEBRUARY 21, 1914, AND RECORDED IN THE INDIAN OFFICE DEED BOOK, INHERITED INDIAN LANDS, VOLUME 30, PAGE 237 IN THE OFFICE OF THE COMMISSIONER OF INDIAN AFFAIRS.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

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PARCEL 9:

LCP ID #0024 PORTION
APN 022-080-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 424 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SIX (6), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION DESCRIBED IN VOLUME 206, PAGE 306, OFFICIAL RECORDS OF SHASTA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND, SITUATE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, M.D.B. & M. , BOUNDED BY A LINE WHICH BEGINS AT THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY ROY HAYS ET AL, TO MT. SHASTA POWER CORPORATION BY DEED DATED NOVEMBER 3, 1919 AND RECORDED IN BOOK 144 OF DEEDS AT PAGE 154, RECORDS OF SAID SHASTA COUNTY, AND RUNS THENCE SOUTH 5°07'55" WEST, ALONG THE WESTERLY BOUNDARY LINE OF THE LAST MENTIONED PARCEL OF LAND, 1327.57 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED PARCEL OF LAND; THENCE SOUTH 89°50'29" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 823.98 FEET; THENCE NORTH 2°10'16" EAST 1610.87 FEET THENCE NORTH 67°28' WEST 950.02 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 2°39'30" WEST, ALONG THE LAST MENTIONED BOUNDARY LINE, 648.62 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89°27'18" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6, 141.32 FEET TO THE POINT OF BEGINNING, CONTAINING 33.593 ACRES.

PARCEL 10:

LCP ID #0025 PORTION
APN 022-080-020 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 5, PAGE 216 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

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THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 11:

LCP ID #0028

APN 021-270-010

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 144, PAGE 86 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTION THIRTY-SIX (36), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN AND RUNNING THENCE SOUTH ALONG THE LINE COMMON TO THE ABOVE MENTIONED SECTIONS 500 FEET; THENCE AT A RIGHT ANGLE WEST 900 FEET; THENCE AT A RIGHT ANGLE NORTH 500 FEET TO THE LINE DIVIDING THE NORTH ONE-HALF OF SAID SECTION THIRTY-SIX (36) FROM THE SOUTH ONE-HALF OF SAID SECTION THIRTY-SIX (36); AND THENCE EASTERLY ALONG SAID LAST MENTIONED LINE 900 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-SIX (36) AFORESAID.

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PARCEL 12:

LCP ID #0029

APN 022-330-006 PORTION, 022-330-011 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER; THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; AND THE EAST HALF OF THE SOUTHWEST ONE-QUARTER; ALL IN SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING:

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO THE UNITED STATES OF AMERICA, AS RECORDED IN BOOK 2457, PAGE 358 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO INDIAN SPRINGS SCHOOL DISTRICT OF SHASTA COUNTY, AS RECORDED IN BOOK 439, PAGE 301 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM MT. SHASTA POWER CORPORATION TO GEORGE GRIDER AND ANNIE L. GRIDER, HIS WIFE, AS RECORDED IN BOOK 146, PAGE 316 OF DEED RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM MT. SHASTA POWER CORPORATION TO GEORGE GRIDER AND ANNIE L. GRIDER, HIS WIFE, AS RECORDED IN BOOK 157, PAGE 325 OF DEED RECORDS OF THE COUNTY OF SHASTA.

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY A CALIFORNIA CORPORATION TO INDIAN SPRINGS SCHOOL DISTRICT OF SHASTA COUNTY, AS RECORDED IN BOOK 2850, PAGE 574 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

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PARCEL 13:

LCP ID #0030

APN 022-330-011 PORTION, 022-330-006 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 149, PAGE 166 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 14:

LCP ID #0031

APN 022-330-006 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 151, PAGE 482 OF DEEDS, OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY LINE OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, FROM WHICH AN OAK POST IDENTIFIED AS THE WEST ONE-QUARTER CORNER OF SAID SECTION THIRTY-ONE (31), BEARS SOUTH 72°42' WEST 1,162.0 FEET DISTANT AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE NORTH 89°26 1/4' EAST 1,204.3 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE NORTH 55°45' WEST 135.9 FEET; THENCE SOUTH 85°17 1/2' WEST 161.6 FEET; THENCE NORTH 81°57 1/2' WEST 139.1 FEET; THENCE NORTH 71°40 1/2' WEST 96.4 FEET; THENCE NORTH 77°56' WEST 133.2 FEET; THENCE SOUTH 74°07' WEST 212.1 FEET; THENCE SOUTH 78°39 1/2' WEST 302.1 FEET; THENCE SOUTH 63°41' WEST 79.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 15:

LCP ID #0032

APN 022-330-006 PORTION, 022-330-011 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION THIRTY-ONE (31) AND SECTION THIRTY-TWO (32), TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 226 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-ONE (31) AND THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST

Appendix 3: Conservation Easement

ONE-QUARTER OF SECTION THIRTY-TWO (32) ALL IN TOWNSHIP 37 NORTH,
RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN,

ALSO, ALL THAT PORTION OF THE SOUTHEAST ONE-QUARTER OF THE
SOUTHEAST ONE-QUARTER OF SAID SECTION THIRTY-ONE (31), LYING
WESTERLY OF THAT PARCEL AS RECORDED IN BOOK 805, PAGE 356 OF OFFICIAL
RECORDS OF THE COUNTY OF SHASTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE THREE-QUARTER INCH PIPE IN A ROCK MOUND MARKING
THE SOUTHEAST CORNER OF SAID SECTION THIRTY-ONE (31), AND RUNNING
THENCE NORTH 5°07'30" WEST 1,305.3 FEET ALONG THE EASTERLY BOUNDARY
LINE OF SAID SECTION THIRTY-ONE (31) TO A POINT IN A FENCE;
THENCE NORTH 88°28' WEST 146.4 FEET ALONG SAID FENCE TO A POINT IN A
FENCE WHICH EXTENDS IN A NORTHERLY AND SOUTHERLY DIRECTION;
THENCE SOUTH 0°58'30" WEST 1,309.4 FEET ALONG THE LAST MENTIONED FENCE
AND ITS SOUTHERLY PROLONGATION TO A POINT IN THE SOUTHERLY
BOUNDARY LINE OF SAID SECTION THIRTY-ONE (31); THENCE NORTH 88°57'30"
EAST 285.3 FEET, MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY LINE OF
SAID SECTION THIRTY-ONE (31) TO THE POINT OF BEGINNING AND BEING A
PORTION OF SAID SECTION THIRTY-ONE (31).

PARCEL 16:

LCP ID #0033

APN 022-090-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF
SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN,
AS RECORDED IN VOLUME 139, PAGE 378 OF DEEDS OF THE COUNTY OF SHASTA, STATE
OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT FIVE (5) OF SECTION SIX (6), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT
DIABLO BASE AND MERIDIAN.

PARCEL 17:

LCP ID #0034

APN 022-110-001

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF
SECTION 18, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND
MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 220 OF OFFICIAL RECORDS OF THE
COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED
THEREIN AS FOLLOWS:

LOTS 1 AND 2 OF THE NORTHWEST ONE-QUARTER AND THE EAST ONE-HALF OF
THE NORTHWEST ONE-QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP 36
NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 18:

LCP ID #0038 PORTION

APN 022-080-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 5, SECTION 7, AND SECTION 8 OF TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 126, PAGE 311 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION FIVE (5), THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION SEVEN (7), AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION EIGHT (8), ALL IN TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7 AND THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 8 LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE NORTH 55°44'18" EAST, A DISTANCE OF 174.38 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, BEARS NORTH 67°23'28" WEST, A DISTANCE OF 1,581.20 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 232.24 FEET;

THENCE SOUTH 68°38'06" EAST, A DISTANCE OF 71.69 FEET;

THENCE SOUTH 33°07'19" EAST, A DISTANCE OF 140.89 FEET;

THENCE SOUTH 52°43'21" EAST, A DISTANCE OF 181.06 FEET;

THENCE SOUTH 73°36'50" EAST, A DISTANCE OF 156.50 FEET;

THENCE NORTH 78°27'52" EAST, A DISTANCE OF 97.31 FEET;

THENCE NORTH 44°36'08" EAST, A DISTANCE OF 114.37 FEET;

THENCE NORTH 80°06'34" EAST, A DISTANCE OF 161.79 FEET;

THENCE SOUTH 89°04'53" EAST, A DISTANCE OF 229.88 FEET;

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THENCE NORTH 66°18'00" EAST, A DISTANCE OF 113.66 FEET;

THENCE NORTH 40°13'41" EAST, A DISTANCE OF 157.02 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 46.92 FEET;

THENCE SOUTH 25°23'36" EAST, A DISTANCE OF 152.26 FEET;

THENCE SOUTH 00°17'43" WEST, A DISTANCE OF 644.60 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 1,254.02 FEET;

THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 164.33 FEET;

THENCE SOUTH 65°06'44" EAST, A DISTANCE OF 1124.62 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8 LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 24 OF LAND SURVEYS AT PAGE 27, SHASTA COUNTY RECORDS, THENCE ALONG THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8 NORTH 89°48'58" WEST, A DISTANCE OF 277.65 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 10°20'07" WEST, A DISTANCE OF 910.89 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 26°13'44" EAST, A DISTANCE OF 997.98 FEET; THENCE SOUTH 51°48'04" EAST, A DISTANCE OF 587.68 FEET TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

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PARCEL 19:

LCP ID #0041 PORTION

APN 022-080-020 PORTION, 022-080-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE WEST ONE-HALF OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION NINE (9), TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16 IN SAID TOWNSHIP AND RANGE, AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 16, SHASTA COUNTY RECORDS, FROM WHICH THE EAST ONE-QUARTER CORNER THEREOF BEARS SOUTH 0°07'06" EAST, A DISTANCE OF 2,622.24 FEET (*SHOWN AS NORTH 0°07'21" WEST, 2,621.88 FEET ON SAID MAP*); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 9 NORTH 0°09'04" EAST, A DISTANCE OF 653.43 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE LEAVING SAID EASTERLY LINE, SOUTH 80°05'32" WEST, A DISTANCE OF 2,695.91 FEET TO THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°40'00" WEST, A DISTANCE OF 190.53 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 9, SOUTH 89°56'47" WEST, A DISTANCE OF 1,275.32 FEET;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 69°46'25" EAST, A DISTANCE OF 1,209.68 FEET;

THENCE NORTH 80°05'32" EAST, A DISTANCE OF 1,432.55 FEET;

THENCE NORTH 00°20'18" EAST, A DISTANCE OF 760.03 FEET;

THENCE NORTH 88°43'28" WEST, A DISTANCE OF 1,384.88 FEET;

THENCE NORTH 00°51'59" WEST, A DISTANCE OF 298.06 FEET;

THENCE NORTH 71°54'21" WEST, A DISTANCE OF 947.43 FEET;

THENCE NORTH 40°32'47" WEST, A DISTANCE OF 408.87 FEET;

THENCE SOUTH 89°55'29" WEST, A DISTANCE OF 1,370.32 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 9;

Appendix 3: Conservation Easement

THENCE ALONG SAID WESTERLY LINE, NORTH 00°05'37" WEST, A DISTANCE OF 280.72 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9, NORTH 01°53'00" EAST, A DISTANCE OF 1,764.57 FEET;

THENCE LEAVING SAID WESTERLY LINE, NORTH 54°37'44" EAST, A DISTANCE OF 86.12 FEET;

THENCE SOUTH 35°42'03" EAST, A DISTANCE OF 415.66 FEET TO THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°23'12" EAST, A DISTANCE OF 1002.95 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9;

THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 01°66'33" WEST, A DISTANCE OF 688.94 FEET;

THENCE LEAVING SAID EASTERLY LINE, SOUTH 82°24'49" EAST, A DISTANCE OF 1117.17 FEET;

THENCE SOUTH 67°18'43" EAST, A DISTANCE OF 555.13 FEET;

THENCE SOUTH 80°06'41" EAST, A DISTANCE OF 2,190.11 FEET TO THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9;

THENCE ALONG SAID NORTH LINE, SOUTH 89°19'44" EAST, A DISTANCE OF 178.62 FEET, MORE OR LESS, TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 9;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER, SOUTH 00°09'04" WEST, A DISTANCE OF 2,046.52 FEET TO THE **POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 20:

LCP ID #0043

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 157, PAGE 438 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

Appendix 3: Conservation Easement

THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 21:

LCP ID #0044

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE EAST ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 22:

LCP ID #0045

APN 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 104, PAGE 457 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT FOUR (4) OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 23:

LCP ID #0046 PORTION

APN 021-200-002, 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE WEST ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 222 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH

Appendix 3: Conservation Easement

89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 1,784.17 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING POLE LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID EXISTING POLE LINE NORTH 2°01'50" EAST, A DISTANCE OF 2,548.32 FEET; THENCE NORTH 5°53'30" WEST, A DISTANCE OF 1,462.01 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

THE SIDELINES OF SAID 40.00-FOOT STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN AT THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER AND TERMINATE AT THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 24:

LCP ID #0047 PORTION

APN 021-200-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM A STRIP OF LAND 40.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 1,784.17 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING POLE LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID EXISTING POLE LINE NORTH 2°01'50" EAST, A DISTANCE OF 2,548.32 FEET; THENCE NORTH 5°53'30" WEST, A DISTANCE OF 1,462.01 FEET, MORE OR LESS, TO A POINT IN THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

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THE SIDELINES OF SAID 40.00-FOOT STRIP ARE TO BE LENGTHENED OR SHORTENED SO AS TO BEGIN AT THE SOUTHERLY LINE OF THE SOUTHWEST ONE-QUARTER AND TERMINATE AT THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 25:

LCP ID #0048 PORTION

APN 021-200-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 182, PAGE 106 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THREE (3), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 3 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 53 OF LAND SURVEYS AT PAGE 22, SHASTA COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS NORTH 89°45'53" WEST, A DISTANCE OF 2,637.47 FEET (*SHOWN AS NORTH 88°42'35" WEST, 2,638.07 FEET ON SAID MAP*); THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 3, NORTH 89°45'53" WEST, A DISTANCE OF 946.47 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID SOUTHERLY LINE THE FOLLOWING COURSES:

NORTH 51°06'34" EAST, A DISTANCE OF 512.14 FEET;

THENCE NORTH 82°59'09" EAST, A DISTANCE OF 545.49 FEET;

THENCE NORTH 65°12'25" EAST, A DISTANCE OF 906.30 FEET;

THENCE NORTH 70°48'31" EAST, A DISTANCE OF 818.92 FEET;

THENCE SOUTH 75°03'34" EAST, A DISTANCE OF 601.06 FEET;

THENCE SOUTH 55°25'26" EAST, A DISTANCE OF 561.11 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF SAID SECTION 3, SAID POINT BEING THE **POINT OF TERMINATION**.

Appendix 3: Conservation Easement

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 26:

LCP ID #0050

APN 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 111, PAGE 486 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOT THREE (3) OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 27:

LCP ID #0051

APN 021-120-008 PORTION, 021-200-005 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 1 WEST AND IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 134, PAGE 118 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

LOTS ONE (1) AND TWO (2) OF THE NORTHEAST QUARTER OF SECTION TWO (2), TOWNSHIP 36 NORTH, RANGE 1 WEST AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, ALL IN MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 28:

LCP ID #0052

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 111, PAGE 502 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 29:

LCP ID #0053

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER, AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 30:

LCP ID #0054

APN 021-120-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 232 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 31:

LCP ID #0055

APN 021-120-004 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

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PARCEL 32:

LCP ID #0056

APN 021-120-008 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 157, PAGE 438 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 33:

LCP ID #0065

APN 021-200-021

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN BOOK 172, PAGE 416 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 34:

LCP ID #0067 PORTION

APN 021-200-022 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 140, PAGE 156 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER, THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION TWELVE (12), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 30 OF LAND SURVEYS AT PAGE 72, SHASTA COUNTY RECORDS,

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FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 89°49'09" WEST, A DISTANCE OF 1,318.94 FEET (*SHOWN AS NORTH 89°43'40" WEST, 1,319.77 FEET*); THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST ONE-QUARTER, SOUTH 00°19'26" EAST, A DISTANCE OF 200.00 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID EASTERLY LINE, THE FOLLOWING COURSES:

SOUTH 89°49'09" EAST, A DISTANCE OF 285.53 FEET;

THENCE NORTH 22°57'11" EAST, A DISTANCE OF 491.12 FEET;

THENCE NORTH 68°52'33" EAST, A DISTANCE OF 602.07 FEET;

THENCE SOUTH 40°13'10" EAST, A DISTANCE OF 109.18 FEET;

THENCE EASTERLY, A DISTANCE OF 863.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 131°54'38";

THENCE NORTH 07°52'12" EAST, A DISTANCE OF 60.82 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 135.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 77°30'14";

THENCE NORTH 85°22'26" EAST, A DISTANCE OF 137.16 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

PARCEL 35:

LCP ID #0068 PORTION

APN 021-200-032 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 12, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 73, PAGE 104 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION TWELVE (12), TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

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EXCEPTING THEREFROM THE NORTHERLY 200.00 FEET OF THE EASTERLY 250.00 FEET OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12.

PARCEL 36:

LCP ID #0074 PORTION

APN 021-250-003 PORTION, 021-250-007 PORTION, 021-250-009 PORTION, 022-130-015, 027-020-005 PORTION, 027-020-014, 027-020-015, 027-110-011, 027-180-012, 027-280-006

THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHASTA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS DESCRIBED IN THAT DEED RECORDED IN VOLUME 14 OF OFFICIAL RECORDS AT PAGE 220, SHASTA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 OF THE NORTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN.

LOTS 1, 2, 7, 8, 9, AND 10, THE SOUTHWEST ONE-QUARTER, AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION ONE (1), LOTS 1, 2, 7, 8, AND 9, THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER, THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION TWO (2); AND THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION TWELVE (12), ALL IN TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

ALL OF SECTION TWENTY-SIX (26) (**EXCEPT** THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER THEREOF), ALL OF SECTION THIRTY-FIVE (35), AND THE SOUTH ONE-HALF OF SECTION THIRTY-SIX (36), ALL IN TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION OF SAID SECTIONS TWENTY-SIX (26) AND THIRTY-FIVE (35) LYING WESTERLY OF THE CENTERLINE OF BIG BEND ROAD AND COVE ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS SOUTH 89°44'48" EAST, A DISTANCE OF 5,343.73 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION TWENTY-SIX (26), SOUTH 89°44'48" EAST, A DISTANCE OF 1,654.17 FEET TO A POINT ON THE CENTERLINE OF BIG BEND ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG THE CENTERLINE OF BIG BEND ROAD THE FOLLOWING COURSES:

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SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 69°20'42" EAST, A RADIAL DISTANCE OF 4,000.00 FEET THROUGH A CENTRAL ANGLE OF 03°01'08", A DISTANCE OF 210.77 FEET;

THENCE SOUTH 17°38'09" WEST, A DISTANCE OF 435.57 FEET;

THENCE SOUTH 18°43'15" WEST, A DISTANCE OF 817.62 FEET;

THENCE SOUTHERLY, A DISTANCE OF 82.20 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 06°43'40";

THENCE SOUTH 25°26'55" WEST, A DISTANCE OF 272.28 FEET;

THENCE SOUTHERLY, A DISTANCE OF 215.15 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 17°36'38";

THENCE SOUTH 07°50'17" WEST, A DISTANCE OF 119.14 FEET;

THENCE CONTINUING SOUTH 07°50'17" WEST, A DISTANCE OF 330.55 FEET;

THENCE SOUTH 09°47'30" WEST, A DISTANCE OF 737.21 FEET;

THENCE SOUTHERLY, A DISTANCE OF 386.04 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,500.00 FEET AND A CENTRAL ANGLE OF 08°50'50";

THENCE SOUTHERLY, A DISTANCE OF 299.96 FEET ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 5,000.00 FEET AND A CENTRAL ANGLE OF 03°26'14";

THENCE SOUTHERLY, A DISTANCE OF 267.65 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 10°13'25";

THENCE SOUTH 25°25'31" WEST, A DISTANCE OF 343.59 FEET;

THENCE SOUTHERLY, A DISTANCE OF 158.11 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 09°03'32";

THENCE SOUTHERLY, A DISTANCE OF 634.87 FEET ALONG A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 2,500.00 FEET AND A CENTRAL ANGLE OF 14°33'01";

THENCE SOUTH 01°48'58" WEST, A DISTANCE OF 495.89 FEET;

THENCE SOUTH 00°36'57" WEST, A DISTANCE OF 365.42 FEET;

THENCE SOUTHERLY, A DISTANCE OF 182.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 10°27'26";

THENCE SOUTH 09°50'29" EAST, A DISTANCE OF 469.89 FEET;

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THENCE SOUTH 09°13'32" EAST, A DISTANCE OF 428.71 FEET;

THENCE SOUTHERLY, A DISTANCE OF 267.65 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,000.00 FEET AND A CENTRAL ANGLE OF 03°04'02";

THENCE SOUTH 06°09'31" EAST, A DISTANCE OF 357.88 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 528.64 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 620.00 FEET AND A CENTRAL ANGLE OF 48°51'12";

THENCE SOUTHEASTERLY, A DISTANCE OF 186.87 FEET ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,300.00 FEET AND A CENTRAL ANGLE OF 08°14'10";

THENCE SOUTH 46°46'32" EAST, A DISTANCE OF 150.99 FEET TO THE POINT OF INTERSECTION WITH COVE ROAD, THENCE ALONG THE CENTERLINE OF COVE ROAD THE FOLLOWING COURSES:

THENCE SOUTH 57°11'01" WEST, A DISTANCE OF 335.42 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 152.19 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 29°03'57";

THENCE SOUTH 28°07'03" WEST, A DISTANCE OF 210.32 FEET;

THENCE SOUTHERLY, A DISTANCE OF 481.96 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 27°36'51";

THENCE SOUTH 00°30'13" WEST, A DISTANCE OF 211.23 FEET;

THENCE SOUTHERLY, A DISTANCE OF 96.53 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 11°03'41";

THENCE SOUTH 11°33'54" WEST, A DISTANCE OF 244.98 FEET TO THE POINT OF INTERSECTION WITH AN EXISTING LINE OF TOWERS, SAID POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE SOUTH 11°33'54" WEST, A DISTANCE OF 177.60 FEET;

THENCE SOUTH 13°18'44" WEST, A DISTANCE OF 558.37 FEET;

THENCE SOUTHERLY, A DISTANCE OF 31.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 00°53'54" TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 35, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM, A STRIP OF LAND 120.00 FEET WIDE, LYING WITHIN SAID SECTIONS 2 AND 35, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT AFORESAID POINT "A"; THENCE ALONG SAID CENTERLINE LINE OF TOWERS THE FOLLOWING COURSES: SOUTH 88°40'15" EAST, A DISTANCE OF 749.00 FEET; THENCE SOUTH 68°13'05" EAST, A DISTANCE OF 4,367.56 FEET; THENCE SOUTH 88°55'27" EAST, A DISTANCE OF 158.14 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 2, SAID POINT BEING THE **POINT OF TERMINATION**.

ALSO EXCEPTING THEREFROM A PORTION OF SAID SECTIONS 26, 35 AND 36, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 1 AS SHOWN ON THAT MAP FILED FOR RECORD IN BOOK 55 OF LAND SURVEYS AT PAGE 64, SHASTA COUNTY RECORDS FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 36 BEARS NORTH 88°33'49" WEST, A DISTANCE OF 2,680.27 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, NORTH 88°33'49" WEST, A DISTANCE OF 2,573.28 FEET TO A POINT IN A LINE LYING WESTERLY 125.00 FEET AND PARALLEL WITH AN EXISTING TOWER LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING THREE COURSES:

NORTH 09°06'12" WEST, A DISTANCE OF 2,699.01 FEET;

THENCE NORTH 00°09'17" WEST, A DISTANCE OF 4,379.15 FEET;

THENCE NORTH 20°38'59" EAST, A DISTANCE OF 882.77 FEET TO A POINT IN THE EASTERLY LINE OF SAID SECTION 26;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°13'43" EAST, A DISTANCE OF 2,515.22 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE ALONG THE EASTERLY LINE OF SAID SECTION 35, SOUTH 00°10'56" WEST, A DISTANCE OF 2,663.44 FEET TO THE EAST ONE-QUARTER CORNER THEREOF;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00°24'19" EAST, A DISTANCE OF 340.30 FEET TO A LINE LYING 125.00 FEET EASTERLY OF AND PARALLEL WITH SAID EXISTING TOWER LINE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 09°06'12" EAST, A DISTANCE OF 2,387.73 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 36;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 88°33'49" WEST, A DISTANCE OF 254.29 FEET TO THE **TRUE POINT OF BEGINNING**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

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PARCEL 37:

LCP ID #0083 PORTION

APN 027-060-001 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 15, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED IN THAT DEED RECORDED IN VOLUME 137, PAGE 363 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED THEREIN AS FOLLOWS:

THE WEST HALF OF THE NORTHEAST ONE-QUARTER, THE NORTHWEST ONE-QUARTER AND THE SOUTH ONE-HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID SECTION 15; THENCE SOUTH 39°39'21" EAST, A DISTANCE OF 760.58 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 15 BEARS NORTH 68°25'10" EAST, A DISTANCE OF 5,092.24 FEET;

THENCE SOUTH 86°10'30" EAST, A DISTANCE OF 724.91 FEET;

THENCE SOUTH 30°00'01" WEST, A DISTANCE OF 578.06 FEET;

THENCE SOUTH 83°38'25" EAST, A DISTANCE OF 918.12 FEET;

THENCE SOUTH 58°57'28" EAST, A DISTANCE OF 316.75 FEET;

THENCE SOUTH 39°27'08" EAST, A DISTANCE OF 1,702.98 FEET;

THENCE SOUTH 37°18'55" EAST, A DISTANCE OF 1,007.83 FEET;

THENCE SOUTH 25°12'46" EAST, A DISTANCE OF 833.71 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 15, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE BEARINGS AND DISTANCES USED HEREIN ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.9997598.

Appendix 3: Conservation Easement

PARCEL 38:

LCP ID #0084

APN 027-260-002 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 454 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION TEN (10), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 39:

LCP ID #0085

APN 027-260-002 PORTION, 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 10 AND SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 131, PAGE 31 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION ELEVEN (11); AND THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TEN (10), ALL IN TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 40:

LCP ID #0086

APN 027-260-002 PORTION, 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 128, PAGE 113 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION TEN (10), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 41:

LCP ID #0087

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTH ONE-HALF OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 454 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPTING THEREFROM:

ALL THOSE LANDS AS DESCRIBED IN THE DEED FROM PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, TO HALCOMB PUBLIC CEMETERY DISTRICT, AS RECORDED IN BOOK 473, PAGE 423 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE 1-INCH IRON PIPE (MARKED R.E. 8700) IN THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, FROM WHICH A 1-INCH CAPPED IRON PIPE (MARKED R.E. 5438) MARKING THE NORTH ONE-QUARTER CORNER OF SAID SECTION ELEVEN (11), BEARS NORTH 18°16'47" WEST 2,782.50 FEET DISTANT AND RUNNING THENCE SOUTH 17°43' EAST 163.28 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE SOUTH 84°19'45" WEST 85.34 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE NORTH 5°30' WEST 155.43 FEET TO A 1-INCH IRON PIPE (MARKED R.E.8700); THENCE NORTH 79°31'45" EAST 50.98 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.247 ACRE AND BEING A PORTION OF SAID SECTION ELEVEN (11).

PARCEL 42:

LCP ID #0088

APN 027-260-003

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 35, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 110, PAGE 168 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

Appendix 3: Conservation Easement

PARCEL 43:

LCP ID #0089

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 112, PAGE 266 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

A STRIP OF LAND UNIFORMLY 330 FEET WIDE AND 1,320 FEET LONG, BEING THE SOUTHERLY 10 ACRES OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 44:

LCP ID #0090

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 41, PAGE 475 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

PARCEL 45:

LCP ID #0091

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 127, PAGE 366 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN,

EXCEPTING THEREFROM THE SOUTHERLY 10 ACRES OF THE AFORESAID LOT, WHICH WERE CONVEYED BY EDWARD CONKLIN UNTO THE PARTY OF THE SECOND PART BY DEED BEARING THE DATE OF THE 20TH DAY OF AUGUST, 1912 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF SHASTA, IN VOLUME 112 OF DEEDS, AT PAGE 266.

Appendix 3: Conservation Easement

PARCEL 46:

LCP ID #0092

APN 027-260-003 PORTION

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 104, PAGE 446 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED THEREIN AS FOLLOWS:

THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION ELEVEN (11), TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

END OF DESCRIPTIONS.

EXHIBIT "A-1" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

NOTE: THE INTENT IS TO MERGE ANY UNDERLYING PARCELS WITHIN THE LANDS DESCRIBED ABOVE, IF ANY.

THESE DESCRIPTIONS WERE PREPARED BY ME:

Jesse Lenaker

JESSE J. LENAHER, L.S. 8515

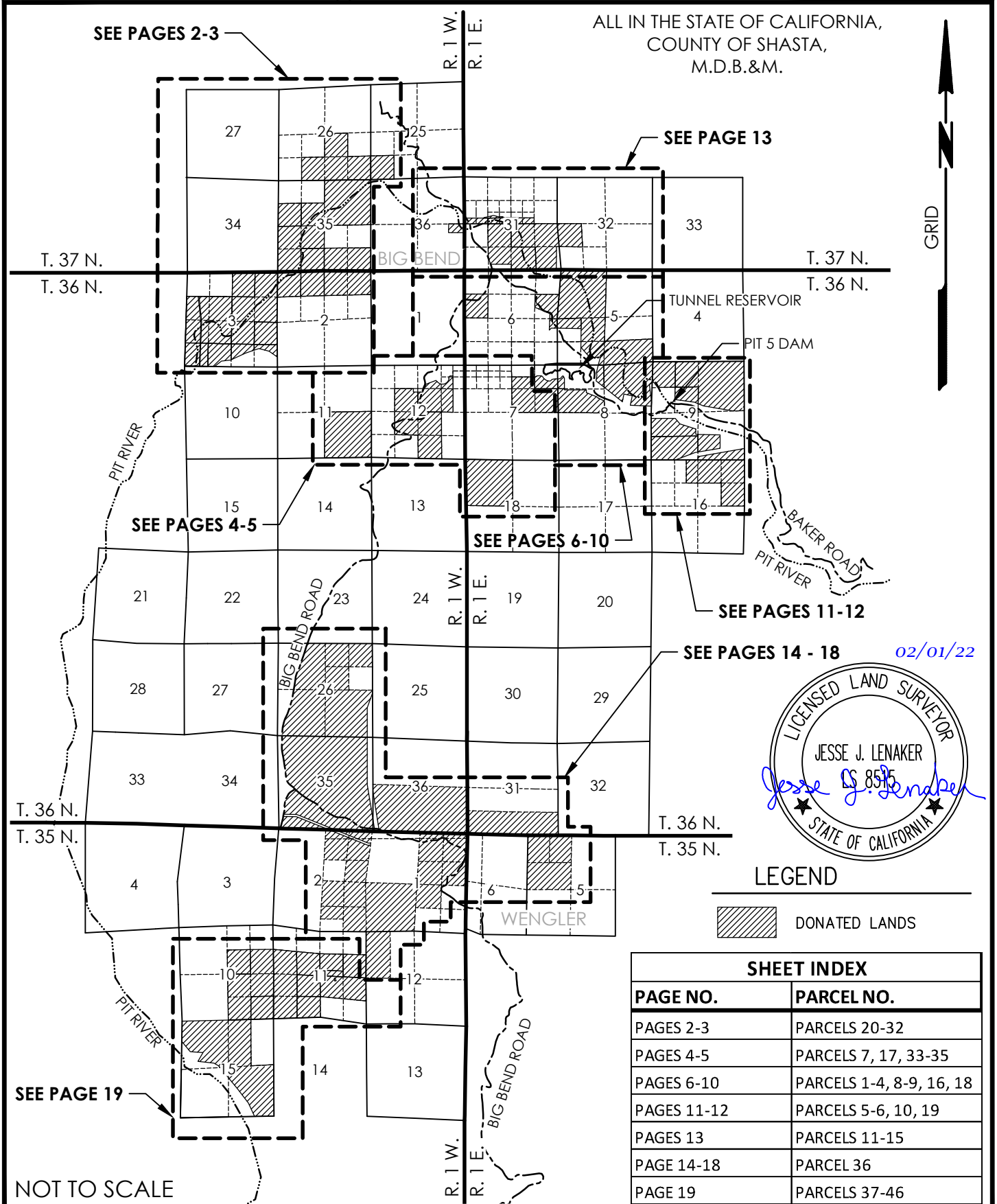


EXHIBIT A-1

Property Maps
(Attached behind this Page)

Appendix 3: Conservation Easement

ALL IN THE STATE OF CALIFORNIA,
COUNTY OF SHASTA,
M.D.B.&M.



02/01/22

LEGEND

 DONATED LANDS

SHEET INDEX

PAGE NO.	PARCEL NO.
PAGES 2-3	PARCELS 20-32
PAGES 4-5	PARCELS 7, 17, 33-35
PAGES 6-10	PARCELS 1-4, 8-9, 16, 18
PAGES 11-12	PARCELS 5-6, 10, 19
PAGES 13	PARCELS 11-15
PAGE 14-18	PARCEL 36
PAGE 19	PARCELS 37-46

NOT TO SCALE

DATE
2/1/22

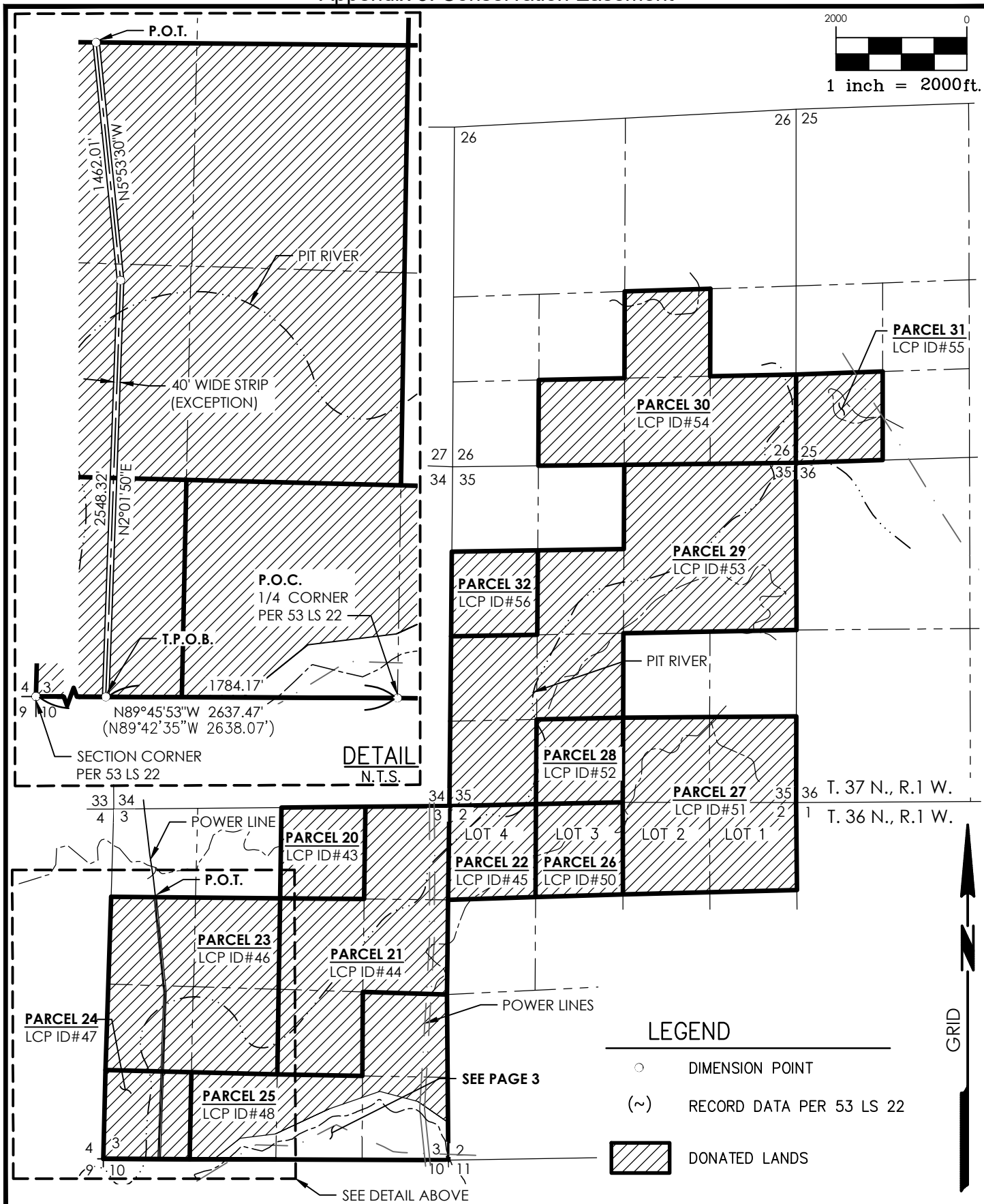


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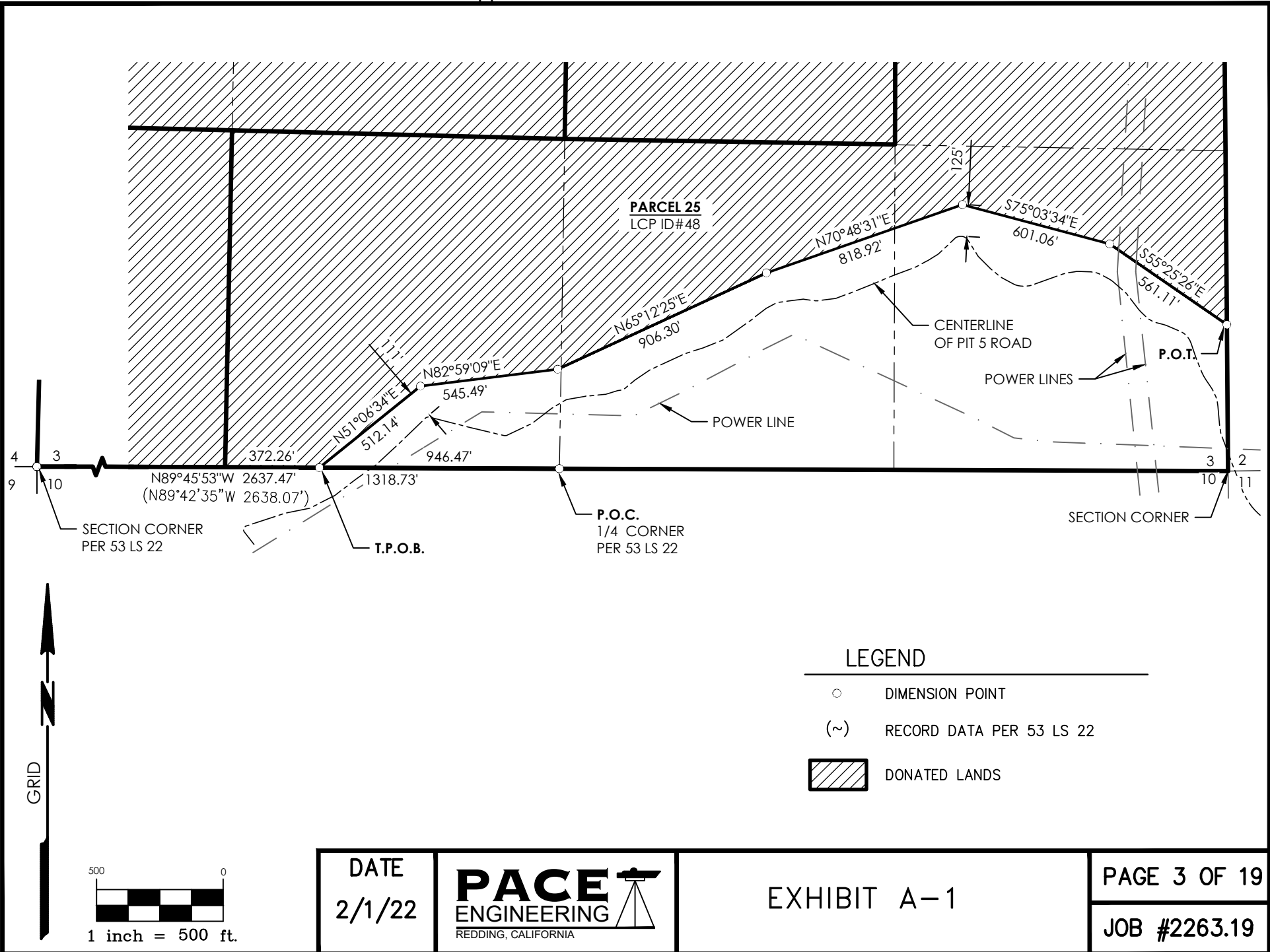
PAGE 1 OF 19

JOB #2263.19

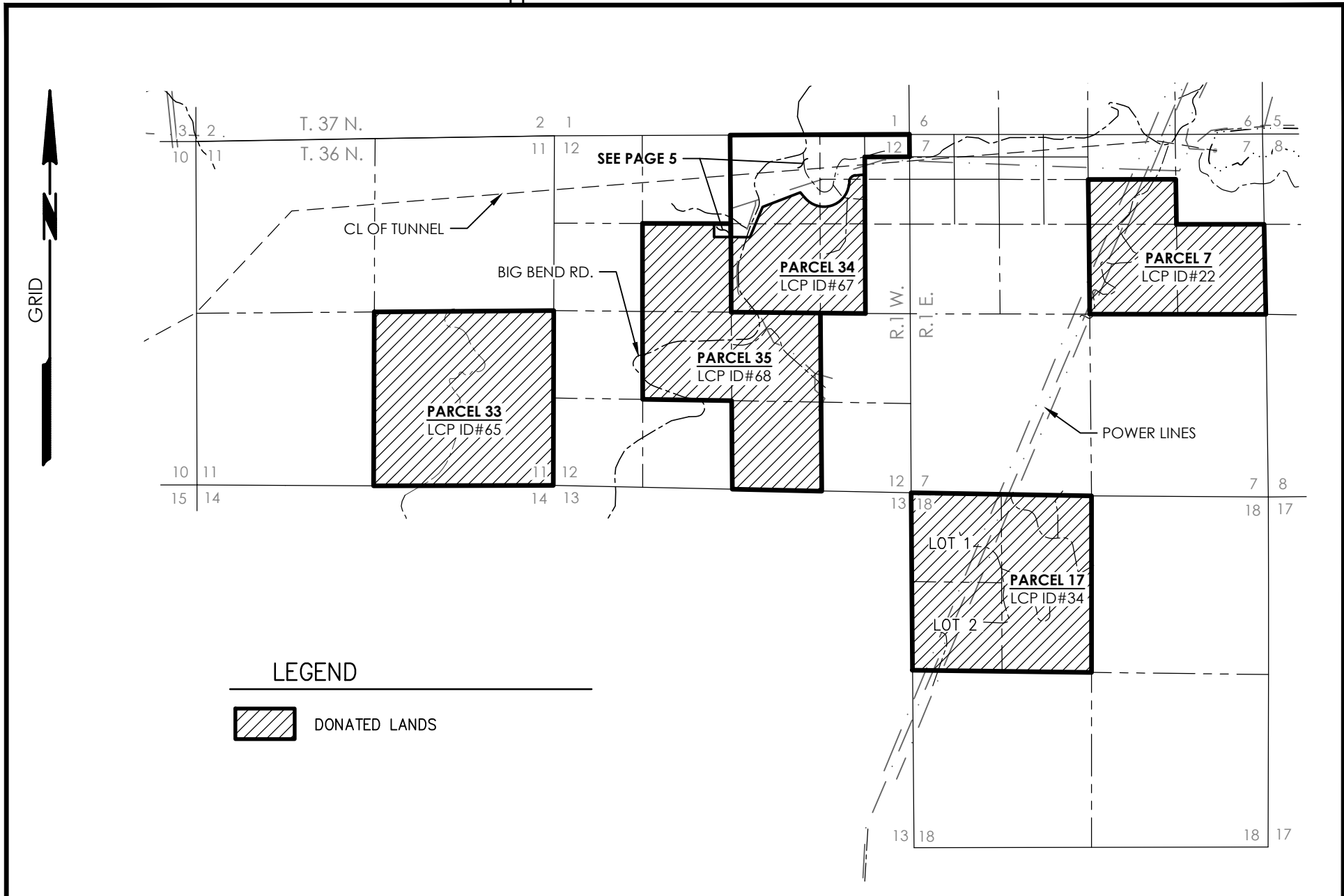
Appendix 3: Conservation Easement



Appendix 3: Conservation Easement



Appendix 3: Conservation Easement



DATE
2/1/22

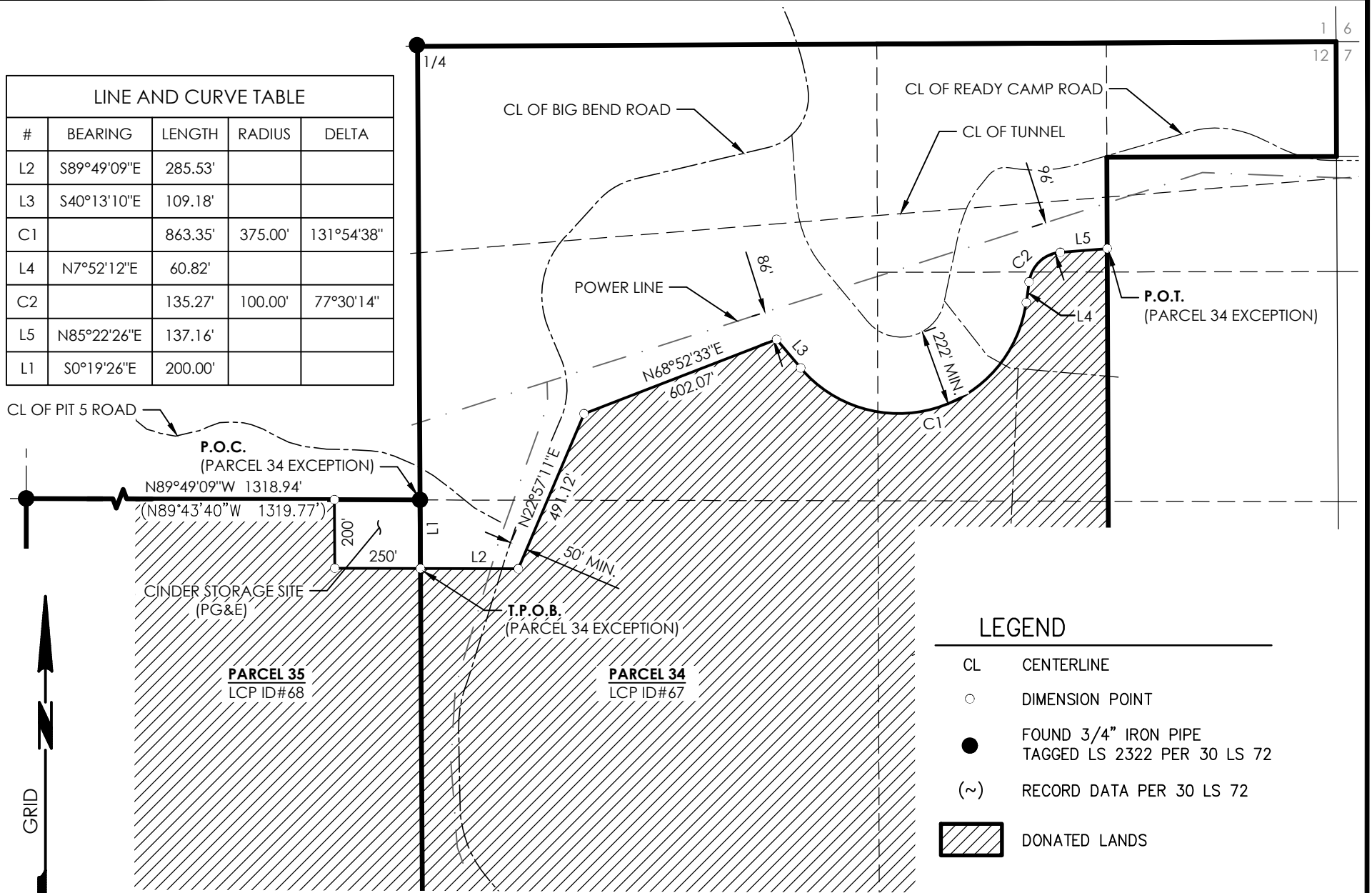


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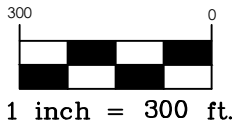
PAGE 4 OF 19
JOB #2263.19

Appendix 3: Conservation Easement

LINE AND CURVE TABLE				
#	BEARING	LENGTH	RADIUS	DELTA
L2	S89°49'09"E	285.53'		
L3	S40°13'10"E	109.18'		
C1		863.35'	375.00'	131°54'38"
L4	N7°52'12"E	60.82'		
C2		135.27'	100.00'	77°30'14"
L5	N85°22'26"E	137.16'		
L1	S0°19'26"E	200.00'		



GRID



DATE
2/1/22

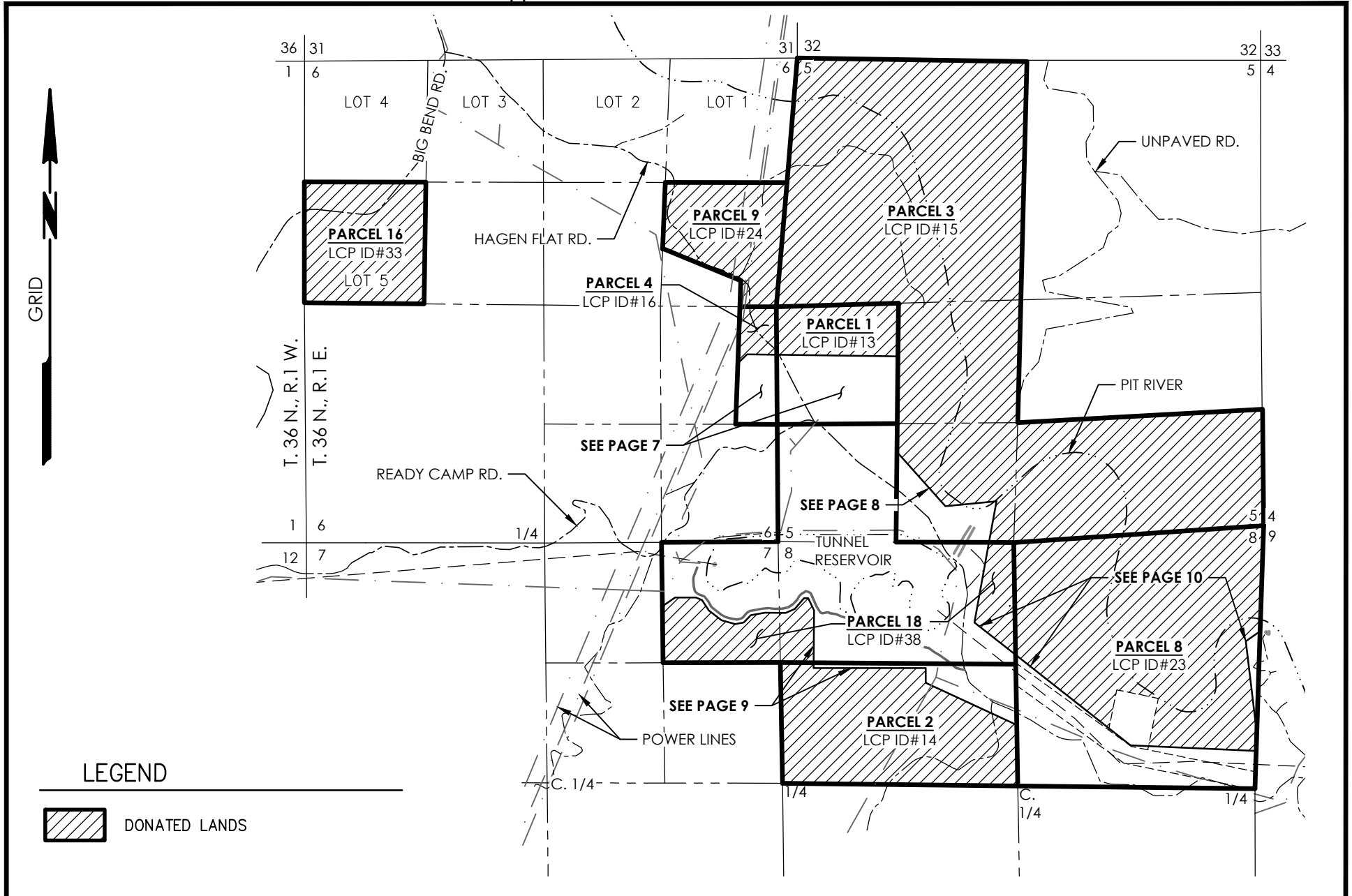


EXHIBIT A-1


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Appendix 3: Conservation Easement



LEGEND

 DONATED LANDS



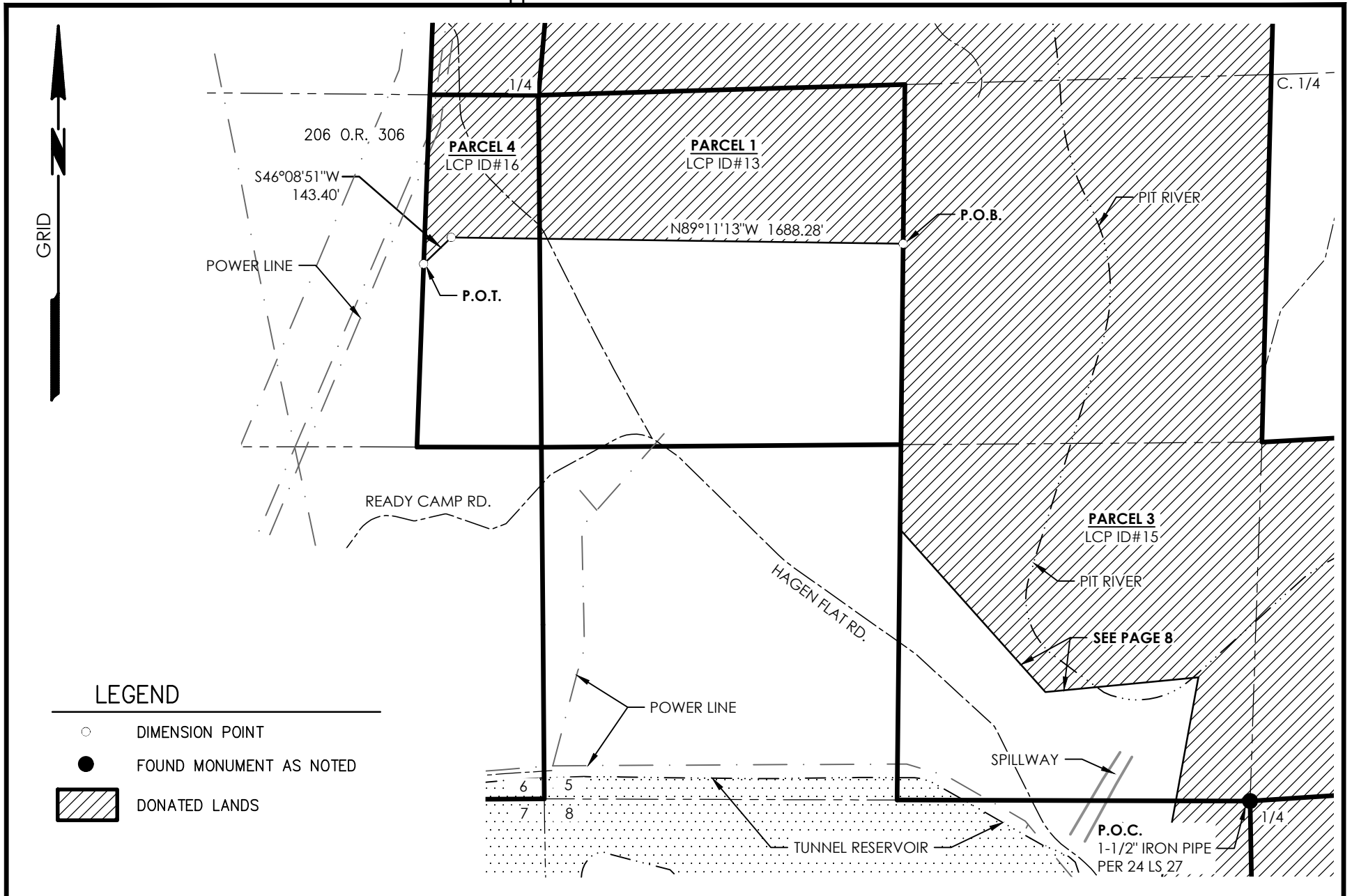
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2/1/22



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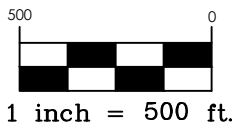
PAGE 6 OF 19
JOB #2263.19

Appendix 3: Conservation Easement



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- ▨ DONATED LANDS



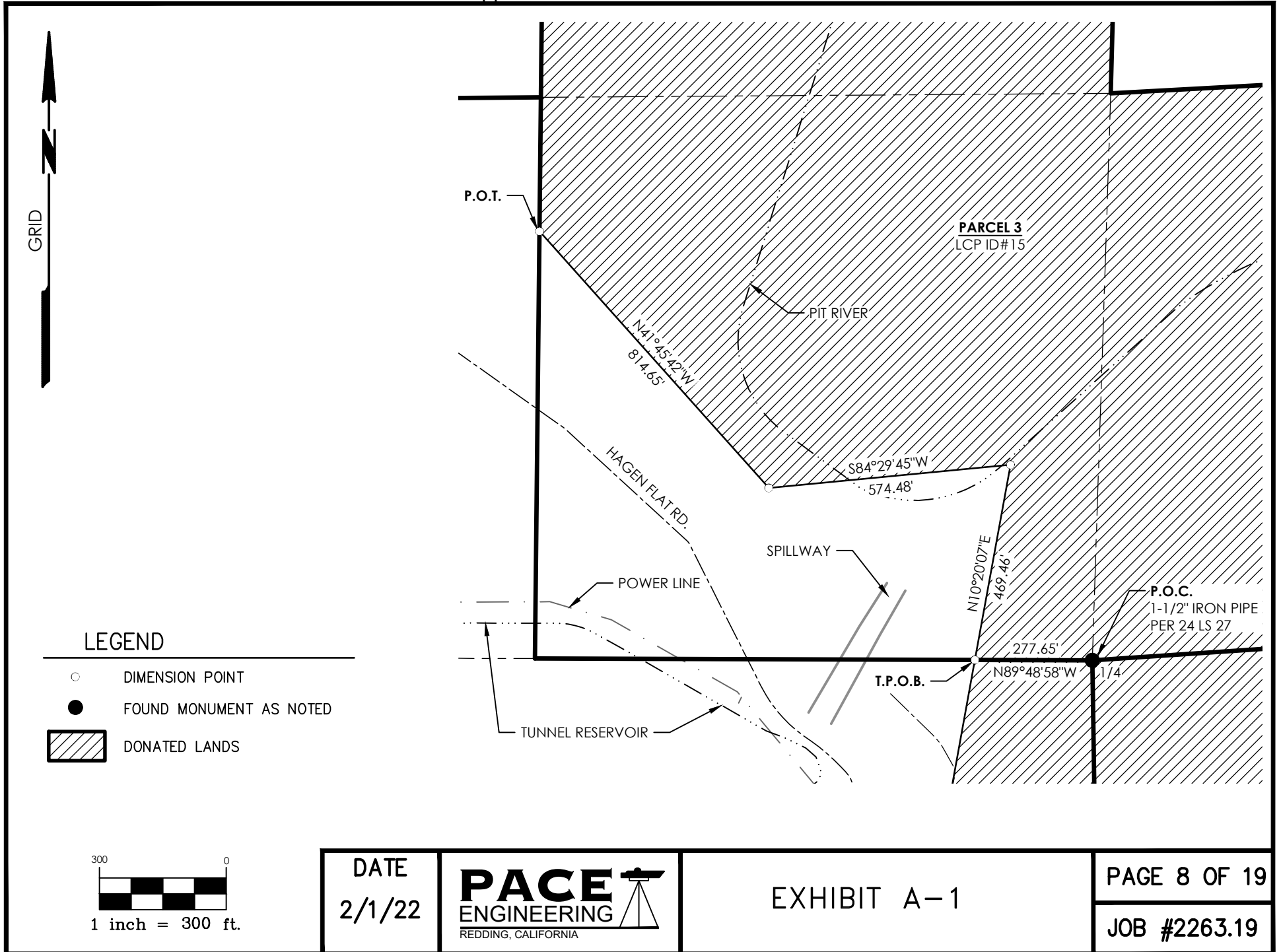
DATE
2/1/22

PACE
ENGINEERING
REDDING, CALIFORNIA

EXHIBIT A-1

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Appendix 3: Conservation Easement



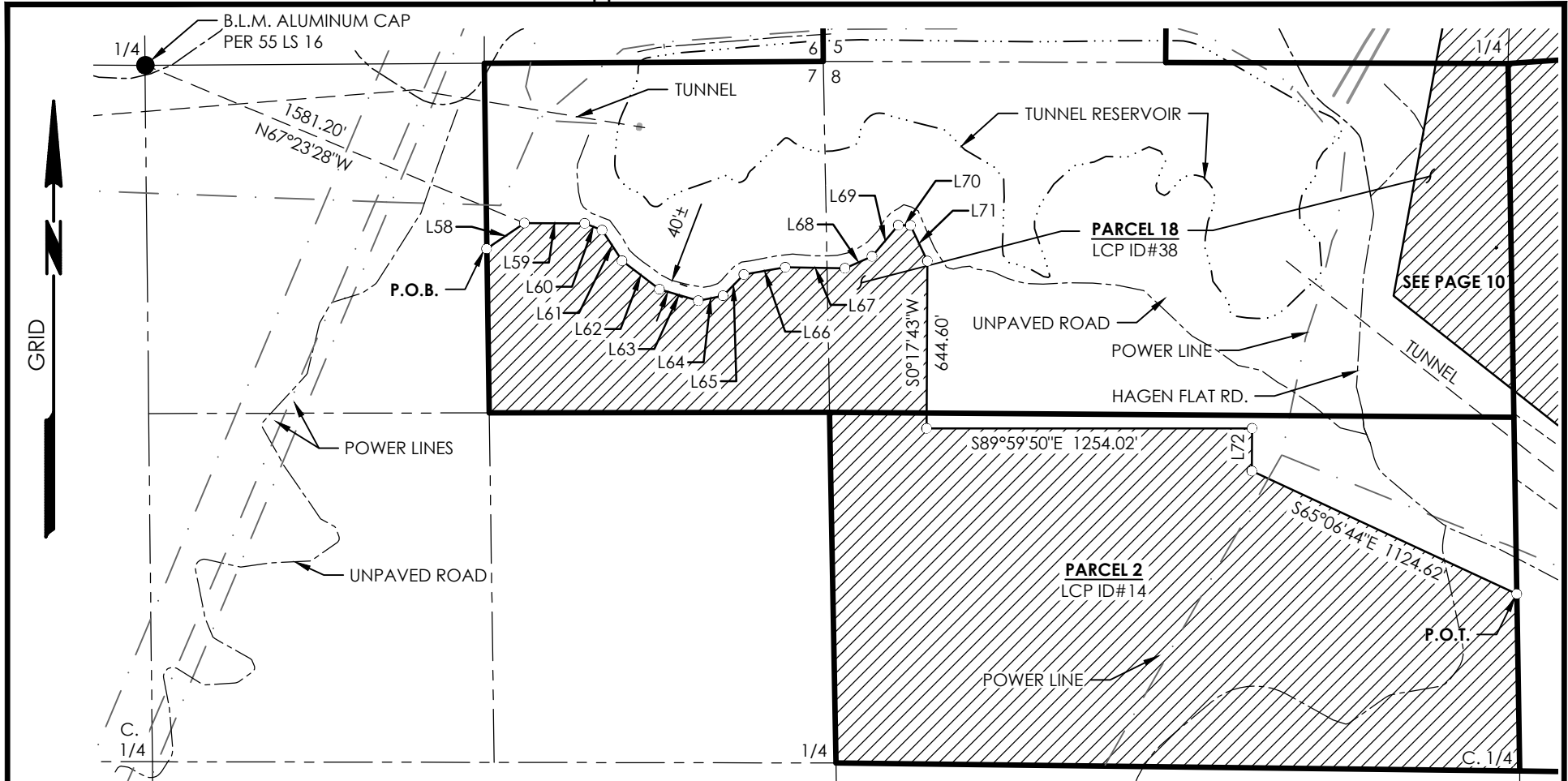
DATE
2/1/22



EXHIBIT A-1

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Appendix 3: Conservation Easement



LINE TABLE		
LINE	BEARING	LENGTH
L58	N55°44'18"E	174.38'
L59	S89°39'03"E	232.24'
L60	S68°38'06"E	71.69'
L61	S33°07'19"E	140.89'

LINE TABLE		
LINE	BEARING	LENGTH
L62	S52°43'21"E	181.06'
L63	S73°36'50"E	156.50'
L64	N78°27'52"E	97.31'
L65	N44°36'08"E	114.37'

LINE TABLE		
LINE	BEARING	LENGTH
L66	N80°06'34"E	161.79'
L67	S89°04'53"E	229.88'
L68	N66°18'00"E	113.66'
L69	N40°13'41"E	157.02'

LINE TABLE		
LINE	BEARING	LENGTH
L70	S89°39'03"E	46.92'
L71	S25°23'36"E	152.26'
L72	S0°21'03"W	164.33'

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- DONATED LANDS



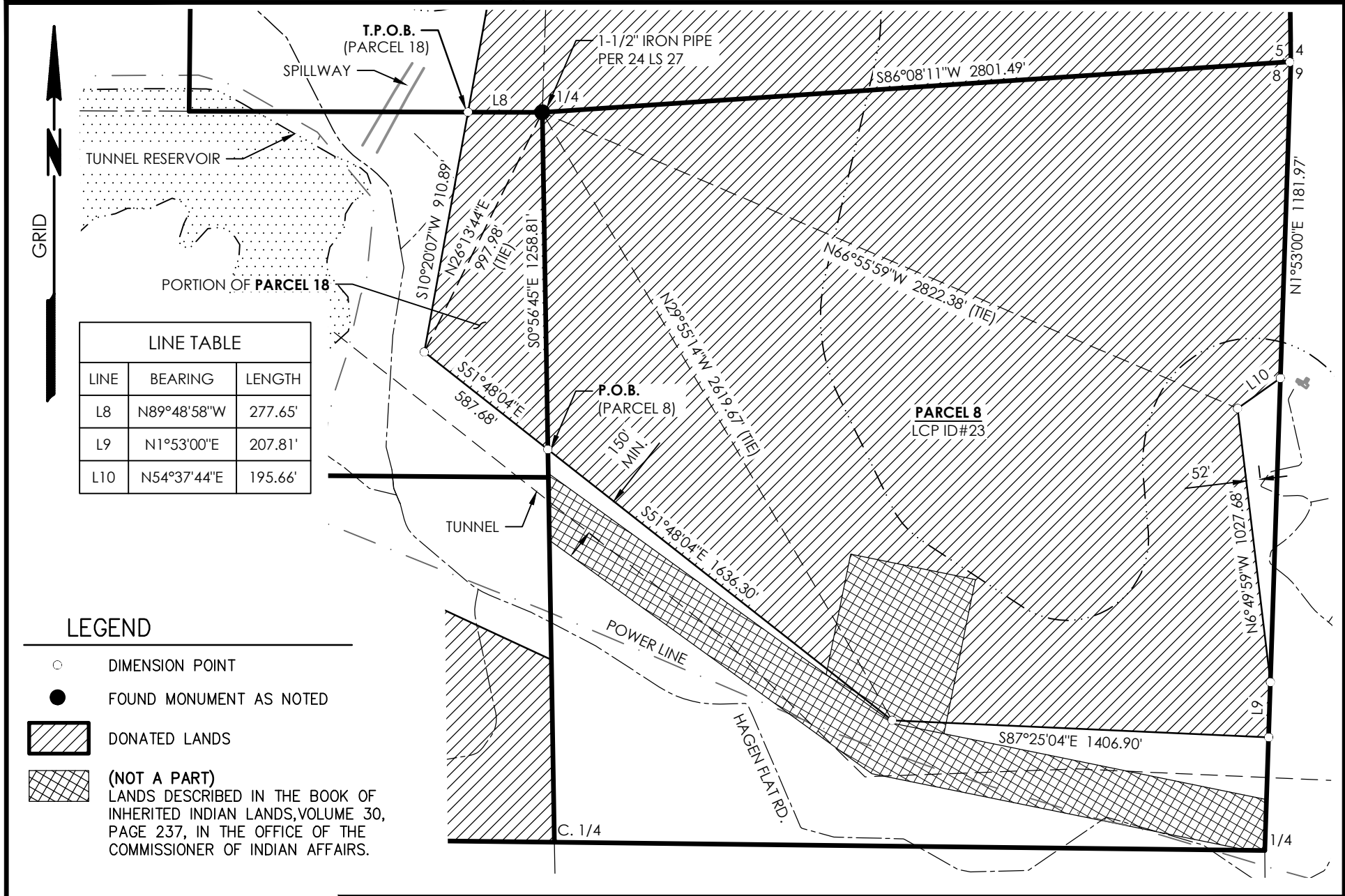
DATE
2/1/22





EXHIBIT A-1

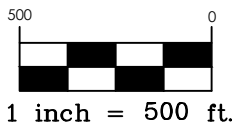
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Appendix 3: Conservation Easement



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
-  DONATED LANDS
-  (NOT A PART)
LANDS DESCRIBED IN THE BOOK OF INHERITED INDIAN LANDS, VOLUME 30, PAGE 237, IN THE OFFICE OF THE COMMISSIONER OF INDIAN AFFAIRS.



DATE
2/1/22

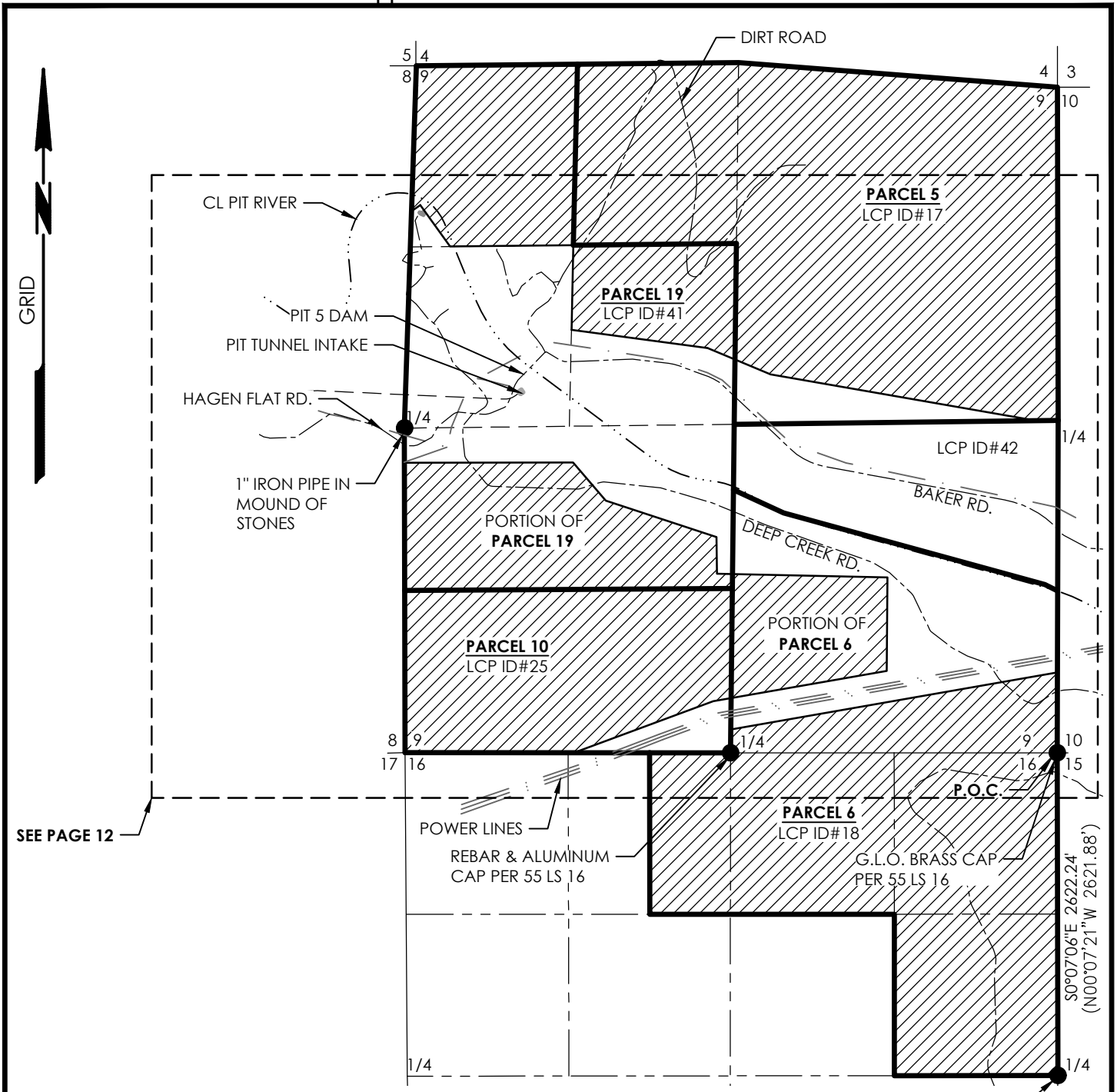
PACE
ENGINEERING
REDDING, CALIFORNIA

EXHIBIT A-1

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JOB #2263.19

Appendix 3: Conservation Easement

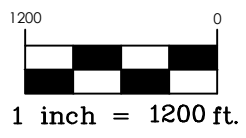


SEE PAGE 12

LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- (~) RECORD DATA PER 55 LS 16
-  DONATED LANDS

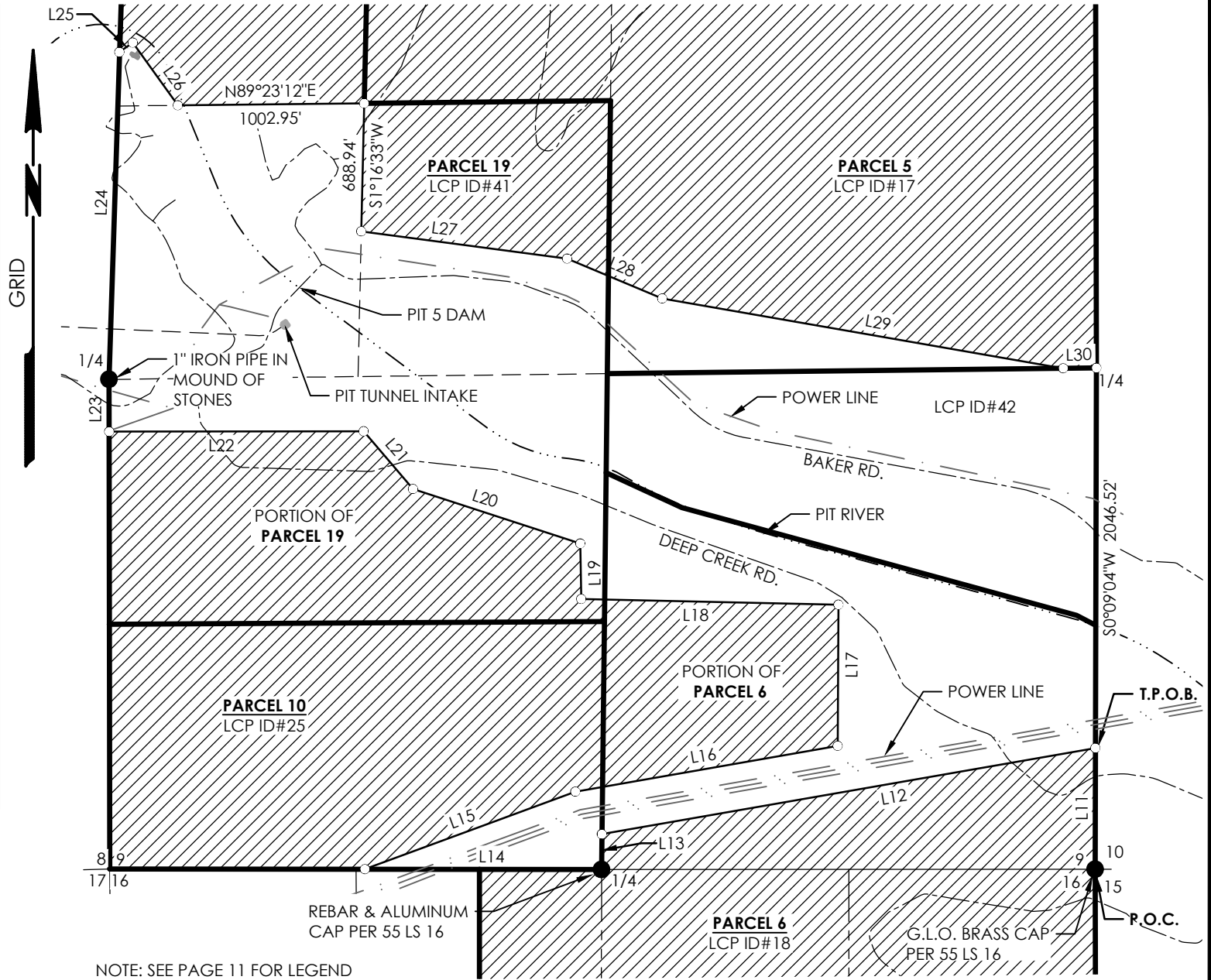
5/8" IRON ROD WELDED TO 3" WASHER PER 55 LS 16



DATE 2/1/22		EXHIBIT A-1	PAGE 11 OF 19
			JOB #2263.19

Appendix 3: Conservation Easement

LINE TABLE		
LINE	BEARING	LENGTH
L11	N0°09'04"E	653.43'
L12	S80°05'32"W	2695.91'
L13	S0°40'00"W	190.53'
L14	N89°56'47"W	1275.32'
L15	N69°46'25"E	1209.68'
L16	N80°05'32"E	1432.55'
L17	N0°20'18"E	760.03'
L18	N88°43'28"W	1384.88'
L19	N0°51'59"W	298.06'
L20	N71°54'21"W	947.43'
L21	N40°32'47"W	408.87'
L22	S89°55'29"W	1370.32'
L23	N0°05'37"W	280.72'
L24	N1°53'00"E	1764.57'
L25	N54°37'44"E	86.12'
L26	S35°42'03"E	415.66'
L27	S82°24'49"E	1117.17'
L28	S67°18'43"E	555.13'
L29	S80°06'41"E	2190.11'
L30	N89°19'44"E	178.62'



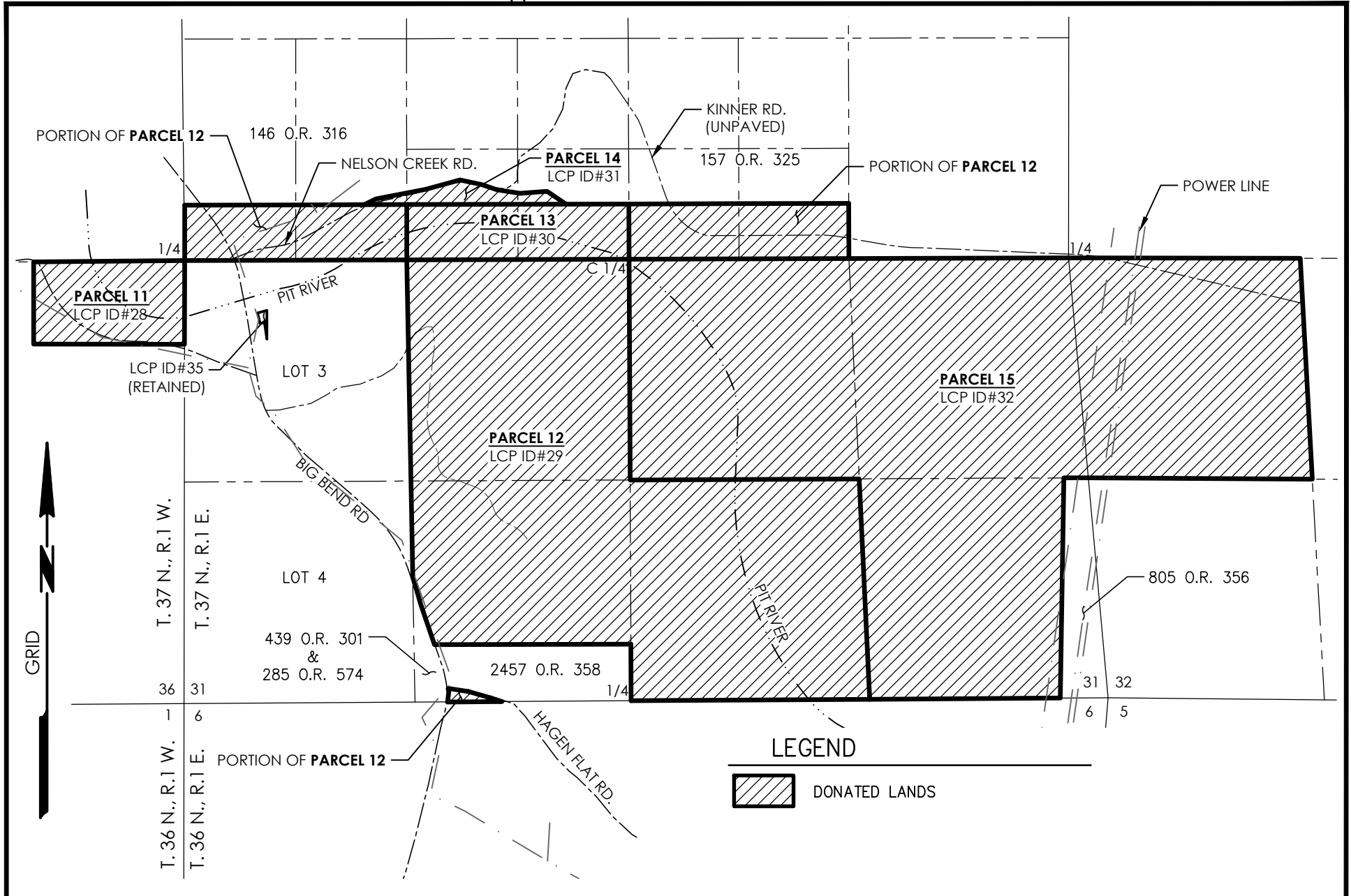
NOTE: SEE PAGE 11 FOR LEGEND



1 inch = 800 ft.

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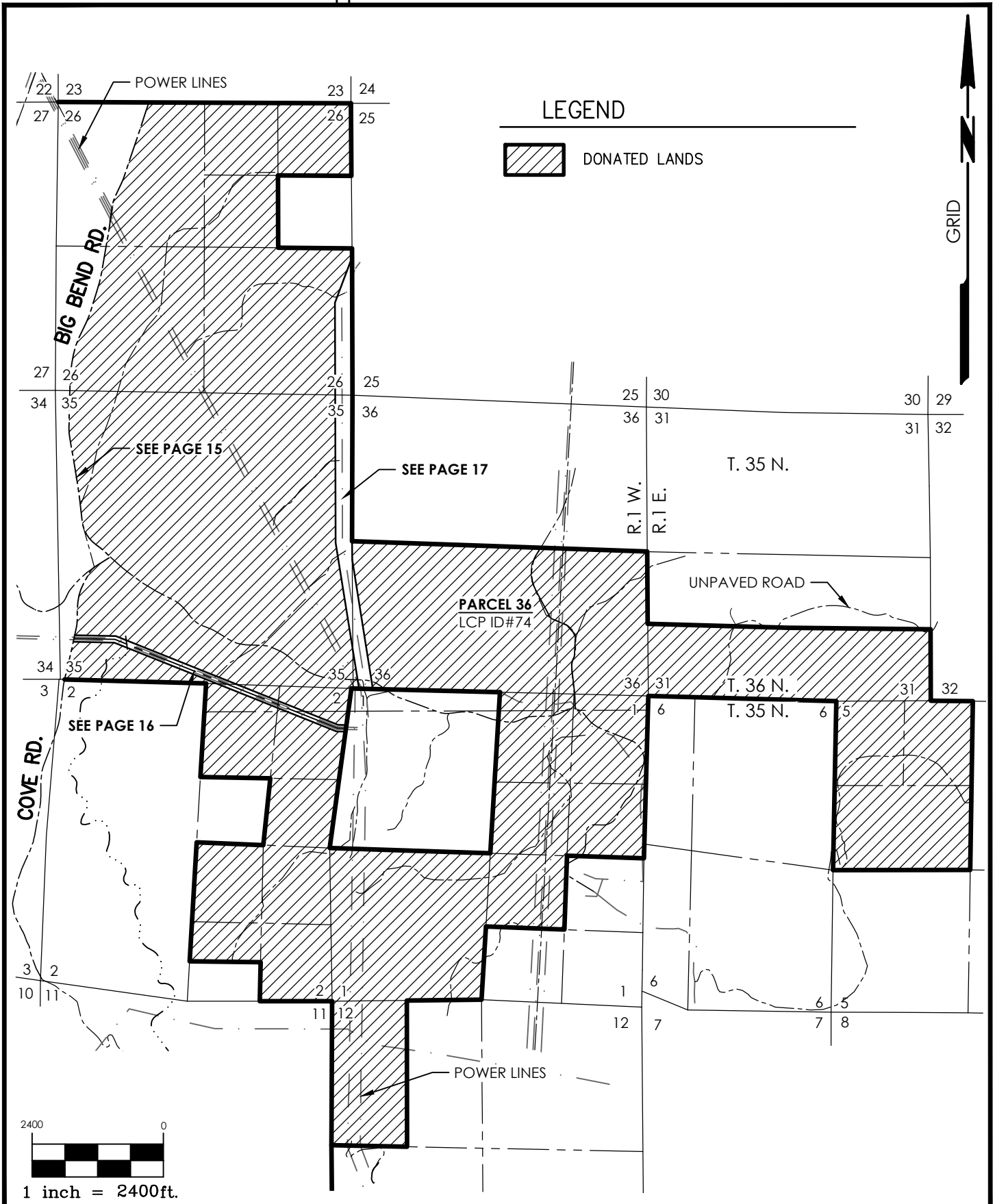
Appendix 3: Conservation Easement



1 inch = 800 ft.

<p>DATE 2/1/22</p>	<p>PACE ENGINEERING REDDING, CALIFORNIA</p>	<p>EXHIBIT A-1</p>	<p>PAGE 13 OF 19 JOB #2263.19</p>
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Appendix 3: Conservation Easement



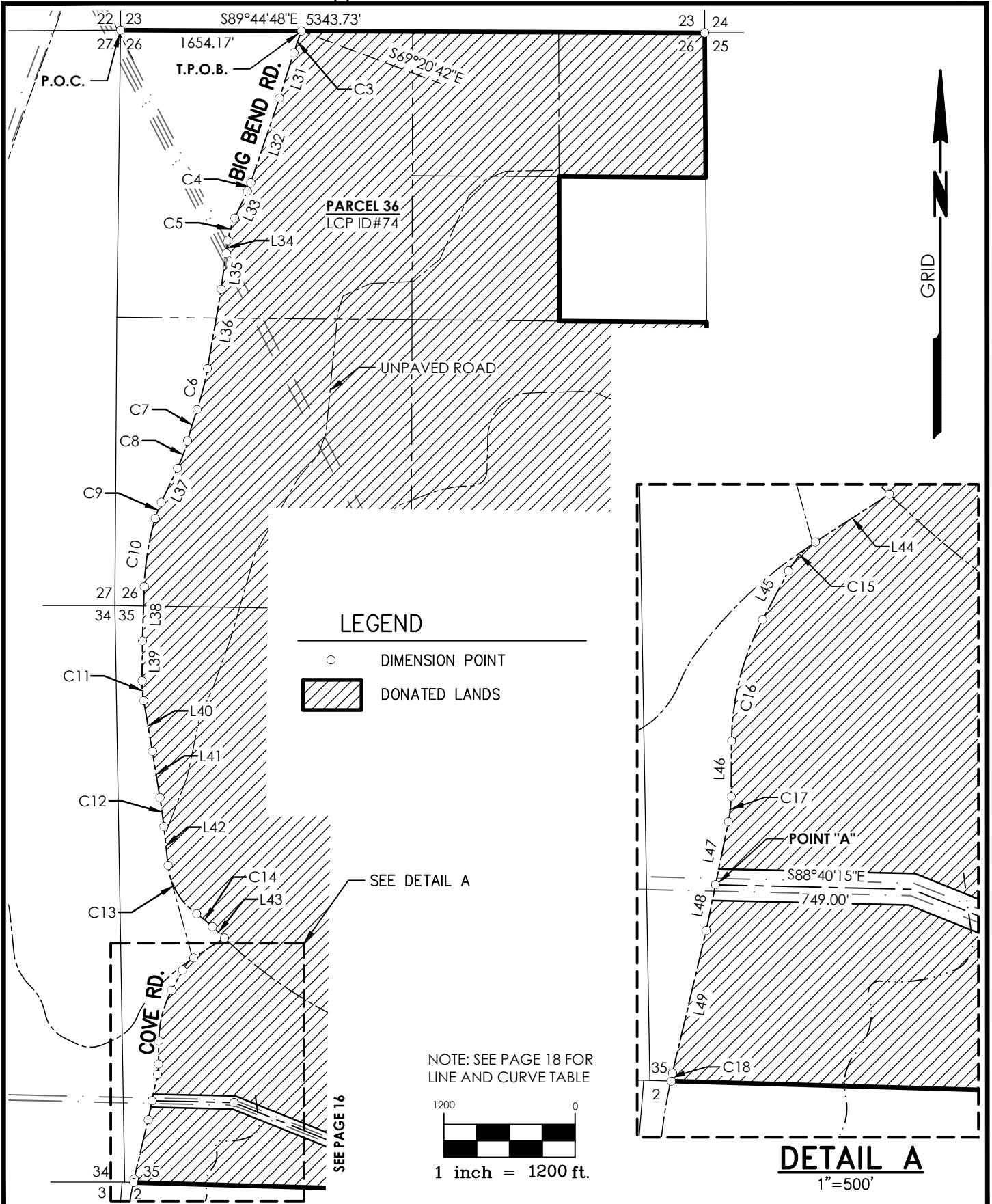
DATE
2/1/22



EXHIBIT A-1

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Appendix 3: Conservation Easement



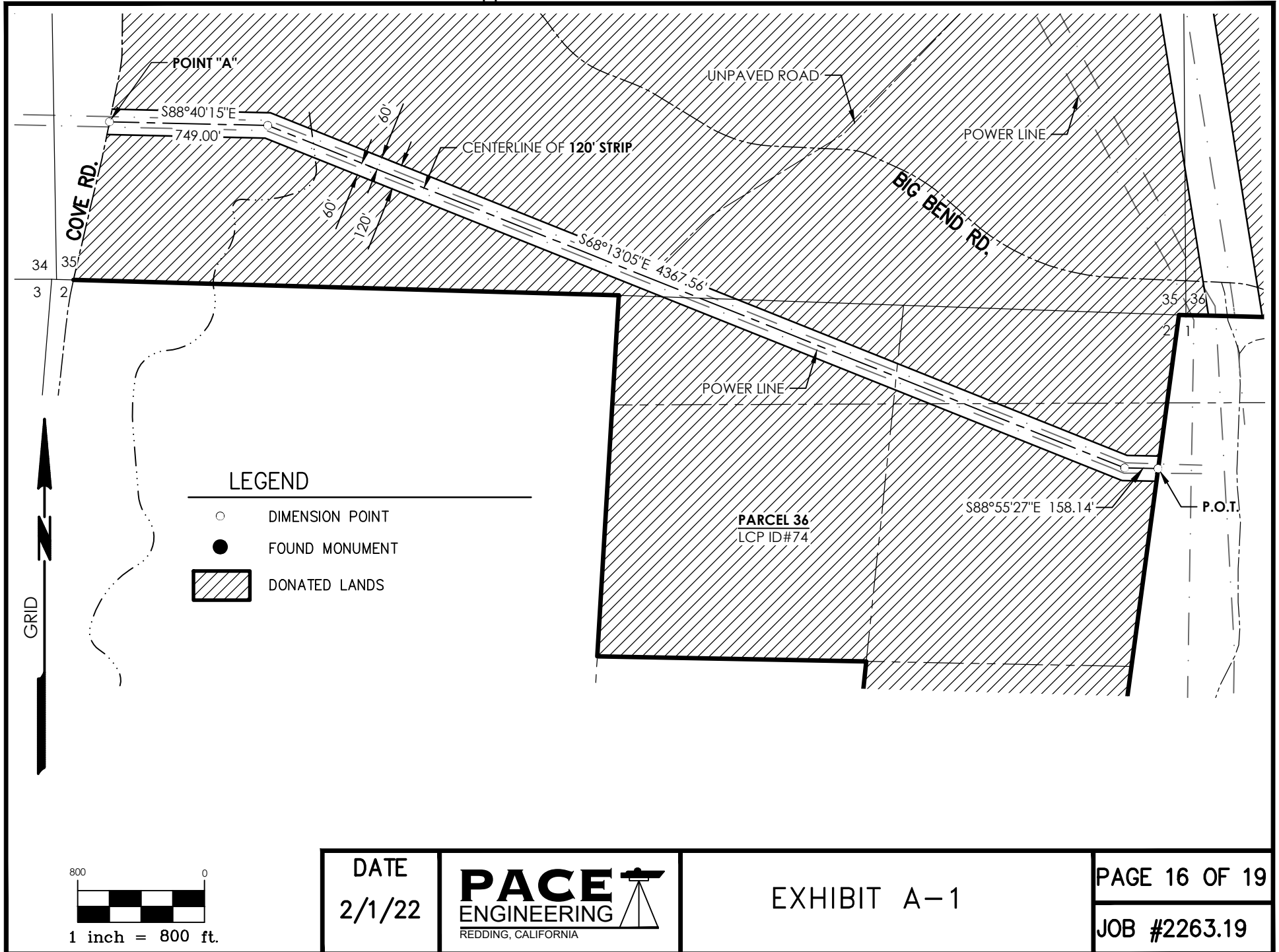
DATE
2/1/22



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Appendix 3: Conservation Easement



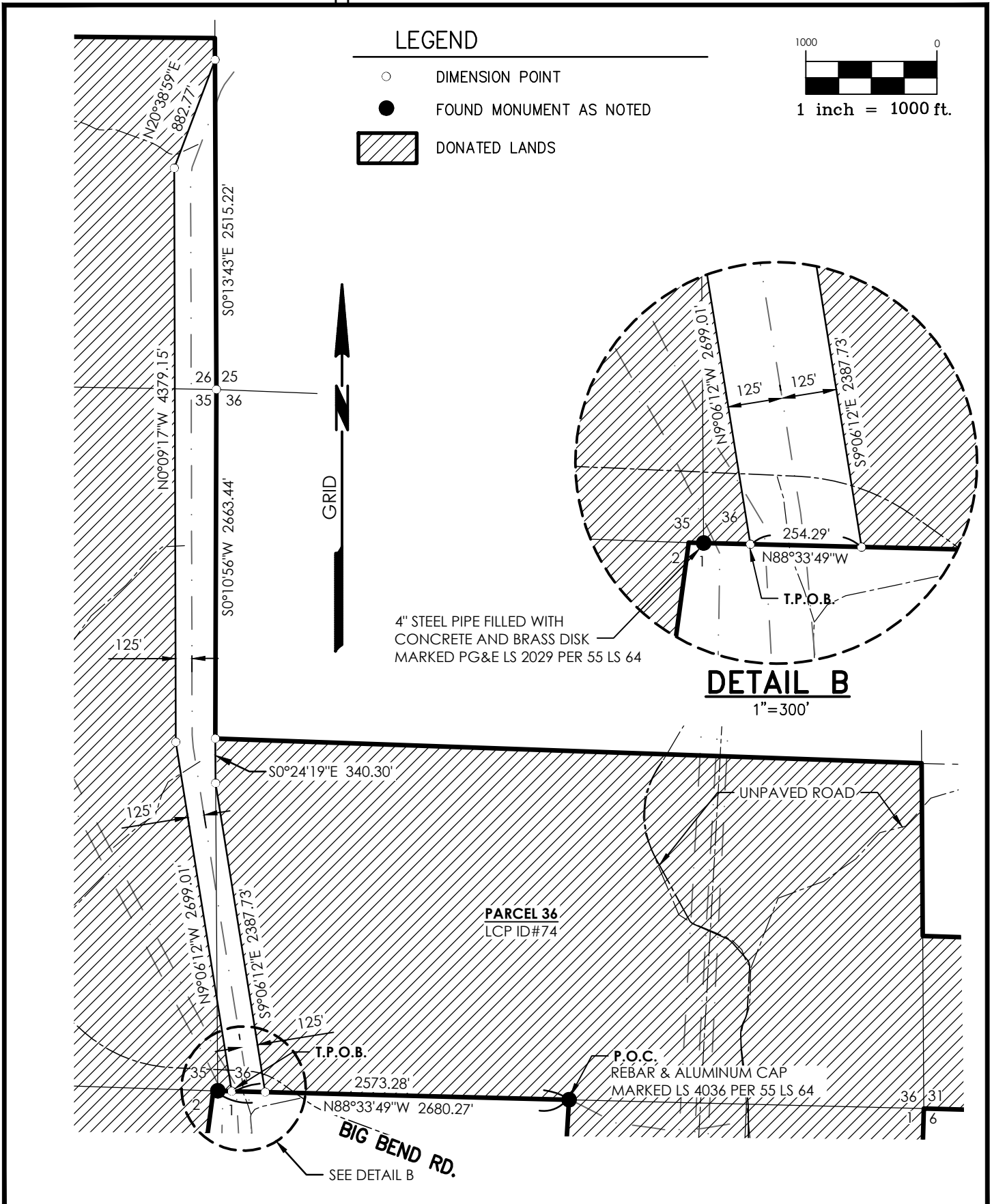
DATE
2/1/22



EXHIBIT A-1

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Appendix 3: Conservation Easement

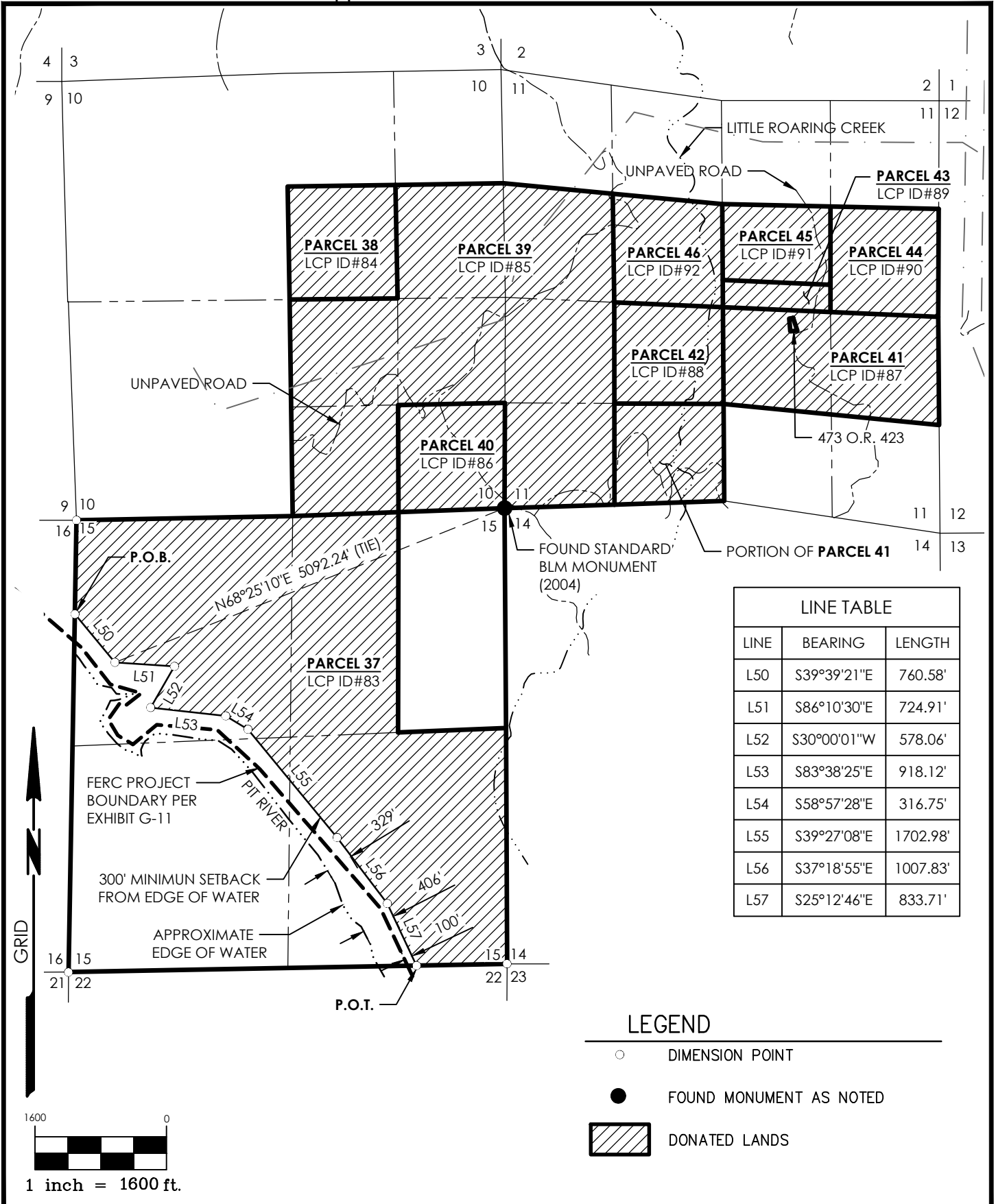


Appendix 3: Conservation Easement

LINE AND CURVE TABLE				
#	BEARING	DISTANCE	RADIUS	DELTA
C3		210.77'	4000.00'	3°01'08"
L31	S17°38'09"W	435.57'		
L32	S18°43'15"W	817.62'		
C4		82.20'	700.00'	6°43'40"
L33	S25°26'55"W	272.28'		
C5		215.15'	700.00'	17°36'38"
L34	S7°50'17"W	119.14'		
L35	S7°50'17"W	330.55'		
L36	S9°47'30"W	737.21'		
C6		386.04'	2500.00'	8°50'50"
C7		299.96'	5000.00'	3°26'14"
C8		267.65'	1500.00'	10°13'25"
L37	S25°25'31"W	343.59'		
C9		158.11'	1000.00'	9°03'32"
C10		634.87'	2500.00'	14°33'01"
L38	S1°48'58"W	495.89'		
L39	S0°36'57"W	365.42'		
C11		182.51'	1000.00'	10°27'26"
L40	S9°50'29"E	469.89'		
L41	S9°13'32"E	428.71'		
C12		267.65'	5000.00'	3°04'02"
L42	S6°09'31"E	357.88'		
C13		528.64'	620.00'	48°51'12"
C14		186.87'	1300.00'	8°14'10"
L43	S46°46'32"E	150.99'		
L44	S57°11'01"W	335.42'		
C15		152.19'	300.00'	29°03'57"
L45	S28°07'03"W	210.32'		
C16		481.96'	1000.00'	27°36'51"
L46	S0°30'13"W	211.23'		

LINE AND CURVE TABLE				
#	BEARING	DISTANCE	RADIUS	DELTA
C17		96.53'	500.00'	11°03'41"
L47	S11°33'54"W	244.98'		
L48	S11°33'54"W	177.60'		
L49	S13°18'44"W	558.37'		
C18		31.35'	2000.00'	0°53'54"

Appendix 3: Conservation Easement



DATE
2/1/22



EXHIBIT A-1

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EXHIBIT B

[Intentionally Deleted]

EXHIBIT C

Description of Easement Area

See Exhibit A. The Property is the Easement Area.

EXHIBIT D

Map Description of Easement Area

See Exhibit A-1. The Property is the Easement Area.

EXHIBIT E

Description of Electrical Strips
(Attached behind this Page)

EXHIBIT E

ELECTRIC LINE EASEMENTS

THOSE CERTAIN STRIPS OF LAND SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

STRIP 1:

PORTION OF LCP ID #0014
PORTION OF APN: 022-080-001

THAT CERTAIN STRIP OF LAND SITUATE IN THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN VOLUME 128, PAGE 85 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN; THENCE NORTH 55°44'18" EAST, A DISTANCE OF 174.38 FEET, MORE OR LESS, TO A POINT FROM WHICH THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7 BEARS NORTH 67°23'28" WEST, A DISTANCE OF 1,581.20 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 232.24 FEET;

THENCE SOUTH 68°38'06" EAST, A DISTANCE OF 71.69 FEET;

THENCE SOUTH 33°07'19" EAST, A DISTANCE OF 140.89 FEET;

THENCE SOUTH 52°43'21" EAST, A DISTANCE OF 181.06 FEET;

THENCE SOUTH 73°36'50" EAST, A DISTANCE OF 156.50 FEET;

THENCE NORTH 78°27'52" EAST, A DISTANCE OF 97.31 FEET;

THENCE NORTH 44°36'08" EAST, A DISTANCE OF 114.37 FEET;

THENCE NORTH 80°06'34" EAST, A DISTANCE OF 161.79 FEET;

THENCE SOUTH 89°04'53" EAST, A DISTANCE OF 229.88 FEET;

THENCE NORTH 66°18'00" EAST, A DISTANCE OF 113.66 FEET;

THENCE NORTH 40°13'41" EAST, A DISTANCE OF 157.02 FEET;

THENCE SOUTH 89°39'03" EAST, A DISTANCE OF 46.92 FEET;

Appendix 3: Conservation Easement

THENCE SOUTH 25°23'36" EAST, A DISTANCE OF 152.26 FEET;

THENCE SOUTH 00°17'43" WEST, A DISTANCE OF 644.60 FEET;

THENCE SOUTH 89°59'50" EAST, A DISTANCE OF 1,254.02 FEET;

THENCE SOUTH 00°21'03" WEST, A DISTANCE OF 164.33 FEET;

THENCE SOUTH 65°06'44" EAST, A DISTANCE OF 69.33 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A PACIFIC GAS AND ELECTRIC COMPANY DISTRIBUTION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

THENCE ALONG SAID CENTERLINE, SOUTH 29°39'34" WEST, A DISTANCE OF 1,274.79 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN A LINE WHICH BEARS SOUTH 65°06'44" EAST THROUGH THE **TRUE POINT OF BEGINNING**, AND TERMINATE IN THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 8.

Appendix 3: Conservation Easement

STRIP 2:

PORTION OF LCP ID #0016 & #0024

PORTION OF APN: 022-080-001

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 6, TOWNSHIP 36 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN VOLUME 144, PAGE 154, AND VOLUME 144, PAGE 424 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 300.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 6; THENCE ALONG THE SOUTHERLY LINE THEREOF, NORTH 89°55'40" WEST, A DISTANCE OF 877.87 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE MOST EASTERLY PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINE;

THENCE ALONG SAID CENTERLINE, NORTH 22°39'05" EAST, A DISTANCE OF 1175.01 FEET TO A POINT IN THE EASTERLY LINE OF THE LANDS DESCRIBED IN BOOK 206, PAGE 306, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING NORTH 22°39'05" EAST, A DISTANCE OF 121.05 FEET;

THENCE NORTH 8°12'19" EAST, A DISTANCE OF 1524.31 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY AND EASTERLY BOUNDARY OF THE LANDS DESCRIBED IN BOOK 206, PAGE 306, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, AND TERMINATE IN THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 6.

Appendix 3: Conservation Easement

STRIP 3:

PORTION OF LCP ID #0022 & #0034

PORTION OF APN: 022-080-012 & 022-110-001

THAT CERTAIN STRIP OF LAND SITUATE IN SECTIONS 7 AND 18, TOWNSHIP 36 NORTH, RANGE 1 EAST, BEING A PORTION OF THE LAND DESCRIBED IN BOOK 172, PAGE 416, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, AND A PORTION OF THE LANDS DESCRIBED IN VOLUME 14, PAGE 220, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 300.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 7, THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7, SOUTH 0°36'54" EAST, A DISTANCE OF 670.95 FEET TO THE NORTHWEST CORNER OF SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 89°52'45" EAST, A DISTANCE OF 883.13 FEET TO A POINT IN THE CENTERLINE OF THE MOST EASTERLY PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE, SOUTH 22°39'05" WEST, A DISTANCE OF 337.96 FEET; THENCE SOUTH 22°40'52" WEST, A DISTANCE OF 7620.22 FEET, TO A POINT IN THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18, SAID POINT BEING THE **POINT OF TERMINATION**.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE-DESCRIBED STRIP LYING WITHIN THE NORTHWEST ONE-QUARTER, THE SOUTHWEST ONE-QUARTER, AND THE SOUTHEAST ONE-QUARTER OF SAID SECTION 7.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7, AND TERMINATE IN THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 18.

Appendix 3: Conservation Easement

STRIP 4:

PORTION OF LCP ID #0028

PORTION OF APN: 021-270-010

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 36, TOWNSHIP 37 NORTH, RANGE 1 WEST, BEING A PORTION OF THE LANDS DESCRIBED IN VOLUME 144, PAGE 86 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 36; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36, SOUTH 89°32'25" WEST, A DISTANCE OF 900.04 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN SAID VOLUME 144, PAGE 86 OF DEEDS OF THE COUNTY OF SHASTA; THENCE ALONG THE WESTERLY LINE THEREOF, SOUTH 0°04'28" WEST, A DISTANCE OF 217.66 FEET TO A POINT IN THE CENTERLINE OF A PACIFIC GAS AND ELECTRIC COMPANY DISTRIBUTION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE, SOUTH 60°08'27" EAST, A DISTANCE OF 466.41 FEET; THENCE SOUTH 78°13'00" EAST, A DISTANCE OF 208.32 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN VOLUME 144, PAGE 86 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE WESTERLY LINE OF THE LANDS DESCRIBED IN SAID DEED, AND TERMINATE IN THE SOUTHERLY LINE OF THE LANDS DESCRIBED IN SAID DEED.

Appendix 3: Conservation Easement

STRIP 5:

PORTION OF LCP ID #0029

PORTION OF APN: 022-330-006 & 022-330-011

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS THE FOLLOWS:

SEGMENT 1:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE ALONG THE MID-SECTION LINE THEREOF, NORTH 89°49'04" EAST, A DISTANCE OF 326.19 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE NORTH 18°05'01" WEST, A DISTANCE OF 125.54 FEET;

THENCE NORTH 71°44'40" EAST, A DISTANCE OF 529.50 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT A**; THENCE NORTH 33°51'35" WEST 55.95 FEET TO A POINT IN THE NORTHERLY LINE OF THE LANDS DESCRIBED IN SAID DEED, SAID POINT BEING **POINT OF TERMINATION #1**.

SEGMENT 2:

BEGINNING AT SAID **POINT "A"**, THENCE NORTH 52°45'07" EAST, A DISTANCE OF 77.18 FEET TO A POINT IN THE NORTH BOUNDARY OF THE LANDS DESCRIBED IN SAID DEED, SAID POINT BEING **POINT OF TERMINATION #2**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 31, AND TERMINATE IN SAID NORTHERLY LINE OF THE LANDS DESCRIBED IN SAID DEED.

Appendix 3: Conservation Easement

STRIP 6:

PORTION OF LCP ID #0029

PORTION OF APN: 022-330-006 & 022-330-011

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF SAID SECTION 31, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 31, THENCE NORTH 89°38'07" EAST, A DISTANCE OF 120.70 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

THENCE ALONG SAID CENTERLINE, NORTH 40°45'29" EAST, A DISTANCE OF 158.29 FEET;

THENCE NORTH 19°44'18" WEST, A DISTANCE OF 706.18 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF LOT 4 OF SAID SECTION 31, SAID POINT BEING THE **POINT OF TERMINATION**.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE-DESCRIBED STRIP LYING WITHIN THE LANDS DESCRIBED IN BOOK 439, PAGE 301 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA, AND THE LANDS DESCRIBED IN BOOK 2457, PAGE 358 OF OFFICIAL RECORDS OF THE COUNTY OF SHASTA.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE IN THE EASTERLY LINE OF SAID LOT 4.

Appendix 3: Conservation Easement

STRIP 7:

PORTION OF LCP ID #0032

PORTION OF APN: 022-330-006 & 022-330-011

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 31 AND SECTION 32, TOWNSHIP 37 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 14, PAGE 226 OF PATENTS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 300.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 32; THENCE ALONG THE MID-SECTION LINE THEREOF, SOUTH 89°52'26" EAST, A DISTANCE OF 428.61 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE EASTERLY EXISTING PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**,

THENCE ALONG SAID CENTERLINE, SOUTH 8°12'19" WEST, A DISTANCE OF 2,676.52 FEET, MORE OR LESS, TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 31, SAID POINT BEING THE **POINT OF TERMINATION**.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE-DESCRIBED STRIP LYING WITHIN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, AND THE LANDS DESCRIBED IN BOOK 805, PAGE 356, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 32, AND TERMINATE IN THE SOUTHERLY LINE OF SAID SECTION 31.

Appendix 3: Conservation Easement

STRIP 8:

PORTION OF LCP ID #0055

PORTION OF APN: 021-120-004

THAT CERTAIN STRIP OF LAND SITUATE IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 137, PAGE 99 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTIONS 25, THENCE ALONG THE WESTERLY LINE THEREOF, NORTH 0°02'24" EAST, A DISTANCE OF 1,350.54 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE ALONG THE NORTHERLY LINE THEREOF, NORTH 88°04'22" EAST, A DISTANCE OF 898.02 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF AN EXISTING PACIFIC GAS AND ELECTRIC COMPANY DISTRIBUTION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE, SOUTH 32°08'17" EAST, A DISTANCE OF 803.37 FEET TO A POINT IN THE EASTERLY LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, AND TERMINATE IN THE EASTERLY LINE THEREOF.

Appendix 3: Conservation Easement

STRIP 9:

PORTION OF LCP ID #0067 & #0068

PORTION OF APN: 021-200-022 & 021-200-032

THAT CERTAIN STRIP OF LAND SITUATE IN THE WEST ONE-HALF OF THE EAST ONE-HALF OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AS RECORDED IN VOLUME 140, PAGE 156 OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

SEGMENT 1:

COMMENCING AT THE NORTHWEST CORNER OF THE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE ALONG THE WESTERLY LINE THEREOF SOUTH 0°19'26" EAST, A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 89°49'09" EAST, A DISTANCE OF 204.85 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF AN EXISTING PACIFIC GAS AND ELECTRIC COMPANY DISTRIBUTION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**.

THENCE, ALONG SAID CENTERLINE THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE SOUTH 16°37'36" WEST, A DISTANCE OF 359.21 FEET;
2. THENCE SOUTH 3°30'58" WEST, A DISTANCE OF 219.70 FEET;
3. THENCE SOUTH 4°17'09" EAST, A DISTANCE OF 248.97 FEET;
4. THENCE SOUTH 19°29'06" EAST, A DISTANCE OF 116.09 FEET;
5. THENCE SOUTH 48°25'43" EAST, A DISTANCE OF 402.38 FEET;
6. THENCE SOUTH 26°18'57" EAST, A DISTANCE OF 432.36 FEET;
7. THENCE SOUTH 68°33'45" EAST, A DISTANCE OF 223.95 FEET;
8. THENCE SOUTH 47°23'54" EAST, A DISTANCE OF 369.85 FEET, TO A POINT HEREINAFTER REFERRED TO AS **POINT B**;
9. THENCE SOUTH 1°12'34" WEST, A DISTANCE OF 245.94 FEET;
10. THENCE SOUTH 49°39'17" EAST, A DISTANCE OF 199.01 FEET;
11. THENCE SOUTH 28°13'04" WEST, A DISTANCE OF 227.82 FEET, TO A POINT BEING **POINT OF TERMINATION #1**

Appendix 3: Conservation Easement

SEGMENT 2:

BEGINNING AT SAID “**POINT B**”, THENCE SOUTH 74°03’53” EAST, A DISTANCE OF 88.66 FEET TO A POINT IN THE EASTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, SAID POINT BEING **POINT OF TERMINATION #2**.

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE ABOVE-DESCRIBED STRIP LYING WITHIN THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN A LINE WHICH BEARS SOUTH 89°49’09” EAST, THROUGH THE **POINT OF BEGINNING**, TO TERMINATE EASTERLY IN THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 12, AND TO TERMINATE SOUTHERLY IN A LINE DRAWN AT RIGHT ANGLES THROUGH **POINT OF TERMINATION #1**.

Appendix 3: Conservation Easement

STRIP 10:

PORTION OF LCP ID #0074

PORTIONS OF APN: 021-250-003, 021-250-007 & 021-250-009

THAT CERTAIN STRIP OF LAND SITUATE IN SECTIONS 26, 35, AND 36, TOWNSHIP 36 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN VOLUME 14, PAGE 220, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND LYING 225.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26, THENCE ALONG THE WESTERLY LINE THEREOF, SOUTH 0°45'45" WEST, A DISTANCE OF 181.76 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE BETWEEN EXISTING PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINES; THENCE ALONG SAID CENTERLINE, SOUTH 27°29'24" EAST, A DISTANCE OF 2096.12 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF BIG BEND ROAD, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING, SOUTH 27°29'35" EAST, A DISTANCE OF 9768.72 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID SECTION 36, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE CENTERLINE OF SAID BIG BEND ROAD, AND TERMINATE IN THE SOUTHERLY LINE OF SAID SECTION 35 AND 36.

Appendix 3: Conservation Easement

STRIP 11:

PORTION OF LCP ID #0074

PORTIONS OF APN: 027-020-015 & 027-280-006

THAT CERTAIN STRIP OF LAND SITUATE IN SECTIONS 1 AND 12, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN VOLUME 14, PAGE 220, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 300.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1, THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, SOUTH 88°06'21" EAST, A DISTANCE OF 634.98 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE, SOUTH 0°53'37" WEST, A DISTANCE OF 1473.71;

THENCE SOUTH 0°52'32" WEST, A DISTANCE OF 2869.79;

THENCE SOUTH 0°34'19" WEST, A DISTANCE OF 1072.21 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 1, AND TERMINATE IN THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12.

Appendix 3: Conservation Easement

STRIP 12:

PORTION OF LCP ID #0074

PORTION OF APN: 027-280-006

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 12, TOWNSHIP 35 NORTH, RANGE 1 WEST, BEING A PORTION OF THE LANDS DESCRIBED IN VOLUME 14, PAGE 220, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE WESTERLY LINE THEREOF, SOUTH 0°16'17" WEST, A DISTANCE OF 506.71 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A PACIFIC GAS AND ELECTRIC COMPANY DISTRIBUTION LINE;

THENCE ALONG SAID CENTERLINE, THE FOLLOWING SIX (6) COURSES:

1. NORTH 90°00'00" EAST, A DISTANCE OF 100.15 FEET;
2. NORTH 89°45'50" EAST, A DISTANCE OF 185.86 FEET;
3. SOUTH 58°00'29" EAST, A DISTANCE OF 276.70 FEET;
4. SOUTH 57°12'55" EAST, A DISTANCE OF 240.50 FEET;
5. SOUTH 75°29'02" EAST, A DISTANCE OF 21.33 FEET;
6. THENCE SOUTH 81°44'07" EAST, A DISTANCE OF 628.87 FEET, MORE OR LESS, TO A POINT IN THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE WESTERLY LINE OF SAID SECTION 12, AND TERMINATE IN THE EASTERLY LINE OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12.

Appendix 3: Conservation Easement

STRIP 13:

PORTION OF LCP ID #0074

PORTIONS OF APN: 021-250-009, 027-020-014, & 027-180-012

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 WEST, AND SECTION 1, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN BOOK 14, PAGE 220, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 300.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 36; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36, NORTH 87°59'51" WEST, A DISTANCE OF 1487.72 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF THE EASTERNMOST PACIFIC GAS AND ELECTRIC COMPANY TRANSMISSION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE ALONG SAID CENTERLINE, SOUTH 2°48'17" WEST, A DISTANCE OF 6947.49 FEET, TO A POINT IN THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 36, AND TERMINATE IN THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1.

Appendix 3: Conservation Easement

PARCEL 14:

PORTION OF LCP ID #0074

PORTION OF APN: 027-020-014

THAT CERTAIN STRIP OF LAND SITUATE IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN BOOK 14, PAGE 220, OFFICIAL RECORDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 1, THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 88°34'52" EAST, A DISTANCE OF 9.29 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A PACIFIC GAS AND ELECTRIC COMPANY DISTRIBUTION LINE; THENCE ALONG SAID CENTERLINE, THE FOLLOWING THIRTEEN COURSES:

1. SOUTH 63°07'12" EAST, A DISTANCE OF 193.22 FEET;
2. SOUTH 62°45'55" EAST, A DISTANCE OF 195.77 FEET;
3. SOUTH 82°34'24" EAST, A DISTANCE OF 267.57 FEET;
4. SOUTH 80°57'31" EAST, A DISTANCE OF 204.93 FEET;
5. NORTH 82°30'50" EAST, A DISTANCE OF 198.38 FEET;
6. NORTH 81°05'36" EAST, A DISTANCE OF 285.10 FEET;
7. SOUTH 36°17'56" EAST, A DISTANCE OF 214.94 FEET;
8. SOUTH 36°29'00" EAST, A DISTANCE OF 271.77 FEET;
9. SOUTH 59°35'44" EAST, A DISTANCE OF 263.28 FEET;
10. SOUTH 68°55'57" EAST, A DISTANCE OF 296.09 FEET;
11. SOUTH 36°46'34" EAST, A DISTANCE OF 880.20 FEET;
12. SOUTH 3°11'15" WEST, A DISTANCE OF 557.42 FEET;
13. SOUTH 1°59'22" EAST, A DISTANCE OF 972.53 FEET TO A POINT IN THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY AND WESTERLY LINES OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1, AND TERMINATE IN THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 1.

Appendix 3: Conservation Easement

STRIP 15

PORTION OF LCP ID #0085
PORTION OF APN:027-260-002

THAT CERTAIN STRIP OF LAND SITUATE IN SECTIONS 10 AND 11, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, BEING A PORTION OF THE LANDS DESCRIBED IN VOLUME 131, PAGE 31, OF DEEDS OF THE COUNTY OF SHASTA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE ALONG THE WESTERLY LINE THEREOF SOUTH 1°07'05" EAST, A DISTANCE OF 1381.56 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 84°36'09" EAST, A DISTANCE OF 844.59 FEET, MORE OR LESS, TO A POINT IN THE CENTERLINE OF A PACIFIC GAS AND ELECTRIC COMPANY DISTRIBUTION LINE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES:

SOUTH 38°28'00" WEST, A DISTANCE OF 1,055.87 FEET;

THENCE SOUTH 14°13'48" WEST, A DISTANCE OF 252.22 FEET;

THENCE SOUTH 14°11'35" WEST, A DISTANCE OF 525.39 FEET;

THENCE, SOUTH 72°13'37" WEST, A DISTANCE OF 2,703.79 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10, SAID POINT BEING THE **POINT OF TERMINATION**.

NOTE: THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO BEGIN IN THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 11, AND TERMINATE IN THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 10.

END OF DESCRIPTIONS.

THE BEARINGS AND DISTANCES USED IN THE FOREGOING DESCRIPTIONS ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 1, (EPOCH 2011.00). DISTANCES HEREIN ARE GRID UNLESS OTHERWISE NOTED. TO OBTAIN GROUND DISTANCES, DIVIDE ALL DISTANCES BY A COMBINED GRID FACTOR OF 0.99981099.

EXHIBIT "F" ATTACHED HERETO AND MADE A PART BY REFERENCE.

THESE DESCRIPTIONS WERE PREPARED BY ME:

Jesse Lenaker

JESSE J. LENAHER, L.S. 8515



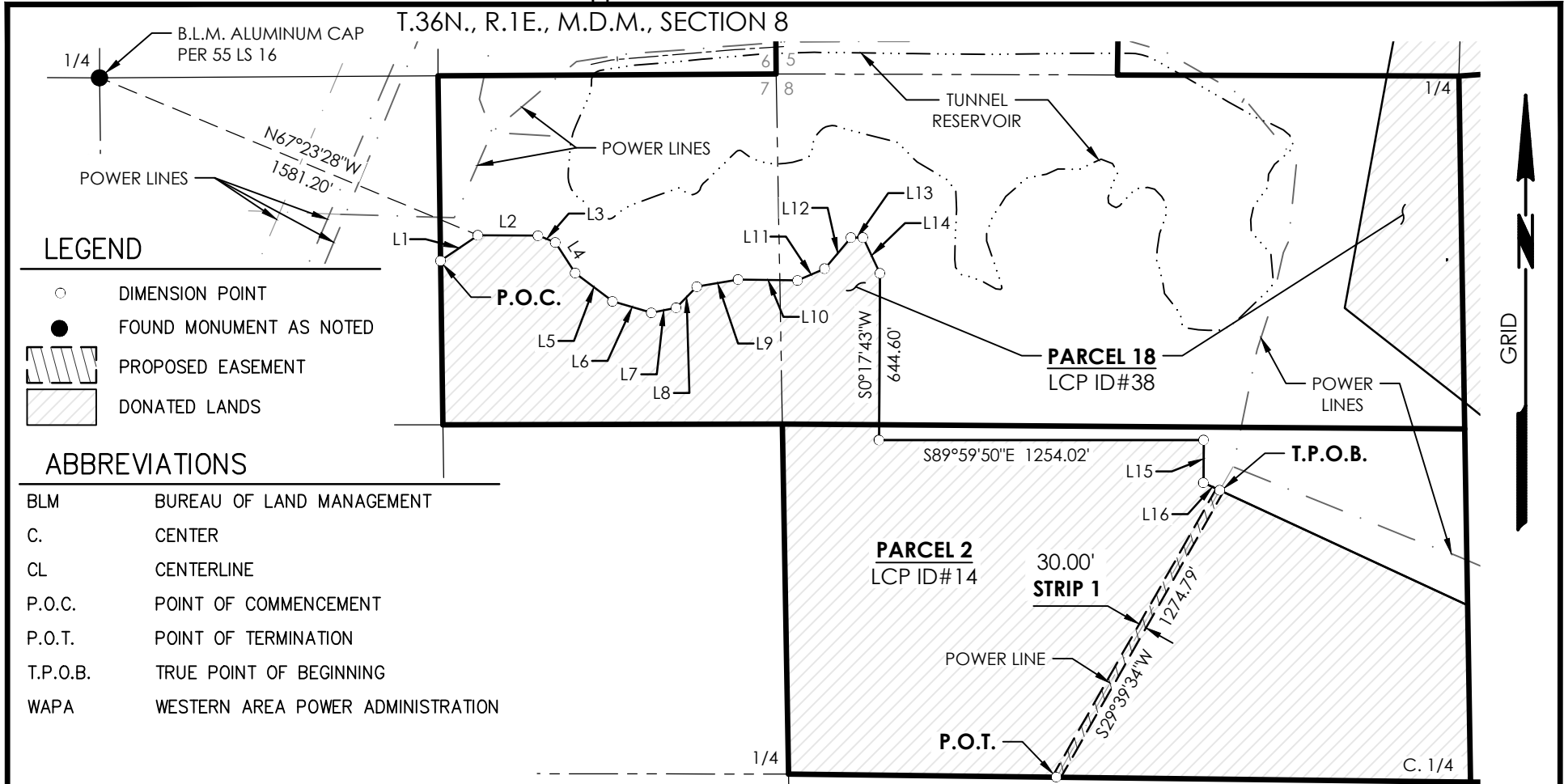
02-08-22

EXHIBIT F

Map Description of Electrical Strips
(Attached behind this Page)

Appendix 3: Conservation Easement

T.36N., R.1E., M.D.M., SECTION 8



LEGEND

- DIMENSION POINT
- FOUND MONUMENT AS NOTED
- PROPOSED EASEMENT
- DONATED LANDS

ABBREVIATIONS

- BLM BUREAU OF LAND MANAGEMENT
- C. CENTER
- CL CENTERLINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- T.P.O.B. TRUE POINT OF BEGINNING
- WAPA WESTERN AREA POWER ADMINISTRATION

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N55°44'18"E	174.38'	L5	S52°43'21"E	181.06'	L9	N80°06'34"E	161.79'	L13	S89°39'03"E	46.92'
L2	S89°39'03"E	232.24'	L6	S73°36'50"E	156.50'	L10	S89°04'53"E	229.88'	L14	S25°23'36"E	152.26'
L3	S68°38'06"E	71.69'	L7	N78°27'52"E	97.31'	L11	N66°18'00"E	113.66'	L15	S0°21'03"W	164.33'
L4	S33°07'19"E	140.89'	L8	N44°36'08"E	114.37'	L12	N40°13'41"E	157.02'	L16	S65°06'44"E	69.33'



02/08/2022



1 inch = 600 ft.

DATE
02/04/22



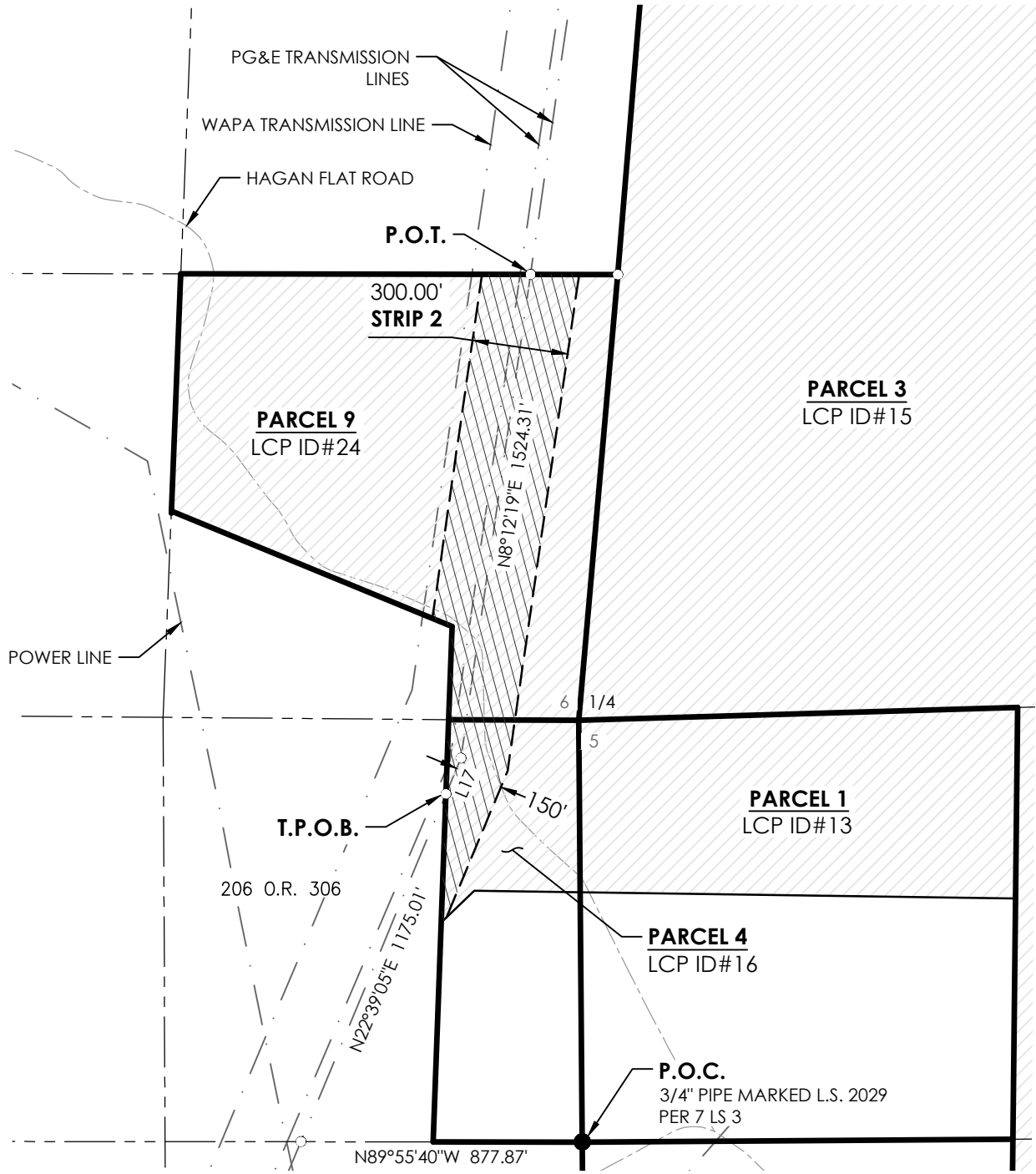
EXHIBIT F

PAGE 1 OF 13

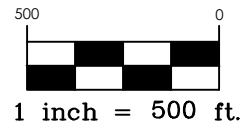
JOB #2263.19

Appendix 3: Conservation Easement

T.36N., R.1E., M.D.M., SECTION 6



LINE TABLE		
LINE	BEARING	LENGTH
L17	N22°39'05"E	121.05'



DATE
02/04/22

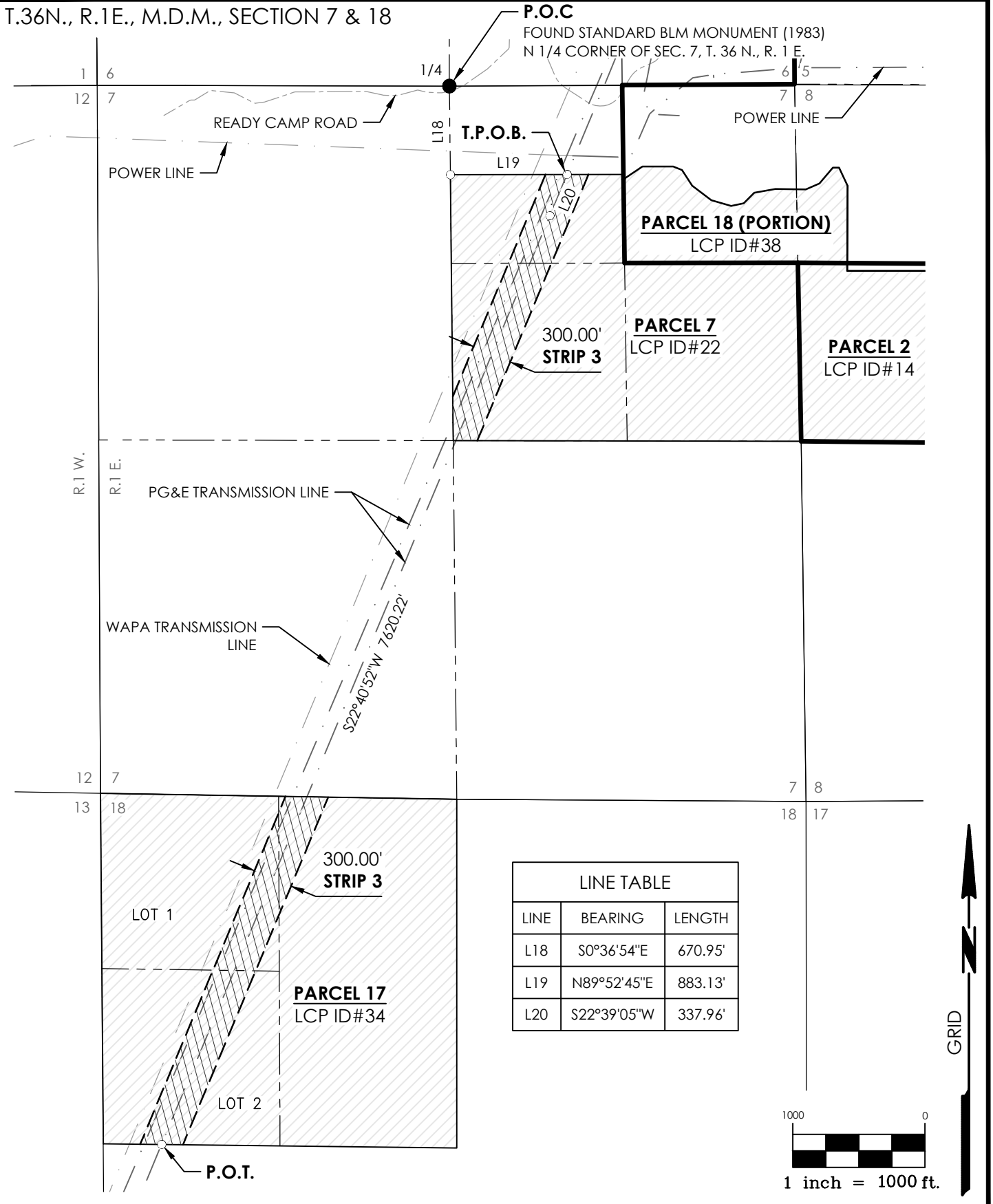


EXHIBIT F

PAGE 2 OF 13
JOB #2263.19

Appendix 3: Conservation Easement

T.36N., R.1E., M.D.M., SECTION 7 & 18



DATE
02/04/22



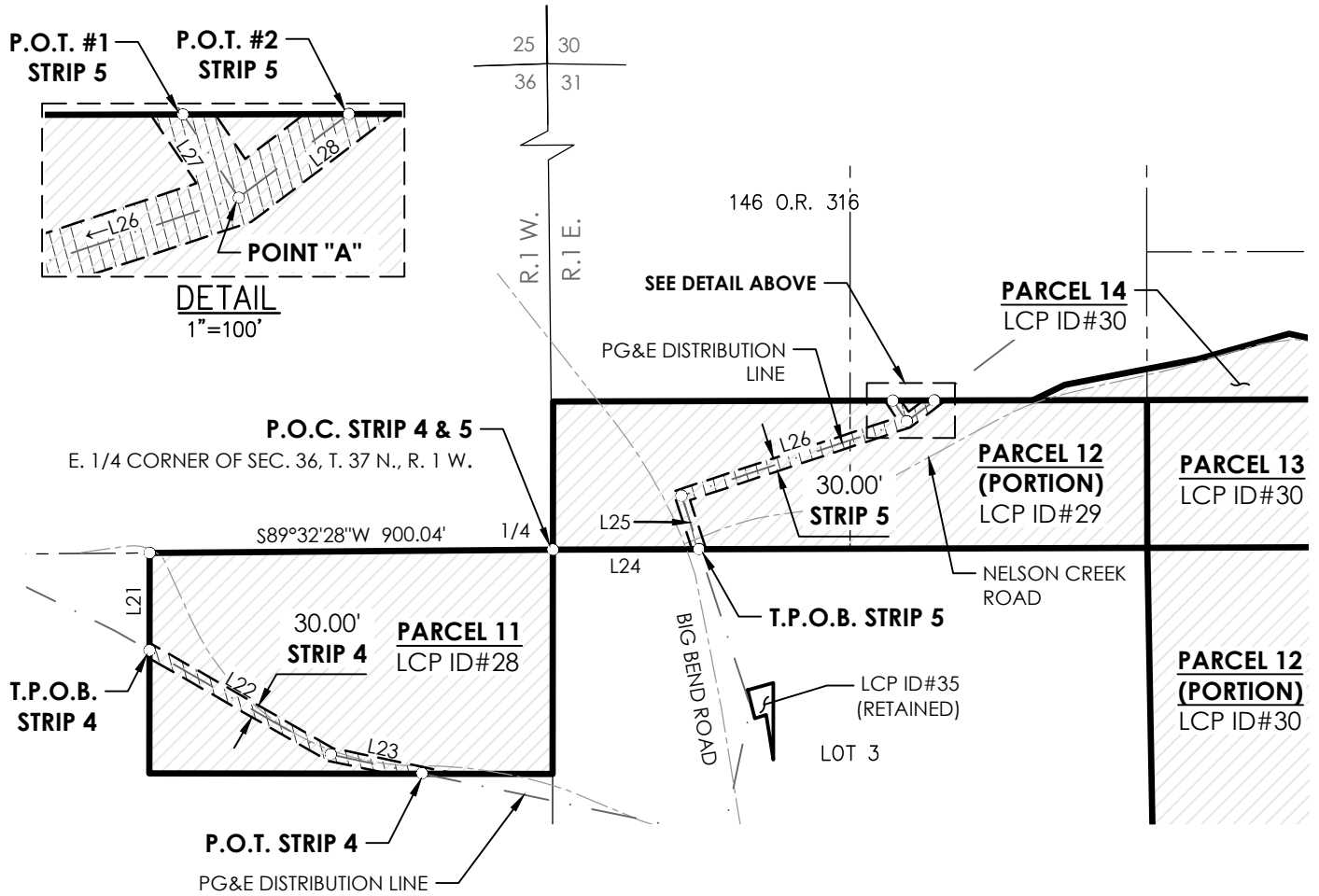
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PAGE 3 OF 13

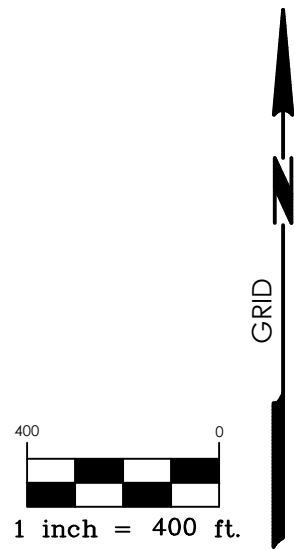
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Appendix 3: Conservation Easement

T.37N., R.1W., M.D.M., SECTION 36 &
T.37N., R.1E., M.D.M., SECTION 31



LINE TABLE		
LINE	BEARING	LENGTH
L21	S0°04'28"W	217.66'
L22	S60°08'27"E	466.41'
L23	S78°13'00"E	208.32'
L24	N89°49'04"E	326.19'
L25	N18°05'01"W	125.54'
L26	N71°44'40"E	529.50'
L27	N33°51'35"W	55.95'
L28	N52°45'07"E	77.18'



DATE
02/04/22

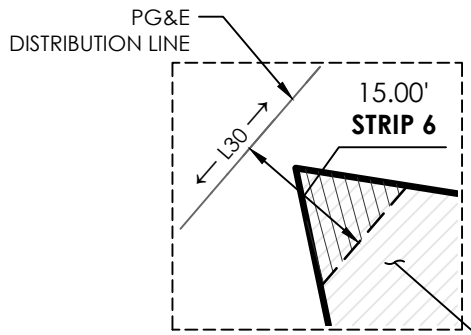
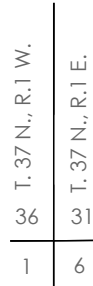
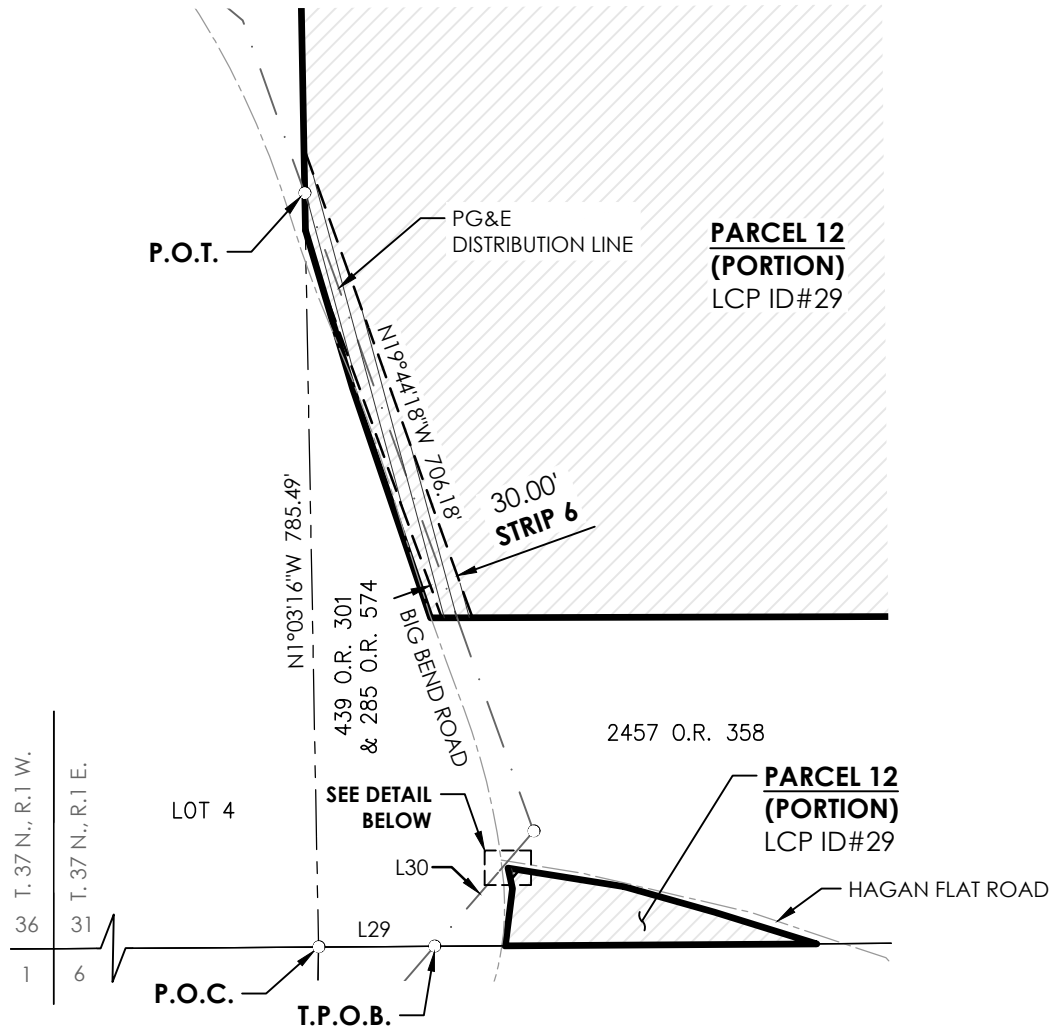


EXHIBIT F

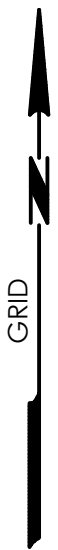
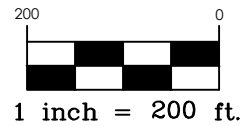
PAGE 4 OF 13
JOB #2263.19

Appendix 3: Conservation Easement

T.37N., R.1E., M.D.M., SECTION 31



LINE TABLE		
LINE	BEARING	LENGTH
L29	N89°38'07"E	120.70'
L30	N40°45'29"E	158.29'



DATE
02/04/22



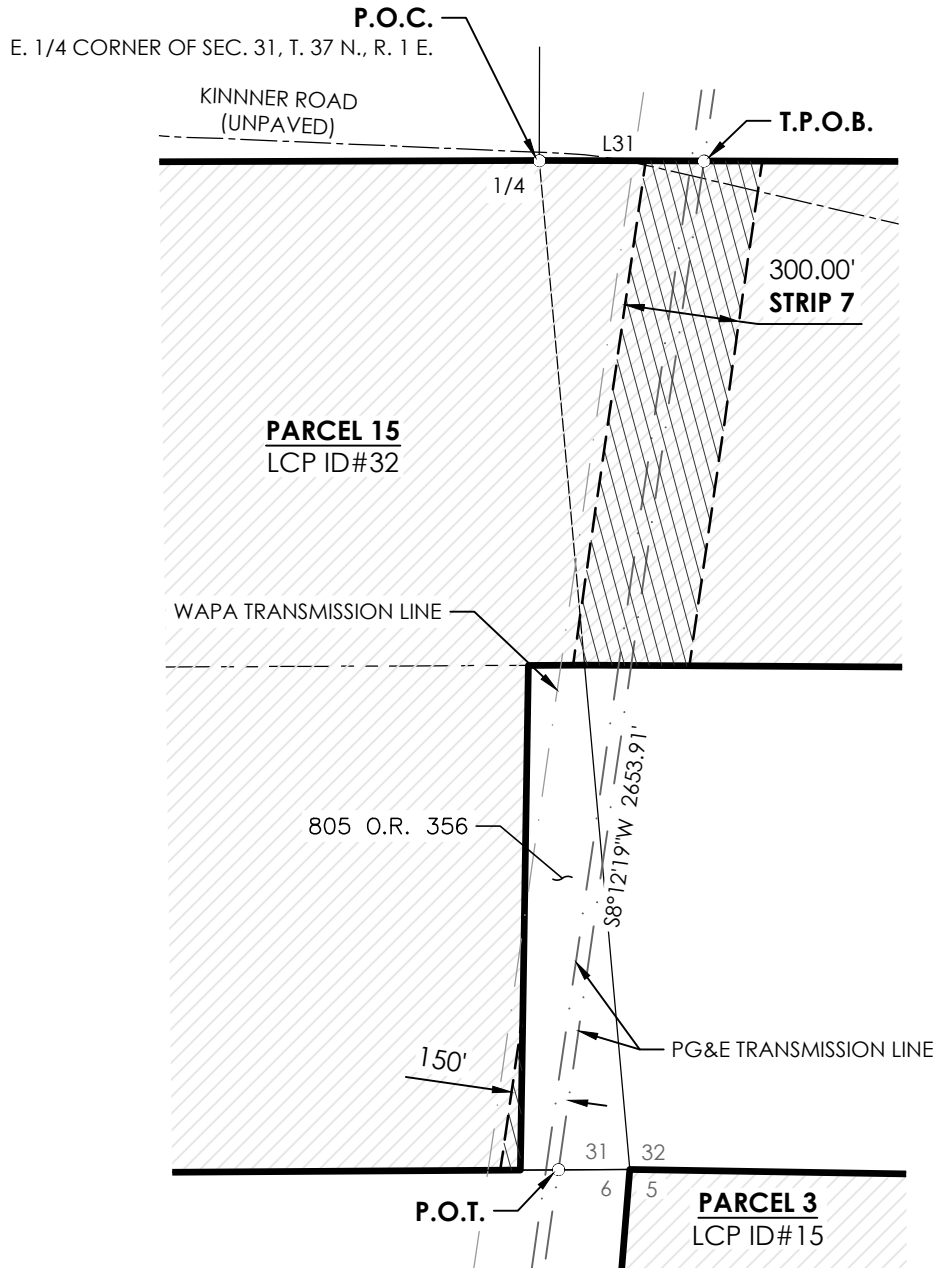
EXHIBIT F

PAGE 5 OF 13

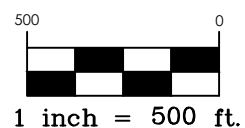
JOB #2263.19

Appendix 3: Conservation Easement

T.37N., R.1E., M.D.M., SECTION 31 & 32



LINE TABLE		
LINE	BEARING	LENGTH
L31	S89°52'26"E	428.61'



DATE
02/04/22



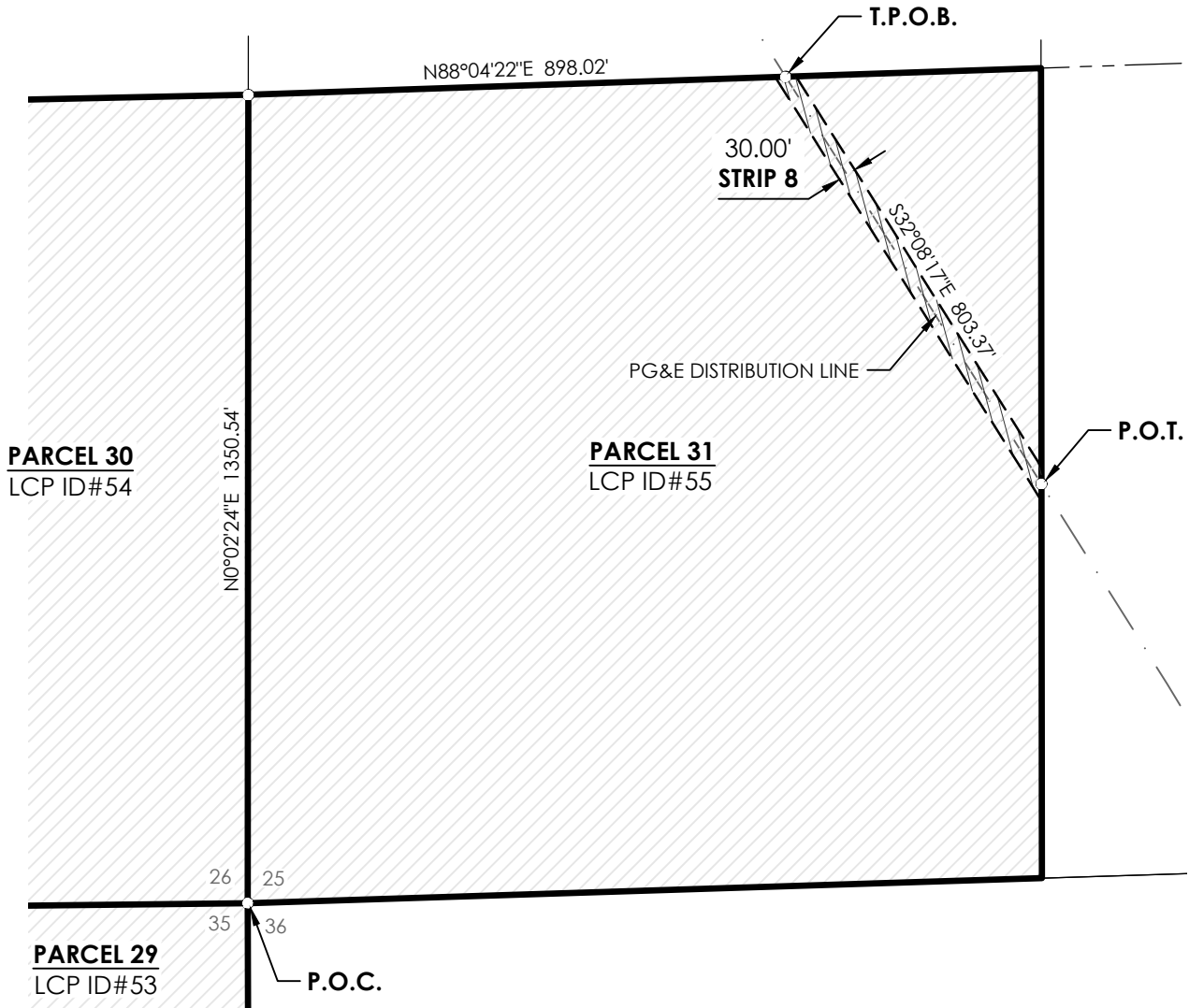
EXHIBIT F

PAGE 6 OF 13

JOB #2263.19

Appendix 3: Conservation Easement

T.37N., R.1W., M.D.M., SECTION 25



DATE
02/04/22



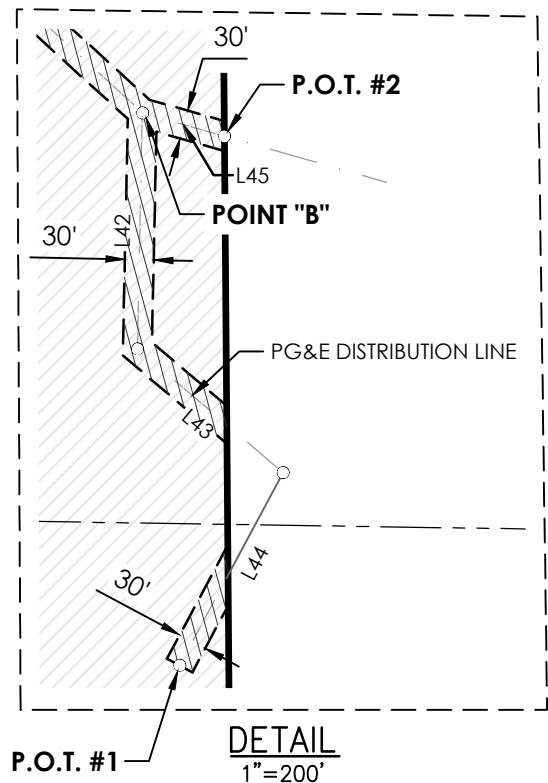
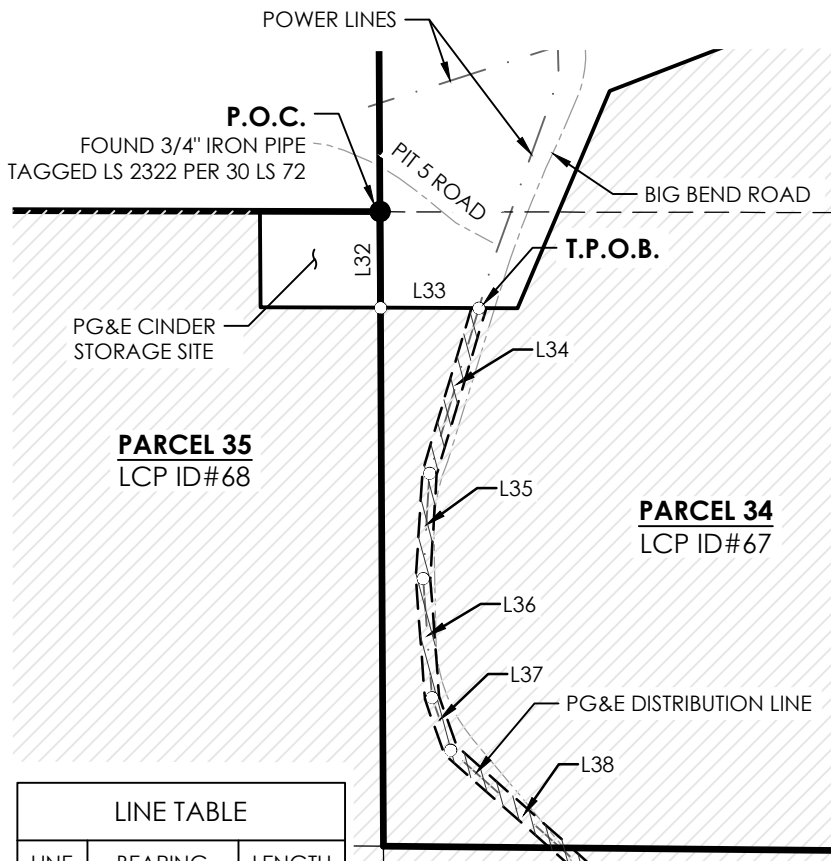
EXHIBIT F

PAGE 7 OF 13

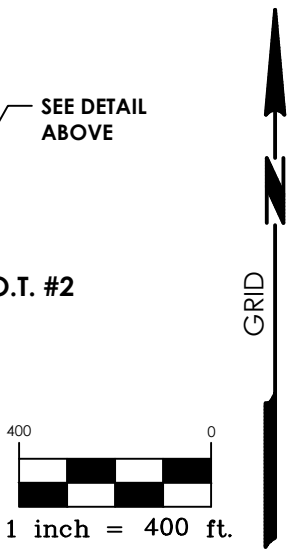
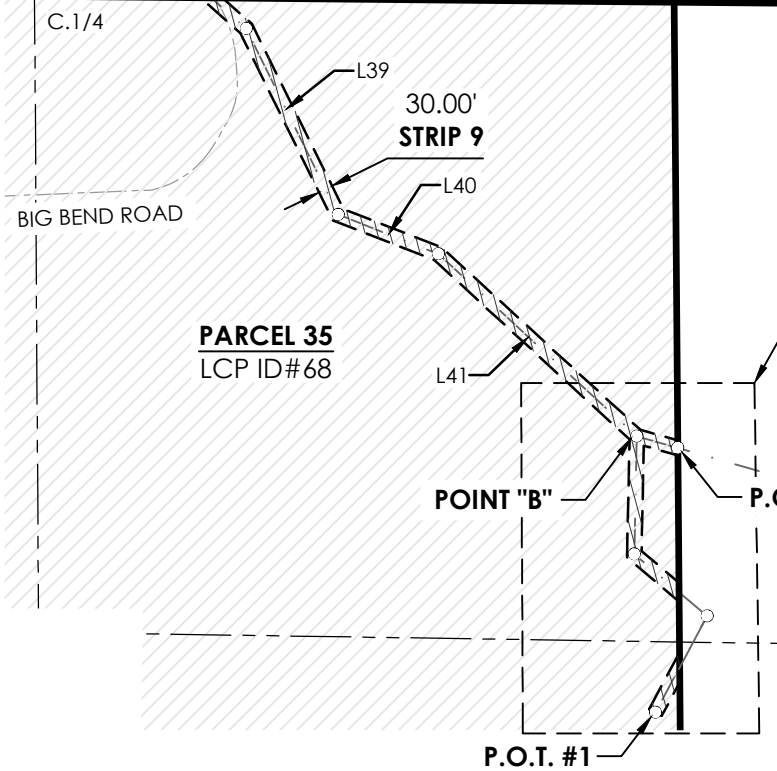
JOB #2263.19

Appendix 3: Conservation Easement

T.36N., R.1W., M.D.M., SECTION 12



LINE TABLE		
LINE	BEARING	LENGTH
L32	S0°19'26"E	200.00'
L33	S89°49'09"E	204.85'
L34	S16°37'36"W	359.21'
L35	S3°30'58"W	219.70'
L36	S4°17'09"E	248.97'
L37	S19°29'06"E	116.09'
L38	S48°25'43"E	402.38'
L39	S26°18'57"E	432.36'
L40	S68°33'45"E	223.95'
L41	S47°23'54"E	369.85'
L42	S1°12'34"W	245.94'
L43	S49°39'17"E	199.01'
L44	S28°13'04"W	227.82'
L45	S74°03'53"E	88.66'



DATE
02/04/22

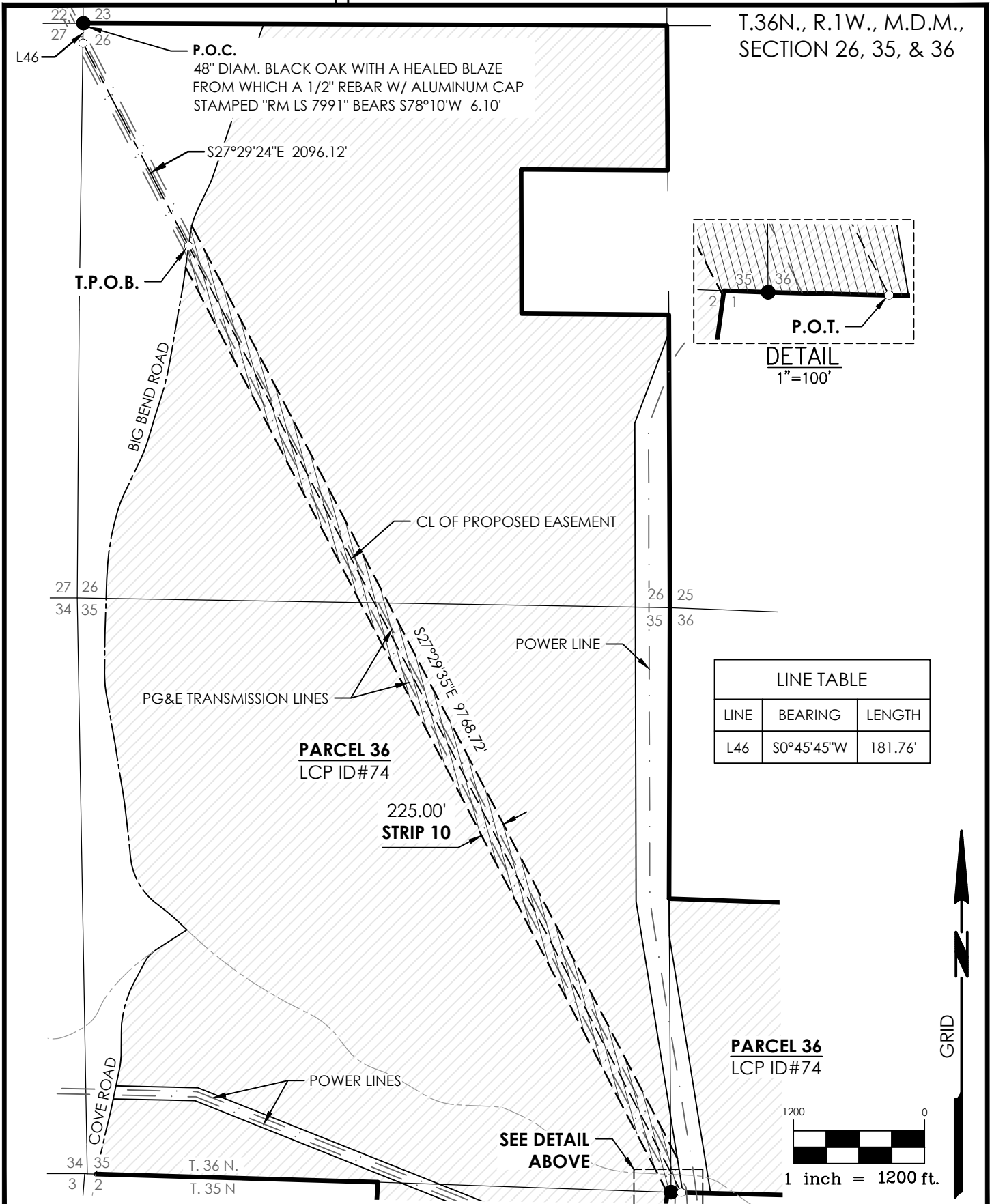


EXHIBIT F

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Appendix 3: Conservation Easement



DATE
02/04/22

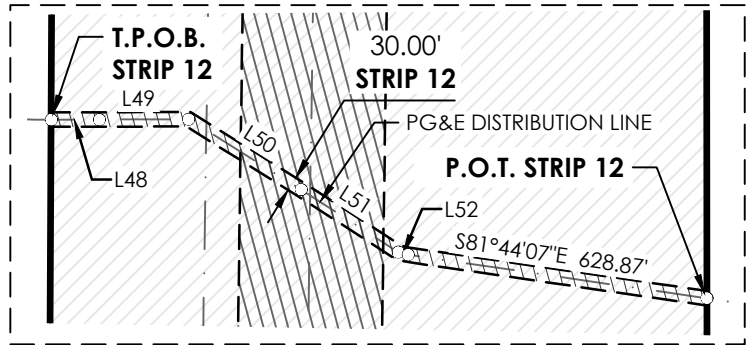
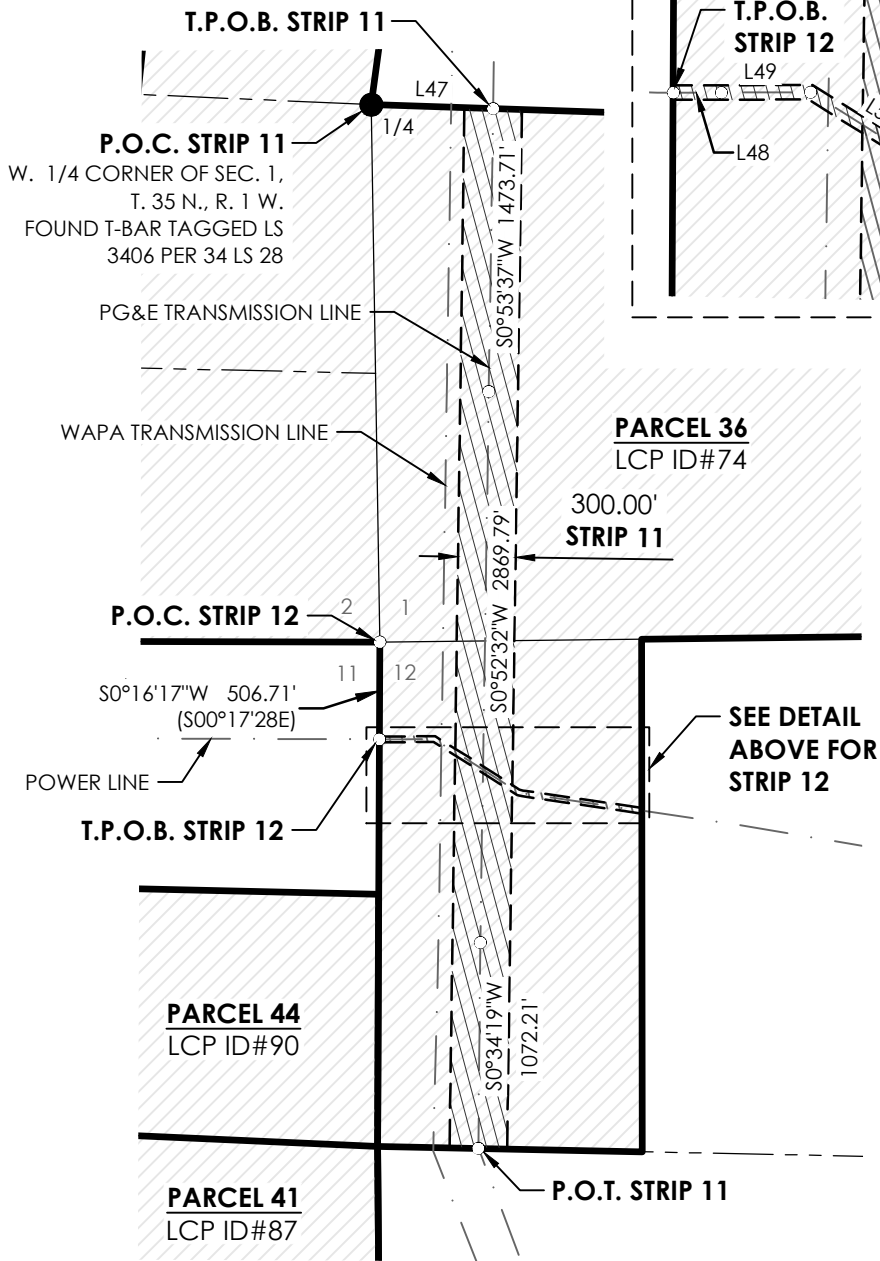


EXHIBIT F

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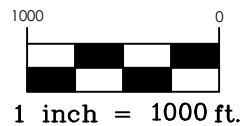
Appendix 3: Conservation Easement

T.35N., R.1W., M.D.M., SECTION 1 & 12



DETAIL
1" = 400'

LINE TABLE		
LINE	BEARING	LENGTH
L47	S88°06'21"E	634.98'
L48	N90°00'00"E	100.15'
L49	N89°45'50"E	185.86'
L50	S58°00'29"E	276.70'
L51	S57°12'55"E	240.50'
L52	S75°29'02"E	21.33'



DATE
02/04/22



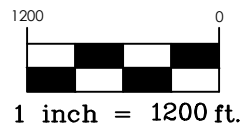
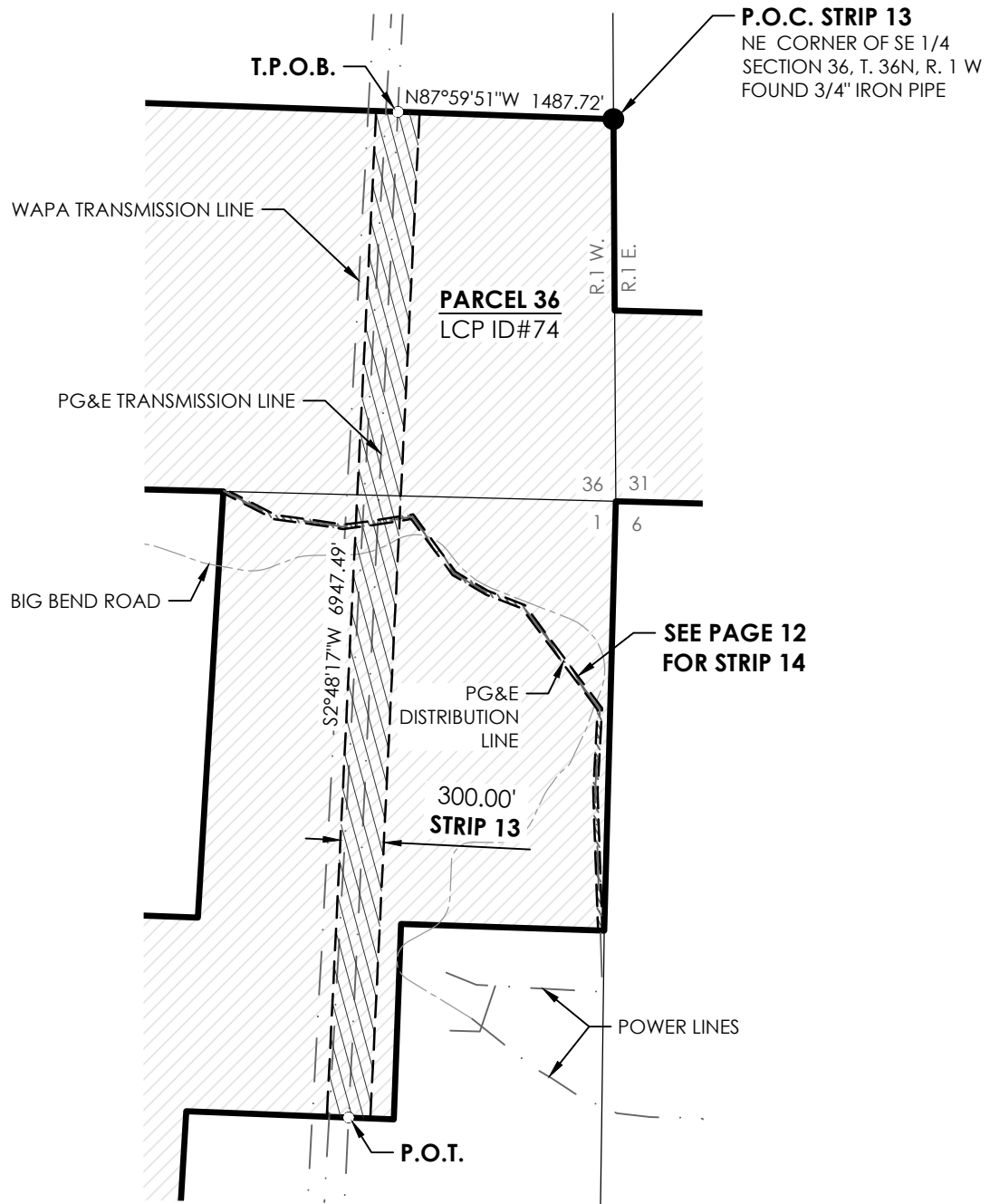
EXHIBIT F

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Appendix 3: Conservation Easement

T.36N., R.1W., M.D.M., SECTION 36
 T.35N., R.1W., M.D.M., SECTION 1



DATE
 02/04/22



EXHIBIT F

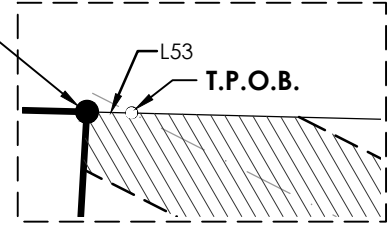
PAGE 11 OF 13

JOB #2263.19

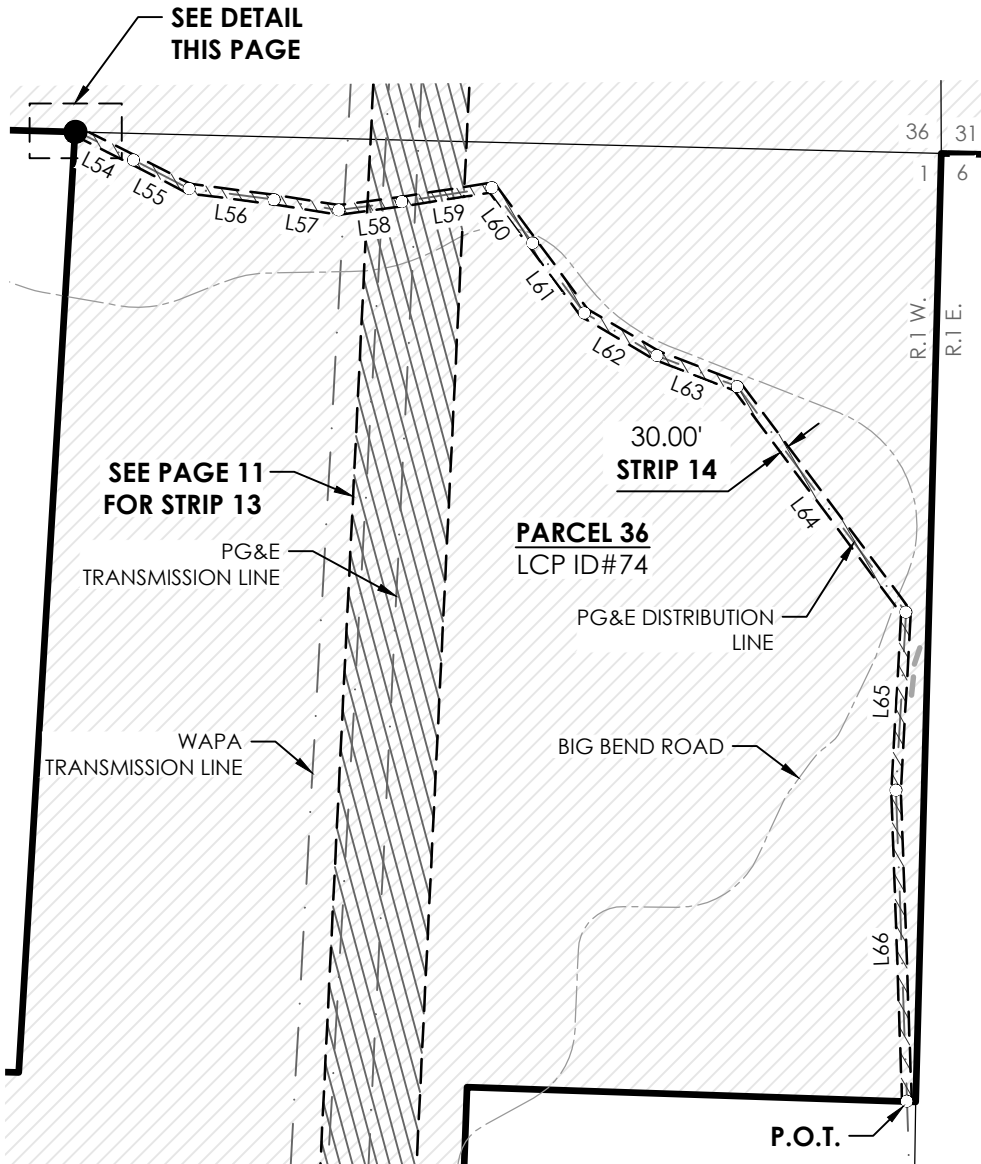
Appendix 3: Conservation Easement

T.35N., R.1W., M.D.M., SECTION 1

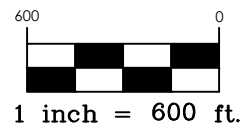
P.O.C. STRIP 14
 N 1/4 CORNER OF SECTION 1, T. 35 N, R. 1 W
 FOUND #5 REBAR WITH ALUMINUM CAP
 MARKED LS 4036 PER 55 L.S. 64



DETAIL
 1" = 40'



LINE TABLE		
LINE	BEARING	LENGTH
L53	S88°34'52"E	9.29'
L54	S63°07'12"E	193.22'
L55	S62°45'55"E	195.77'
L56	S82°34'24"E	267.57'
L57	S80°57'31"E	204.93'
L58	N82°30'50"E	198.38'
L59	N81°05'36"E	285.10'
L60	S36°17'56"E	214.94'
L61	S36°29'00"E	271.77'
L62	S59°35'44"E	263.28'
L63	S68°55'57"E	269.09'
L64	S36°46'34"E	880.20'
L65	S3°11'15"W	557.42'
L66	S1°59'22"E	972.53'



DATE
 02/04/22



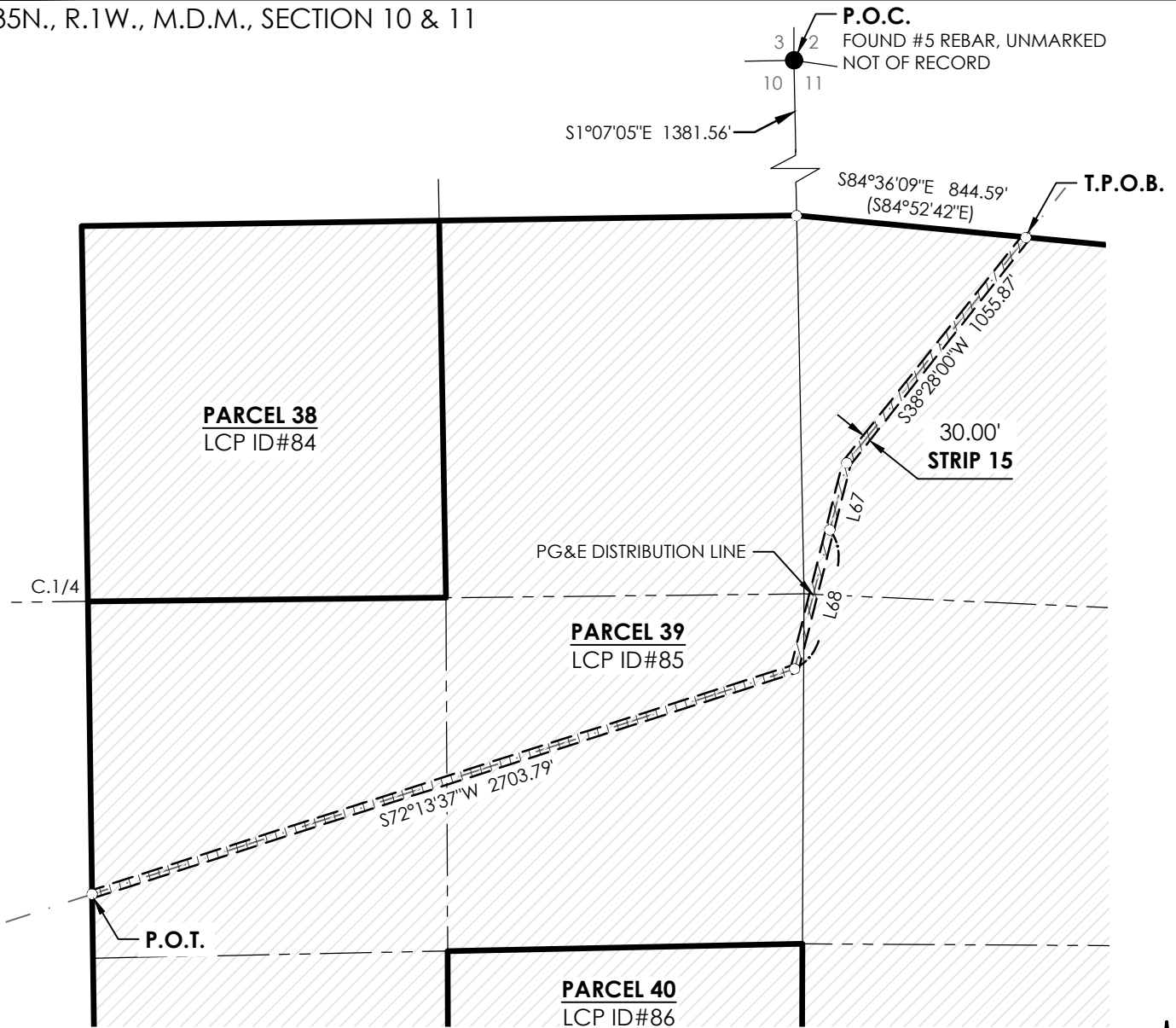
EXHIBIT F

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Appendix 3: Conservation Easement

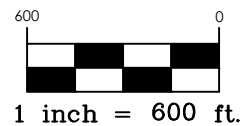
T.35N., R.1W., M.D.M., SECTION 10 & 11



LEGEND

(~) RECORD DATA PER 34 LS 28

LINE TABLE		
LINE	BEARING	LENGTH
L67	S14°13'48"W	252.22'
L68	S14°11'35"W	525.39'



DATE
02/04/22



EXHIBIT F

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EXHIBIT G**ADDITIONAL TERMS AND CONDITIONS**

This Agreement and the Easement herein granted to GRANTEE is subject to the following additional terms and conditions:

1. All rights and obligations of STATE and SLT under the Conservation Easement are subject to the GRANTEE's rights conveyed pursuant to this Agreement.
2. This Easement is subject to existing contracts, leases, licenses, easements, encumbrances, and claims of record which may affect the Property and the use of the words "grant" and "reservation" herein shall not be construed as a covenant against the existence of any thereof.
3. GRANTEE acknowledges and covenants that their use of the Easement shall comply with the Land Conservation Commitment and Governing Documents.
4. GRANTEE agrees, at its sole cost and expense, to indemnify, protect, defend with counsel acceptable to STATE, and hold harmless STATE and its agencies, departments, boards, offices, commissions, officers, employees, agents, and representatives (collectively "Indemnitees"), from and against any and all claims, demands, damages, losses, liabilities, obligations, penalties, fines, actions, causes of action, judgments, suits, proceedings, costs and expenses (including, without limitation, reasonable attorneys' fees, court costs, administrative procedural costs and experts' fees) of any kind or nature whatsoever which may at any time be imposed upon, incurred or suffered by, or asserted or awarded against, Indemnitees relating to or arising directly or indirectly from: (i) GRANTEE's or GRANTEE's Representatives' occupation and use of the Easement Area and/or Access Roads pursuant to this Agreement; (ii) GRANTEE's or GRANTEE's Representatives' use, handling, generation, storage, release, transport, threatened release or disposal of Hazardous Substances on or around the Easement Area and/or Access Roads on or after the date of this Agreement; and (iii) any required or necessary remediation, repair, cleanup or detoxification and the preparation of required plans which occurs as a result of GRANTEE's or GRANTEE's Representatives' use, generation, storage, release, transport threatened release or disposal of Hazardous Substances on or around the Easement Area and/or Access Roads on or after the date of this Agreement. For the purposes of this Paragraph, "Hazardous Substances" means any hazardous or toxic material or waste that is or becomes regulated by the laws of any local governmental authority, the State of California or the United States Government under any Environmental Requirements applicable to the PARTIES in the management of property owned by them. Hazardous Substances may be defined differently based on the laws, regulations and policies applicable to each of the PARTIES to this Agreement. For purposes of this Agreement, Hazardous Substances may include, without limitation, any material or substance:
 - a. now or hereafter defined as a "hazardous substance," "hazardous waste," "hazardous material," "extremely hazardous waste," "restricted hazardous waste" or "toxic substance" or words of similar import under any applicable local, state or federal law or under the regulations adopted or promulgated pursuant thereto, including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. § 9601 et seq.) ("CERCLA"); the Hazardous Materials Transportation Act (49 U.S.C. § 1801 et seq.); the Resource Conservation and Recovery Act (42 U.S.C. § 6901 et seq.); the Federal Water Pollution Control Act (33 U.S.C. § 1251 et seq.); the Clean Air Act (42 U.S.C. § 7401 et seq.); the Clean Water Act (33 U.S.C. §§1251 et seq.); the Safe Drinking Water Act (33 U.S.C. § 300f et seq.); the River and

Harbors Act of 1899 (33 U.S.C. §§ 401 et seq.); the National Emission Standard for Hazardous Air Pollutants for Asbestos (40 C.F.R. §§ 61.140 et seq.); the OSHA Construction Standard (29 C.F.R. §§ 1926.1001 et seq.); the Toxic Substances Control Act (15 U.S.C. § 2601 et seq.); the Oil Pollution Act (33 U.S.C. § 300f et seq.); the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. §§136 et seq.); the Emergency Planning and Community Right-to-Know Act (42 U.S.C. § 11001 et seq.); the Atomic Energy Act of 1954, (42 U.S.C. §§2014 et seq.); the Nuclear Waste Policy Act of 1982 (42 U.S.C. §§10101 et seq.); the Medical Waste Management Act (Cal. Health and Safety Code §§25015 et seq.); the Porter-Cologne Water Quality Control Act (Cal. Water Code § 13020 et seq.); the Safe Drinking Water and Toxic Enforcement Act of 1986 (Cal. Health & Safety Code § 25249.5 et seq.); the Carpenter-Presley-Tanner Hazardous Substance Account Act (Cal. Health and Safety Code §§25300 et seq.); the Hazardous Waste Control Act (Cal. Health & Safety Code § 25100 et seq.); and all rules and regulations of the United States or California Environmental Protection Agency or any successor agency, or any other state or federal department, board or agency, or any other agency or governmental board or entity having jurisdiction, as any of the foregoing have been, or are hereafter amended from time to time; or

- b. that is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise hazardous, and is now or hereafter regulated as a Hazardous Substance by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, any State of the United States or any political subdivision thereof having jurisdiction over the PARTIES to this Agreement; or, as applicable to GRANTOR, which cause, or are listed by the State of California as being known to the State of California to cause, cancer or reproductive toxicity; or
- c. the presence of which on the Property poses or threatens to pose a hazard to the health or safety of persons or to the environment; or
- d. that contains gasoline, diesel fuel or other petroleum hydrocarbons; or
- e. that contains lead-based paint or other lead contamination, polychlorinated biphenyls ("PCBs") or asbestos or asbestos-containing materials or urea formaldehyde foam insulation; or
- f. that contains radon gas.

GRANTEE's duty to defend Indemnitees, is separate from, independent of and free-standing of GRANTEE's duty to indemnify Indemnitees under this Agreement, and applies whether the issue of the PARTIES negligence, breach of contract or other fault or obligations has in any way been determined. GRANTEE's indemnity obligations under this Agreement shall not extend to that portion of such loss or damage that shall have been caused by any of the Indemnitees' comparative negligence or willful misconduct. GRANTEE shall have no cleanup liability, nor any obligation to defend, hold harmless or indemnify under this Agreement from and against any claims resulting from any pre-existing Hazardous Substances conditions. This indemnity shall survive the termination of this Agreement.

- 5. Prior to any entry onto the Easement Area or the Access Roads under the terms of this Agreement, GRANTEE and GRANTEE's Representatives shall each, at their own expense, provide STATE evidence of insurance as follows:

- a. Commercial General Liability – GRANTEE and GRANTEE's Representatives shall maintain general liability on an occurrence form with limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and property damage liability. The policy must include coverage for liabilities arising out of premises operations, independent contractors, products/completed operations, personal & advertising injury and liability assumed under an insured contract. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the GRANTEE's and/or GRANTEE's Representatives limit of liability. The policy must include: **Department of Forestry and Fire Protection, State of California, its officers, agents and employees as additional insureds**. This endorsement must be supplied under form acceptable to DGS' Office of Risk and Insurance Management.
 - b. Automobile Liability – GRANTEE and GRANTEE's Representatives shall maintain motor vehicle liability with limits not less than \$1,000,000 combined single limit per accident. Such insurance shall cover liability arising out of a motor vehicle including owned, hired and non-owned motor vehicles. The same additional insured designation and endorsement required for general liability is to be provided for this coverage.
 - c. Workers' Compensation and Employers' Liability – GRANTEE and GRANTEE's Representatives shall maintain statutory workers' compensation and employers' liability for all employees who will be engaged in the performance of any work and/or maintenance related to the Easement Area and/or the Access Roads. Employers' liability limits of \$1,000,000 are required. Workers' compensation policy shall contain a waiver of subrogation endorsement in favor of the STATE.
 - d. GRANTEE shall have the right to self-insure with respect to any insurance requirements under this Agreement. In the event GRANTEE elects to self-insure with respect to any insurance requirements under this Agreement, GRANTEE shall submit a letter of self-insurance signed by a duly authorized representative to STATE, evidencing that the self-insurance program is in full force and effect and in compliance with and subject to all the terms, agreements, covenants, conditions and provisions of this Agreement.
6. GRANTEE understands that this Easement will be located within a State forest, and GRANTEE agrees to abide by certain regulations and restrictions set forth in subparagraphs a. through d. of this Paragraph, concerning GRANTEE'S access and use of the Easement Area and/or the Access Roads:
- a. Use of any part of the Property outside of the Easement Area, Access Roads, and/or routes for any reason by GRANTEE or GRANTEE's Representatives shall be restricted to that use reasonably necessary in connection with the construction, operation, maintenance and repair of the Hydroelectric Facilities and associated Water Delivery Facilities, and Electric Facilities.
 - b. GRANTEE shall be solely responsible for the maintenance and repair of any damage caused by its use of the Easement Area at no cost to STATE. GRANTEE further agrees that any erosion or drainage problems caused by the use of the Easement Area by GRANTEE and GRANTEE's Representatives shall be corrected by GRANTEE without cost to STATE and to the reasonable satisfaction of the STATE.

- c. GRANTEE shall be solely responsible for the repair of any damage caused by its use of the Access Roads and/or routes, excluding fair wear and tear from normal usage. For so long as the Access Roads and routes shall exist in private ownership, STATE and GRANTEE and their respective successors and assigns, shall bear the expenses of the reasonable maintenance of the Access Roads and/or routes in proportion to their respective use. Reasonable maintenance shall include such work as is necessary to maintain said Access Roads and/or routes in their existing condition as unpaved roads in good, usable condition, but shall not include the enlargement of or betterment of the Access Roads and/or routes.
 - d. GRANTEE shall not consent to the use of the Easement Area, Access Roads, and/or routes by any member of the general public not associated with any of the Permitted Uses without first obtaining written approval from STATE.
7. In making any excavation in the Easement Area and/or the Access Roads, GRANTEE shall make all excavation activities available to the STATE archaeologist for observation and monitoring. During excavation, the STATE archaeological monitor may observe and report to the STATE on all excavation. STATE archaeological monitor shall be empowered to stop construction activities in the event the monitor determines that significant cultural resource values are being disturbed. In the event that significant cultural resource values are being disturbed, all work within thirty feet (30') of the find shall be immediately halted.

Should GRANTEE or GRANTEE's Representatives find any cultural or historical resources in the absence of a STATE archaeologist, GRANTEE covenants to halt all work within thirty feet (30') of the find and immediately notify the STATE archaeological monitor. GRANTEE further covenants that work shall not resume within thirty feet (30') of the find until authorized by the STATE archaeological monitor. Should human bone or bones of questionable appearance be disturbed during excavation, GRANTEE agrees to halt all excavation within thirty feet (30') until the County Coroner and a representative of the local Native American community have examined the remains and determined redisposition. The archaeological conditions shall comply with STATE directives, policies, regulations and laws, including, but not limited to, Public Resources Code §5024 and §5097 which outline procedures in the event Native American remains are discovered. Work shall not resume in the area of the find until authorized by the STATE archaeological monitor.

GRANTEE and/or GRANTEE's Representatives shall provide a work schedule to STATE so that the STATE archaeological monitor can arrange to be on site on the necessary days; GRANTEE agrees to notify the STATE archaeologist of any preconstruction meetings with GRANTEE's Representatives. Except in the case of emergencies the archaeologist should be provided at least two (2) weeks advanced notice of the construction start date. In the event of emergency work, GRANTEE will provide notice to the archaeologist within one (1) week of when the emergency work is discovered.

8. This Agreement shall be governed and construed by the laws of the State of California. The successive owners of the Property are bound by this Easement for the benefit of the GRANTEE. This Easement will be permanent and perpetual except as specifically provided herein.
9. GRANTEE shall have sole responsibility for obtaining all applicable city and county authorizations necessary to enjoy this Easement. STATE agrees to provide such

reasonable cooperation, subject to reimbursement by GRANTEE of STATE's administrative expenses, as may be deemed appropriate by STATE to enable GRANTEE to implement and exercise the rights granted herein, including but not limited to the completion and/or execution of any applications, rights of access, and other supporting or required documentation necessary to GRANTEE'S processing and obtaining local, state and federal approvals of the Permitted Uses on the Easement Area and/or the Access Roads.

10. Any notice, tender, delivery, or other communication pursuant to this Agreement shall be in writing and shall be deemed to be properly given if delivered, mailed or sent by wire or other telegraphic communication in accordance with the time frames and any other requirements provided in this Agreement, to the following persons:

STATE: State of California
Department of Forestry & Fire Protection
1300 U Street (A-45)
Sacramento, CA 95817
Attn: Technical Services Section

With copies to: State of California
Department of General Services
707 Third Street, 5th Floor (MS 505)
West Sacramento, CA 95605
Attn: RESD/RPSS--Acquisitions Unit

GRANTEE: Manager, Hydro Support
Pacific Gas and Electric Company
2730 Gateways Oaks, Suite 220
Sacramento, CA 95833

With copies to: Law Department
Pacific Gas and Electric Company
P.O. Box 770000, Mail Code N10A
San Francisco, CA 94177
Re: Land Conservation Commitment

The PARTIES may change the person to be provided notice or the address for notices to be sent by giving notice pursuant to this section.

EXHIBIT E

Express Third-Party Uses and Third Party Use Agreements

1. Express Third Party Uses

The Express Third Party Uses on the Property are all uses permitted by and pursuant to the Third Party Use Agreements.

2. Third Party Use Agreements

The Third Party Use Agreements on the Property are those agreements and rights disclosed by the following:

- (a) The terms, conditions and provisions as contained in the License Agreement to construct, operate, and maintain the Big Bend Volunteer Fire Company #70 Fire Station by and between Pacific Gas and Electric Company and Shasta County Fire, dated August 9, 1995 and amended most recently October 8, 2013.
- (b) The terms, conditions and provisions as contained in the License Agreement for non-invasive investigation by and between Pacific Gas and Electric Company and the United States of America, acting through the U.S. Forest Service Resource Monitoring and Assessment Program, dated November 16, 2017.
- (c) The terms, conditions and provisions as contained in the License Agreement for temporary use, ingress, and egress by and between Pacific Gas and Electric Company and Mary E. Axelson, dated June 5, 2003.
- (d) An easement over said land for ingress and egress, as granted by Pacific Gas and Electric Company to Shasta Cascade Timberlands, LCC, in Instrument recorded November 29, 2021, in Instrument No. 2021-0048962, Official Records.
- (e) An easement over said land for surface access, ingress and egress, as granted by Pacific Gas and Electric Company to Charles William Camp, dated December 3, 2021.
- (f) An encroachment agreement over said land for a shed, fence, and gate, as granted by Pacific Gas and Electric Company to Charles William Camp, dated March 31, 2021.
- (g) An easement over said land for surface access, ingress and egress, as granted by Pacific Gas and Electric Company to Donald McKinney II and Sandra McKinney, dated March 31, 2021.
- (h) A property use agreement for the limited purpose of constructing, operating and maintaining an unmanned geophysical seismic observatory and related equipment, as granted by Pacific Gas and Electric Company to THE REGENTS OF THE

Appendix 3: Conservation Easement

UNIVERSITY OF CALIFORNIA, a California corporation, on behalf of its UC Berkeley Seismological Laboratory, dated September 11, 2020.

- (i) An easement over said land for a right-of-way of lawful width for any and all County roads heretofore lawfully established and now in public use and incidental purposes, from Central Pacific Railway Co., a Utah corporation, in deed recorded July 21, 1919, in Book 137 of Deeds at Page 99. (PG&E#: 2437-01-0002)
- (j) An easement over said land for a right of way thereon for ditches or canals constructed by the authority of the United States and incidental purposes, as reserved by United States of America, in Instrument recorded February 17, 1921, in Book 14, Page 232 of Patents.
- (k) An easement over said land for ingress and egress and incidental purposes, as granted to Halcomb Public Cemetery District, a Public Cemetery District, in Instrument recorded October 20, 1955, in Book 473, Page 423, Official Records. (PG&E #:2435-01-0033)
- (l) An easement over said land for a road 66 feet in width with additional width, if necessary, to accommodate cuts and fills and incidental purposes, as granted to United States of America, dated February 01, 1963. (PG&E#: 2437-01-0021).
- (m) An easement over said land to construct, maintain and use a road over and across those certain lands and incidental purposes, as granted to Ralph I. Smith Lumber Company, a Missouri corporation, in deed recorded January 04, 1960, in Book 621 Page 78, Official Records. (PG&E#: 2436-01-0031)
- (n) An easement over said land for road purposes and all rights incidental purposes, as granted to County of Shasta, dated June 30, 1961, recorded June 24, 1961, in Book 674, Page 93, Official Records. (PG&E #2137-01-0011)
- (o) The terms, conditions and provisions as contained in the Instrument entitled "Agreement", by and Between Pacific Gas and Electric Company, a California corporation, and Roger Brown and Phyllis Brown, husband and wife, dated August 06, 1962, recorded July 13, 1964, in Book 795, Page 639, Official Records. An encroachment of building from the adjoining property as disclosed by the herein described agreement. (PG&E #2436-01-0010)
- (p) An easement over said land for roads and incidental purposes, as granted to United States of America, in deed recorded December 14, 1964, in Book 816, Page 1, Official Records. (PG&E 2137-02-0015)
- (q) An easement over said land for ingress to and egress from the waters of Pit 7 Dam Reservoir and any and all riparian rights annexed to, inherent in and part and parcel of the remaining lands and incidental purposes, from Leslie I. Crane and Bessie M.

Appendix 3: Conservation Easement

- Crane, husband and wife, in deed recorded February 18, 1965, in Book 824 Page 27, Official Records. (PG&E#: 2435-01-0175)
- (r) An easement over said land for rights of way for roads and incidental purposes, as granted to United States of America, in deed recorded May 10, 1966, in Book 880 Page 293, Official Records. (PG&E#: 2438-02-0029)
 - (s) An easement over said land for electric transmission line and incidental purposes, by and between United States of America and Pacific Gas and Electric Company, a California corporation, in deed recorded April 04, 1967, in Book 912 Page 219, Official Records. (PG&E #2137-01-0069)
 - (t) The terms, conditions and provisions as contained in the Instrument entitled "Contract and Grant of Electric Transmission Line Easement", by and between United States of America, and Pacific Gas and Electric Company, dated August 01, 1965, recorded April 04, 1967, in Book 912, Page 219, Official Records. (PG&E #2137-01-0069)
 - (u) An easement over said land for the right to reconstruct, maintain and use a road and incidental purposes, as granted to Hart H. Tantau, in deed recorded August 22, 1967, in Book 926 Page 369, Official Records. (PG&E#: 2436-01-0129)
 - (v) An easement over said land to maintain and use the existing road and incidental purposes, as granted to Sam A. Bryant, a married Man, in deed recorded May 15, 1970, in Book 1028 Page 208, Official Records. (PG&E#: 2436-01-0164)
 - (w) An easement over said land for road purposes, 60 feet in width, or more if necessary cuts and fills and all rights and incidental purposes, as granted to United States of America, in deed recorded April 01, 1976, in Book 1330 Page 338, Official Records. (PG&E #2136-01-0194)
 - (x) An easement over said land to erect, construct, reconstruct, replace, remove, maintain and use a line of poles with such wires as from time to time suspend therefrom and incidental purposes, as granted to Citizens Utilities Company of California, in deed recorded November 19, 1979, in Book 1680 Page 622, Official Records. (PG&E #2136-01-0024)
 - (y) An easement over said land for road with turnouts and incidental purposes, by and between Pacific Gas and Electric Company, a corporation and Roseburg Lumber Company, an Oregon corporation, in deed recorded May 12, 1982, in Book 1888 Page 92, Official Records.
 - (z) The terms, conditions and provisions as contained in the Instrument entitled "Reciprocal Grant of Easement", by and between Pacific Gas and Electric Company, a California corporation, and J.H. Baxter Company, recorded November 23, 1982, in Book 1926 Page 639, Official Records. (PG&E#: 2436-01-0042)

Appendix 3: Conservation Easement

- (aa) An easement over said land for communication facilities and incidental purposes, as granted to Citizens Utilities Company of California, in deed recorded July 24, 1985, in Book 2165 Page 143, Official Records.
- (bb) An easement over said land for a non-exclusive easement and right of way to maintain and use that portion of the existing creek known as Roaring Creek and incidental purposes, as granted to Mega Renewables, a General Partnership, in deed recorded October 31, 1985, in Book 2188 Page 517, Official Records.
- (cc) An easement over said land to reconstruct, maintain and use the existing road and incidental purposes, as granted to Ed F. Edwards, in deed recorded November 24, 1987, in Book 2360 Page 890, Official Records.
- (dd) An easement over said land for extra high voltage transmission line and incidental purposes, as granted to Transmission Agency of Northern California, a Public Agency, in deed recorded May 31, 1990, in Book 2603 Page 670, Official Records.
- (ee) An easement over said land to construct, reconstruct, maintain and use the existing road and incidental purposes, as granted to Mega Renewables, a California General Partnership, in deed recorded July 11, 1990, in Book 2617 Page 451, Official Records. (PG&E#: 2436-01-0202)
- (ff) An easement over said land to construct, reconstruct, maintain and use the existing road and incidental purposes, as granted to Alan Nannini, as Trustee of the Primary Family Trust created in 1981, in deed recorded December 10, 1990, in Book 2669 Page 110 and re-recorded January 24, 1991, in Book 2682 Page 581, Official Records.
- (gg) An easement over said land to construct, reconstruct, maintain and use the existing road and incidental purposes, as granted to Robert O. Allen and Lucy Allen, husband and wife, in deed recorded November 1, 1991, in Book 2779 Page 746, Official Records.
- (hh) An easement over said land for road and incidental purposes, as executed by and between Pacific Gas and Electric Company, a California corporation and Transmission Agency of Northern California, a joint Powers Agency, in deed recorded January 23, 2003, as Document No. 2003-0004244, Official Records.
- (ii) The terms, conditions and provisions as contained in the Instrument entitled "Easement Agreement", by and between Pacific Gas and Electric Company, a California corporation, and Transmission Agency of Northern California, a Joint Powers Agency, dated January 16, 2003, recorded January 23, 2003, as Document No. 2003- 0004244, Official Records.

Appendix 3: Conservation Easement

- (jj) An easement over said land for transmission line access road and incidental purposes, as granted to Transmission Agency of Northern California, a Public Agency, in deed recorded July 29, 2003, as Document No. 2003-0049312, Official Records.
- (kk) An easement over said land for Cost Share Easement and incidental purposes, as granted to Sierra Pacific Industries, a corporation, in Instrument recorded March 09, 2004, in Instrument No. 2004-12883, Official Records.
- (ll) The terms, conditions and stipulations of that certain unrecorded "Master Special Use Agreement" executed by and between United States Department of Agriculture and Pacific Gas and Electric Company issued F.P.C. License No. 233.

Appendix 3: Conservation Easement

EXHIBIT F

Development Envelope Legal Description

Development Envelope

March 18, 2022
2263.19

EXHIBIT A

THAT CERTAIN PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 35 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, LYING WITHIN THE COUNTY OF SHASTA, STATE OF CALIFORNIA, BEING A PORTION OF THE LANDS DESCRIBED IN THAT DEED RECORDED IN VOLUME 14 OF OFFICIAL RECORDS AT PAGE 220, SHASTA COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, THENCE ALONG THE EASTERLY LINE THEREOF, SOUTH 1°37'23" WEST, A DISTANCE OF 1344.58 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 1 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT BEING **THE TRUE POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 4, NORTH 84°46'56" WEST, A DISTANCE OF 46.58 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL WITH AND 30.00 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF BIG BEND ROAD;

THENCE ALONG SAID PARALLEL LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 22°49'11" WEST, A DISTANCE OF 77.77 FEET;
2. THENCE SOUTHWESTERLY, A DISTANCE OF 25.08 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 3°03'29";
3. THENCE SOUTH 19°45'43" WEST, A DISTANCE OF 158.65 FEET;
4. THENCE SOUTHWESTERLY, A DISTANCE OF 23.32 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 5°48'33";
5. THENCE SOUTH 25°34'15" WEST, A DISTANCE OF 159.45 FEET;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 67°03'29" EAST, A DISTANCE OF 220.63 FEET TO A POINT IN THE EASTERLY LINE OF SAID SECTION 1; THENCE ALONG SAID EASTERLY LINE, NORTH 1°37'23" EAST, A DISTANCE OF 491.66 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.35 ACRES, MORE OR LESS.

END OF DESCRIPTION.

SUBJECT TO ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD, IF ANY.

EXHIBIT "B" ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME:

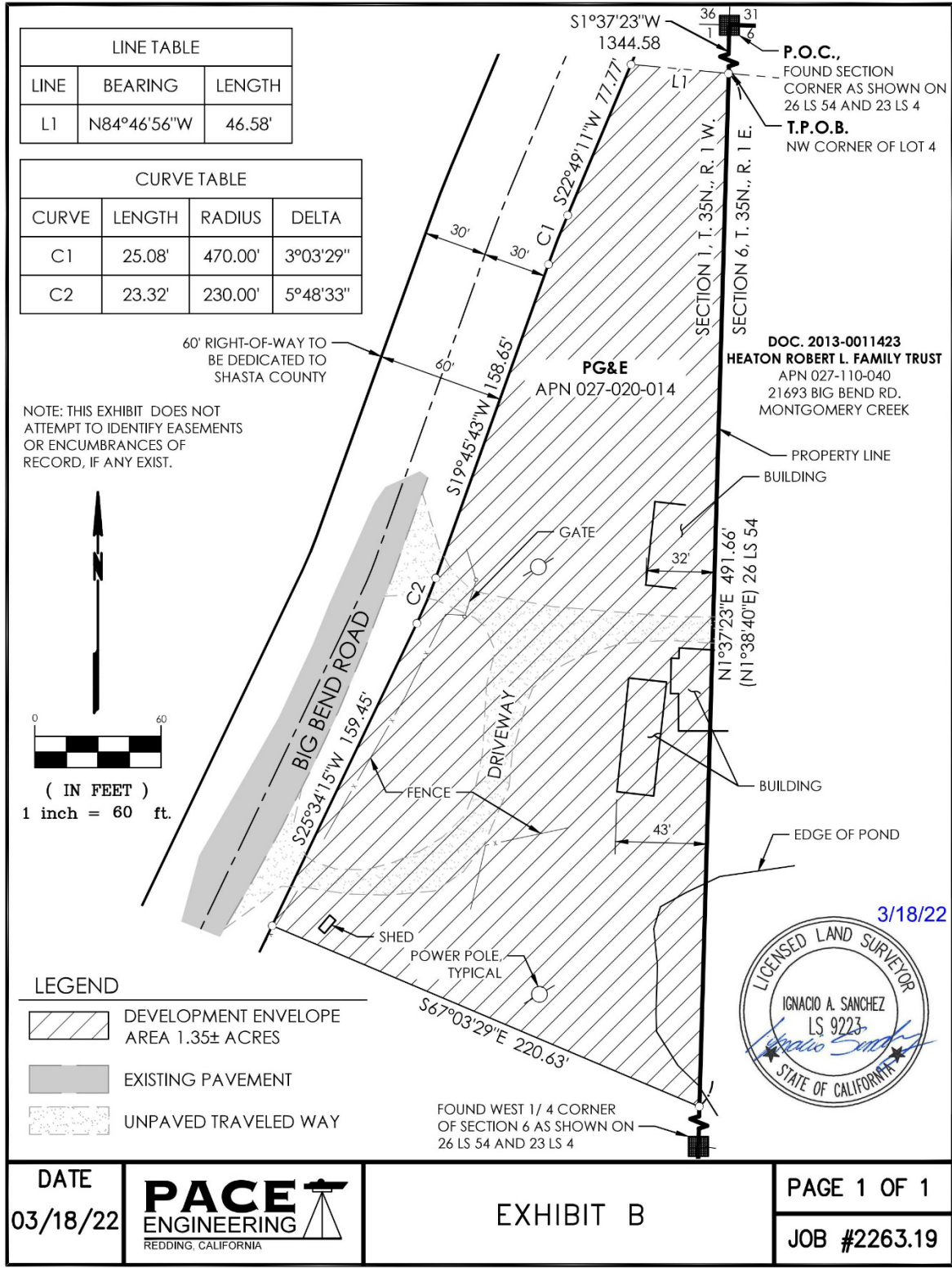

Ignacio A. Sanchez, L.S. 9223



Exhibit A, Page 1 of 1

EXHIBIT G

Development Envelope Map



**Conservation Easement Funding Agreement
Pit/Tunnel Reservoir Planning Units**

This Conservation Easement Funding Agreement (“Agreement”) is entered into as of the Effective Date (defined below) by and between the **Pacific Forest and Watershed Lands Stewardship Council**, a California nonprofit public benefit corporation (the “Stewardship Council”) and the **Shasta Land Trust** a California nonprofit public benefit corporation (“Grantee”) with reference to the following facts:

A. The Stewardship Council was created to oversee the “Land Conservation Commitment” described in (1) that certain Settlement Agreement among Pacific Gas and Electric Company (“PG&E”), PG&E Corporation, and the California Public Utilities Commission (the “Commission”) as modified and approved by the Commission in its Opinion and Order of December 18, 2003 (Decision 03-12-035) (the “Settlement Agreement”); and (2) that certain Stipulation Resolving Issues Regarding the Land Conservation Commitment dated September 25, 2003 (the “Stipulation”).

B. Pursuant to the Settlement and Stipulation, certain lands owned by PG&E at the time of the Settlement (the “PG&E Watershed Lands”) are to be conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants; the preservation of open space; outdoor recreation by the general public; sustainable forestry; agricultural uses; and historic values. The Stewardship Council is charged with developing a Land Conservation Plan for the protection and enhancement of the PG&E Watershed Lands.

C. Grantee is a publicly-supported, tax exempt nonprofit organization, qualified under Section 501 (c)(3) of the Internal Revenue Code (“IRC”), whose primary purpose is to preserve, protect or enhance, land in its natural scenic, historical agricultural, forested or open space condition or use and conserve natural areas for aesthetic, scientific, charitable and educational purposes. Grantee is eligible to hold a conservation easement pursuant to California Civil Code Section 815.3.

D. In connection with the Land Conservation Commitment, Grantee has agreed to accept a perpetual conservation easement created pursuant to California Civil Code Section 815 *et seq.* (the “Conservation Easement”) over a portion of the PG&E Watershed Lands that is being donated to CAL FIRE consisting of approximately 7,016 acres of real property located in the County of Shasta, State of California, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the “Property”).

E. Grantee has agreed to accept perpetual conservation easements over PG&E Watershed Lands that are subject to PG&E’s Land Conservation Commitment in the Burney Gardens, Cow Creek, Fall River Mills, Hat Creek, Lake Britton, Pit River, and Tunnel Reservoir planning units (“the Watershed Properties”).

F. In consideration of Grantee’s agreement to accept the Conservation Easement and assume the duties and obligations of the easement holder, the Stewardship Council has agreed to provide funding to Grantee in the amounts and subject to the terms and conditions described below.

NOW, THEREFORE, the Stewardship Council and Grantee agree as follows:

Appendix 4: Conservation Easement Funding Agreement



1. Effective Date. This Agreement shall become effective upon the recording of the Conservation Easement in favor of Grantee in the Official Records of Shasta County (the "Effective Date"). It is understood and agreed that if for any reason whatsoever the recording of the Conservation Easement does not occur on or before December 31, 2023, this Agreement shall be of no further force or effect and the parties shall thereupon be released from any obligations under this Agreement.

2. Grant Amount and Payment Terms. Effective upon the Effective Date, the Stewardship Council grants **Four Hundred Fifty-Nine Thousand Three Hundred Dollars (\$459,300)** (the "Grant Funds") to Grantee. The Grant Funds shall be payable to Grantee within thirty (30) days of the Effective Date. Grantee will use the Grant Funds for the purposes described in this Agreement and for no other purpose without the prior written consent of the Stewardship Council. The Stewardship Council reserves the right to require the total or partial return of Grant Funds in the event Grantee fails to comply with the terms and conditions of this Agreement.

3. Grant Restrictions. The use of the Grant Funds shall be restricted as follows:

a. No less than Two Hundred Nineteen Thousand Six Hundred Fifty Dollars (\$219,650) of the Grant Funds shall be deposited into a non-wasting endowment restricted solely for the purpose of funding Grantee's costs for the stewardship and monitoring of conservation easements on the Watershed Properties (the "Endowment Monitoring and Stewardship Funds"). The types of allowable expenditures of these funds is described in Section 5 below.

b. Twenty Thousand Dollars (\$20,000) of the Grant Funds shall be restricted to the legal defense and enforcement of conservation easements held by Grantee, including, but not limited to, the conservation easements established on the Watershed Properties (the "Defense and Enforcement Funds"). The types of allowable expenditures of these funds is described in Section 6 below.

c. The remainder of the Grant Funds shall be restricted for the purpose of funding Grantee's costs for the stewardship and monitoring of any conservation easements held by Grantee, including but not limited to the conservation easements on the Watershed Properties (the "General Monitoring and Stewardship Funds"). Grantee may use the General Monitoring and Stewardship Funds to monitor any of its conservation easements as long as Grantee meets its obligations as described in Section 5 below.

4. Grant Deposit Requirements.

a. Within thirty (30) days of receipt of funds, Grantee will provide the Stewardship Council with evidence of deposit of the Endowment Monitoring and Stewardship Funds into an account which shall be restricted solely for the purpose of funding Grantee's costs for the stewardship and monitoring of conservation easements on the Watershed Properties and shall be treated as a non-wasting endowment.

b. Within thirty (30) days of receipt of funds, Grantee will provide the Stewardship Council with evidence of deposit of the General Monitoring and Stewardship Funds and the Defense and Enforcement Funds into an account which shall be restricted to the stewardship, monitoring, and legal defense or enforcement of

Appendix 4: Conservation Easement Funding Agreement



the conservation easements held by the Grantee, including but not limited to the Conservation Easement on the Property. Notwithstanding the right of Grantee to deposit the Monitoring and Stewardship Funds and the Defense and Enforcement Funds into a single account, the use of each type of funds is restricted as provided in Section 3 above.

c. The requirement to provide evidence of deposit will be satisfied when Grantee submits to the Stewardship Council the form attached as **Exhibit B**.

5. **Conservation Easement Monitoring**. From and after the Effective Date, Grantee agrees to conduct regular monitoring of the Property to ensure compliance with the terms of the Conservation Easement. Grantee shall conduct on-site monitoring of the Property not less than annually to assess compliance with the terms and conditions of the Conservation Easement and note any material changes to the Property compared to the baseline documentation report and prior monitoring reports. Upon written request, the Stewardship Council or its designee shall be permitted to accompany the Grantee on its monitoring visits and to receive a copy of any monitoring report prepared by Grantee. Permissible uses of General Monitoring and Stewardship Funds and Endowment Monitoring and Stewardship Funds shall include, but not be limited to:

a. Regular on-site inspection and monitoring to ensure that the terms of Conservation Easement are being met;

b. Recordkeeping and preparation of reports, notices of violation, any written consent to be submitted to the fee title owner of the property which is subject to the easement, and other documentation related to the Conservation Easement and the Property;

c. Payments for staff, consultants and attorney time necessary to carry out Grantee's stewardship responsibilities with regard to its conservation easements;

d. Communications with the fee title owner of the property which is subject to the easement regarding the provisions of the Conservation Easement and planned or completed activities on the lands to be performed or allowed by the fee title owner or a licensee/lessee;

e. Responding to any inquiries or concerns raised by entities that have leases or licenses on the Property or other stakeholders who have an interest in ensuring the beneficial public values are protected.

6. **Defense and Enforcement Funds**. Grantee shall be permitted to use the Defense and Enforcement Funds for the following purposes:

a. To make direct expenditures of attorneys' fees, costs and disbursements incurred in connection with proceedings to enforce and/or defend the provisions of the Conservation Easement against legal challenge, including any claims by third parties;

b. To "pool" funds for legal expenses to enforce and/or defend against legal challenge conservation easements held by the Grantee, including without limitation the Conservation Easement on the Property;

c. To pay premiums into a Conservation Defense Insurance Program offered through the Land Trust Alliance, or other nationally-recognized conservation organization of which Grantee is a member for the enforcement and defense of conservation easements held by member organizations, or to cover deductibles related to such insurance.

7. Grant Report. Grantee agrees to submit to the Stewardship Council and/or its designee the following grant Status Reports pursuant to this Agreement. The initial Status Report shall be submitted to the Stewardship Council by the fourth quarter of the 2023 calendar year and include data up to the date of the initial Status Report. The final Status Report shall be submitted to the Stewardship Council or its designee on or before December 31, 2025. The due dates of the initial and final Status Reports can be changed by the Stewardship Council or its designee with at least 60 days written notice to Grantee. The Stewardship Council or its designee shall notify Grantee in a timely manner of the form and content of each Status Report, which shall include, at a minimum:

a. Copies of annual monitoring reports pertaining to the Conservation Easement for years selected by the Stewardship Council or its designee;

b. A statement as to whether any violations of the Conservation Easement were observed during the reporting period, and the outcome of any action taken to correct such violation;

c. A statement as to whether any amendments to the Conservation Easement were approved during the reporting period, with copies of any such amendments included in the Status Reports;

d. A statement as to whether fee title of the property was conveyed, the date of such conveyance, and the identity of the transferee; and

e. A report providing an accounting of how the Grant Funds have been invested or expended in furtherance of the purposes of this Agreement.

8. Records. Grantee will indicate the Grant Funds separately on its books of account, and maintain such records in accordance with generally accepted accounting principles. Grantee shall additionally maintain written records including the baseline documentation report, the Deed of Conservation Easement, any amendments to the Conservation Easement, other transaction documents, and copies of monitoring reports, notices to the landowner, and other communications pursuant to the Conservation Easement in accordance with the practices generally accepted in the land trust community.

9. Inspection. The Stewardship Council or its designee shall have the right to inspect the books and records of Grantee and evaluate Grantee's use of Grant Funds, so long as (i) such inspection or evaluation occurs during regular business hours; (ii) such inspection or evaluation does not unreasonably interfere with Grantee's regular operations; and (iii) the Stewardship Council or its designee provides at least three (3) days prior notice of any such inspection or evaluation.

10. Assignment and Transfer of Funds. Grantee shall not assign its interest under the Conservation Easement except in accordance with the provisions of the Conservation

Easement relating to permitted assignments. In the event that Grantee assigns its interest under the Conservation Easement to a successor conservation easement holder (“Assignee”), Grantee shall transfer all Grant Funds in its possession to Assignee and require that Assignee assume all of Grantee’s obligations under this agreement.

11. Publicity. The Stewardship Council may include information regarding this Agreement and Grantee in its periodic public reports, press releases, or other public communications.

12. Representations and Warranties. Grantee warrants and represents that it is a tax exempt organization under Section 501(c)(3) of the IRC, and is not a private foundation as defined in section 509(a) of the IRC or is an exempt operating foundation described in Section 4940(d)(2) of the IRC. Grantee further represents and warrants that it shall not use the Grant Funds to attempt to influence legislation or otherwise carry out lobbying activities within the meaning of Sections 501(h), 4911, 4945(d)(1) or 4945(e) of the IRC. No part of the Grant Funds may be used to attempt to influence the outcome of any specific public election, or to carry on, directly or indirectly, any voter registration drive. No part of the Grant Funds may be used for purposes other than charitable, scientific, literary, or educational purposes within the meaning of IRC Section 170(c)(2)(B).

Grantee does not knowingly employ individuals or contribute funds to organizations found on any terrorist-related list prepared by the U.S. Government, the United Nations, or the European Union, including the Department of Treasury’s Office of Foreign Assets Control Specially Designated Nationals List, the Department of Justice’s Terrorist Exclusion List, or the list attached to Executive Order 13224. Should any change occur with respect to the preceding sentence, Grantee will notify the Stewardship Council within 7 days of such change.

13. Indemnification. Grantee hereby agrees to indemnify, defend, and hold harmless the Stewardship Council, and the Stewardship Council’s past, present and future officers, directors, and employees, from and against any and all claims, demands, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties, and reasonable attorney fees and costs, that they may incur or suffer and that result from, or are related to, the receipt and use of the Grant Funds by Grantee.

14. Limit of Stewardship Council Obligations. The Stewardship Council’s obligations under this Agreement shall under no circumstances exceed the Grant Funds amount set forth in Section 2 above.

15. Assignment. This Agreement may not be assigned by the Grantee in whole or in part except as provided in Section 10 above. The Stewardship Council may assign its rights and delegate its obligations under this Agreement to a third party at the Stewardship Council’s sole discretion. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit and burden of the parties and their respective heirs, successors and assigns.

16. Amendment; Entire Agreement. This Agreement may not be amended or modified except by written instrument signed by both parties. This Agreement constitutes the entire understanding of the parties concerning the subject matter hereof, and supersedes any and all previous negotiations, agreements, or understandings, if any, regarding the matters contained herein.

Appendix 4: Conservation Easement Funding Agreement



17. Governing Law. This Agreement shall be governed by the laws of the State of California.

18. Counterparts. This Agreement may be executed in counterparts which together shall constitute a single agreement.

Pacific Forest and Watershed Lands Stewardship Council,
a California Nonprofit Public Benefit Corporation

By: _____

Title: _____

Date: _____

Shasta Land Trust,
a California Nonprofit Public Benefit Corporation

By: _____

Title: _____

Date: _____

Exhibit A
Pit River Planning Unit
Map 1 of 4

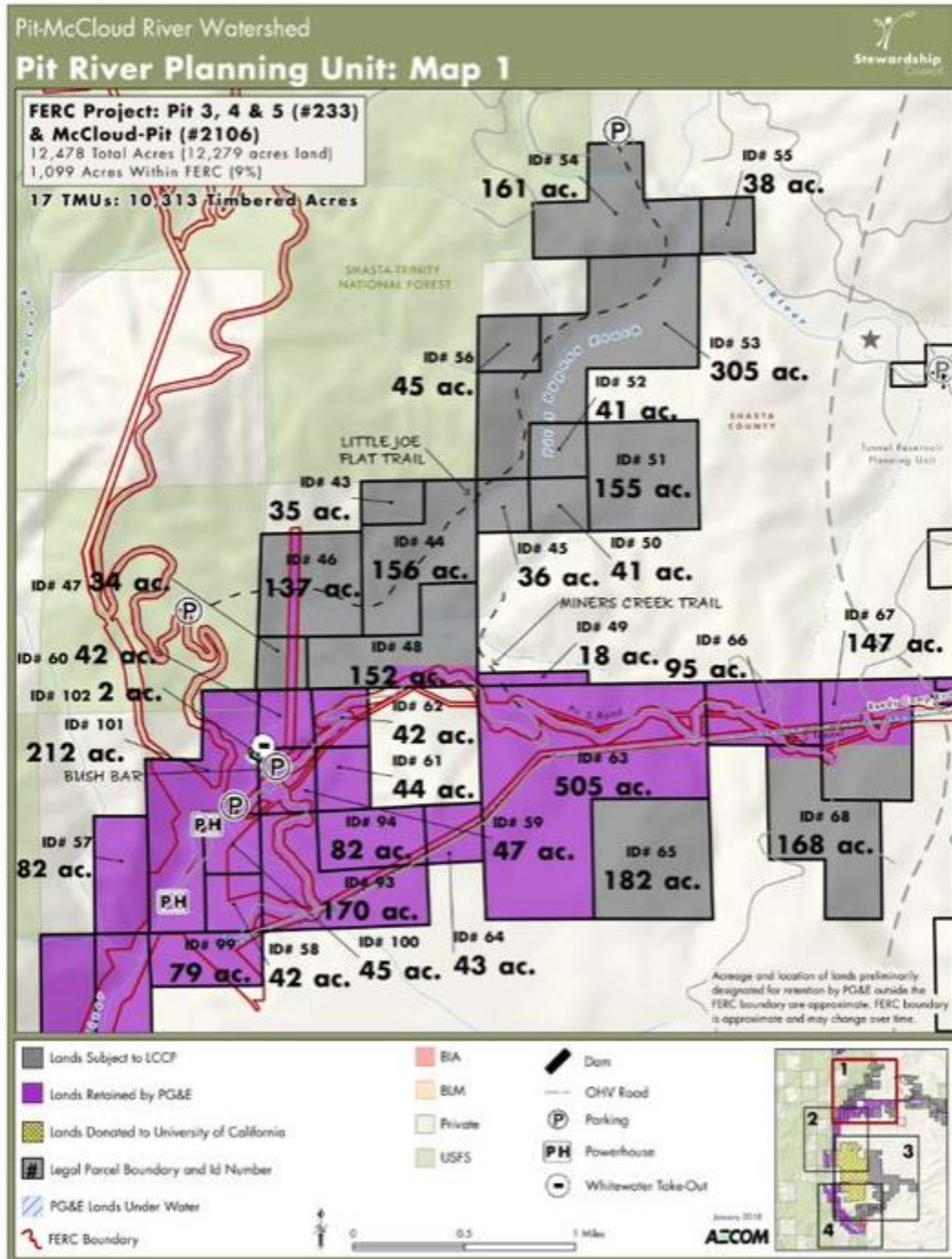


Exhibit A
Pit River Planning Unit
Map 2 of 4

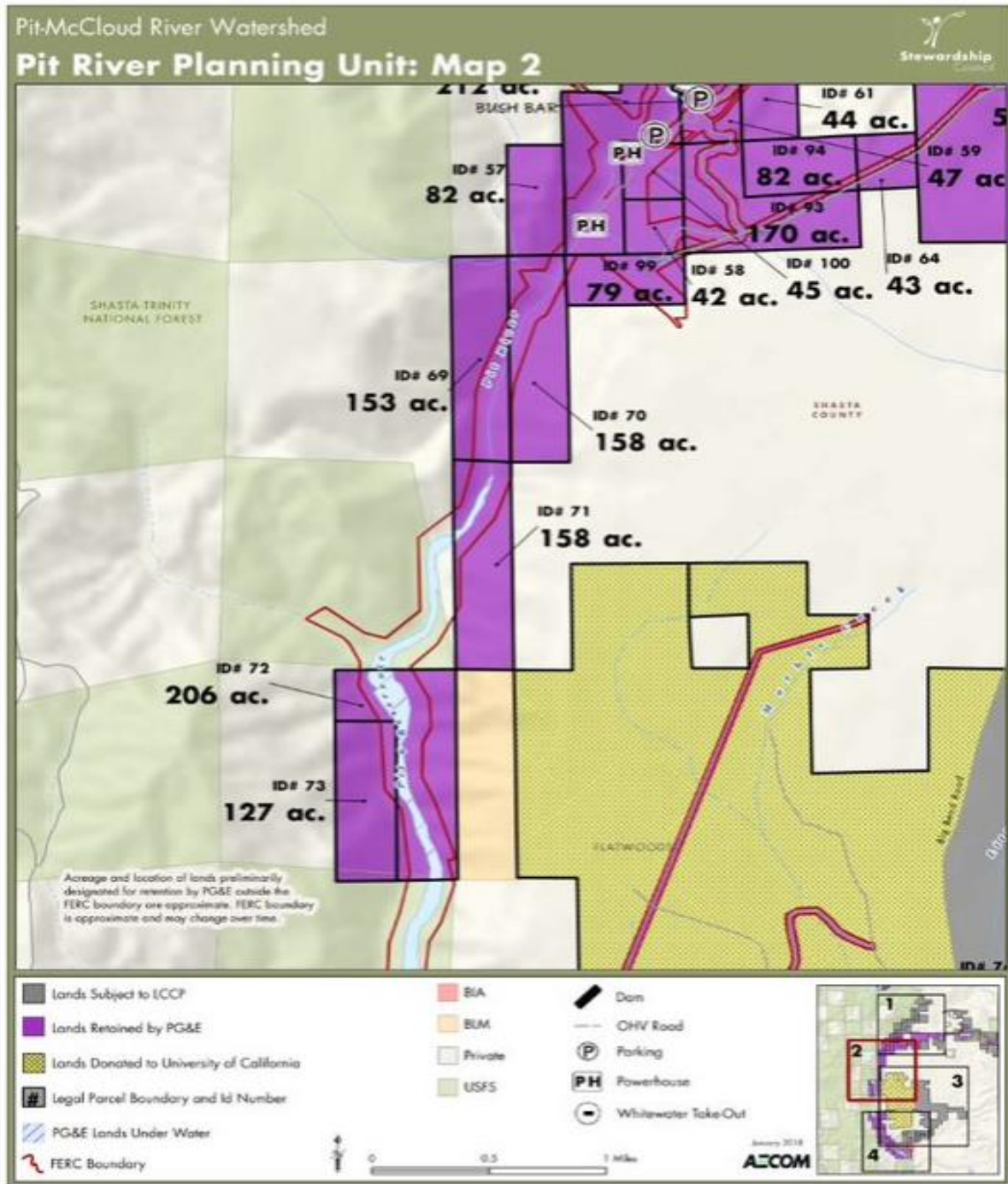


Exhibit A
Pit River Planning Unit
Map 3 of 4

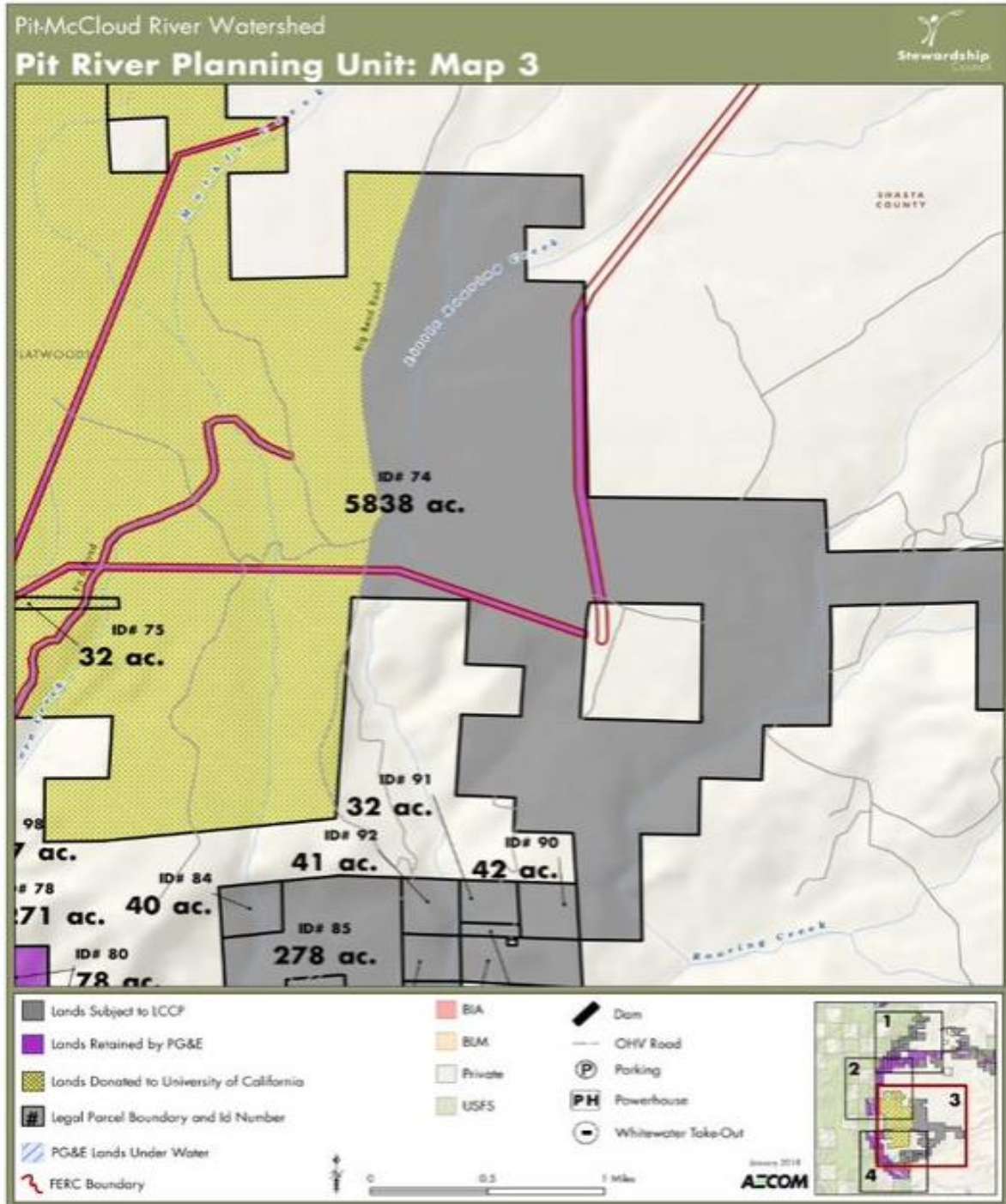
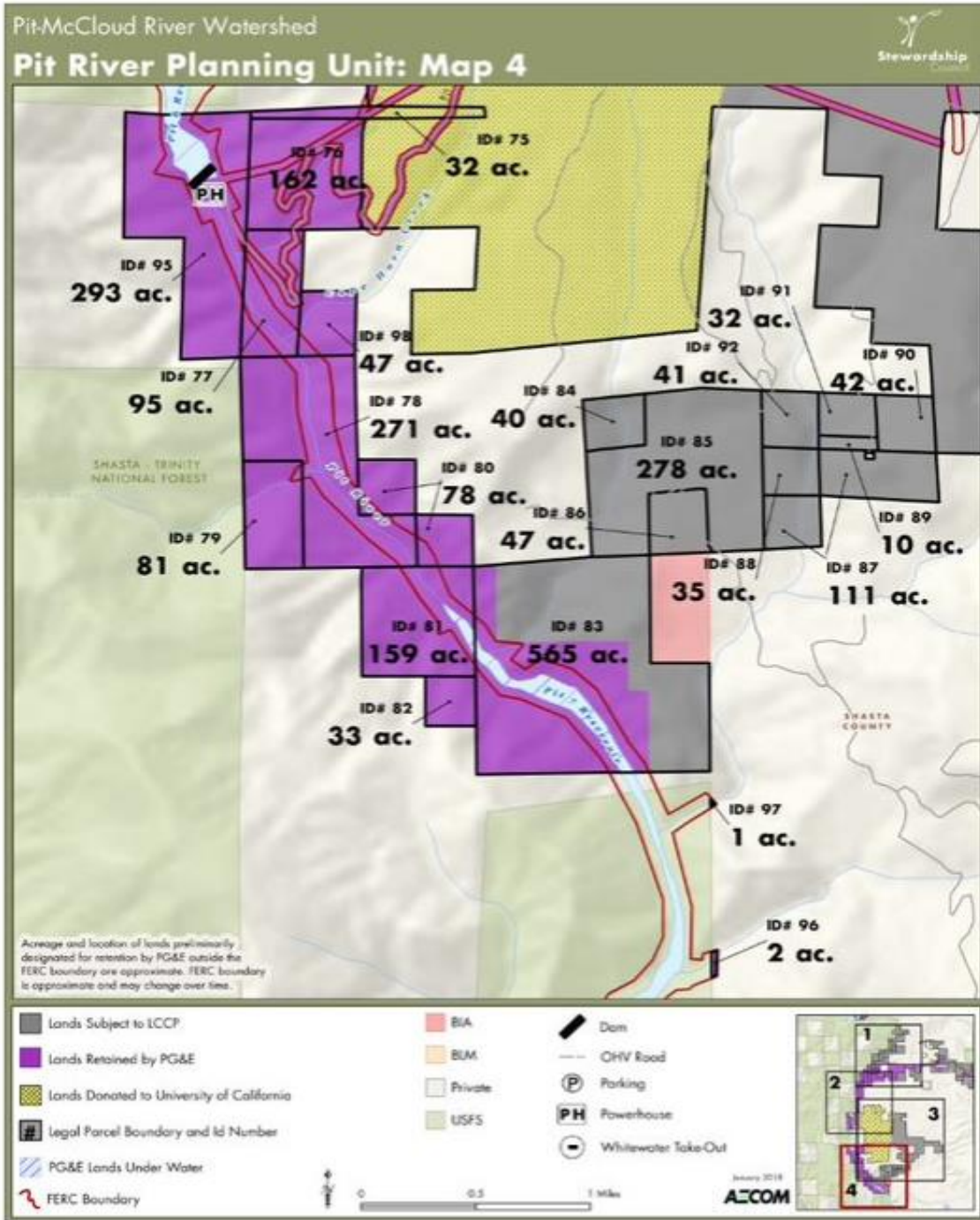


Exhibit A
Pit River Planning Unit
Map 4 of 4



**Exhibit A
Tunnel Reservoir Planning Unit**

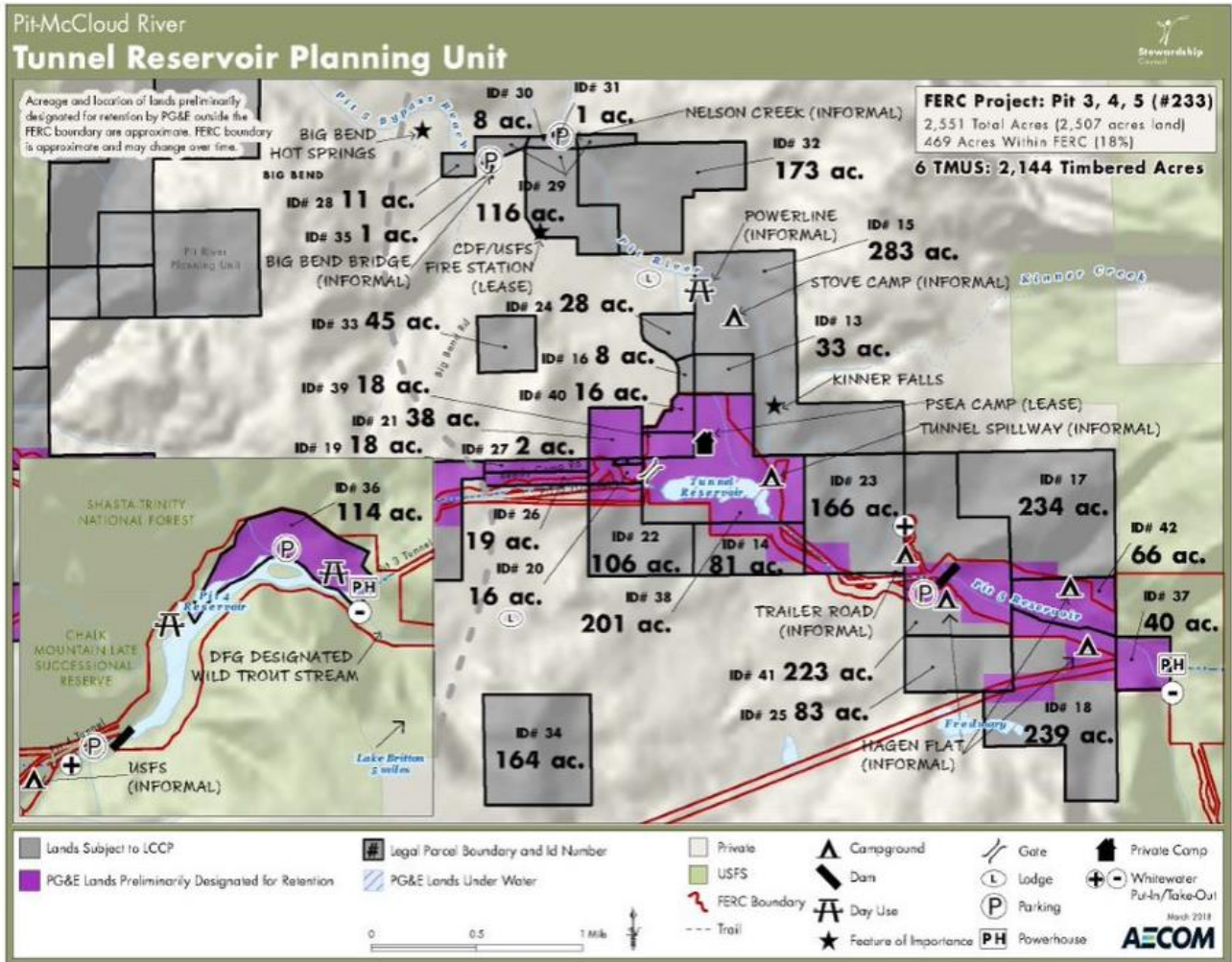




EXHIBIT B TO CONSERVATION EASEMENT FUNDING AGREEMENT

Evidence of Grant Fund Deposit and Restriction of Use Certification

Date:	Planning Unit/Property Title: Pit/Tunnel Reservoir
Grantee Name: Shasta Land Trust	Grantee Address:

*Date of Deposit of Grant Funds:		Amount Deposited:	
Bank Name:	Account Name:	Account #:	
Certification of Deposit of Grant Funds and Restricted Use of Monitoring of Conservation Easement Funds			
I, hereby state that the above referenced information is true and accurate, and understand that the above information, if misrepresented, or incomplete, may be grounds for immediate repayment of grant funds. I also agree that account activity will be restricted to the permissible uses of General Monitoring and Stewardship Funds as set forth in Section 3c and 5 of the Grant Agreement.			
Name:		Title:	
Signature:		Date:	

*Date of Deposit of Grant Funds:		Amount Deposited:	
Bank Name:	Account Name:	Account #:	
Certification of Deposit of Monitoring and Stewardship Endowment Funds in Non-Wasting Endowment			
I, hereby state that the above referenced information is true and accurate, and understand that the above information, if misrepresented, or incomplete, may be grounds for immediate repayment of grant funds. I also agree that account activity will be restricted solely for the purpose of funding Grantee’s costs for the stewardship and monitoring of conservation easements on the Watershed Properties and shall be treated as a non-wasting endowment as set forth in Section 3a of the Grant Agreement.			
Name:		Title:	
Signature:		Date:	

For third section, see page 2



EXHIBIT B TO CONSERVATION EASEMENT FUNDING AGREEMENT – Page 2

*Date of Deposit of Grant Funds:		Amount Deposited:
Bank Name:	Account Name:	Account #:
Certification of Deposit of Grant Funds and Restricted Use of Defense & Enforcement Funds		
I, hereby state that the above referenced information is true and accurate, and understand that the above information, if misrepresented, or incomplete, may be grounds for immediate repayment of grant funds. I also agree that account activity will be restricted to the permissible uses of the Defense and Enforcement Funds as set forth in Section 6 of the Grant Agreement.		
Name:	Title:	
Signature:	Date:	

Return to:
 Stewardship Council
 3300 Douglas Blvd, Suite 250
 Roseville, CA 95661
Phone: (916) 297-6660

***Please include a copy of the bank statement referencing the above deposit.**

PROPERTY TAX NEUTRALITY METHODOLOGY

INTRODUCTION

The Settlement Agreement¹ and Stipulation² that established the Land Conservation Commitment require that the Land Conservation Plan being developed by the Stewardship Council provide property tax revenue, other equivalent revenue source, or a lump sum payment, so that the totality of dispositions in each affected county will be “tax neutral” for each county. Section 4.3 of Volume I of the Land Conservation Plan (LCP) adopted by the Stewardship Council in November 2007 described the Stewardship Council’s potential strategies and anticipated approach to achieving property tax neutrality at a programmatic level.

More recently, on September 17, 2009, the Stewardship Council adopted a funding policy. This policy further clarified the Stewardship Council’s approach to property tax neutrality and identified several potential vehicles to achieving this requirement. On March 30, 2011, the Stewardship Council adopted a set of guidelines which describe scenarios in which the Stewardship Council will make property tax payments to affected counties and further defined a set of overarching assumptions regarding property tax neutrality payments.

Table 1 in Appendix A lists the estimated acreage and estimated annual property taxes associated with PG&E watershed lands which have been recommended by the Stewardship Council Board of Directors for donation. The estimated total tax liability that would be subject to tax neutrality will depend upon the total acreage actually transferred, and the types of organizations receiving fee title to the lands. No PG&E watershed lands will be recommended for donation in counties that are not listed in Table 1.

PURPOSE OF PROPOSED METHODOLOGY

The purpose of this methodology is to establish a standard payment process when lands are transferred to organizations that are exempt from paying property taxes. The following methodology will be applied to all counties which experience a loss in property tax revenues due to a recommended donation of fee title as part of the Stewardship Council’s Land Conservation Commitment.

DETERMINING TAX NEUTRALITY PAYMENT AMOUNT

Following the Stewardship Council approval of a fee-title donation, the Stewardship Council will work with the affected county to calculate the payment amount for inclusion in the Stewardship Council’s Land Conservation and Conveyance Plan (LCCP).

1. Using the legal description and/or survey of lands identified for transfer to an organization which is exempt from paying property taxes, the Stewardship Council and PG&E will prepare an estimate of the annual taxes on lands to be donated. If assessed values on the lands recommended for donation change prior to the transfer of land, the

¹ *Opinion Modifying the Proposed Settlement Agreement of Pacific Gas & Electric Company, PG&E Corporation and the Commission Staff, and Approving the Modified Settlement Agreement*, December 18, 2003:

http://www.stewardshipcouncil.org/documents/Settlement_Agreement.pdf

² *Stipulation Resolving Issues Regarding the Land Conservation Commitment*, September 25, 2003:

http://www.stewardshipcouncil.org/documents/Stipulation_Agreement.pdf

Stewardship Council will revise the payment calculation included in the proposed tax neutrality funding agreement prior to its execution by the parties.

2. The reduction in annual taxes caused by the donation of acres to organizations exempt from property tax will constitute the “Annual Base Value” for the funding calculation.
3. The County will receive a one-time lump sum payment The Stewardship Council will provide a draft funding agreement for county review and approval using the Annual Base Value and payment option. The draft funding agreement is expected to include, among other items, the following acknowledgements by the county:
 - a. Payment by the Stewardship Council satisfies the tax neutrality requirement as specified in the Settlement and Stipulation for the subject fee-title donation.
 - b. The county has issued (or will not reasonably withhold) a Welfare Tax Exemption for the new landowner, if required.
 - c. The county will agree to distribute the lump-sum payment to the applicable special districts as dictated in the relevant Tax Rate Area at the time of payment. In consideration for the additional administrative responsibility of the county to set up the process to allocate payments to special districts, the Stewardship Council will make a \$3,000 payment to the county for county’s anticipated costs to perform such activities for the first fee title donation of lands in the county. Said payment will be made at the time the Stewardship Council makes its lump-sum tax neutrality payment. For subsequent fee title donations, if a county expects to incur more than \$3,000 in costs to perform such activities, then it shall make a request to the Stewardship Council for increased funding no later than 60 days following the recording of the grant deed for each additional fee title donation or the execution of a tax neutrality funding agreement, whichever comes later. The Stewardship Council will review each funding request and provide the county with sufficient funds to cover all reasonable anticipated costs.
4. The Stewardship Council will fund the settlement amount according to the terms of the tax neutrality funding agreement as described in number 3 above no later than 60 days following the recording of the grant deed for the fee title donation or the execution of a tax neutrality funding agreement, whichever comes later.

Lump-sum payment

Lump-sum payments in satisfaction of property tax neutrality would be calculated based upon the net present value of the Annual Base Value at the time that lands are removed from the property tax rolls. The lump-sum payment will be calculated using a discounted cash flows analysis for perpetual payment streams, otherwise known as a Capitalization Rate (Cap Rate).

The Cap Rate calculation requires an assumption of a long-term rate of return on comparable investments, and a long-term inflation rate. In order to develop a Cap Rate for a lump-sum payment, the Stewardship Council considered multiple long-term inputs, including long term equity and fixed income returns (Dow Jones Industrial Average, S&P 500, U.S. Treasury,

Appendix 5: Tax Neutrality Methodology

Adopted 06/27/2012
 Amended 06/24/2015
 Amended 01/21/2016
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CalPERS), weighted average borrowing costs for subject counties, and discount rate assumptions for pension and other post-employment benefits.

Based upon the analysis described above, **the Stewardship Council is offering counties a Cap Rate of 4.0%** to be used in the calculation of a lump-sum payment in satisfaction of property tax neutrality. The calculation for arriving at a lump-sum payment is as follows:

$$\text{Lump Sum Value} = \text{Annual Base Value} \div 4.0\%$$

The following table provides an example of the application of the Cap Rate to various Annual Base Values:

Annual Base Value	\$500	\$1,000	\$5,000	\$10,000
Lump Sum at 4.0%	\$12,500	\$25,000	\$125,000	\$250,000

Lump-sum payments would be allocated based upon the applicable Tax Rate Area at the time of payment. The Stewardship Council envisions making these lump-sum payments as unrestricted payments in lieu of property taxes, subject to the distribution method described in section 4.c above. Counties and special districts would be free to determine the best use of the funds pursuant to the needs of the county or special district, including, if desired investment in a shared investment pool of the county’s choosing.

Appendix A

Estimated acreage and property taxes associated with PG&E watershed lands which have been recommended by the Stewardship Council Board of Directors for donation.

Table 1

Table 1 – Estimated Property Taxes From Land Available for Donation³

County	Lands Available for Donation	Total Taxes (Annual)	Total Taxes (Lump)
Alpine	410	2,948	\$73,691
Amador	2,040	\$8,577	\$214,431
Butte	N/A	\$0	\$0
Calaveras	60	\$53	\$1,320
El Dorado	N/A	\$0	\$0
Fresno	267	\$2,413	\$60,334
Kern	N/A	\$0	\$0
Lake	986	\$31,844	\$796,090
Lassen	N/A	\$0	\$0
Madera	220	\$10,271	\$256,770
Mariposa	N/A	\$0	\$0
Mendocino	797	\$17,011	\$425,289

Appendix 5: Tax Neutrality Methodology

*Adopted 06/27/2012
 Amended 06/24/2015
 Amended 01/21/2016
 Amended 11/15/2017*

Merced	N/A	\$0	\$0
Nevada	1,867	\$13,150	\$328,758
Placer	2,683	\$46,794	\$1,169,882
Plumas	3,278	\$40,873	\$1,021,828
San Luis Obispo	N/A	\$0	\$0
Shasta	23,386	\$89,727	\$2,243,172
Tehama	151	\$45	\$1125
Tulare	N/A	\$0	\$0
Tuolumne	868	\$360	\$9,9009
Yuba	41	\$530	\$13,256
Total	\$37,054	\$264,597	\$6,614,955

^a This acreage includes lands within parcels that cross county boundaries

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APPENDIX E
LAND CONSERVATION COMMITMENT

STATEMENT OF PURPOSE

PG&E shall ensure that the Watershed Lands it owns and Carizzo Plains are conserved for a broad range of beneficial public values, including the protection of the natural habitat of fish, wildlife and plants, the preservation of open space, outdoor recreation by the general public, sustainable forestry, agricultural uses, and historic values. PG&E will protect these beneficial public values associated with the Watershed Lands and Carizzo Plains from uses that would conflict with their conservation. PG&E recognizes that such lands are important to maintaining the quality of life of local communities and all the people of California in many ways, and it is PG&E's intention to protect and preserve the beneficial public values of these lands under the terms of any agreements concerning their future ownership or management.

PG&E Environmental Enhancement Corporation will develop a plan for protection of these lands for the benefit of the citizens of California. Protecting such lands will be accomplished through either (1) PG&E's donation of conservation easements to one or more public agencies or qualified conservation organizations consistent with these objectives, or (2) PG&E's donation of lands in fee to one or more public entities or qualified conservation organizations, whose ownership would be consistent with these conservation objectives.

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COMMITMENTS

1. PG&E Shall Place Permanent Conservation Easements on or Donate Watershed Lands: The Watershed Lands and Carizzo Plains shall (1) be subject to permanent conservation easements restricting development of the lands so as to protect and preserve their beneficial public values, and/or (2) be donated in fee simple to one or more public entities or qualified non-profit conservation organizations, whose ownership will ensure the protection of these beneficial public values. PG&E will not be expected to make fee simple donations of Watershed Lands that contain PG&E's or a joint licensee's hydroelectric project features. In instances where PG&E has donated land in fee, some may be sold to private entities subject to conservation easements and others, without significant public interest value, may be sold to private entities with few or no restrictions.

The conservation easements shall provide for the preservation of land areas for the protection of the natural habitat of fish, wildlife and plants, the preservation of open space, outdoor recreation by the general public, sustainable forestry, agricultural uses, and historic values and, shall prevent any other uses that will significantly impair or interfere with those values. Conservation easements on the Watershed Lands will include an express reservation of a right for continued operation and maintenance of hydroelectric facilities and associated water delivery facilities, including project replacements and improvements required to meet existing and

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future water delivery requirements for power generation and consumptive water use by existing users, compliance with any FERC license, FERC license renewal or other regulatory requirements. In addition, easements will honor existing agreements for economic uses, including consumptive water deliveries. The conservation easements shall be donated to and managed by one or more non-profit conservation trustees, qualified conservation organizations or public agencies with the experience and expertise to fully and strictly implement the conservation easements.

2. Process For Development of the Conservation Easements and Land Donation Plan: PG&E will work with PG&E Environmental Enhancement Corporation and the Commission in the development and implementation of the conservation easements and land donation plan. PG&E Environmental Enhancement Corporation will recommend to PG&E (1) conservation objectives for the properties, including identification of conservation values, (2) criteria for ultimate disposition of the properties, (3) conservation easements guidelines, and (4) land disposition plans.

3. Reporting Responsibilities: PG&E Environmental Enhancement Corporation will prepare a report to the Commission within 18 months of the Effective Date describing the status of the conservation easement and land disposition plan. PG&E Environmental Enhancement Corporation will make the report available to the public upon request. Every two years following the first report, PG&E Environmental Enhancement Corporation will prepare a report to the Commission on the implementation of the conservation easement and land disposition plan.