

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "5"

Grant Deed #2013-145352, San Joaquin County Recorder, recorded 11/22/2013

Doc #: 2013-145352

11/22/2013 08:23:31 AM

Page 1 of 2 Fee: \$27.00 Tax Paid: \$1,430.00

Kenneth W. Blakemore

San Joaquin County Recorder

Paid By: PLACER TITLE - 10019 - SAN JOAQUIN

RECORDING REQUESTED BY

Placer Title Company

Escrow Number: 1002-16669-S.G.

AND WHEN RECORDED MAIL TO

W & L HARRIS RANCHES, LLC
5151 E. ALMONDWOOD DR
MANTECA, CA 95337

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,430.00 City Transfer Tax: \$0.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAWRENCE S. HENRICKSEN AND JANICE L. HENRICKSEN, TRUSTEES OF THE HENRICKSEN TRUST AGREEMENT DATED JUNE 28, 2010 AND RICHARD K. HENRICKSEN AND LILLI ROSE HENRICKSEN, TRUSTEES OF THE HENRICKSEN REVOCABLE TRUST DATED JUNE 27, 2005 ; AND RIVKAH KATHLEEN SASS , A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Hereby GRANT(S) to W & L HARRIS RANCHES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

THAT PARCEL SHOWN UNDER "EXHIBIT B" ON THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT EVIDENCED BY DOCUMENT RECORDED JULY 1, 1996, AS INSTRUMENT NO. 96069351, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL A AND PARCEL B, AS SHOWN ON THE PARCEL MAP THEREOF FILED IN BOOK 9 OF PARCEL MAPS, PAGE 55, SAN JOAQUIN COUNTY RECORDS, LYING IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL B, BEARING SOUTH 89° 55' 20" WEST, 20 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89° 55' 20" WEST, ALONG THE INTERIOR QUARTER SECTION LINE OF SECTION 13, A DISTANCE OF 2294.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B, ALSO BEING THE CENTER OF SECTION 13; THENCE NORTH 00° 05' 00" EAST ALONG THE SOUTH-NORTH INTERIOR QUARTER SECTION LINE, 653.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 89° 46' 31" EAST ALONG THE NORTH LINE OF PARCEL B, 2613.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF AIRPORT WAY, AS SHOWN ON SAID BOOK 9 OF PARCEL MAPS, PAGE 55; THENCE SOUTH 00° 01' 00" EAST ALONG SAID RIGHT-OF-WAY LINE, 333.07 FEET TO A POINT WHICH BEARS NORTH 00° 01' 00" WEST, 116.33 FEET FROM THE NORTHEAST CORNER OF PARCEL A, AS SHOWN ON BOOK 6 OF PARCEL MAPS, PAGE 155, SAN JOAQUIN COUNTY RECORDS; THENCE SOUTH 89° 55' 20" WEST, PARALLEL WITH THE SOUTH LINE OF PARCELS A & B, A DISTANCE OF 319.65 FEET; THENCE SOUTH 00° 01' 00" EAST, PARALLEL WITH THE WEST LINE OF PARCEL A, A DISTANCE OF 326.83 FEET TO THE POINT OF BEGINNING.

APN: 241-330-34

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

Dated: November 18, 2013
SIGNATURE PAGE FOR GRANT DEED

THE HENRICKSEN TRUST AGREEMENT DATED JUNE 28, 2010

THE HENRICKSEN REVOCABLE TRUST DATED JUNE 27, 2005

By: *Lawrence S. Henriksen*
LAWRENCE S. HENRICKSEN, TRUSTEE

By: *Richard K. Henriksen*
RICHARD K. HENRICKSEN, TRUSTEE

By: *Janice L. Henriksen*
JANICE L. HENRICKSEN, TRUSTEE

By: *Lilli Rose Henriksen*
LILLI ROSE HENRICKSEN, TRUSTEE

By: *Rivkah Kathleen Sass*
RIVKAH KATHLEEN SASS

STATE OF CALIFORNIA
COUNTY OF San Joaquin

On Nov. 20, 2013 before me, Sherry L. Gumm, Notary Public,

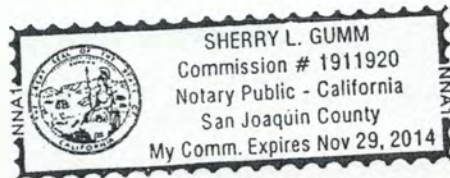
personally appeared Lawrence S. Henriksen, Janice L. Henriksen, Richard K. Henriksen, Lilli Rose Henriksen + Rivkah Kathleen Sass

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: *Sherry L. Gumm*
Commission Expiration Date: Nov. 29, 2014



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

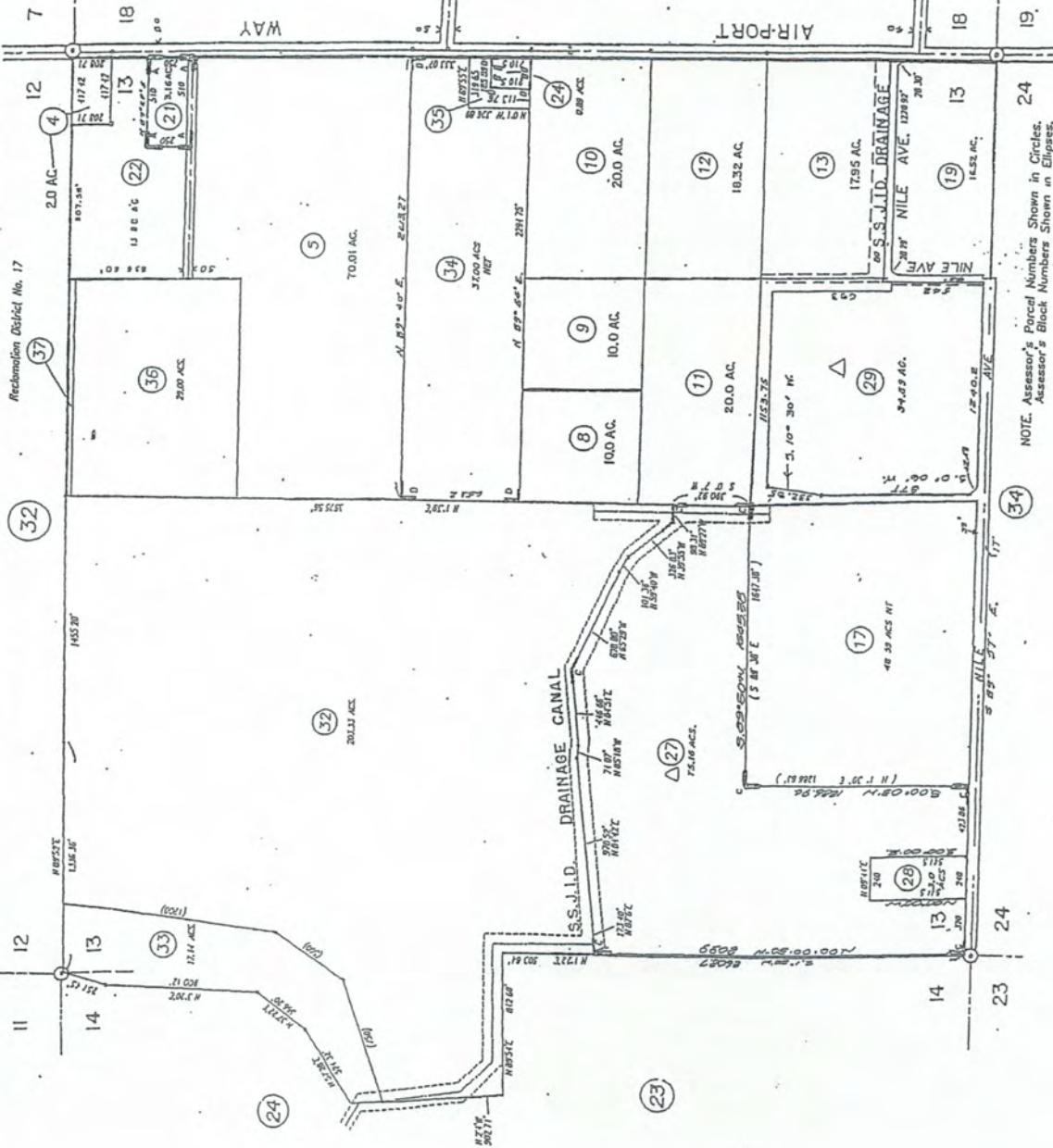
Name

Street Address

City & State

SEC. 13, POR. SEC. 14, T.2S. R.6.E., M.D.B.&M.

THIS MAP IS FOR
ASSESSMENT USE ONLY



- A - R. S. Blk. 25 Pg. 106
- B - P. M. Blk. 06 Pg. 155
- C - P. M. Blk. 09 Pg. 148
- D - P. M. Blk. 09 Pg. 055

△ - WILLIAMSON ACT PARCELS

HIGHEST A.P.N. USED	
YEAR	PARCEL # (PAR.)
80-81	21
81-82	29
82-83	31
83-84	35
84-85	35
85-86	35
86-87	35
87-88	35
88-89	35
89-90	35
90-91	35

Assessor's Map Bk.241 Pg.33
County of San Joaquin, Calif.

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

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "6"

Grant of Easement for Right of Way, recorded 01/23/1950

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)

ss. On this 20th day of January in the year 1950, before me, a notary public in and for the County of Sacramento, State of California, personally appeared CHARLES J. ROSS, SUPERVISOR OF COLLECTIONS, and known to me to be the person whose name is subscribed to the within certificate and acknowledged to me that he executed the same.

(Notary Seal) Mary G. Lozancich, Notary Public in and for the County of Sacramento, State of California.

1954. recorded at Request of STATE OF CALIFORNIA, JAN. 23, 1950 at 44 min. past 9 o'clock A.M. in book of Official Records, Vol. 1540, page 307, San Joaquin County Records.

Fees: \$Dh John D. Finney, Recorder JU
Manteca, California

OFFICE OF THE BOARD OF DIRECTORS
OF THE
SOUTH SAN JOAQUIN IRRIGATION DISTRICT

I hereby certify that the attached Grant of Easement was duly accepted and ordered recorded by the Board of Directors of the South San Joaquin Irrigation District at their meeting held January 17, 1950 and as recorded in Permanent Records of the said District in Volume 13, page 251.

ATTEST:
(Seal) S.L. Steele (S. L. Steele), Secretary
South San Joaquin Irrigation District
A. Hill
Dated: January 20, 1950.

GRANT OF EASEMENT FOR RIGHT OF WAY

IN CONSIDERATION of the benefits to him derived, Joe G. Vieira does hereby grant unto the South San Joaquin Irrigation District a Right-of-Way for an open or piped drain in Section 13, Township 2 South, Range 6 East, N.D.B. & M. more particularly described as follows, to wit:

The West 80 ft. of the South 1/2 of the S.W. 1/4 of the N.E. 1/4 and the South 80 ft. of the N. 1/2 of the S.W. 1/4 of the N.E. 1/4; and the N. 80 ft. of the S. 105 ft. of the N. 1/2 of the S.E. 1/4 of the N.E. 1/4 of Sec. 13, Township 2 South, Range 6 East and containing 6.01 Ac. more or less.

Said drain to be known as Drain #10 of the South San Joaquin Irrigation District and shown on Map in File A-1-3-130 in the office of the South San Joaquin Irrigation District at Manteca, California.

Together with right of ingress and egress to and from said strip of land for purposes of Grantee.

IT IS A CONDITION of this Grant that the Grantee will construct, maintain and operate on said Right-of-Way a Drainage Canal belonging to the Grantee herein and comprising a portion of their general drainage system.

THE GRANTEE herein agrees to install 2-30 inch diameter culverts, 24 feet in length in said Drainage Canal at such points as requested by the Grantor.

THE GRANTEE is to use all due and proper care in the construction, maintenance and operation of said Drainage Canal so as to cause as little damage as possible to the adjacent lands of the Grantor.

IN THE EVENT that said Drainage Canal is abandoned as evidenced by a proper resolution passed by the Board of Directors of the Grantee herein, said strip of land herein granted shall be returned by the Grantee herein to the Grantor, his heirs, successors or assigns.

THIS GRANT OF EASEMENT shall constitute a covenant running with the land traversed thereby and shall be binding upon the Grantor, his heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor has herein put his name and seal this 5th day of January, 1950.

STATE OF CALIFORNIA)
County of San Joaquin)

ss. Joe G. Vieira (Joe G. Vieira)

On this 5th day of January in the year one thousand nine hundred and fifty, before me, Linford J. Brown, a Notary Public in and for the County of San Joaquin, State of California, personally appeared Joe G. Vieira known to me to be the person whose name is subscribed to the within instrument and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of San Joaquin, the day and year in this certificate first above written.

(Notary Seal)

Linford J. Brown, Notary Public in and for the County of San Joaquin, State of California.

My Commission Expires April 21, 1952.

1950. Recorded at Request of SOUTH SAN JOAQUIN IRRIGATION DISTRICT, JAN. 23, 1950 at 45 min. past 9 o'clock A.M. in Book of Official Records, Vol. 1246, page 303, San Joaquin County records. Fees: \$14 John D. Finney, Recorder JB

COMPARED

STATE OF CALIFORNIA DEPARTMENT OF EMPLOYMENT

Certificate of Amount of Contributions, Interest and Penalties Due (Filed Pursuant to Section 47.10 of the Unemployment Insurance Act)

STATE OF CALIFORNIA ss. I, THE DIRECTOR OF EMPLOYMENT hereby certifies that JAMES M. ADLARI, individually and doing business as "CITY MEAT MARKET" hereinafter referred to as the employer, is liable to the State of California for amounts due from and required to be paid by said employer and duly levied and determined under the provisions of the Unemployment Insurance Act for the period beginning on the 1st day of January, 1949, and ending on the 6th day of August, 1949, in the amount of \$775.38, to wit: contributions \$577.20; interest \$20.95; penalties \$174.57; that further interest will accrue at one-half of one per cent a month, or fraction thereof, in accordance with Section 45 of the California Unemployment Insurance Act, until paid; that the address of said employer as it appears on the records of the Department of Employment is 303 North Santa Cruz, Modesto, California, and that the Department of Employment has complied with all provisions of the Unemployment Insurance Act in the determination of the amount required to be paid.

IN WITNESS WHEREOF, The said Director of Employment has caused this certificate to be issued in his name by his duly authorized representative, CHARLES J. ROSS, SUPERVISOR OF COLLECTIONS.

Dated January 20, 1950.

DEPARTMENT OF EMPLOYMENT JAMES M. ADLARI, Director of employment by Charles J. Ross --

Account No. 43-4774

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ss. On this 7th day of January in the year 1950, before me, a notary public in and for the County of Sacramento, State of California, personally appeared CHARLES J. ROSS, SUPERVISOR OF COLLECTIONS, and known to me to be the person whose name is subscribed to the within certificate and acknowledged to me that he executed the same.

(Notary Seal)

Mary C. Lozandich, Notary Public in and for the County of Sacramento, State of California.

1950. Recorded at Request of STATE OF CALIFORNIA, Jan. 23, 1950 at 48 min. past 9 o'clock A.M. in Book of Official Records, Vol. 1246, page 304, San Joaquin County records.

Fees: \$14 John D. Finney, Recorder JB

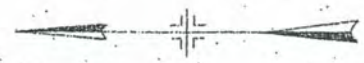
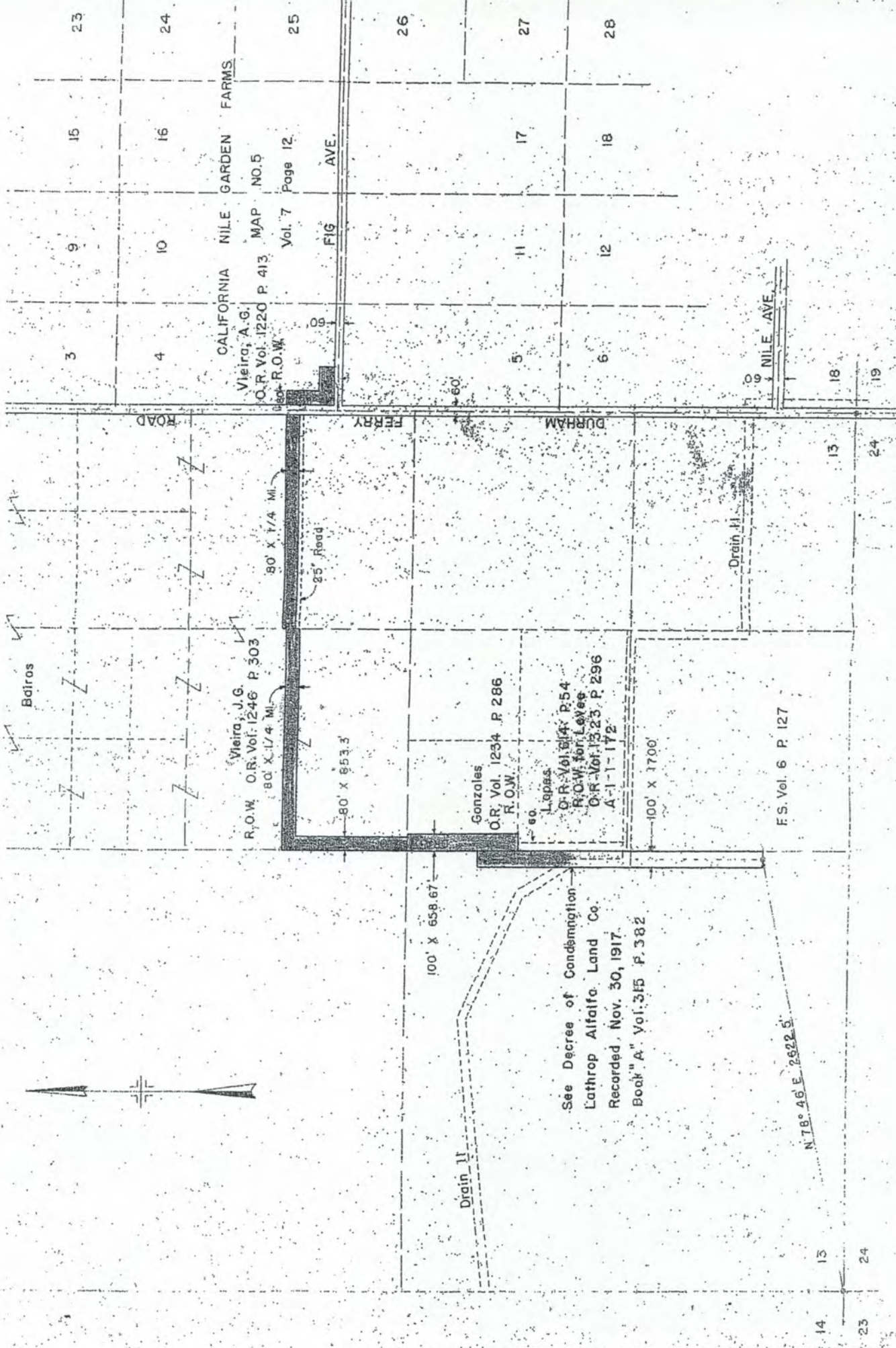
COMPARED

Quitclaim Deed

This Indenture made the 19th day of December one thousand nine hundred and 49 Between Joe Coniglio and Horace Coniglio and Mary Coniglio, his wife, the parties of the first part, and Philip Coniglio a single man, the party of the second part,

Witnesseth: That the said parties of the first part, in consideration of the sum of Ten dollars, lawful money of the United States of America, to them in hand paid by the part- of the second part, the receipt whereof is hereby acknowledged, do hereby release and forever QUITCLAIM unto the party of the second part, and to his heirs and assigns, all that certain lot, piece or parcel of land situate in the County of San Joaquin, State of California, and bounded and described as follows, to wit:

THEIR UNDIVIDED INTEREST as it may appear, to the following property: Parcel No. 1. Containing 120 Acres more or less, known as the BARE Ranch.



Vieira, J.C.
R.O.W. O.R. Vol. 1246 P. 303
80' X 1/4 MI.

CALIFORNIA NILE GARDEN FARMS
Vieira, A.G.
O.R. Vol. 1220 P. 413
80' R.O.W.
MAP NO. 5
Vol. 7 Page 12
FIG. AVE.

Gonzales
O.R. Vol. 1234 P. 286
R.O.W.
Lapas
O.R. Vol. 1514 P. 54
R.O.W. for Levee
O.R. Vol. 1523 P. 296
A-1-1-172

See Decree of Condemnation
Lathrop Alfalfa Land Co.
Recorded, Nov. 30, 1917.
Book "A" Vol. 315 P. 382

F.S. Vol. 6 P. 127

N. 78° 46' E. 2622.5'

This plat is inserted for location purposes only and no responsibility is assumed hereunder. R. A. B.
SOUTH SAN JOAQUIN IRRIGATION DISTRICT
MANTECA, CALIFORNIA

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "7"

Record of Survey 37-150, Keith Spencer, recorded 12/14/2011

RECORD of SURVEY

BEING A SURVEY OF SECTIONS 12 AND 13 AND A PORTION OF SECTIONS 11 AND 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, CITY OF MANTICHA, SAN JOAQUIN COUNTY, CALIFORNIA

NORTHSTAR ENGINEERING GROUP, INC.
909 14th Street, Modesto, CA 95354
(209) 524-3525



SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR THE PERSONS UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF ROBERT CASTILLO IN DECEMBER, 2010.
DATED THIS 22nd DAY OF November, 2011.
KEITH W. SPENCER, L.S. 6468

COUNTY SURVEYOR'S STATEMENT:
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 7th DAY OF DECEMBER, 2011.
THOMAS M. GALT, R.C.E. 26994, COUNTY SURVEYOR
REGISTRATION EXPIRATION DATE: 3-31-13

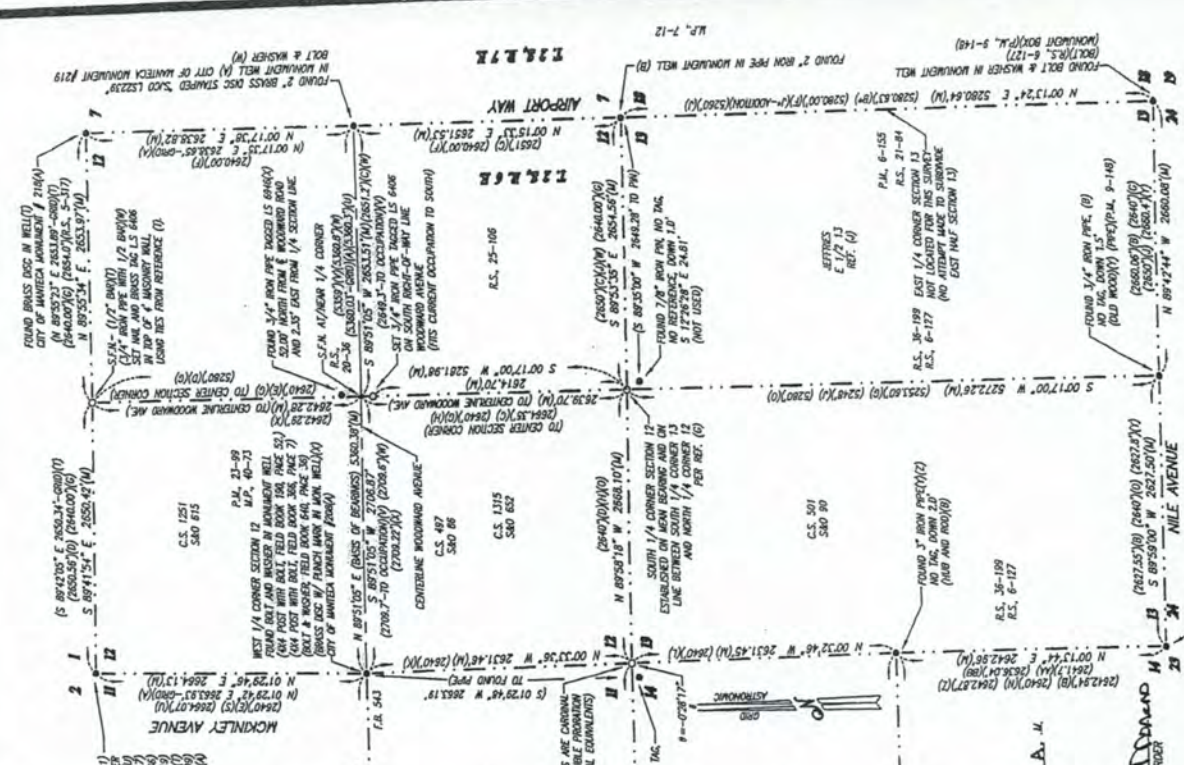


LEGEND:
FOUND MONUMENT AS NOTED
SET 2" x 24" IRON PIPE MARKED L.S. 6408, UNLESS OTHERWISE NOTED.
MEASURED BY THIS SURVEY, ALL DIMENSIONS SHOWN ARE MEASURED GROUND DISTANCES, UNLESS OTHERWISE NOTED.
(M) SW JOAQUIN COUNTY RECORDS
S.J.C.R.
P.M. PARCEL MAPS, S.J.C.R.
M.P. MAPS & PLATS, S.J.C.R.
R.S. RECORD OF SURVEY, S.J.C.R.
DOC. / DOCUMENT NUMBER
* CALCULATED USING REFERENCE NOTED
S.F.N. SEARCHED, FOUND NOTHING

REFERENCES:
(A) RECORD OF SURVEY, BOOK 11, PAGE 113, S.J.C.R.
(B) RECORD OF SURVEY, BOOK 30, PAGE 189, S.J.C.R.
(C) RECORD OF SURVEY, BOOK 30, PAGE 190, S.J.C.R.
(D) COUNTY SURVEY 1251 - SWAMP & OVERTLOW 615
(E) COUNTY SURVEY 1251 - SWAMP & OVERTLOW 615
(F) G.L.O. 1989, WALLACE
(G) G.L.O. 1989, WALLACE
(H) COUNTY SURVEY 1251 - SWAMP & OVERTLOW 615
(I) WEDDING FILE #248 - SWAMP & OVERTLOW 615
(J) COUNTY SURVEY 498 - SWAMP AND OVERTLOW 87
(K) COUNTY SURVEY 499 - SWAMP AND OVERTLOW 89
(L) COUNTY SURVEY 500 - SWAMP AND OVERTLOW 90
(M) COUNTY SURVEY 2121 - SWAMP AND OVERTLOW 1236
(N) COUNTY SURVEY 2066 - SWAMP AND OVERTLOW 1195
(O) COUNTY SURVEY 1625 - SWAMP AND OVERTLOW 800
(P) RECORD OF SURVEY, BOOK 20, PAGE 20, S.J.C.R.
(Q) RECORD OF SURVEY, BOOK 20, PAGE 20, S.J.C.R.
(R) RECORD OF SURVEY, BOOK 20, PAGE 20, S.J.C.R.
(S) RECORD OF SURVEY, BOOK 20, PAGE 20, S.J.C.R.
(T) PARCELS LABELED SURVEY FOR AURIE L. THOMPSON
(U) WEDDING FILE 75-PP - SWAMP & OVERTLOW 615
(V) COUNTY SURVEY 2676
(W) COUNTY SURVEY 2676
(X) RECORD OF SURVEY, BOOK 9, PAGE 88, S.J.C.R.
(Y) RECORD OF SURVEY, BOOK 9, PAGE 88, S.J.C.R.
(Z) MAPS AND PLATS, BOOK 30, PAGE 81, S.J.C.R.
(AA) CORNER RECORD, 08-188

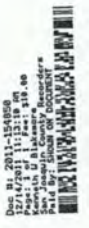
BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 3 (1983), A LINE BETWEEN CITY OF MANTICHA MONUMENTS No. 208 AND No. 219 BEARS NORTH 89°51'05" EAST AS CALCULATED FROM CITY OF MANTICHA CONTROL MONUMENT SURVEY FILED IN BOOK 33 OF SURVEYS, AT PAGE 133, SAN JOAQUIN COUNTY RECORDS.

FOUND BOLT AND WASHER IN MONUMENT WELL (M) (MANTICHA MONUMENT #219)
CITY OF MANTICHA MONUMENT #219
FOUND BOLT AND WASHER IN MONUMENT WELL (M) (MANTICHA MONUMENT #219)
CITY OF MANTICHA MONUMENT #219
FOUND BOLT AND WASHER IN MONUMENT WELL (M) (MANTICHA MONUMENT #219)
CITY OF MANTICHA MONUMENT #219



RECORDERS STATEMENT:
FILED THIS 14th DAY OF DECEMBER, 2011, AT 11:13 A.M.
IN BOOK 37 OF SURVEYS, AT PAGE 150, AT THE REQUEST OF
KEITH W. SPENCER

KEITH W. SPENCER
REGISTERED PROFESSIONAL ENGINEER
ASSASSIN/DEPUTY RECORDER
ASSASSIN/RECORDER-COUNTY CLERK



W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "8"

09/30/2013 Letter from Kim Smith to Martin Harris

KROLOFF, BELCHER, SMART, PERRY & CHRISTOPHERSON

ATTORNEYS AT LAW
7540 SHORELINE DRIVE
STOCKTON, CALIFORNIA 95219
Telephone: (209) 478-2000
Facsimile: (209) 478-0354
Website: www.kroloff.com

THOMAS O. PERRY
GARY CHRISTOPHERSON
CHRISTOPHER ENGH
VELMA K. LIM
KIM A. SMITH
KATHLEEN M. ABDALLAH
ALLISON CHERRY LAFFERTY
LAURIE BELL SCHRUM
KERRY L. KRUEGER
SCOTT R. ROOKER
ODNA E. MALLET
JAMIE M. BOSSUAT

YALE S. KROLOFF
(1007-1007)
.....
RICHARD BELCHER
(1013-1007)
.....
CLAUDE H. SMART, JR.
RETIRED
.....
J. DOUGLAS VAN SANT
RETIRED
.....
DENNIS DONALD GEIGER
OF COUNSEL
.....

September 30, 2013

Via Email

Marty Harris
5151 E. Almondwood Drive
Manteca, CA 95337
mharris.tuffboy@gmail.com

Re: Property Previously Owned By Terra Ranch, LLC

Dear Marty:

Bill Filios has asked me to contact you regarding an error or discrepancy in the legal description of the real property commonly known as Terra Ranch, which real property was sold by Terra Ranch Properties, LLC (Anderson's LLC) to McKinley Crossing, LLC in an escrow that closed on December 29, 2011. In that regard, I enclose a copy of the Grant Deed from Terra Ranch Properties, LLC to McKinley Crossing, LLC. Also enclosed is a copy of the Parcel Map which was recorded on December 14, 2011. The legal description attached to the Grant Deed specifically refers to Parcels A and B as created by the Parcel Map.


The error in the legal description for the Terra Ranch property has nothing to do with the Parcel Map but was detected by Northstar Engineering in 2011 when the Parcel Map was generated and was being processed. In that regard, I refer you to the sliver of land that is highlighted in yellow on the attached Parcel Map. That sliver or strip comprises approximately 4.3 acres and, according to Keith Spencer at Northstar Engineering, never should have been included in the various legal descriptions for the Terra Ranch property. Specifically, Keith advises that the origin of the erroneous legal description can be traced back to one or more deeds in the chain of title that were recorded in 1968 and before. According to Keith, the rightful owner of the 4.3-acre sliver of land is The Rosi Cerri Foundation, Inc., the adjoining property owner.

Manteca Development Group, LLC, an entity in which Bill Filios has an interest, is under contract to purchase the real property owned by The Rosi Cerri Foundation. The error in the historical legal descriptions for the Terra Ranch property is creating a cloud on the Foundation's title, and Placer Title Company has indicated that this cloud can be removed or eliminated by the recordation of a quitclaim deed to be executed by Terra Land Group, LLC (formerly Terra Ranch, LLC). The proposed Quitclaim Deed is attached. A similar quitclaim deed is being requested of Terra Ranch Properties, LLC.

Please feel free to contact Bill, me or Keith Spencer in the event you have any questions regarding this matter. I realize that the signature block on the Quitclaim Deed may have to be revised, and it would be appreciated if you would let me know who is authorized to execute the Quitclaim Deed on behalf of Terra Land Group, LLC. I will see that the document is revised as needed.

In the event of any dispute or disagreement between Manteca Development Group, LLC and you regarding the execution and return of the Quitclaim Deed, my firm's prior and ongoing representation of Bill, you, and your related entities will prevent my firm from representing any party in the disputed matter.

Very truly yours,



KIM A. SMITH

KAS:kd

Enclosures: Grant Deed from Terra Ranch Properties, LLC to McKinley Crossing, LLC
Parcel Map
Proposed Quitclaim Deed

cc: William Filios (via email billfilios@yahoo.com)
Mike Bogdanos (via email mbogdanos@placertitle.com)
Keith Spencer (via email kspencer@nseng.net)
Brian Jones (via email brianj@nseng.net)
Shirley Treat (via email streat@placertitle.com)

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

On December 27, 2011 before me, H. Terrill, Notary Public,
personally appeared Craig Barton

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: H. Terrill
Commission Expiration Date: July 21, 2015



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name _____ Street Address SAME AS ABOVE City & State _____

CA-SPR-01-000 (4/2007)

1002-14519-ST

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF MANTECA, AND IS DESCRIBED AS FOLLOWS:

PARCELS A AND B AS SHOWN ON THE PARCEL MAP RECORDED IN THE CITY OF MANTECA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AS PARCEL MAP RECORDED DECEMBER 14, 2011, IN BOOK 25 AT PAGE 124, SAN JOAQUIN COUNTY RECORDS.

APN: 241-320-59

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

The Rosl Cerri Foundation, Inc.
P.O. Box 1607
Stockton, CA 95201-1607

Escrow No. _____

Space Above This Line for Recorder's Use _____

QUITCLAIM DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$-0-

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: x City of Manteca

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TERRA LAND GROUP, LLC, a California limited liability company

does hereby remise, release and forever quitclaim to

THE ROSI CERRI FOUNDATION, INC., a California non-profit corporation

the following described Real Property in the State of California, County of San Joaquin, City of Manteca, more particularly described as follows:

THE WEST ONE-HALF (W-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPT ALL THAT PORTION IN THE ROAD ALONG THE NORTH LINE OF THE PREMISES.

APN: 241-320-20

Dated: _____

TERRA RANCH PROPERTIES, LLC,
A California limited liability company

BY: _____
Manager/Member

BY: _____
Manager/Member

STATE OF CALIFORNIA,) ss.

COUNTY OF)

On _____, before me the undersigned a Notary Public in and for said County and State personally appeared _____

proved to me on the basis of satisfactory evidence to be the person (s) whose name 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 is true and correct.

WITNESS my hand and official seal.

Signature _____

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY SHOWN, , MAIL AS DIRECTED ABOVE.
Grantee at address above

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "9"

Lot Line Adjustment for The Trails, City of Manteca, NorthStar Engineering Group, Inc. (dated
05/14/2015)

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "10"

07/06/2016 Email from VVH Consulting Engineers to Forest Killingsworth/SSJID

From: Rob Christensen rchristensen@vvhce.com
Subject: Proposed Drain 10 Undergrounding | W&L Harris Ranches
Date: July 6, 2016 at 2:04 PM
To: fkillingsworth@ssjd.com
Cc: wharrisventures@gmail.com

RC

Hi Forest,

Thanks for meeting with us last month to discuss the proposed undergrounding of Drain 10 on the Harris property. Based on that meeting, we've prepared a preliminary plan of the proposed undergrounding and have attached it for your review. Please review the attached drawing and let me and Marty Harris know of any comments you might have. If you need any additional information, please let us know.

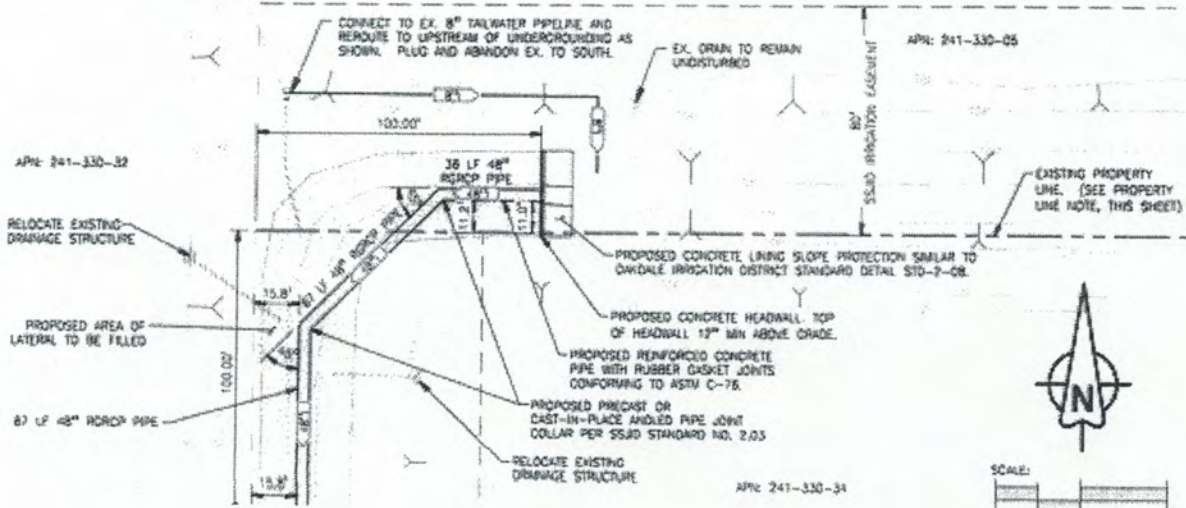
Thank you,

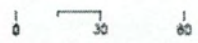
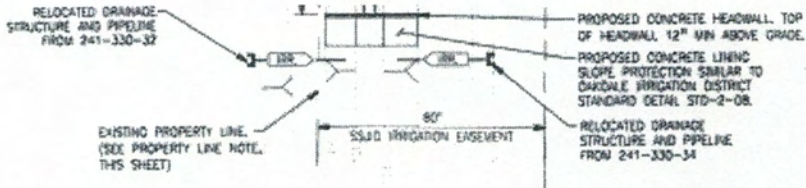
Rob Christensen, PE
Senior Civil Engineer
VVH CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
209.568.4477 Phone
209.568.4478 Fax
209.380.2348 Mobile
rchristensen@vvhce.com



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Please consider the environment before printing this email.





PROPERTY LINE NOTE: THE EXISTING PROPERTY LINES SHOWN HEREIN ARE AS SHOWN IN THE RECORD OF SURVEY, PREPARED BY TURNAGE LAND SURVEYING, MAP NO. 36-150, RECORDED OCTOBER 7, 2008 BY THE SAN JOAQUIN COUNTY RECORDER'S OFFICE, AND REPRESENTS THE APPLICANT'S EXPECTATION AS TO THE LOCATION OF THE PROPOSED REINFORCED CONCRETE PIPELINE.

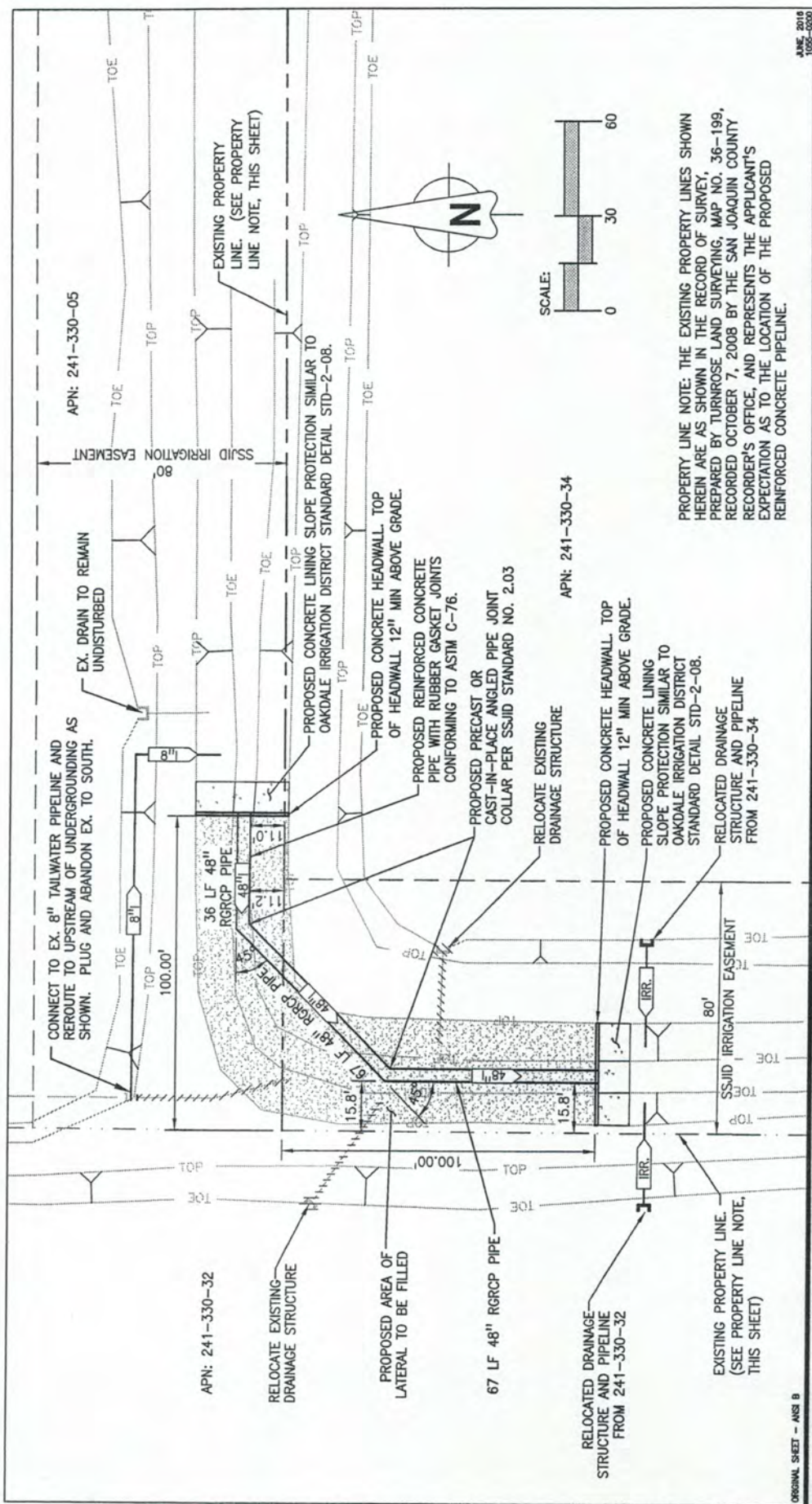
SDS 3437 - 10 8

DATE: 07/15/2010

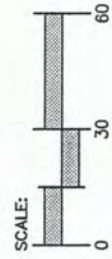
W&H
CONSULTING ENGINEERS
 430 10th Street Modesto, CA 95304
 TEL: 209.528.4477 FAX: 209.528.4478

DESIGNED BY: L. JARVIS ARCHITECTS, LLC
 5540 LAYMAN RD
 UNDEVELOPED
 SCALE: 1/8"
 SHEET: CONCEPTUAL LAYOUT

W:\1050200\01\Drawings\sheet\sheet\20160701_ssijd_undr.dwg 2016/07/06 8:35 AM By: Rob Christensen



DATE 2016 1002-0020
 Client/Project W & L HARRIS RANCHES, LLC
 SSJID LATERAL 10 UNDERGROUNDING
 Figure No. 1.0
 Title CONCEPTUAL LAYOUT



PROPERTY LINE NOTE: THE EXISTING PROPERTY LINES SHOWN HEREIN ARE AS SHOWN IN THE RECORD OF SURVEY, PREPARED BY TURNROSE LAND SURVEYING, MAP NO. 36-199, RECORDED OCTOBER 7, 2008 BY THE SAN JOAQUIN COUNTY RECORDER'S OFFICE, AND REPRESENTS THE APPLICANT'S EXPECTATION AS TO THE LOCATION OF THE PROPOSED REINFORCED CONCRETE PIPELINE.

W&L CONSULTING ENGINEERS
 430 10th Street
 Modesto, CA 95354
 Tel: 209.568.4477
 Fax: 209.568.4478

ORIGINAL SHEET - ANSI B

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "2"

Emails between San Joaquin County Surveyor and Michael Babitzke

From: **Smith, Warren** wdsmith@sjgov.org
Subject: City of Manteca Preferred Alignment for the Dryland Levee (SB5)
Date: July 19, 2016 at 2:44 PM
To: wlharrisventures@gmail.com, KEVIN JORGENSEN II (kjorgensen@ci.manteca.ca.us) kjorgensen@ci.manteca.ca.us
Cc: Buchman, Fritz fbuchman@sjgov.org, Chetley, Alex Achetley@sjgov.org



Lucille,

I received a copy of your letter today which expresses concerns about the westerly boundary of the Harris Ranch property, and wanted to pass along some comments.

This line is along the north-south center of section line of Section 13, Township 2 South, Range 6 East, Mt. Diablo Meridian. This was a demarcation in the Government Land Office Plat of this township (attached) which shows Swamp and Overflowed land westerly of this half section line. In 1855, the County Surveyor surveyed the west half of Section 13 for Henry Rogers on behalf of the State Surveyor General for patent by the State (also attached). The east half of Section 13 was patented by the Federal Government by quarter sections, hence the angle point at the center of section.

The resurvey performed as shown by Record of Survey filed in Book 37, Page 150 was for purposes of retracing interior County Surveys within the Swamp and Overflow lands. The retracement principles differ from that of the Federal Surveys due to the sequential nature of the original patents to applicants – in contrast to the Federal Surveys which subdivided Townships simultaneously.

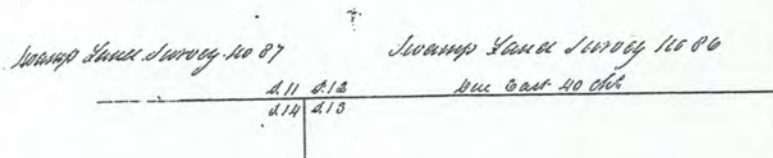
The boundary of the Federal Survey is retraced as shown (and monumented) by Records of Survey filed in Book 36, Page 199 and in Book 38, Page 155. The common line between the east and west halves of Section 13 is unaffected by retracement surveys within the Swamp and Overflowed lands. The survey (RS 37-150) which shows a straight line between the north and south quarter corners was only for purposes of re-creating lines to the west which are dependent upon that location.

I hope this helps somewhat in understanding why the surveys appear to show different locations for this line. Within proper surveying context, they each are competent retracements.

Additionally, the Manteca City limit line follows this common boundary as well.



Warren D. Smith, LS 4842
County Surveyor
San Joaquin County

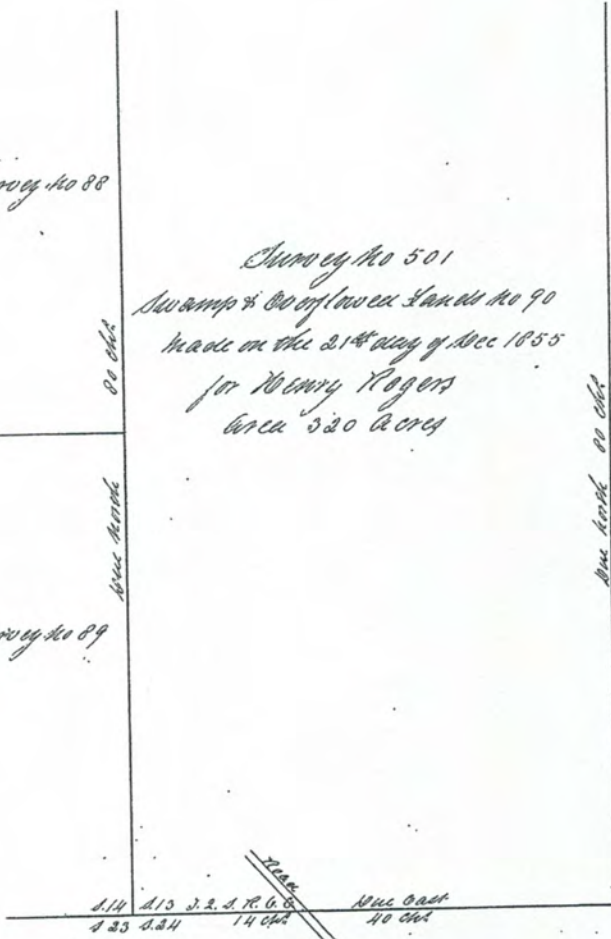


OK

Swamp Land Survey No 88

Survey No 501
Swamp & Overflowed Lands No 90
made on the 21st day of Dec 1855
for Henry Rogers
area 320 Acres

Swamp Land Survey No 89



Field notes of Swamp and Overflowed Land Survey No 90
made on the 21st day of Dec 1855 for Henry Rogers
Comprising the No. 4th of Sec 13 Township 3 South Range 6 East of the Meridian
(Variation of compass 16° 20' S)
Commences at the S. E. Corner of Swamp Land Survey No 89 and runs thence due east
14 chs to a oak cross S. E. at 40 chs set a ^{stake} iron S. E. Corner thence due north
00 chs and marked post for N. E. Corner at S. E. Corner of Survey No 86 thence due west
40 chs and marked post for N. W. Corner being the corner to Secs 11, 12, 13 & 14 also to
Surveys Nos 86, 87 & 88 thence due south 00 chs to the point of beginning and containing
320 Acres

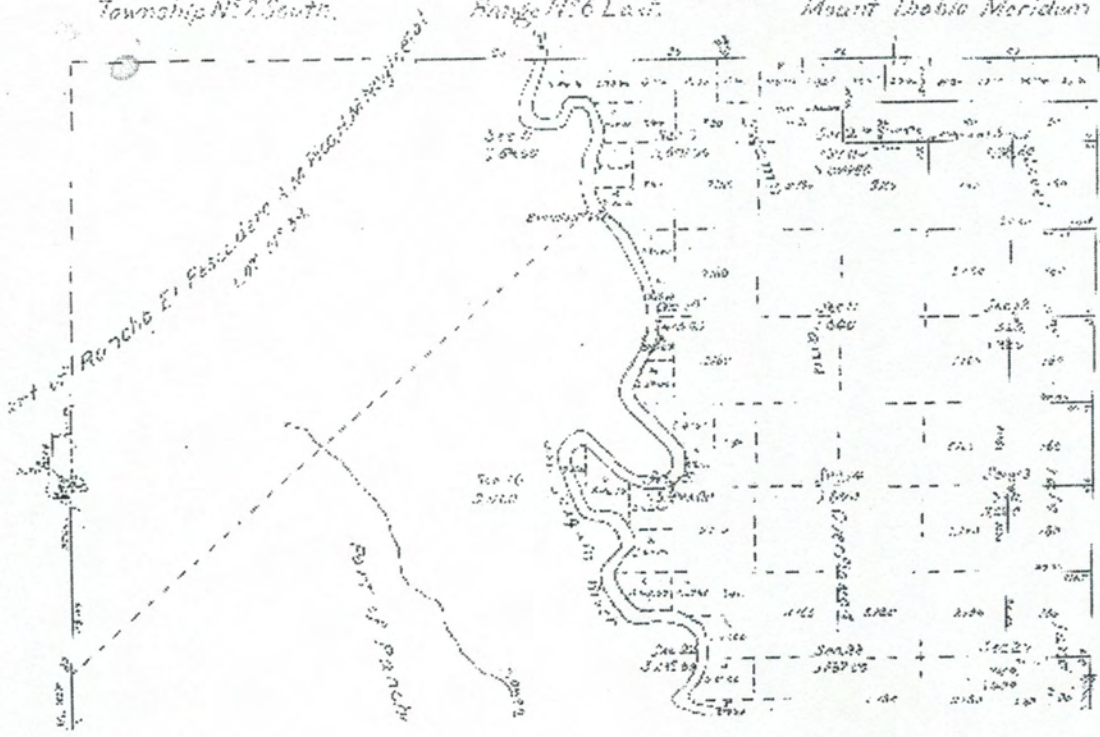
It is hereby certified that this above survey was made in accordance with an Act of the
Legislature and instructions from the Surveyor General
Geo. C. Moore Co. Secy of A. J. So
Washington Jan 3rd 1856

Copy delivered
Notions made

Township N52 South.

Range N26 East.

Mount Diablo Meridian



From: Michael babitzke mbabitzke@sbcglobal.net
Subject: W&L Harris Ranches, LLC
Date: July 23, 2016 at 9:07 AM
To: Martin Harris wlharrisventures@gmail.com

MB

Dear Mr. Harris:

Please see attached letter from Mr. Babitzke to Warren D. Smith, County Surveyor.

Best regards,
Marisa Copeland
Legal Assistant to MFB

Michael F. Babitzke Law office of Michael F. Babitzke, Inc. 6 South El Dorado Street, Suite 305 Stockton, CA 95202 Tel: (209) 465-5722 Fax: (209) 465-0714 Email: mbabitzke@sbcglobal.net CONFIDENTIALITY NOTICE: This communication constitutes an electronic communication within the meaning of the Electronic Communications Privacy Act, 18 USC 2510, and its disclosure is strictly limited to the recipient intended by the sender of this message. This communication may contain confidential and privileged material for the sole use of the intended recipient and receipt by anyone other than the intended recipient does not constitute a loss of the confidential or privileged nature of the communications. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender by return electronic mail and delete all copies of this communication.

Page 1 of 1

Michael F. Babitzke, Inc.

Professional Corporation

Michael F. Babitzke
Attorney at Law

July 23, 2016

VIA E-MAIL

Warren D. Smith
County Surveyor, San Joaquin County
Email: wdsmith@sjgov.org

RE: W&L Harris Ranches, LLC

Dear Mr. Smith:

I have reviewed the letter that you sent to Lucille Harris dated July 19th, 2016. I certainly do appreciate the efforts that you are spending on this matter. Unfortunately, I would like to ask you to spend a little more time. Please explain to me the following:

1. What is meant by retracement principles:

Michael F. Babitzke, Inc.
Professional Corporation

Michael F. Babitzke
Attorney at Law

July 23, 2016

VIA E-MAIL

Warren D. Smith
County Surveyor, San Joaquin County
Email: wdsmith@sjgov.org

RE: W&L Harris Ranches, LLC

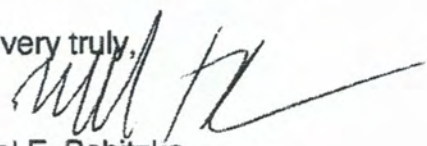
Dear Mr. Smith:

I have reviewed the letter that you sent to Lucille Harris dated July 19th, 2016. I certainly do appreciate the efforts that you are spending on this matter. Unfortunately, I would like to ask you to spend a little more time. Please explain to me the following:

1. What is meant by retracement principles;
2. How the retracement principles differ from federal surveys due to the sequential nature of the original patents to applicants;
3. My understanding was the book record of survey filed on Book 37, page 150 was reported to only impact Section 12. Even so, if the section corner for Section 12 is moved, then why would that not have an impact on land in Section 13?

Thank you very much.

Yours very truly,


Michael F. Babitzke
Attorney at Law

MFB/mc

CC: Martin Harris, wlharrisventures@gmail.com; Lucille Harris, Fax: 239-7086

Subject: RE: W&L Harris Ranches, LLC
From: Smith, Warren (wdsmith@sjgov.org)
To: mbabitzke@sbcglobal.net;
Date: Saturday, July 23, 2016 10:35 AM

Michael,

I'll look into this in more depth on Monday.

The principal difference in methodology between the original survey instructions between Federal disposal into private ownership, and those issued by the State Surveyor General for disposal of Swamp and Overflowed lands is that the Federal Government Land Office Deputy U.S. Surveyors performed field work for the Preparation of Township plats which simultaneously created Sections and aliquot parts for patent.

The County Surveyors received applications for surveys of applicants' requests, under instructions issued by the State Surveyor General. They were necessarily sequential conveyances upon acceptance of the individual survey notes and plats.

In the case of your client's westerly boundary, it was a demarcation line between Federal and State disposal. In retracing the original surveys, this demarcation line is a senior one, marked on the ground by monuments. In order to perform retracement surveys within various S & O lands, the methodology used originally is followed.

The adjacent County Surveyor's map indicates using a straight line for the common Section line, although the boundary had placed a monument midway, creating a slight angle point. For purposes of reestablishing this common boundary, the positions of those original monuments are to be held.

When retracing CS maps to the west, a baseline from the common corners used in the original survey is established, and the remaining lines are run in a similar manner.

To the extent that a different corner position is utilized, it may have an impact within the S & O retracement, but the demarcation line itself is unaffected.

Many treatises (and case law) have been written on this subject, and I can point you toward some material if you would like.

Thanks for your interest,

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Michael babitzke <mbabitzke@sbcglobal.net>
Date: 07/23/2016 9:59 AM (GMT-08:00)
To: "Smith, Warren" <wdsmith@sjgov.org>
Subject: Re: W&L Harris Ranches, LLC

Dear Mr. Smith:

Please see attached. Sorry for any inconvenience.

Best regards,
Marisa Copeland
Legal Assistant to MFB

Michael F. Babitzke Law office of Michael F. Babitzke, Inc. 6 South El Dorado Street, Suite 305
Stockton, CA 95202 Tel: (209) 465-5722 Fax: (209) 465-0714 Email: mbabitzke@sbcglobal.net
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intended recipient please contact the sender by return electronic mail and delete all copies of this
communication.

On Saturday, July 23, 2016 9:34 AM, "Smith, Warren" <wdsmith@sjgov.org> wrote:

Marisa,

Could you please resend with the attachment?

Thank you,

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Michael babitzke <mbabitzke@sbcglobal.net>
Date: 07/23/2016 9:06 AM (GMT-08:00)
To: "Smith, Warren" <wdsmith@sjgov.org>
Subject: W&L Harris Ranches, LLC

Dear Mr. Smith:

Please see attached letter from Mr. Babitzke.

Best regards,
Marisa Copeland
Legal Assistant to MFB

Michael F. Babitzke Law office of Michael F. Babitzke, Inc. 6 South El Dorado Street, Suite 305
Stockton, CA 95202 Tel: (209) 465-5722 Fax: (209) 465-0714 Email: mbabitzke@sbcglobal.net
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Michael F. Babitzke, Inc.

Professional Corporation

Michael F. Babitzke
Attorney at Law

July 29, 2016

VIA E-MAIL

Warren D. Smith
County Surveyor, San Joaquin County
Email: wdsmith@sjgov.org

RE: W&L Harris Ranches, LLC

Dear Mr. Smith:

Thank you very much for your prompt reply on Saturday, July 23rd, 2016. I am still unclear as to precisely what you mean by the term "retracement surveys." I believe it means that the retracement survey is a subsequent survey, which must follow precisely the parameters of the original survey. Is this correct?

Further, in my July 23rd letter, I asked whether or not the survey filed in Book 37, page 150, only impacts Section 12 and not Section 13. This was Keith Spencer's survey. My confusion is that, since the section corner on Section 12 is moved by Keith Spencer, would this not impact Section 13? The reason this is important is because there are numerous boundary lines, which my client is aware of, in Section 13 which are tethered to the section line. If the section line was moved, then wouldn't the boundary lines move? If the boundary lines would not move, then can you please tell me why they would not move? Of particular interest are the Cambria, Fonteca, and W&L Harris Ranches, all which border on Airport Way. Please understand that we are not trying to be difficult, but decisions pertaining to the future are being considered at this point and we need to have some confidence that the boundary lines that we have historically used will be upheld in the future. Any help that you could provide to us would be greatly appreciated.

I have read many treatises and case law on this subject, but I would certainly appreciate you pointing me towards any material that you think might be of relevance. I know a considerable amount, but I would not consider myself to be

an expert in this area. Thank you for any help that you can provide.

Yours very truly,



Michael F. Babitzke
Attorney at Law

MFB/mc

CC: Martin Harris, wharrisventures@gmail.com; Lucille Harris, Fax: 239-7086

Subject: RE: W&L Harris Ranches, LLC
From: Smith, Warren (wdsmith@sjgov.org)
To: mbabitzke@sbcglobal.net;
Date: Friday, July 29, 2016 2:19 PM

Mr. Babitzke,

I apologize, the statute for the Act of June 17, 1866 is 43 U.S.C. 987.



Warren D. Smith, LS
County Surveyor
San Joaquin County

From: Michael babitzke [mailto:mbabitzke@sbcglobal.net]
Sent: Friday, July 29, 2016 12:00 PM
To: Smith, Warren <wdsmith@sjgov.org>
Subject: W&L Harris Ranches, LLC

Dear Mr. Smith:

Please see attached letter from Mr. Babitzke.

Best regards,

Marisa Copeland

Legal Assistant to MFB

Michael F. Babitzke Law office of Michael F. Babitzke, Inc. 6 South El Dorado Street, Suite 305 Stockton, CA 95202 Tel: (209) 465-5722 Fax: (209) 465-0714 Email: mbabitzke@sbcglobal.net CONFIDENTIALITY

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Attachments

- image001.png (13.87KB)

FAX TRANSMISSION COVER SHEET

Michael F. Babitzke, Inc.
6 S. El Dorado Street, Suite 305
Stockton, CA 95202
(209) 465-5722
(209) 465-0714 fax
mbabitzke@sbcglobal.net

To: Marty Harris

Fax No.: 209-239-7086

From: Michael F. Babitzke

Date: August 4, 2016

RE:

Comments:

Code section refereed to by county surveyor

No. Of Pages, including this Cover Sheet:2

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8/3/2016

U.S.C. Title 43 - PUBLIC LANDS

43 U.S.C.
United States Code, 2009 Edition
Title 43 - PUBLIC LANDS
CHAPTER 23 - GRANTS OF SWAMP AND OVERFLOWED LANDS
Sec. 987 - Lands to be certified to State within one year
From the U.S. Government Printing Office, www.gpo.gov

§987. Lands to be certified to State within one year

It shall be the duty of the Commissioner of the General Land Office, to certify over to the State of California as swamp and overflowed lands, all the lands represented as such upon the approved township surveys and plats, whether made before or after the 23d day of July 1866, under the authority of the United States.

The Supervisor of Surveys shall under the direction of the Commissioner of the General Land Office, examine the segregation maps and surveys of the swamp and overflowed lands, made by said State; and where he shall find them to conform to the system of surveys adopted by the United States, he shall construct and approve township plats accordingly, and forward to the General Land Office for approval.

In segregating large bodies of land, notoriously and obviously swamp and overflowed, it shall not be necessary to subdivide the same, but to run the exterior lines of such body of land.

In case such State surveys are found not to be in accordance with the system of United States surveys, and in such other townships as no survey has been made by the United States, the commissioner shall direct the Supervisor of Surveys to make segregation surveys, upon application by the governor of said State, within one year of such application, of all the swamp and overflowed land in such townships, and to report the same to the General Land Office, representing and describing what land was swamp and overflowed, under the grant, according to the best evidence he can obtain.

If the authorities of said State, shall claim as swamp and overflowed, any land not represented as such upon the map or in the returns of the surveyors, the character of such land at the date of the grant September 28, 1850, and the right to the same shall be determined by testimony, to be taken before the Supervisor of Surveys, who shall decide the same, subject to the approval of the Commissioner of the General Land Office.

(R.S. §2488; Mar. 3, 1925, ch. 462, 43 Stat. 1144.)

CODIFICATION

R.S. §2488 derived from act July 23, 1866, ch. 219, §4, 14 Stat. 219.

TRANSFER OF FUNCTIONS

For transfer of functions of other officers, employees, and agencies of Department of the Interior, with certain exceptions, to Secretary of the Interior, with power to delegate, see Reorg. Plan No. 3 of 1950, §§1, 2, eff. May 24, 1950, 15 F.R. 3174, 64 Stat. 1262, set out under section 1451 of this title.

Offices of Commissioner of General Land Office and Supervisor of Surveys, and General Land Office abolished by Reorg. Plan No. 3 of 1946, §403, eff. July 16, 1946, 11 F.R. 7876, 60 Stat. 1100. Functions of Commissioner and Supervisor transferred to Secretary of the Interior or those officers as he may designate, and functions of General Land Office transferred by Bureau of Land Management, by that plan. See section 403 of Reorg. Plan No. 3 of 1946, set out as a note under section 1 of this title.

Act Mar. 3, 1925, abolished office of surveyor general and transferred administration of all activities in charge of surveyors general to Field Surveying Service under jurisdiction of United States Supervisor of Surveys.

Central California Area Office

Welcome to the Bureau of Reclamation's Mid-Pacific Region

Reclamation / Mid-Pacific Region / Area Offices / CCAO / Field Offices / New Melones

MP REGION

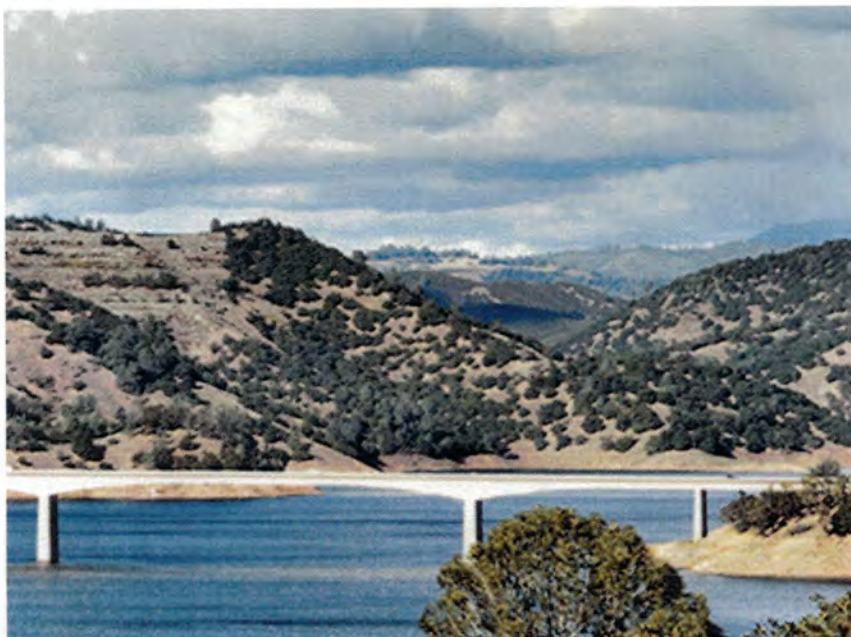
New Melones

In 1944, Congress authorized the construction of New Melones Dam to prevent flooding of 35,000 downstream acres of agricultural lands and communities. The 1962 Flood Control Act included irrigation, power, wildlife and fishery enhancement, recreation, and water quality as reasons for construction.

The U.S. Army Corps of Engineers began building New Melones in 1966, completing the dam in 1978 and the spillway and powerhouse in 1979; the Corps then transferred the project to the

Bureau of Reclamation. When the reservoir filled, the 211-foot-high old Melones Dam, built in 1926 by the Oakdale and South San Joaquin Irrigation Districts to provide water for agriculture, was inundated.

Today, New Melones is part of Reclamation's Central Valley Project. It is located off of Highway 49, some 8 miles north of Sonora and 6 miles south of Angels Camp, in the Southern Mother Lode. Each year, some 800,000 visitors enjoy New Melones' numerous recreational opportunities. Facilities include day use areas; boat launch ramps; more than 300 campsites; hiking, biking and equestrian trails; a visitor center and museum; and abundant water-based recreation.





ABOUT

Search...

About Us

Managing the resources while providing for recreational opportunities at Don Pedro Recreation Area.

- By utilizing sound resource management practices.
- By providing prompt, professional, courteous service to its visitors.
- By building good working relationships with outside agencies and interest groups.
- By proactively seeking new and improved opportunities to better meet our mission while allowing for the prudent allocation of funds.
- By building and maintaining a qualified and professional workforce.
- By providing a well maintained Recreation Area.
- By promoting the safety and security of visitors and employees.
- By ensuring compliance with contractual agreements.
- By complying with all local, state, and federal laws and operating district rules and regulations.

-Approved by DPRA Board of Control 2/10/06-



The Turlock and Modesto irrigation districts completed construction of the original Don Pedro Dam in 1923. With a storage capacity of 289,000 acre feet, it was barely able to accommodate the irrigation needs of a single growing season. After numerous dry winters, the Districts decided to replace the original dam with a much larger one in order to store water necessary to bridge multiple dry years.

The City and County of San Francisco joined with the two irrigation districts in constructing what at the time was known as the New Don Pedro Project. The 'New' was formally dropped from its name after the old dam was inundated by the waters of the larger reservoir. Today, it is known simply as the Don Pedro Reservoir, Don Pedro Lake or Lake Don Pedro.

In exchange for its financial contribution to the construction of the Project, San Francisco obtained relief from upstream flood control responsibility on the Tuolumne River and gained greater flexibility in its upstream operations. By virtue of a complex banking and accounting arrangement, San Francisco may pre-release water into Don Pedro where it becomes the property of the Districts. With a 'credit' in the Don Pedro water bank, San Francisco may then divert upstream flows to which the Districts would otherwise be entitled. This arrangement helps to conserve the waters of the Tuolumne and maximize their beneficial use. San Francisco does not own any portion of the Don Pedro Project or the water in the reservoir. It also does not physically divert any water from the reservoir into its water system.

Construction of the New Don Pedro Project began in 1967 and was completed four years later at a cost of \$105 million. Built primarily to store irrigation water, the reservoir has a capacity of 2,030,000 acre-feet and has many additional benefits including power generation, flood control, and recreation. The old dam is still in place, 250 feet below the surface of the full reservoir.

The Don Pedro Recreation Agency, which is responsible for the recreation element of the Don Pedro Project, is sponsored by the Turlock Irrigation District, the Modesto Irrigation District and the City and County of San Francisco.

Dam statistics:

- 580 Feet high
- 855 Feet above sea level at the crest
- 1900 Feet at crest length
- 40 Feet wide at crest
- 2800 Feet wide at its base

Don Pedro – There Really Was One.....But He Was A Frenchman!

A prominent French pioneer has emerged from an obscure page of California history as the man for whom Don Pedro Dam is named. His name was Pierre Sainsevain.

Don Pedro? A Frenchman? Certainly anyone who owned a rancho in early California was accorded the title of Don, and Pierre translates to Pedro in Spanish.

Sainsevain arrived in California on the ship Ayacucho in 1836. He was a twenty year old carpenter with a passport stamped in Bordeaux. His first adventures in the state are unrecorded, but by 1839 he had made his way to Los Angeles, where he joined his famous Uncle, Don Luis Del Aliso, in winemaking. He proved himself to be a very talented vintner and soon he loaded a ship with wines and sold them from port to port, up and down the California coast.

In 1843, Sainsevain was granted the Canada del Rincon rancho near Santa Cruz. He spoke no English, but was fluent in Spanish and easily met the requirements to receive land from the Mexican government. These requirements included his naturalization as a Mexican citizen.

In 1846, Sainsevain met up with fellow Frenchman, Charles Roussillon and together they built a schooner, opened a saw mill near Santa Cruz and a flour mill near San Jose.

Sainsevain and Roussillon met J.A. Moerenhout, the French consul at San Francisco and much of what is known of their gold rush experiences comes from Moerenhout's recollections. Moerenhout had met both Frenchmen in San Jose, but he may have found their dust begrimed faces hard to recognize when he next met them in the mines near Coloma in July 1848.

"Their place was well chosen, a little stream of excellent clear water, but with their usual negligence there was not a tent and though they gave me a hearty welcome and, considering where we were, a good supper. I had again, as during all my journey from San Jose, to sleep on the earth and to have the stars for bed canopy," he wrote.

"At daybreak, all was astir. Men were leaving on foot and on horseback, loaded with pickaxes, picks and shovels, some going to loosen and dig out the dirt, others to cart it. Hardly a soul remained in camp."

Moerenhout remained a few days, and watched "Mssrs. Sunol, Sainsevain, Roussillon and Amador," with help from twenty-five Indians, scratch up about 130 ounces of gold among them per day. Not far away Capt. Charles Weber, the founder of Stockton was camped on Weber Creek. Weber knew something about gold, and suspected it could be found in other rivers of the Sierra Nevada, not just the American. He already had formed the Stockton Mining Company and had sent trained Indians into the Stanislaus and Tuolumne River regions to explore for gold.

In August, the Indians returned with good samples and Weber's party started immediately for the new territories. He became the founder of the Southern Mines, San Joaquin County historian George H. Tinkham told the story this way in 1880:

"Accordingly, two men were left to close out the mercantile business and the company came back to French Camp (near Stockton) to prepare for the new field. With them others who had been mining in the same neighborhood came also."

"After replenishing their stores the company started for the Stanislaus. Here they commenced prospecting in the streams and gulches, scattering in every direction."

"The familiar names of Murphy's Camp, Sonora (formerly Sonorian Camp), Angel's Camp, Don Pedro's (Sansevina) Bar (as it was commonly spelled), Sullivan's Bar, Wood's Creek, etc., are named after those men who started with the company and camped in those localities."

Don Pedro Bar became one of the most famous gold mining towns and was known as a very rich strike, but Sainsevain did not stay there long and neither did his real name. The Frenchmen Sainsevain and Roussillon soon had enough of mining and they returned to Stockton to open a store. Moerenhout found them there in August of 1849, selling wines, brandies, shirts, shoes, clothing and preserved fish and vegetables. They were doing a brisk business with the miners who were streaming by the thousands into California through Stockton for the goldfields.

Toward the end of 1855, Sainsevain sold his rancho near Santa Cruz, and with his brother bought the Aliso vineyards in Los Angeles from their uncle, Jean Louis Vignes, Don Pedro gained fame in his own right as a vintner before he died in his native Bordeaux many years later.

While the historians soon took an interest in Sainsevain's activities and recorded them, they tended to call the place Sainsevain Bar. The Don Pedro name was dropped, even by Tinkham who had used it in 1880. By 1923, a much older Tinkham was telling Weber's story again in a history of San Joaquin County. He mentioned only "Sainsevain Bar," omitting the Don Pedro.

In the locale of the bar, on the other hand, the name Don Pedro stuck while the name Sainsevain was forgotten. In 1923, the Modesto and Turlock Irrigation Districts built the tallest dam in the world and drowned out the famous gold site forever. The dam was named for the town, but no one remembered Sainsevain.

In 1971, a new and vastly larger dam was completed by the same irrigation districts and San Francisco, inundating the first dam entirely. It too, was named Don Pedro Dam after the mining town.



Well over 60 bass and fishing tournaments are held annually at Don Pedro Lake. The fish caught during these tournaments are released back into the lake to be caught another day!

I WANT TO...

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WELCOME TO DON PEDRO

Nestled in the Sierra Nevada Foothills, due east of Modesto, California, Don Pedro Lake offers 160 miles of shoreline with 13,000 surface acres of water to enjoy. Boating, fishing, swimming, waterskiing, windsurfing, sailing and houseboating are some of the major water-oriented activities enjoyed at the Lake.

OUR LOCATION



10201 Bonds Flat Road
La Grange, CA 95329



TERRA LAND GROUP, LLC

July 19, 2016

VIA EMAIL, HAND-DELIVERY & U.S. MAIL

Manteca City Council
1001 W. Center St.
Manteca, CA 95337

Re: Manteca City Council July 19, 2016 Meeting Agenda Item for Preferred Alignment for the Dryland Levee (SB5) originally scheduled for 07/19/16 as noticed to the public by Drake Haglan and Associates at the Dryland Levee Public Workshops and listed in tonight's agenda under Section C, Community Development, and reports that the "Preferred Alignment for the Dryland Levee (SB5) will be heard at the August 16, 2016 Regular City Council Meeting"

Dear Council Members,

My name is Martin Harris and I am an authorized representative for Terra Land Group, LLC ("TLG"). TLG owns approximately 230 acres with almonds currently being farmed west of Airport Way and south of Woodward Avenue.

The TLG farm property is further described as consisting of one legal parcel with assessor's tax computation parcel numbers identified as:

1. **APN 241-330-32 (203.33 acres)**
2. **APN 241-330-33 (17.14 acres)**
3. **APN 241-320-60 (10.13 acres)**

Total Acreage 230 acres (approx.)

At this time, TLG would like to state that TLG is not opposed to the City of Manteca's efforts to perform modifications to the Reclamation District No. 17 ("RD17") dryland levee in compliance with SB5 requirements mandated by the State of California legislature.

However, this letter is presented for the purpose of bringing to the Manteca City Council's attention, several important issues and concerns that TLG believes need to be addressed and considered as part of the City of Manteca's continuing efforts in meeting SB5 requirements including the selection of a preferred alignment for the dryland levee.

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I. Concerns previously presented in letters to the City of Manteca and various authorities involved in the SB5 approval process:

To illustrate these concerns, TLG has included as part of this letter various other letters and correspondence previously submitted to the various authorities involved in the current SB5 approval process (see enclosures).

II. Potential levee relocation concerns relating to public meetings attended, discussions held and/or correspondence received:

A. Anthony Barkett (representative for TR Land Company/Developer for the Terra Ranch project) email to Martin Harris, dated 05/21/2015:

1. In an email sent to Martin Harris on May 21, 2015, Anthony Barkett stated that *"I would be happy to meet with you. I have to tell you though it seems you are stuck on the re alignment of the levee. I believe Bill¹ and Darryl² told you this but that map was a mistake by Phil Govea who is no longer with the City. The City and RD 17 have no intention of moving the levee south. I have had many discussions with the relevant people and that is simply not going to happen. It does need to be designed to go east of airport way but it will not be pushed south on your property. That would cause significant flooding problems to a whole new set of people and has never been an engineering based solution from RD 17 or the City. I think we need to address this before we meet because if your settlement is based on that fact we will not get anywhere because we are assuming something that is not going to happen and is out of our control. Our issue is one of access to your property and your irrigation line on your side of the levee. Both of these issues we have expressed a willingness to give you access. There is really nothing else to discuss. I am not sure who can convince you that the levee is not going to be moved but our lawsuit is not the forum to have the discussion."*

B. RD17 representations relating to the current location of the dryland levee:

1. For over two years now, it has been regularly represented that the RD17 levee would remain at its current location.

This representation was supported in previous discussions with Chris Nudeck, a representative for Reclamation District No. 17 during RD17 regular board meetings which occurred on February 11, 2014 and March 11, 2014.

Those discussions involved Terra Land Group's concerns relating to Reclamation District No. 17's flood levee expansion land requirements and how those

¹ Bill Filios (Manteca Development Group)

² Darryl Quaresma (Manteca Development Group)

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expansion requirements might affect the Terra Land Group almond farm property.

Chris Nudeck assured TLG that protections were in place that required all land necessary for flood levee expansion to be dedicated on the side of the levee that was being protected from flooding.

Chris Nudeck also indicated that, as to Terra Land Group's only land dedication requirement, a vegetative easement area limited to ten (10) feet (but possibly being increased to fifteen (15) feet³) would need to be dedicated on the Terra Land Group's water side of the levee. Nudeck added that this area would be required to remain clear of any almond plantings.

Nudeck offered to send a survey crew to the Terra Land Group property to stake the Reclamation District No. 17 vegetative easement southern border so that Terra Land Group would fully understand the total amount of trees that could be impacted.

Reclamation District No. 17 conducted the survey on or about April 2014 as evidenced by survey stake markers demonstrated in the attached photographs. (See Exhibits "1", "2" and "3")

The survey resulted in Terra Land Group gaining the belief that the levee would remain in its current position and that development impacts affecting the levee would have minimal impact on the Terra Land Group almond farming property.

III. Additional questions related to TLG's 33 question submittal directed to Drake Haglan and Associates on 05/24/2016:

- A. Question #29: *With that in mind, will approval of the negative declaration for Agenda Item 6.2 by the Manteca Planning Commission tonight, affect in any way, the future rights of the public to mitigate and/or include any and all flood impacts that those residents, businesses and property owners located east of the San Joaquin River and south of the modified RD17 dryland levee may be subjected to? (Answer from Drake Haglan & Associates: Could you please rephrase the question? It is difficult to identify what needs to be clarified.)*

1. Additional Questions in response to answer(s) from Drake Haglan & Associates:
 - a) Will residents, businesses and property owners located on the flood water side of the extended levee be allowed to continue to present public comments to the City of Manteca to mitigate flood and groundwater elevation impacts as part of a continuing SB5 levee impact review process?

³ This was later changed to twenty (20) feet.

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- b) Will any public comments made to mitigate flood impacts to water side residents, businesses and property owners located on the water side of the levee be included in the City of Manteca SB5 approval process in a manner that can effectively assist in controlling and limiting flood and groundwater elevation impacts to residents, businesses and property owners south of the levee?
- c) Will those flood and groundwater elevation impacts need to be addressed as a separate project?

B. Question #31: *Can the public truly rely upon the City of Manteca's representation that an environmental review will be conducted that will mitigate and reduce flood impacts for all residents, businesses and property owners located on the water side of the modified SB5 compliant levee? (Answer from Drake Haglan & Associates: Reducing flood impacts for property owners in the area of concern is not a goal at this time.)*

1. Additional Questions in response to answer(s) from Drake Haglan & Associates:

- a) If reducing flood impacts for property owners in the area of concern is not a goal at this time, then (i) when; and (ii) by whom; and (iii) by what means can the affected public (water side residents, business and property owners) look to seek relief against flood and other impacts created?

IV. Additional Flood and Hydrology questions submitted by Michael Fonseca to Drake Haglan and Associates, the Manteca City Engineer and Peterson Brustad, Inc. ("PBI"):

A. On July 5, 2016, Michael Fonseca addressed the Manteca City Council and presented a number of flood and hydrology questions to the engineering-based flood impact representatives that were in attendance at the meeting on behalf of the City of Manteca.

Mr. Fonseca's questions are attached as an enclosure and included with this letter. (See Exhibit "4")

Further, Mr. Fonseca stated in his letter that:

"In the attempt to give clarity and understanding of the flood impacts to the residents south of the dryland levee, I am requesting for Dave Peterson with PBI to give an information presentation at the July 19, 2016 Manteca City Council Meeting, prior to the dryland levee preferred alignment presentation from Matt Satow, Drake Haglan and Associates. Within the presentation please answer and give detailed explanation to the following questions and concerns, in addition to collaborate with previous questions and concerns or any other information that will provide understanding to this sensitive matter."

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Mr. Fonseca went on to request that:

"I thank you in advance on behalf of the community to ensure this information is available to the public and is accurately presented at the July 19, 2016 Manteca City Council meeting, prior to any preferred alignment alternative option being considered for approval to continue on through the environmental phase."

At this time, TLG supports Mr. Fonseca's request and further believes that this is especially important when you consider questions presented by Councilwoman Debby Moorhead to the Manteca City Engineer, Kevin Jorgensen at the same July 5, 2016 City Council meeting, at which time Councilwoman Moorhead asked:

"Where the levee would be extended?"

"If it was to flood, how much would it flood there?"

"Where the extension is gonna be?"

"What would it cause?"

"What is the difference?"

"Would it cause more flooding over there?"

Unfortunately, Mayor Steve DeBrum interceded and the questions were never answered. This leads some to believe that continued uncertainty and unanswered questions relating to the eastern extension of the dryland levee clearly demonstrate that even members of the Manteca City Council may not fully understand the total potential for flood impacts that the Council will potentially be voting into place.

For this reason, TLG supports Michael Fonseca's request for Dave Peterson, representing PBI, to provide any and all information and answers necessary so that both the public and our elected leaders can fully understand all flood impacts prior to the Council making any decision relating to selecting any preferred alignment for the dryland levee.

In closing, TLG believes that it is important that adequate protection measures be put in place to ensure that sufficient accommodations are made relating to:

- A. Maintaining historic floodwater elevation impacts by incorporating adequate design provisions to accommodate timely floodwater drainage; and
- B. Prohibiting the use of cutoff and/or slurry walls to maintain groundwater elevation levels as currently existing; and
- C. Prohibiting the use of cutoff and/or slurry walls to allow for groundwater recharge; and

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- D. Maintaining the right and ability for vehicular access, irrigating crops and discharging stormwaters to and from all areas of properties and/or easements affected by a levee modification, extension or relocation; and
- E. Protecting the public's interests relating to maintaining and/or providing adequate and sufficient vehicular access supporting emergency services in response to fire, police, medical and flood related situations for all areas affected by any current or proposed levee alignment; and
- F. Minimizing disruptions to properties deemed necessary for levee improvements by selecting, if possible, an alignment for the levee along boundary lines and easements currently in place; and
- G. Protecting the nation's food supply by providing adequate fencing and restroom facilities along any dryland levee alignments that may be utilized by the public for recreational use involving areas currently farmed; and
- H. Allowing for waterside property owners to maintain their right and ability to continue to farm their property; and

In closing, TLG believes that any levee alignment ultimately selected, should closely consider any and all impacts created to mitigate and limit against any increase in total impacts involved.

By reviewing the letters, photographs and correspondence provided, TLG believes that SB5 compliance can be achieved while allowing for mitigated measures to minimize against certain impacts, identified in letters and correspondence previously presented to various authorities involved, in association with and resulting from extending and performing modifications to the existing RD17 dryland levee.

Thank you for your attention to this very important matter,



Martin Harris
for Terra Land Group, LLC.

MH/jas

Enclosures: (attached electronically as PDFs on enclosed disc, per request from Lisa Blackmon, City Clerk for the City of Manteca)

1. Ex. "1": RD17 Levee Easement Staking Photo #1 April 2014
2. Ex. "2": RD17 Levee Easement Staking Photo #2 April 2014
3. Ex. "3": RD17 Levee Easement Staking Photo #3 April 2014
4. Ex. "4": 07/05/2016 Letter from Michael Fonseca to the City of Manteca

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5. Ex. "5": 07/06/2016 Email from VVH Consulting Engineers to Forest Killingsworth/SSJID
6. Ex. "6": 07/19/16 Letter from W/L Harris Ranches to Manteca City Council
7. Ex. "7": 07/12/16 Letter from TLG to City of Manteca Planning Commission
8. Ex. "8": 07/12/16 Email from TLG to Drake Haglan and Associates
9. Ex. "9": 07/08/16 Email from Drake Haglan and Associates to TLG
10. Ex. "10": 07/05/16 Letter from TLG to Manteca City Council
11. Ex. "11": 07/05/16 Letter from Michael Fonseca to Manteca City Council
12. Ex. "12": 06/28/2016 Letter from TLG to City of Manteca Planning Commission, with attachments:
 - 12.1. RD17 Levee Easement Staking Photos April 2014
 - 12.2. 05/17/2016 Email from TLG to Drake Haglan and Associates
 - 12.3. 06/21/16 Letter from TLG to Manteca City Council
 - 12.4. 06/18/16 Email from TLG to Drake Haglan and Associates
 - 12.5. 06/17/16 Email from Drake Haglan and Associates to TLG
 - 12.6. 06/07/16 Letter from TLG to Manteca City Council
 - 12.7. 06/03/16 Email from TLG to Matt Satow, Drake Haglan and Associates
 - 12.8. 05/24/16 Letter from TLG to City of Manteca Planning Commission
 - 12.9. 05/17/2016 Letter from TLG to Manteca City Council
 - 12.10. 05/17/2016 Letter from TLG to Manteca City Council
 - 12.11. 05/03/16 Letter from TLG to Manteca City Council
 - 12.12. 04/05/2016 Letter (delivered 04/06/2016) from TLG to Manteca City Council
 - 12.13. 03/01/2016 Letter from TLG to Manteca City Council
 - 12.14. 02/16/2016 Letter from TLG to Manteca City Council
 - 12.15. 04/08/2015 Letter from Neighbors United to US Army Corps of Engineers, Sacramento District
 - 12.16. 03/31/2015 Letter from John Minney to United to US Army Corps of Engineers, Sacramento District
 - 12.17. 12/16/2014 Letter from TLG to Manteca City Council

cc:

Mark Meissner, City of Manteca Planning Department
Mark Houghton, City of Manteca Public Works
Elena Reyes, Manteca City Manager
Matt Satow, Drake Haglan & Associates
Frederic Clark, City of Manteca Community Development Director
Kevin Jorgensen, Manteca City Engineer
Reclamation District No. 17

Proposed Levee Esmt.





Fonseca Farms, Inc.

22695 S. Airport Way

Manteca, CA 95337

(209) 456-2496 – fax (209) 239-1257 fonsecafarmsinc@aol.com

July 5, 2016

City of Manteca
1001 W. Center St.
Manteca, CA 95337

Kevin Jorgensen, Manteca City Engineer

Dave Peterson, Peterson, Brustad, Inc.

Matt Satow, Drake Haglan and Associates.

Flood and Hydrology Questions?

In the attempt to give clarity and understanding of the flood impacts to the residents south of the dryland levee, I am requesting for Dave Peterson with PBI to give an informational presentation at the July 19, 2016 Manteca City Council Meeting, prior to the dryland levee preferred alignment presentation from Matt Satow, Drake Haglan and Associates. Within the presentation please answer and give detailed explanation to the following questions and concerns, in addition to collaborate with previous questions and concerns or any other information that will provide understanding to this sensitive matter.

1. Was the 1997 flood considered a 100-year flood?
2. Were the 1997 flood impacts in our area more severe due to human error, than the estimations of what the actual storm event would be (100-year flood)?
 - a. Explain the mismanaged releases from the reservoirs, specifically to the issues with Don Pedro.
 - b. Explain what policies and procedures are in place to ensure mismanaged releases won't happen again.
 - c. Explain the administrative and authoritative process of how the relief cut was initiated in 1997, and the significant delay in taking action to do so.
 - d. Explain the difference in the river water elevation as compared to the flood water elevation prior to the relief cut being made.
 - e. What was the river elevation when the relief cut was made?
 - f. What was the flood water elevation when the relief cut was made?

- g. Explain the policies and procedures to ensure in the future that the relief cut will be made at the precise time to minimize flood impacts to our area, and what are the trigger mechanisms to initiate such action, for example if there is a determined difference in river elevation to flood water elevation and what would that be?
3. What was the maximum flood water elevation in 1997?
 4. If no relief cut was made in 1997, what height would have the flood water elevations reached?
 5. With no relief cut considered, what would the flood water elevation be with a 100-year flood?
 6. With no relief cut considered, what would the flood water elevation be with a 200-year flood, with and without the levee extension?
 7. Clarify that all analysis in the Engineer Report, Freeboard Analysis, and other studies, can't be accurately compared to the 1997 flood impacts as represented that the DWR (or other controlling agencies) has stipulated that no relief cut be considered in the analysis.
 8. What is the difference in volume of water between the 1997 flood, 100-year, and 200-year flood? The 200-Year Freeboard Analysis & Floodplain Mapping Report, indicates a 200 Year Hydrograph is the equivalent of the 1997 storm pattern, scaled at 115%. Does this mean that a 200-year storm would bring 15% more volume of water as we had in 1997? Please explain.
 9. Explain in detail the .2' (2.4") rise in flood water elevation that was presented during the June 28, 2016 Manteca Planning Commission meeting?
 - a. What storm event was used in this analysis, 1997 flood, 100-year, or 200-year?
 - b. Was the increase of .2' caused from an "as is" no build option, compared to the extension of the levee alignment terminating at Oleander Ave?
 - c. With what levee alignment alternative option was this comparison and determination made?
 - d. To clarify if one alternative would have more impact over another, what is the flood water elevation change in comparison to all the alignment alternative options, for example, what would the change be from alternative 1 to alternative 2, or 3?
 10. If nothing was done, and an "as is" no build option was considered, what elevation would the flood water need to reach in order for flanking to occur?
 11. In consideration of downstream impacts...
 - a. If paradise cut was able to adequately consume an additional 1280 cfs which has been determined the flow rate that would flank around the existing levee with an "as is" no build option, could that be used to mitigate the levee extension that would prevent the flanking?
 - b. What measures are being considered to mitigate the flanking of 1280 cfs?
 - c. After completion of the 200-year levee improvements, in consideration of a storm less than or equal to a 200-year event, will the whole lower San Joaquin River levee system be designed and anticipated to not fail?
 - d. If the levee system is designed to not fail and does not fail, the pressure remains constant at its full force throughout the whole system, therefore in an event of an

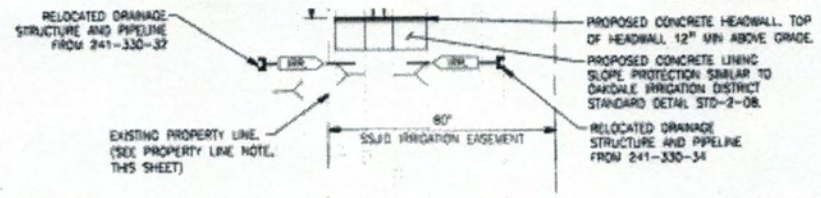
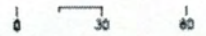
- upstream failure and a relief cut is made in order to drain off the flood water, does it really have an increased adverse impact to the downstream channels and levee system?
- e. Explain how and why flood water to re-enter the river due to a relief cut has additional impacts downstream as compared to the full force of no levee failure due to improvements made to achieve a no fail design that prevents any levee breach and/or over topping?
 - f. If the levee system is designed to fail in certain areas, identify those areas and the design capacity or flood water elevation within each basin?
12. The natural environment within each reclamation district was swamp and overflow, therefore the levee system within each reclamation district is manmade and not part of the natural environment. If the manmade levee system at the river can be built up and widened, with slurry walls to be improved to a new height and strength that would eliminate any probability of failure, then why is a man made relief cut to drain off the flood water any different as far as the river impacts? The relief cut does not add additional pressure to the downstream system as the water is only being diverted and detoured from its original source of the reservoirs. No additional water is being placed within the river as compared to a no breach or overtopping scenario and the downstream levee system should be able to adequately withstand the whole 200-year storm event as designed.
13. It can be argued that all downstream levee improvements, such as Lathrop, specifically River Islands, and through Stockton to the Delta would have significant adverse impacts to our area. The levee improvements to that portion of levee system is designed to withstand the full force of a 200-year storm, therefore creating additional pressure to the upstream Reclamation Districts such as RD 2096, RD 2094, RD 2075, and RD 2064 that is not being improved to the same standards. If the downstream system is designed to not fail, and no improvements are done to the upstream districts, they should have the right to drain flood water back into the river channel through a relief cut or other methods without the concern for adverse impacts to the downstream levee system that was designed to not fail and to withstand the full 200-year storm event.

I thank you in advance on behalf of the community to ensure this information is available to the public and is accurately presented at the July 19, 2016 Manteca, City Council meeting, prior to any preferred alignment alternative option being considered for approval to continue on through the environmental phase.



Michael Fonseca

(209) 456-2496



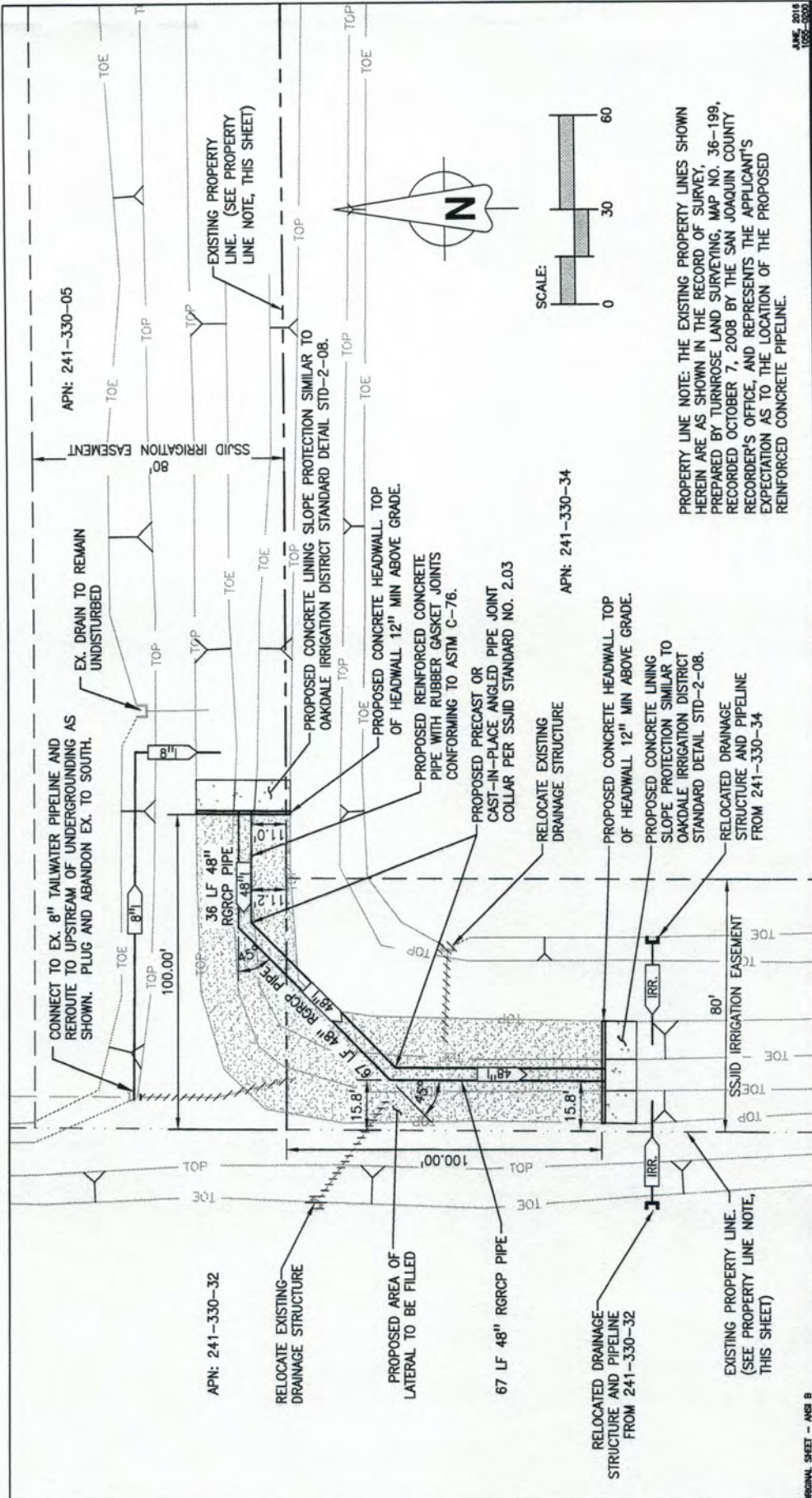
PROPERTY LINE NOTE: THE EXISTING PROPERTY LINES SHOWN HEREIN ARE AS SHOWN IN THE RECORD OF SURVEY, PREPARED BY TURNAGE LAND SURVEYING, MAP NO. 36-196, RECORDED OCTOBER 7, 2008 BY THE SAN JOAQUIN COUNTY RECORDER'S OFFICE, AND REPRESENTS THE APPLICANT'S EXPECTATION AS TO THE LOCATION OF THE PROPOSED REINFORCED CONCRETE PIPELINE.

SDJL 0407 - PG 2

W&M
CONSULTING ENGINEERS
 430 10th Street Tel: 209.568.4477
 Modesto, CA 95204 Fax: 209.568.4478

Prepared by
 B & L HARRIS ARCHITECTS, LLC
 5540 LATERAL RD
 UNINCORPORATED
 Scale: 1/8"
 SHEET
 CONCEPTUAL LAYOUT

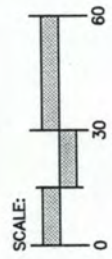
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JUNE 2016
1055-5000

Client/Project
W & L HARRIS RANCHES, LLC
SSJID LATERAL 10
UNDERGROUNDING
Figure No. 1.0
Title CONCEPTUAL LAYOUT

PROPERTY LINE NOTE: THE EXISTING PROPERTY LINES SHOWN HEREIN ARE AS SHOWN IN THE RECORD OF SURVEY, PREPARED BY TURNROSE LAND SURVEYING, MAP NO. 36-199, RECORDED OCTOBER 7, 2008 BY THE SAN JOAQUIN COUNTY RECORDER'S OFFICE, AND REPRESENTS THE APPLICANT'S EXPECTATION AS TO THE LOCATION OF THE PROPOSED REINFORCED CONCRETE PIPELINE.



ORIGINAL SHEET - ANS B



W&L CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
Tel: 209.568.4477
Fax: 209.568.4478

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

July 19, 2016

VIA EMAIL

Manteca City Council
1001 W. Center St.
Manteca, CA 95337
MayorCouncilClerk@mantecagov.com
% lblackmon@ci.manteca.ca.us

Re: Manteca City Council July 19, 2016 Meeting Agenda Item for Preferred Alignment for the Dryland Levee (SB5) originally scheduled for 07/19/16 as noticed to the public by Drake Haglan and Associates at the Dryland Levee Public Workshops and listed in tonight's agenda under Section C, Community Development, and reports that the "Preferred Alignment for the Dryland Levee (SB5) will be heard at the August 16, 2016 Regular City Council Meeting"

Dear Council Members,

My name is Lucille Harris. I am the manager of W/L Harris Ranches, LLC ("Harris Ranches").

Harris Ranches owns approximately 37 acres of farmland described by APN 241-330-34 and is located at 21611 S. Airport Way in Manteca.

The property is further described as having a southern boundary line running along the interior quarter section center line of Section 13 as identified by monuments 10 and 11 and extending east to the east quarter corner of said Section 13 located at or near the center of Airport Way, as illustrated on Record of Survey 38-155 attached as **Exhibit "1"**. Record of Survey 38-155 also identifies the locations of Fonseca APN 241-330-05 and Cambra APN 241-330-36 to the north as well as adjacent parcels 241-330-08, 241-330-09 and 241-330-10 to the south.

To further clarify property lines for the Harris Ranches property parcel APN 241-330-34, I have attached three each survey maps as recorded in San Joaquin County, (a) 36-199 (b) 25-106 and (c) 6-127, attached as **Exhibits "2", "3" and "4"**, respectively.

I have enclosed a copy of the APN 241-330-34 deed recorded in San Joaquin County described in a document recorded on July 1, 1996, as Instrument No. 96069351, Official

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Records, being more particularly described in the title document and Assessor's parcel map attached as **Exhibit "5"**.

In addition, the South San Joaquin Irrigation District ("SSJID") owns an easement and operates a surface tail water irrigation drain ("Drain #10") at or near the western and northern Harris Ranches APN 241-330-34 boundary lines.

This is evidenced in the recorded SSJID easement deed and map attached as **Exhibit "6"**.

At this time, Harris Ranches is aware of several dryland levee alignments that the City of Manteca is considering.

Further, Harris Ranches is informed and believes that the intent of the City of Manteca is to place all levee and other development-related infrastructure needed at or on easements or property boundary lines if at all possible.

I. **Concerns relating to conflicting Record of Surveys 37-150 and 38-155:**

On December 16, 2015, VVH Engineering Consultants ("VVH") recorded Record of Survey 38-155 that appears to have found and identified monument 11, represented as a $\frac{3}{4}$ rebar, tagged LS 7454 for center of section 13 per Record of Survey 36-199. The survey 36-199 was performed by Michael Turnrose. (**See Exhibits "1" and "2"**)

The 36-199 Record of Survey Map appears to call out an iron pin that represents the south west corner of the Harris Ranches property as further detailed in VVH's Record of Survey 38-155 recorded on 12/16/2015.

Harris Ranches calls your attention to a Record of Survey 37-150 (**See Exhibit "7"**) recorded on 12/14/2011 that appears to have not made any call or reference to the center of Section 13 iron pin that appears to have been called out on other deeds and surveys. (**See Exhibits "1", "2", "3", "4" and "5"**)

With this in mind, Harris Ranches once again calls your attention to Record of Survey 37-150 and the alleged relocation of the section corner common to Sections 11, 12, 13 and 14 that TLG believes was set in 2011 and tagged LS 6406 at the time of the 37-150 Record of Survey.

Subsequent to the alleged relocation of the section corner referenced above, the neighboring property immediately west of Harris Ranches, Terra Land Group, a single parcel consisting of APNs 241-330-32, 241-330-33 and 241-320-60, was contacted

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by email and informed that the boundary lines of their property were incorrect. (**See Exhibit "8"**)

A parcel map 25-124 was included with the emailed letter and a quit claim document was also attached apparently for the purpose of expediting the process of changing the boundary lines previously accepted and recognized by neighboring property owners for many years. (**See Exhibit "8"**)

Of special concern is Harris Ranches belief that at least one local developing property owner in the area that may be affected by the 37-150 Record of Survey has apparently been invited to enter into a boundary line agreement to resolve any disputes with neighboring property owners while possibly protecting its property against the potential for any cloud on title. (**See Exhibit "9"**)

At this time, no one has contacted Harris Ranches about any affect that the 37-150 Record of Survey may have on its title or its property lines as well as SSJID Drain #10 easements and access road easements currently in place and benefitting Harris Ranches as well as other neighboring properties.

This should be of particular interest to the City of Manteca since it is Harris Ranches belief that any change to the Harris Ranches west property line will also change the boundary line identifying which areas are located within the city limits and governed by the City of Manteca and which areas are located outside the city limits and governed by San Joaquin County.

This leads Harris Ranches to believe that a boundary line agreement should be strongly considered, that once executed, will protect all property lines previously recognized and accepted to serve the best interests of everyone that may be affected.

In the meantime, Harris Ranches believes that it has no other equitable alternative other than to move forward with any improvements and more beneficial cultural plans on its property based on the boundaries and easement locations historically accepted and described on the survey maps referenced and attached to this letter.

This is especially important when you consider that two weeks ago, Harris Ranches submitted a map to SSJID as a preliminary step in constructing a culvert pipe crossing over the SSJID Drain #10 at or near the north west corner of the Harris Ranches property (**See Exhibit "10"**). The location of the culvert pipe crossing is

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based on property lines represented in recorded deeds and surveys 36-199, 6-127, 25-106 and 38-155. (See Exhibits "1", "2", "3", "4" and "5")

In this way, Harris Ranches can move forward with improvements planned while relying on surveys and deeds previously recorded that have resulted in establishing easements and/or various occupation lines as evidenced by roadways, irrigation and drainage infrastructure and other improvements currently in place and positioned in reliance on those same surveys and deeds previously recorded.

As a result, Harris Ranches is looking to the City of Manteca, as the lead agency for development in southwest Manteca, to mitigate any and all costs associated with safeguarding and protecting the property rights of every landowner that may be affected by the alleged relocation of any section corner or quarter corner section marker or any alleged erroneous omission of any previously identified quarter section or center section monument that Harris Ranches believes and is concerned may have occurred relating to Record of Survey 37-150. (See Exhibits "1", "2", "3", "4", "5" and "7")

Thank you,



Lucille Harris
W/L Harris Ranches, LLC

LH/jas

Enclosures:

1. Ex. "1": Record of Survey 38-155 and Record of Survey 38-155A, VVH Consulting Engineers, recorded 12/16/2015
2. Ex. "2": Record of Survey 36-199, Turnrose Land Surveying, recorded 10/07/2008
3. Ex. "3": Map of Survey 25-106, John M. Lopes, recorded 04/15/1974
4. Ex. "4": Map of Survey 6-127, recorded 10/04/1945
5. Ex. "5": Grant Deed #2013-145352, San Joaquin County Recorder, recorded 11/22/2013
6. Ex. "6": Grant of Easement for Right of Way, recorded 01/23/1950
7. Ex. "7": Record of Survey 37-150, Keith Spencer, recorded 12/14/2011
8. Ex. "8": 09/30/2013 Letter from Kim Smith to Martin Harris
9. Ex. "9": Lot Line Adjustment for The Trails, City of Manteca, NorthStar Engineering Group, Inc. (dated 05/14/2015)

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10. Ex. "10": 07/06/2016 Email from VVH Consulting Engineers to Forest Killingsworth/SSJID

cc: Mark Meissner, City of Manteca Planning Department
Mark Houghton, City of Manteca Public Works
Elena Reyes, Manteca City Manager
Matt Satow, Drake Haglan & Associates
Frederic Clark, City of Manteca Community Development Director
Kevin Jorgensen, Manteca City Engineer
San Joaquin County Department of Public Works, Surveyor's Division
Reclamation District No. 17

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EXHIBIT "1"

Record of Survey 38-155 and Record of Survey 38-155A, VVH Consulting Engineers,
recorded 12/16/2015

38-155A

RECORD OF SURVEY

BEING A SURVEY OF PORTIONS OF SECTIONS 11, 12, 13, AND 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA AUGUST, 2015



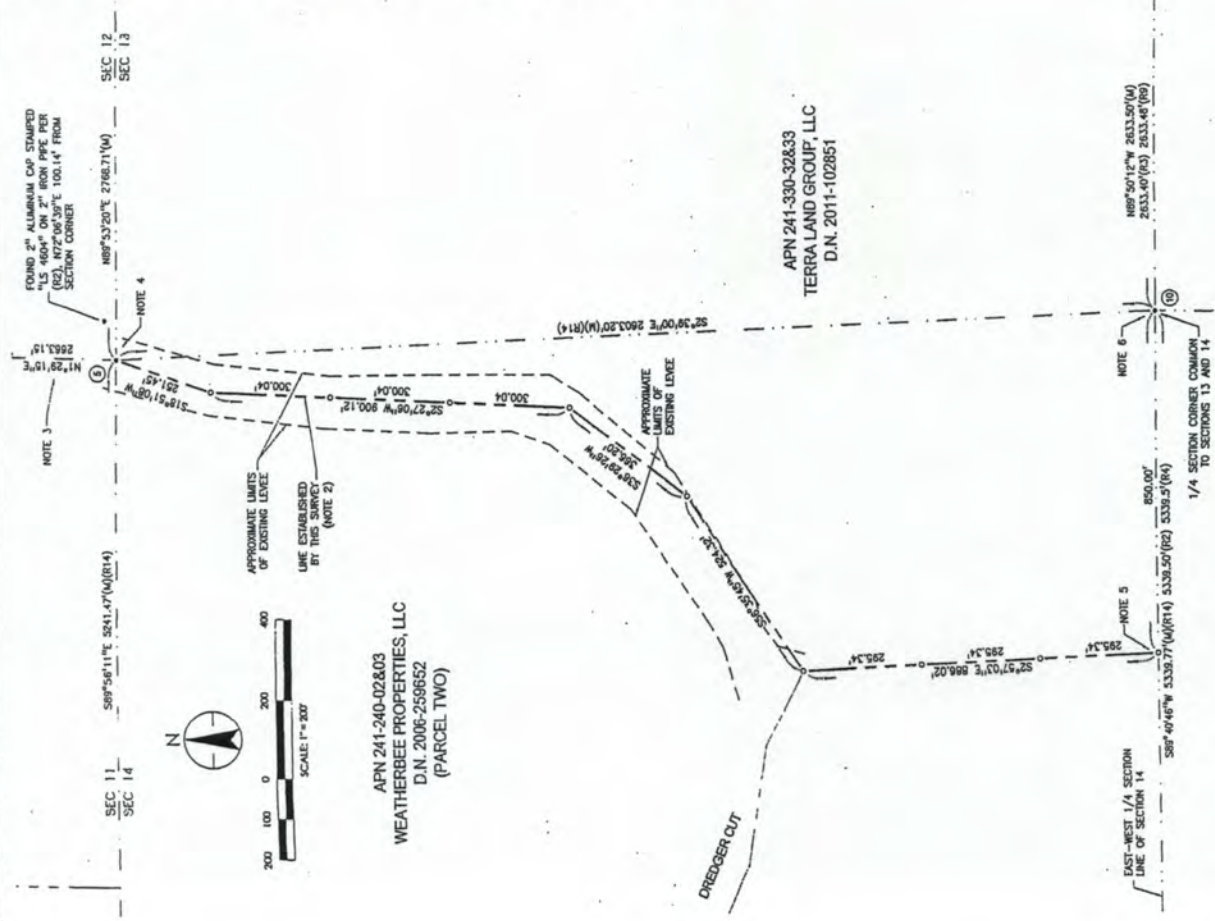
- MONUMENT LIST:**
- FOUND BRASS DISC WITH PUNCH MARK, NO TAG, IN MONUMENT WELL PER (R2)(R2)(R14) FOR WEST 1/4 CORNER OF SECTION 12. CITED AS BOLT AND WOODEN IN MONUMENT WELLS PER (R2)(R10)(R11), (R2) "S 81.99" IN MONUMENT WELLS PER (R12)(R14) FOR EAST 1/4 CORNER OF SECTION 12.
 - FOUND 3/4" IRON PIPE TAPPED "S 52.30" PER (R1)(R14), (R2) INCORRECTLY REFERENCED 36-R-178.
 - FOUND 2" ALUMINUM CAP STAMPED "S 64.00" IN IRON PIPE PER (R2)(R14) FOR WEST 1/4 CORNER OF SECTION 13.
 - FOUND 2" IRON PIPE, NO TAG, PER (R14), FOR SOUTHWEST CORNER OF SECTION 12 (SEE NOTES ON THIS SHEET).
 - FOUND 3/4" REBAR, NO TAG, PER (R14), FOR SOUTH 1/4 CORNER OF SECTION 12.
 - FOUND BOLT AND WASHER IN MONUMENT WELL FOR SOUTHWEST CORNER OF SECTION 12.
 - FOUND 2" ALUMINUM CAP STAMPED "S 49.94" IN IRON PIPE PER (R2)(R14) FOR WEST 1/4 CORNER OF SECTION 13.
 - FOUND 3/4" REBAR, NO TAG, PER (R14), CITED AS 3/4" IRON PIN TAGGED "S 44.50" PER (R2)(R14).
 - FOUND 3" IRON PIPE, NO TAG, PER (R2)(R14) FOR WEST 1/4 CORNER OF SECTION 12.
 - FOUND 3/4" REBAR, NO TAG, FOR CENTER 1/4 OF SECTION 13 PER (R2).
 - FOUND 3/4" REBAR, NO TAG, FOR CENTER 1/4 OF SECTION 13 PER (R2).
 - CITED AS 3/4" REINFORCING ROD PER (R3) AND 3/4" STAKE OVER IRON PIN PER (R6).
 - FOUND 3/4" REBAR, NO TAG, PER (R3)(R14) FOR SOUTHWEST CORNER OF SECTION 13, CITED AS ROD PER (R3).
 - FOUND 3/4" IRON PIPE, NO TAG, PER (R3)(R14) FOR SOUTH 1/4 CORNER OF SECTION 13.
 - FOUND BOLT AND WASHER IN MONUMENT WELL FOR SOUTHWEST CORNER OF SECTION 13 PER (R2)(R3)(R6)(R9)(R14).
 - FOUND BRASS DISC WITH PUNCH MARK IN MONUMENT WELL FOR NORTHWEST CORNER OF SECTION 12 PER (R15).

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARY BETWEEN THE PROPERTIES DESCRIBED IN D.N. 2011-102851 AND D.N. 2006-259652.
- THE PROPERTY DESCRIBED AS PARCEL TWO IN D.N. 2006-259652 IS DESCRIBED AS THE NORTH HALF OF SECTION 14, EXCLUDING LAND CONVEYED TO RUDY BONZI, ET AL. BY DEED RECORDED OCTOBER 10, 1988 IN BOOK 2616 OF OFFICIAL RECORDS, PAGE 177 (D.N. 2048-171). THIS SURVEY IS EXTENDING THE BOUNDARY TO THE 1/4 CORNER OF SECTION 12.
- THE DEED LIA 05-19 (D.N. 2048-171) AND THE FIRST COURSE IS CALLED TO RUN SOUTH 2°30' WEST ALONG THE SOUTHERLY EXTENSION OF THE CENTERLINE OF MCKINLEY AVENUE, AS SHOWN ON THIS SURVEY, AND THE SECOND COURSE IS CALLED TO RUN SOUTH 2°30' WEST ALONG THE SOUTHERLY EXTENSION OF THE CENTERLINE OF MCKINLEY AVENUE, AS SHOWN ON THIS SURVEY.
- THERE IS NO BASE OF BEARINGS GIVEN IN THE DEED DESCRIPTION, THE CALL ALONG THE SOUTHERLY EXTENSION WAS HELD TO ESTABLISH THE POINT OF BEGINNING.
- THE DISTANCE GIVEN FROM THE POINT OF COMMENCEMENT TO THE POINT OF BEGINNING IN THE DEED DESCRIPTION IS GIVEN AS 2663.40 FEET. THIS SURVEY FOUND A 2" IRON PIPE AT A DISTANCE OF 2663.15 FEET (SHOWN AS MONUMENT 5 ON THIS SURVEY). THIS PIPE WAS SHOWN AS FOUND ON (R2) AND (R14) BUT HAS NO OTHER RECORD REFERENCES DUE TO THE PROXIMITY OF THIS MONUMENT'S LOCATION TO THE POSITION DESCRIBED IN THE DEED. THIS MONUMENT WAS THEN AS THE POINT OF BEGINNING OF THE COURSES ALONG THE DEED DESCRIPTION WERE FOLLOWED AS CITED IN OR 3246-171 UNTIL THEY INTERSECTED WITH THE SOUTH LINE OF THE NORTH HALF OF SECTION 14. THE DEED DESCRIPTION DOES NOT MAKE A CALL OUT TO THIS 1/4 SECTION LINE, HOWEVER THE CHANGERS OF THIS DEED (BARD LANDS, INC.) ONLY HELD TITLE TO THE NORTH 1/2 OF SECTION 14 (PER DEED RECORDED 18 DECEMBER 1926 IN VOLUME 255 OF OFFICIAL RECORDS, PAGE 493) AND THEREFORE COULD NOT HAVE GRANTED TITLE TO ANY PART OF SECTION 14. THE DEED DESCRIPTION DOES NOT CALL OUT THE 1/4 SECTION CORNER COMMON TO SECTIONS 13 AND 14, BUT AS STATED IN NOTE 5, THE LAND OWNED BY BARD LANDS, INC. DID NOT INCLUDE ANY PART OF THE SOUTH 1/2 OF SECTION 14.
- ON 31 JANUARY 2008 A LOT LINE ADJUSTMENT WAS APPROVED BY THE CITY OF MANTECA (L.A. 05-19) THAT INCLUDED THE LAND THAT WAS ORIGINALLY DESCRIBED IN D.N. 2006-259652. THIS RESULTED IN A NEW LEGAL DESCRIPTION BEING CREATED FOR THE LAND THAT WAS ORIGINALLY DESCRIBED AS PARCEL TWO IN D.N. 2006-259652. THE POINT OF BEGINNING IN THE ORIGINAL DEED DESCRIPTION OF OR 3246-171 WAS NOT CALLED OUT AS THE SECTION CORNER (SEE NOTES 3 AND 4).
- ON 14 DECEMBER, 2011, A RECORD OF SURVEY WAS FILED WITH THE SAN JOAQUIN COUNTY RECORDER (REFERENCED AS R2 ON THIS SURVEY). THIS SURVEY USED THE PROCEDURES AS OUTLINED IN THE MANUAL OF SURVEYING INSTRUCTIONS TO ESTABLISH SEVERAL MONUMENTS IN THE AREA, INCLUDING THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13, AND 14. A MONUMENT WAS SET AT THIS NEWLY ESTABLISHED POSITION WHICH WAS APPROXIMATELY 100 FEET NORTHEAST OF THE POSITION NOTED IN THE DEED DESCRIPTION OF OR 3246-171. THIS MONUMENT WAS SET AT THE POSITION OF THE DEED DESCRIPTION OF OR 3246-171, HOWEVER, USING THIS NOTED POSITION AS THE POINT OF BEGINNING FOR THE LEGAL DESCRIPTIONS THAT DESCRIBE THIS PROPERTY IN THE DEEDS OF RECORD FROM LIA 15-19 FORWARD DOES NOT RESULT IN A POSITION FOR THE BOUNDARY LINES THAT REFLECTS THE EXISTING OCCUPATION LINE (THE RECLAMATION DISTRICT LEAVE IN THIS CASE) OR THE ASSESSMENT LINES AND AREAS SHOWN ON THE ASSESSMENT ROLLS.

LEGEND:

- FOUND AND ACCEPTED MONUMENT AS NOTED.
- FOUND AND ACCEPTED MONUMENT IN MONUMENT WELL AS NOTED.
- SET 3/4" x 30" LONG IRON PIPE TAGGED L.S. B225.
- S.J.C.A. SAN JOAQUIN COUNTY RECORDS
- RS RECORD OF SURVEY
- PM PARCEL MAP
- MAP MAPS AND PLATS
- (M) MEASURED ON THIS SURVEY
- (C) MONUMENT DESCRIPTION REFERENCE
- PARCEL BOUNDARY PER ASSESSORS MAP
- SURVEYED PARCEL BOUNDARY
- SECTION OR 1/4 SECTION LINE



APN 241-240-02&03
 WEATHERBEE PROPERTIES, LLC
 D.N. 2006-259652
 (PARCEL TWO)

APN 241-330-32&33
 TERRA LAND GROUP, LLC
 D.N. 2011-102851

38-155A

W/L Harris Ranches, LLC

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EXHIBIT "2"

Record of Survey 36-199, Turnrose Land Surveying, recorded 10/07/2008

36-199

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF JOHN AND CLARA PATTON AND REX ROBERTS IN JANUARY 2007.

Michael T. Turnrose
MICHAEL T. TURNROSE, L.S. 7454
LICENSE EXPIRES 12/31/08



7-19-08

BASIS OF BEARINGS

THE BEARING NORTH 00°00'00" WEST BEING THE CENTERLINE OF AIRPORT WAY AND THE EAST LINE OF THE SW 1/4 CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 EAST AS SHOWN IN BOOK 9 OF PLAT MAPS AT PAGE 148 WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT

THIS 6TH DAY OF OCTOBER 2008.

John G. May

FOR: THOMAS R. FLINN, R.C.L.E. 2441
COUNTY SURVEYOR
REGISTRATION EXPIRATION DATE:
12/31/09



RECORDER'S STATEMENT

FILED THIS 1ST DAY OF October 2008,
AT 10:59 A.M. IN BOOK 216 OF SURVEYS,
AT PAGE 199 AT THE REQUEST OF MICHAEL TURNROSE.

FEES: \$8.00

Gayle W. Friedman, Deputy Recorder

COUNTY CLERK

NOTE: THE CENTER OF SECTION 13 WAS ESTABLISHED BY A BEARING-BEARING INTERSECTION USING FOUND MONUMENTS AT THE EAST AND WEST 1/4 CORNERS AND A RECORD BEARING AS PER (C) FROM THE FOUND MONUMENT AT THE SOUTH 1/4 CORNER. THE SOUTH 1/4 CORNER OF SECTION 13 WAS ESTABLISHED BY A BEARING-BEARING INTERSECTION AS PER (B). THE CENTERFALLS ON A LOGE. SO ANY EVIDENCE IS ASSUMED TO HAVE BEEN SET OR FOUND. ALSO, REFERENCE (C) SHOWS NO EVIDENCE OF THE SOUTHWEST CORNER OF SECTION 13 HAVING BEEN ESTABLISHED. THIS SECTION WAS PARTIALLY INCLUDED IN THE SWAMP AND BURNED LANDS AS PER THE ORIGINAL GOVERNMENT PLAT DATED SEPTEMBER 16, 1868.

RECORD OF SURVEY

OF THE WEST AND EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 EAST, M.D.B.&M.

SAN JOAQUIN COUNTY CALIFORNIA
SCALE: 1" = 300'
OCTOBER 2007

TURNROSE LAND SURVEYING

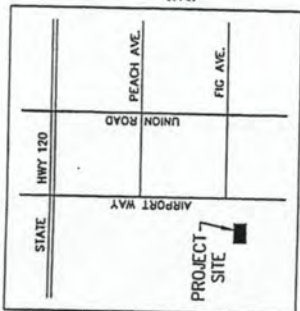
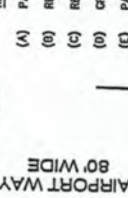
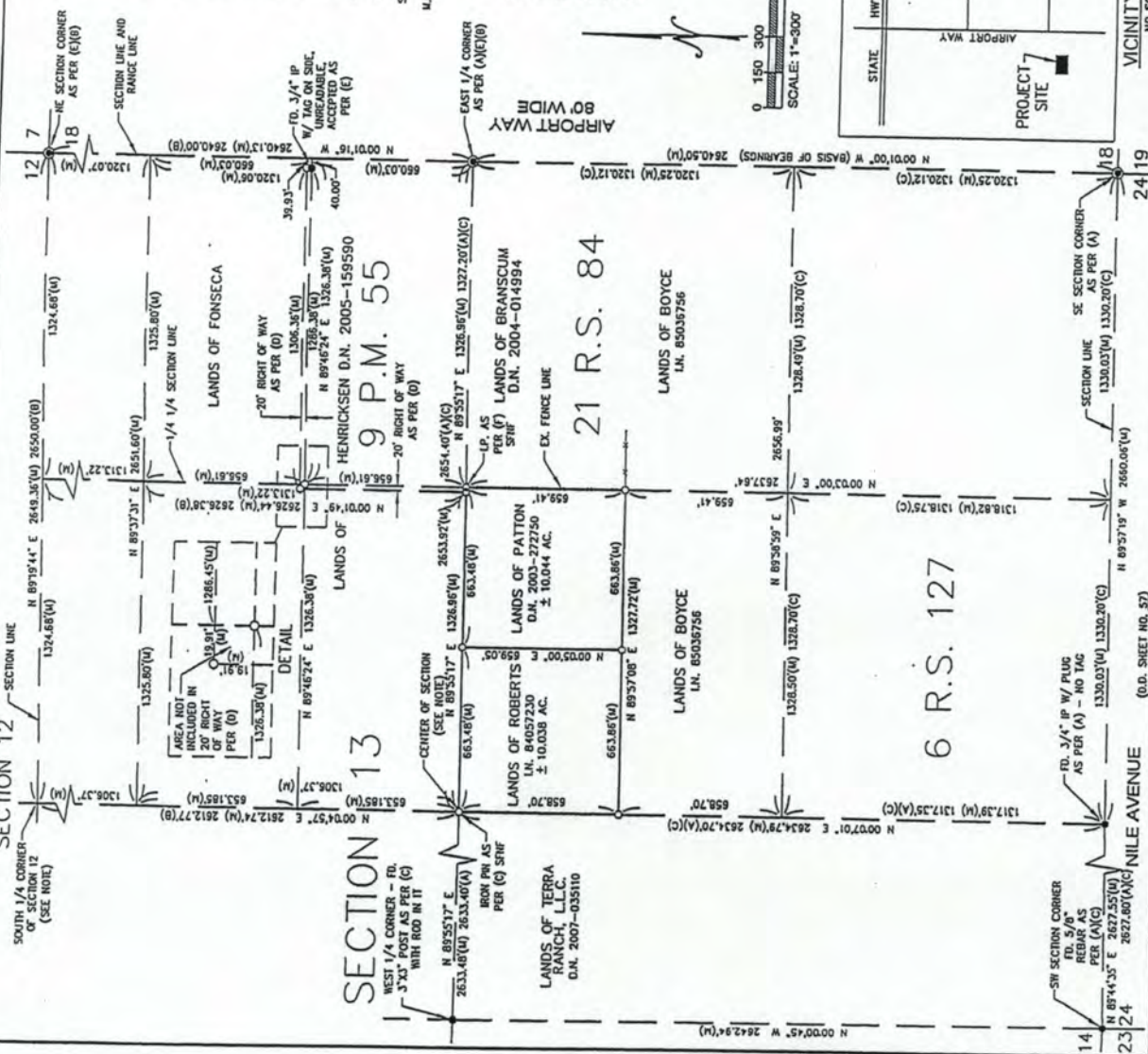
125 EAST MAIN STREET
SUITE 4
RIPON, CA 95366
PH: (209) 599-5100
FAX: (209) 599-5119

REV. 5/29/06

SHEET 1 OF 1 SHEET JOB NO. 07-01

36-199

- LEGEND & NOTES**
- INDICATES SET 3/4" X 30" IRON PIPE WITH PLUG REBAR AS PER (A) IN FEBRUARY, 2007
 - INDICATES FOUND 2" IRON PIPE IN MONUMENT WELL AS PER REFERENCE NOTED
 - INDICATES FOUND REBAR OR IRON PIPE AS NOTED
 - (u) INDICATES MEASURED AS PER THIS SURVEY
 - R.S. RECORD OF SURVEY
 - P.M. PARCEL MAP
 - LN. INSTRUMENT NUMBER
 - IP IRON PIPE
 - D.M. DOCUMENT NUMBER
 - S.F.N.F. SEARCHED FOR NOT FOUND
 - S.J.C.R. SAN JOAQUIN COUNTY RECORDS
 - M.D.B.&M. MOUNT DIABLO BASE AND MERIDIAN



- REFERENCES:**
- (A) PARCEL MAP -- 9 P.M. 148
 - (B) RECORD OF SURVEY -- 25 R.S. 106
 - (C) RECORD OF SURVEY -- 6 SURVEYS 127
 - (D) GRANT DEED -- D.M. 2003-272750
 - (E) PARCEL MAP -- 9 P.M. 55
 - (F) RECORD OF SURVEY -- 21 SURVEYS 84

DATE: 03/14/2008
BY: MICHAEL TURNROSE
PROJECT: TURNROSE LAND SURVEYING
JOB NO. 07-01

SECTION 13
WEST 1/4 CORNER - FD.
3" X 3" POST AS PER (C)
WITH ROD IN IT

9 P.M. 55
HENRICKSEN D.M. 2005-159590

21 R.S. 84

6 R.S. 127

(O.D. SHEET NO. 53)

W/L Harris Ranches, LLC

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EXHIBIT "3"

Map of Survey 25-106, John M. Lopes, recorded 04/15/1974

W/L Harris Ranches, LLC

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EXHIBIT "4"

Map of Survey 6-127, recorded 10/04/1945

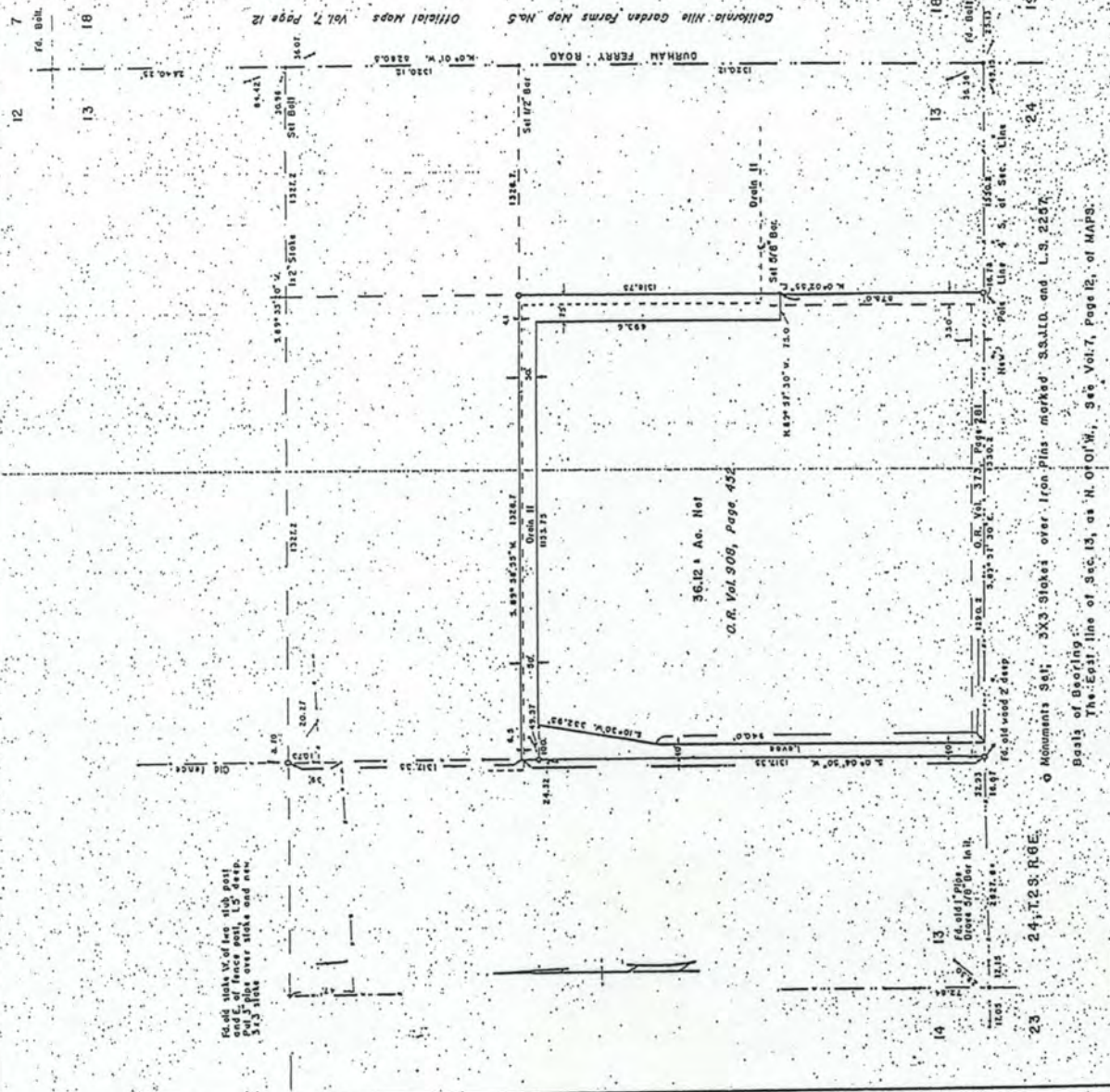
127

21912
 filed for record at the request of
 South San Joaquin Irrigation District
 Dec 4 1946, 4:52 minutes,
 post 5 - correct P.M. in post of
 Survey, Vol. 6 - 51 Page 127.
 San Joaquin County Records.
 Fee 10¢.

By *James W. Finney*
 County Recorder
Martha Diller
 Deputy Recorder.

I hereby certify that I have
 examined this MAP or PLAT.
 Dated *Dec 2 1946*
George A. Manly
 County Surveyor of San Joaquin
 County, California.

MAP of SURVEY
 of
 S.W. 1/4 of S.E. 1/4 of Sec. 13, T.2.S.R.6E., M. D.B. & M.
 for
 SOUTH SAN JOAQUIN IRRIGATION DISTRICT
 September 1946. Sells 1/4, 200 ft.
 L.S. 2287.



California Hills Garden Forms Map No. 5
 Official Maps Vol. 7, Page 12

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "5"

Grant Deed #2013-145352, San Joaquin County Recorder, recorded 11/22/2013

Doc #: 2013-145352

11/22/2013 08:23:31 AM

Page 1 of 2 Fee: \$27.00 Tax Paid: \$1,430.00

Kenneth W. Blakemore

San Joaquin County Recorder

Paid By: PLACER TITLE - 10019 - SAN JOAQUIN

RECORDING REQUESTED BY

Placer Title Company

Escrow Number: 1002-16669-S.G.

AND WHEN RECORDED MAIL TO

W & L HARRIS RANCHES, LLC
5151 E. ALMONDWOOD DR
MANTECA, CA 95337

SPACE ABOVE THIS LINE FOR RECORDER'S USE
GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,430.00 City Transfer Tax: \$0.00

(X) computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAWRENCE S. HENRICKSEN AND JANICE L. HENRICKSEN, TRUSTEES OF THE HENRICKSEN TRUST AGREEMENT DATED JUNE 28, 2010 AND RICHARD K. HENRICKSEN AND LILLI ROSE HENRICKSEN, TRUSTEES OF THE HENRICKSEN REVOCABLE TRUST DATED JUNE 27, 2005 ; AND RIVKAH KATHLEEN SASS , A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Hereby GRANT(S) to W & L HARRIS RANCHES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

THAT PARCEL SHOWN UNDER "EXHIBIT B" ON THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT EVIDENCED BY DOCUMENT RECORDED JULY 1, 1996, AS INSTRUMENT NO. 96069351, OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCEL A AND PARCEL B, AS SHOWN ON THE PARCEL MAP THEREOF FILED IN BOOK 9 OF PARCEL MAPS, PAGE 55, SAN JOAQUIN COUNTY RECORDS, LYING IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID PARCEL B, BEARING SOUTH 89° 55' 20" WEST, 20 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89° 55' 20" WEST, ALONG THE INTERIOR QUARTER SECTION LINE OF SECTION 13, A DISTANCE OF 2294.75 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B, ALSO BEING THE CENTER OF SECTION 13; THENCE NORTH 00° 05' 00" EAST ALONG THE SOUTH-NORTH INTERIOR QUARTER SECTION LINE, 653.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 89° 46' 31" EAST ALONG THE NORTH LINE OF PARCEL B, 2613.27 FEET TO THE WEST RIGHT-OF-WAY LINE OF AIRPORT WAY, AS SHOWN ON SAID BOOK 9 OF PARCEL MAPS, PAGE 55; THENCE SOUTH 00° 01' 00" EAST ALONG SAID RIGHT-OF-WAY LINE, 333.07 FEET TO A POINT WHICH BEARS NORTH 00° 01' 00" WEST, 116.33 FEET FROM THE NORTHEAST CORNER OF PARCEL A, AS SHOWN ON BOOK 6 OF PARCEL MAPS, PAGE 155, SAN JOAQUIN COUNTY RECORDS; THENCE SOUTH 89° 55' 20" WEST, PARALLEL WITH THE SOUTH LINE OF PARCELS A & B, A DISTANCE OF 319.65 FEET; THENCE SOUTH 00° 01' 00" EAST, PARALLEL WITH THE WEST LINE OF PARCEL A, A DISTANCE OF 326.83 FEET TO THE POINT OF BEGINNING.

APN: 241-330-34

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

Dated: November 18, 2013
SIGNATURE PAGE FOR GRANT DEED

THE HENRICKSEN TRUST AGREEMENT DATED JUNE 28, 2010

THE HENRICKSEN REVOCABLE TRUST DATED JUNE 27, 2005

By: Lawrence S. Henriksen
LAWRENCE S. HENRICKSEN, TRUSTEE

By: Richard K. Henriksen
RICHARD K. HENRICKSEN, TRUSTEE

By: Janice L. Henriksen
JANICE L. HENRICKSEN, TRUSTEE

By: Lilli Rose Henriksen
LILLI ROSE HENRICKSEN, TRUSTEE

By: Rivkah Kathleen SASS
RIVKAH KATHLEEN SASS

STATE OF CALIFORNIA
COUNTY OF San Joaquin

On Nov. 20, 2013 before me, Sherry L. Gumm, Notary Public,

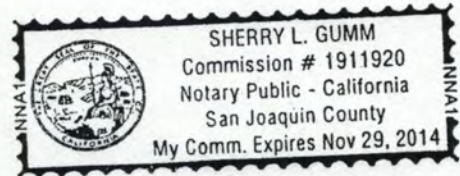
personally appeared Lawrence S. Henriksen, Janice L. Henriksen, Richard K. Henriksen, Lilli Rose Henriksen + Rivkah Kathleen SASS

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: Sherry L. Gumm
Commission Expiration Date: Nov. 29, 2014



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

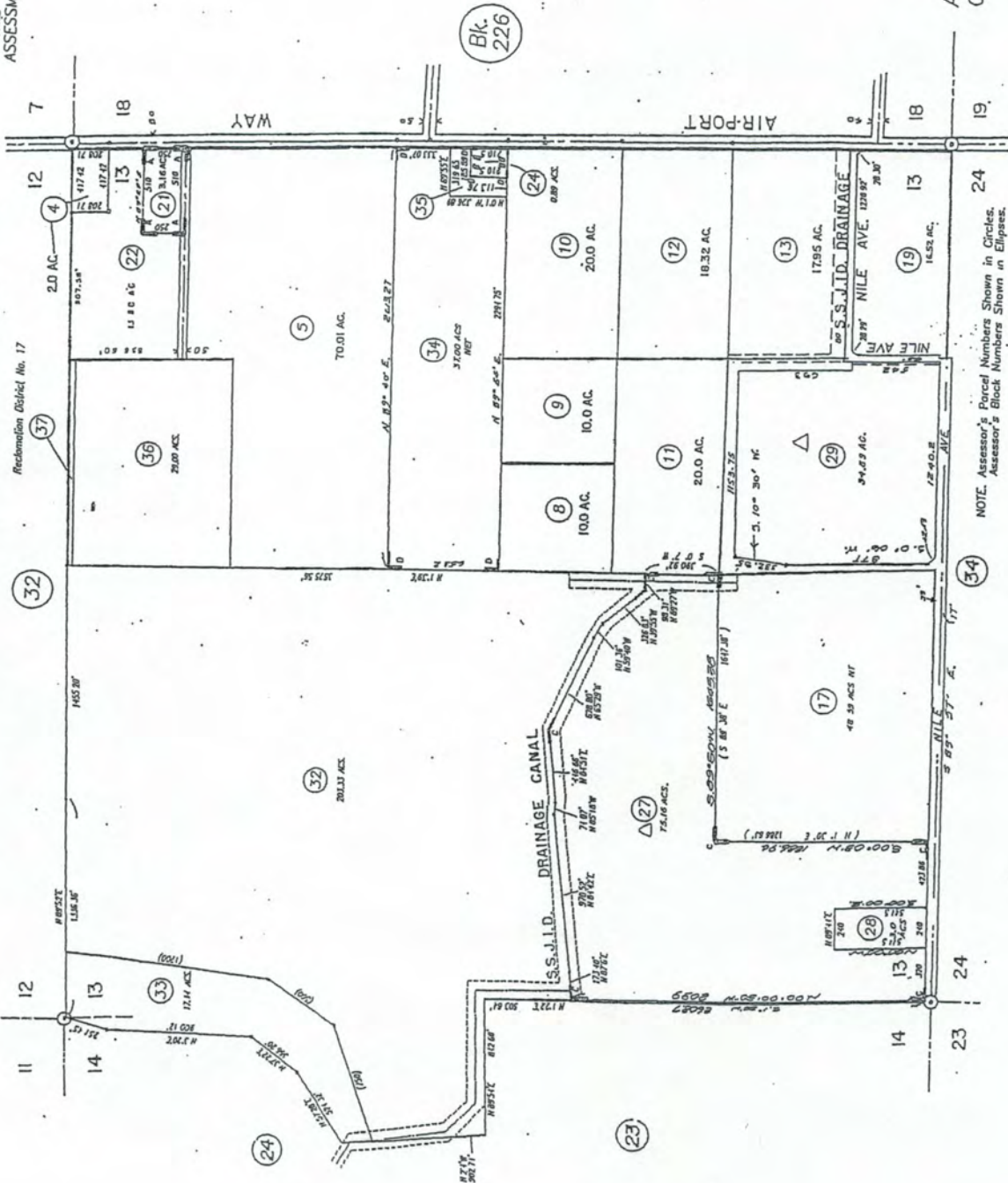
Street Address

City & State

Slrpktr.doc

SEC. 13, POR. SEC. 14, T.2S. R.6.E., M.D.B.&M.

THIS MAP IS FOR
ASSESSMENT USE ONLY



Bk. 226

- A - R. S. Blk. 25 Op. 105
- B - P. M. Blk. 05 Op. 155
- C - P. M. Blk. 09 Op. 145
- D - P. M. Blk. 09 Op. 055

△ - WILLIAMSON ACT PARCELS

HIGHEST APN USED	
YEAR	PAR. # [PAR.] [PAR.]
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W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "6"

Grant of Easement for Right of Way, recorded 01/23/1950

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

On this 20th day of January in the year 1950, before me, a notary public in and for the County of Sacramento, State of California, personally appeared CHARLES J. ROSS, SUPERVISOR OF COLLECTIONS, and known to me to be the person whose name is subscribed to the within certificate and acknowledged to me that he executed the same.

(Notary Seal) Mary G. Lozanich, Notary Public in and for the County of Sacramento, State of California.

1954. recorded at Request of STATE OF CALIFORNIA, JAN. 23, 1950 at 44 min. past 9 o'clock A.M. in book of Official records, Vol. 1240, page 307, San Joaquin County records.

Fees: \$Dh

John D. Finney, Recorder

JD

COMPARED Manteca, California

OFFICE OF THE BOARD OF DIRECTORS OF THE SOUTH SAN JOAQUIN IRRIGATION DISTRICT

I hereby certify that the attached Grant of Easement was duly accepted and ordered recorded by the Board of Directors of the South San Joaquin Irrigation District at their meeting held January 17, 1950 and as recorded in Permanent Records of the said District in Volume 13, page 251.

ATTEST:

(Seal) S.L. Steele (S. L. Steele), Secretary
South San Joaquin Irrigation District
A. Hill

Dated: January 20, 1950.

GRANT OF EASEMENT FOR RIGHT OF WAY

IN CONSIDERATION of the benefits to him derived, Joe G. Vieira does hereby grant unto the South San Joaquin Irrigation District a Right-of-Way for an open or piped drain in Section 13, Township 2 South, Range 6 East, M.D.B. & M. more particularly described as follows, to wit:

The West 80 ft. of the South 1/2 of the S.W. 1/4 of the N.E. 1/4 and the South 80 ft. of the N. 1/2 of the S.W. 1/4 of the N.E. 1/4; and the N. 80 ft. of the S. 105 ft. of the N. 1/2 of the S.E. 1/4 of the N.E. 1/4 of Sec. 13, Township 2 South, Range 6 East and containing 6.01 Ac. more or less.

Said drain to be known as Drain #10 of the South San Joaquin Irrigation District and shown on Map in File A-1-3-130 in the office of the South San Joaquin Irrigation District at Manteca, California.

Together with right of ingress and egress to and from said strip of land for purposes of Grantee.

IT IS A CONDITION of this Grant that the Grantee will construct, maintain and operate on said Right-of-Way a Drainage Canal belonging to the Grantee herein and comprising a portion of their general drainage system.

THE GRANTEE herein agrees to install 24-30 inch diameter culverts, 24 feet in length in said Drainage Canal at such points as requested by the Grantor.

THE GRANTEE is to use all due and proper care in the construction, maintenance and operation of said Drainage Canal so as to cause as little damage as possible to the adjacent lands of the Grantor.

IN THE EVENT that said Drainage Canal is abandoned as evidenced by a proper resolution passed by the Board of Directors of the Grantee herein, said strip of land herein granted shall be returned by the Grantee herein to the Grantor, his heirs, successors or assigns.

THIS GRANT OF EASEMENT shall constitute a covenant running with the land traversed thereby and shall be binding upon the Grantor, his heirs, successors and assigns.

IN WITNESS WHEREOF, the Grantor has herein put his name and seal this 5th day of January, 1950.

STATE OF CALIFORNIA)
County of San Joaquin) ss.

Joe G. Vieira (Joe G. Vieira)

On this 5th day of January in the year one thousand nine hundred and fifty, before me, Linford J. Brown, a Notary Public in and for the County of San Joaquin, State of California, personally appeared Joe G. Vieira known to me to be the person whose name is subscribed to the within instrument and he duly acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the County of San Joaquin, the day and year in this certificate first above written.

(Notary Seal)

Linford J. Brown, Notary Public in and for the County of San Joaquin, State of California.

My Commission Expires April 21, 1952.

1950. Recorded at Request of SOUTH SAN JOAQUIN IRRIGATION DISTRICT, JAN. 23, 1950 at 45 min. past 9 o'clock A.M. in Book of Official Records, Vol. 1246, page 302, San Joaquin County Records. Fees: \$5.00 John D. Finney, Recorder JD

COMPARED

STATE OF CALIFORNIA DEPARTMENT OF EMPLOYMENT Certificate of Amount of Contributions, Interest and Penalties Due (Filed Pursuant to Section 47.10 of the Unemployment Insurance Act)

STATE OF CALIFORNIA ss. THE DIRECTOR OF EMPLOYMENT hereby certifies that ... SACALAKI, individually and doing business as "CITY BEAT MARKET" hereinafter referred to as the employer, is liable to the State of California for amounts due from and required to be paid by said employer and duly levied and determined under the provisions of the Unemployment Insurance Act for the period beginning on the 1st day of January, 1949, and ending on the 6th day of August, 1949, in the amount of \$713.38, to wit: contributions \$577.20; interest \$20.95; penalties \$174.57; that further interest will accrue at one-half of one per cent a month, or fraction thereof, in accordance with Section 45 of the California Unemployment Insurance Act, until paid; that the address of said employer as it appears on the records of the Department of Employment is 303 North Santa Cruz, Modesto, California, and that the Department of Employment has complied with all provisions of the Unemployment Insurance Act in the determination of the amount required to be paid.

IN WITNESS WHEREOF, The said Director of Employment has caused this certificate to be issued in his name by his duly authorized representative, CHARLES J. ROSS, SUPERVISOR OF COLLECTIONS.

Dated January 10, 1950.

DEPARTMENT OF EMPLOYMENT CHARLES J. ROSS, Director of Employment by Charles J. Ross --

Account No. 43-474 STATE OF CALIFORNIA

COUNTY OF SACRAMENTO ss. On this 7th day of January in the year 1950, before me, a notary public in and for the County of Sacramento, State of California, personally appeared CHARLES J. ROSS, SUPERVISOR OF COLLECTIONS, and known to me to be the person whose name is subscribed to the within certificate and acknowledged to me that he executed the same.

(Notary Seal)

Mary C. Lozandich, Notary Public in and for the County of Sacramento, State of California.

1950. Recorded at Request of STATE OF CALIFORNIA, Jan. 27, 1950 at 48 min. past 9 o'clock A.M. in Book of Official Records, Vol. 1246, page 304, San Joaquin County Records.

Fees: \$5.00 John D. Finney, Recorder JD

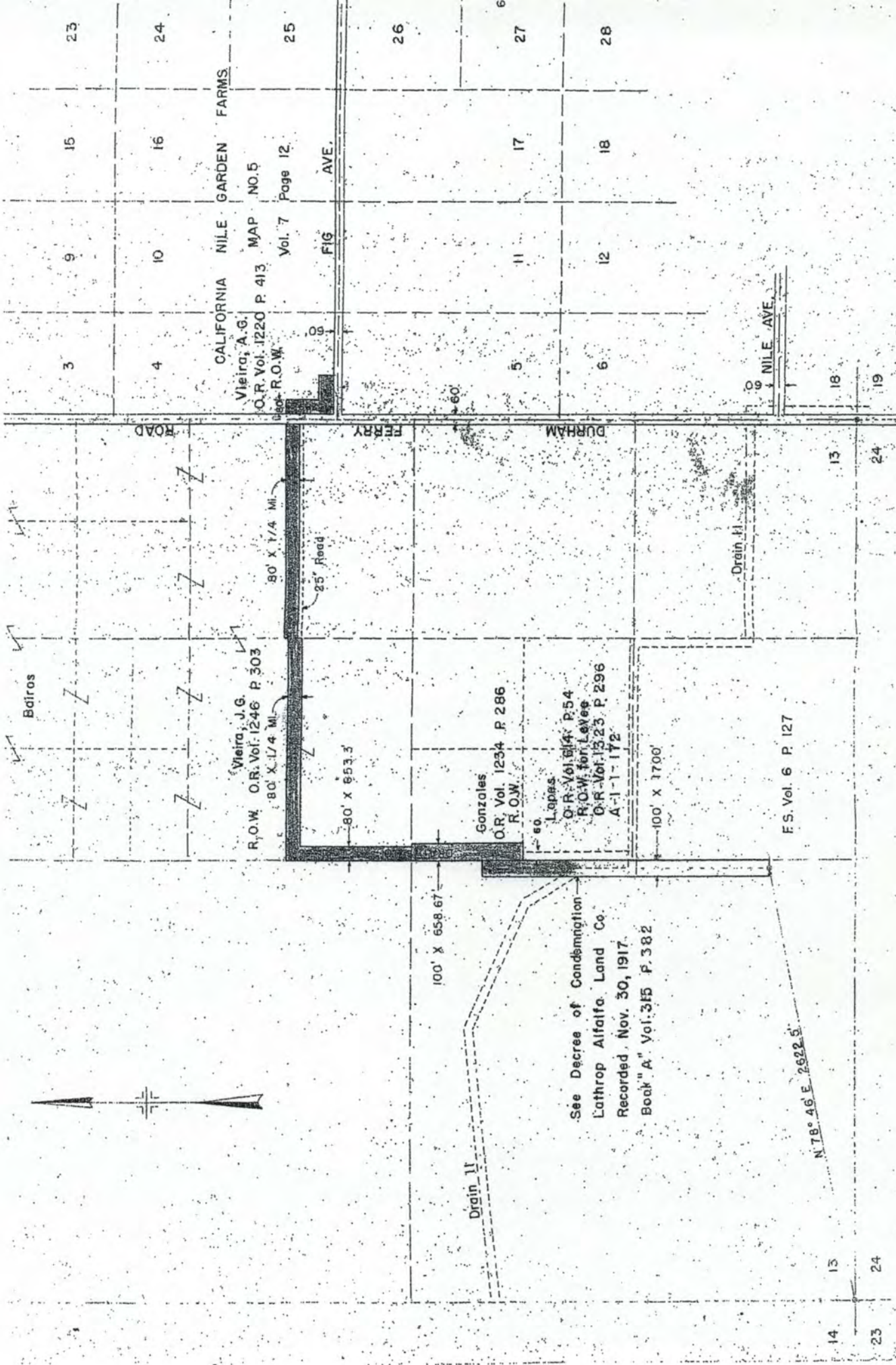
COMPARED

Quitclaim Deed

This Indenture made the 19th day of December one thousand nine hundred and 49 Between Joe Coniglio and Horace Coniglio and Mary Coniglio, his wife, the parties of the first part, and Philip Coniglio a single man, the party of the second part,

Witnesseth: That the said parties of the first part, in consideration of the sum of Ten dollars, lawful money of the United States of America, to them in hand paid by the part- of the second part, the receipt whereof is hereby acknowledged, do hereby release and forever QUITCLAIM unto the party of the second part, and to his heirs and assigns, all that certain lot, piece or parcel of land situate in the County of San Joaquin, State of California, and bounded and described as follows, to wit:

THEIR UNDIVIDED INTEREST as it may appear, to the following property: Parcel No. 1. Containing 120 Acres more or less, known as the BARE Ranch,



This plot is inserted for location purposes only and no responsibility is assumed hereunder. R.A.B.
 SOUTH SAN JOAQUIN IRRIGATION DISTRICT
 MANTECA, CALIFORNIA

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "7"

Record of Survey 37-150, Keith Spencer, recorded 12/14/2011

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "8"

09/30/2013 Letter from Kim Smith to Martin Harris

KROLOFF, BELCHER, SMART, PERRY & CHRISTOPHERSON

ATTORNEYS AT LAW
7540 SHORELINE DRIVE
STOCKTON, CALIFORNIA 95219
Telephone: (209) 478-2000
Facsimile: (209) 478-0354
Website: www.kroloff.com

THOMAS O. PERRY
GARY CHRISTOPHERSON
CHRISTOPHER ENGH
VELMA K. LIM
KIM A. SMITH
KATHLEEN M. ABDALLAH
ALLISON CHERRY LAFFERTY
LAURIE BELL SCHRUM
KERRY L. KRUEGER
SCOTT R. ROOKER
ODNA E. MALLET
JAMIE M. BOSSUAT

YALE S. KROLOFF
(1007-1007)
.....
RICHARD BELCHER
(1013-1007)
.....
CLAUDE H. SMART, JR.
RETIRED
.....
J. DOUGLAS VAN SANT
RETIRED
.....
DENNIS DONALD GEIGER
OF COUNSEL
.....

September 30, 2013

Via Email

Marty Harris
5151 E. Almondwood Drive
Manteca, CA 95337
mharris.tuffboy@gmail.com

Re: Property Previously Owned By Terra Ranch, LLC

Dear Marty:

Bill Filios has asked me to contact you regarding an error or discrepancy in the legal description of the real property commonly known as Terra Ranch, which real property was sold by Terra Ranch Properties, LLC (Anderson's LLC) to McKinley Crossing, LLC in an escrow that closed on December 29, 2011. In that regard, I enclose a copy of the Grant Deed from Terra Ranch Properties, LLC to McKinley Crossing, LLC. Also enclosed is a copy of the Parcel Map which was recorded on December 14, 2011. The legal description attached to the Grant Deed specifically refers to Parcels A and B as created by the Parcel Map.


The error in the legal description for the Terra Ranch property has nothing to do with the Parcel Map but was detected by Northstar Engineering in 2011 when the Parcel Map was generated and was being processed. In that regard, I refer you to the sliver of land that is highlighted in yellow on the attached Parcel Map. That sliver or strip comprises approximately 4.3 acres and, according to Keith Spencer at Northstar Engineering, never should have been included in the various legal descriptions for the Terra Ranch property. Specifically, Keith advises that the origin of the erroneous legal description can be traced back to one or more deeds in the chain of title that were recorded in 1968 and before. According to Keith, the rightful owner of the 4.3-acre sliver of land is The Rosi Cerri Foundation, Inc., the adjoining property owner.

Manteca Development Group, LLC, an entity in which Bill Filios has an interest, is under contract to purchase the real property owned by The Rosi Cerri Foundation. The error in the historical legal descriptions for the Terra Ranch property is creating a cloud on the Foundation's title, and Placer Title Company has indicated that this cloud can be removed or eliminated by the recordation of a quitclaim deed to be executed by Terra Land Group, LLC (formerly Terra Ranch, LLC). The proposed Quitclaim Deed is attached. A similar quitclaim deed is being requested of Terra Ranch Properties, LLC.

Please feel free to contact Bill, me or Keith Spencer in the event you have any questions regarding this matter. I realize that the signature block on the Quitclaim Deed may have to be revised, and it would be appreciated if you would let me know who is authorized to execute the Quitclaim Deed on behalf of Terra Land Group, LLC. I will see that the document is revised as needed.

In the event of any dispute or disagreement between Manteca Development Group, LLC and you regarding the execution and return of the Quitclaim Deed, my firm's prior and ongoing representation of Bill, you, and your related entities will prevent my firm from representing any party in the disputed matter.

Very truly yours,



KIM A. SMITH

KAS:kd

Enclosures: Grant Deed from Terra Ranch Properties, LLC to McKinley Crossing, LLC
Parcel Map
Proposed Quitclaim Deed

cc: William Filios (via email billfilios@yahoo.com)
Mike Bogdanos (via email mbogdanos@placertitle.com)
Keith Spencer (via email kspencer@nseng.net)
Brian Jones (via email brianj@nseng.net)
Shirley Treat (via email streat@placertitle.com)

RECORDING REQUESTED BY
PLACER TITLE COMPANY

Escrow Number: 1002-14519-ST

AND WHEN RECORDED MAIL TO

MCKINLEY CROSSING, LLC
120 MANTECA AVENUE
MANTECA, CA. 95388

Doc #: 2011-163817
12/29/2011 08:43:34 AM
Page 1 of 3 Fee: \$20.00
Kenneth W. Blakemore
San Joaquin County Recorder
Paid By: Placer Title - 10019 - San Joaquin Title Plant

A.P.N.: 241-320-59

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

- Documentary transfer tax is Tax Paid; Section 11832 R & T Code City Transfer Tax
- () Unincorporated Area (X) City of MANTECA
- (X) computed on full value of property conveyed, or
- () computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TERRA RANCH PROPERTIES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

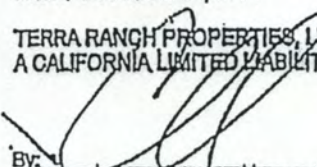
Hereby GRANT(S) to MCKINLEY CROSSING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY
OF MANTECA, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

Dated: December 21, 2011

TERRA RANCH PROPERTIES, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

By: 
CRAIG BARTON, ITS MANAGER

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS
DIRECTED ABOVE

Name _____ SAME AS ABOVE _____
Street Address _____ City & State _____
California (4020)

STATE OF CALIFORNIA
COUNTY OF SAN JOAQUIN

On December 27, 2011 before me, H. Terrill, Notary Public,
personally appeared Craig Barton

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: H. Terrill

Commission Expiration Date: July 21, 2015



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

SAME AS ABOVE
Street Address

City & State

0:\g:\not1.doc (4/2011)

1002-14519-ST

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN JOAQUIN, CITY OF MANTEGA, AND IS DESCRIBED AS FOLLOWS:

PARCELS A AND B AS SHOWN ON THE PARCEL MAP RECORDED IN THE CITY OF MANTEGA, COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA, AS PARCEL MAP RECORDED DECEMBER 14, 2011, IN BOOK 25 AT PAGE 124, SAN JOAQUIN COUNTY RECORDS.

APN: 241-320-59

25-124

PARCEL MAP

BEING A SUBDIVISION THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 4 EAST, MOUNT DIABLO BASIN AND MENDOCINO, CITY OF MANTENO, SAN JOAQUIN COUNTY, CALIFORNIA

NORTHSTAR ENGINEERING GROUP, INC.
509 14th Street, Modesto, CA 95354
(209) 524-3525



NOTARIES STATEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.

OWNER'S SIGNATURE:
Craig Barber, Manager
DATE: 10-27-11

UNITED SIGNATURES:
Jim Larson, Senior Vice President
DATE: 10-26-11

NOTARIES ACKNOWLEDGEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.

NOTARIES ACKNOWLEDGEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.

NOTARIES ACKNOWLEDGEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.

SURVEYOR'S STATEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.

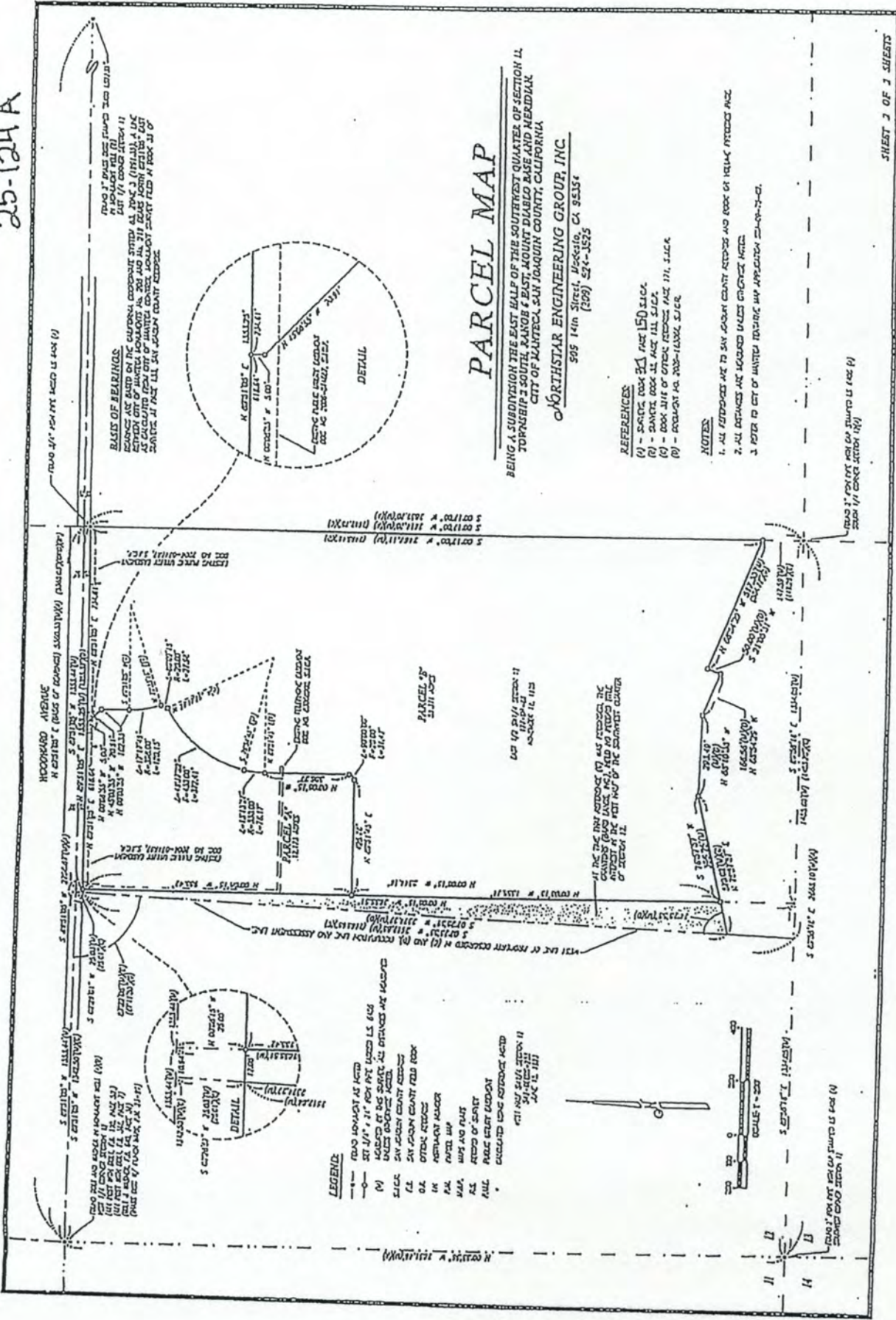
COUNTY SURVEYOR'S STATEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.

CITY ENGINEER'S STATEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.

RECORDERS STATEMENT:
I, THE UNDERSIGNED, BEING A COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE PARCEL MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN JOAQUIN COUNTY, CALIFORNIA, ON THE 10-27-11 DATE.



25-124



PARCEL MAP

BEING A SUBDIVISION THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 EAST, MOUNT Diablo BASE AND MERIDIAN, CITY OF MANTENA, SAN JOAQUIN COUNTY, CALIFORNIA

ORTHSTAR ENGINEERING GROUP, INC.
 595 14th Street, Modesto, CA 95354
 (209) 524-1525

REFERENCES

- (1) - SANITARY BOX 34 PAGE 150 S.I.C.A.
- (2) - SANITARY BOX 34 PAGE 111 S.I.C.A.
- (3) - BOOK 1116 OF OTHER RECORDS PAGE 171, S.I.C.A.
- (4) - RECORD NO. 208-11800, S.I.C.A.

NOTES

- 1. ALL DISTANCES ARE TO SAN JOAQUIN COUNTY RECORDS AND BOOK OF RECORDS RECORDS PAGE.
- 2. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- 3. REFER TO SET OF PLANS FOR THE ENTIRE MAP APPLICATION 20-08-7-0.

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO:

The Rosi Cerri Foundation, Inc.
P.O. Box 1607
Stockton, CA 95201-1607

Escrow No.

Space Above This Line for Recorder's Use

QUITCLAIM DEED

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$-0-

- Computed on full value of property conveyed, or
- Computed on full value less value of liens and encumbrances remaining at time of sale.
- Unincorporated area: x City of Manteca

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TERRA LAND GROUP, LLC, a California limited liability company

does hereby remise, release and forever quitclaim to

THE ROSI CERRI FOUNDATION, INC., a California non-profit corporation

the following described Real Property in the State of California, County of San Joaquin, City of Manteca, more particularly described as follows:

THE WEST ONE-HALF (W-1/2) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN.

EXCEPT ALL THAT PORTION IN THE ROAD ALONG THE NORTH LINE OF THE PREMISES.

APN: 241-320-20

Dated: _____

TERRA RANCH PROPERTIES, LLC,
A California limited liability company

BY: _____
Manager/Member

BY: _____
Manager/Member

STATE OF CALIFORNIA,) ss.

COUNTY OF)

On _____, before me the undersigned a Notary Public in and for said County and State personally appeared _____

proved to me on the basis of satisfactory evidence to be the person (s) whose name 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 is true and correct.

WITNESS my hand and official seal.

Signature _____

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE. IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

Grantee at address above

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "9"

Lot Line Adjustment for The Trails, City of Manteca, NorthStar Engineering Group, Inc. (dated
05/14/2015)

W/L Harris Ranches, LLC

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337

TEL. (209) 239-1361 FAX (209) 239-7086

EXHIBIT "10"

07/06/2016 Email from VVH Consulting Engineers to Forest Killingsworth/SSJID

From: Rob Christensen rchristensen@vvhce.com
Subject: Proposed Drain 10 Undergrounding | W&L Harris Ranches
Date: July 6, 2016 at 2:04 PM
To: fkillingsworth@ssjd.com
Cc: wlharrisventures@gmail.com

Hi Forest,

Thanks for meeting with us last month to discuss the proposed undergrounding of Drain 10 on the Harris property. Based on that meeting, we've prepared a preliminary plan of the proposed undergrounding and have attached it for your review. Please review the attached drawing and let me and Marty Harris know of any comments you might have. If you need any additional information, please let us know.

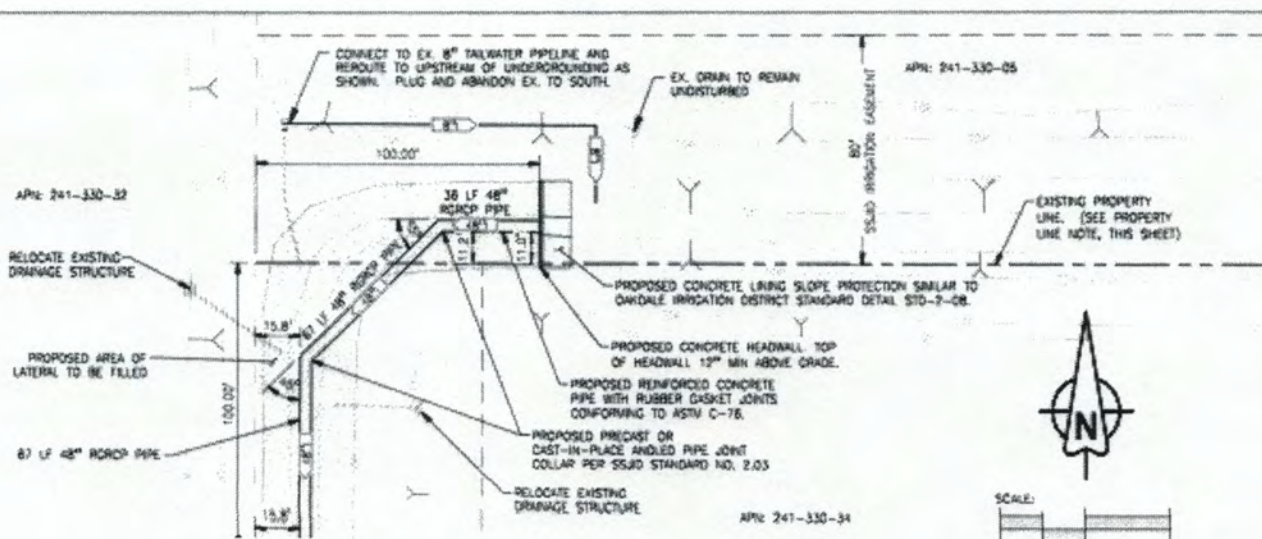
Thank you,

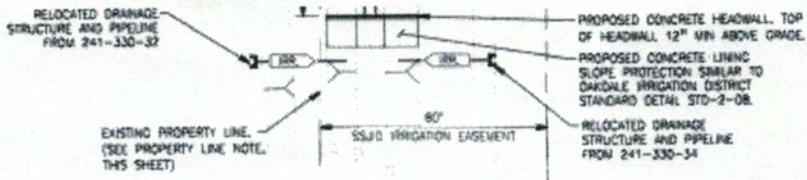
Rob Christensen, PE
Senior Civil Engineer
VVH CONSULTING ENGINEERS
430 10th Street
Modesto, CA 95354
209.568.4477 Phone
209.568.4478 Fax
209.380.2348 Mobile
rchristensen@vvhce.com



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Please consider the environment before printing this email.



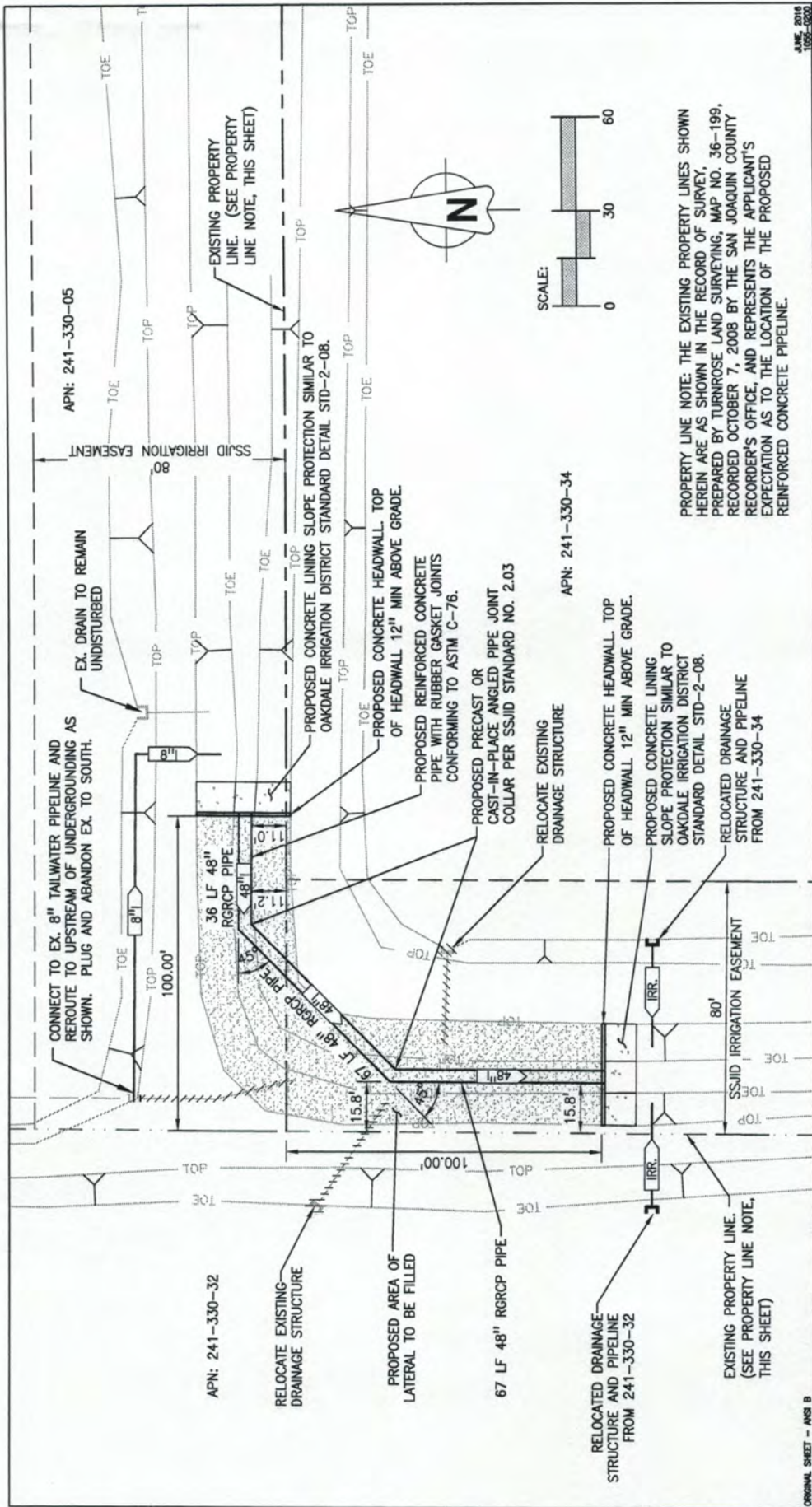


PROPERTY LINE NOTE: THE EXISTING PROPERTY LINES SHOWN HEREIN ARE AS SHOWN IN THE RECORD OF SURVEY, PREPARED BY TURNBROSE LAND SURVEYING, MAP NO. 36-190, RECORDED OCTOBER 7, 2008 BY THE SAN JOAQUIN COUNTY RECORDER'S OFFICE, AND REPRESENTS THE APPLICANT'S EXPECTATION AS TO THE LOCATION OF THE PROPOSED REINFORCED CONCRETE PIPELINE.

PROJ. 0407 - PG. 8

W&M
CONSULTING ENGINEERS
 430 10th Street Modesto, CA 95304 Tel: 209.568.4477 Fax: 209.568.4478

DATE: 10/10/08
 BY: J. L. HARRIS PHOENIX, LLC
 SS&D LAYOUT 10
 UNCORRECTED
 SCALE: 1"=10'
 SHEET: CONCEPTUAL LAYOUT

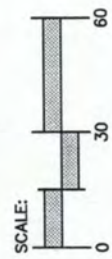


DATE: 2016
 1002-0000

Client/Project
 W & L HARRIS RANCHES, LLC
 SSJIJ LATERAL 10
 UNDERGROUNDING
 Figure No. 1.0
 Title

CONCEPTUAL LAYOUT

PROPERTY LINE NOTE: THE EXISTING PROPERTY LINES SHOWN HEREIN ARE AS SHOWN IN THE RECORD OF SURVEY, PREPARED BY TURNROSE LAND SURVEYING, MAP NO. 36-199, RECORDED OCTOBER 7, 2008 BY THE SAN JOAQUIN COUNTY RECORDER'S OFFICE, AND REPRESENTS THE APPLICANT'S EXPECTATION AS TO THE LOCATION OF THE PROPOSED REINFORCED CONCRETE PIPELINE.



ORIGINAL SHEET - ANSI B



430 10th Street
 Modesto, CA 95354
 Tel: 209.568.4477
 Fax: 209.568.4478

W:\10550200\cml\design\drawing\sheet\files\exhibit\20160816_ssijd_undr\20160701_ssijd_undr.dwg 2016/07/08 8:35 AM By: Rob Christensen