

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Burke, Williams & Sorensen, LLP (247224) 1770 Iowa Avenue, Suite 240 Riverside, CA 92507-2479 TELEPHONE NO.: Daytime: (951) 788-0100 FAX NO.: Fax: (951) 788-5785 E-MAIL ADDRESS: mkosla@bwsllaw.com ATTORNEY FOR (Name): Western Hills Water District, etc	LEVYING OFFICER (Name and Address): Stanislaus County Sheriff's Office Sheriff Civil Division P.O. Box 3288 801 11th Street, Suite 2200 Modesto, CA 95354 (209) 491-8762 Fax #: (209) 491-8766 California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Stanislaus STREET ADDRESS: 801 10th Street, 4th fl MAILING ADDRESS: P.O. Box 1098 CITY AND ZIP CODE: Modesto, CA 95354 BRANCH NAME: Stanislaus Superior Court	COURT CASE NUMBER: CV21003177
PLAINTIFF/PETITIONER: Western Hills Water District, Etc DEFENDANT/RESPONDENT: Angels Crossing LLC, Et al	LEVYING OFFICER FILE NUMBER: 2023001625
Sheriff's Sale Under Foreclosure	

Date: **07/03/2023**

In favor of: **Western Hills Water District, etc**

And against: **World International, LLC a Delaware Limited Liability Company Registered Agent, Koy Saevang, CSC Lawyers Incorporating Service, 2710 Gateway Oaks Dr. 150 N, Sacramento, CA 95833, Angels Crossing LLC, a California Limited Liability Company, 5960 South Land Park Dr. #1059, Sacramento, CA 95822**

Under a Writ of Sale issued out of the above court on 03/13/2023, on a judgment rendered on 01/19/2023 for the sum of \$13,761,812.19, I have levied upon all the rights, title, and interest of the judgment debtor(s), **World International, LLC a Delaware Limited Liability Company Registered Agent, Koy Saevang, CSC Lawyers Incorporating Service, Angels Crossing LLC, a California Limited Liability Company**

in the real property, in the County of Stanislaus, described as follows:

Physical Address: **13 Vacant Parcels, Patterson, CA 95363**

Legal Description: **See Attachment 25e for Legal Description**

APN(s): **025-005-010-000, 025-038-001-000, 025-039-013-000, 025-039-015-000, 025-039-018-000, 025-039-020-000, 025-039-021-000, 025-040-003-000, 025-040-005-000, 025-040-016-000, 025-046-008-000, 025-046-014-000, 025-048-001-000**

The property to be sold is NOT subject to the right of redemption.

The amount of the secured indebtedness with interest and costs: \$12,651,340.24 (estimated)

Minimum Bid (If applicable): \$12,651,340.24 (estimated)

PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS. (CCP 701.547)

PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the rights, title and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said Writ or Warrant, with accrued interest and costs on:

Date and Time of Sale	Location
08/03/2023 10:00AM	Courthouse Entrance, 1100 I Street Entrance, Modesto CA 95354

Directions to the property location can be obtained from the levying officer upon oral or written request.

Jeff Dirkse, Sheriff-Coroner


Sgt. Wade Carr, Sheriff's Authorized Agent

LIENS MAY BE PRESENT WHICH MAY OR MAY NOT SURVIVE THIS LEVY

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Western Hills Water District v. Angels Crossing, LLC, et al.
Stanislaus Superior Ct. Case No. CV-21-003177
Legal Descriptions - Vacant Lots

1. APN 025-005-010-000 (formerly 025-005-009-000) (undeveloped land north of Ranch Golf Course / entrance to community) (Owner: Angels Crossing LLC)

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

PARCEL 23:

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
THE SOUTHEAST QUARTER OF SAID SECTION 7.
LOT 10 OF SAID SECTION 7.
LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.
THE NORTH HALF OF LOT 10 OF SAID SECTION 18.

THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.
THE NORTH HALF OF LOT 2 OF SAID SECTION 19.
LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.
THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE NORTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHWEST QUARTER OF SAID SECTION 24.
SAID SECTION 25.
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

EXCEPTING THEREFROM

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM

LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 2A, RECORDED IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26" EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 73° 34' 28" EAST:

THENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20' 02";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;

THENCE SOUTHWESTERLY 711.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19' 12";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS SHOWN ON SAID UNIT NO. 2A;

THENCE, LEAVING SAID LOT Q (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

- 1) NORTH 42° 45' 41" WEST 133.47 FEET;
- 2) SOUTH 88° 27' 05" WEST 267.42 FEET;
- 3) SOUTH 73° 45' 35" WEST 95.44 FEET;
- 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
- 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
- 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
- 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
- 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
- 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
- 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
- 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
- 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
- 13) SOUTH 00° 03' 41" WEST 35.78 FEET;
- 14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);

THENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET;

1) NORTH 18° 42' 20" WEST 19.75 FEET;
 2) NORTH 01° 34' 18" WEST 86.99 FEET;
 3) NORTH 20° 00' 23" WEST 63.25 FEET;
 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 88° 25' 42" WEST;
 5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01";
 6) NORTH 35° 29' 08" EAST 9.94 FEET;
 7) NORTH 83° 21' 43" EAST 362.79 FEET;
 8) NORTH 51° 28' 35" EAST 202.57 FEET;
 9) NORTH 08° 41' 55" WEST 255.16 FEET;
 10) SOUTH 76° 33' 06" WEST 396.36 FEET;
 11) SOUTH 08° 41' 55" EAST 130.45 FEET;
 12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 80° 08' 21" WEST;
 13) NORTHWESTERLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;
 14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";
 15) NORTH 16° 10' 09" WEST 67.94 FEET;
 16) SOUTH 83° 08' 51" WEST 249.20 FEET;
 17) NORTH 31° 30' 37" WEST 21.45 FEET;
 18) NORTH 84° 50' 24" WEST 158.20 FEET;
 19) SOUTH 65° 14' 31" WEST 44.64 FEET;
 20) SOUTH 53° 54' 20" WEST 67.47 FEET;
 21) SOUTH 23° 48' 17" WEST 17.38 FEET;
 22) SOUTH 35° 34' 26" EAST 74.48 FEET;
 23) SOUTH 07° 17' 47" EAST 27.51 FEET;
 24) SOUTH 38° 28' 49" WEST 41.84 FEET;
 25) SOUTH 56° 03' 56" WEST 48.54 FEET;
 26) SOUTH 00° 35' 41" EAST 110.01 FEET;
 27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
 28) SOUTHEASTERLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";
 29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
 30) SOUTHEASTERLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37";
 31) SOUTH 25° 21' 10" EAST 70.19 FEET;
 32) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 75° 07' 59" WEST;
 34) SOUTHWESTERLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43";
 35) SOUTH 01° 34' 18" EAST 230.46 FEET;
 36) SOUTH 16° 51' 48" WEST 63.24 FEET;
 37) SOUTH 01° 34' 18" EAST 76.25 FEET;
 38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DABLO GRANDE PARKWAY) AND THE BEGINNING

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE FOLLOWING THIRTY-EIGHT (38) COURSES:

THENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DABLO GRANDE PARKWAY) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;

OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;

THENCE SOUTHWESTERLY 140.74 FEET ALONG SAID NORTHWESTLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";

THENCE CONTINUING ALONG SAID NORTHWESTLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 950.00 FEET;

THENCE SOUTHWESTERLY 266.48 FEET ALONG SAID NORTHWESTLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";

THENCE CONTINUING ALONG SAID NORTHWESTLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88, STANISLAUS COUNTY RECORDS;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINES OF LOTS 229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 17° 07' 15" WEST 97.55 FEET;
- 2) NORTH 45° 26' 06" WEST 215.69 FEET;
- 3) NORTH 51° 21' 11" WEST 94.03 FEET;
- 4) NORTH 42° 13' 00" WEST 57.94 FEET;
- 5) NORTH 46° 03' 05" WEST 53.30 FEET;
- 6) NORTH 51° 41' 41" WEST 188.05 FEET;
- 7) NORTH 46° 44' 48" WEST 32.66 FEET;
- 8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A POINT ON THE EASTERLY LINE OF LOT P (PANOZ ROAD) AS SHOWN ON SAID UNIT NO. 1A;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANOZ ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C (MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1) NORTH 22° 40' 51" WEST 58.64 FEET
- 2) NORTH 60° 51' 18" EAST 65.42 FEET;
- 3) NORTH 03° 30' 04" EAST 133.72 FEET;
- 4) NORTH 22° 40' 51" WEST 295.18 FEET;
- 5) NORTH 10° 03' 01" WEST 210.01 FEET;
- 6) NORTH 77° 36' 20" EAST 56.99 FEET;
- 7) NORTH 09° 02' 59" EAST 121.18 FEET;
- 8) NORTH 49° 27' 17" WEST 62.71 FEET;
- 9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 66° 34' 51" WEST;
- 10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";
- 11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;
- 12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";
- 13) NORTH 27° 42' 55" WEST 50.00 FEET;
- 14) NORTH 52° 17' 46" WEST 148.15 FEET;
- 15) NORTH 45° 31' 38" WEST 100.90 FEET;
- 16) NORTH 40° 49' 36" WEST 100.56 FEET;
- 17) NORTH 33° 21' 12" WEST 197.25 FEET;
- 18) NORTH 30° 36' 20" WEST 182.81 FEET;
- 19) NORTH 19° 48' 45" WEST 99.82 FEET;
- 20) NORTH 12° 05' 28" WEST 101.52 FEET;

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 1B" RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.

ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO HE POINT OF BEGINNING.

THENCE NORTH 38° 52' 00" EAST 220.50 FEET;
THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
THENCE NORTH 55° 45' 00" EAST 350.00 FEET;

80° 00' 00" EAST 550.00 FEET;
NORTH 45° 00' 00" EAST 225.00 FEET; THENCE NORTH
THENCE NORTH 80° 00' 00" EAST 200.00 FEET; THENCE
FEET; THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
470.00 FEET; THENCE SOUTH 28° 45' 00" EAST 600.00
EAST 700.00 FEET; THENCE SOUTH 85° 00' 00" EAST
33° 45' 00" EAST 3425.00 FEET; THENCE NORTH 12° 35' 00"
NORTH 65° 00' 00" EAST 380.00 FEET; THENCE SOUTH
THENCE NORTH 10° 00' 00" EAST 630.00 FEET; THENCE

- 5) NORTH 68° 55' 42" WEST 126.22 FEET;
- 4) NORTH 42° 30' 57" WEST 277.57 FEET;
- 3) NORTH 37° 53' 49" WEST 233.78 FEET;
- 2) NORTH 34° 14' 11" WEST 725.15 FEET;
- 1) NORTH 10° 34' 48" WEST 64.39 FEET;

LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND

STANISLAUS COUNTY RECORDS;

MAP ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37,

(33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE
(32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";

SOUTH 08° 13' 08" WEST;
SOUTHEAST, HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

(31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
(30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";

NORTH 77° 53' 38" WEST;
THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

(29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO
(28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";

BEARS SOUTH 83° 48' 07" EAST;
THE SOUTHEAST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE

(27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO
(26) NORTH 31° 53' 18" WEST 115.00 FEET;

(25) NORTH 02° 37' 17" WEST 79.86 FEET;
(24) NORTH 18° 26' 47" WEST 53.72 FEET;

(23) NORTH 34° 41' 21" WEST 41.91 FEET;
(22) NORTH 30° 04' 34" WEST 59.69 FEET;
(21) NORTH 12° 52' 38" WEST 41.06 FEET;

- 1) SOUTH 65° 49' 50" WEST 145.04 FEET; THENCE
- 2) SOUTH 87° 37' 54" WEST 36.33 FEET; THENCE
- 3) NORTH 67° 08' 19" WEST 28.76 FEET; THENCE
- 4) NORTH 21° 59' 38" WEST 383.00 FEET; THENCE
- 5) NORTH 57° 43' 38" WEST 95.09 FEET; THENCE
- 6) SOUTH 84° 00' 31" WEST 80.38 FEET; THENCE
- 7) SOUTH 70° 00' 51" WEST 61.66 FEET; THENCE
- 8) SOUTH 65° 06' 47" WEST 63.49 FEET; THENCE
- 9) SOUTH 57° 24' 37" WEST 517.12 FEET; THENCE
- 10) SOUTH 55° 27' 15" WEST 345.23 FEET; THENCE
- 11) SOUTH 49° 42' 23" WEST 258.50 FEET; THENCE

BEGINNING AT THE SOUTHEASTLY CORNER OF LOT "T" PER THE "CERTIFICATE OF CORRECTION FOR STANISLAUS COUNTY FINAL MAP" AS SHOWN ON THAT CERTAIN DOCUMENT 2003-0175174-00, RECORDED OCTOBER 10, 2003, WHICH MAKERS REFERENCE TO LOT "R" GOLF COURSE OF DIABLO GRANDE, UNIT NO. 1A, AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF 50-FOOT WIDE PANOZ ROAD; THENCE ALONG THE SOUTHERLY PROPERTY LINE OF SAID LOT "T" THE FOLLOWING TWELVE (12) COURSES:

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASELINE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2. APN 025-038-001-000 (Holes 1-2 and 16-18 of Ranch Course) (Owner: Angels Crossing LLC)

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 2A" RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS. ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT ID" RECORDED OCTOBER 26, 2006 IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS. PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK 57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS. THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS. THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS. SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00, STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS. APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); 039-015; 025-039-018; 025-040-001 (PORTION OF); 025-040-016; 025-040-005; 025-039-020 & 025-005-010

12) SOUTH 6° 39' 18" EAST 71.55, TO THE NORTHERLY RIGHT-OF-WAY OF 100 FOOT WIDE DIABLO GRANDE PARKWAY AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 750.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 15° 29' 10" WEST AND HAVING A CENTRAL ANGLE OF 15° 38' 37"; THENCE SOUTHWESTERLY ALONG SAID ARC 204.78 FEET, TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 31° 07' 47" EAST AND A CENTRAL ANGLE OF 85° 48' 29"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 44.93 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY OF 50-FOOT WIDE MORTON DAVIS DRIVE, THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID MORTON DAVIS DRIVE, THE FOLLOWING TWO COURSES:

1) NORTH 35° 19' 18" WEST 129.12 FEET, TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS 1025.00 FEET AND A CENTRAL ANGLE OF 18° 27' 02"; THENCE

2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 330.07 FEET; THENCE ALONG THE WESTERLY PROPERTY LINE OF SAID LOT "L" THE FOLLOWING SEVEN (7) COURSES:

1) NORTH 36° 40' 40" EAST 955.47 FEET; THENCE
 2) NORTH 10° 42' 09" EAST 224.64 FEET; THENCE
 3) NORTH 56° 15' 49" WEST 41.93 FEET; THENCE
 4) NORTH 9° 30' 23" WEST 116.62 FEET; THENCE
 5) NORTH 70° 37' 52" EAST 111.34 FEET; THENCE
 6) NORTH 4° 44' 12" EAST 382.38 FEET; THENCE
 7) NORTH 48° 33' 00" TO WEST 60.35 FEET, TO THE EASTERLY RIGHT-OF-WAY OF SAID 50-FOOT WIDE MORTON DAVIS DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 62° 55' 57" EAST AND A CENTRAL ANGLE OF 44° 34' 02"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY RIGHT-OF-WAY OF SAID MORTON DAVIS DRIVE, 194.46 FEET; THENCE ALONG THE WESTERLY PROPERTY LINE OF SAID LOT "L" THE FOLLOWING FIVE (5) COURSES:

1) NORTH 64° 42' 01" EAST 53.73 FEET; THENCE

2) NORTH 4° 40' 33" EAST 301.95 FEET; THENCE

3) NORTH 30° 18' 46" EAST 236.66 FEET; THENCE

4) NORTH 15° 16' 32" EAST 133.20 FEET; THENCE

5) NORTH 15° 10' 09" WEST 32.58 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF SAID 50-FOOT WIDE MORTON DAVIS DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE

SOUTHERLY, HAVING A RADIUS OF 225.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 15° 10' 09" WEST AND A CENTRAL ANGLE OF 4° 35' 21"; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MORTON DAVIS DRIVE THE FOLLOWING FOUR (4) COURSES:

1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 18.02 FEET; THENCE

2) NORTH 79° 25' 12" EAST 98.93 FEET, TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 18° 47' 56"; THENCE

3) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 123.04 FEET; THENCE

4) SOUTH 81° 46' 52" EAST 60.17 FEET, TO THE BEGINNING OF A CURVE, CONCAVE

SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 86° 06' 45" THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE 22.54 FEET, TO THE WESTERLY

RIGHT-OF-WAY OF SAID 50-FOOT WIDE PANOS ROAD AND A POINT OF REVERSE CURVATURE, CONCAVE EASTERLY, HAVING A RADIUS OF 575.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 85° 40' 07" WEST AND HAVING A CENTRAL ANGLE OF 14° 51' 42"; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID PANOS ROAD, THE FOLLOWING THREE (3) COURSES:

1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 149.14 FEET; THENCE

2) SOUTH 10° 31' 49" EAST 24.26 FEET, TO THE BEGINNING OF A CURVE, CONCAVE

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A

PARCEL 23:

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

3. APN 025-039-013-000 (formerly 025-039-012-000) (undeveloped land west of Ranch Golf Course) (Owner: Angels Crossing LLC)

ALSO EXCEPT THOSE PORTIONS TRANSFERRED TO LOTS 197, 198 AND 199 OF SAID DIABLO GRANDE UNIT 1A AS EVIDENCED BY CERTIFICATES OF LOT LINE ADJUSTMENT RECORDED OCTOBER 02, 2007 AS INSTRUMENT NO. 2007-123647 AND GRANT DEED RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-133446.

COMPANY IN DEEDS RECORDED JANUARY 14, 2005 AS SERIES NOS. 2005-8151 AND 8152. EXCEPT THOSE PORTIONS DEEDED TO PI DIABLO GRANDE, LLC, A CALIFORNIA LIMITED LIABILITY

1) SOUTHEASTLY ALONG THE ARC OF SAID CURVE 65.50 FEET; THENCE SOUTH 22° 40' 51" EAST 699.71 FEET, TO THE BEGINNING OF CURVE, CONCAVE SOUTHWESTLY, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 2° 53' 27" (3) THENCE SOUTHEASTLY ALONG THE ARC OF SAID CURVE 18.92 FEET; THENCE SOUTH 19° 47' 24" EAST 65.21 FEET, TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS DEEDED TO PI DIABLO GRANDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN DEEDS RECORDED JANUARY 14, 2005 AS SERIES NOS. 2005-8151 AND 8152. ALSO EXCEPT THOSE PORTIONS TRANSFERRED TO LOTS 197, 198 AND 199 OF SAID DIABLO GRANDE UNIT 1A AS EVIDENCED BY CERTIFICATES OF LOT LINE ADJUSTMENT RECORDED OCTOBER 02, 2007 AS INSTRUMENT NO. 2007-123647 AND GRANT DEED RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-133446.

1) SOUTHEASTLY ALONG THE ARC OF SAID CURVE 65.50 FEET; THENCE SOUTH 22° 40' 51" EAST 699.71 FEET, TO THE BEGINNING OF CURVE, CONCAVE SOUTHWESTLY, HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 2° 53' 27" (3) THENCE SOUTHEASTLY ALONG THE ARC OF SAID CURVE 18.92 FEET; THENCE SOUTH 19° 47' 24" EAST 65.21 FEET, TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS DEEDED TO PI DIABLO GRANDE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN DEEDS RECORDED JANUARY 14, 2005 AS SERIES NOS. 2005-8151 AND 8152. ALSO EXCEPT THOSE PORTIONS TRANSFERRED TO LOTS 197, 198 AND 199 OF SAID DIABLO GRANDE UNIT 1A AS EVIDENCED BY CERTIFICATES OF LOT LINE ADJUSTMENT RECORDED OCTOBER 02, 2007 AS INSTRUMENT NO. 2007-123647 AND GRANT DEED RECORDED OCTOBER 30, 2007 AS INSTRUMENT NO. 2007-133446.

PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
THE SOUTHEAST QUARTER OF SAID SECTION 7.
LOT 10 OF SAID SECTION 7.
LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.
THE NORTH HALF OF LOT 10 OF SAID SECTION 18.

THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.
THE NORTH HALF OF LOT 2 OF SAID SECTION 19.
LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.
THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE NORTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHWEST QUARTER OF SAID SECTION 24.
SAID SECTION 25.
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

EXCEPTING THEREFROM

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM

LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 2A, RECORDED IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26" EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE

1) NORTH 18° 42' 20" WEST 19.75 FEET;
 2) NORTH 01° 34' 18" WEST 86.99 FEET;
 3) NORTH 20° 00' 23" WEST 63.25 FEET;
 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 88° 25' 42" WEST;
 5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01";
 6) NORTH 35° 29' 08" EAST 9.94 FEET;
 7) NORTH 83° 21' 43" EAST 362.79 FEET;

THEENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE FOLLOWING THIRTY-EIGHT (38) COURSES:

29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;
 INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF THEENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY)

RADIUS OF 2550.00 FEET;
 THEENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A

A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);
 14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO

- 13) SOUTH 00° 03' 41" WEST 35.78 FEET;
- 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
- 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
- 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
- 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
- 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
- 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
- 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
- 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
- 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
- 3) SOUTH 73° 45' 35" WEST 95.44 FEET;
- 2) SOUTH 88° 27' 05" WEST 267.42 FEET;
- 1) NORTH 42° 45' 41" WEST 133.47 FEET;

THEENCE, LEAVING SAID LOT Q (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

SHOWN ON SAID UNIT NO. 2A;
 THEENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS

12";
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19'
 THEENCE SOUTHWESTERLY 711.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q

TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;
 THEENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE

02";
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20'
 THEENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q

SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 73° 34' 28" EAST;

8) NORTH 51° 28' 35" EAST 202.57 FEET;
9) NORTH 08° 41' 55" WEST 255.16 FEET;
10) SOUTH 76° 33' 06" WEST 396.36 FEET;
11) SOUTH 08° 41' 55" EAST 130.45 FEET;
12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 80° 08' 21" WEST;
13) NORTHWESTLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;
14) NORTHEASTLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";
15) NORTH 16° 10' 09" WEST 67.94 FEET;
16) SOUTH 83° 08' 51" WEST 249.20 FEET;
17) NORTH 31° 30' 37" WEST 21.45 FEET;
18) NORTH 84° 50' 24" WEST 158.20 FEET;
19) SOUTH 65° 14' 31" WEST 44.64 FEET;
20) SOUTH 53° 54' 20" WEST 67.47 FEET;
21) SOUTH 23° 48' 17" WEST 17.38 FEET;
22) SOUTH 35° 34' 26" EAST 74.48 FEET;
23) SOUTH 07° 17' 47" EAST 27.51 FEET;
24) SOUTH 38° 28' 49" WEST 41.84 FEET;
25) SOUTH 56° 03' 56" WEST 48.54 FEET;
26) SOUTH 00° 35' 41" EAST 110.01 FEET;
27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
28) SOUTHEASTLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";
29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
30) SOUTHEASTLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37";
31) SOUTH 25° 21' 10" EAST 70.19 FEET;
32) NORTH 89° 53' 14" EAST 197.23 FEET;
33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 75° 07' 59" WEST;
34) SOUTHWESTLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43";
35) SOUTH 01° 34' 18" EAST 230.46 FEET;
36) SOUTH 16° 51' 48" WEST 63.24 FEET;
37) SOUTH 01° 34' 18" EAST 76.25 FEET;
38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;
THESE SOUTHWESTLY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";
THESE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 950.00 FEET;
THESE SOUTHWESTLY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";
THESE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE, UNIT NO. 1A PATTO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88, STANISLAUS COUNTY RECORDS;
THENCE IN A NORTHWESTLY DIRECTION ALONG THE NORTHEASTLY LINES OF LOTS

1) NORTH 17° 07' 15" WEST 97.55 FEET;
 2) NORTH 45° 26' 06" WEST 215.69 FEET;
 3) NORTH 51° 21' 11" WEST 94.03 FEET;
 4) NORTH 42° 13' 00" WEST 57.94 FEET;
 5) NORTH 46° 03' 05" WEST 53.30 FEET;
 6) NORTH 51° 41' 41" WEST 188.05 FEET;
 7) NORTH 46° 44' 48" WEST 32.66 FEET;
 8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A POINT ON THE EASTERLY LINE OF LOT P (PANOSZ ROAD) AS SHOWN ON SAID UNIT NO. 1A;

229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANOSZ ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C (MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:

1) NORTH 22° 40' 51" WEST 58.64 FEET
 2) NORTH 60° 51' 18" EAST 65.42 FEET;
 3) NORTH 03° 30' 04" EAST 133.72 FEET;
 4) NORTH 22° 40' 51" WEST 295.18 FEET;
 5) NORTH 10° 03' 01" WEST 210.01 FEET;
 6) NORTH 77° 36' 20" EAST 56.99 FEET;
 7) NORTH 09° 02' 59" EAST 121.18 FEET;
 8) NORTH 49° 27' 17" WEST 62.71 FEET;
 9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 66° 34' 51" WEST;
 10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";
 11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;
 12) NORTHWESTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";
 13) NORTH 27° 42' 55" WEST 50.00 FEET;
 14) NORTH 52° 17' 46" WEST 148.15 FEET;
 15) NORTH 45° 31' 38" WEST 100.90 FEET;
 16) NORTH 40° 49' 36" WEST 100.56 FEET;
 17) NORTH 33° 21' 12" WEST 197.25 FEET;
 18) NORTH 30° 36' 20" WEST 182.81 FEET; 19)
 NORTH 19° 48' 45" WEST 99.82 FEET;
 20) NORTH 12° 05' 28" WEST 101.52 FEET;
 21) NORTH 12° 52' 38" WEST 41.06 FEET;
 22) NORTH 30° 04' 34" WEST 59.69 FEET;
 23) NORTH 34° 41' 21" WEST 41.91 FEET;
 24) NORTH 18° 26' 47" WEST 53.72 FEET;
 25) NORTH 02° 37' 17" WEST 79.86 FEET;
 26) NORTH 31° 53' 18" WEST 115.00 FEET;
 27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 83° 48' 07" EAST;

28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";
 29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 77° 53' 38" WEST;
 30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";
 31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08" WEST;
 32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";

THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS.

PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK 57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 2A" RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 1B" RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.

ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.

ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH RANGE 7 EAST, MOUNT DIABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:
THENCE NORTH 10° 00' 00" EAST 630.00 FEET; THENCE NORTH 65° 00' 00" EAST 380.00 FEET; THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET; THENCE NORTH 12° 35' 00" EAST 700.00 FEET; THENCE SOUTH 85° 00' 00" EAST 470.00 FEET; THENCE SOUTH 28° 45' 00" EAST 600.00 FEET; THENCE SOUTH 14° 00' 00" EAST 725.00 FEET; THENCE NORTH 80° 00' 00" EAST 200.00 FEET; THENCE NORTH 45° 00' 00" EAST 225.00 FEET; THENCE NORTH 55° 45' 00" EAST 350.00 FEET; THENCE NORTH 14° 00' 00" EAST 225.00 FEET; THENCE NORTH 38° 52' 00" EAST 220.50 FEET; THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO HE POINT OF BEGINNING.

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 10° 34' 48" WEST 64.39 FEET;
 - 2) NORTH 34° 14' 11" WEST 725.15 FEET;
 - 3) NORTH 37° 53' 49" WEST 233.78 FEET;
 - 4) NORTH 42° 30' 57" WEST 277.57 FEET;
 - 5) NORTH 68° 55' 42" WEST 126.22 FEET;
- THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOT 154 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS;

SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00, STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS.

APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); PORTION OF 025-047-010 (NOT YET ASSESSED, PORTION OF 025-047-005); 025-047-008; 025-039-013; 025-039-015; 025-039-018; 025-040-001 (PORTION OF); 025-040-016; 025-040-005; 025-039-020 & 025-005-010

4. APN 025-039-015-000 (formerly 025-039-012-000) (undeveloped land north of Ranch Golf Course) (Owner: Angels Crossing LLC)

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

PARCEL 23:

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.

THE SOUTHEAST QUARTER OF SAID SECTION 7.

LOT 10 OF SAID SECTION 7.

LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.

THE NORTH HALF OF LOT 10 OF SAID SECTION 18.

THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.

THE NORTH HALF OF LOT 2 OF SAID SECTION 19.

LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.

THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.

THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.

THE SOUTHEAST QUARTER OF SAID SECTION 13.

THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13.

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.

THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.

THE NORTHEAST QUARTER OF SAID SECTION 24.

THE SOUTHEAST QUARTER OF SAID SECTION 24.

THE SOUTHWEST QUARTER OF SAID SECTION 24.

SAID SECTION 25.

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

- 1) NORTH 42° 45' 41" WEST 133.47 FEET;
- 2) SOUTH 88° 27' 05" WEST 267.42 FEET;
- 3) SOUTH 73° 45' 35" WEST 95.44 FEET;
- 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
- 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
- 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
- 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
- 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
- 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
- 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
- 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
- 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
- 13) SOUTH 00° 03' 41" WEST 35.78 FEET;
- 14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A

THENCE, LEAVING SAID LOT Q (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

SHOWN ON SAID UNIT NO. 2A;
 THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS

12";
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19'
 THENCE SOUTHWESTERLY 711.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q

TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;
 THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE

02";
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20'
 THENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q

BEARS SOUTH 73° 34' 28" EAST;
 SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE
 COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 ENTITLED DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS
 NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP
 EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE
 THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26"

COUNTY RECORDS;
 DIABLO GRANDE, UNIT NO. 2A, RECORDED IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON THE MAP ENTITLED

AS FOLLOWS:
 MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED
 OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND
 LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION

ALSO EXCEPTING THEREFROM

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.

EXCEPTING THEREFROM

SECTION 26.
 THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID

POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);

THENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET;

THENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1) NORTH 18° 42' 20" WEST 19.75 FEET;

2) NORTH 01° 34' 18" WEST 86.99 FEET;

3) NORTH 20° 00' 23" WEST 63.25 FEET;

4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

SOUTH 88° 25' 42" WEST;

5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01";

6) NORTH 35° 29' 08" EAST 9.94 FEET;

7) NORTH 83° 21' 43" EAST 362.79 FEET;

8) NORTH 51° 28' 35" EAST 202.57 FEET;

9) NORTH 08° 41' 55" WEST 255.16 FEET;

10) SOUTH 76° 33' 06" WEST 396.36 FEET;

11) SOUTH 08° 41' 55" EAST 130.45 FEET;

12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

SOUTH 80° 08' 21" WEST;

13) NORTHWESTERLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND

TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;

14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";

15) NORTH 16° 10' 09" WEST 67.94 FEET;

16) SOUTH 83° 08' 51" WEST 249.20 FEET;

17) NORTH 31° 30' 37" WEST 21.45 FEET;

18) NORTH 84° 50' 24" WEST 158.20 FEET;

19) SOUTH 65° 14' 31" WEST 44.64 FEET;

20) SOUTH 53° 54' 20" WEST 67.47 FEET;

21) SOUTH 23° 48' 17" WEST 17.38 FEET;

22) SOUTH 35° 34' 26" EAST 74.48 FEET;

23) SOUTH 07° 17' 47" EAST 27.51 FEET;

24) SOUTH 38° 28' 49" WEST 41.84 FEET;

25) SOUTH 56° 03' 56" WEST 48.54 FEET;

26) SOUTH 00° 35' 41" EAST 110.01 FEET;

27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;

28) SOUTHEASTERLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";

29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;

30) SOUTHEASTERLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37";

31) SOUTH 25° 21' 10" EAST 70.19 FEET;

32) NORTH 89° 53' 14" EAST 197.23 FEET;

33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
 SOUTH 75° 07' 59" WEST;
 34) SOUTHWESTERLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43";
 35) SOUTH 01° 34' 18" EAST 230.46 FEET;
 36) SOUTH 16° 51' 48" WEST 63.24 FEET;
 37) SOUTH 01° 34' 18" EAST 76.25 FEET;
 38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A
 POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY) AND THE BEGINNING OF
 A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO
 WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;
 THENCE SOUTHWESTERLY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING
 A RADIUS OF 950.00 FEET;
 THENCE SOUTHWESTERLY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED
 DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88,
 STANISLAUS COUNTY RECORDS;
 THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINES OF LOTS
 229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:
 1) NORTH 17° 07' 15" WEST 97.55 FEET;
 2) NORTH 45° 26' 06" WEST 215.69 FEET;
 3) NORTH 51° 21' 11" WEST 94.03 FEET;
 4) NORTH 42° 13' 00" WEST 57.94 FEET;
 5) NORTH 46° 03' 05" WEST 53.30 FEET;
 6) NORTH 51° 41' 41" WEST 188.05 FEET;
 7) NORTH 46° 44' 48" WEST 32.66 FEET;
 8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A
 POINT ON THE EASTERLY LINE OF LOT P (PANZOZ ROAD) AS SHOWN ON SAID UNIT NO. 1A;
 THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANZOZ
 ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C
 (MORION DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:
 1) NORTH 22° 40' 51" WEST 58.64 FEET
 2) NORTH 60° 51' 18" EAST 65.42 FEET;
 3) NORTH 03° 30' 04" EAST 133.72 FEET;
 4) NORTH 22° 40' 51" WEST 295.18 FEET;
 5) NORTH 10° 03' 01" WEST 210.01 FEET;
 6) NORTH 77° 36' 20" EAST 56.99 FEET;
 7) NORTH 09° 02' 59" EAST 121.18 FEET;
 8) NORTH 49° 27' 17" WEST 62.71 FEET;
 9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
 SOUTH 66° 34' 51" WEST;
 10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";

11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;
12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";

13) NORTH 27° 42' 55" WEST 50.00 FEET;
14) NORTH 52° 17' 46" WEST 148.15 FEET;
15) NORTH 45° 31' 38" WEST 100.90 FEET;
16) NORTH 40° 49' 36" WEST 100.56 FEET;
17) NORTH 33° 21' 12" WEST 197.25 FEET;
18) NORTH 30° 36' 20" WEST 182.81 FEET;
19) NORTH 19° 48' 45" WEST 99.82 FEET;
20) NORTH 12° 05' 28" WEST 101.52 FEET;
21) NORTH 12° 52' 38" WEST 41.06 FEET;
22) NORTH 30° 04' 34" WEST 59.69 FEET;
23) NORTH 34° 41' 21" WEST 41.91 FEET;
24) NORTH 18° 26' 47" WEST 53.72 FEET;
25) NORTH 02° 37' 17" WEST 79.86 FEET;
26) NORTH 31° 53' 18" WEST 115.00 FEET;

27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

SOUTH 83° 48' 07" EAST;
28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";
29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 77° 53' 38" WEST;

30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";
31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08" WEST;

32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";
33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

1) NORTH 10° 34' 48" WEST 64.39 FEET;
2) NORTH 34° 14' 11" WEST 725.15 FEET;
3) NORTH 37° 53' 49" WEST 233.78 FEET;
4) NORTH 42° 30' 57" WEST 277.57 FEET;
5) NORTH 68° 55' 42" WEST 126.22 FEET;

THENCE NORTH 10° 00' 00" EAST 630.00 FEET;
THENCE NORTH 65° 00' 00" EAST 380.00 FEET;
THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET;
THENCE NORTH 12° 35' 00" EAST 700.00 FEET;
THENCE SOUTH 85° 00' 00" EAST 470.00 FEET;
THENCE SOUTH 28° 45' 00" EAST 600.00 FEET;

THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
THENCE NORTH 80° 00' 00" EAST 200.00 FEET;
THENCE NORTH 45° 00' 00" EAST 225.00 FEET;
THENCE NORTH 80° 00' 00" EAST 550.00 FEET;

THENCE NORTH 55° 45' 00" EAST 350.00 FEET;
THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
THENCE NORTH 38° 52' 00" EAST 220.50 FEET;

THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.

ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.

ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 1B" RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 2A" RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT 1D" RECORDED OCTOBER 26, 2006 IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS.

PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK 57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS.

SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00, STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS.

APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); PORTION OF 025-047-010 (NOT YET ASSESSED, PORTION OF 025-047-005); 025-047-008; 025-039-013; 025-039-015; 025-039-018; 025-040-001 (PORTION OF); 025-040-016; 025-040-005; 025-039-020 & 025-005-010

5. **APN 025-039-018-000 (formerly 025-039-012-000) (undeveloped land north of Ranch Golf Course) (Owner: Angels Crossing LLC)**

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

PARCEL 23:

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
THE SOUTHEAST QUARTER OF SAID SECTION 7.
LOT 10 OF SAID SECTION 7.
LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.
THE NORTH HALF OF LOT 10 OF SAID SECTION 18.
THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.
THE NORTH HALF OF LOT 2 OF SAID SECTION 19.
LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.
THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE NORTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHWEST QUARTER OF SAID SECTION 24.
SAID SECTION 25.
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

EXCEPTING THEREFROM

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM

LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 2A, RECORDED IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26" EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE

5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01";
 SOUTH 88° 25' 42" WEST;
 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
 3) NORTH 20° 00' 23" WEST 63.25 FEET;
 2) NORTH 01° 34' 18" WEST 86.99 FEET;
 1) NORTH 18° 42' 20" WEST 19.75 FEET;

THEENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE
 FOLLOWING THIRTY-EIGHT (38) COURSES:

BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;
 INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN
 LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS
 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF
 THEENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY)

RADIUS OF 2550.00 FEET;
 WEST 23.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A
 THEENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30"

POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);
 14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A

- 13) SOUTH 00° 03' 41" WEST 35.78 FEET;
- 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
- 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
- 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
- 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
- 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
- 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
- 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
- 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
- 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
- 3) SOUTH 73° 45' 35" WEST 95.44 FEET;
- 2) SOUTH 88° 27' 05" WEST 267.42 FEET;
- 1) NORTH 42° 45' 41" WEST 133.47 FEET;

THEENCE, LEAVING SAID LOT Q (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND
 NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

SHOWN ON SAID UNIT NO. 2A;
 PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS
 THEENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE

12";
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19'
 THEENCE SOUTHWESTERLY 711.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q
 TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;
 PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE
 THEENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE

02";
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20'
 THEENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q

SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE
 BEARS SOUTH 73° 34' 28" EAST:

6) NORTH 35° 29' 08" EAST 9.94 FEET;
 7) NORTH 83° 21' 43" EAST 362.79 FEET;
 8) NORTH 51° 28' 35" EAST 202.57 FEET;
 9) NORTH 08° 41' 55" WEST 255.16 FEET;
 10) SOUTH 76° 33' 06" WEST 396.36 FEET;
 11) SOUTH 08° 41' 55" EAST 130.45 FEET;
 12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 80° 08' 21" WEST;
 13) NORTHWESTLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;
 14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";
 15) NORTH 16° 10' 09" WEST 67.94 FEET;
 16) SOUTH 83° 08' 51" WEST 249.20 FEET;
 17) NORTH 31° 30' 37" WEST 21.45 FEET;
 18) NORTH 84° 50' 24" WEST 158.20 FEET;
 19) SOUTH 65° 14' 31" WEST 44.64 FEET;
 20) SOUTH 53° 54' 20" WEST 67.47 FEET;
 21) SOUTH 23° 48' 17" WEST 17.38 FEET;
 22) SOUTH 35° 34' 26" EAST 74.48 FEET;
 23) SOUTH 07° 17' 47" EAST 27.51 FEET;
 24) SOUTH 38° 28' 49" WEST 41.84 FEET;
 25) SOUTH 56° 03' 56" WEST 48.54 FEET;
 26) SOUTH 00° 35' 41" EAST 110.01 FEET;
 27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
 28) SOUTHEASTERLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";
 29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
 30) SOUTHEASTERLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37";
 31) SOUTH 25° 21' 10" EAST 70.19 FEET;
 32) NORTH 89° 53' 14" EAST 197.23 FEET;
 33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 75° 07' 59" WEST;
 34) SOUTHWESTLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43";
 35) SOUTH 01° 34' 18" EAST 230.46 FEET;
 36) SOUTH 16° 51' 48" WEST 63.24 FEET;
 37) SOUTH 01° 34' 18" EAST 76.25 FEET;
 38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;
 THENCE SOUTHWESTLY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 950.00 FEET;
 THENCE SOUTHWESTLY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88, STANISLAUS COUNTY RECORDS;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINES OF LOTS 229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:

- 1) NORTH 17° 07' 15" WEST 97.55 FEET;
- 2) NORTH 45° 26' 06" WEST 215.69 FEET;
- 3) NORTH 51° 21' 11" WEST 94.03 FEET;
- 4) NORTH 42° 13' 00" WEST 57.94 FEET;
- 5) NORTH 46° 03' 05" WEST 53.30 FEET;
- 6) NORTH 51° 41' 41" WEST 188.05 FEET;
- 7) NORTH 46° 44' 48" WEST 32.66 FEET;
- 8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A POINT ON THE EASTERLY LINE OF LOT P (PANOSZ ROAD) AS SHOWN ON SAID UNIT NO. 1A;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANOSZ ROAD), LOTS 214 THRU 208, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C (MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1) NORTH 22° 40' 51" WEST 58.64 FEET
- 2) NORTH 60° 51' 18" EAST 65.42 FEET;
- 3) NORTH 03° 30' 04" EAST 133.72 FEET;
- 4) NORTH 22° 40' 51" WEST 295.18 FEET;
- 5) NORTH 10° 03' 01" WEST 210.01 FEET;
- 6) NORTH 77° 36' 20" EAST 56.99 FEET;
- 7) NORTH 09° 02' 59" EAST 121.18 FEET;
- 8) NORTH 49° 27' 17" WEST 62.71 FEET;
- 9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 66° 34' 51" WEST;
- 10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";
- 11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;
- 12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";
- 13) NORTH 27° 42' 55" WEST 50.00 FEET;
- 14) NORTH 52° 17' 46" WEST 148.15 FEET;
- 15) NORTH 45° 31' 38" WEST 100.90 FEET;
- 16) NORTH 40° 49' 36" WEST 100.56 FEET;
- 17) NORTH 33° 21' 12" WEST 197.25 FEET;
- 18) NORTH 30° 36' 20" WEST 182.81 FEET;
- 19) NORTH 19° 48' 45" WEST 99.82 FEET;
- 20) NORTH 12° 05' 28" WEST 101.52 FEET;
- 21) NORTH 12° 52' 38" WEST 41.06 FEET;
- 22) NORTH 30° 04' 34" WEST 59.69 FEET;
- 23) NORTH 34° 41' 21" WEST 41.91 FEET;
- 24) NORTH 18° 26' 47" WEST 53.72 FEET;
- 25) NORTH 02° 37' 17" WEST 79.86 FEET;
- 26) NORTH 31° 53' 18" WEST 115.00 FEET;
- 27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT 1D" RECORDED
RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS.
ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 2A"
RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.
ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 1B"
RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.
ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF
PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT
NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY
RECORDS.
THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH,
RANGE 7 EAST, MOUNT DIABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS
DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

- 1) NORTH 10° 34' 48" WEST 64.39 FEET;
- 2) NORTH 34° 14' 11" WEST 725.15 FEET;
- 3) NORTH 37° 53' 49" WEST 233.78 FEET;
- 4) NORTH 42° 30' 57" WEST 277.57 FEET;
- 5) NORTH 68° 55' 42" WEST 126.22 FEET;
- THENCE NORTH 10° 00' 00" EAST 630.00 FEET;
- THENCE NORTH 65° 00' 00" EAST 380.00 FEET;
- THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET;
- THENCE NORTH 12° 35' 00" EAST 700.00 FEET;
- THENCE SOUTH 85° 00' 00" EAST 470.00 FEET;
- THENCE SOUTH 28° 45' 00" EAST 600.00 FEET;
- THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
- THENCE NORTH 80° 00' 00" EAST 200.00 FEET;
- THENCE NORTH 45° 00' 00" EAST 225.00 FEET;
- THENCE NORTH 80° 00' 00" EAST 550.00 FEET;
- THENCE NORTH 55° 45' 00" EAST 350.00 FEET;
- THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
- THENCE NORTH 38° 52' 00" EAST 220.50 FEET;
- THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO HE POINT OF BEGINNING.

LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:
THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND

- RECORDS;
- ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY
- 33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE MAP
- 32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";
- WEST;
- HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08"
- 31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST,
- 30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";
- 77° 53' 38" WEST;
- NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH
- 29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
- 28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";
- SOUTH 83° 48' 07" EAST;

OCTOBER 26, 2006 IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS.

PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK 57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS.

SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00, STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS.

APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); PORTION OF 025-047-010 (NOT YET ASSESSED, PORTION OF 025-047-005); 025-047-008; 025-039-013; 025-039-015; 025-039-018; 025-040-001 (PORTION OF); 025-040-016; 025-040-005; 025-039-020 & 025-005-010

6. APN 025-039-020-000 (formerly 025-039-012-000) (undeveloped land east of Ranch Golf Course) (Owner: Angels Crossing LLC)

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

PARCEL 23:

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
THE SOUTHEAST QUARTER OF SAID SECTION 7.
LOT 10 OF SAID SECTION 7.
LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.
THE NORTH HALF OF LOT 10 OF SAID SECTION 18.
THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.
THE NORTH HALF OF LOT 2 OF SAID SECTION 19.
LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.
THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF SAID SECTION 13.

2) SOUTH 88° 27' 05" WEST 267.42 FEET;
 3) SOUTH 73° 45' 35" WEST 95.44 FEET;
 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
 13) SOUTH 00° 03' 41" WEST 35.78 FEET;
 14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);

THENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET;

THENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1) NORTH 18° 42' 20" WEST 19.75 FEET;
 2) NORTH 01° 34' 18" WEST 86.99 FEET;
 3) NORTH 20° 00' 23" WEST 63.25 FEET;
 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 88° 25' 42" WEST;
 5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01";

6) NORTH 35° 29' 08" EAST 9.94 FEET;
 7) NORTH 83° 21' 43" EAST 362.79 FEET;
 8) NORTH 51° 28' 35" EAST 202.57 FEET;
 9) NORTH 08° 41' 55" WEST 255.16 FEET;
 10) SOUTH 76° 33' 06" WEST 396.36 FEET;
 11) SOUTH 08° 41' 55" EAST 130.45 FEET;
 12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 80° 08' 21" WEST;

13) NORTHWESTERLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;

14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";

15) NORTH 16° 10' 09" WEST 67.94 FEET;
 16) SOUTH 83° 08' 51" WEST 249.20 FEET;
 17) NORTH 31° 30' 37" WEST 21.45 FEET;
 18) NORTH 84° 50' 24" WEST 158.20 FEET;
 19) SOUTH 65° 14' 31" WEST 44.64 FEET;
 20) SOUTH 53° 54' 20" WEST 67.47 FEET;
 21) SOUTH 23° 48' 17" WEST 17.38 FEET;

22) SOUTH 35° 34' 26" EAST 74.48 FEET;
 23) SOUTH 07° 17' 47" EAST 27.51 FEET;
 24) SOUTH 38° 28' 49" WEST 41.84 FEET;
 25) SOUTH 56° 03' 56" WEST 48.54 FEET;
 26) SOUTH 00° 35' 41" EAST 110.01 FEET;
 27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
 28) SOUTHEASTELY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";
 29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
 30) SOUTHEASTELY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37";
 31) SOUTH 25° 21' 10" EAST 70.19 FEET;
 32) NORTH 89° 53' 14" EAST 197.23 FEET;
 33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
 SOUTH 75° 07' 59" WEST;
 34) SOUTHWESTELY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43";
 35) SOUTH 01° 34' 18" EAST 230.46 FEET;
 36) SOUTH 16° 51' 48" WEST 63.24 FEET;
 37) SOUTH 01° 34' 18" EAST 76.25 FEET;
 38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A
 POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY) AND THE BEGINNING OF
 A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO
 WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;

THENCE SOUTHWESTELY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING
 A RADIUS OF 950.00 FEET;
 THENCE SOUTHWESTELY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED
 DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88,
 STANISLAUS COUNTY RECORDS;

THENCE IN A NORTHWESTLY DIRECTION ALONG THE NORTHEASTLY LINES OF LOTS
 229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:
 1) NORTH 17° 07' 15" WEST 97.55 FEET;
 2) NORTH 45° 26' 06" WEST 215.69 FEET;
 3) NORTH 51° 21' 11" WEST 94.03 FEET;
 4) NORTH 42° 13' 00" WEST 57.94 FEET;
 5) NORTH 46° 03' 05" WEST 53.30 FEET;
 6) NORTH 51° 41' 41" WEST 188.05 FEET;
 7) NORTH 46° 44' 48" WEST 32.66 FEET;
 8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A
 POINT ON THE EASTELY LINE OF LOT P (PANOS ROAD) AS SHOWN ON SAID UNIT NO. 1A;
 THENCE, IN A NORTHWESTLY DIRECTION ALONG THE EASTELY LINE OF LOTS P (PANOS
 ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C

(MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:

1) NORTH 22° 40' 51" WEST 58.64 FEET

2) NORTH 60° 51' 18" EAST 65.42 FEET;

3) NORTH 03° 30' 04" EAST 133.72 FEET;

4) NORTH 22° 40' 51" WEST 295.18 FEET;

5) NORTH 10° 03' 01" WEST 210.01 FEET;

6) NORTH 77° 36' 20" EAST 56.99 FEET;

7) NORTH 09° 02' 59" EAST 121.18 FEET;

8) NORTH 49° 27' 17" WEST 62.71 FEET;

9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE

SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

SOUTH 66° 34' 51" WEST;

10) NORTHWESTLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";

11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE

NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH

26° 02' 42" WEST;

12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";

13) NORTH 27° 42' 55" WEST 50.00 FEET;

14) NORTH 52° 17' 46" WEST 148.15 FEET;

15) NORTH 45° 31' 38" WEST 100.90 FEET;

16) NORTH 40° 49' 36" WEST 100.56 FEET;

17) NORTH 33° 21' 12" WEST 197.25 FEET;

18) NORTH 30° 36' 20" WEST 182.81 FEET;

19) NORTH 19° 48' 45" WEST 99.82 FEET;

20) NORTH 12° 05' 28" WEST 101.52 FEET;

21) NORTH 12° 52' 38" WEST 41.06 FEET;

22) NORTH 30° 04' 34" WEST 59.69 FEET;

23) NORTH 34° 41' 21" WEST 41.91 FEET;

24) NORTH 18° 26' 47" WEST 53.72 FEET;

25) NORTH 02° 37' 17" WEST 79.86 FEET;

26) NORTH 31° 53' 18" WEST 115.00 FEET;

27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE

SOUTHEAST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS

SOUTH 83° 48' 07" EAST;

28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";

29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE

NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH

77° 53' 38" WEST;

30) SOUTHWESTLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";

31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST,

HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08"

WEST;

32) SOUTHWESTLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";

33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE MAP

ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY

RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND

LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

1) NORTH 10° 34' 48" WEST 64.39 FEET;

2) NORTH 34° 14' 11" WEST 725.15 FEET;

3) NORTH 37° 53' 49" WEST 233.78 FEET;

4) NORTH 42° 30' 57" WEST 277.57 FEET;

APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); PORTION OF 025-047-010 (NOT YET ASSESSED, PORTION OF 025-047-005); 025-047-008; 025-039-013; 025-039-015; 025-

NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS.
STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT
LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00,
SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT

DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS.
THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS
COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS

JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS.
2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED
DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23,
THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER

PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK
57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS.

OCTOBER 26, 2006 IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS.
ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DABLO GRANDE UNIT 1D" RECORDED

RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS.
ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DABLO GRANDE UNIT NO. 2A"

RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.
ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DABLO GRANDE UNIT NO. 1B"

PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.
ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF

RECORDS.
NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY
ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DABLO GRANDE UNIT

DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.
LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS
RANGE 7 EAST, MOUNT DABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA
THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH,

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

- 5) NORTH 68° 55' 42" WEST 126.22 FEET;
- THENCE NORTH 10° 00' 00" EAST 630.00 FEET;
- THENCE NORTH 65° 00' 00" EAST 380.00 FEET;
- THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET;
- THENCE NORTH 12° 35' 00" EAST 700.00 FEET;
- THENCE SOUTH 85° 00' 00" EAST 470.00 FEET;
- THENCE SOUTH 28° 45' 00" EAST 600.00 FEET;
- THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
- THENCE NORTH 80° 00' 00" EAST 200.00 FEET;
- THENCE NORTH 45° 00' 00" EAST 225.00 FEET;
- THENCE NORTH 80° 00' 00" EAST 550.00 FEET;
- THENCE NORTH 55° 45' 00" EAST 350.00 FEET;
- THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
- THENCE NORTH 38° 52' 00" EAST 220.50 FEET;
- THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO HE POINT OF BEGINNING.

- 1) NORTH 42° 45' 41" WEST 133.47 FEET;
- 2) SOUTH 88° 27' 05" WEST 267.42 FEET;
- 3) SOUTH 73° 45' 35" WEST 95.44 FEET;
- 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
- 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
- 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
- 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
- 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
- 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
- 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
- 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
- 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
- 13) SOUTH 00° 03' 41" WEST 35.78 FEET;

THENCE, LEAVING SAID LOT Q (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS SHOWN ON SAID UNIT NO. 2A;

THENCE SOUTHWESTERLY 711.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19' 12";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;

THENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20' 02";

THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26" EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP ENTITLED

DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 73° 34' 28" EAST;

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;

LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

7. APN 025-039-021-000 (formerly 025-039-012-000) (Holes 3-15 of Ranch Course) (Owner: World International, LLC)

14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY); THENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET;

THENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE FOLLOWING THIRTY-EIGHT (38) COURSES:

- 1) NORTH 18° 42' 20" WEST 19.75 FEET;
- 2) NORTH 01° 34' 18" WEST 86.99 FEET;
- 3) NORTH 20° 00' 23" WEST 63.25 FEET;
- 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 88° 25' 42" WEST;
- 5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01";
- 6) NORTH 35° 29' 08" EAST 9.94 FEET;
- 7) NORTH 83° 21' 43" EAST 362.79 FEET;
- 8) NORTH 51° 28' 35" EAST 202.57 FEET;
- 9) NORTH 08° 41' 55" WEST 255.16 FEET;
- 10) SOUTH 76° 33' 06" WEST 396.36 FEET;
- 11) SOUTH 08° 41' 55" EAST 130.45 FEET;
- 12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 80° 08' 21" WEST;
- 13) NORTHWESTERLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;
- 14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";
- 15) NORTH 16° 10' 09" WEST 67.94 FEET;
- 16) SOUTH 83° 08' 51" WEST 249.20 FEET;
- 17) NORTH 31° 30' 37" WEST 21.45 FEET;
- 18) NORTH 84° 50' 24" WEST 158.20 FEET;
- 19) SOUTH 65° 14' 31" WEST 44.64 FEET;
- 20) SOUTH 53° 54' 20" WEST 67.47 FEET;
- 21) SOUTH 23° 48' 17" WEST 17.38 FEET;
- 22) SOUTH 35° 34' 26" EAST 74.48 FEET;
- 23) SOUTH 07° 17' 47" EAST 27.51 FEET;
- 24) SOUTH 38° 28' 49" WEST 41.84 FEET;
- 25) SOUTH 56° 03' 56" WEST 48.54 FEET;
- 26) SOUTH 00° 35' 41" EAST 110.01 FEET;
- 27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
- 28) SOUTHEASTERLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";
- 29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
- 30) SOUTHEASTERLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04'

37";
 31) SOUTH 25° 21' 10" EAST 70.19 FEET;
 32) NORTH 89° 53' 14" EAST 197.23 FEET;
 33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
 CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A
 RADIAL LINE BEARS SOUTH 75° 07' 59" WEST;
 34) SOUTHWESTERLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17'
 43";
 35) SOUTH 01° 34' 18" EAST 230.46 FEET;
 36) SOUTH 16° 51' 48" WEST 63.24 FEET;
 37) SOUTH 01° 34' 18" EAST 76.25 FEET;
 38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING
 ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY) AND THE
 BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
 2550.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;
 THENCE SOUTHWESTERLY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO
 GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY)
 SOUTH 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
 SOUTHEAST, HAVING A RADIUS OF 950.00 FEET;
 THENCE SOUTHWESTERLY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO
 GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY)
 SOUTH 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON
 THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK
 41 OF MAPS, PAGE 88, STANISLAUS COUNTY RECORDS;
 THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINES OF LOTS 229
 THRU 215 THE FOLLOWING EIGHT (8) COURSES:
 1) NORTH 17° 07' 15" WEST 97.55 FEET;
 2) NORTH 45° 26' 06" WEST 215.69 FEET;
 3) NORTH 51° 21' 11" WEST 94.03 FEET;
 4) NORTH 42° 13' 00" WEST 57.94 FEET;
 5) NORTH 46° 03' 05" WEST 53.30 FEET;
 6) NORTH 51° 41' 41" WEST 188.05 FEET;
 7) NORTH 46° 44' 48" WEST 32.66 FEET;
 8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING
 ALSO A POINT ON THE EASTERLY LINE OF LOT P (PANONZ ROAD) AS SHOWN ON SAID UNIT NO.
 1A;
 THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANONZ
 ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND
 LOT C (MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:
 1) NORTH 22° 40' 51" WEST 58.64 FEET;
 2) NORTH 60° 51' 18" EAST 65.42 FEET;
 3) NORTH 03° 30' 04" EAST 133.72 FEET;
 4) NORTH 22° 40' 51" WEST 295.18 FEET;
 5) NORTH 10° 03' 01" WEST 210.01 FEET;
 6) NORTH 77° 36' 20" EAST 56.99 FEET;
 7) NORTH 09° 02' 59" EAST 121.18 FEET;

8) NORTH 49° 27' 17" WEST 62.71 FEET;
 9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 66° 34' 51" WEST;
 10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";
 11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;
 12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";
 13) NORTH 27° 42' 55" WEST 50.00 FEET;
 14) NORTH 52° 17' 46" WEST 148.15 FEET;
 15) NORTH 45° 31' 38" WEST 100.90 FEET;
 16) NORTH 40° 49' 36" WEST 100.56 FEET;
 17) NORTH 33° 21' 12" WEST 197.25 FEET;
 18) NORTH 30° 36' 20" WEST 182.81 FEET;
 19) NORTH 19° 48' 45" WEST 99.82 FEET;
 20) NORTH 12° 05' 28" WEST 101.52 FEET;
 21) NORTH 12° 52' 38" WEST 41.06 FEET;
 22) NORTH 30° 04' 34" WEST 59.69 FEET;
 23) NORTH 34° 41' 21" WEST 41.91 FEET;
 24) NORTH 18° 26' 47" WEST 53.72 FEET;
 25) NORTH 02° 37' 17" WEST 79.86 FEET;
 26) NORTH 31° 53' 18" WEST 115.00 FEET;
 27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 83° 48' 07" EAST;
 28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";
 29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 77° 53' 38" WEST;
 30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";
 31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08" WEST;
 32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";
 33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS;
 THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 10° 34' 48" WEST 64.39 FEET;
- 2) NORTH 34° 14' 11" WEST 725.15 FEET;
- 3) NORTH 37° 53' 49" WEST 233.78 FEET;
- 4) NORTH 42° 30' 57" WEST 277.57 FEET;
- 5) NORTH 68° 55' 42" WEST 126.22 FEET;
- THENCE NORTH 10° 00' 00" EAST 630.00 FEET;
- THENCE NORTH 65° 00' 00" EAST 380.00 FEET;
- THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET;
- THENCE NORTH 12° 35' 00" EAST 700.00 FEET;

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
 LOT 10 OF SAID SECTION 7.
 LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.
 THE NORTH HALF OF LOT 10 OF SAID SECTION 18.
 THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.
 THE NORTH HALF OF LOT 2 OF SAID SECTION 19.
 LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.
 THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.
 THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
 THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.

PARCEL 23:

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

9. APN 025-040-005-000 (vineyard / golf course maintenance shed) (Owner: Angels Crossing LLC)

LOT 314 OF DIABLO GRANDE UNIT 1A AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.
 CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 09, 2003-152704.
 CERTIFICATE OF CORRECTION RECORDED OCTOBER 10, 2003, SERIES NO. 2003-175174

8. APN 025-040-003-000 (vineyard / Site for Hotel) (Owner: Angels Crossing LLC)

THENCE SOUTH 85° 00' 00" EAST 470.00 FEET;
 THENCE SOUTH 28° 45' 00" EAST 600.00 FEET;
 THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
 THENCE NORTH 80° 00' 00" EAST 200.00 FEET;
 THENCE NORTH 45° 00' 00" EAST 225.00 FEET;
 THENCE NORTH 80° 00' 00" EAST 550.00 FEET;
 THENCE NORTH 55° 45' 00" EAST 350.00 FEET;
 THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
 THENCE NORTH 38° 52' 00" EAST 220.50 FEET;
 THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO THE POINT OF BEGINNING.

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13,
 THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13,
 THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24,
 THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24,
 THE NORTHWEST QUARTER OF SAID SECTION 24,
 THE SOUTHWEST QUARTER OF SAID SECTION 24,
 SAID SECTION 25,
 THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26,
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26,
 SAID SECTION 26,
 THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26,
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26,
 EXCEPTING THEREFROM

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25,
 ALSO EXCEPTING THEREFROM

LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION
 OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND
 MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON THE MAP ENTITLED
 DIABLO GRANDE, UNIT NO. 2A, RECORDED IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS
 COUNTY RECORDS;

THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26"
 EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE
 NORTHWESTERLY LINE OF LOT 8 (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP
 ENTITLED DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS
 COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE
 BEARS SOUTH 73° 34' 28" EAST;

THENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT 8
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20'
 02";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT 8 (DIABLO GRANDE
 PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE
 TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;

THENCE SOUTHWESTERLY 711.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT 8
 (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19'
 12";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT 8 (DIABLO GRANDE
 PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS
 SHOWN ON SAID UNIT NO. 2A;

THENCE, LEAVING SAID LOT 8 (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND
 NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

(1) NORTH 42° 45' 41" WEST 133.47 FEET;
 (2) SOUTH 88° 27' 05" WEST 267.42 FEET;

3) SOUTH 73° 45' 35" WEST 95.44 FEET;
 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
 13) SOUTH 00° 03' 41" WEST 35.78 FEET;
 14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);

THENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET;

THENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE FOLLOWING THIRTY-EIGHT (38) COURSES:

1) NORTH 18° 42' 20" WEST 19.75 FEET;
 2) NORTH 01° 34' 18" WEST 86.99 FEET;
 3) NORTH 20° 00' 23" WEST 63.25 FEET;
 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 88° 25' 42" WEST;
 5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01";
 6) NORTH 35° 29' 08" EAST 9.94 FEET;
 7) NORTH 83° 21' 43" EAST 362.79 FEET;
 8) NORTH 51° 28' 35" EAST 202.57 FEET;
 9) NORTH 08° 41' 55" WEST 255.16 FEET;
 10) SOUTH 76° 33' 06" WEST 396.36 FEET;
 11) SOUTH 08° 41' 55" EAST 130.45 FEET;
 12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 80° 08' 21" WEST;
 13) NORTHWESTERLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;
 14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";
 15) NORTH 16° 10' 09" WEST 67.94 FEET;
 16) SOUTH 83° 08' 51" WEST 249.20 FEET;
 17) NORTH 31° 30' 37" WEST 21.45 FEET;
 18) NORTH 84° 50' 24" WEST 158.20 FEET;
 19) SOUTH 65° 14' 31" WEST 44.64 FEET;
 20) SOUTH 53° 54' 20" WEST 67.47 FEET;
 21) SOUTH 23° 48' 17" WEST 17.38 FEET;
 22) SOUTH 35° 34' 26" EAST 74.48 FEET;

(23) SOUTH 07° 17' 47" EAST 27.51 FEET;
 (24) SOUTH 38° 28' 49" WEST 41.84 FEET;
 (25) SOUTH 56° 03' 56" WEST 48.54 FEET;
 (26) SOUTH 00° 35' 41" EAST 110.01 FEET;
 (27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
 (28) SOUTHEASTERLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";
 (29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
 (30) SOUTHEASTERLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37";
 (31) SOUTH 25° 21' 10" EAST 70.19 FEET;
 (32) NORTH 89° 53' 14" EAST 197.23 FEET;
 (33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
 SOUTH 75° 07' 59" WEST;
 (34) SOUTHWESTERLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43";
 (35) SOUTH 01° 34' 18" EAST 230.46 FEET;
 (36) SOUTH 16° 51' 48" WEST 63.24 FEET;
 (37) SOUTH 01° 34' 18" EAST 76.25 FEET;
 (38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A
 POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY) AND THE BEGINNING OF
 A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO
 WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;

THENCE SOUTHWESTERLY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING
 A RADIUS OF 950.00 FEET;
 THENCE SOUTHWESTERLY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED
 DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88,
 STANISLAUS COUNTY RECORDS;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINES OF LOTS
 229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:

- (1) NORTH 17° 07' 15" WEST 97.55 FEET;
- (2) NORTH 45° 26' 06" WEST 215.69 FEET;
- (3) NORTH 51° 21' 11" WEST 94.03 FEET;
- (4) NORTH 42° 13' 00" WEST 57.94 FEET;
- (5) NORTH 46° 03' 05" WEST 53.30 FEET;
- (6) NORTH 51° 41' 41" WEST 188.05 FEET;
- (7) NORTH 46° 44' 48" WEST 32.66 FEET;
- (8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A
 POINT ON THE EASTERLY LINE OF LOT P (PANOSZ ROAD) AS SHOWN ON SAID UNIT NO. 1A;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANOSZ
 ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C
 (MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1) NORTH 22° 40' 51" WEST 58.64 FEET
- 2) NORTH 60° 51' 18" EAST 65.42 FEET;
- 3) NORTH 03° 30' 04" EAST 133.72 FEET;
- 4) NORTH 22° 40' 51" WEST 295.18 FEET;
- 5) NORTH 10° 03' 01" WEST 210.01 FEET;
- 6) NORTH 77° 36' 20" EAST 56.99 FEET;
- 7) NORTH 09° 02' 59" EAST 121.18 FEET;
- 8) NORTH 49° 27' 17" WEST 62.71 FEET;
- 9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 66° 34' 51" WEST;
- 10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";
- 11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;
- 12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";
- 13) NORTH 27° 42' 55" WEST 50.00 FEET;
- 14) NORTH 52° 17' 46" WEST 148.15 FEET;
- 15) NORTH 45° 31' 38" WEST 100.90 FEET;
- 16) NORTH 40° 49' 36" WEST 100.56 FEET;
- 17) NORTH 33° 21' 12" WEST 197.25 FEET;
- 18) NORTH 30° 36' 20" WEST 182.81 FEET;
- 19) NORTH 19° 48' 45" WEST 99.82 FEET;
- 20) NORTH 12° 05' 28" WEST 101.52 FEET;
- 21) NORTH 12° 52' 38" WEST 41.06 FEET;
- 22) NORTH 30° 04' 34" WEST 59.69 FEET;
- 23) NORTH 34° 41' 21" WEST 41.91 FEET;
- 24) NORTH 18° 26' 47" WEST 53.72 FEET;
- 25) NORTH 02° 37' 17" WEST 79.86 FEET;
- 26) NORTH 31° 53' 18" WEST 115.00 FEET;
- 27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 83° 48' 07" EAST;
- 28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";
- 29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 77° 53' 38" WEST;
- 30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";
- 31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08" WEST;
- 32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";
- 33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

- 1) NORTH 10° 34' 48" WEST 64.39 FEET;
- 2) NORTH 34° 14' 11" WEST 725.15 FEET;
- 3) NORTH 37° 53' 49" WEST 233.78 FEET;
- 4) NORTH 42° 30' 57" WEST 277.57 FEET;
- 5) NORTH 68° 55' 42" WEST 126.22 FEET;
- THENCE NORTH 10° 00' 00" EAST 630.00 FEET;

APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); PORTION OF 025-047-010 (NOT YET ASSESSED, PORTION OF 025-047-005); 025-047-008; 025-039-013; 025-039-015; 025-039-018; 025-040-001 (PORTION OF); 025-040-016; 025-040-005; 025-039-020 & 025-005-010

SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00, STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS.

PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK 57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT ID" RECORDED OCTOBER 26, 2006 IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 2A" RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 1B" RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.

ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

THENCE NORTH 65° 00' 00" EAST 380.00 FEET;
THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET;
THENCE NORTH 12° 35' 00" EAST 700.00 FEET;
THENCE SOUTH 85° 00' 00" EAST 470.00 FEET;
THENCE SOUTH 28° 45' 00" EAST 600.00 FEET;
THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
THENCE NORTH 80° 00' 00" EAST 200.00 FEET;
THENCE NORTH 45° 00' 00" EAST 225.00 FEET;
THENCE NORTH 80° 00' 00" EAST 550.00 FEET;
THENCE NORTH 55° 45' 00" EAST 350.00 FEET;
THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
THENCE NORTH 38° 52' 00" EAST 220.50 FEET;
THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO HE POINT OF BEGINNING.

10. APN 025-040-016-000 (formerly 025-040-012-000) (undeveloped land / storage area / old runway) (Owner: Angels Crossing LLC)

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

PARCEL 23:

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
THE SOUTHEAST QUARTER OF SAID SECTION 7.
LOT 10 OF SAID SECTION 7.
LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.
THE NORTH HALF OF LOT 10 OF SAID SECTION 18.
THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.
THE NORTH HALF OF LOT 2 OF SAID SECTION 19.
LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.
THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE NORTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHWEST QUARTER OF SAID SECTION 24.
SAID SECTION 25.
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

EXCEPTING THEREFROM

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM

LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 2A, RECORDED IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26" EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 73° 34' 28" EAST;

THENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20' 02";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;

THENCE SOUTHWESTERLY 711.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19' 12";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS SHOWN ON SAID UNIT NO. 2A;

THENCE, LEAVING SAID LOT Q (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

- 1) NORTH 42° 45' 41" WEST 133.47 FEET;
- 2) SOUTH 88° 27' 05" WEST 267.42 FEET;
- 3) SOUTH 73° 45' 35" WEST 95.44 FEET;
- 4) SOUTH 27° 12' 53" WEST 158.45 FEET;
- 5) SOUTH 24° 15' 47" WEST 110.69 FEET;
- 6) SOUTH 42° 18' 25" WEST 86.40 FEET;
- 7) SOUTH 55° 43' 53" WEST 97.48 FEET;
- 8) SOUTH 62° 32' 00" WEST 79.77 FEET;
- 9) SOUTH 58° 08' 05" WEST 70.21 FEET;
- 10) SOUTH 61° 10' 01" WEST 64.73 FEET;
- 11) SOUTH 65° 06' 21" WEST 56.33 FEET;
- 12) SOUTH 43° 43' 06" WEST 42.66 FEET;
- 13) SOUTH 00° 03' 41" WEST 35.78 FEET;
- 14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A

POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);

THENCE, ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET;

THENCE WESTERLY 186.39 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF

- 1) NORTH 18° 42' 20" WEST 19.75 FEET;
- 2) NORTH 01° 34' 18" WEST 86.99 FEET;
- 3) NORTH 20° 00' 23" WEST 63.25 FEET;
- 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
SOUTH 88° 25' 42" WEST;
- 5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01" ;
- 6) NORTH 35° 29' 08" EAST 9.94 FEET;
- 7) NORTH 83° 21' 43" EAST 362.79 FEET;
- 8) NORTH 51° 28' 35" EAST 202.57 FEET;
- 9) NORTH 08° 41' 55" WEST 255.16 FEET;
- 10) SOUTH 76° 33' 06" WEST 396.36 FEET;
- 11) SOUTH 08° 41' 55" EAST 130.45 FEET;
- 12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO
THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
SOUTH 80° 08' 21" WEST;
- 13) NORTHWESTERLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE
BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND
TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;
- 14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19" ;
- 15) NORTH 16° 10' 09" WEST 67.94 FEET;
- 16) SOUTH 83° 08' 51" WEST 249.20 FEET;
- 17) NORTH 31° 30' 37" WEST 21.45 FEET;
- 18) NORTH 84° 50' 24" WEST 158.20 FEET;
- 19) SOUTH 65° 14' 31" WEST 44.64 FEET;
- 20) SOUTH 53° 54' 20" WEST 67.47 FEET;
- 21) SOUTH 23° 48' 17" WEST 17.38 FEET;
- 22) SOUTH 35° 34' 26" EAST 74.48 FEET;
- 23) SOUTH 07° 17' 47" EAST 27.51 FEET;
- 24) SOUTH 38° 28' 49" WEST 41.84 FEET;
- 25) SOUTH 56° 03' 56" WEST 48.54 FEET;
- 26) SOUTH 00° 35' 41" EAST 110.01 FEET;
- 27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
- 28) SOUTHEASTERLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08" ;
- 29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
- 30) SOUTHEASTERLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37" ;
- 31) SOUTH 25° 21' 10" EAST 70.19 FEET;
- 32) NORTH 89° 53' 14" EAST 197.23 FEET;
- 33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
SOUTH 75° 07' 59" WEST;
- 34) SOUTHWESTERLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43" ;
- 35) SOUTH 01° 34' 18" EAST 230.46 FEET;
- 36) SOUTH 16° 51' 48" WEST 63.24 FEET;
- 37) SOUTH 01° 34' 18" EAST 76.25 FEET;

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE
FOLLOWING THIRTY-EIGHT (38) COURSES:

LOT 313 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS
INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN
BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;

(38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;

THENCE SOUTHWESTERLY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 950.00 FEET;

THENCE SOUTHWESTERLY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";

THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88, STANISLAUS COUNTY RECORDS;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINES OF LOTS 229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:

1) NORTH 17° 07' 15" WEST 97.55 FEET;

2) NORTH 45° 26' 06" WEST 215.69 FEET;

3) NORTH 51° 21' 11" WEST 94.03 FEET;

4) NORTH 42° 13' 00" WEST 57.94 FEET;

5) NORTH 46° 03' 05" WEST 53.30 FEET;

6) NORTH 51° 41' 41" WEST 188.05 FEET;

7) NORTH 46° 44' 48" WEST 32.66 FEET;

8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A POINT ON THE EASTERLY LINE OF LOT P (PANOS ROAD) AS SHOWN ON SAID UNIT NO. 1A;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANOS ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C (MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:

1) NORTH 22° 40' 51" WEST 58.64 FEET

2) NORTH 60° 51' 18" EAST 65.42 FEET;

3) NORTH 03° 30' 04" EAST 133.72 FEET;

4) NORTH 22° 40' 51" WEST 295.18 FEET;

5) NORTH 10° 03' 01" WEST 210.01 FEET;

6) NORTH 77° 36' 20" EAST 56.99 FEET;

7) NORTH 09° 02' 59" EAST 121.18 FEET;

8) NORTH 49° 27' 17" WEST 62.71 FEET;

9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 66° 34' 51" WEST;

10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";

11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;

12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";

13) NORTH 27° 42' 55" WEST 50.00 FEET;

14) NORTH 52° 17' 46" WEST 148.15 FEET;

15) NORTH 45° 31' 38" WEST 100.90 FEET;

THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

- 1) NORTH 10° 34' 48" WEST 64.39 FEET;
- 2) NORTH 34° 14' 11" WEST 725.15 FEET;
- 3) NORTH 37° 53' 49" WEST 233.78 FEET;
- 4) NORTH 42° 30' 57" WEST 277.57 FEET;
- 5) NORTH 68° 55' 42" WEST 126.22 FEET;
- THENCE NORTH 10° 00' 00" EAST 630.00 FEET;
- THENCE NORTH 65° 00' 00" EAST 380.00 FEET;
- THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET;
- THENCE NORTH 12° 35' 00" EAST 700.00 FEET;
- THENCE SOUTH 85° 00' 00" EAST 470.00 FEET;
- THENCE SOUTH 28° 45' 00" EAST 600.00 FEET;
- THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
- THENCE NORTH 80° 00' 00" EAST 200.00 FEET;
- THENCE NORTH 45° 00' 00" EAST 225.00 FEET;
- THENCE NORTH 80° 00' 00" EAST 550.00 FEET;
- THENCE NORTH 55° 45' 00" EAST 350.00 FEET;
- THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
- THENCE NORTH 38° 52' 00" EAST 220.50 FEET;
- THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO HE POINT OF BEGINNING.

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

- 16) NORTH 40° 49' 36" WEST 100.56 FEET;
- 17) NORTH 33° 21' 12" WEST 197.25 FEET;
- 18) NORTH 30° 36' 20" WEST 182.81 FEET;
- 19) NORTH 19° 48' 45" WEST 99.82 FEET;
- 20) NORTH 12° 05' 28" WEST 101.52 FEET;
- 21) NORTH 12° 52' 38" WEST 41.06 FEET;
- 22) NORTH 30° 04' 34" WEST 59.69 FEET;
- 23) NORTH 34° 41' 21" WEST 41.91 FEET;
- 24) NORTH 18° 26' 47" WEST 53.72 FEET;
- 25) NORTH 02° 37' 17" WEST 79.86 FEET;
- 26) NORTH 31° 53' 18" WEST 115.00 FEET;
- 27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 83° 48' 07" EAST;
- 28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";
- 29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 77° 53' 38" WEST;
- 30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";
- 31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08" WEST;
- 32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";
- 33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS;

ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS.

ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 1B" RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 2A" RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT 1D" RECORDED OCTOBER 26, 2006 IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS.

PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK 57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS.

SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00, STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS.

APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); PORTION OF 025-047-010 (NOT YET ASSESSED, PORTION OF 025-047-005); 025-047-008; 025-039-013; 025-039-015; 025-039-018; 025-040-001 (PORTION OF); 025-040-016; 025-040-005; 025-039-020 & 025-005-010

**11. APN 025-046-008-000 (formerly 025-046-001-000 and 025-040-001-000)
(club house / Legends Course) (Owner: Angels Crossing LLC)**

PORTIONS OF SECTIONS 13, 24, 25 AND 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATED IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LAND IS A PORTION OF PARCEL 23 DESCRIBED IN THAT CERTAIN GRANT DEED FROM WORLD INTERNATIONAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GRANTOR, TO ANGEL'S CROSSING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, GRANTEE, RECORDED MAY 7, 2020 AS INSTRUMENT NO. 2020-0031614 OF OFFICIAL RECORDS.

SAID LAND IS FURTHER IDENTIFIED AS APN: 025-046-008-00 ON THE TAX ASSESSOR MAP BOOK 025 PAGE 046.

12. APN 025-046-014-000 (formerly 025-046-004-000) (part of Legends Golf Course / undeveloped land) (Owner: Angels Crossing LLC

This parcel, among others, is legally described in Exhibit "A" to the Grant Deed recorded on May 7, 2020, as Document No. 2020-0031614-00 in the Official Records of Stanislaus County, California, under the heading "Parcel 23," as follows:

PARCEL 23:

LYING IN A PORTION OF SECTIONS 13, 24, 25 & 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
THE SOUTHEAST QUARTER OF SAID SECTION 7.
LOT 10 OF SAID SECTION 7.
LOTS 1, 2, 5, 6, 7, 8, 9 OF SAID SECTION 18.
THE NORTH HALF OF LOT 10 OF SAID SECTION 18.
THE SOUTH 725 FEET OF LOT 3 OF SAID SECTION 18.
THE NORTH HALF OF LOT 2 OF SAID SECTION 19.
LOTS 3, 4, 5, 6, 7, 8 OF SAID SECTION 19.
THE SOUTH HALF OF LOT 9 OF SAID SECTION 19.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
THE SOUTHEAST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
THE NORTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHEAST QUARTER OF SAID SECTION 24.
THE SOUTHWEST QUARTER OF SAID SECTION 24.
SAID SECTION 25.
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

EXCEPTING THEREFROM

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25.

ALSO EXCEPTING THEREFROM

LYING IN A PORTION OF SECTIONS 13 & 24, TOWNSHIP 6 SOUTH, RANGE 6 EAST AND A PORTION OF SECTIONS 18 & 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND

MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 83 AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 2A, RECORDED IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE SOUTHERLY LINE OF LOTS 80-83 OF SAID UNIT NO. 2A, SOUTH 73° 29' 26" EAST 236.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 80, BEING ALSO A POINT ON THE NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AS SHOWN ON THE MAP ENTITLED DIABLO GRANDE, UNIT NO. 1A, RECORDED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2050.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 73° 34' 28" EAST;

THENCE SOUTHWESTERLY 83.51 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 20' 02";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY), SOUTH 14° 05' 30" WEST 403.58 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3950.00 FEET;

THENCE SOUTHWESTERLY 71.46 FEET ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 19' 12";

THENCE, CONTINUING ALONG SAID NORTHWESTERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH 24° 24' 42" WEST 191.79 FEET TO THE NORTHEAST CORNER OF LOT "G" AS SHOWN ON SAID UNIT NO. 2A;

THENCE, LEAVING SAID LOT Q (DIABLO GRANDE PARKWAY) AND ALONG THE NORTHERLY AND NORTHWESTERLY LINE OF SAID LOT "G" THE FOLLOWING FOURTEEN (14) COURSES,

1) NORTH 42° 45' 41" WEST 133.47 FEET;

2) SOUTH 88° 27' 05" WEST 267.42 FEET;

3) SOUTH 73° 45' 35" WEST 95.44 FEET;

4) SOUTH 27° 12' 53" WEST 158.45 FEET;

5) SOUTH 24° 15' 47" WEST 110.69 FEET;

6) SOUTH 42° 18' 25" WEST 86.40 FEET;

7) SOUTH 55° 43' 53" WEST 97.48 FEET;

8) SOUTH 62° 32' 00" WEST 79.77 FEET;

9) SOUTH 58° 08' 05" WEST 70.21 FEET;

10) SOUTH 61° 10' 01" WEST 64.73 FEET;

11) SOUTH 65° 06' 21" WEST 56.33 FEET;

12) SOUTH 43° 43' 06" WEST 42.66 FEET;

13) SOUTH 00° 03' 41" WEST 35.78 FEET;

14) SOUTH 20° 25' 20" EAST 72.35 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT "G", BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT Q (DIABLO GRANDE PARKWAY);

THENCE, ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) NORTH 80° 47' 30" WEST 233.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET;

THENCE WESTERLY 186.39 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 11' 17" TO THE SOUTHEAST CORNER OF LOT 13 AS SHOWN ON CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED AUGUST 31, 2006 AS INSTRUMENT NO. 2006-130367 AND SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 29 OF RECORD OF SURVEYS, PAGE 91, STANISLAUS COUNTY RECORDS;

THENCE, ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINE OF SAID LOT 313 THE FOLLOWING THIRTY-EIGHT (38) COURSES:

- 1) NORTH 18° 42' 20" WEST 19.75 FEET;
- 2) NORTH 01° 34' 18" WEST 86.99 FEET;
- 3) NORTH 20° 00' 23" WEST 63.25 FEET;
- 4) NORTH 01° 34' 18" WEST 230.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTHWEST, HAVING A RADIUS OF 685.00 FEET;
- 5) WESTERLY 6.58 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 33' 01"; SOUTHWEST 88° 25' 42" WEST;
- 6) NORTH 35° 29' 08" EAST 9.94 FEET;
- 7) NORTH 83° 21' 43" EAST 362.79 FEET;
- 8) NORTH 51° 28' 35" EAST 202.57 FEET;
- 9) NORTH 08° 41' 55" WEST 255.16 FEET;
- 10) SOUTH 76° 33' 06" WEST 396.36 FEET;
- 11) SOUTH 08° 41' 55" EAST 130.45 FEET;
- 12) SOUTH 48° 23' 41" WEST 173.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 685.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTHWEST 80° 08' 21" WEST;
- 13) NORTHWESTERLY 208.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17° 24' 49" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 220.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 62° 43' 32" EAST;
- 14) NORTHEASTERLY 42.64 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 06' 19";
- 15) NORTH 16° 10' 09" WEST 67.94 FEET;
- 16) SOUTH 83° 08' 51" WEST 249.20 FEET;
- 17) NORTH 31° 30' 37" WEST 21.45 FEET;
- 18) NORTH 84° 50' 24" WEST 158.20 FEET;
- 19) SOUTH 65° 14' 31" WEST 44.64 FEET;
- 20) SOUTH 53° 54' 20" WEST 67.47 FEET;
- 21) SOUTH 23° 48' 17" WEST 17.38 FEET;
- 22) SOUTH 35° 34' 26" EAST 74.48 FEET;
- 23) SOUTH 07° 17' 47" EAST 27.51 FEET;
- 24) SOUTH 38° 28' 49" WEST 41.84 FEET;
- 25) SOUTH 56° 03' 56" WEST 48.54 FEET;
- 26) SOUTH 00° 35' 41" EAST 110.01 FEET;
- 27) NORTH 81° 48' 05" EAST 117.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 95.00 FEET;
- 28) SOUTHEASTERLY 37.75 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22° 46' 08";
- 29) SOUTH 75° 25' 47" EAST 22.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET;
- 30) SOUTHEASTERLY 122.36 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 04' 37";
- 31) SOUTH 25° 21' 10" EAST 70.19 FEET;
- 32) NORTH 89° 53' 14" EAST 197.23 FEET;
- 33) NORTH 20° 06' 26" EAST 213.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 625.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTHWEST 75° 07' 59" WEST;
- 34) SOUTHWESTERLY 145.03 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 17' 43";
- 35) SOUTH 01° 34' 18" EAST 230.46 FEET;
- 36) SOUTH 16° 51' 48" WEST 63.24 FEET;
- 37) SOUTH 01° 34' 18" EAST 76.25 FEET;
- 38) SOUTH 24° 37' 14" WEST 21.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 313, BEING ALSO A POINT ON THE NORTHERLY LINE OF SAID LOT 9 (DIABLO GRANDE PARKWAY) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2550.00 FEET AND TO

- 1) NORTH 22° 40' 51" WEST 58.64 FEET
- 2) NORTH 60° 51' 18" EAST 65.42 FEET
- 3) NORTH 03° 30' 04" EAST 133.72 FEET
- 4) NORTH 22° 40' 51" WEST 295.18 FEET
- 5) NORTH 10° 03' 01" WEST 210.01 FEET
- 6) NORTH 77° 36' 20" EAST 56.99 FEET
- 7) NORTH 09° 02' 59" EAST 121.18 FEET
- 8) NORTH 49° 27' 17" WEST 62.71 FEET
- 9) SOUTH 89° 52' 38" WEST 19.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 42.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 66° 34' 51" WEST;
- 10) NORTHWESTERLY 45.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 42' 19";
- 11) NORTH 01° 06' 25" WEST 116.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 825.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 26° 02' 42" WEST;
- 12) NORTHEASTERLY 24.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 40' 13";
- 13) NORTH 27° 42' 55" WEST 50.00 FEET
- 14) NORTH 52° 17' 46" WEST 148.15 FEET
- 15) NORTH 45° 31' 38" WEST 100.90 FEET
- 16) NORTH 40° 49' 36" WEST 100.56 FEET
- 17) NORTH 33° 21' 12" WEST 197.25 FEET
- 18) NORTH 30° 36' 20" WEST 182.81 FEET

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS P (PANOZ ROAD), LOTS 214 THRU 208, 205, LOT M (VALLEY VIEW PLACE), LOTS 204, 175 THRU 163 AND LOT C (MORTON DAVIS DRIVE) OF SAID UNIT 1A THE FOLLOWING THIRTY-THREE (33) COURSES:

- 1) NORTH 17° 07' 15" WEST 97.55 FEET
- 2) NORTH 45° 26' 06" WEST 215.69 FEET
- 3) NORTH 51° 21' 11" WEST 94.03 FEET
- 4) NORTH 42° 13' 00" WEST 57.94 FEET
- 5) NORTH 46° 03' 05" WEST 53.30 FEET
- 6) NORTH 51° 41' 41" WEST 188.05 FEET
- 7) NORTH 46° 44' 48" WEST 32.66 FEET
- 8) SOUTH 70° 11' 18" WEST 87.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 215, BEING ALSO A POINT ON THE EASTERLY LINE OF LOT P (PANOZ ROAD) AS SHOWN ON SAID UNIT NO. 1A;

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHEASTERLY LINES OF LOTS 229 THRU 215 THE FOLLOWING EIGHT (8) COURSES:

STANISLAUS COUNTY RECORDS;
 DIABLO GRANDE, UNIT NO. 1A PATIO HOMES-PHASE 2, RECORDED IN BOOK 41 OF MAPS, PAGE 88,
 73° 11' 17" WEST 21.42 FEET TO THE SOUTHEAST CORNER OF LOT 229 AS SHOWN ON THE MAP ENTITLED
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 THENCE SOUTHWESTERLY 266.48 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 04' 18";
 THENCE CONTINUING ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE PARKWAY) SOUTH
 89° 15' 35" WEST 443.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING
 A RADIUS OF 950.00 FEET;
 THENCE SOUTHWESTERLY 140.74 FEET ALONG SAID NORTHERLY LINE OF LOT Q (DIABLO GRANDE
 PARKWAY) AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 09' 44";

WHICH BEGINNING A RADIAL LINE BEARS SOUTH 02° 25' 19" WEST;

19) NORTH 19° 48' 45" WEST 99.82 FEET;
 20) NORTH 12° 05' 28" WEST 101.52 FEET;
 21) NORTH 12° 52' 38" WEST 41.06 FEET;
 22) NORTH 30° 04' 34" WEST 59.69 FEET;
 23) NORTH 34° 41' 21" WEST 41.91 FEET;
 24) NORTH 18° 26' 47" WEST 53.72 FEET;
 25) NORTH 02° 37' 17" WEST 79.86 FEET;
 26) NORTH 31° 53' 18" WEST 115.00 FEET;
 27) NORTH 83° 48' 07" WEST 85.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 SOUTHEAST, HAVING A RADIUS OF 525.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS
 SOUTH 83° 48' 07" EAST;
 28) NORTHEASTERLY 54.17 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 54' 44";
 29) NORTH 77° 56' 16" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
 NORTHWEST, HAVING A RADIUS OF 15.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH
 77° 53' 38" WEST;
 30) SOUTHWESTERLY 22.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 06' 46";
 31) NORTH 81° 46' 52" WEST 60.17 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST,
 HAVING A RADIUS OF 425.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 08° 13' 08"
 WEST;
 32) SOUTHWESTERLY 139.44 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 47' 56";
 33) SOUTH 79° 25' 12" WEST 69.77 FEET TO THE SOUTHEAST CORNER OF LOT 154 AS SHOWN ON THE MAP
 ENTITLED DIABLO GRANDE, UNIT NO. 1D, RECORDED IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY
 RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF LOTS 154 THRU 149 AND
 LOT 2 OF SAID UNIT NO. 1D, THE FOLLOWING FIVE (5) COURSES:

1) NORTH 10° 34' 48" WEST 64.39 FEET;
 2) NORTH 34° 14' 11" WEST 725.15 FEET;
 3) NORTH 37° 53' 49" WEST 233.78 FEET;
 4) NORTH 42° 30' 30" WEST 277.57 FEET;
 5) NORTH 68° 55' 42" WEST 126.22 FEET;
 THENCE NORTH 10° 00' 00" EAST 630.00 FEET;
 THENCE NORTH 65° 00' 00" EAST 380.00 FEET;
 THENCE SOUTH 33° 45' 00" EAST 3425.00 FEET;
 THENCE NORTH 12° 35' 00" EAST 700.00 FEET;
 THENCE SOUTH 85° 00' 00" EAST 470.00 FEET;
 THENCE SOUTH 28° 45' 00" EAST 600.00 FEET;
 THENCE SOUTH 14° 00' 00" EAST 725.00 FEET;
 THENCE NORTH 80° 00' 00" EAST 200.00 FEET;
 THENCE NORTH 45° 00' 00" EAST 225.00 FEET;
 THENCE NORTH 80° 00' 00" EAST 550.00 FEET;
 THENCE NORTH 55° 45' 00" EAST 350.00 FEET;
 THENCE NORTH 14° 00' 00" EAST 225.00 FEET;
 THENCE NORTH 38° 52' 00" EAST 220.50 FEET;

THENCE SOUTH 73° 42' 28" EAST 409.88 FEET TO HE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:

THAT CERTAIN PROPERTY LYING IN A PORTION OF SECTIONS 7 & 18, TOWNSHIP 6 SOUTH,
 RANGE 7 EAST, MOUNT DIABLO MERIDIAN, GRANTED TO PACIFIC BLUE, LLC, A CALIFORNIA
 LIMITED LIABILITY COMPANY, BY GRANT DEED RECORDED ON FEBRUARY 22, 2008 AS
 DOCUMENT NO. 2008-0018169, STANISLAUS COUNTY RECORDS.

ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT
 NO. 1A" RECORDED MAY 13, 2003 IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY
 RECORDS.

ALL PARCELS SHOWN ON PARCEL MAP RECORDED MARCH 31, 2005 IN BOOK 53 OF PARCEL MAPS, PAGE 70, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 1B" RECORDED MAY 11, 2006 IN BOOK 43 OF MAPS, PAGE 14, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT NO. 2A" RECORDED JULY 13, 2006 IN BOOK 43 OF MAPS, PAGE 25, STANISLAUS COUNTY RECORDS.

ALL LOTS AND STREETS SHOWN ON MAP ENTITLED "DIABLO GRANDE UNIT 1D" RECORDED OCTOBER 26, 2006 IN BOOK 43 OF MAPS, PAGE 37, STANISLAUS COUNTY RECORDS.

PARCEL 1 AS SHOWN ON THAT PARCEL MAP 2005-27, RECORDED DECEMBER 12, 2014 IN BOOK 57 OF PARCEL MAPS, PAGE 8, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS COUNTY RECORDS AND RE-RECORDED JANUARY 24, 2019 AS INSTRUMENT NO. 2019-0003982-00, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 19, GRANTED TO THE WEST STANISLAUS COUNTY FIRE PROTECTION DISTRICT, BY GRANT DEED RECORDED AUGUST 25, 2017 AS DOCUMENT NO. 20170062269, STANISLAUS COUNTY RECORDS.

SAID PARCEL SHOWN AS RESULTANT PARCEL 1 ON THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT RECORDED JUNE 25, 2018 AS INSTRUMENT NO. 2018-0043272-00, STANISLAUS COUNTY OFFICIAL RECORDS AND RE-RECORDED JULY 17, 2019 AS INSTRUMENT NO. 2019-0046544-00, STANISLAUS COUNTY OFFICIAL RECORDS.

APN(S): 025-046-008; 025-046-014 (NOT YET ASSESSED, PORTIONS OF 025-046-009 & 025-046-012); PORTION OF 025-047-010 (NOT YET ASSESSED, PORTION OF 025-047-005); 025-047-008; 025-039-013; 025-039-015; 025-039-018; 025-040-001 (PORTION OF); 025-040-016; 025-040-005; 025-039-020 & 025-005-010

13. [Intentionally Blank]

14. [Intentionally Blank]

15. **APN 025-048-001-000 (undeveloped land surrounded by Holes 3-15 of Ranch Course)**
(Owner: Angels Crossing LLC)

ALL THAT CERTAIN REAL PROPERTY SITUATE, LYING AND BEING LOT 313 AS SHOWN ON "DIABLO GRANDE, UNIT NO. 1A" AS FILED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS, LYING IN A PORTION OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO BASE AND MERIDIAN, LYING IN STANISLAUS COUNTY, CALIFORNIA.

IN ADDITION TO:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 313 AS SHOWN ON THE MAP OF "DIABLO GRANDE, UNIT NO. 1A" AS FILED IN BOOK 40 OF MAPS, PAGE 94, STANISLAUS COUNTY RECORDS, ALSO BEING A POINT ON THE EASTERLY LINE OF LOT "FF" AS SHOWN ON SAID MAP OF DIABLO

38° 28' 49" EAST 41.84 FEET; THENCE NORTH 07° 17' 47" WEST 27.51 FEET; THENCE NORTH 35° 34' 26" WEST 74.48 FEET; THENCE NORTH 23° 48' 17" EAST 17.38 FEET; THENCE NORTH 53° 54' 20" EAST 67.47 FEET; THENCE NORTH 65° 14' 31" EAST 44.64 FEET; THENCE SOUTH 84° 50' 24" EAST 158.20 FEET; THENCE SOUTH 31° 30' 37" EAST 21.45 FEET; THENCE NORTH 83° 08' 51" EAST 249.20 FEET; THENCE SOUTH 16° 10' 09" EAST 67.94 FEET; TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 11° 06' 19", AND A CHORD BEARING AND DISTANCE OF SOUTH 21° 43' 18" EAST 42.57 FEET; THENCE, ALONG THE ARC OF SAID CURVE, 42.64 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 17° 24' 49", AND A CHORD BEARING AND DISTANCE OF SOUTH 18° 34' 04" EAST 207.39 FEET; THENCE, ALONG THE ARC OF SAID CURVE, 208.19 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID LOT 313; THENCE, ALONG SAID NORTHERLY LINE, SOUTH 48° 23' 41" WEST 5.89 FEET, TO THE POINT OF BEGINNING.

**STANISLAUS COUNTY
SHERIFF'S OFFICE**

**P.O. BOX 3288 /801 11TH ST., STE 2200
MODESTO, CA 95353
(209) 491-8762 FAX 491-8766**

**JEFF DIRKSE
SHERIFF CORONER
PUBLIC ADMINISTRATOR**

**CIVIL DIVISION
TERMS AND CONDITIONS OF SHERIFF'S SALE**

1. IF YOU ARE THE HIGHEST BIDDER, YOU MUST BE PREPARED TO PAY IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK. PERSONAL CHECKS, COMPANY CHECKS, TRAVELER'S CHECKS OR MONEY ORDERS ARE NOT ACCEPTABLE (701.590(A) CCP.)
2. IF YOU PAY CERTIFIED CHECK OR CASHIER'S CHECK, THE CHECK MUST BE PAYABLE TO "STANISLAUS COUNTY SHERIFF." YOU MAY NOT ENDORSE A CHECK, PAYABLE TO YOU OR ANYONE ELSE OVER TO THE SHERIFF'S DEPARTMENT.
3. THE HIGHEST BIDDER MUST BE PREPARED TO PAY THE FULL AMOUNT OF HIS/HER BID AT THE TIME OF SALE WHEN:
 - a) THE BID AMOUNT ON REAL PROPERTY IS \$5,000.00 OR LESS, OR,
 - b) THE BID AMOUNT ON PERSONAL PROPERTY IS \$2,500.00 OR LESS.
4. IF THE HIGHEST BID FOR AN INTEREST IN REAL PROPERTY SOLD EXCEEDS \$5,000.00, HIGHEST BIDDER MAY ELECT TO DEPOSIT AT LEAST \$5,000.00 OR 10% OF THE BID, WHICHEVER IS GREATER AND WITHIN 10 DAYS AFTER THE DATE OF SALE, PAY THE BALANCE DUE PLUS INTEREST ON THE BALANCE AND COSTS ACCRUING WITH REGARD TO THE PROPERTY SOLD.

IF THE HIGHEST BID FOR AN ITEM, GROUP OR LOT OF PERSONAL PROPERTY SOLD EXCEEDS \$2,500.00, THE HIGHEST BIDDER MAY ELECT TO DEPOSIT AT LEAST \$2,500.00 OR 10% OF THE BID, WHICHEVER IS GREATER AND WITHIN 10 DAYS AFTER THE DATE OF SALE, PAY THE BALANCE DUE PLUS INTEREST ON THE BALANCE AND COSTS ACCRUING WITH REGARD TO THE PROPERTY SOLD.

THE HIGHEST BIDDER IS NOT ENTITLED TO POSSESSION OF THE PROPERTY SOLD UNTIL THE AMOUNT OF BID PLUS COSTS AND INTEREST HAVE BEEN PAID.

IF THE HIGHEST BIDDER DOES NOT PAY THE AMOUNT BID AS PRESCRIBED ABOVE, HE/SHE WILL FORFEIT THEIR DEPOSIT. (701.590, 701.600 CCP.)

5. THE JUDGMENT CREDITOR MAY BID AGAINST ALL OR PART OF THE JUDGMENT. HOWEVER, UNPAID LEVYING COSTS, PREFERRED LABOR CLAIMS, EXEMPT PROCEEDS AND ANY OTHER CLAIM REQUIRED TO BE SATISFIED SHALL BE PAID IN CASH OR BY CERTIFIED CHECK OR CASHIER'S CHECK. (701.590 CCP.)
6. PROSPECTIVE BIDDERS SHOULD REFER TO SECTION 701.600(C) OF THE CODE OF CIVIL PROCEDURE REGARDING THE LIABILITY OF DEFAULTING BIDDERS.
7. ANY PERSON MAY BID ON AND PURCHASE PROPERTY AT A SHERIFF'S SALE, EXCEPT EMPLOYEES OF THE STANISLAUS COUNTY SHERIFF'S OFFICE AND THEIR IMMEDIATE FAMILIES.
8. DURING THE BIDDING YOU MAY BE ASKED TO QUALIFY YOURSELF AS A BIDDER. YOU WILL BE ASKED HOW YOU INTEND TO PAY FOR THE PROPERTY AND TO SHOW SOME EVIDENCE OF YOUR ABILITY TO PAY. THIS IS DONE FOR THE BENEFIT OF THE OTHER BIDDERS.
9. IF YOU ARE THE HIGHEST BIDDER, YOU MUST BE PREPARED TO DO BUSINESS IMMEDIATELY. THE AUCTIONEER WILL NOT WAIT WHILE YOU GO TO THE BANK FOR MONEY.

SALES SUBJECT TO THE RIGHT OF REDEMPTION

THE RIGHT TO REDEMPTION APPLIES ONLY TO REAL PROPERTY. WHEN AN INTEREST IN REAL PROPERTY IS SOLD SUBJECT TO THE RIGHT OF REDEMPTION, IT MEANS THAT THE DEBTOR, WHOSE INTEREST IN THE PROPERTY IS BEING SOLD, WILL HAVE A CERTAIN AMOUNT OF TIME TO REDEEM OR BUY BACK HIS/HER PROPERTY INTEREST. IN THE MEANTIME, THE PURCHASER WILL BE ISSUED A CERTIFICATE OF SALE AND A DUPLICATED COPY OF THE CERTIFICATE WILL BE RECORDED. (729.030 CCP.) THIS CERTIFICATE DOES NOT CONSTITUTE A TRANSFER OF TITLE, BUT IT DOES GRANT THE PURCHASER CERTAIN RIGHTS (729.090 CCP.)

THE REDEMPTION PERIOD WILL DEPEND ON THE SELLING PRICE AS FOLLOWS: (709.030 CCP)

- A. THREE MONTHS AFTER THE DATE OF SALE IF THE PROCEEDS OF THE SALE ARE SUFFICIENT TO SATISFY THE SECURED INDEBTEDNESS WITH INTEREST AND COSTS.
- B. ONE YEAR AFTER THE DATE OF SALE IF THE PROCEEDS OF THE SALE ARE NOT SUFFICIENT TO SATISFY THE SECURED INDEBTEDNESS WITH INTEREST AND COSTS.

THE REDEMPTION PRICE IS THE TOTAL OF THE FOLLOWING:

- A. THE PURCHASE PRICE AT THE TIME OF SALE.
- B. THE AMOUNT OF ANY ASSESSMENTS OR TAXES AND REASONABLE AMOUNTS FOR FIRE INSURANCE, UPKEEP AND REPAIR OR IMPROVEMENTS ON THE PROPERTY.
- C. ANY AMOUNT PAID BY THE PURCHASER ON A PRIOR OBLIGATION SECURED BY THE PROPERTY TO THE EXTENT THAT THE PAYMENT WAS NECESSARY FOR THE PROTECTION OF THE PURCHASER'S INTEREST.
- D. INTEREST ON THE AMOUNTS DESCRIBED ABOVE FROM THE TIME SUCH AMOUNT WAS PAID UNTIL THE DATE OF THE DEPOSIT IS MADE.
- E. IF THE PURCHASER HAS ANY LIENS SUBORDINATE TO THE LIEN UNDER WHICH THE PROPERTY WAS SOLD, THE AMOUNT OF THE PURCHASER'S LIEN, PLUS INTEREST FROM THE DATE OF THE SALE UNTIL THE DATE THE DEPOSIT IS MADE.

RENTS AND PROFITS FROM THE PROPERTY PAID TO THE PURCHASER OR THE VALUE OF THE USE AND OCCUPATION OF THE PROPERTY TO THE PURCHASER MAY BE OFFSET AGAINST THE AMOUNTS DESCRIBED ABOVE. (729 CCP)

IF A DISPUTE SHOULD ARISE BETWEEN THE PURCHASER OF THE PROPERTY AND THE PERSON SEEKING TO REDEEM REGARDING THE REDEMPTION PRICE OR WHETHER THE PERSON IS ENTITLED TO REDEEM, THE PERSON SEEKING TO REDEEM MAY FILE A PETITION WITH THE COURT FOR A HEARING TO SETTLE THE DISPUTE. THE PETITION MUST BE FILED BEFORE THE EXPIRATION OF THE REDEMPTION PERIOD. THE LEVYING OFFICER MUST ALSO BE GIVEN WRITTEN NOTICE OF THE HEARING (729.060 CCP.)

CONCERNED PARTIES SHOULD REFER TO SECTIONS 729.090 OF THE CALIFORNIA CODE OF CIVIL PROCEDURE FOR MORE DETAILED INFORMATION CONCERNING THE REDEMPTION PROCESS.

A COPY OF THIS BULLETIN CAN BE OBTAINED FROM THE SHERIFF'S CIVIL DIVISION