



**City Engineer  
Special Meeting  
AGENDA**

*(to be held both at the physical and virtual locations below)*

**Civic Center Conference Room #3 ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482**

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/87453053321>

Or you can call in using your telephone only:

- Call (toll free) 1-669-444-9171
- Enter the Access Code: 874 5305 3321
- To Raise Hand enter \*9
- To Speak after being recognized: enter \*6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at [www.cityofukiah.com/meetings](http://www.cityofukiah.com/meetings).

**May 28, 2026 - 10:00 AM**

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**1. CALL TO ORDER**

**2. VERIFICATION OF NOTICE**

**3. APPEAL PROCESS**

In the event that the subdivider is dissatisfied with any determination of the city engineer, or his designee, either as to the determination as to whether a proposed subdivision is qualified as a minor one, or as to any requirements or conditions which he seeks to impose, then the subdivider may appeal to the planning commission by filing a statement in writing with the city engineer, stating his reasons for appeal, within 10 days of the decision being made.

**4. AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

The City Engineer welcomes input from the audience that is within the subject matter jurisdiction of the City Engineer. If there is a matter of business on the agenda that you are interested in, you may address the City Engineer when this matter is considered. If you wish to speak on a matter that is not on this agenda, you may do so at this time. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments in which the subject is not listed on the agenda.

**5. APPROVAL OF MINUTES**

5.a. Approval of the Minutes of April 25, 2024, a Special Meeting

***Recommended Action: Approve the minutes of the April 25, 2024, a Special Meeting***

Attachments:

1. 2024-04-25 - Draft CE Minutes

**6. SITE VISIT VERIFICATION**

**7. PUBLIC HEARING**

- 7.a. Minor Subdivision of an existing ±0.51-acre parcel (1009 West Perkins Street / 1008 West Church Street; APN 001-213-04) into three (3) parcels.

**Recommended Action: Staff recommends that the City Engineer review and conditionally approve the Minor Subdivision based on the draft Findings found in Attachment 1 and subject to the draft Conditions of Approval found in Attachment 2.**

Attachments:

1. Draft Minor Subdivision Findings
2. Draft Minor Subdivision Conditions of Approval
3. Application Materials, GIS Maps, Preliminary Title Report

## 8. ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.

Jesse Davis, AICP  
May 18, 2026

**CITY OF UKIAH  
CITY ENGINEER MINUTES  
CONFERENCE ROOM 3 & TELECONFERENCE  
April 25, 2024  
10:00 AM**

**STAFF PRESENT**

Tim Eriksen, City Engineer; Jesse Davis, Chief Planning Manager

**OTHERS PRESENT**

Multiple Members of the Public

1. **CALL TO ORDER**

City Engineer Tim Eriksen called the meeting to order at 10:00 a.m. via teleconference.

*City Engineer Tim Eriksen presiding.*

2. **VERIFICATION OF NOTICE**

Staff confirmed the hearing was properly noticed.

3. **APPEAL PROCESS**

Note: for items on this agenda, the appeal must be received by May 6, 2024 at 5:00 p.m.

4. **AUDIENCE COMMENTS ON NON-AGENDA ITEMS**

No comments on non-agenda items were received.

5. **APPROVAL OF MINUTES**

City Engineer Eriksen approved the minutes of the October 19, 2023 meeting, as submitted.

6. **SITE VISIT VERIFICATION**

City Engineer Eriksen confirmed that a site visit was conducted for today's item.

7. **PUBLIC HEARING**

a. Request for a Minor Subdivision of an existing ±. 71- acre parcel (1310 West Clay Street; APN 001-203-38) into two (2) parcels. Parcel 1 would be 14,424 square feet and Parcel 2 would be 20,234 square feet in size. #24-9268

Presenter: Jesse Davis, Chief Planning Manager

PUBLIC HEARING OPENED: 10:10 p.m.

Speakers: Multiple

PUBLIC HEARING CLOSED: 10:50 a.m.

City Engineer Tim Eriksen approved a Minor Subdivision of an existing ±. 71- acre parcel (1310 West Clay Street; APN 001-203-38) into two (2) parcels. Parcel 1 would be 14,424 square feet and Parcel 2 would be 20,234 square feet in size. #24-9268 subject to the Findings in Attachment 1 and subject to the Conditions of Approval in Attachment 2.

## **8. ADJOURNMENT**

There being no further business, the meeting adjourned at 10:55 a.m.

DRAFT

**TO:** Tim Eriksen, City Engineer

**FROM:** Jesse Davis, AICP, Chief Planning Manager

**DATE:** May 28, 2026

**SUBJECT:** Minor Subdivision of an existing ±0.51-acre parcel (1009 West Perkins Street / 1008 West Church Street; APN 001-213-04) into three (3) parcels.

### SUMMARY

<b>PROJECT:</b>	Henderson Minor Subdivision; File No. PA26-000012
<b>OWNER:</b>	Lisa Ray
<b>APPLICANT/AGENT:</b>	Rick Henderson (Applicant) / Ron Franz (Agent)
<b>LOCATION:</b>	In the City of Ukiah, at the intersection of West Perkins Street and West Church Street, with frontage on both streets, located at 1009 West Perkins Street / 1008 West Church Street, Ukiah; APN 001-213-04.
<b>TOTAL ACREAGE:</b>	±0.51 acres (±22,184 sq ft)
<b>GENERAL PLAN:</b>	Low Density Residential (LDR)
<b>ZONING DISTRICT:</b>	Low Density Residential (R-1)
<b>AIRPORT COMPATIBILITY:</b>	OAE - Other Airport Environ
<b>ENVIRONMENTAL DETERMINATION:</b>	Categorical Exemption, CEQA Guidelines §15315, Class 15, Minor Land Divisions
<b>RECOMMENDATION:</b>	Conditional Approval (see Draft Findings in Attachment 1 and Draft Conditions of Approval in Attachment 2)

**PROJECT DESCRIPTION:** Staff requests that the City Engineer review and consider a Minor Subdivision of an existing ±0.51-acre parcel (APN 001-213-04) into three (3) parcels. The existing lot measures approximately 118 feet by 187 feet. The northern portion of the property fronts West Perkins Street and currently contains an existing Single-Family Dwelling (SFD) addressed at 1009 West Perkins Street. The southern portion fronts West Church Street and includes a second SFD at 1008 West Church Street, alongside a vacant, grassy field.

As proposed, Parcel 1 would be ±11,640 square feet with 118 feet of frontage on West Perkins Street and would retain an existing SFD.

Parcel 2 would be ±5,670 square feet with 63 feet of frontage on West Church Street and would retain an existing SFD.

Parcel 3 would be ±5,497 square feet with 63 feet of frontage on West Church Street and would remain vacant pending future development. If fully developed under current R-1 standards, the

subdivision could allow for one (1) SFD and one (1) Accessory Dwelling Unit (ADU), and potentially one (1) Junior Accessory Dwelling Unit (JADU) consistent with Gov. Code §65852.22, on each parcel.

No construction, demolition or new development is proposed as part of this minor subdivision. Given the existing development and limited available space on Parcels 1 & 2, only development of Parcel 3 is expected as a result of the subdivision request.

**RELATED APPLICATIONS:** On January 2, 2025, the City of Ukiah issued Demolition Permit No. 24-001687 for the demolition of a dilapidated accessory storage and garage structure along the western property line. Besides demolition of the accessory structure, no related applications have been identified for the subject property within the past two (2) years. Staff confirm that the subject parcel was not involved in a prior subdivision or lot line adjustment that would preclude its consideration under CEQA Guidelines §15315.

**SITE CHARACTERISTICS:** The subject parcel is situated within a developed residential neighborhood on the west side of Ukiah. The property has frontage on both West Perkins Street (north) and West Church Street (south) and is bordered on the north, east, and west by residential uses, with a former school recreation parcel to the south. The property is currently developed with two (2) SFDs: one fronting West Perkins Street and the second fronting West Church Street. The southwestern portion of the property remains vacant and is characterized by a grassy field. Topography is predominantly flat. Direct vehicular access to each existing SFD is provided from its respective street frontage as are utilities.

**SURROUNDING LAND USES:**

	<b>GENERAL PLAN</b>	<b>ZONING</b>	<b>LOT SIZE</b>	<b>USE</b>
<b>NORTH</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	.3 acres;.21 acres	Developed Residential
<b>EAST</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	.17 acres;.16 acres	Developed Residential
<b>SOUTH</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	2 Acres	Former Trinity School Rec. Area (Pool)
<b>WEST</b>	Low Density Residential (LDR)	Low Density Residential (R-1)	.22 acres;.22 acres	Developed Residential

The subject property is situated across from the recreation area of the former Trinity School complex. The former Trinity School complex occupies a five-acre, seven-building campus in central Ukiah, bounded by Church Street, South Hope Street, and Barnes Street. Dharma Realm Buddhist Association (DRBA) purchased the buildings and property in 2015. The adjacent parcel (the former pool/recreation area directly to the south), however, remains vacant with no immediate plans indicated for development or reuse.

**PUBLIC SERVICES:**

- Vehicular Access: West Perkins Street and West Church Street (Department of Public Works)
- Fire District: Ukiah Valley Fire Authority (UVFA)
- Water District: City of Ukiah Water Utility
- Sewer District: City of Ukiah Sewer Utility
- School District: Ukiah Unified School District (UUSD)
- Electric Utility: City of Ukiah Electric Utility Department
- Public Safety: Ukiah Police Department
- Gas: Pacific Gas & Electric (PG&E)

**AGENCY COMMENTS:** On April 21, 2026, project referrals were sent to the following responsible or trustee agencies with jurisdiction over the project, with a response deadline of 3:00 p.m. on Tuesday, May 5, 2026. Any comment that would trigger a project modification, denial, conditions of approval, or required permits are discussed in full in the following section.

Referral Agency	Comment
Building Inspection Division	No Comment Provided
Fire Prevention Division	No Comment Provided
Electrical Utility Department	Provided
Utility Billing	No Comment Provided
Ukiah Police Department	No Comment Provided
Public Works Department	No Comment Provided

EUD Comment: The City of Ukiah Electric Utility Department indicated no objections but noted that all three properties will be served by overhead service drops. When the vacant parcel is developed, EUD indicated that they may have additional comments. A preferred location for the new meter panel will need to be identified for Parcel 3.

**STAFF ANALYSIS**

**General Plan**

The subject parcel is designated Low Density Residential (LDR) per the City of Ukiah 2040 General Plan. On December 7, 2022, the City Council adopted a resolution adopting the 2040 General Plan (Resolution No. 2022-79), as well as a Resolution certifying the associated Environmental Impact Report (EIR), adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring Reporting Program (Resolution No. 2022-78) (State Clearinghouse No. 2022-050556).

Per the Land Use Element of the City's 2040 General Plan, the LDR designation is intended to provide land for attached and detached single-family residential uses. Additionally, the Land Use Element features goals to provide for a variety of housing types that offer choices for Ukiah residents (LU-1). It also features a goal to ensure the orderly and timely growth and expansion of the City (LU-7). The proposed minor subdivision would fulfill these considerations by ensuring a land-use pattern that prioritizes infill development, creates more affordable/smaller parcels, phases new construction, and avoids land-use incompatibilities (LU-7.1).

Per the City's Housing Element, the City should expand housing opportunities for all economic segments of the community (H-2) and encourage the development of a variety of housing types (H-2.2). Based on the surrounding development and the proposed lot sizes, this subdivision could expand opportunities for the development of above-moderate income housing while making productive use of an infill site that would be comparable to others on the block.

Given the alignment with numerous long-range goals and policies, staff finds that the subdivision request is consistent with the LDR General Plan land use designation and would fulfill goals and policies of the City's Land Use and Housing Elements.

### **Zoning**

The subject parcel is within the Low Density Residential (R-1) zoning district as defined in Article 3 of Ukiah City Code (UCC). Per the UCC, the purpose of the R-1 district is:

*“The purpose of the regulations in the Low Density Residential (R-1) District is to preserve, enhance, and protect the residential qualities of Ukiah’s various neighborhoods. The R-1 zoning district is intended for residential areas characterized predominantly by single-family uses, duplexes, and with typical single-family residential subdivision lots ranging in size from four thousand five hundred (4,500) to ten thousand (10,000) square feet in size.”*

No new development is proposed as part of the subdivision request. Future land uses on each parcel would be required to meet the standards of the R-1 district, including yard setbacks. For the R-1 district, the minimum front yard is ten feet (10'). The minimum side yard setback is five feet (5') for residences, while the rear yard is ten feet (10') for primary residences and five feet (5') for accessory structures. Based on the tentative map provided, the proposed parcel configurations provide sufficient area to accommodate the existing structures on Parcel 1 and Parcel 2, and to allow future development on Parcel 3 to meet minimum setback and parking requirements.

In 2024, the Planning Commission adopted Ordinance No. 1249, which lowered the threshold triggering a Site Development Permit from 6,000 square feet to 4,500 square feet. Under the current R-1 standards, the minimum lot size is 4,500 square feet and the minimum lot width is forty feet (40'). The proposed parcels meet these minimums as follows:

- Parcel 1: ±11,640 square feet with 118 feet of street frontage on West Perkins Street.
- Parcel 2: ±5,670 square feet with 63 feet of street frontage on West Church Street.
- Parcel 3: ±5,497 square feet with 63 feet of street frontage on West Church Street.

The proposed lots would not be subject to additional review beyond the public hearing before the City Engineer but would need to conform to all standards of the R-1 district at the time of any future development. The surrounding neighborhood is developed with residential properties of varying sizes consistent with the size and character of the proposed parcels. Therefore, staff finds

that the proposed subdivision is consistent with the R-1 zoning district.

### **Subdivision and Lot Requirements**

Per Ukiah City Code Chapter 1, Section 8300, a “minor subdivision” is a subdivision in which the City Engineer finds that all of the following conditions are present:

1. No street opening or improvement proceedings are required in the proposed subdivision.
2. Not more than four (4) lots are contained in the proposed subdivision.
3. The proposed subdivision is situated in a locality where conditions are well defined by existing development.
4. Property proposed to be subdivided shall abut a dedicated street.

The requested subdivision complies with these requirements. The proposal creates three (3) lots; the surrounding area is well defined by existing residential development; and the property abuts dedicated street frontage on both West Perkins Street and West Church Street. Staff notes that sidewalks and associated infrastructure are already in place along Perkins Street. However, no such infrastructure exists on the Church Street frontage for the entirety of the block. Therefore, staff finds that the proposed subdivision is consistent with the City's Subdivision regulations, and defers to the City Engineer for site specific evaluation as part of any new construction on the resulting parcels.

### **Park Land Dedication Fee**

Per Ukiah City Code (UCC) §8401, as a condition of approval for a parcel map, the subdivider is required to pay a fee in lieu of land dedication for park and recreational purposes. For minor subdivisions of fifty (50) parcels or fewer, this fee is calculated based on the land value required to serve the needs of the residents of the proposed development (UCC §8404(B)). The required fee is calculated using a formula based on the number of proposed dwelling units and their average population density (UCC §8403) and is inherently tied to the impact of new residential capacity.

Since Parcel 1 and Parcel 2 already contain established dwellings, the subdivision would only trigger the park dedication fee for the single newly created vacant lot (Parcel 3).

The applicant has indicated that they intend to pursue the exemption from upfront payment of the park land dedication fee provided under UCC §8410, as no new residential development is being pursued as part of this subdivision.

Under UCC §8410, for minor subdivisions of fewer than five (5) parcels, payment of the park land dedication or "in lieu" fee may be deferred and tied to a future building permit rather than collected at the time of subdivision. Accordingly, the Conditions of Approval for this project include a provision that, if a building permit is requested to construct a residence within four (4) years, the owner of Parcel 3 must pay the fee as a condition of obtaining the building permit, with the fee reassessed at the fair market value upon development.

### **Public Improvements and Right-of-Way Considerations**

The applicant has been advised to coordinate directly with the City Engineer regarding required improvements along West Church Street. Considerations include the condition of adjacent

infrastructure, the potential to defer required improvements to coincide with future construction on Parcel 3, and the recognition of limited opportunities to require sidewalk installation in front of Parcel 2 in the near future. Parcel 1, along West Perkins Street features all required Public Works improvements for an existing parcel in the Low Density Residential zoning district.

### **Ukiah Municipal Airport Land Use Compatibility Plan**

The site is located within an Other Airport Environ (OAE). As such, the project is not subject to review by the Airport Land Use Commission (ALUC). Within the OAE, noise impacts are considered low, and airspace concerns are limited to objects with heights of greater than 100 feet above runway elevation. As a result, the project was not referred to the ALUC. Per Table 3A of the Ukiah Municipal Airport Land Use Compatibility Plan (Adopted May 20, 2021), the OAE imposes no density limits and no open-land requirements within this compatibility zone.

### **HAZARDS**

**Fire:** Like much of western Ukiah, the geographic center of the proposed subdivision is located within a Very High Fire Hazard Severity Zone (FHSZ), as designated by the State Fire Marshal in 2025. The local fire protection agency is the Ukiah Valley Fire Authority (UVFA). Parcels located in High and Very High FHSZs within Local Responsibility Areas are subject to California's Wildland-Urban Interface (WUI) building codes under Chapter 7A of the California Building Code. These standards govern the design and construction of new buildings in these zones. As part of any subsequent permit review, the UVFA and the Building Inspection Division will evaluate the project for conformance with ignition-resistant building requirements. In addition, Government Code Section 51182 requires defensible space clearance and other wildland fire safety practices for buildings located in these areas.

**Flood:** The parcel does not appear to be subject to any Special Flood Hazard Area or floodway. The nearest watercourse is Gibson Creek, which is located approximately .5 miles to the north of the subject property.

### **ENVIRONMENTAL REVIEW**

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15315, Class 15, Minor Land Divisions. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

This project proposes a three-lot subdivision for residential purposes. The project, as submitted, complies with all provisions of the Ukiah 2040 General Plan and Ukiah City Code without requiring any variances or exceptions. The subject property is located in the R-1 (Low Density Residential) zoning district. The proposed subdivision was routed to the Public Works, Police Department, Electrical Utility, and the Ukiah Valley Fire Authority, and it has been preliminarily determined that all services and access to the proposed parcels are consistent with local standards. Two parcels would retain existing dwellings, and no new development is proposed at this time. The subject property was not involved in a division of a larger parcel within the previous two (2) years, nor

does it have an average slope greater than 20 percent. Staff has further reviewed the exceptions to Categorical Exemptions set forth in CEQA Guidelines §15300.2 and finds that none apply: the project location is not particularly sensitive; there is no reasonable possibility of significant cumulative impact from successive projects of the same type in the same place; no unusual circumstances exist; the project will not result in damage to scenic resources within a designated state scenic highway; the project site is not on a list compiled pursuant to Government Code §65962.5 of hazardous waste sites; and the project will not cause a substantial adverse change in the significance of a historical resource. Accordingly, there is no substantial evidence in the record that any of the §15300.2 exceptions apply to this project.

### **PUBLIC NOTICE**

- Mailed to neighboring property owners within a three hundred foot (300') radius of the subject property on May 18, 2026.
- Posted on the subject project parcel and inside the glass case located at 300 Seminary Avenue on May 18, 2026.
- Published in the Ukiah Daily Journal on May 17, 2026.

### **RECOMMENDATION**

Staff recommends that the City Engineer review and conditionally approve the Minor Subdivision based on the draft Findings found in Attachment 1 and subject to the draft Conditions of Approval found in Attachment 2.

### **ATTACHMENTS**

1. Draft Minor Subdivision Findings
2. Draft Minor Subdivision Conditions of Approval
3. Application Materials, GIS Maps, Preliminary Title Report

**DRAFT FINDINGS**  
**MINOR SUBDIVISION 1009 WEST PERKINS ST / 1008 WEST CHURCH ST**  
**APN 001-213-04**  
**FILE NO: PA26-000012**

The following findings are supported by and based on information contained in the Staff Report dated May 28, 2026, the application materials and documentation, and the public record:

1. The proposed Tentative Parcel Map, as conditioned, complies with the requirements of the City of Ukiah Municipal Code, Division 9, Chapter 1, Article 18 and the Subdivision Map Act.
2. The parcels established as a result of this Minor Subdivision are consistent with the General Plan Low Density Residential (LDR) land use designation.
3. The proposed Minor Subdivision and Tentative Map, as conditioned, complies with the requirements of the Low Density Residential (R-1) zoning district.
4. The Minor Subdivision and Tentative Map will create three lots which are consistent with City requirements, including:
  - a. Proposed parcels and uses are consistent with the requirements of the Low Density Residential (R-1) zoning district regarding minimum parcel size, lot dimensions, and shape.
  - b. Proposed parcels will have access directly onto a public street, and utilities are already serving available to serve the created parcels.
  - c. Proposed parcels will be located within a developed residential area, surrounded by residential development on three sides.
  - d. The proposed parcels meet the minimum lot size and lot width standards of the R-1 zoning district. Parcel 1 is approximately 11,640 square feet with 118 feet of frontage on West Perkins Street. Parcel 2 is approximately 5,670 square feet with 63 feet of frontage on West Church Street. Parcel 3 is approximately 5,497 square feet with 63 feet of frontage on West Church Street.
5. The proposed Minor Subdivision is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Class 15, Minor Land Divisions. The division creates three parcels in an urbanized area zoned for residential use, in conformance with the General Plan and zoning. No variances or exceptions are required. All services and access to the proposed parcels are available to local standards. The parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. None of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to this project.

**Public Notice.** A notice of public hearing was provided in the following manner:

- Mailed to neighboring property owners within a three hundred foot (300') radius of the subject property on May 18, 2026.

- Posted on the subject project parcel and inside the glass case located at 300 Seminary Avenue on May 18, 2026
- Published in the Ukiah Daily Journal on May 17, 2026.

DRAFT

**DRAFT CONDITIONS OF APPROVAL  
MINOR SUBDIVISION 1009 WEST PERKINS ST / 1008 WEST CHURCH ST  
APN 001-213-04  
FILE NO: PA26-000012**

Approval is granted for the Minor Subdivision based on the application submitted to the Community Development Department received [application receipt date], and as shown on the Tentative Map dated April 19, 2026, contained therein, except as modified by the following Conditions of Approval:

**City of Ukiah Special Conditions**

1. All fees related to the Minor Subdivision application must be paid prior to the final approval and the recordation of the Parcel Map.
2. Prior to issuance of building permits, a copy of the recorded Parcel Map shall be provided to the Community Development Department and the Department of Public Works.
3. Parcel 1 shall retain the existing site address of 1009 West Perkins Street. Parcel 2 shall retain the existing site address of 1008 West Church Street. An address assignment application for Parcel 3 shall be submitted to the Community Development Department prior to the recordation of the Parcel Map.
4. Future proposed development will be subject to Community Development Department review and will require building permits.
5. In the event that prehistoric archaeological features such as a concentration of flaked stone artifacts, or culturally modified soil (midden) or dietary shell are encountered at any time during preparatory grading or underground excavation to remove existing structures, all work should be halted in the vicinity of the discovery. A qualified archaeologist should be contacted immediately to make an evaluation and determine if the discovered material represents a definite cultural resource. If it is determined that a potentially significant feature has been revealed, a temporary suspension of earth disturbing activities should be enforced until an appropriate mitigation program can be developed and implemented to satisfy the Planning Division. An archaeological monitor shall observe all further work during construction activities that are located within or near an archaeological site area, and formal tribal consultation may be required.
6. Pursuant to Ukiah City Code Section 8410, payment of the park land dedication in-lieu fee for Parcel 3 shall be deferred and shall not be required upfront at the time of subdivision. The deferral shall be noted on the Parcel Map. If a building permit is requested to construct a residence on Parcel 3 within four (4) years of recordation of the Parcel Map, the owner of Parcel 3 shall pay the park land dedication in-lieu fee as a condition of obtaining the building permit, calculated pursuant to Ukiah City Code Section 8403. Parcels 1 and 2 are not subject to this condition as they contain established Single-Family Dwellings.
7. The Applicant shall coordinate directly with the City Engineer regarding required public improvements along the West Church Street frontage of Parcels 2 and 3. The City Engineer may require, defer, or waive curb, gutter, sidewalk, and related frontage

improvements based on the condition of adjacent infrastructure and the timing of future development on Parcel 3.

### **City of Ukiah Standard Conditions**

8. This approval is not effective until the 10-day appeal period applicable to this Minor Subdivision Map has expired without the filing of a timely appeal. If a timely appeal is filed, the project is subject to the outcome of the appeal and shall be revised as necessary to comply with any modifications, conditions, or requirements that were imposed as part of the appeal.
9. Any construction shall comply with the "Standard Specifications" for such type of construction now existing or which may hereafter be promulgated by the Engineering Department of the City of Ukiah; except where higher standards are imposed by law, rule, or regulation or by action of the City Engineer such standards shall be met.
10. In addition to any particular condition which might be imposed; any construction shall comply with all building, fire, electric, plumbing, occupancy, and structural laws, rules, regulations, and ordinances in effect at the time the Building Permit is approved and issued.
11. The Applicant shall submit verification of all applicable permits or approvals in compliance with all local, state and federal laws to the Community Development Department prior to issuance of building permits.

### **Public Works Department Conditions**

12. Each parcel shall be served individually upon the development of the parcel with appropriate public utilities required for the type of development within the parcel.
13. The tentative map shall expire twenty-four (24) months from the date of its approval or conditional approval unless extended in accordance with the City of Ukiah Subdivision Ordinance and the Subdivision Map Act.
14. A Parcel Map shall be prepared and submitted to the City Engineer for review and approval, along with payment of all parcel map processing and review fees and shall be prepared and recorded in a manner consistent with Ukiah Municipal Code requirements.
15. The Parcel Map submitted for recordation shall include all necessary easements or such easements shall be recorded by separate instrument, if deemed necessary.
16. All taxes now due, or past due, must be paid prior to the approval of the Parcel Map for recordation.

### **Electric Utility Department Conditions**

17. The new lots shall be served by overhead service drops from the City of Ukiah Electric Utility Department.
18. A preferred location for the new electric meter panel shall be identified for Parcel 3 and submitted to the City of Ukiah Electric Utility Department for review prior to issuance of building permits for Parcel 3. Additional Electric Utility Department conditions may apply at the time Parcel 3 is developed.
19. All new electric service panels must meet the City of Ukiah EUSERC Acceptability Chart prior to installation.

**Building Inspection Division/Fire Prevention Division (Ukiah Valley Fire Authority)**

20. The design and construction of all site alterations and future development on Parcels 1, 2, and 3 shall comply with the codes adopted by the City of Ukiah, including the 2025 California Building Code, 2022 California Residential Code, 2025 California Electrical Code, 2025 California Mechanical Code, 2025 California Plumbing Code, 2025 California Fire Code, 2025 California Green Building Standards Code, and 2025 California Energy Code.
21. The subject property is located within a Local Response Area (LRA) designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CAL FIRE). All future developments on Parcels 1, 2, and 3 shall comply with all applicable Wildland-Urban Interface (WUI) Fire Area construction standards.
22. All new buildings, additions, and applicable alterations shall comply with the materials and construction methods set forth in Chapter 7A of the 2025 California Building Code and Section R337 of the 2025 California Residential Code. Required elements include ignition-resistant exterior wall coverings, ember-resistant vents, dual-paned or tempered glazing, Class A roof assemblies, and protected eaves, soffits, and underfloor areas.
23. Defensible space shall be established and maintained around all structures in accordance with California Public Resources Code Section 4291 and California Government Code Section 51182. Defensible space compliance shall be verified by the Ukiah Valley Fire Authority prior to final occupancy of any new structure.
24. Access to Parcel 3 shall be reviewed and approved by the Ukiah Valley Fire Authority prior to issuance of building permits.
25. An approved water supply for fire protection shall be provided in accordance with Chapter 5 and Appendices B and C of the 2025 California Fire Code. Fire hydrant location, spacing, and required fire flow for development on Parcel 3 shall be reviewed and approved by the Ukiah Valley Fire Authority prior to issuance of building permits.
26. Approved address numbers shall be placed on all new and existing buildings so as to be plainly visible and legible from the street or road fronting the property, in accordance with Section 505 of the 2025 California Fire Code.
27. Smoke alarms and carbon monoxide alarms shall be installed in all new dwellings, and in existing dwellings where required by the California Residential Code and California Health and Safety Code at the time of alteration or addition.
28. Building permits shall be required for all new construction, additions, and alterations on Parcels 1, 2, and 3. Construction documents shall be submitted to the Building Inspection Division for plan review and approval prior to the start of any work.



**Owner**

Lisa Ray  
788 Lovers Lane  
Ukiah, Ca 95482

**Agent**

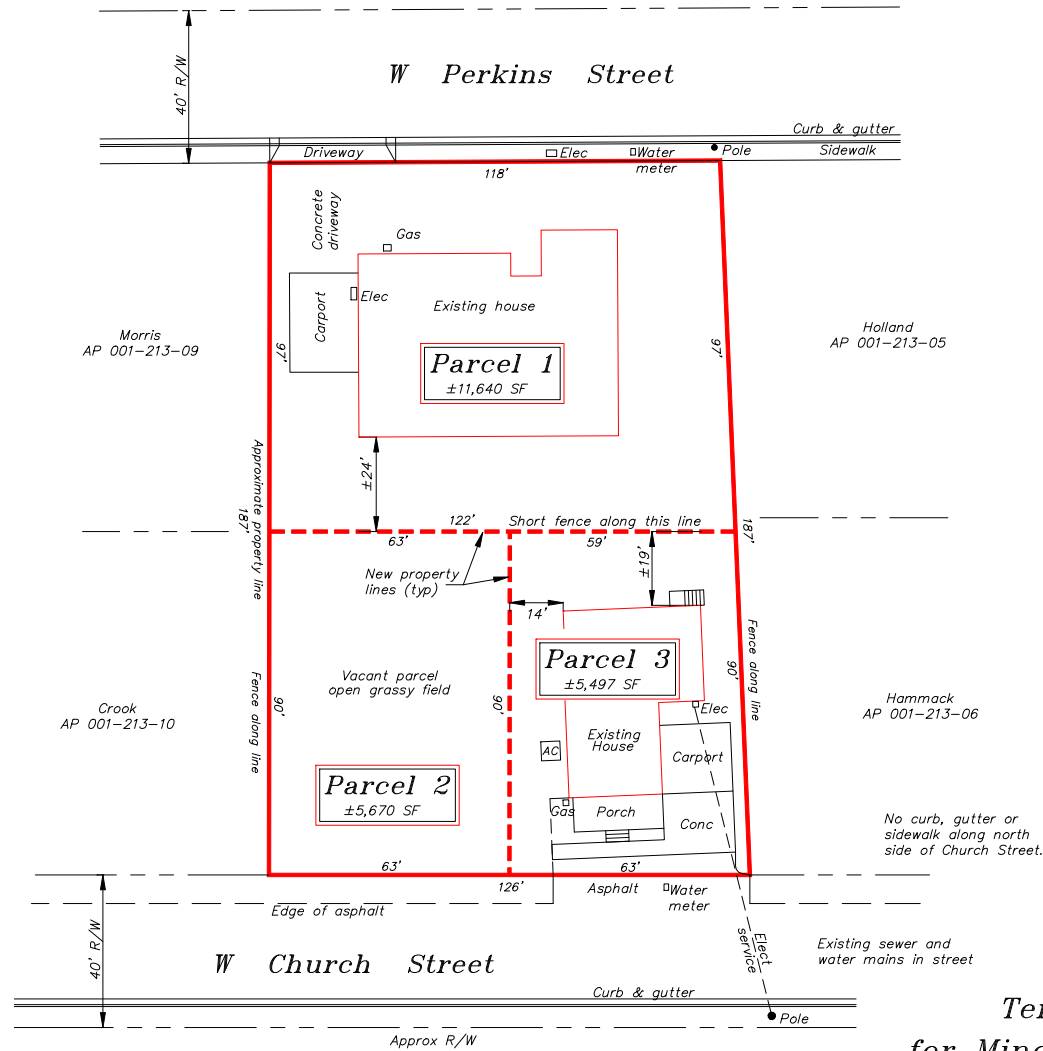
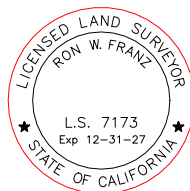
Rick Henderson  
250 N Hope St  
Ukiah, Ca 95482  
707-272-6112  
henderson@pacific.net

Title Report prepared by Redwood  
Empire Title Company, order number  
20260460AP, see attached.

There are no easements on the  
property according to the Title Report.

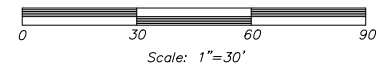
**Prepared By**

Ron W. Franz RCE, PLS  
2335 Appolinaris Drive  
Ukiah, Ca 95482  
707-462-1087



Note:  
Parcel sizes shown are approximate  
at this time until a formal survey  
is done on the property.

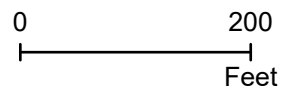
**Tentative Map**  
for Minor Subdivision at  
1009 W Perkins Street, Ukiah  
April 19, 2026 -- AP 001-213-04



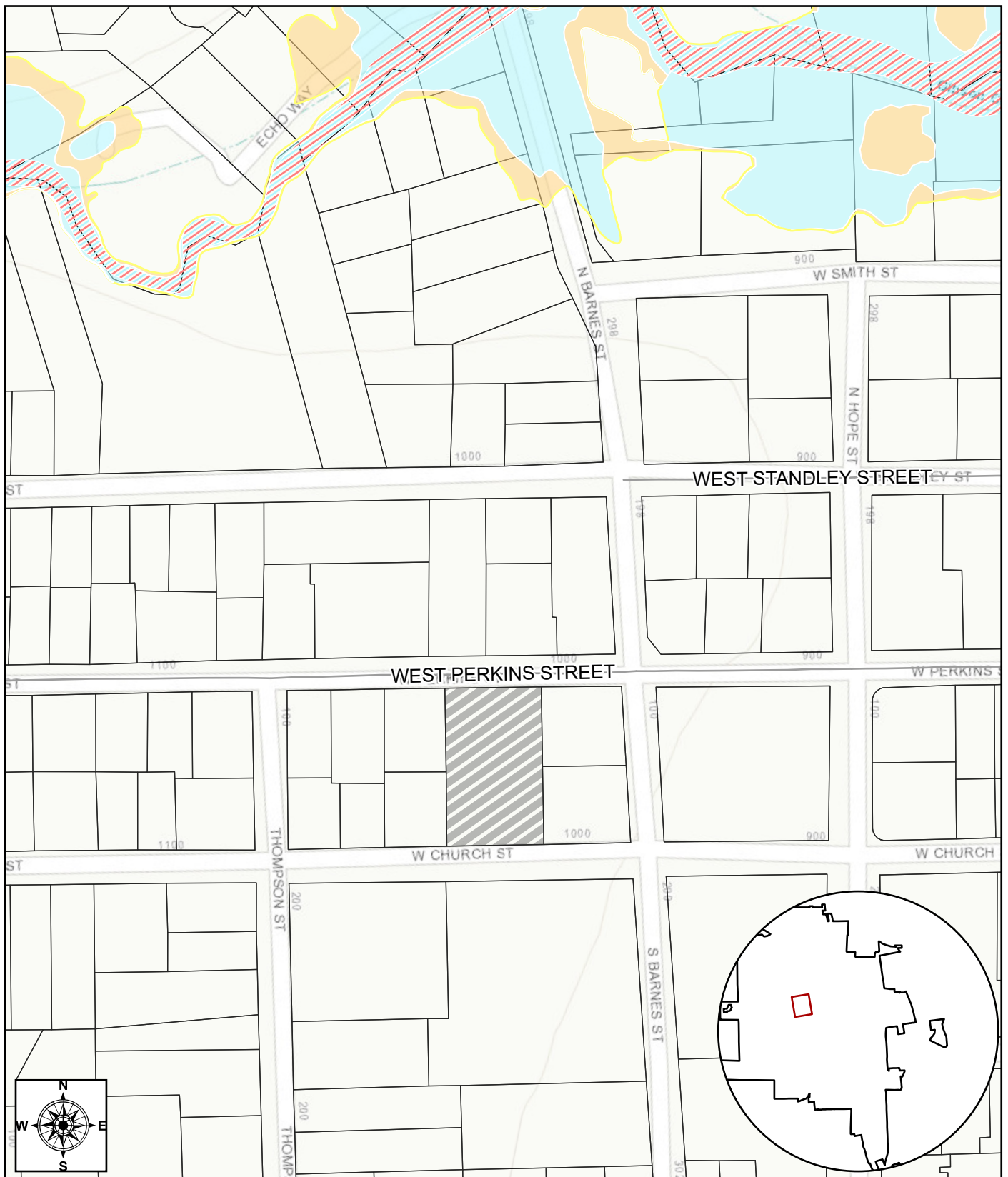


### 1009 WEST PERKINS & 1008 WEST CHURCH STREET FIRE HAZARD MAP

- Ukiah Assessor  
Parcels
- 1009 West Perkins  
& 1008 West  
Church Street
- Principal and Arterial  
Roads
- ARTERIAL
- PRINCIPAL  
ARTERIAL



THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE TO DETERMINE LEGAL PROPERTY BOUNDARIES.  
 Map generated by City of Ukiah Community Development Department staff.



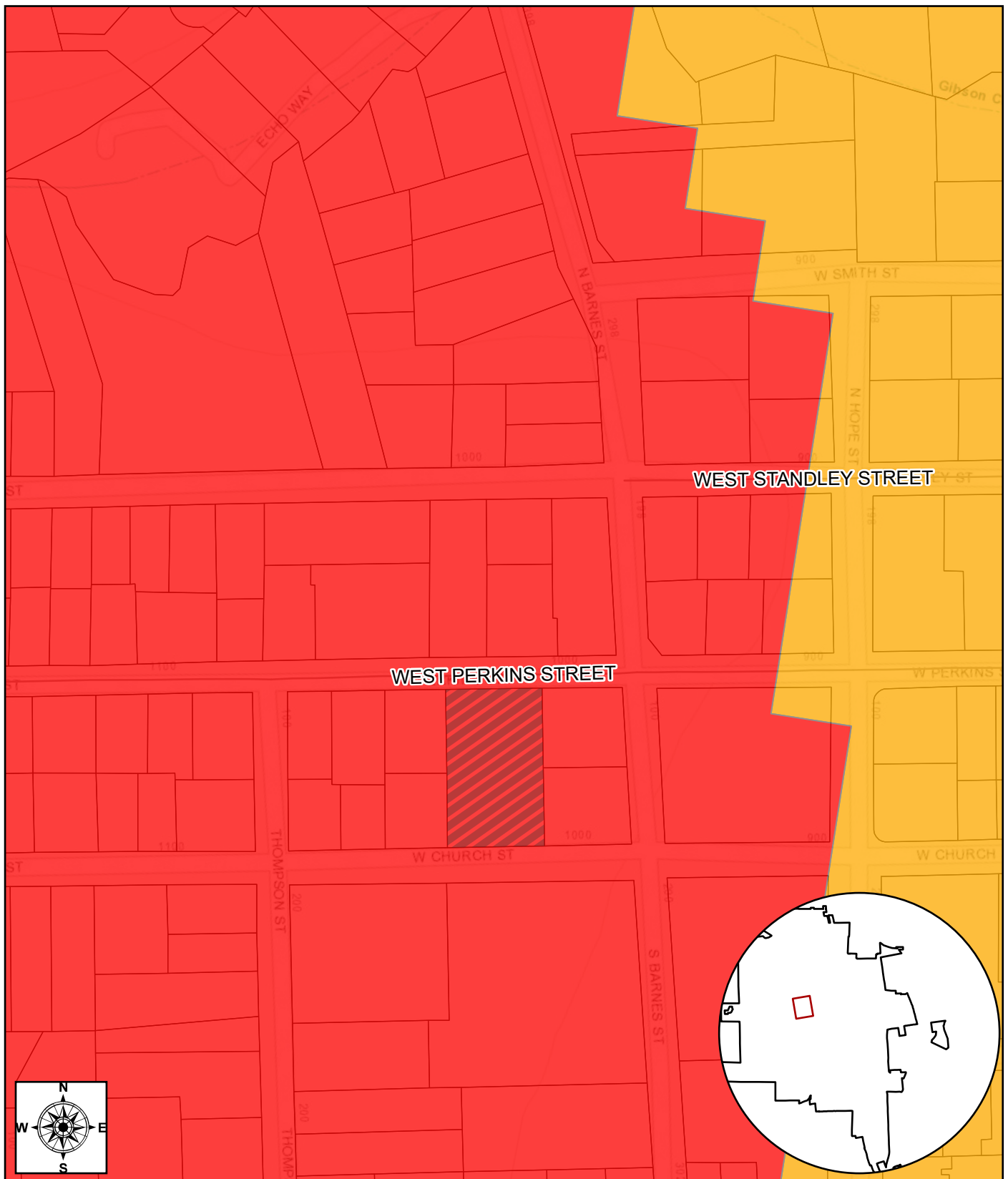
## 1009 WEST PERKINS & 1008 WEST CHURCH STREET FEMA MAP

- |   |                                 |  |                                 |
|---|---------------------------------|--|---------------------------------|
| Ukiah Assessor<br>Parcels                         | Principal and Arterial<br>Roads | 1 PCT ANNUAL<br>FLOODING                 | AREA OF MINIMAL<br>FLOOD HAZARD |
| 1009 West Perkins<br>& 1008 West<br>Church Street | ARTERIAL                        | 0.2 PCT ANNUAL<br>CHANCE FLOOD<br>HAZARD | FLOODWAY                        |
|   | PRINCIPAL<br>ARTERIAL           |  |                                 |
- 0 200  
Feet

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Map generated by City of Ukiah Community Development Department staff.

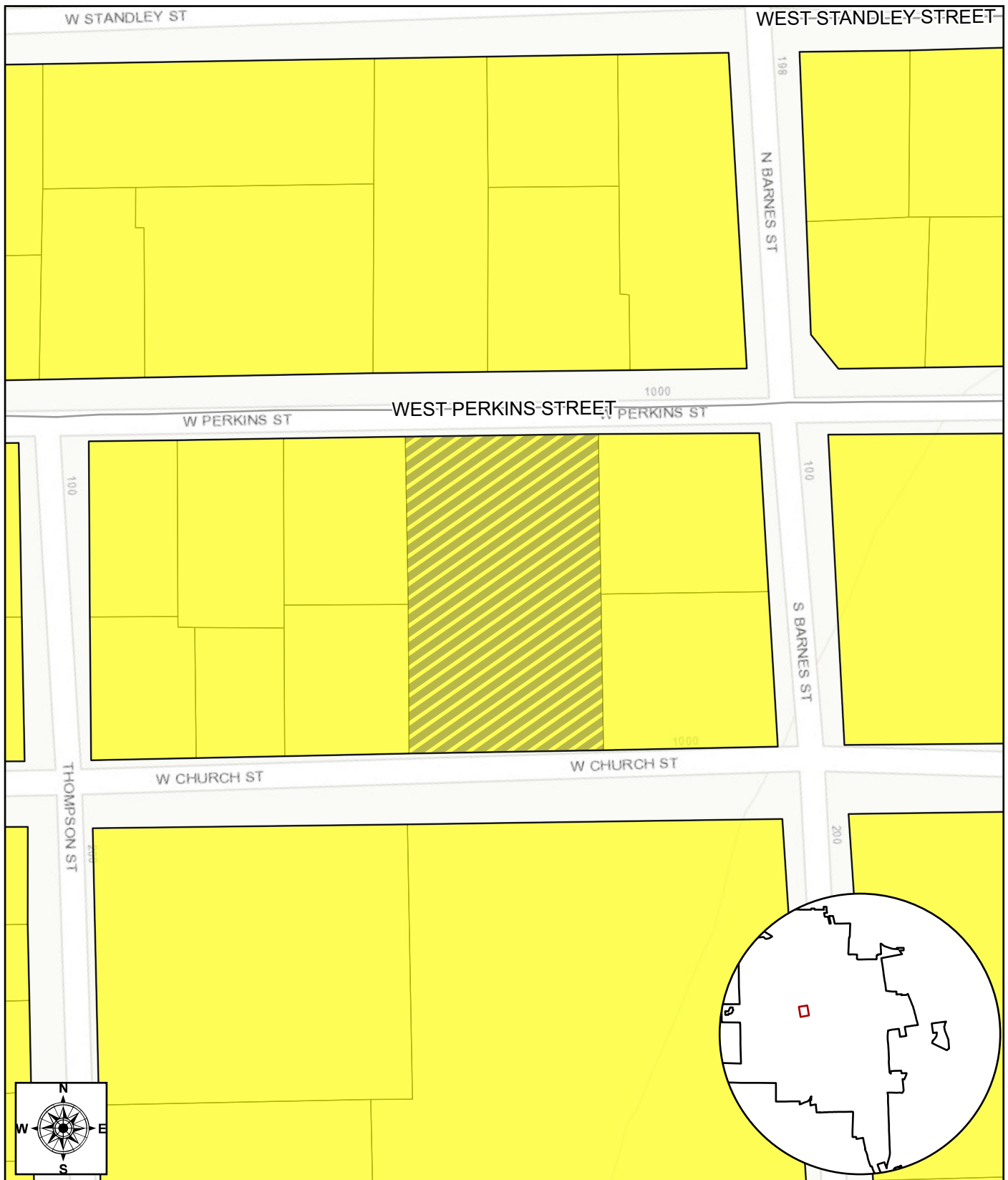


### 1009 WEST PERKINS & 1008 WEST CHURCH STREET FIRE HAZARD MAP

Ukiah Assessor Parcels	Fire Hazard Severity Zone (LRA) High	Principal and Arterial Roads — ARTERIAL	PRINCIPAL ARTERIAL
1009 West Perkins & 1008 West Church Street	Very High		

0 200  
Feet

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Map generated by City of Ukiah Community Development Department staff.

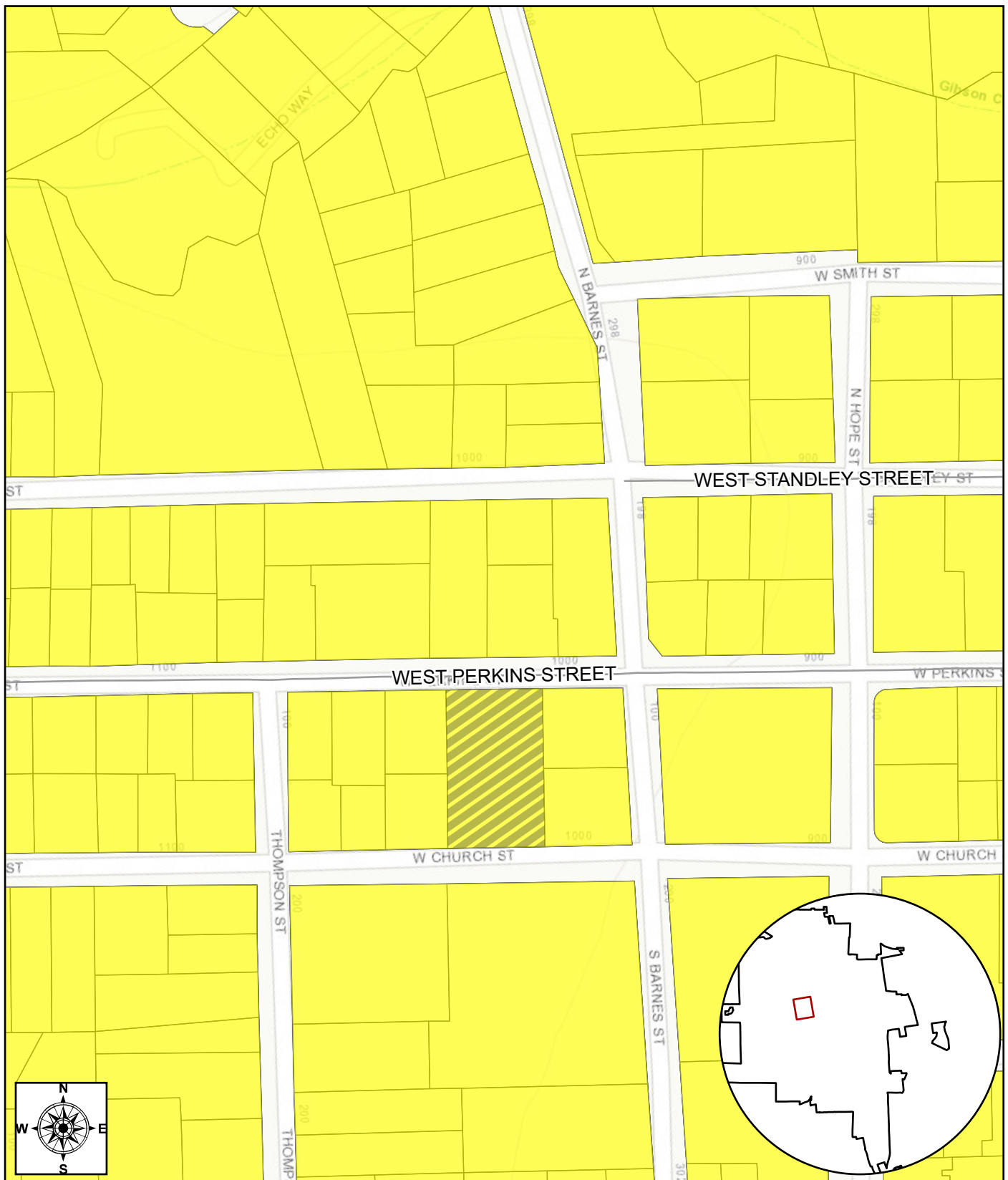


### 1009 WEST PERKINS & 1008 WEST CHURCH STREET ZONING MAP

Ukiah Assessor Parcels	Principal and Arterial Roads	Zone Designation (R1) - Low Density Residential
1009 West Perkins & 1008 West Church Street	ARTERIAL	
	PRINCIPAL ARTERIAL	

0 100  
Feet

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DO NOT USE TO DETERMINE LEGAL PROPERTY BOUNDARIES.  
Map generated by City of Ukiah Community Development Department staff.



### 1009 WEST PERKINS & 1008 WEST CHURCH STREET LAND USE MAP

Ukiah Assessor Parcels	Principal and Arterial Roads	PRINCIPAL ARTERIAL	2040 General Plan Land Use Designations
1009 West Perkins & 1008 West Church Street	ARTERIAL		(LDR) - Low Density Residential

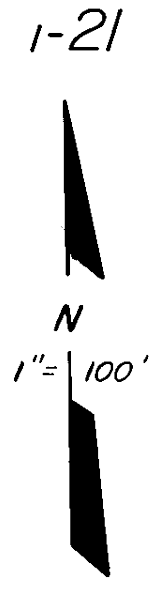
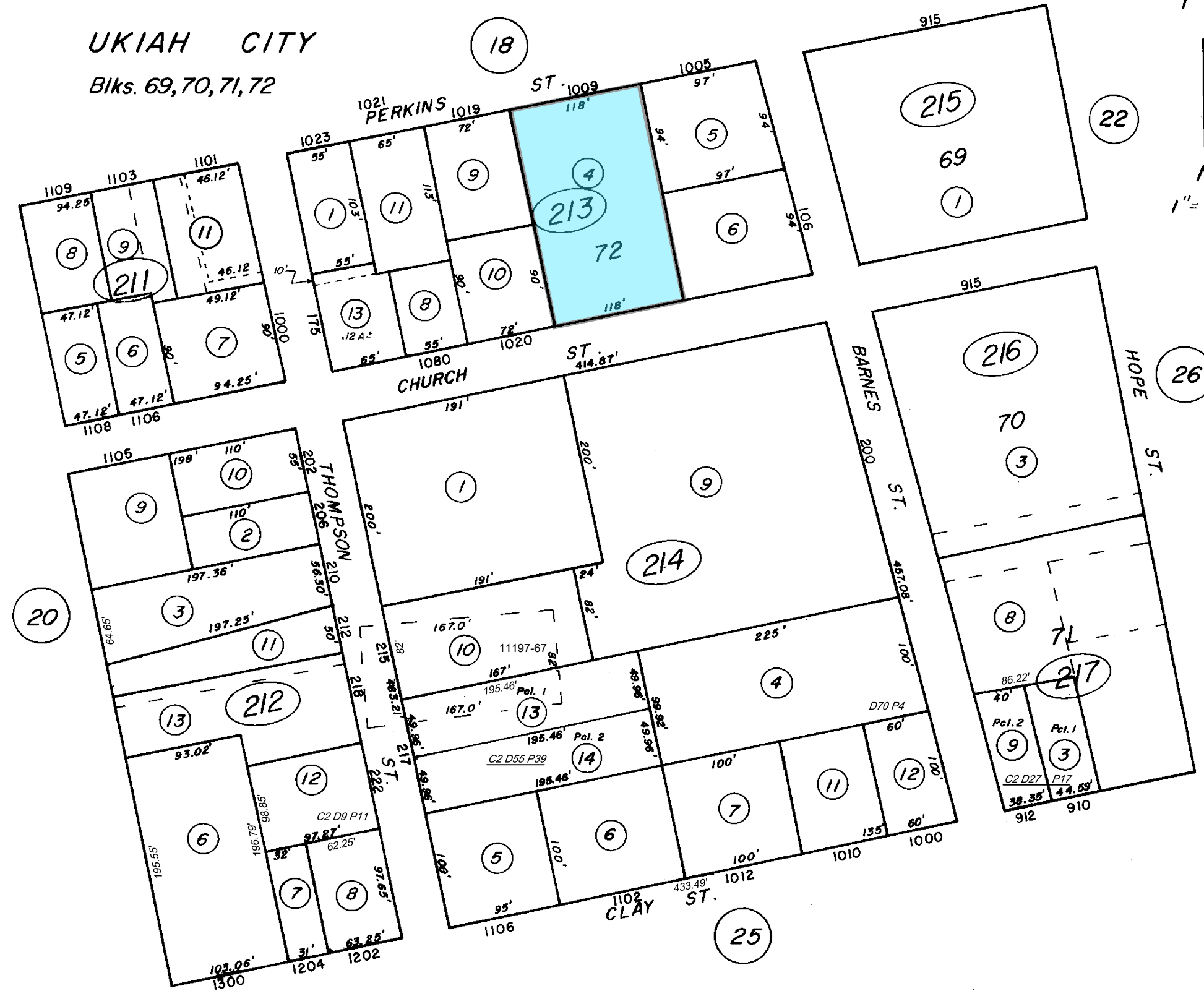
0 200  
Feet

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 Map generated by City of Ukiah Community Development Department staff.

D87 P55

# UKIAH CITY

Bks. 69, 70, 71, 72



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map  
County of Mendocino, Calif.  
June 26, 2025



# Redwood Empire Title Company of Mendocino County

405 S. Orchard Avenue, P. O. Box 238  
Ukiah, CA 95482

Phone: (707)462-8666 • Fax: (707)462-5010

**Our No.:** 20260460AP

**Your No.:**

**Seller:** Lisa Ray, as Trustee of the Lisa Ray  
Revocable Trust, dated April 1, 2014

**Buyer:** Richard J. Henderson and Colleen B.  
Henderson, as Trustees of the Richard J.  
Henderson and Colleen B. Henderson  
Living Trust dated August 3, 2006

**When replying Please Contact:**

**ESCROW OFFICER:** Adriane Pardini  
apardini@redwoodtitle.com

## UPDATED PRELIMINARY REPORT

**Property Address: 1009 West Perkins Street, Ukiah, CA 95482**

In response to the above referenced application for a policy of title insurance, **Redwood Empire Title Company of Mendocino County** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 18, 2026 at 07:30 AM.

Steve Burlesci  
Chief Title Officer

sburlesci@redwoodtitle.com

The form of policy of title insurance contemplated by this report is:  
2021 ALTA Loan Policy (07/01/21)  
2022 CLTA Standard Owners Policy  
Underwritten by Old Republic National Title Insurance Company

## SCHEDULE A

1. The estate or interest in the land hereinafter described or referred to covered by this Report is:

a Fee

2. Title to said estate or interest at the date hereof is vested in:

Lisa Ray, as Trustee of the Lisa Ray Revocable Trust, dated April 1, 2014

3. The land referred to in this report is situated in the State of California, County of Mendocino and is described as follows:

All that certain real property described in that certain deed from J. E. LAYMAN to LEONA MAZZONI dated May 27, 1957 and recorded November 6, 1959 in [Book 525, Page 550](#), Official Records of Mendocino County, California described as follows:

Commencing at a point in the Southerly line of Perkins Street in the said Town of Ukiah City Ninety-seven (97) feet Westerly from the Southwest corner of Perkins and Barnes Streets, thence from said point of beginning run Westerly along the South line of Perkins Street one hundred and eighteen (118) feet, more or less, to the Northeast corner of land of J. R Gibson, thence in a Southerly direction along East line of said Gibson's land one hundred eighty-eight (188) feet, more or less to the North line of Convent property, thence Easterly along North line of Convent property one hundred and eighteen ( 118) feet, more or less, to Southwest corner of land this day conveyed by party of the first part herein to D. J. Layman, thence Northerly and parallel with the West line of Barnes Street one hundred and eighty-eight (188) feet, more or less, to the point of beginning.

APN: 001-213-04-00

## SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in the said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2026- 2027, a lien not yet due or ascertainable.
2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq. of the Revenue and Taxation Code of the State of California.
3. Terms and conditions contained in the Lisa Ray Revocable Trust, dated April 1, 2014 as disclosed by Trust Transfer Deed recorded April 4, 2014 as [2014-03906](#) of Official Records  
NOTE: The requirement that either:  
a. a Certification of Trust be furnished in accordance with California Probate Code Section 18100.5; or  
b. a complete copy of the trust instrument(s), together with a statement that the trust has not been revoked or otherwise terminated, be furnished for this Company's review.  
The Company reserves the right to make additional exceptions and/or requirements upon review of either of the above.

## END OF SCHEDULE B

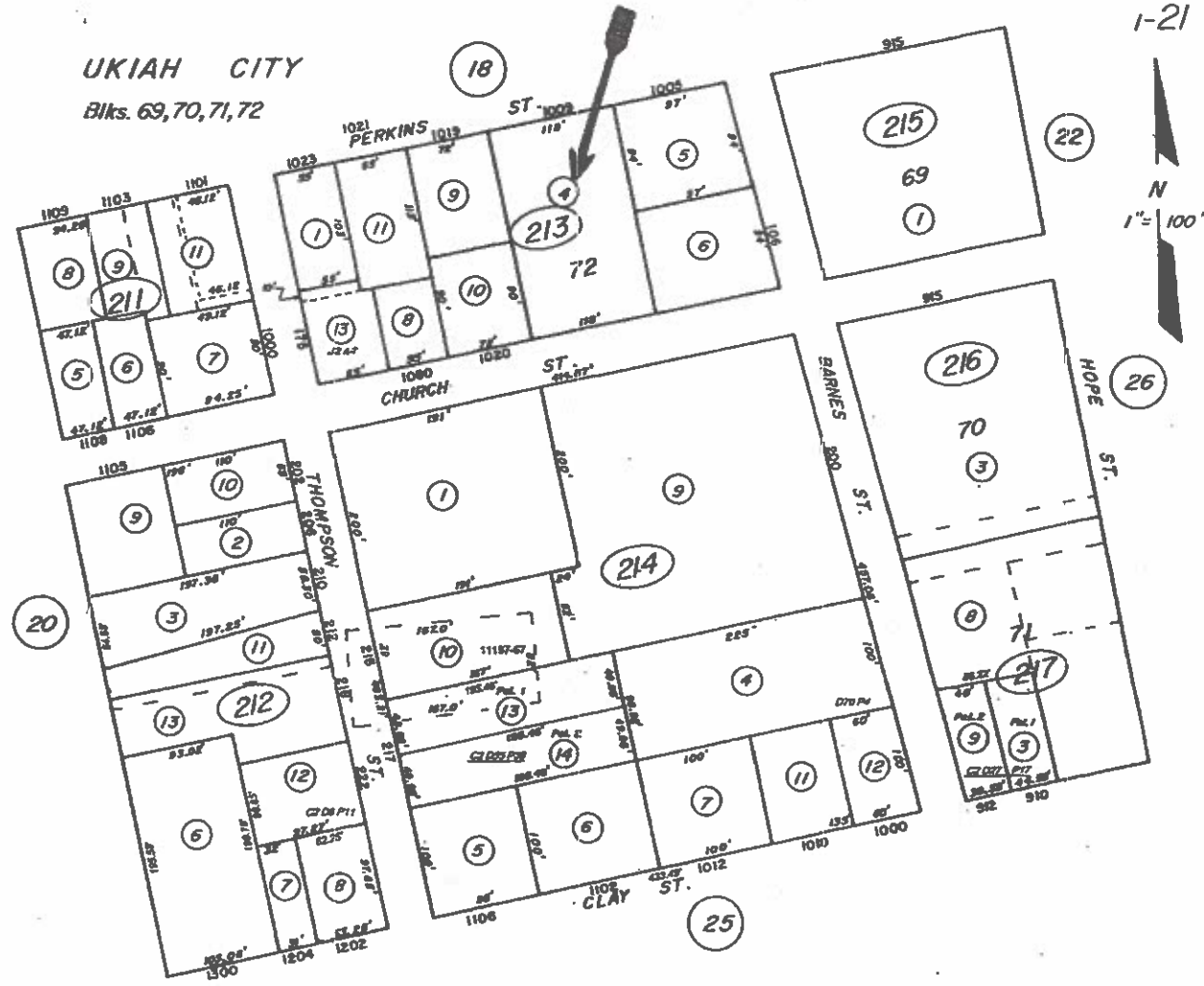
### INFORMATIONAL NOTES:

1. Taxes and assessments, general and special, for the fiscal year 2025 - 2026, as follows  
Assessor's Parcel No.: 001-213-04-00  
Code No.: 003-001  
1st Installment: \$4,381.92, Paid  
2nd Installment: \$4,381.92, Paid
2. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows: NONE
3. NOTE: The CLTA 116 may describe the improvements as a single family residence known as 1009 W Perkins Street, Ukiah, CA 95482.

UKIAH CITY  
Blks. 69, 70, 71, 72

087 P88

Notice: This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map  
County of Mendocino, Calif.  
June 26, 2025

**CALIFORNIA LAND TITLE ASSOCIATION  
STANDARD COVERAGE POLICY - 1990**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the Insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the Insured claimant prior to the date the Insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the Insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**2006 ALTA LOAN POLICY (06-17-06)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).  
The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

#### 2006 ALTA OWNER'S POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

## **Privacy Statement**

**July 1, 2001**

We recognize and respect the privacy expectations of today's consumers and the requirements of applicable federal and state privacy laws. We believe that making you aware of how we use your non-public personal information ("Personal Information"), and to whom it is disclosed, will form the basis for a relationship of trust between us and the public we serve. This Privacy Statement provides that explanation. We reserve the right to change this Privacy Statement from time to time consistent with applicable privacy laws.

**In the course of our business, we may collect Personal Information about you from the following sources:**

- From applications or other forms we receive from you or your authorized representative;
- From your transactions with, or from the services being performed by us, our affiliates, or others;
- From our Internet web sites;
- From the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others; and
- From consumer or other reporting agencies.

### **Our Policies Regarding the Protection of the Confidentiality and Security of Your Personal Information**

We maintain physical, electronic and procedural safeguards to protect your Personal Information from unauthorized access or intrusion. We limit access to the Personal Information only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

### **Our Policies and Practices Regarding the Sharing of Your Personal Information**

We may share your Personal Information with our affiliates, such as insurance companies, agents, and other real estate settlement providers. We may also disclose your Personal Information:

- to agents, brokers or representatives to provide you with services you have requested.
- to third-party contractors or service providers who provide services or perform marketing or other functions on our behalf; and
- to others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest.

In addition, we will disclose your Personal Information when you direct or give us permission, when we are required by law to do so, or when we suspect fraudulent or criminal activities. We may also disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

One of the important responsibilities of some of our affiliated companies is to record documents in the public domain. Such documents may contain your Personal Information.

### **Right to Access Your Personal Information and Ability to Correct Errors or Request Changes or Deletion**

Certain states afford you the right to access your Personal Information and, under certain circumstances, to find out to whom your Personal Information has been disclosed. Also, certain states afford you the right to request correction, amendment or deletion of your Personal Information. We reserve the right, where permitted by law, to charge a reasonable fee to cover the costs incurred in responding to such requests.

All requests must be made in writing to the following address:

Privacy Compliance Officer  
Redwood Empire Title Company  
P.O. Box 238  
Ukiah, CA 95482

### **Multiple Products or Services**

If we provide you with more than one financial product or service, you may receive more than one privacy notice from us. We apologize for any inconvenience this may cause you.