

# Staff Report 54

## **PARTIES:**

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Heinz Ranch, LLC (Heinz)

Western Land Office, LLC (WLO)

California State Lands Commission (Commission)

## **PROPOSED ACTION:**

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Consideration of the Honey Lake Access and Public Utilities Easement Exchange Agreement

### **AREA, LAND TYPE, AND LOCATION:**

Easements benefitting state owned school lands located near Honey Lake in Sections 32, 33, 34, and 35 of Township 28 North, Range 15 East; Sections 3, 4, 9, 13, 14, 15, 23, 25, and 27 of Township 27 North, Range 15 East; and Sections 17, 18, and 20 of Township 27 North, Range 16 East, MDM, Lassen County .

Easements benefitting Heinz Ranch, LLC near Honey Lake in Sections 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, 24, and 25 of Township 27 North, Range 15 East; Sections 20, 29, 30, 31, and 32 of Township 27 North, Range 16 East; Section 1 of Township 26 North, Range 15 East; Sections 5 and 6 of Township 26 North, Range 16 East, MDM, Lassen County.

Easements benefitting Western Land, LLC near Honey Lake in Sections 22, 26, 27, 34, and 35 of Township 27 North, Range 15 East, MDM, Lassen County (as shown in Figure 1 and Figure 2).

Figure 1. Location

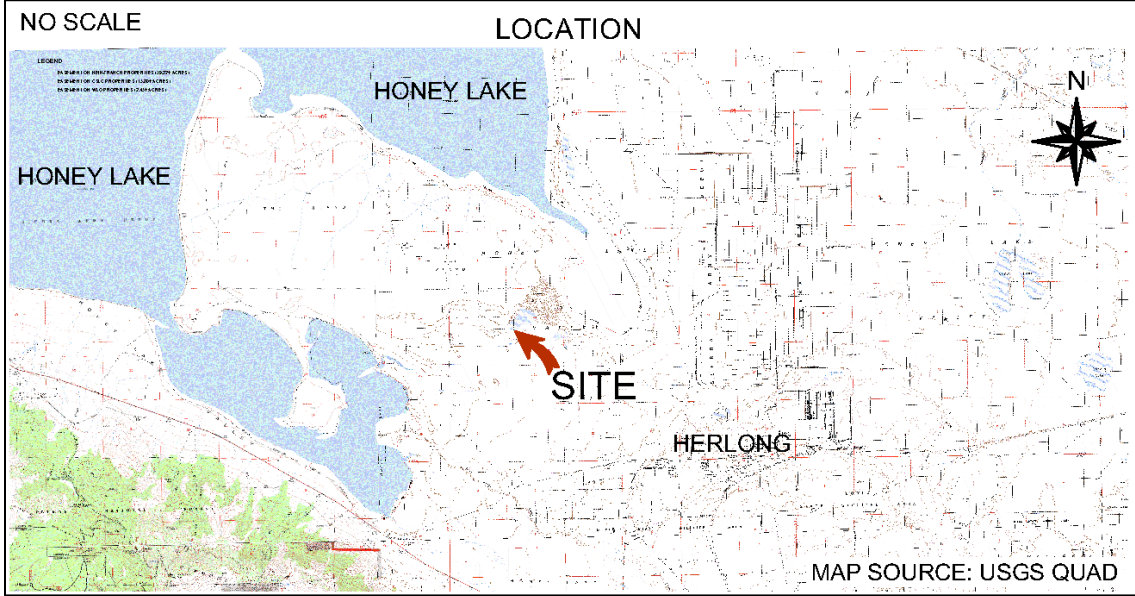
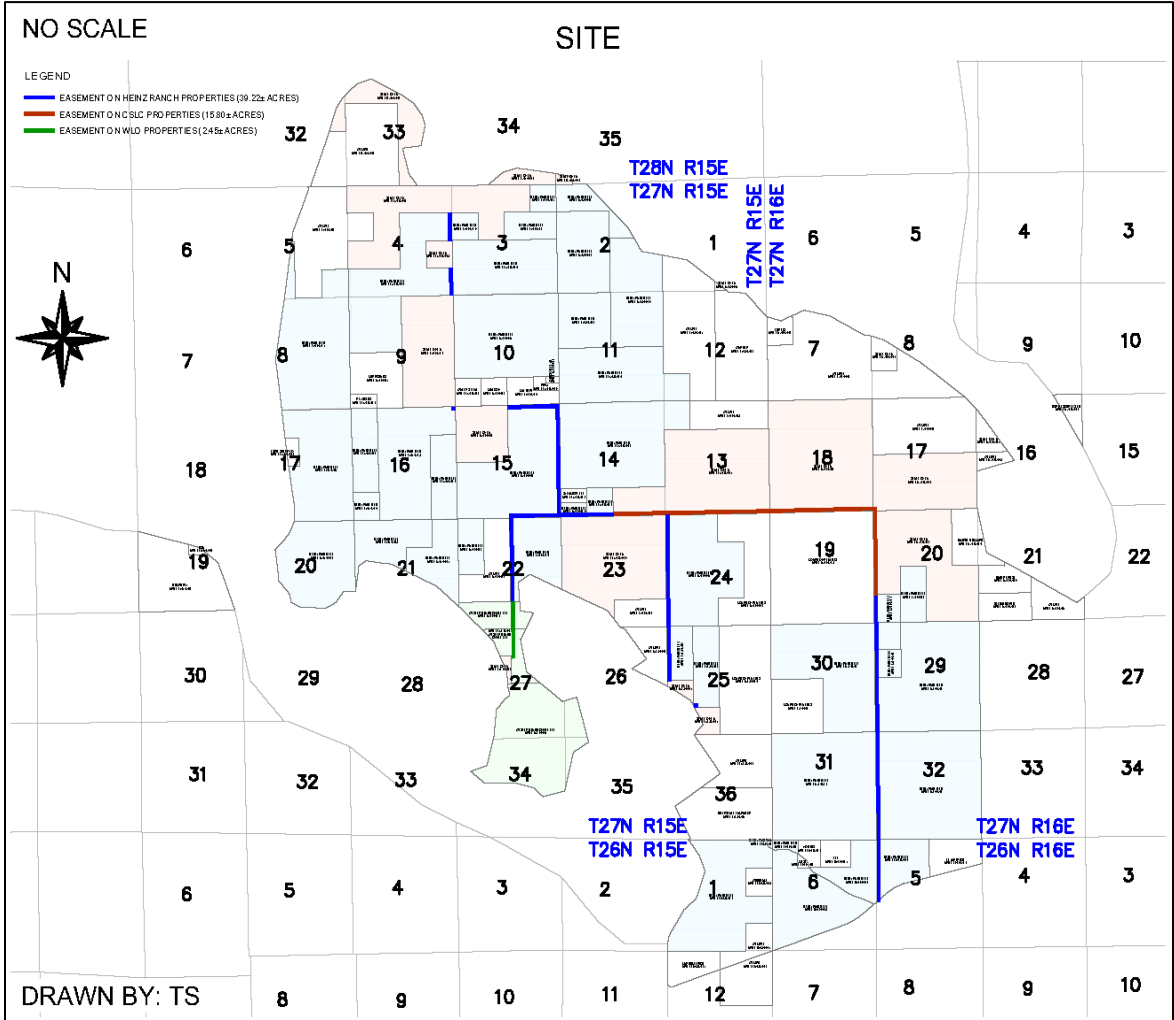


Figure 2. Site Map



NOTE: This depiction of the easements is based on unverified information provided by the Applicant or other parties and is not a waiver or limitation of any State interest in the subject or any other property.

**CONSIDERATION:**

42 acres, more or less, of public and private access and utilities easements located on adjacent privately owned property.

**STAFF ANALYSIS AND RECOMMENDATION:**

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**AUTHORITY:**

Public Resources Code sections 6005, 6216, 7303.5, 8703, 8711.

**STATE'S BEST INTERESTS:**

Heinz and WLO own landlocked private property adjacent to state owned school land parcels near Honey Lake in Lassen County. Many of the Commission's parcels are likewise landlocked by private property. The Parties have proposed an easement exchange, which would benefit all these lands by granting and receiving perpetual nonexclusive easements and rights-of-way over, across, upon, under, and through defined areas of the Parties' parcels for safe and proper public and private vehicular and pedestrian access and transit and access to public utilities.

The proposed Honey Lake Access and Public Utilities Easement Exchange Agreement (Agreement) details the proposed exchange. The Agreement is a reciprocal exchange in which each Party commits to convey to the others perpetual, nonexclusive access easements over portions of parcels described in Exhibits D-F. The Agreement would be fulfilled by recording deeds and patents in a single coordinated closing. The Commission would patent easements over approximately 16 acres of school lands to the Parties, while the Parties would grant easements over approximately 42 acres to the Commission. The easements are 40-foot-wide strips located along section boundary lines. The Commission would patent easements in Sections 13 and 14, of Township 27 North, Range 15 East; and in Sections 17, 18, and 20, of Township 27 North, Range 16 East. Commission appraisal staff reviewed the proposed easement exchange and concluded that the Commission is obtaining equal or greater market value for the easements it is receiving compared to the easements it is granting to the Parties, as part of the proposed exchange.

The proposed easement exchange and Agreement will allow Commission staff and the public to readily access school lands adjacent to Honey Lake. After the exchange of easements, only three small school lands parcels would remain landlocked by private interests. Additionally, the proposed easements would provide legal access to school lands parcels for prospective lessees in the future. The affected and benefitted school lands parcels are not currently leased. The easements acquired by the state will be held by the Commission, acting as School Land Bank Fund Trustee, in the legal character of school lands and subject to the school land trust. The proposed easement exchange will not affect the Parties respective mineral interests, which will be retained by each of the Parties.

**CLIMATE CHANGE:**

As stated in *Safeguarding California Plan: 2018 Update* (California Natural Resources Agency 2018), climate change is projected to increase the frequency and severity of natural disasters related to drought. The easement exchange area is open land with moderate to low vegetation fuels and is vulnerable to dust storms and to a lesser extent, wildland fires. The exchanged lands and surrounding land may be vulnerable to these weather events; however, these projected climate change effects are not expected to affect the existing dirt roads connecting to the exchanged lands.

**CONCLUSION:**

For the reasons stated above, staff believes that the easement exchange is in the best interests of the State.

**OTHER PERTINENT INFORMATION:**

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1. Approval or denial of the easement exchange is a discretionary action by the Commission. Each time the Commission approves or rejects easement exchanges of State-owned school land, it exercises legislatively delegated authority and responsibility as trustee of the State's school lands as authorized by law.
2. This action is consistent with addressing the challenges and opportunities described in the Commission's 2021-25 Strategic Plan to "Embrace and safeguard multi-benefit School Lands and resource management stewardship that equitably balances responsible local and regional economic development, supports living wages, environmental protection, and revenue generation."

3. The proposed Honey Lake Access and Public Utilities Easement Exchange Agreement does not authorize improvement of the property, such as road grading or utility installation. Any future improvement may require environmental review and regulatory permitting.
4. Staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a statutorily exempt project. The project is exempt because it involves an action taken pursuant to the School Land Bank Act, Public Resources Code section 8700, et seq.

Authority: Public Resources Code section 8710.

## **EXHIBITS:**

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- A. Legal Description - State of California Benefitted Properties
- B. Legal Description - Heinz Ranch, LLC Benefitted Properties
- C. Legal Description - Western Land Office, LLC Benefitted Properties
- D. Legal Description - Easement from State of California
- E. Legal Description - Easement from Heinz Ranch, LLC
- F. Legal Description - Easement from Western Land Office, LLC
- G. General Plan

## **RECOMMENDED ACTION:**

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It is recommended that the Commission:

### **CEQA FINDING:**

Find that the activity is exempt from the requirements of CEQA as a statutorily exempt project, Public Resources Code section 8710.

### **STATE'S BEST INTERESTS:**

Find that the proposed easement exchange is in the best interests of the State.

### **AUTHORIZATION:**

1. Find that the Commission is acting as the School Land Bank Trustee.
2. Find that notice of the proposed exchange of easements was given to legislators and relevant policy committees and posted on the Commission's website, as required by Public Resources Code section 6373.

3. Approve the Honey Lake Access and Public Utilities Easement Exchange Agreement and authorize the Executive Officer, or those Commission staff delegated by the Executive Officer, to take all necessary and appropriate actions on behalf of the Commission, including the execution, acknowledgment, and recordation of the Agreement and associated deeds and acceptances in furtherance of the easement exchange, in substantially the form of the copy on file with the Commission.



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**Date: April 27, 2022**

**JN:29756**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF**  
**STATE OF CALIFORNIA PROPERTIES**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LASSEN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

In Township 28 North, Range 15 East, Mount Diablo Meridian, according to the official plat thereof.

APN 131-070-002-000 (portion)  
SECTION 32: Lot 1;

APN 131-070-002-000 (portion)  
SECTION 33: Lots 1, 2, 3, 4, and 5;

APN 131-070-003-000  
SECTION 34: Lots 1, 2 and 3;

APN 131-070-003-000  
SECTION 35: Lot 1;

In Township 27 North, Range 15 East, Mount Diablo Meridian, according to the official plat thereof.

APN 135-030-002-000 (portion)  
SECTION 3: Lots 2, 3, and 4; the SE 1/4 of the NW 1/4;

APN 135-030-002-000 (portion)

SECTION 4: Lots 1, 2, 3, and 4; the SE 1/4 of the NW 1/4; the N 1/2 of the SW 1/4; the NE 1/4 of the SE 1/4.

APN 135-030-013-000  
SECTION 9: The E 1/2;

APN 135-080-005-000 (portion)  
SECTION 13: The S 1/2; the S 1/2 of the N 1/2;

APN 135-080-005-000 (portion)  
SECTION 14: The S 1/2 of the SE 1/4;

APN 135-080-001-000  
SECTION 15: The NW 1/4;

APN 135-080-009-000  
SECTION 23: Lots 1 and 2; The N 1/2; the N 1/2 of the SE 1/4;

APN 135-140-005-000  
SECTION 25: Lots 1 and 3;

APN 135-130-009-000  
SECTION 27: Lot 6;

In Township 27 North, Range 16 East, Mount Diablo Meridian, according to the official plat thereof.

APN 137-060-003-000 (portion)  
SECTION 16: Lot 6;

APN 137-060-003-000 (portion)  
SECTION 17: The S 1/2;

APN 137-060-001-000  
SECTION 18: ALL

APN 137-060-011-000  
SECTION 20: the NW 1/4; the W 1/2 of the NE 1/4; the NW 1/4 of the SW 1/4; the SE 1/4;

Prepared by: \_\_\_\_\_

Ryan Garrett Cook  
P.L.S. 7924 Exp. 12/31/2023







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**Date: April 27, 2022**

**JN:29756**

**EXHIBIT "B"  
LEGAL DESCRIPTION OF  
HEINZ RANCH, LLC PROPERTIES**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LASSEN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

IN TOWNSHIP 27 NORTH, RANGE 15 EAST, MOUNT DIABLO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN 135-040-008-000 (portion)  
Section 2: The SW 1/4.

APN 135-040-008-000 (portion)  
Section 2: The S 1/2 of the NW 1/4.

APN 135-040-009-000  
Section 2: Lots 4 and 5; and the S 1/2 of the SE 1/4.

APN 135-040-001-000  
Section 2: Lots 1, 2, and 3.

APN 135-030-005-000  
Section 3: Lot 1.

APN 135-030-021-000  
Section 3: The S 1/2 of the NE 1/4.

APN 135-030-020-000  
Section 3: THE S 1/2

APN 135-030-019-000  
Section 3: THE SW 1/4 OF THE NW 1/4.

APN 135-030-003-000 (portion)  
Section 4: THE S 1/2 OF THE NE 1/4; AND THE NW 1/4 OF THE SE 1/4.

APN 135-030-003-000(portion)  
Section 4: THE S 1/2 OF THE SW 1/4; AND THE S 1/2 OF THE SE 1/4

APN 135-030-015-000  
Section 5: LOTS 4 AND 5; AND THE SE 1/4 OF THE SE ¼,

APN 135-030-015-000  
Section 8: LOTS 1, 2, 3 AND 4; AND THE E 1/2,

APN 135-030-003-000 (portion)  
Section 9: THE NW 1/4.

APN 135-030-007-000 (portion)  
Section 10: THE NW 1/4.

APN 135-030-007-000 (portion)  
Section 10: THE N 1/2 OF THE SW 1/4.

APN 135-030-007-000 (portion)  
Section 10: THE NE 1/4; AND THE N 1/2 OF THE SE 1/4.

APN 135-040-010-000 (portion)  
Section 11: THE S 1/2.

APN 135-040-003-000  
Section 11 : The NW 1/4.

APN 135-040-009-000  
Section 11: The NE 1/4.

APN 135-040-010-000 (portion)  
Section 12: THE SW 1/4 OF THE SW 1/4

APN 135-080-003-000  
Section 13: THE NW 1/4 OF THE NW 1/4

APN 135-080-003-000  
Section 14: THE N 1/2 ; AND THE N 1/2 OF THE S 1/2.

APN 135-080-019-000

Section 14: THE S 1/2 OF THE SW 1/4 OF THE SW 1/4

APN 135-080-018-000

Section 14: The SE 1/4 of the SW 1/4.

APN 135-080-002-000

Section 15: THE E 1/2; AND THE SW 1/4.

APN 135-070-012-000

APN 135-070-013-000

APN 135-070-014-000

Section 16: THE N 1/2; THE SE 1/4; THE N 1/2 OF THE SW 1/4; AND THE SE 1/4 OF THE SW 1/4.

APN 135-070-010-000

Section 16: THE SW 1/4 OF THE SW 1/4.

APN 135-070-007-000

Section 17: LOTS 1, 3 AND 4; AND THE E 1/2.

APN 135-070-003-000

Section 20: LOTS 1, 2, 3, 4 AND 5; AND THE NE 1/4.

APN 135-070-005-000

Section 21: The E 1/2 of the NE 1/4, and Lots 3 and 4

APN 135-070-004-000

Section 21: LOTS 1 AND 2; THE N 1/2 OF THE NW 1/4; AND THE NW 1/4 OF THE NE 1/4.

APN 135-080-010-000

Section 22: Lots 1 and 2; and the NE 1/4;

APN 135-080-012-00

Section 22: THE W 1/2 OF THE NW 1/4.

APN 135-080-007-000

Section 24: The W 1/2; the SW 1/4 of the NE 1/4; and the NW 1/4 of the SE 1/4.

APN 135-140-002-000

Section 25: The W 1/2 of the NW 1/4.

APN 135-140-008-00

Section 25: THE E 1/2 OF THE NW 1/4; AND THE NE 1/4 OF THE SW 1/4,

IN TOWNSHIP 27 NORTH, RANGE 16 EAST, MOUNT DIABLO MERIDIAN,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN 137-060-012-000

Section 20: THE E 1/2 OF THE SW 1/4.

APN 137-060-013-000

Section 20: THE SW 1/4 OF THE SW 1/4.

APN 137-100-004-000

Section 29: THE E 1/2 OF THE NW 1/4.

APN 137-100-004-000

APN 137-100-001-000

Section 29: THE NW 1/4 OF THE NW 1/4; THE NE 1/4; AND THE S 1/2.

APN 137-100-003-000

Section 29: THE SW 1/4 OF THE NW 1/4,

APN 137-100-001-000

Section 30: THE N 1/2; AND THE SE 1/4.

APN 137-100-026-000

Section 31: ALL.

APN 137-100-006-000

Section 32: ALL.

IN TOWNSHIP 26 NORTH, RANGE 15 EAST, MOUNT DIABLO MERIDIAN,  
ACCORDING TO THE OFFICIAL PLAT THEREOF

APN 139-040-023-000

Section 1: LOTS 1, 2, 3, 4, 5 AND 6; THE SW 1/4 OF THE NE 1/4; THE SE 1/4  
OF THE SW 1/4; THE N 1/2 OF THE SE 1/4; AND THE SW 1/4 OF THE SE 1/4.

IN TOWNSHIP 26 NORTH, RANGE 16 EAST, MOUNT DIABLO MERIDIAN,  
ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN 139-060-001-000

APN 139-060-004-000

Section 6: LOTS 1, 4, 5, 6 AND 7; THE SE 1/4 OF THE NW 1/4; THE S 1/2 OF  
THE NE 1/4; THE E 1/2 OF THE SW 1/4; AND THE SE 1/4

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING

SOUTHERLY OF COUNTY ROAD 359 (A-25 HERLONG ACCESS RD.)  
AS SAID ROAD IS DESCRIBED IN THOSE CERTAIN DEED TO THE  
COUNTY OF LASSEN, RECORDED July 07, 1942, IN BOOK 41 PAGE  
160, OF DEEDS, AND RECORDED January 12, 1943, IN BOOK 41  
PAGE 404, OF DEEDS.

APN 139-060-006-000

Section 5: LOTS 3 AND 4; THE S 1/2 OF THE NW 1/4; AND THE SW 1/4.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING  
SOUTHERLY OF COUNTY ROAD 359 (A-25 HERLONG ACCESS RD.)  
AS SAID ROAD IS DESCRIBED IN THOSE CERTAIN DEED TO THE  
COUNTY OF LASSEN, RECORDED July 07, 1942, IN BOOK 41 PAGE  
160, OF DEEDS, AND RECORDED January 12, 1943, IN BOOK 41  
PAGE 404, OF DEEDS.

Prepared by: \_\_\_\_\_

Ryan Garrett Cook  
P.L.S. 7924 Exp. 12/31/2023





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**Date: April 27, 2022**

**JN:29756**

EXHIBIT "C"  
LEGAL DESCRIPTION OF  
WESTERN LAND OFFICE PROPERTIES

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LASSEN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

IN TOWNSHIP 27 NORTH, RANGE 15 EAST, MOUNT DIABLO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN 135-080-013-000

Section 22: Lots 3 and 4; and the SE 1/4 of the SW 1/4.

APN 135-130-007-000 (portion)

Section 26: Lot 3.

APN 135-130-008-000

Section 27: Lots 1, 2 and 7.

APN 135-130-007-000 (portion)

Section 27: Lots 3, 4, 5; the S 1/2 of the SE 1/4; the NW 1/4 of the SE 1/4.

APN 135-130-007-000 (portion)

Section 34: Lots 1, 2, 3, 4; the N 1/2 of the NE 1/4.

APN 135-130-007-000 (portion)

Section 35: Lot 1

Prepared by: \_\_\_\_\_  
Ryan Garrett Cook  
P.L.S. 7924 Exp. 12/31/2023







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**Date: April 27, 2022**

**JN:29756**

EXHIBIT "D"  
LEGAL DESCRIPTION OF EASEMENT FROM  
STATE OF CALIFORNIA FOR PUBLIC ACCESS

The South forty (40.00) feet of Section 13, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the South forty (40.00) feet of the Southeast Quarter of Section 14, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the West forty (40.00) of the South forty (40.00) feet of the Southwest Quarter of Section 17, Township 27 North, Range 16 East, Mount Diablo Meridian, as shown on that US Governmental Township plat Approved March 25, 1867, Lassen County, California,

and the South forty (40.00) feet of Section 18, Township 27 North, Range 16 East, Mount Diablo Meridian, as shown on that US Governmental Township plat Approved March 25, 1867, Lassen County, California,

and the West forty (40.00) feet of the Northwest Quarter of Section 20, Township 27 North, Range 16 East, Mount Diablo Meridian, as shown on that US Governmental Township plat Approved March 25, 1867, Lassen County, California,

and the West forty (40.00) feet of the Northwest Quarter of the Southwest Quarter of Section 20, Township 27 North, Range 16 East, Mount Diablo Meridian, as shown on that US Governmental Township plat Approved March 25, 1867, Lassen County, California.

End of Description

See EXHIBIT "D-1" attached to and made a part hereof.

Prepared by: \_\_\_\_\_  
Ryan Garrett Cook  
P.L.S. 7924 Exp. 12/31/2023





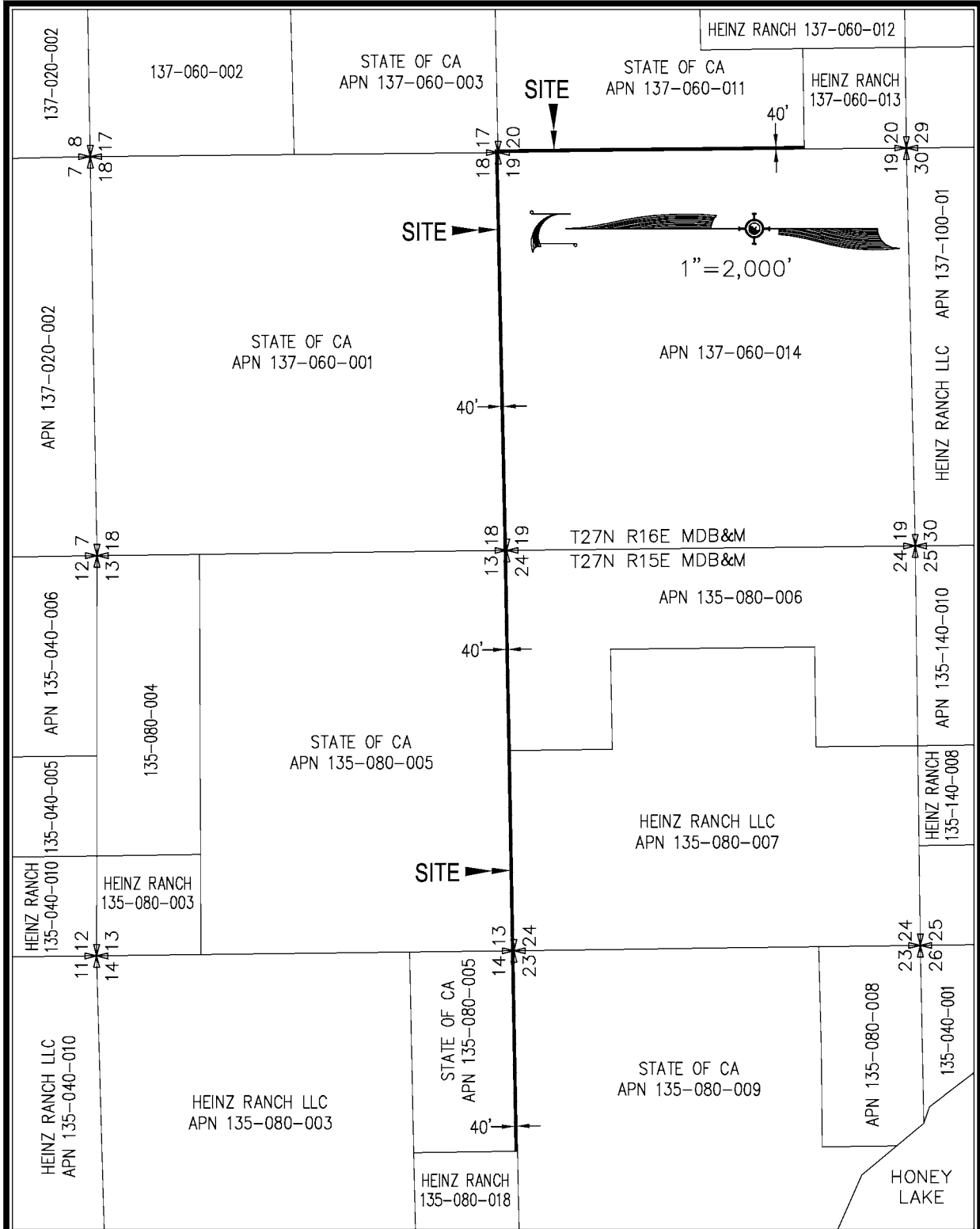


EXHIBIT "D-1"  
 DISPLAY TO ACCOMPANY  
 LEGAL DESCRIPTION

SCALE 1"=2,000'  
 CSLC 40' EASEMENT  
 LASSEN COUNTY, CA



SHEET  
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**Date: April 29, 2022**

**JN:29756**

EXHIBIT "E"  
LEGAL DESCRIPTION OF EASEMENT FROM  
HEINZ RANCH, LLC FOR PUBLIC ACCESS

The West forty (40.00) feet of Section 5, Township 26 North, Range 16 East, Mount Diablo Meridian, as shown on that US Governmental Township plat Approved March 14, 1867, Lassen County, California,

EXCEPTING THEREFROM, that portion lying south of the northerly limits of the right-of-way of County Road 359 (also known as a-25 Herlong Access Road) as described in Deed to County of Lassen, recorded January 12, 1943, in Book 41, Page 404, of Deeds.

and the West forty (40.00) feet of Sections 29 and 32, Township 27 North, Range 16 East, Mount Diablo Meridian, as shown on that US Governmental Township plat Approved March 25, 1867, Lassen County, California,

and the West forty (40.00) feet of the Southwest Quarter of the Southwest Quarter of Section 20, Township 27 North, Range 16 East, Mount Diablo Meridian, as shown on that US Governmental Township plat Approved March 25, 1867, Lassen County, California,

and the East forty (40.00) feet of the Southeast Quarter of the Northeast Quarter of Section 4, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the East forty (40.00) feet of the Southeast Quarter of the Southeast Quarter of Section 4, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the South forty (40.00) feet of the Southwest Quarter of Section 14, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the East forty (40.00) feet of Section 15, Township 27 North, Range 15 East, Mount

Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the North forty (40.00) feet of the Northeast Quarter of Section 15, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the South forty (40.00) feet of the Southeast Quarter of Section 15, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the North forty (40.00) feet of the East forty (40.00) feet of the Northeast Quarter of Section 16, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the West forty (40.00) feet of the Northeast Quarter of Section 22, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the West forty (40.00) feet of Lot 2 of Section 22, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the West forty (40.00) feet of Section 24, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the West forty (40.00) feet of the Northwest Quarter of Section 25, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

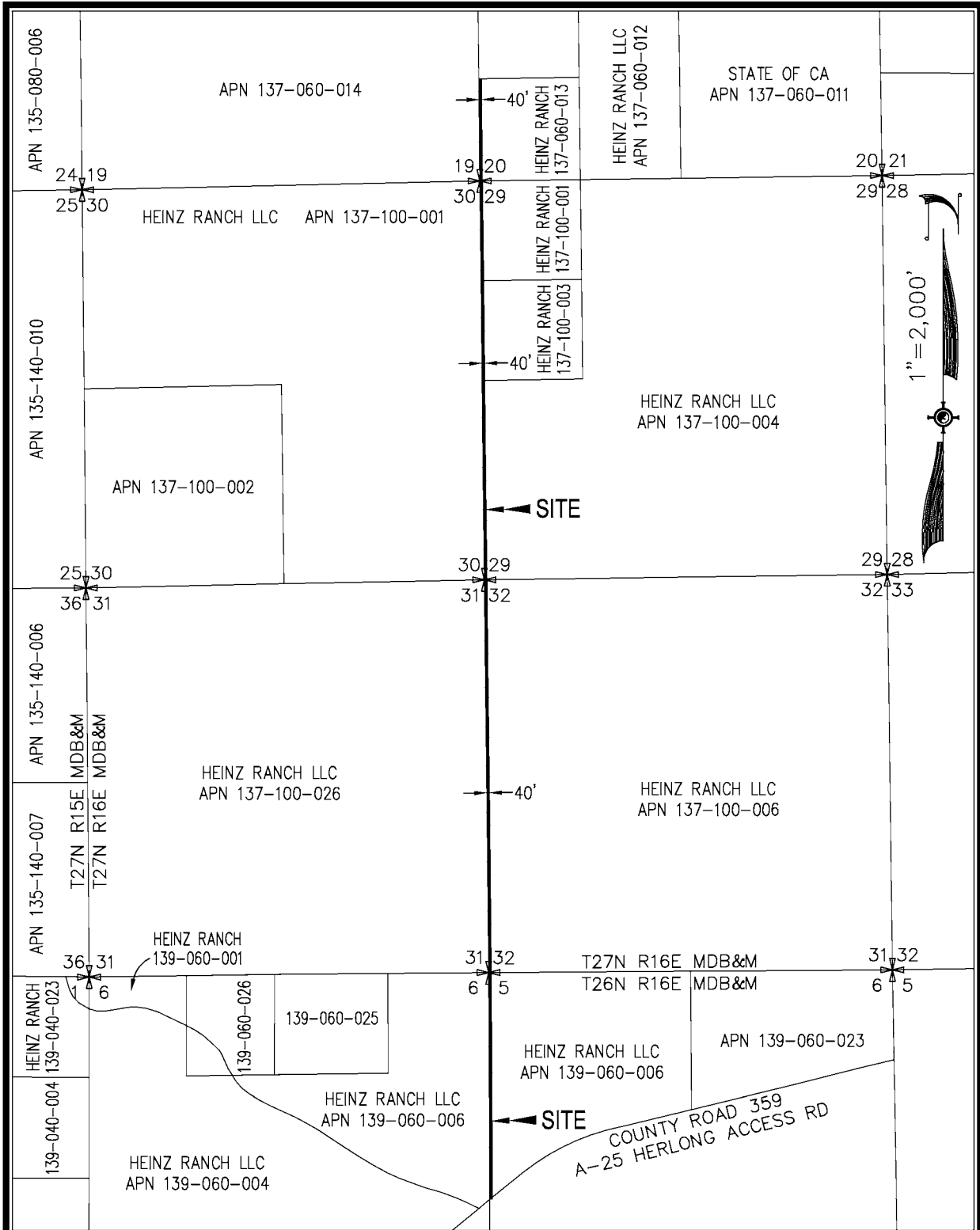
and the Southwest forty (40.00) feet of Lot 2 of Section 25, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California.

End of Description

See EXHIBIT "E-1" attached to and made a part hereof.

Prepared by: \_\_\_\_\_  
Ryan Garrett Cook  
P.L.S. 7924 Exp. 12/31/2023





**EXHIBIT "E-1"**  
**DISPLAY TO ACCOMPANY**  
**LEGAL DESCRIPTION**

SCALE 1"=2,000'  
 HEINZ 40' EASEMENT  
 LASSEN COUNTY, CA



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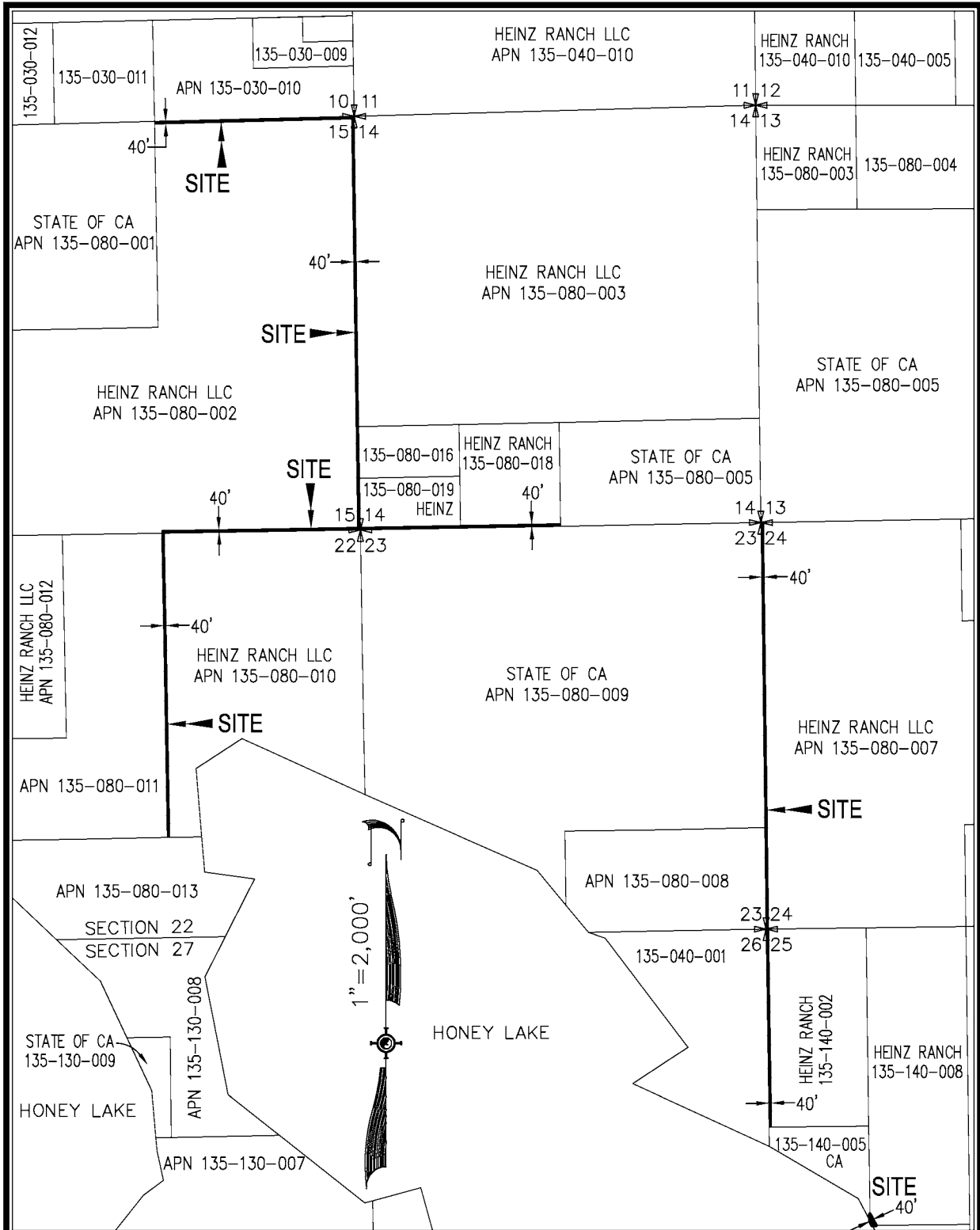


EXHIBIT "E-1"  
 DISPLAY TO ACCOMPANY  
 LEGAL DESCRIPTION

SCALE 1"=2,000'  
 40' EASEMENT  
 LASSEN COUNTY, CA



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 OF  
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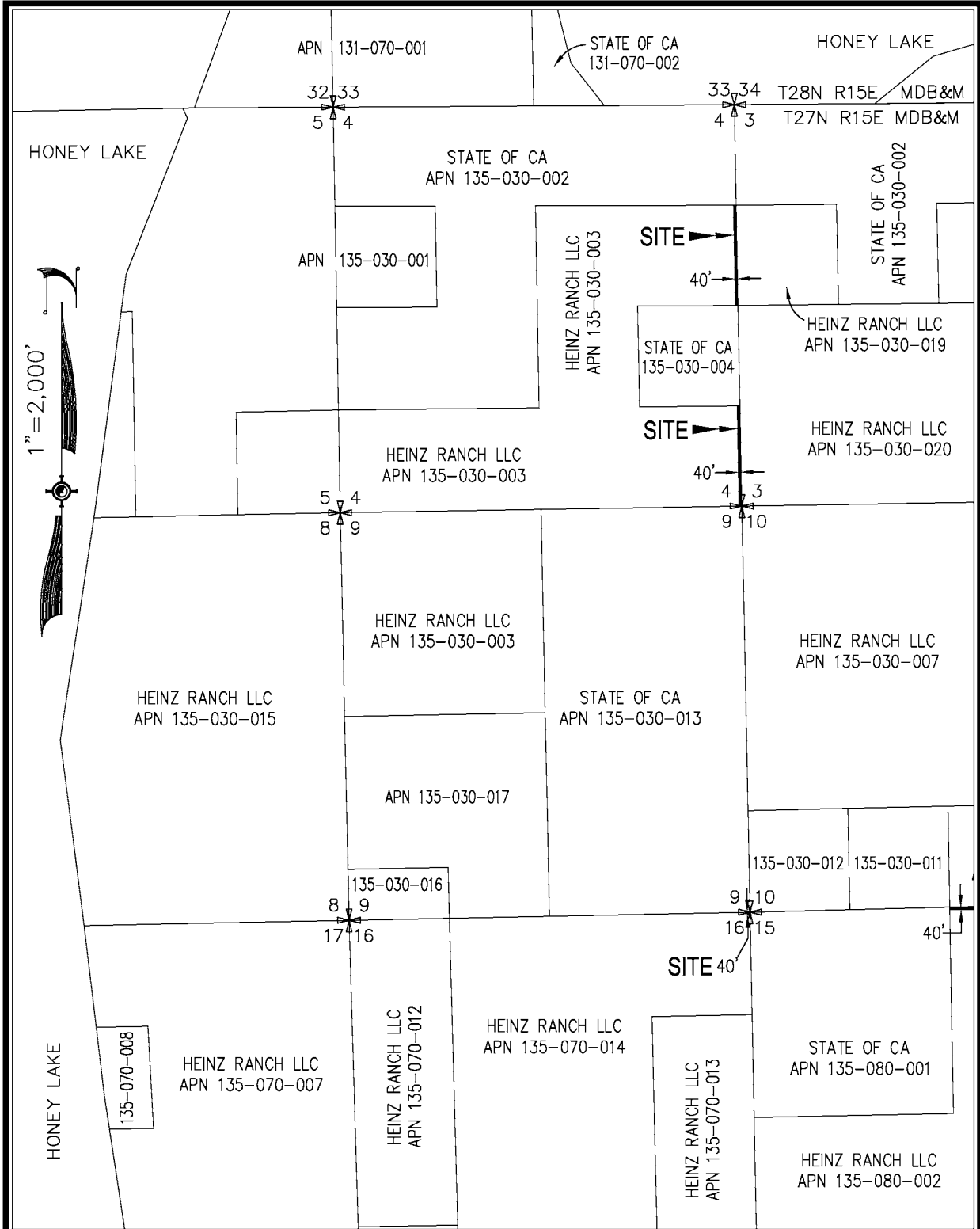


EXHIBIT "E-1"  
 DISPLAY TO ACCOMPANY  
 LEGAL DESCRIPTION

SCALE 1"=2,000'  
 HEINZ 40' EASEMENT  
 LASSEN COUNTY, CA



SHEET  
 3  
 OF  
 3





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1150 Lamoille Highway • Elko, Nevada 89801 • (775) 738-8058 FAX (775) 738-8267

**Date: April 27, 2022**

**JN:29756**

**EXHIBIT "F"**  
**LEGAL DESCRIPTION OF EASEMENT FROM**  
**WESTERN LAND OFFICE FOR PUBLIC ACCESS**

The West forty (40.00) feet of Lot 3 of Section 22, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the West forty (40.00) feet of Lot 1 of Section 27, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

and the West forty (40.00) feet of the North forty (40.00) feet of Lot 2 of Section 27, Township 27 North, Range 15 East, Mount Diablo Meridian, as shown on the US Governmental Township plat Approved March 19, 1867, Lassen County, California,

End of Description

See EXHIBIT "F-1" attached to and made a part hereof

Prepared by: \_\_\_\_\_  
Ryan Garrett Cook  
P.L.S. 7924 Exp. 12/31/2023



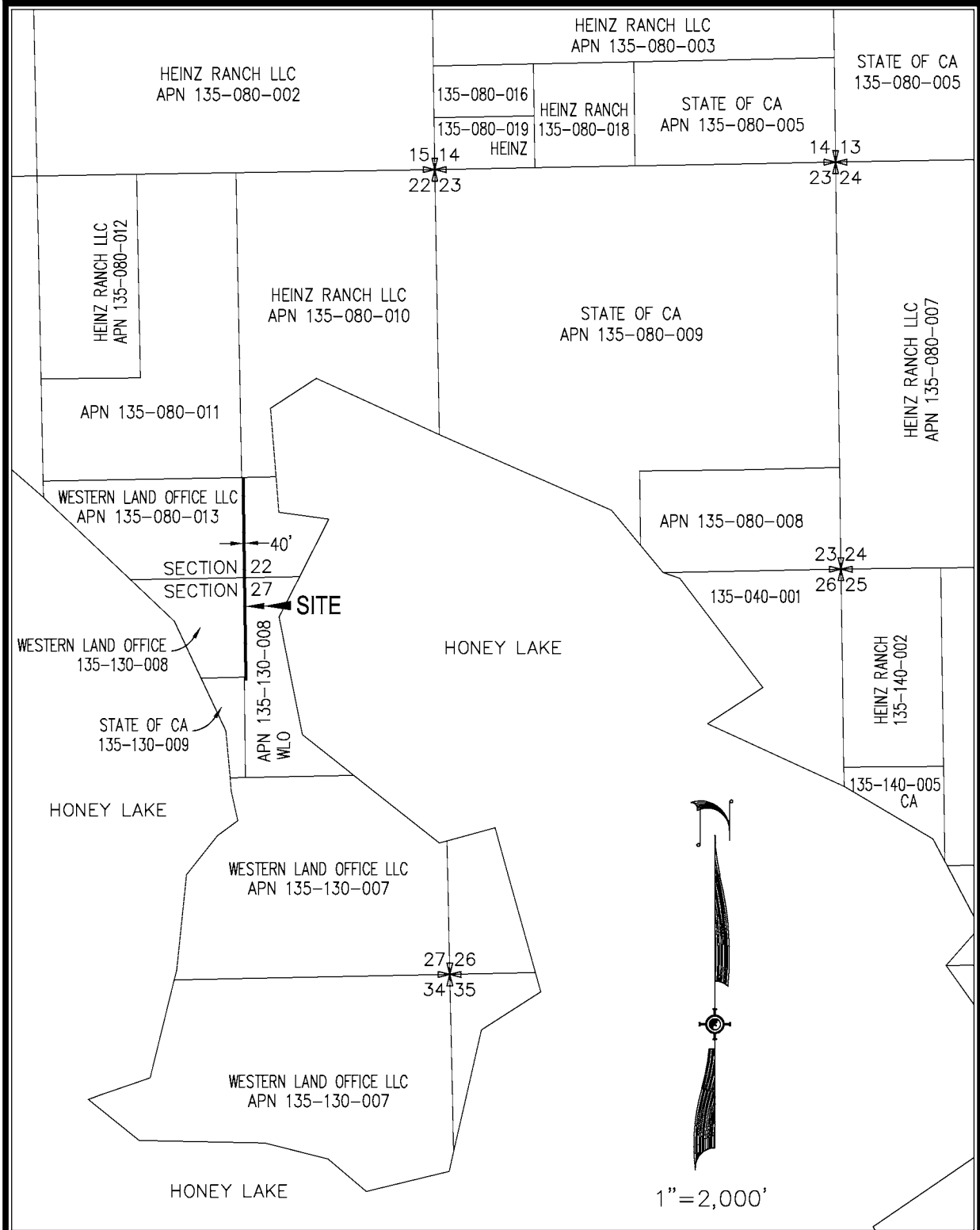


EXHIBIT "F-1"  
 DISPLAY TO ACCOMPANY  
 LEGAL DESCRIPTION

SCALE 1"=2,000'  
 WLO 40' EASEMENT  
 LASSEN COUNTY, CA



SHEET  
 1  
 OF  
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## **EXHIBIT G**

### **GENERAL PLAN**

#### **PROPOSED TRANSACTION**

The California State Lands Commission (Commission), Heinz Ranch LLC, and Western Land Office, LLC (Parties), propose the Honey Lake Access and Public Utilities Easement Exchange Agreement. The Commission would grant approximately 16 acres of easements to the Parties, while the Parties would grant approximately 42 acres of easements to the Commission.

#### **PROPERTY LOCATION/INFORMATION**

The property proposed for exchange (State Property) is a public access and utilities easement over 16 acres, more or less, of school lands that would benefit school lands located near Honey Lake in Sections 32, 33, 34, and 35, Township 28 North, Range 15 East, Sections 3, 4, 9, 13, 14, 15, 23, 25, and 27, Township 27 North, Range 15 East, Sections 17, 18, and 20, Township 27 North, Range 16 East, MDM, Lassen County

#### **LAND USE**

The State Property is vacant, unincorporated desert land. The easements to be Acquired by Heinz Ranch, LLC, and West Land Office, LLC, are strips of land 40 feet in width along section boundary lines in Sections 13 and 14, Township 27 North, Range 15 East, and in Sections 17, 18, and 20, Township 27 North, Range 16 East.

#### **PROPOSED USE**

The easement exchange will benefit the Parties and the general public by granting a perpetual nonexclusive easement and right of way over, across, upon, under and through, those portions of the easements for safe and proper public and private vehicular and pedestrian access and transit and access to public utilities.