GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net

Mardy Thomas, Director

REQUEST FOR REVIEW / EARLY CONSULTATION

COUNTY DEPARTMENTS/DISTRICTS

- ☒ Glenn County Agricultural Commissioner
- ☒ Glenn County Air Pollution Control District/CUPA
- ☒ Glenn County Assessor
- ☒ Glenn County Building Inspector
- ☒ Glenn County Engineering & Surveying Division
- ☒ Glenn County Environmental Health Department
- ☒ Glenn County Sheriff's Department
- ☐ Glenn County Board of Supervisors
- ☐ Glenn County Counsel
- ☐ Glenn County Planning Commission
- ☐ Glenn LAFCO

FEDERAL AGENCIES

- ☐ U.S. Army Corps of Engineers
- ☐ U.S. Fish and Wildlife Service
- ☐ U.S. Department of Agriculture
- ☐ U.S. Bureau of Reclamation – Willows
- ☐ Federal Aviation Administration
- ☐ Federal Communications Commission

OTHER

- ☐ Orland Unit Water
- ☐ California Water Service Co. (Chico)
- ☐ Sacramento River National Wildlife Refuge
- ☒ City of Orland
- ☐ School District:
- ☐ Community Services District:
- ☒ Pacific Gas and Electric Company (PG&E)
- ☒ Fire Protection District: Orland Rural
- ☒ Glenn County Resource Conservation District

STATE AGENCIES

- ☐ Central Valley Flood Protection Board
- ☒ Central Valley Regional Water Quality Control Board (RWQCB)
- ☒ State Water Resources Control Board – Division of Drinking Water
- ☐ Department of Alcoholic Beverage Control (ABC)
- ☐ Department of Conservation, Office of Mine Reclamation (OMR)
- ☒ Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- ☒ Department of Fish and Wildlife
- ☐ Department of Food and Agriculture
- ☐ Department of Air Resource Board (CARB)
- ☐ Department Environmental Protection Agency (CalEPA)
- ☐ Department of Public Health
- ☐ Department of Toxic Substances Control (DTSC)
- ☒ Department of Transportation (Caltrans)
- ☐ Department of Water Resources (DWR)
- ☐ Office of the State Fire Marshall
- ☐ Cal Recycle

- ☒ Northeast Center of the California Historical Resources Information System
- ☒ Grindstone Rancheria of Wintun-Wailaki
- ☒ Paskenta Band of Nomlaki Indians
- ☒ Mechoopda Indian Tribe of Chico Rancheria
- ☒ Colusa Indian Community Council Cachi Dehe Band of Wintun Indians

DATE: October 28, 2026

PROJECT: **Conditional Use Permit 2026-003, Oak Hollow Farms, Wedding Venue**

PLANNER: Marie Amaro, Assistant Planner; mamaro@countyofglenn.net

APPLICANT/ LANDOWNER:
Oak Hollow Farms, LLC
Randy and Amy Lindsey
6207 County Road 7
Orland, CA 95963
(530) 514-4687
Oakhollowfarms1@gmail.com

ENGINEER:
Michael Walker
23 San Ramon Drive
Chico, CA 95973
(530) 966-0414
Walker.engineering.chico@gmail.com

PROJECT: **Conditional Use Permit 2026-003, Oak Hollow Farms, Wedding Venue**

The proposed project is for the continued operation of a private wedding and event venue. Oak Hollow Farms is a 40.27-acre agricultural property with approximately 38 acres in active almond production. The property includes existing structures and improvements associated with the former dairy operation. Approximately 2 acres of the property are used for a wedding and special event venue. The venue generally accommodates approximately 20 to 30 weddings or events per year, typically limited to one event per weekend. The primary operating season is March through June and from late August through the second weekend in November, with occasional events outside these periods.

A typical wedding rental provides access over a three-day period for setup, the event, and cleanup. Typical operating hours are:

- Friday: 10:00 a.m. to 6:00 p.m. for event setup and preparation.
- Saturday: 8:00 a.m. to 11:00 p.m. for wedding/event activities.
- Sunday: 9:00 a.m. to 12:00 p.m. for cleanup and removal of event-related materials.

Occasional community or special events may operate on different schedules. Weekday appointments may also occur for meetings with prospective renters. There is an existing parking area which accommodates the maximum capacity of 250 guests. No commercial food preparation facilities are provided on-site. Food is prepared off-site and transported to the property by caterers. Food trucks may also provide food service.

No substantial expansion of the event area or displacement of the existing agricultural operation is proposed.

The project is located within the Agricultural Exclusive (AE-40) zoning district and is permitted with approval of a Conditional Use Permit pursuant to Glenn County Code §15.33.040(T). No increase in permanent water or wastewater demand is proposed.

LOCATION:
The project site is 6207 County Road 7; located east of County Road FF, south of County Road 7, west of County Road 7, and north of Stony Creek, within the unincorporated area of Glenn County, California.

ZONING: AE-20 (Exclusive Agricultural Zone)

GENERAL PLAN: General Agriculture

APN: 044-090-003 (40.27± acres)

FLOOD ZONE: Flood Zone "X" (unshaded) according to Flood Insurance Rate Map (FIRM) No. 06021C0165D, dated August 5, 2010 issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (unshaded) is a flood zone area of minimal flood hazard, with a flood level above the 500-year flood, according to FIRMS. Additionally, "X" flood area is generally protected by levee from 100-year floods.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Wednesday, November 18, 2026,** it is assumed that there are no specific comments to be included in the initial analysis of the project. Comments submitted by e-mail are welcomed. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?

2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).

3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?

4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

Date Submitted:_____

GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY

255 Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

APPLICATION FOR CONDITIONAL USE PERMIT

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

   Name: Oak Hollow Farms LLC - Randy and Amy Lindsey

   Address: 6207 County Road 7, Orland Ca. 95963

   Phone: 530-514-4687 E-Mail oakhollowfarms1@gmail.com

2. Property Owner(s):

   Name: Randy and Amy Lindsey

   Address: 2040 county Road J , Willows Ca. 95988

   Phone: 530-514-4687 E-Mail Oakhollowfarms3@gmail.com

3. Engineer/Person who Prepared Site Plan (if applicable):

   Name: Michael Walker

   Address: 23 San Ramon Drive, Chico, CA

   Phone: 530-966-0414 E-Mail walker.engineering.chico@gmail.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).

   Name: _____

   Mailing Address: _____

5. Existing Use of Property: Agriculture (Almond trees) last 4 years wedding venue with trees

6. Request or Proposal:
The applicant is requesting a Conditional Use Permit (CUP) to establish and continue with a wedding/event venue in conjunction with the existing agricultural use of the property. The proposed use is intended to complement and operate alongside the property's ongoing agricultural activities. Please refer to Project Narrative for additional information.

7. Address and Location of Project: 6207 County Road 7, Orland. Ca. 95963

8. Current Assessor's Parcel Number(s): 044-090-003

9. Existing Zoning (http://gis.gcppwa.net/zoning/): AE-20

10. Provide any additional information that may be helpful in evaluating your proposal. *Example - number of employees, hours of operation, number of truck deliveries/loadings per day:*
Please see Project Narrative for these details.

11. Setback Dimensions (Distance from property line to proposed structure):

North: no new structures ft. South: no new structures Ft.

East: no new structures Ft. West: No new structures Ft.

Other Setback/s: _____ ft.

12. Provide the following information:

Size of Assessor Parcel: _____ sq.ft. 40.27 acres

Mean height of structure: _____ ft. Peak height of structure: _____ ft.

Dimensions of proposed including overhangs: _____ ft. x _____ ft.

Total Square Footage (Existing): _____ sq.ft.

Total Square Footage (Proposed): _____ sq.ft.

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: _____

Print: Randy Lindsey and Amy Lindsey

Date: _____

Address: 2040 County Road J, Willows, Ca. 95988

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: _____

Print: Randy Lindsey & Amy Lindsey

Date: _____

Address: 2040 County Road J, Willows, Ca. 95988

Project Oak Hollow Farms Wedding/Event venue **Date Submitted:** _____

GLENN COUNTY
PLANNING AND COMMUNITY
DEVELOPMENT SERVICES AGENCY

225 Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant or engineer
Use extra sheets if necessary

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

This list is intended to meet the requirements of State of California Government Code Section 65940.

I. GENERAL INFORMATION:

1. Applicant(s):

   Name: Randy & Amy Lindsey Oak Hollow Farms

   Address: 6207 County Road 7, Orland Ca. 95963

   Phone: 530-514-4687 E-Mail oakhollowfarms1@gmail.com

2. Property Owner(s):

   Name: Randy and Amy Lindsey

   Address: 6207 County road 7 Orland Ca 95963

   Phone: 530-514-4687 E-Mail oakhollowfarms1@gmaill.com

3. Engineer/Person who Prepared Site Plan (if applicable):

   Name: Michael Walker

   Address: 23 San Ramon Drive, Chico, Ca

   Phone: 530-966-0414 E-Mail walker.engineering.chico@gmail.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (§65091 California Government Code).

   Name: _____

   Mailing Address: _____

5. Existing Use of Property: Agriculture(Almond trees)

6. Request or Proposal:
   The applicant is requesting a Conditional Use Permit (CUP) to establish a wedding/event venue in conjunction with the existing agricultural use of the property. The proposed use is intended to complement and operate alongside the property's ongoing agricultural activities. Please refer to the attached Project Narrative for additional information regarding the proposed event venue, operational details and compatibility with the existing agricultural use.

7. Address and Location of Project: 6207 County Road 7, Orland Ca 95963

8. Current Assessor's Parcel Number(s): 044-090-003

9. Existing Zoning (http://gis.gcppwa.net/zoning/): AE-20

10. Indicate the type of permit(s) application(s) to which this form pertains:
    Conditional Use Permit

11. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:
    Conditional Use Permit is needed for an adjunct use with the agricultural zoning

12. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:
    We do not anticipate that any additional permits will be required, as the proposed use will take place entirely within existing structures and will not involve the construction of any new buildings or structures.

13. List any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc?
    None

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

   Please refer to the existing site plan as submitted. The subject property consists of approximately **40.27 acres** and was historically operated as a dairy and later used for cattle grazing. The property continues to be actively used for agricultural purposes. Approximately **38 acres of the 40.27-acre property will remain dedicated to the existing almond farming operation**, with only approximately **2 acres utilized for the wedding/event venue**. We also own the adjoining property directly to the north, which is part of the overall farming operation and contains an existing rental residence. Almond trees have been planted around the wedding/event venue area as part of the agricultural operation. In addition to maintaining the agricultural character and use of the property, the orchard provides a natural buffer between the venue and surrounding areas and helps reduce noise associated with events. The wedding/event venue utilizes **existing structures associated with the property's former dairy operation**. These include the former cow barn, milking barn with the original tank room, storage shed, and pond. The existing hay barn continues to be used exclusively for agricultural purposes and will not be accessible to or used by the public in connection with the wedding/event venue. An existing drainage ditch runs east and west through the property. Existing driveways, access areas, and parking areas will serve the venue as shown on the submitted site plan. **No new structures are proposed** as part of the wedding/event venue use. The venue occupies only a small portion of the overall property, while the substantial majority of the property will remain in active agricultural production. The proposed wedding/event venue is intended to function as a limited accessory use of the agricultural property and will not displace, interfere with, or adversely affect the ongoing farming operation. Agricultural production will remain the primary use of the property.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

   North: We currently own this property as well and is part of our farming operation. It is currently a rental house surrounded by Almond trees.

   East: Directly east cattle grazing property buffered by our almond trees.

   West: West almond trees Closest Residences west of road FF approximately 535 feet away and buffered by our almond trees and is currently a horse farm.

   North: South: A family residence & cattle farm that is approx. 1090 feet away & buffered by our almond trees

3. Describe noise characteristics of the surrounding area (include significant noise sources):

   Normal agricultural operations

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

(a) Describe how increased runoff will be handled (on-site and off-site):
Runoff will mostly drain into existing drain/ditch located on property

(b) Will the project change any drainage patterns? (Please explain):
No. The existing drainage patterns on adjacent properties and on site will not change

(c) Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:
NO

Are there any gullies or areas of soil erosion? (Please explain):
NO

(d) Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?
NO. Grading or maintaining of parking lot will not impact existing drainage patterns.

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

(a) Indicate and describe source of water supply (domestic well, irrigation district, private water company):
Existing well. Water usage for the proposed use will be minimal compared to the surrounding uses. All caterers currently are self-contained and do not use water

(b) Will the project require the installation or replacement of new water service mains?
No

3. Liquid Waste Disposal:

(a) Will liquid waste disposal be provided by private on-site septic system or public sewer?
The wedding/event renter is required to rent luxury trailer bathrooms from a separate vendor. We currently require 3 stalls on each side for capacity. If CUP is approved applicant understands requirements and will comply with Environmental Health review requirements. (We currently have 1 bathroom on site that can be used if needed.)

(b) If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:
To be determined upon CUP approval and will comply with requirements

(c) Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)
No

(d) Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.
N/A

4. Solid Waste Collection:

(a) How will solid waste be collected? Individual disposal, private carrier, city?
Private carrier

5. Source of Energy:

(a) What is the source of energy (electricity, natural gas, propane)?:
Electricity provided by PG&E

(b) If electricity, do any overhead electrical facilities require relocation? Is so, please describe:
No

(c) If natural gas, do existing gas lines have to be increased in size? If yes, please describe:
N/A

(d) Do existing gas lines require relocation? If yes, please describe:
N/A

6. Fire Protection:

(a) Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:
No current fire hydrants so any required hydrants would be private.

(b) Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:
None currently. To be determined by code or building division review.

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures:
   No new building only using existing structures.

2. Square footage:
   (Structures) _____S.F; __see site map_____S.F.
   (New) (Existing)

3. Percentage of lot coverage:

4. Amount of off-street parking provided:_ None

5. Will the project be constructed in phases? If so, please describe each phase briefly:
   No new construction to take place.

6. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:
   N/A

7. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:
   The wedding/event venue will host no more than 30 weddings/events per calendar year. The primary operating season will be from March through the end of June and from the end of August through the second weekend in November. On rare occasions, an event may occur outside of these typical operating periods; however, the total number of weddings/ events will not exceed 35 per calendar year.

8. If industrial, indicate type, estimated employment per shift, and loading facilities:

9. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:
   N/A

10. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:
    N/A

    Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

11. Describe any earthwork (grading) to be done and dust control methods to be used during construction:
    No new construction

12. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).
    Wedding/event music limited to 105 decibels can be monitored with a decibel monitor. All music to comply with county noise ordinance. We have not had any noise complaints to date and currently have all music off by 11pm

13. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:
    None other than vehicle emissions.

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 9-28-2026 Signature: Randy Lindsey & Amy Lindsey

For: Oak Hollow Farms

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.

OAK HOLLOW FARMS WEDDING/EVENT VENUE

PROJECT NARRATIVE

BUSINESS PLAN / OVERVIEW

Oak Hollow Farms is an established wedding and event venue located in Orland, California, situated within our actively operated almond farm. The venue provides a unique rural and agricultural setting for weddings and related events while allowing the property to continue its primary use as a working farm.

Oak Hollow Farms serves local clients as well as clients from surrounding counties, other areas of California, and occasionally other states. The venue provides guests with a rural destination surrounded by almond orchards and other agricultural operations in the surrounding area, including olive orchards, cattle grazing, a club calf operation, and a horse farm.

Oak Hollow Farms currently hosts approximately 20 to 30 weddings/events per year, generally limited to one wedding or event per weekend. The primary operating season is March through the end of June and from the end of August through the second weekend in November, with only occasional events occurring outside these periods.

A typical wedding rental includes limited access over a three-day period to allow for setup, the event, and cleanup. Typical venue operating hours are:

- Friday: 10:00 a.m. to 6:00 p.m. – Event setup and preparation
- Saturday: 8:00 a.m. to 11:00 p.m. – Wedding/event activities
- Sunday: 9:00 a.m. to 12:00 p.m. – Cleanup and removal of event-related items

These hours are intended to provide sufficient time for setup and cleanup while keeping the primary wedding/event activities limited to Saturday. Occasional community or special events may have different hours depending on the nature of the event, while remaining consistent with applicable permit requirements and County regulations. We do have appointments during weekday hour's occasionally to meet with upcoming renters.

Oak Hollow Farms also occasionally donates the use of the venue for community, school, or memorial events. Examples include Future Farmers of America (FFA) dinners and celebrations of life.

The wedding/event venue occupies approximately 2 acres of the 40.27-acre property, with approximately 38 acres remaining in active almond production. The venue utilizes existing structures and improvements associated with the property's former dairy operation. This allows the wedding/event use to coexist with the ongoing agricultural operation without displacing significant agricultural acreage or requiring substantial new development.

The goal of Oak Hollow Farms is to provide a well-managed, limited-scale wedding and event venue that complements the rural and agricultural character of the property while preserving the continued operation of the farm.

FACILITIES

Brown Barn – Wedding Venue/Gathering Area
The existing Brown Barn is approximately 4,560 square feet and serves as the primary wedding/event gathering area.

White Barn – Agricultural Use
The White Barn remains part of the farming operation and is not open to the public. Wedding ceremonies may take place outdoors in front of the barn, but guests do not have access to the interior of the structure.

Grass Ceremony Area
The grass area between the barns is primarily used for seating guests during wedding ceremonies. Following the ceremony, the area may be used by guests for visiting, relaxing, children's activities, and lawn games such as corn hole.

PARKING AREA

Parking areas are provided to accommodate events with a maximum capacity of 250 guests. Oak Hollow Farms encourages clients to arrange shuttle transportation between local hotels and the venue whenever possible. Shuttle service helps reduce the number of vehicles traveling to and from the property while also providing guests with a safe transportation option following the event.

Guests are also permitted to leave their vehicles parked at the venue overnight when necessary. This policy is intended to encourage responsible transportation choices and discourage guests who have consumed alcohol from driving. Vehicles left overnight are retrieved the following morning during the venue's designated Sunday access period.

Catering Area
No commercial food preparation or cooking facilities are provided on-site. Caterers prepare food off-site and transport it to the venue for service. Food trucks are also permitted. Caterers and food vendors are responsible for providing their own necessary equipment and water and operating as self-contained vendors.

Bar silo
One existing grain-bin silo has been converted for use as a bar service area. Weddings are required to utilize appropriately licensed bartenders. For certain community events, alcohol service may be provided by individuals meeting applicable Responsible Beverage Service (RBS) requirements.

Silo Shade Structures
Two silo-style shade structures are provided as outdoor gathering areas where guests may sit, relax, and visit.

Milking Barn: Used for couples getting ready rooms.

Restrooms
Oak Hollow Farms does not provide permanent public restroom facilities for venue guests. As part of the rental agreement, clients are required to rent appropriate luxury restroom trailers for the duration of their event.

INSURANCE AND EVENT REQUIREMENTS

Clients are required to obtain a minimum $1,000,000 event liability insurance policy for their event. Weddings utilizing alcohol service are also required to use qualified bartenders, and licensed bartenders generally maintain their own applicable insurance coverage.

MUSIC AND NOISE MANAGEMENT

All amplified music and entertainment are required to comply with applicable Glenn County noise requirements and ordinances.

Oak Hollow Farms actively monitors event sound levels using a decibel meter. The venue is set back from the roadway and is surrounded by almond orchards, which provide separation and a natural buffer between event activities and surrounding properties. Currently all music is off by 11 pm.

Oak Hollow Farms has operated with an emphasis on responsible noise management and, to date, has not received any noise complaints associated with venue operations.

COMMUNITY AND ECONOMIC BENEFIT

Oak Hollow Farms provides a venue that can be enjoyed by members of the local community as well as visitors from surrounding counties, other areas of California, and other states.

Weddings held at Oak Hollow Farms frequently bring couples, family members, wedding parties, vendors, and guests into Glenn County for multiple days. These visitors contribute to the local economy through hotel accommodations, restaurants, retail shopping, fuel purchases, and other local services. Wedding parties also frequently hold rehearsal dinners and other wedding-related gatherings at local restaurants and businesses.

In addition to its economic contribution, Oak Hollow Farms occasionally makes the venue available for community-oriented uses, including school and agricultural organization events and celebrations of life.

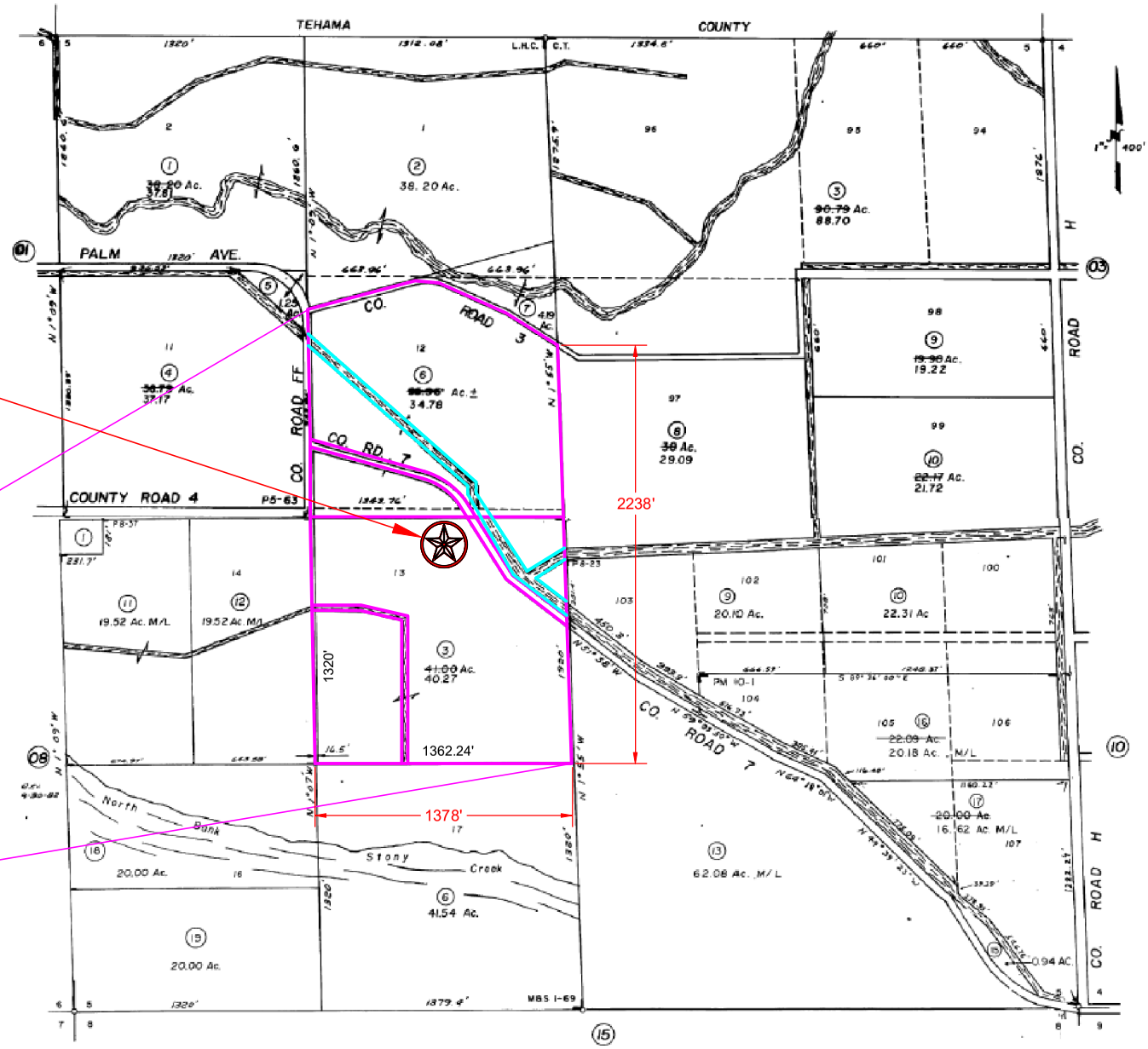
The limited event use of approximately 2 acres allows Oak Hollow Farms to provide these community and economic benefits while maintaining approximately 38 acres of the subject property in active almond production and preserving agriculture as the property's primary use.



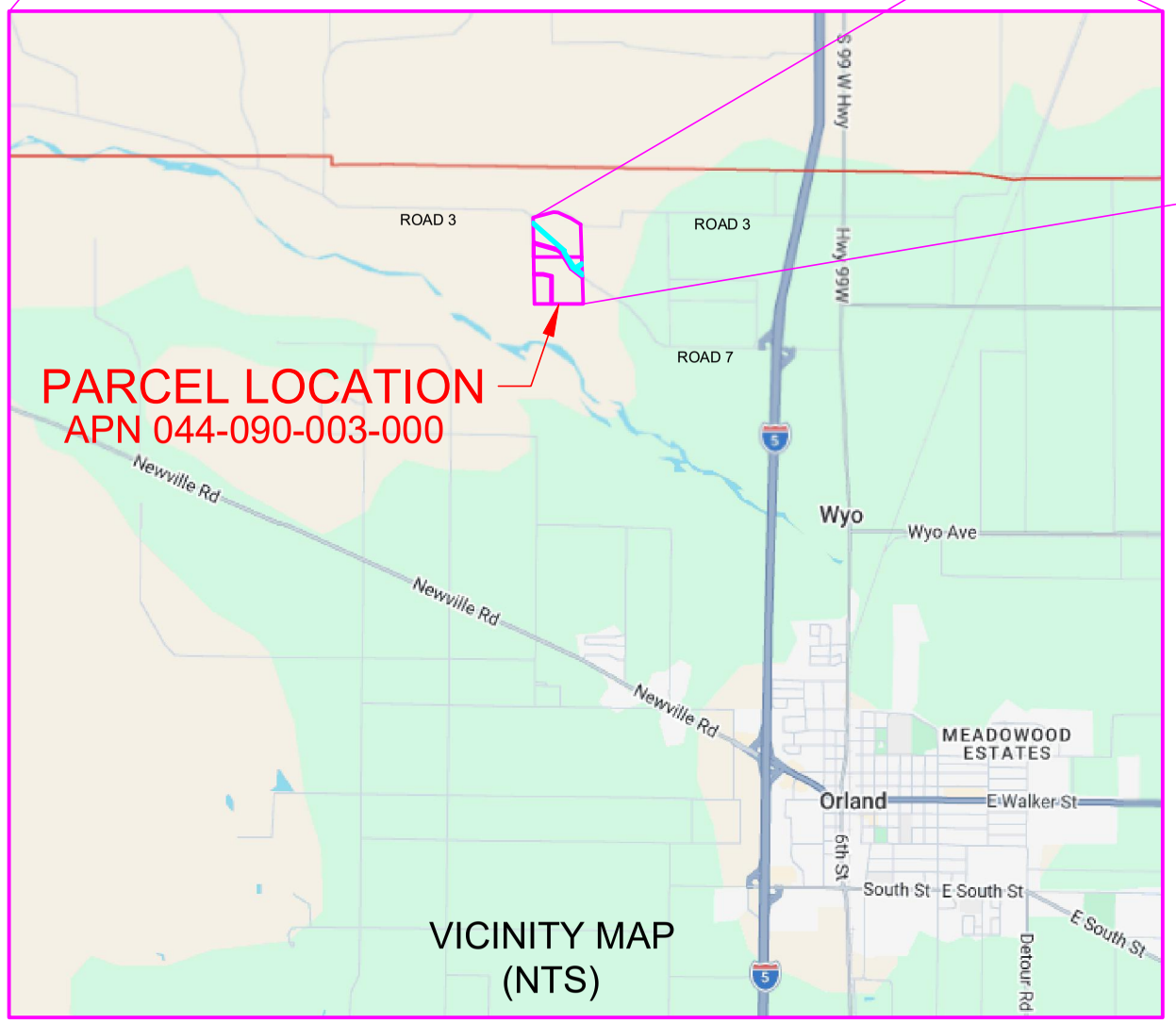
GENERAL LOCATION

LOCATION MAP
(NTS)

SITE LOCATION
APN 044-090-003-000



ASSESSOR'S MAP
(NTS)



PROJECT INFORMATION

APPLICANT:	OAK HOLLOW FARMS, LLC AMY & RANDY LINDSEY 6207 COUNTY ROAD 7 ORLAND, CA 95963
PROPERTY OWNER:	OAK HOLLOW FARMS, LLC AMY & RANDY LINDSEY 6207 COUNTY ROAD 7 ORLAND, CA 95963
PROJECT ADDRESS:	6207 COUNTY ROAD 7 ORLAND, CA 95963
PROPERTY APN.:	044-090-003-000
PROPERTY ACREAGE:	40.27 ACRES

MAPS NOT TO SCALE (NTS)

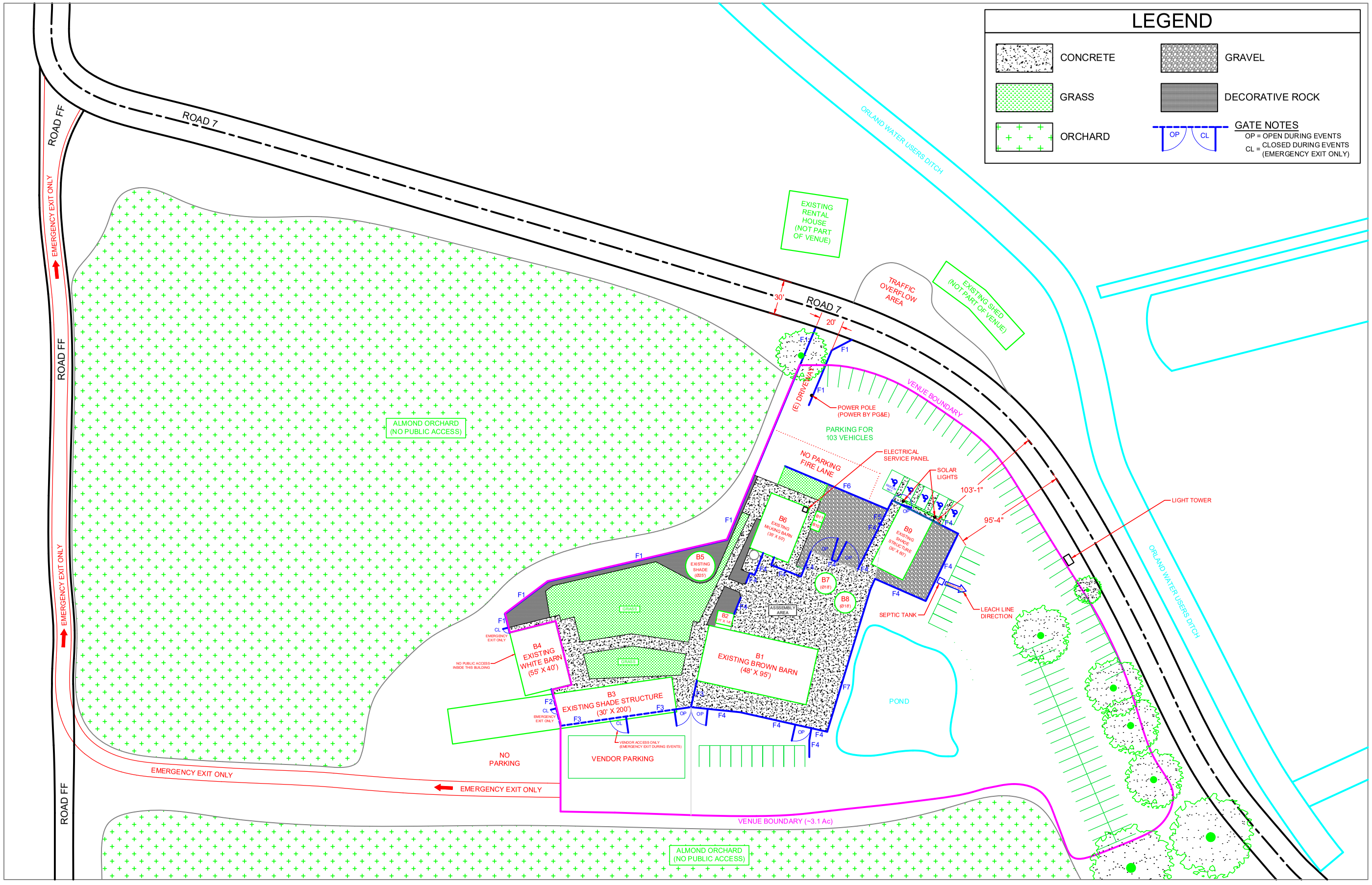
N

DRAWN BY
MICHAEL WALKER
23 SAN RAMON DR., CHICO, CA
530-966-0414

CONDITIONAL USE PERMIT SITE PLAN
for
AMY & RANDY LINDSEY

OAK HOLLOW FARMS, LLC
6207 COUNTY ROAD 7
ORLAND, CA 95963
APN 044-090-003-000

SCALE *NTS*	SIZE B
DATE 9/20/2026	SHEET 1 OF 4



DRAWN BY
MICHAEL WALKER
23 SAN RAMON DR., CHICO, CA
530-966-0414

CONDITIONAL USE PERMIT SITE PLAN

for

AMY & RANDY LINDSEY

OAK HOLLOW FARMS, LLC

6207 COUNTY ROAD 7
ORLAND, CA 95963
APN 044-090-003-000

SCALE	SIZE
SHOWN	B
DATE	SHEET
9/20/2026	2 OF 4

BUILDING SCHEDULE

Building ID	NAME	W x L or Diameter	HEIGHT	USAGE NOTES
B1	(E) BROWN BARN	48' x 95'	16'	Assembly/Ceremony
B2	(E) STORAGE SHED	11' x 14'	10'	Storage (No public access)
B3	(E) SHADE STRUCTURE	30' x 200'	12.5'	Unenclosed Assembly Area
B4	(E) WHITE BARN	55' x 40'	19'	Storage (No public access)
B5	(E) SILO SHADE STRUCTURE	⌀25'	13'	Unenclosed Assembly Area
B6	(E) MILKING BARN	35' x 50'	12.5'	Dressing Area
B7	(E) BAR SILO	⌀18'	10'	Used by Vendors
B8	(E) SILO SHADE STRUCTURE	⌀18'	10'	Unenclosed Assembly Area
B9	(E) SHADE STRUCTURE	30' x 60'	12.5'	Unenclosed Assembly Area
B10	(E) BATHROOM**	8' x 8'	9.5'	Public Access
B11	(E) WELL PUMP ROOM**	8' x 8'	9.5'	No Public Access

NOTES:
*(E) - Existing
**Half of an existing 8' x 16' Building

GATE NOTES
- OP = OPEN DURING EVENTS
- CL = CLOSED DURING EVENTS (EMERGENCY EXIT ONLY)

ALMOND ORCHARD (NO PUBLIC ACCESS)

30'
ROAD 7
20'
TRAFFIC OVERFLOW AREA
EXISTING SHED (NOT PART OF VENUE)
(E) DRIVEWAY
POWER POLE (POWER BY PG&E)
VENUE BOUNDARY
PARKING FOR 103 VEHICLES
NO PARKING FIRE LANE
ELECTRICAL SERVICE PANEL
SOLAR LIGHTS
103'-1"
95'-4"
LIGHT TOWER
ORLAND WATER USERS DITCH
B6 EXISTING MILKING BARN (35' X 50')
B11
B10
B9 EXISTING SHADE STRUCTURE (30' X 60')
OP
B5 EXISTING SHADE (Ø25')
B7 (Ø18')
B8 (Ø18')
ASSSEMBLY AREA
GRASS
B2 (11' X 14')
SEPTIC TANK
LEACH LINE DIRECTION
CL
EMERGENCY EXIT ONLY
NO PUBLIC ACCESS INSIDE THIS BUILDING
B4 EXISTING WHITE BARN (55' X 40')
B1 EXISTING BROWN BARN (48' X 95')
POND
B3 EXISTING SHADE STRUCTURE (30' X 200')
VENDOR ACCESS ONLY (EMERGENCY EXIT DURING EVENTS)
VENDOR PARKING
NO PARKING
EMERGENCY EXIT ONLY
VENUE BOUNDARY (~3.1 Ac)
ALMOND ORCHARD (NO PUBLIC ACCESS)

SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

N

DRAWN BY
MICHAEL WALKER
23 SAN RAMON DR., CHICO, CA
530-966-0414

CONDITIONAL USE PERMIT SITE PLAN

for

AMY & RANDY LINDSEY

OAK HOLLOW FARMS, LLC

6207 COUNTY ROAD 7
ORLAND, CA 95963
APN 044-090-003-000

SCALE	SIZE
SHOWN	B
DATE	SHEET
9/20/2026	3 OF 4

FENCE SCHEDULE

Fence ID	CONSTRUCTION*	HEIGHT
F1	(E) Painted 3-Rail Wood Post and Rail Fence	4'
F2	(E) Stained Wood Plank Fence w/ Decorative Trim, Top Cap, and Accent Gate	7'-4"
F3	(E) Stained Wood Plank Fence w/ Decorative Trim and Top Cap	6'
F4	(E) 5-Bar Metal Corral Panel Fencing	5'-2"
F5	(E) Metal Guardrail with Vertical Pickets	3'-6"
F6	(E) Painted Modular Metal Corral Panels with Integrated Walk-Through Gates	5'-2"
F7	(E) 3-Rail Unpainted Metal Safety Railing	3'-3"

NOTES:

*(E) - Existing

GATE NOTES
- OP = OPEN DURING EVENTS
- CL = CLOSED DURING EVENTS (EMERGENCY EXIT ONLY)

ROAD 7
30'
20'
TRAFFIC OVERFLOW AREA
EXISTING SHED (NOT PART OF VENUE)
(E) DRIVEWAY
VENUE BOUNDARY
PARKING FOR 103 VEHICLES
NO PARKING FIRE LANE
103'-1"
95'-4"
ALMOND ORCHARD (NO PUBLIC ACCESS)
B6 EXISTING MILKING BARN (35' X 50')
B9 EXISTING SHADE STRUCTURE (30' X 60')
B5 EXISTING SHADE (Ø25')
B7 (Ø18')
B8 (Ø18')
ASSSEMBLY AREA
GRASS
B4 EXISTING WHITE BARN (55' X 40')
B1 EXISTING BROWN BARN (48' X 95')
B3 EXISTING SHADE STRUCTURE (30' X 200')
POND
NO PARKING
VENDOR PARKING
EMERGENCY EXIT ONLY
VENUE BOUNDARY (~3.1 Ac)
ORLAND WATER USERS DITCH
ALMOND ORCHARD (NO PUBLIC ACCESS)
F1 F2 F3 F4 F5 F6 F7
OP
CL
EMERGENCY EXIT ONLY

SCALE: 1" = 50'-0"
0' 25' 50' 100' 150'

N

DRAWN BY
MICHAEL WALKER
23 SAN RAMON DR., CHICO, CA
530-966-0414

CONDITIONAL USE PERMIT SITE PLAN
for
AMY & RANDY LINDSEY

OAK HOLLOW FARMS, LLC
6207 COUNTY ROAD 7
ORLAND, CA 95963
APN 044-090-003-000

SCALE	SIZE
SHOWN	B
DATE	SHEET
9/20/2026	4 OF 4

WATER DRAINAGE MAP

ROAD 7

TRAFFIC OVERFLOW AREA

EXISTING SHED (NOT PART OF VENUE)

ORLAND WATER USERS DITCH

(E) DRIVEWAY

VENUE BOUNDARY

WATER DRAINAGE

PARKING FOR 103 VEHICLES

NO PARKING FIRE LANE

~1/2% SLOPE

ACCESSIBLE PARKING

OP

B6 EXISTING MILKING BARN (35' X 50')

B11

B10

B9 EXISTING SHADE STRUCTURE (30' X 60')

B5 EXISTING SHADE (Ø25')

B7 (Ø18')

B8 (Ø18')

ASSSEMBLY AREA

GRASS

CL

EMERGENCY EXIT ONLY

B4 EXISTING WHITE BARN (55' X 40')

B1 EXISTING BROWN BARN (48' X 95')

B3 EXISTING SHADE STRUCTURE (30' X 200')

POND

NO PARKING

VENDOR PARKING

EMERGENCY EXIT ONLY

VENUE BOUNDARY (~3.1 Ac)

ALMOND ORCHARD (NO PUBLIC ACCESS)

ALMOND ORCHARD (NO PUBLIC ACCESS)

SCALE: 1" = 50'-0"

0' 25' 50' 100' 150'

N

DRAWN BY

MICHAEL WALKER
23 SAN RAMON DR., CHICO, CA
530-966-0414

CONDITIONAL USE PERMIT SITE PLAN

for

AMY & RANDY LINDSEY

OAK HOLLOW FARMS, LLC

6207 COUNTY ROAD 7
ORLAND, CA 95963
APN 044-090-003-000

SCALE	SIZE
SHOWN	B
DATE	SHEET
9/20/2026	4 OF 4

CONDITION OF TITLE

Issued By:

Fidelity National Title Insurance Company

Guarantee Number:

FFHO-FTO260484G

CLTA Guarantee Face Page

This guarantee, when issued by the Company with a Guarantee Number and Date of Guarantee, is valid even if this guarantee or any endorsement to this guarantee is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this guarantee must be given to the Company at the address shown in Condition 14.

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This guarantee treats any Discriminatory Covenant in a document referenced in any of the Schedules herein as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. This guarantee is not a commitment or any indication that the Company is willing to issue a policy of title insurance, and the Company reserves the right to decline to insure any future purchaser or lender. Any future offer of title insurance that the Company, in its sole discretion, decides to issue may include additional exceptions as well as requirements for the issuance of a final policy of title insurance.

SUBJECT TO THE CLTA GUARANTEE EXCLUSIONS AND CONDITIONS,

FIDELITY NATIONAL TITLE INSURANCE COMPANY,
a Florida corporation (the "Company")

GUARANTEES
as of the Date of Guarantee

against loss or damage, not exceeding the Amount of Liability, sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Fidelity National Title Company
250 W Sycamore St
Willows, CA 95988

Countersigned By:

Denise Eider
Authorized Officer or Agent

CLTA Guarantee Face Page (02-06-25)

ISSUING OFFICE:
Title Officer: Ronald Campbell Fidelity National Title Company 250 W Sycamore St Willows, CA 95988 Main Phone: (530)934-3338 Email: Ronald.Campbell@titlegroup.fntg.com

SCHEDULE A

Amount of Liability	Fee	Title Officer
$1,500.00	$1,300.00	Ronald Campbell

Date of Guarantee: September 4, 2026 at 12:00 AM

1. The Assured is: Oak Hollow Farms, LLC

2. The estate or interest in the Land that is the subject of this Guarantee is:

   A Fee

3. The Land is described as follows:

   For APN/Parcel ID(s): 044-090-003 and 044-020-006

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

   LOTS 12 AND 13 OF THE CALUMET TRACT ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON JUNE 3, 1896 IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE 69.

   EXCEPTING THEREFROM THAT PORTION OF SAID LOT 12 DESCRIBED AS FOLLOWS: BEGINNING ON THE BOUNDARY LINE BETWEEN LOTS 1 AND 12 AT A POINT EQUALLY DISTANT FROM EACH END OF SAID BOUNDARY LINE AND RUNNING THENCE WEST ALONG SAID BOUNDARY LINE TO THE CENTER OF PALM AVENUE, BEING THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH ALONG THE BOUNDARY LINE BETWEEN LOTS 11 AND 12 A DISTANCE OF 173 FEET; THENCE NORTHEASTERLY TO THE PLACE OFBEGINNING

   ALSO, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 12 DESCRIBED AS FOLLOWS: BEGINNING ON THE BOUNDARY LINE BETWEEN LOTS 1 AND 12 AT A POINT EQUALLY DISTANT FROM EACH END OF SAID BOUNDARY LINE AND RUNNING THENCE SOUTH TO THE CENTER LINE OF COUNTY ROAD 3; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID COUNTY ROAD TO THE EAST BOUNDARY LINE OF SAID LOT 12; THENCE NORTH ON THE EAST BOUNDARY LINE OF SAID LOT 12 TO THE NORTHEAST CORNER OF SAID LOT 12; THENCE WESTERLY ALONG THE NORTH BOUNDARY LINE OF SAID LOT 12 TO THE POINT OFBEGINNING.

   ALSO, EXCEPTING THEREFROM THE WEST 16-1/2 FEET OF LOT 13.

   ALSO EXCEPT THE PARCEL CONVEYED TO THOS. BROWN BY DEED TO HIM FROM MATHIAS PETERSONDATED MAY 19, 1900 RECORDED JULY 11, 1900 IN BOOK 9 OF DEEDS, AT PAGE 580, RECORDS OF SAID COUNTY.

   ALSO, EXCEPTING THEREFROM, AS A MINERAL INTEREST, ALL OIL, GAS HYDROCARBONS, AND ASSOCIATEDSUBSTANCES IN, UNDER, OR PRODUCED AND SAVED FROM SAID REAL

SCHEDULE A
(continued)

PROPERTY AS RESERVED BY JASPER LICHTSTEINER AND ANNA L. LICHTSTEINER IN GRANT DEED RECORDED AUGUST 19, 1988 AS INSTRUMENTNO. 88-3610, OFFICIAL RECORDS OF GLENN COUNTY.

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee:

a. The Title is vested in:

Oak Hollow Farms, llc

b. The Title is subject to defects, liens or encumbrances shown in Schedule B, which matters are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2026-2027.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. RIGHTS OF THE UNITED STATES OF AMERICA AND THE ORLAND UNIT WATER USERS' ASSOCIATION IN AND TO THE LAND HEREINAFTER DESCRIBED AND WATER RIGHTS APPURTENANT THERETO AND ALL TRUSTS, AGREEMENTS, EASEMENTS, RIGHTS OF WAY, CHARGES AND LIENS OF EVERY NATURE ARISING OUT OF THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE UNITED STATES AND ORLAND IRRIGATION PROJECT, WITHIN WHICH PROJECT SAID LAND IS SITUATE. SUBJECT TO FUNDED AND DEFERRED CHARGES.

4. RIGHTS OF WAY FOR ROADS, POLE LINES, CANALS, LATERALS OR DITCHES AS MAY EXIST OR AS SHOWN ON THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON JUNE 3, 1896 IN BOOK 1 OF MAPS AND SURVEYS, AT PAGE 69.

5. RIGHTS OF WAY CONVEYED TO LEMON HOME WATER, POWER AND LIGHT CO. BY DEEDS RECORDED MARCH 5, 1909 IN BOOK 28 OF DEEDS, AT PAGES 109, 111 AND 112.

6. OIL AND GAS LEASE DATED MAY 2, 1956 EXECUTED BY JASPER LICHTSTEINER AND ANNA LICHTSTEINER, HUSBAND AND WIFE, LESSORS TO THE TEXAS COMPANY, A DELAWARE CORPORATION, RECORDED JUNE 11, 1956 IN BOOK 341 OF OFFICIAL RECORDS, AT PAGE 446.

   THE PRESENT OWNERSHIP OF SAID LEASEHOLD AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.

7. AN EASEMENT FOR THE RIGHT TO EXCAVATE FOR, INSTALL, REPLACE, MAINTAIN SUCH PIPELINES AND APPURTENANCES THERETO AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION RECORDED MARCH 25, 1970, BOOK 523 OF OFFICIAL RECORDS, PAGE 604,GLENN COUNTY RECORDER'S FILE NO. 1052.

8. AN EASEMENT FOR THE RIGHT TO EXCAVATE FOR, INSTALL, REPLACE, MAINTAIN AND USE SUCH PIPE LINES AND APPURTENANCES THERETO AS GRANTED TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION RECORDED JANUARY 28, 1974, BOOK 568 OF OFFICIAL RECORDS, PAGE 337, GLENN COUNTY RECORDER'S FILE NO. 357.

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PIPELINE RIGHT OF WAY AND EASEMENT AGREEMENT", EXECUTED BY AND BETWEEN ABA ENERGY CORPORATION AND JOHN S. MACHADO, RECORDED MARCH 27, 2007 AS INSTRUMENT NO. 2009-1507 OF OFFICIAL RECORDS

END OF SCHEDULE B

EXCLUSIONS

Except as expressly provided by the assurances in Schedule A, the following matters are excluded from coverage of this guarantee and the Company assumes no liability for loss or damage by reason of:

1. Any defect, lien, encumbrance, adverse claim, or other matter affecting the title to any property beyond the boundaries of the Land.
2. Any defect, lien, encumbrance, adverse claim, or other matter, whether or not shown by the Public Records:
   a. created, suffered, assumed, or agreed to by one or more of the Assureds; or
   b. that result in no loss to the Assured.
3. Defects, liens, encumbrances, adverse claims, or other matters not shown by the Public Records at Date of Guarantee.
4. The identity of any party shown or referred to in any of the schedules of this guarantee.
5. The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this guarantee.
6. (a) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or, (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (a) or (b) are shown by the records of the taxing authority or by the Public Records.
7. (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 excluded under (a), (b) or (c) are shown by the Public Records.
8. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.
9. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excluded in (a) or (b) appear in the Public Records.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this guarantee mean:

a. "Amount of Liability": The Amount of Liability as stated in Schedule A.

b. "Assured": The party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.

c. "Date of Guarantee": The Date of Guarantee set forth in Schedule A.

d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

e. "Land": The Land described or referred to in Schedule A and improvements located on that land at the Date of Guarantee that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway.

f. "Mortgage": A mortgage, deed of trust, trust deed, or other real property security instrument.

g. "Public Records": The recording or filing system established under State statutes in effect at the Date of Guarantee under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

h. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

i. "Title": The estate or interest in the Land identified in Schedule A, if any.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

The Assured must notify the Company promptly in writing if the Assured has knowledge of any assertion of facts, claim of title, or claim of interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this guarantee. If the Company is prejudiced by the failure of the Assured to provide prompt notice, the Company's liability to the Assured under this guarantee is reduced to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company has no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Condition 3 above:

a. The Company has the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this guarantee, whether or not it may be liable hereunder, and does not thereby concede liability or waive any provision of this guarantee. If the Company exercises its rights under this paragraph, it will do so diligently.

b. If the Company elects to exercise its options as provided in Condition 4.a. the Company has the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and will not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this guarantee.

c. Whenever the Company has brought an action or interposed a defense as permitted by the provisions of this guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.

d. In all cases where this guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured must secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, must give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under this guarantee will terminate.

5. PROOF OF LOSS OR DAMAGE

a. The Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

b. The Company may reasonably require the Assured to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence, memoranda, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured must grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Condition 5 will not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim or required by law. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, terminates any liability of the Company under this guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this guarantee, the Company has the following additional options:

a. To pay or tender payment of the Amount of Liability, together with any costs, attorneys' fees, and expenses incurred by the Assured that were expressly authorized in writing by the Company up to the time of payment or tender of payment and that the Company has agreed to pay.

b. To pay or otherwise settle with the Assured any claim assured against under this guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were expressly authorized in writing by the Company, up to the time of payment or tender of payment and that the Company has agreed to pay; or

c. To pay or otherwise settle with parties other than the Assured for the loss or damage provided for under this guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were expressly authorized in writing by the Company up to the time of payment and that the Company has agreed to pay.

Upon the exercise by the Company of any of the options provided for in Condition 6.a., b., or c., the Company's obligations to the Assured under this guarantee for the claimed loss or damage, other than the payments required to be made, will terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Condition 4.

7. LIMITATION OF LIABILITY

a. This guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Assured who has suffered loss or damage by reason of an assurance in Schedule A being incorrect, to the extent stated in Schedule A and subject to the Exclusions and the Conditions. This guarantee is not an abstract of the title, legal opinion, or a representation of the status of the title beyond what is assured in Schedule A. All claims asserted under this guarantee are based in contract and are restricted to the terms and provisions of this guarantee. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this guarantee.

b. If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it will have fully performed its obligations with respect to that matter and will not be liable for any loss or damage caused thereby.

c. In the event of any litigation by the Company or with the Company's consent, the Company has no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.

d. The Company is not liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this guarantee, except payments made for costs, attorneys' fees, and expenses pursuant to Condition 4, will reduce the Amount of Liability under this guarantee pro tanto.

9. PAYMENT OF LOSS

When liability and the extent of loss or damage has been determined in accordance with the Conditions, the Company will pay the loss or damage within thirty (30) days.

(continued)

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

a. If the Company settles and pays a claim under this guarantee, it is subrogated and entitled to the rights and remedies of the Assured in respect to the claim that the Assured has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Assured must execute documents to transfer these rights and remedies to the Company. The Assured permits the Company to sue, compromise, or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights and remedies.

b. If a payment on account of a claim does not fully cover the loss of the Assured, the Company defers the exercise of its subrogation right until after the Assured fully recovers its loss.

c. The Company's subrogation right includes the Assured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

11. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

a. This guarantee together with all endorsements, if any, issued by the Company is the entire guarantee and contract between the Assured and the Company. In interpreting any provision of this guarantee, this guarantee must be construed as a whole.

b. Any amendment of this guarantee must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this guarantee, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,

ii. extend the Date of Guarantee,

iii. insure against loss or damage exceeding the Amount of Liability, or

iv. increase the Amount of Liability.

12. SEVERABILITY

In the event any provision of this guarantee, in whole or in part, is held invalid or unenforceable under applicable law, this guarantee will be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

13. CHOICE OF LAW; FORUM

a. Choice of Law: The Company has underwritten the assurances covered by this guarantee and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of guarantees and policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims and the interpretation and enforcement of the terms of this guarantee, without regard to conflicts of law principles to determine the applicable law.

b. Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a State or federal court having jurisdiction.

14. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company must include the number of this guarantee and must be addressed to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

15. ARBITRATION

a. All claims and disputes arising out of or relating to this guarantee, including any service or other matter in connection with issuing this guarantee, or any breach of a guarantee provision, may be resolved by arbitration. If the Amount of Liability is Two Million and No/100 Dollars ($2,000,000) or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Liability is greater than Two Million and No/100 Dollars ($2,000,000), any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Assured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 15. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.

c. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 15, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 15.*

END OF CONDITIONS

CLTA Guarantee Exclusions and Conditions (02-06-25)