



Notice is hereby given that a
REGULAR MEETING
Of the Board of Directors will be held at:
400 Church Street, Scotia, CA 95565

Tuesday August 19th, 2025, at 5:30 P.M.
In Person & Via Zoom

AGENDA

- A. CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE** The Presiding Officer will call the meeting to order, and the Board Clerk will call the roll of members to determine the presence of a quorum. **PLEASE REMEMBER TO SILENCE ALL CELL PHONES**

This meeting may be accessed by using the following call-in number: 1 669 900 6833. When prompted enter the meeting i.d. 847-6790-8842 and the following password 068836.

Or via Zoom Video Conferencing via URL

<https://us02web.zoom.us/j/84767908842?pwd=aWGCFDy8iW7VqaaRE3eo0OBXKQKx2.1>

Meeting i.d. 847-6790-8842 Password 068836.

Please submit public comments in writing 24 hours ahead of the meeting, if possible. If anyone who wishes to teleconference the meeting and has ADA access needs, please call the SCSD Administrative Office not less than 24 hours in advance of the meeting time to make accommodations.

All publicly posted documents on the District website are also available for inspection at the District office during regular business hours: 400 Church Street, Scotia CA 95565, Monday-Thursday 9:00am – 3:30pm.

- B. SETTING OF THE AGENDA** The Board may adopt/revise the order of the agenda as presented.
- C. CONSENT CALENDER-** Consent Calendar items are routine, to be acted upon by the Board of Directors at one time without discussion. If any Board member, staff member, or interested person requests that an item be removed from the Consent Calendar, it shall be moved so that it may be acted upon separately in business.

1. Approval of Previous Meeting Minutes-Special Meeting July 7th, 2025
2. Approval of Previous Meeting Minutes-Regular Meeting July 15th, 2025
3. Approval of RCB Check Registers; July 1-July 31st, 2025
4. Approval of Umpqua Check Registers: July 1-July 31st, 2025
5. Approval of RCB Mastercard Statement-June Statement
6. Approval of Umpqua Visa Statement: July Statement

- D. PUBLIC COMMENT & WRITTEN COMMUNICATION** Regularly scheduled meetings provide an opportunity for members of the public to directly address the SCSD Board Members on any action item that has been described in the agenda for the meeting, before or during consideration of that item, or on matters not identified on the agenda within the Board jurisdiction. Comments are not generally taken on non-action items such as reports or information. **COMMENTS SHOULD BE LIMITED TO THREE MINUTES**

E. CLOSED SESSION-None

F. PUBLIC HEARING: None

G. BUSINESS

1. New Business:

- a. Adopt Resolution 2025-2-Granting Easement to The Town of Scotia, LLC for Lots 23 and 24, a 30-foot-wide non-exclusive easement and right of way across a portion of Grantor's real property for the purpose of ingress, egress, and public utilities as described in Exhibit A and Exhibit B and authorize execution or provide direction to staff.
- b. Review Boundary Correction Deed for portion of Assessor Parcel Number 205-421-013 and authorize execution by Town of Scotia, LLC

1. Old Business; NONE

H. REPORTS

1. Presidents Report:
2. Board Director's Report:
3. General Manager's Report:
4. Board Clerk's Report
5. District Counsel's Report
6. Engineer's Report

I. BOARD TRAINING

J. ADJOURNMENT:

Next Regular Meeting of the SCSD will be September 16th, 2025, at 5:30 PM. A Special meeting may be held prior to that.

Notice regarding the Americans with Disabilities Act: The District adheres to the [Americans with Disabilities Act](#). Persons requiring special accommodations or more information about accessibility should contact the District Office. Notice regarding Rights of Appeal: Persons who are dissatisfied with the decisions of the SCSD Board of Directors have the right to have the decision reviewed by a State Court. The District has adopted [Section 1094.6](#) of the [Code of Civil Procedure](#) which generally limits the time within which the decision may be judicially challenged to 90 days. All publicly posted documents on the District website are also available for inspection at the District office during regular business hours: 400 Church Street, Scotia CA 95565, Monday-Thursday 9:00am – 3:30 pm.

Minutes of the Special Board Meeting for the
Scotia Community Services District
Tuesday July 7th, 2025, at 12:00 P.M.

A. CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE at 12:03 PM

Paul Newmaker, President– Present

Delia Ansted, Director – Absent

Nina Sellen, Director – Present

Susan Pryor Board Vice President- Present

Andrew Perkins- Present

Steve Coppini General Manager, Amber Sandum Board Clerk, Amanda Urhammer District Legal Counsel,

Public Members- David Truessler

B. SETTING OF THE AGENDA

No changes

C. PUBLIC COMMENT & WRITTEN COMMUNICATION – No Public Comment or Written Communication

D. CLOSED SESSION-NONE

E. BUSINESS

1. New Business

a. Authorize purchase of River Pump Motor replacement

General Manager stated about a week ago the River Pump started to have issues. The motor is damaged, and I am not sure of the cause. Only have one motor and pump working. It is pump #2. The reason for the urgency is Fisch Drilling located a motor in Texas and is the only one in the United States. The motor will need to be ordered today. Hoping it will be here in a week to get it here. Will mobilize to have the pump installed. Will assess what caused it after the motor is pulled. There are two extra pumps, but not a motor. The spare motor was installed in 2023. Hoping to be able to rebuild the motor. The issue doesn't appear to be electrical. At the end of the day a new motor is a must. Board Discussed and motion was made.

Motion to authorize purchase of River Pump replacement

Motion: Pryor **Second:** Sellen

Motion Vote: Perkins, Newmaker, Pryor, Sellen **Opposed:** None **Absent:** Ansted **Abstain:**

None

No Public Comment

Motion Carries

Old Business – None

F. REPORTS – NONE

G. BOARD TRAINING: None

H. ADJOURNMENT at 12:15 PM

Approved:

Paul Newmaker, President

Board of Directors

Scotia Community Services District

Date

Attest:

Board Clerk

Scotia Community Services District

Date

Minutes of the Regular Board Meeting for the
Scotia Community Services District
Tuesday July 15th, 2025, at 5:30 P.M.

A. CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE at 5:35 PM

Paul Newmaker, President– Present

Delia Ansted, Director – Absent

Nina Sellen, Director – Present

Susan Pryor Board Vice President- Present

Andrew Perkins- Absent

Steve Coppini General Manager, Amber Sandum Board Clerk, Amanda Urhammer District Legal Counsel,

Public Members-

B. SETTING OF THE AGENDA

G1A should be FY 24/25 clerical change

C. CONSENT CALENDAR

1. Approval of Previous Meeting Minutes – Regular June 17th, 2025
2. Approval of RCB Check Registers- June 1-30, 2025
3. Approval of Umpqua Check Registers June 1-30, 2025
4. Approval of RCB Mastercard Statement – May Statement
5. Approval of Umpqua Visa Statement- June Statement

Director Sellen requests to pull items C4 and C5 for further discussion.

Motion was made to approve items C1, C2 and C3

Motion: To Approve Consent Calendar items C1, C2, and C3

Motion: Pryor **Second:** Sellen

Motion Vote: Ayes Newmaker, Pryor, Sellen, Opposed: None Absent: Ansted, Perkins Abstain: None

No Public Comment

Motion Carries

Director Sellen wanted to discuss C4 the RCB MasterCard, as reference to charges that were made on the Umpqua CCD. The charge on May 27th was made at Hobby's and was approved she believes that the purchase was for supplies, and a receipt was provided. Clarification was made that that is correct from staff.

Director Sellen stated On C5 that she sees the notation on page 18 that the wrong card was used by the employee and employee will pay charges. Does not think it was intentional but an accident. Understands employee is on call a lot but is concerned that the CSD vehicle is being used at the places that are on the Visa statement.

Legal Counsel advised that if the employee is using the CSD credit card to reiterate with the employee that it can't happen again. General Manager stated that employee had been talked to and protocol for the credit cards has been changed. Staff answered questions that Director Sellen had. Director Sellen's questions were answered and made a motion to approve items C4 and C5.

No Public Comment

Motion: To Approve items C4 and C5

Motion: Sellen **Second:** Newmaker

Motion Vote: Newmaker, Pryor, Sellen **Opposed:** None **Absent:** Ansted, Perkins **Abstain:** None

Motion Carries

D. PUBLIC COMMENT & WRITTEN COMMUNICATION – No Public Comment or Written Communication

E. CLOSED SESSION-NONE

F. PUBLIC HEARING – None

G. BUSINESS

1. New Business

1. Consider Authorizing the Reengagement of Anderson, Lucas, Somerville, and Borgess for the FY 24/25.

Board discussed

No Public Comment

Motion: Authorize reengagement of Anderson, Lucas, Somerville, and Borgess for the FY 24/25 Audit

Motion: Newmaker **Second:** Pryor

Motion Vote: Newmaker, Pryor, Sellen **Opposed:** none **Absent:** Perkins, Ansted **Abstain:** None

Old Business – None

H. REPORTS –

1. **President's Report:** Glad to see everyone using the Park

2. **Board Director Reports:** Nothing to report

3. **General Manager's Report:**

Winema Theater- Continuing working on the Theater currently working on the ramp its coming along

Dog Park- contractor will hopefully be out in a week or so hoping to be open in the fall.

River Pump: scheduled to be installed on Monday

Baseball Park; 76ers have a double header on Friday from 5 to 7.

4. **Board Clerk's Report:** Nothing to report

5. **District Legal Counsel's Report:** Nothing to report

6. **Engineer's Report:** General Manager reported that Jeff has been working on Phase 4

I. **BOARD TRAINING:** None

J. **ADJOURNMENT at 5:49 PM**

Approved:

Paul Newmaker, President

Date

Board of Directors

Scotia Community Services District

Attest:

Board Clerk

Date

Scotia Community Services District

2:35 PM

08/05/25

Accrual Basis

Scotia Community Services District

Account QuickReport

As of July 31, 2025

Type	Date	Num	Name	Memo	Amount	Balance
10000 - RCB Checking 28239						597,076.20
Check	07/02/2025	EFT	CA Dept. Motor Vehi...		-54.00	597,022.20
Check	07/03/2025	EFT	Umpqua Bank VISA ...		-88.71	596,933.49
Deposit	07/07/2025			Deposit	4,289.98	601,223.47
Bill Pmt -Check	07/07/2025	52862	Forbusco Lumber	0640	-38.30	601,185.17
Bill Pmt -Check	07/07/2025	52863	Fortuna Ace		-78.02	601,107.15
Bill Pmt -Check	07/07/2025	52864	SDRMA	7724	-101,430.46	499,676.69
Bill Pmt -Check	07/08/2025	EFT	AT&T		-1,167.25	498,509.44
Liability Check	07/09/2025		QuickBooks Payroll ...	Created by Payroll Service ...	-11,148.42	487,361.02
Bill Pmt -Check	07/09/2025	52866	Alternative Business...	Inv#MA25062654	-69.34	487,291.68
Bill Pmt -Check	07/09/2025	52867	Recology Eel River	20214	-1,801.43	485,490.25
Bill Pmt -Check	07/09/2025	52868	SDRMA	7724	-3,745.08	481,745.17
Paycheck	07/10/2025	EFTDD	Adam R Farland	Direct Deposit	0.00	481,745.17
Paycheck	07/10/2025	EFTDD	Brandon W Wishneff	Direct Deposit	0.00	481,745.17
Paycheck	07/10/2025	EFTDD	George Bruce Gehrke	Direct Deposit	0.00	481,745.17
Paycheck	07/10/2025	EFTDD	Raylon Ruff	Direct Deposit	0.00	481,745.17
Paycheck	07/10/2025	EFTDD	Steven L Coppini	Direct Deposit	0.00	481,745.17
Paycheck	07/10/2025	EFTDD	Kathleen A Sandum	Direct Deposit	0.00	481,745.17
Paycheck	07/10/2025	EFTDD	William F Pedro Jr	Direct Deposit	0.00	481,745.17
Liability Check	07/10/2025	E-pay	EDD	093-5926-6 QB Tracking # ...	-889.68	480,855.49
Liability Check	07/10/2025	E-pay	United States Treas...	82-1570573 QB Tracking #...	-3,972.66	476,882.83
Liability Check	07/10/2025	E-pay	EDD	093-5926-6 QB Tracking # ...	-32.43	476,850.40
Check	07/10/2025	52865	John Hancock USA	PARS #86360	-1,416.74	475,433.66
Bill Pmt -Check	07/10/2025	52869	Whitchurch Enginee...	Inv#SCD-256832	-1,000.00	474,433.66
Bill Pmt -Check	07/10/2025	52870	Wildwood Saw	Inv#40422	-27.36	474,406.30
Deposit	07/14/2025			Deposit	12,393.17	486,799.47
Deposit	07/14/2025			Deposit	23,629.97	510,429.44
Bill Pmt -Check	07/14/2025	EFT	PG&E		-511.09	509,918.35
Bill Pmt -Check	07/15/2025	EFT	PG&E		-1,218.70	508,699.65
Bill Pmt -Check	07/15/2025	EFT	PG&E	9999103557-9 06.25	-47.18	508,652.47
Deposit	07/16/2025			Deposit	9,211.07	517,863.54
Bill Pmt -Check	07/16/2025	52871	Current Software Ap...	Inv# 0066	-5,200.00	512,663.54
Bill Pmt -Check	07/16/2025	52872	PARS	SCO020	-300.00	512,363.54
Bill Pmt -Check	07/16/2025	52873	Prentice, Long PC	Inv#7672	-1,700.00	510,663.54
Bill Pmt -Check	07/16/2025	52874	Steves Septic	Inv#35747	-800.00	509,863.54
Bill Pmt -Check	07/16/2025	52875	Valley Pacific Petrol...	Inv#CL-25-891425	-1,517.66	508,345.88
Bill Pmt -Check	07/16/2025	EFT	PG&E	3952156073-8 06.25	-176.33	508,169.55
Bill Pmt -Check	07/17/2025	EFT	PG&E	5776604566-0 06.25	-17,830.51	490,339.04
Bill Pmt -Check	07/17/2025		PG&E	QuickBooks generated zer...	0.00	490,339.04
Bill Pmt -Check	07/17/2025		PG&E	QuickBooks generated zer...	0.00	490,339.04
Deposit	07/21/2025			Deposit	4,381.74	494,720.78
Deposit	07/21/2025			Deposit	23,821.29	518,542.07
Bill Pmt -Check	07/22/2025	52877	Fisch Drilling & Pum...	Inv#P1146-17	-55,156.37	463,385.70
Bill Pmt -Check	07/22/2025	52878	Wendt Construction...	Inv#115918	-597.50	462,788.20
Liability Check	07/23/2025		QuickBooks Payroll ...	Created by Payroll Service ...	-9,603.93	453,184.27
Deposit	07/23/2025			Deposit	4,037.01	457,221.28
Paycheck	07/24/2025	EFTDD	Adam R Farland	Direct Deposit	0.00	457,221.28
Paycheck	07/24/2025	EFTDD	Brandon W Wishneff	Direct Deposit	0.00	457,221.28
Paycheck	07/24/2025	EFTDD	Kathleen A Sandum	Direct Deposit	0.00	457,221.28

2:35 PM

08/05/25

Accrual Basis

Scotia Community Services District

Account QuickReport

As of July 31, 2025

Type	Date	Num	Name	Memo	Amount	Balance
Paycheck	07/24/2025	EFTDD	Raylon Ruff	Direct Deposit	0.00	457,221.28
Paycheck	07/24/2025	EFTDD	Steven L Coppini	Direct Deposit	0.00	457,221.28
Paycheck	07/24/2025	EFTDD	William F Pedro Jr	Direct Deposit	0.00	457,221.28
Liability Check	07/24/2025	E-pay	EDD	093-5926-6 QB Tracking # ...	-743.13	456,478.15
Liability Check	07/24/2025	E-pay	United States Treas...	82-1570573 QB Tracking #...	-3,408.78	453,069.37
Liability Check	07/24/2025	E-pay	EDD	093-5926-6 QB Tracking # ...	-17.25	453,052.12
Check	07/24/2025	52876	John Hancock USA	PARS #86360	-1,409.12	451,643.00
Deposit	07/28/2025			Deposit	3,853.88	455,496.88
Deposit	07/28/2025			Deposit	5,171.86	460,668.74
Check	07/28/2025	EFT	Microsoft Office 365		-129.99	460,538.75
Check	07/29/2025	EFT	Redwood Capital Ba...	Statement Balance	-1,190.52	459,348.23
Deposit	07/29/2025			Deposit	4,191.45	463,539.68
Bill Pmt -Check	07/30/2025		PG&E	QuickBooks generated zer...	0.00	463,539.68
Deposit	07/31/2025			Deposit	11,364.71	474,904.39
Check	07/31/2025			Service Charge	-6.65	474,897.74
Total 10000 · RCB Checking 28239					-122,178.46	474,897.74
TOTAL					-122,178.46	474,897.74

2:36 PM
08/05/25
Cash Basis

Scotia Community Services District
Account QuickReport
As of July 31, 2025

Type	Date	Num	Memo	Original Amount	Paid Amount	Balance
12100 · RCB Cust Deposit Savings 10797						13,879.57
Deposit	07/22/2025		Deposit	100.00	100.00	13,979.57
Deposit	07/31/2025		Interest	8.86	8.86	13,988.43
Total 12100 · RCB Cust Deposit Savings 10797					108.86	13,988.43
TOTAL					108.86	13,988.43

12:27 PM

08/04/25

**Scotia Community Services District
Reconciliation Detail**

12001 - ICS RCB Savings Account 10367, Period Ending 07/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						2,376,853.30
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	07/31/2025			X	3,029.87	3,029.87
Total Deposits and Credits					3,029.87	3,029.87
Total Cleared Transactions					3,029.87	3,029.87
Cleared Balance					3,029.87	2,379,883.17
Register Balance as of 07/31/2025					3,029.87	2,379,883.17
Ending Balance					3,029.87	2,379,883.17

Scotia Community Services District
Account QuickReport
As of July 31, 2025

Type	Date	Num	Name	Memo	Original Amount	Paid Amount	Balance
12000 · RCB Savings 10367							300,566.97
Deposit	07/31/2025			Interest	255.38	255.38	300,822.35
Total 12000 · RCB Savings 10367						255.38	300,822.35
TOTAL						255.38	300,822.35

Scotia Community Services District
Account QuickReport
As of July 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
12152 · Umpqua Checking BT Loan							186,079.08
Deposit	07/31/2025			Interest	40210 · Interes...	1.58	186,080.66
Total 12152 · Umpqua Checking BT Loan						1.58	186,080.66
TOTAL						1.58	186,080.66

Scotia Community Services District
Account QuickReport
As of July 31, 2025

Type	Date	Num	Name	Memo	Split	Amount	Balance
12151 · Umpqua Park & Rec Savings							273,077.72
Deposit	07/31/2025			Interest	40210 · Interes...	2.32	273,080.04
Total 12151 · Umpqua Park & Rec Savings						2.32	273,080.04
TOTAL						2.32	273,080.04

QuickBooks Payroll Services

Sent: 07/07/2025

Subject: Details of Funds to be Withdrawn

Actual funds to be withdrawn:	
Direct Deposit	\$11148.42

Total payment	\$11148.42

to be withdrawn from RCB Checking 28239.

Payroll Run Summary for 07/10/2025:

Paychecks		Direct
Total		Deposit
EFTDD	Adam R Farland	11,148.42
EFTDD	Brandon W Wishneff	1,612.12
EFTDD	George Bruce Gehrke	2,552.71
EFTDD	Kathleen A Sandum	471.32
EFTDD	Raylon Ruff	1,564.64
EFTDD	Steven L Coppini	746.21
EFTDD	William F Pedro Jr	2,873.24
		1,328.18

QuickBooks Payroll Services

Sent: 07/21/2025

Subject: Details of Funds to be Withdrawn

Actual funds to be withdrawn:	
Direct Deposit	\$9603.93

Total payment	\$9603.93

to be withdrawn from RCB Checking 28239.

Payroll Run Summary for 07/24/2025:

Paychecks		Direct Deposit
Total		9,603.93
EFTDD	Adam R Farland	1,458.51
EFTDD	Brandon W Wishneff	2,374.15
EFTDD	Kathleen A Sandum	1,372.03
EFTDD	Raylon Ruff	659.36
EFTDD	Steven L Coppini	2,560.42
EFTDD	William F Pedro Jr	1,179.46



SCOTIA COMM SVCS DIST
Account Number: XXXX XXXX XXXX 0143

Billing Questions:
800-367-7576

Website:
www.cardaccount.net

Send Billing Inquiries To:
Card Service Center, PO Box 569120, Dallas, TX 75356

REDWOOD CAPITAL BANK Credit Card Account Statement
June 7, 2025 to July 8, 2025

SUMMARY OF ACCOUNT ACTIVITY

Previous Balance	\$1,389.76
- Payments	\$1,389.76
- Other Credits	\$128.97
+ Purchases	\$1,319.49
+ Cash Advances	\$0.00
+ Fees Charged	\$0.00
+ Interest Charged	\$0.00
= New Balance	\$1,190.52

Account Number XXXX XXXX XXXX 0143
Credit Limit \$27,000.00
Available Credit \$25,809.00
Statement Closing Date July 8, 2025
Days in Billing Cycle 32

PAYMENT INFORMATION

New Balance: \$1,190.52
Minimum Payment Due: \$35.72
Payment Due Date: August 2, 2025

MESSAGES

PROTECT YOURSELF FROM SCAMMERS!

We will never call, text, or email and ask you for your personal information. Some scammers will call and pretend to be from the Card Service Center. We will never call or text you and ask for sensitive information such as account or card number information, passwords or user names, or social security numbers. Please DO NOT give out that information.

If you feel pressured or concerned about a phone call, please hang up and call us at 800-367-7576 (the phone number located on the back of your credit card). Our Card Service Center team is always glad to check and can verify the information.

TRANSACTIONS

An amount followed by a minus sign (-) is a credit unless otherwise indicated.

Tran Date	Post Date	Reference Number	Transaction Description	Amount
06/24	06/24	85431895F00XVAZJW	PAYMENT - THANK YOU	\$1,389.76-

Transactions continued on next page

REDWOOD CAPITAL BANK
1550 N BROWN RD 150
LAWRENCEVILLE GA 30043



Account Number: XXXX XXXX XXXX 0143
New Balance: \$1,190.52
Minimum Payment Due: \$35.72
Payment Due Date: August 2, 2025

All payments on the account must be made at the address shown on your monthly billing statement and are considered to have been made on the date received at that address.

Amount Enclosed: \$

Make Check Payable to:

CARD SERVICE CENTER
PO BOX 569100
DALLAS TX 75356-9100

SCOTIA COMM SVCS DIST
PO BOX 104
SCOTIA CA 95565-0104

11274709700001430000357200001190523



SCOTIA COMM SVCS DIST
Account Number: XXXX XXXX XXXX 0143

TRANSACTIONS (continued)

An amount followed by a minus sign (-) is a credit unless otherwise indicated.

Tran Date	Post Date	Reference Number	Transaction Description	Amount
TOTAL XXXXXXXXXXXXXXX0143				\$1,389.76-
06/25	06/26	55432865G61MGQ5HA	AMAZON.COM AMZN.COM/BILL WA CREDIT 50410-60	\$128.97-
06/22	06/24	55458855E13RDB4Y7	USCELL RECURRING CHICAGO IL 50420-99	\$246.85
06/27	06/27	55432865J625W4MTE	INTUIT *NULL CL.INTUIT.COM CA 50471-99	\$49.00
06/27	06/29	55432865J62A9822X	DROPBOX*7CPHKMYFZWYW DROPBOX.COM CA 50470-99	\$720.00
07/02	07/02	55432865P5SDNYJLW	CLEARPATHGPS, INC. 805-979-3442 CA 50420-99	\$87.76
07/04	07/06	55432865T5VQ0MV9H	ARLO TECHNOLOGIES INC 408-638-3750 CA 50420-99	\$215.88
STEVEN COPPINI				
TOTAL XXXXXXXXXXXXXXX1117				\$1,190.52

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account

Type of Balance	Annual Percentage Rate (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	18.49% (v)	\$0.00	32	\$0.00
Cash Advances	18.49% (v)	\$0.00	32	\$0.00

(v) - variable

To avoid additional interest charges, pay your New Balance in full on or before the Payment Due Date.

Exciting news! Go online today and check out the all-new enhancements to the Card Service Center website. E-statements, additional payment options, links to Preferred Points website, and other helpful sites. Visit us today at www.cardaccount.net to enroll your credit card account(s) on the newly enhanced website.

Thank you for the opportunity to serve your credit card needs. Should your future plans include travel, please contact us at 1-800-367-7576.

CREDITING OF PAYMENTS

All payments received by 5:00 PM during the Card issuer's normal business day at the address indicated on the reverse side of this statement will be credited to your account as of the date of receipt of the payment. If payment is made at any location other than that address, credit of the payment may be delayed up to 5 days.

BILLING RIGHTS SUMMARY

What to do if You Think You Find a Mistake on Your Statement

If you think there is an error on your statement, write to us at BBGS, Attn: Dispute Department, 1550 North Brown Road, Suite 150, Lawrenceville, GA 30043 as soon as possible. In your letter, give us the following information: your name and account number; the dollar amount of the suspected error; and if you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While we do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

Your Rights if You are Dissatisfied with Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

- The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
- You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
- You must not yet have fully paid for the purchase. If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: BBGS, Attn: Dispute Department, 1550 North Brown Road, Suite 150, Lawrenceville, GA 30043.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

EXPLANATION OF INTEREST CHARGES

The Interest Charge shown on the front is the sum of the Interest Charges computed by applying the Periodic Rate(s) to the Average Daily Balance and adding any applicable transaction charge authorized in the Cardholder Agreement. The method for computing the balance subject to Interest Charge is an average daily balance (including new purchases) method.

We figure the interest charge on your account by applying the periodic rate(s) to the "average daily balance" of your account (including in some instances current transactions). To get the "average daily balance", we take the beginning balance of your account each day, add any new cash advances and subtract any payments or credits and any unpaid interest charges. If you paid in full the Previous Balance shown on this statement by the payment due date shown on the previous statement, we subtract from each day's beginning balance the amount of such Previous Balance included in that beginning balance and also do not add in any new purchases. Otherwise the amount of the Previous Balance is not subtracted and we add in any new purchases. This gives us the daily balance. Then we add all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance."

HOW TO AVOID INTEREST CHARGES: You have until the payment due date shown on your periodic statement to repay your balance before an interest charge on purchases will be imposed.

ANNUAL FEE DISCLOSURES

If an annual fee is shown on the front of the statement, see the front for information about the following matters: the annual percentage rate for purchases, certain information regarding any variable rate feature, the amount of the annual fee, any minimum interest charge, and any transaction charges for purchases. The method for computing the balance subject to interest charge on your account is an Average Daily Balance (including new purchases) method and is explained above.

If you terminate your account within 30 days from the Closing Date shown on the front of this statement, you will not owe the annual fee (and have the right to have it credited to your account) and may use your card(s) during that 30 day period without becoming obligated for the annual fee. To terminate your account you should give us written notice sent to the address for billing inquiries as shown on the front of this statement. All cards should be cut in half and returned with your termination notice.

CREDIT BALANCES

Any credit balance on your account (indicated by a "-" on the front of this statement) is money we owe you. You can make charges against this amount or request and receive a full refund of this amount by writing us at: Card Service Center, PO Box 569120, Dallas, TX 75356-9120. Any amount not charged against or refunded upon request that is over \$1.00 (equal to or in excess of \$1.00 if you live in MA or any amount in NY) will be refunded automatically within six months after the credit balance was created (four billing cycles in MD).

O1AB5762 - 3 - 05/25/17

(PLEASE SHOW YOUR CORRECT NAME AND ADDRESS)

Name (if incorrect on reverse side)

Street address

City

State

Zip Code

Effective Date: Month, Day, Year

Signature

Home Phone

Work Phone



BL ACCT 00002823-20000001
SCOTIA CSD
Account Number: #####-####-3769
Page 1 of 3



Account Summary

Billing Cycle		07/31/2025
Days In Billing Cycle		31
Previous Balance		\$314.03
Purchases	+	\$3.99
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$0.00
Payments	-	\$314.03
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

NEW BALANCE **\$3.99**

Credit Summary

Total Credit Line	\$40,000.00
Available Credit Line	\$39,996.01
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

Account Inquiries

Call us at: (866) 777-9013
Lost or Stolen Card: (866) 839-3485

Go to www.umpquabank.com

Write us at PO BOX 35142 - LB1181, SEATTLE, WA 98124-5142

Payment Summary

NEW BALANCE	\$3.99
MINIMUM PAYMENT	\$3.99
PAYMENT DUE DATE	08/25/2025

NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.

Corporate Activity

TOTAL CORPORATE ACTIVITY				\$314.03-
Trans Date	Post Date	Reference Number	Transaction Description	Amount
07/03	07/03	5205038	INTERNET PMT-THANK YOU	\$88.71-
07/10	07/11	00STORE2507115941000016	PAYMENT - THANK YOU	\$225.32-

Cardholder Account Summary

BRANDON W WISHNEFF #### ## 3785	Payments & Other Credits \$0.00	Purchases & Other Charges \$3.99	Cash Advances \$0.00	Total Activity \$3.99
------------------------------------	---------------------------------------	--	-------------------------	--------------------------

Cardholder Account Detail

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
07/22	07/23	PPLN01	24692165203100874873067	Prime Video *F21HF9WO3 888-802-3080 WA	\$3.99

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

UMPQUA BANK
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142



Account Number
3769

Check box to indicate
name/address change
on back of this coupon ☐

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
07/31/25	\$3.99	\$3.99	08/25/25

\$

BL ACCT 00002823-20000001
SCOTIA CSD
PO BOX 104
SCOTIA CA 95565

MAKE CHECK PAYABLE TO:

UMPQUA BANK COMMERCIAL CARD OPS
PO BOX 35142 - LB1181
SEATTLE WA 98124-5142

09 0004 3769 0000 0000 00000000 00000000 0

Finance Charge Calculation Methods and Computation of Average Daily Balance Subject to Finance Charge: The Finance Charge Calculation Method applicable to your account for Cash Advances and Credit Purchases of goods and services that you obtain through the use of your card is specified on the front side of this statement and explained below:

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance" of your account. To get the average daily balance, we take the beginning balance of your account each day, add any new purchases or cash advances, and subtract any payments, credits, non-accruing fees, and unpaid finance charges. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance" of purchases (and if applicable, cash advances). To get the average daily balance, we take the beginning balance of your account each day and subtract any payments, credits, non-accruing fees, and unpaid finance charges. We do not add in any new purchases or cash advances. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

The Finance Charges for a billing cycle are computed by applying the Periodic Rate to the "average daily balance" of purchases (and if applicable, cash advances). To get the average daily balance, we take the beginning balance of your account each day, add any new purchases or cash advances, and subtract any payments, credits, non-accruing fees, and unpaid finance charges. This gives us the daily balance. Then we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle.

By sending your check, you are authorizing the use of the information on your check to make a one-time electronic debit from the account on which the check is drawn. This electronic debit, which may be posted to your account as early as the date your check is received, will be only for the amount of your check. The original check will be destroyed and we will retain the image in our records. If you have questions please call the customer service number on the front of this billing statement.

Annual Fee: If your account has been assessed an annual fee, you may avoid paying this annual fee by sending written notification of termination within 30 days following the mailing date of this bill. Submit your request to the Account Inquiries address on the front of this statement. You may use your card(s) during this 30 day period but immediately thereafter must send your card(s), which you have cut in half, to this same address.

BILLING RIGHTS SUMMARY

In your letter, give us the following information:

- You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

NAME CHANGE

Last 

First Middle

ADDRESS CHANGE

Street

City _____ State _____ ZIP Code _____

Home Phone () - Business Phone () -

Cell Phone (| | |) | | | - | | | E-mail Address

SIGNATURE REQUIRED

SIGNATURE REQUIRED TO AUTHORIZE CHANGES Signature _____

Page 3 of 3

Finance Charge Summary / Plan Level Information									
Plan Name	Plan Description	FCM ¹	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
Purchases									
PPLN01001	PURCHASE	E	\$0.00	0.06024%(D)	21.9900%	\$0.00	\$0.00	0.0000%	\$3.99
Cash									
CPLN01001	CASH	A	\$0.00	0.06572%(D)	23.9900%	\$0.00	\$0.00	0.0000%	\$0.00
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 31		
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate		
¹ FCM = Finance Charge Method									
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.									

Scotia Community Services District Staff Report

DATE: August 19th, 2025
TO: Scotia Community Services District Board of Directors
PREPARED BY: Steve Coppini General Manager
SUBJECT: Adopt Resolution No. 2025-2: A Resolution Granting Easement to the Town of Scotia, LLC for Lots 23 and 24, a 30-foot-wide non-exclusive easement and right of way across a portion of Grantor's real property for the purpose of ingress, egress, and public utilities

RECOMMENDATION:

Consider adopting Resolution No. 2025-2: A Resolution Granting Easement to the Town of Scotia, LLC for Lots 23 and 24, a 30-foot-wide non-exclusive easement and right of way across a portion of Grantor's real property for the purpose of ingress, egress, and public utilities

ACTION:

Motion to Adopt Resolution No. 2025-2: A Resolution Granting Easement to the Town of Scotia, LLC for Lots 23 and 24, a 30-foot-wide non-exclusive easement and right of way across a portion of Grantor's real property for the purpose of ingress, egress, and public utilities

DISCUSSION: the Town of Scotia Company, LLC, a Delaware Limited Liability Company has requested that The Scotia Community Services District grant to Town of Scotia Company, LLC, a 30-foot wide non-exclusive easement and right of way across a portion of Grantor's real property for the purpose of ingress, egress, and public utilities, as described and depicted in Exhibits A and B, which are attached hereto and incorporated by reference (the "Easement");

FISCAL IMPACT: none

ATTACHMENTS:

- a. Resolution No. 2025-2 A Resolution Granting Easement to the Town of Scotia, LLC for Lots 23 and 24, a 30-foot-wide non-exclusive easement and right of way across a portion of Grantor's real property for the purpose of ingress, egress, and public utilities
- b. Easement Deed for Lots 23 and 24

RECORDING REQUESTED BY:

Town of Scotia Company, LLC
PO BOX 245
Scotia, CA 95565

WHEN RECORDED MAIL TO:

Scotia Community Services District
PO BOX 104
Scotia, CA 95565

This conveyance is exempt from the document transfer tax
as Government Agency RNT Section 11922.

APN: 205-421-006

EASEMENT GRANT DEED

Scotia Community Services District, a Community Services District formed pursuant to California Government Code §§ 61000, et,seq. (“Grantor”), grants to Town of Scotia Company, LLC, a Delaware Limited Liability Company (“Grantee”), a 30-foot wide non-exclusive easement and right of way across a portion of Grantor’s real property for the purpose of ingress, egress, and public utilities as described in **Exhibit A**, which is attached hereto and incorporated by reference (the “Easement”). For purposes of illustration only, attached hereto as **Exhibit B** is an Easement Plat Map which depicts the linear course of the Easement.

The Easement shall be deemed appurtenant to Grantee’s real property, lots 23 and 24 of Scotia Subdivision as described in **Exhibit C**, attached hereto.

Grantor:

Scotia Community Services District, a
California Community Services District

By: _____
Name: Paul Newmaker
Its: President

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA,)

COUNTY OF HUMBOLDT)

On _____, 2025 before me,

_____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in is/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

EXHIBIT A

A non-exclusive easement, 30 feet in width, for ingress, egress and public utilities the centerline of which is described as follows:

COMMENCING at the Northerly most corner of Parcel 5 of Instrument No. 2017-009269, Humboldt County Records, said point being the Northwesterly terminus of the course "North 30 degrees 15 minutes 31 seconds West, 242.23";

thence South 30 degrees 15 minutes 31 seconds East, 63.96 feet, along the boundary of said Parcel 5, to the TRUE POINT OF BEGINNING of this easement;

thence South 30 degrees 54 minutes 55 seconds West, 89.02 feet;

thence South 25 degrees 16 minutes 48 seconds West, 90.18 feet;

thence South 20 degrees 28 minutes 05 seconds West, 183.41 feet;

thence South 09 degrees 10 minutes 05 seconds West, 72.15 feet, more or less, to the Northeasterly right of way line of Bridge Street (County Road No. 4F065), said point being the terminus of this description.

This easement is based on Book 68 Surveys, Pages 16 and 20, Humboldt County Records.

Prepared by:

Michael J. O'Hern

Michael J. O'Hern LS 4829

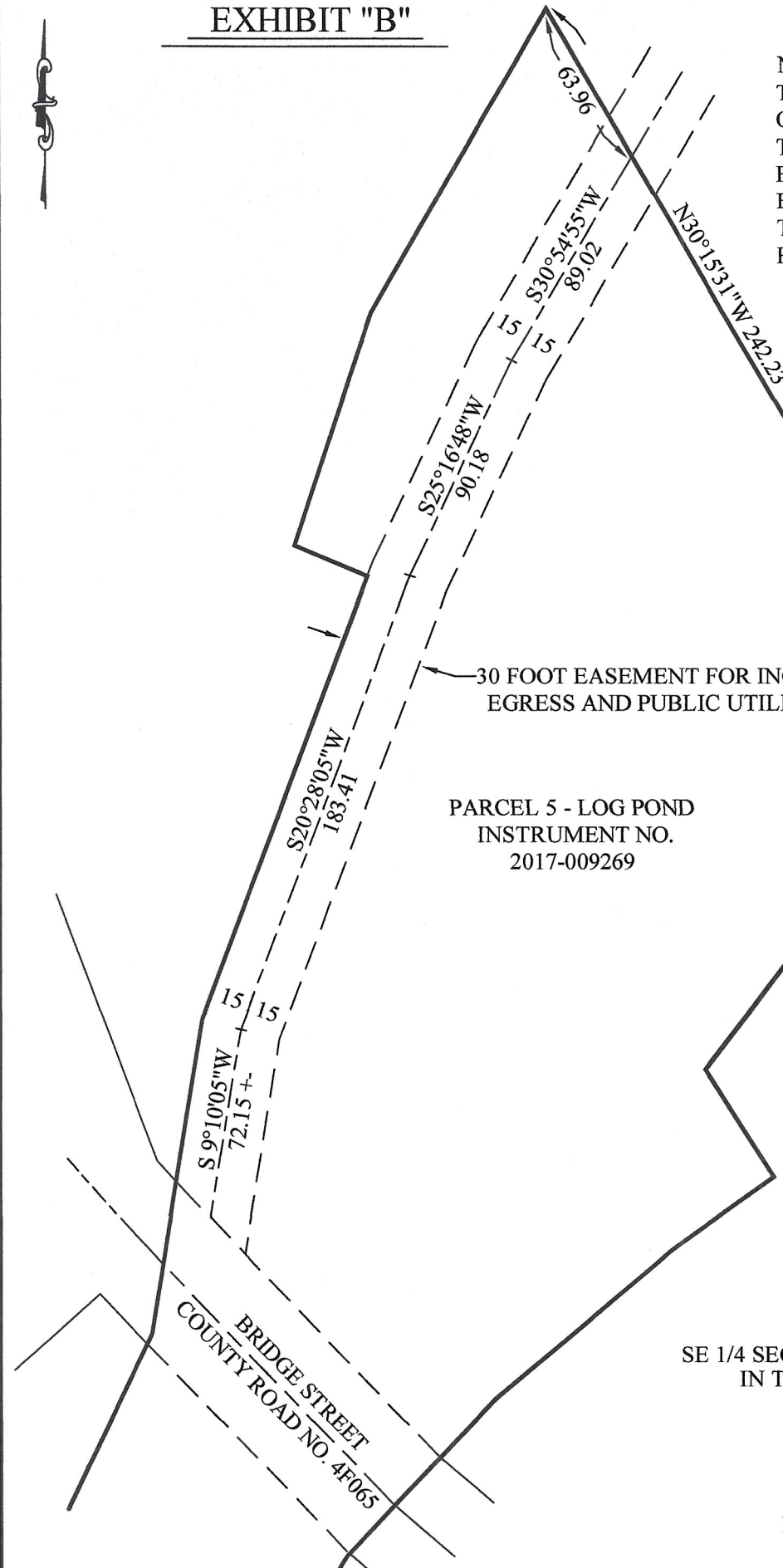
Dated: MAY 27, 2025



EXHIBIT "B"

NOTE:

THE BEARINGS USED ARE BASED
ON A RECORD OF SURVEY FOR
TOWN OF SCOTIA COMPANY, LLC,
FILED SEPTEMBER 10, 2010, IN
BOOK 68 SURVEYS, PAGES 16
THROUGH 20, HUMBOLDT COUNTY
RECORDS



Michael J. O'Hern

MICHAEL J. O'HERN LS 4829

DATED: MAY 27, 2025

EASEMENT PLAT
FOR
TOWN OF SCOTIA
COMPANY, LLC
IN

SE 1/4 SEC. 7 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF
HUMBOLDT COUNTY

MAY 2025 SCALE 1" = 60'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

Exhibit C

All that certain real property situated in the unincorporated area of Humboldt County, State of California, more particularly described as follows:

Lots 23 and 24 as shown on that certain map entitled "Tract No. _____, Town of Scotia Subdivision Phase 4", which map was filed for record in the Office of the Humboldt County Recorder, _____, 2025, in Book __ of Maps, at Pages _____.

RESOLUTION NO. 2025-2

**A RESOLUTION OF THE SCOTIA COMMUNITY SERVICES
DISTRICT BOARD OF DIRECTORS GRANTING
EASEMENT TO THE TOWN OF SCOTIA COMPANY LLC FOR LOTS 23 AND
24, A 30-FOOT-WIDE NON-EXCLUSIVE EASEMENT AND RIGHT AWAY
ACROSS A PORTION OF GRANTOR'S REAL PROPERTY FOR THE
PURPOSE OF INGRESS, EGRESS, AND PUBLIC UTILITIES**

WHEREAS, Scotia Community Services District, a Community Services District formed pursuant to California Government Code §§ 61000, et. seq.; and

WHEREAS, the Town of Scotia Company, LLC, a Delaware Limited Liability Company has requested (Grantee), and the Scotia Community Services District (Grantor) has agreed to grant to Town of Scotia Company, LLC, a 30-foot wide non-exclusive easement and right of way across a portion of Grantor's real property for the purpose of ingress, egress, and public utilities, as described and depicted in Exhibits A and B, which are attached hereto and incorporated by reference (the "Easement"); and

WHEREAS, the Easement shall be deemed appurtenant to Grantee's real property, lots 23 and 24 of Scotia Subdivision as described in the Easement Grant Deed, which is attached hereto and incorporated herein as Exhibit C; and

WHEREAS, the Board of Directors finds and determines that the Easement Grant Deed is acceptable for recordation.

NOW, THEREFORE, BE IT RESOLVED that the Scotia Community Services District hereby Grants to Town of Scotia Company, LLC, an easement described as follows:

1. A 30-foot wide non-exclusive easement and right of way across a portion of real property for the purpose of ingress, egress, and public utilities as described in Exhibits A and B, which are attached hereto and incorporated herein by reference.
2. The Easement shall be deemed appurtenant to Grantee's real property, lots 23 and 24 of Scotia Subdivision.
3. The President of the Board of Directors is authorized to execute said Easement grant deed.
4. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED AND ADOPTED on the 19th day of August 2025, by the following vote of the governing body:

APPROVED:

Paul Newmaker, Board President,
Scotia Community Services District

ATTEST:

Board Clerk, Scotia CSD

CLERK'S CERTIFICATE

I hereby certify that the foregoing is a true and correct copy of Resolution No. 2025-2, passed and adopted at a regular meeting of the Scotia Community Service District Board of Directors, County of Humboldt, State of California, held on the 19th day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Board Clerk, Scotia CSD

Scotia Community Services District Staff Report

DATE: August 19th, 2025
TO: Scotia Community Services District Board of Directors
PREPARED BY: Amber Sandum, Administrative Assistant
SUBJECT: Review of the Boundary Correction Deed for Assessor Parcel Number 205-421-013 and authorize Town of Scotia LLC to execute the document.

RECOMMENDATION:

Review the Boundary Correction Deed for Assessor Parcel Number 205-421-013 and authorize Town of Scotia Company LLC to execute the document. The deed is to correct record title to coincide with the physical occupation of the property. No new or additional parcels are created by the correction.

ACTION:

Consider and approve the Boundary Correction Deed for a portion of Assessor Parcel Number 205-421-013 and authorize execution by the Town of Scotia Company LLC

DISCUSSION:

FISCAL IMPACT:

None

ATTACHMENTS:

-
- Boundary Correction Deed for APN 205-421-013

RECORDING REQUESTED BY:
Humboldt County Surveyor

AFTER RECORDING RETURN TO:
Humboldt County Public Works
3015 H Street, Room 124
Eureka, CA 95501

MAIL TAX STATEMENTS TO:
Scotia Community Services District
PO BOX 104
Scotia, CA 95565

This conveyance is exempt from the
documentary transfer tax as Government
Agency RNT Section 11922.

Space above this line for Recorder's Use

BOUNDARY CORRECTION DEED

Portion of Assessor Parcel Number(s): 205-421-013 (portion)

Property Address: NO SITUS

County Surveyor Boundary Correction Case No.: BC25-001

The undersigned grantor(s) declare(s)

- ☒ This transfer is exempt from the documentary transfer tax
- ☐ The documentary transfer tax is \$_____ and is computed on:
- ☐ the full value of the interest or property conveyed
 - ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is location in ☒ unincorporated area.

HCC Section 325.5-3 Boundary Correction Statement: The recordation of this deed is to correct record title to coincide with the physical occupation of the property. This adjustment is exempt from the provisions of the Subdivision Map Act and local ordinances enacted pursuant thereto. No new or additional parcels are created by this correction.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

Town of Scotia Company, LLC, a Delaware limited liability company

hereby GRANT(S) to

Scotia Community Services District, a California Community Services District formed pursuant to California Government Code Section 61000 et seq., the real property in the unincorporated area of the County of Humboldt, State of California described in Exhibit "A" (legal description) attached hereto and made a part hereof.

Town of Scotia Company, LLC
By: Steven T. Deike
Its: President

Date

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Humboldt)

On _____ before me, _____,
personally appeared _____

_____ /
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

County Surveyor Boundary Correction Case No.: BC25-001

THIS BOUNDARY CORRECTION IS APPROVED as being in conformance with Humboldt County Code Section 325.5-3 (Humboldt County Subdivision Ordinance) on the date shown below. The approval of this Boundary Correction does not constitute the issuance of a permit nor a Certificate of Compliance, but merely facilitates the correction of boundaries as noted herein.

Robert W. Bronkall, LS 7645
County Surveyor

Date



CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Humboldt)

On _____ before me, _____,

personally appeared **Robert W. Bronkall**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit "A"
Legal Description

County Surveyor Boundary Correction Case No.: BC25-001

That portion of the Southeast Quarter of Section 7, Township 1 North, Range 1 East, Humboldt Meridian, described as follows:

BEGINNING on the West line of PARCEL 5 – LOG POND, as described in a deed to SCOTIA COMMUNITY SERVICES DISTRICT, a California Community Services District, recorded May 24, 2017 as Instrument No. 2017-009269, Humboldt County Records, at the Southerly terminus of the course (L34) South 48 degrees 44 minutes 41 seconds West, 188.09 feet;

thence along said West line, the following courses:

thence South 52 degrees 22 minutes 42 seconds West, 121.61 feet,

thence South 48 degrees 10 minutes 45 seconds West, 128.04 feet,

thence South 47 degrees 33 minutes 03 seconds West, 250.45 feet,

thence South 38 degrees 51 minutes 10 seconds West, 148.77 feet,

thence South 28 degrees 36 minutes 13 seconds West, 184.99 feet,

thence South 14 degrees 31 minutes 21 seconds West, 175.26 feet;

thence leaving said West line, North 82 degrees 10 minutes 25 seconds West, 28.98 feet;

thence North 20 degrees 31 minutes 49 seconds East, 257.10 feet;

thence North 28 degrees 26 minutes 56 seconds East, 113.69 feet;

thence North 35 degrees 11 minutes 16 seconds East, 40.50 feet;

thence North 43 degrees 40 minutes 11 seconds East, 148.41 feet;

thence North 48 degrees 16 minutes 13 seconds East, 369.04 feet;

thence North 53 degrees 05 minutes 29 seconds East, 53.25 feet;

thence North 42 degrees 55 minutes 26 seconds East, 32.15 feet;

thence South 65 degrees 15 minutes 43 seconds East, 23.19 feet, more or less, to the POINT OF BEGINNING.

The basis of bearing of this description is Book 68 of Surveys, Pages 16 through 20, Humboldt County Records.

Prepared by:

PRELIMINARY – FOR REVIEW – JULY 1, 2025

Michael J. O'Hern LS 4829

Dated: _____

BASIS OF BEARINGS: BOOK 68 OF SURVEYS, PAGES 16 - 20



SURVEY NOTES

- A. THE PURPOSE OF THIS RECORD OF SURVEY IS TO ILLUSTRATE THE SURVEY OF AN APPROVED BOUNDARY CORRECTION BETWEEN THOSE PARCELS OF LAND DESCRIBED IN INSTRUMENT NO. 2017-009269 O.R. PARCEL 5 AND A PORTION OF PARCEL 4 OF BOOK 68 OF SURVEYS, PAGES 16 - 20.
- B. CONTROL FOR THIS SURVEY IS BASED ON BOOK 68 OF SURVEYS, PAGES 16 - 20.
- C. THE ONLY LINES SURVEYED AND MONUMENTED FOR THIS MAP ARE THE LINES CREATED BY BOUNDARY CORRECTION. OTHER LINES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY.

CORNER NOTES

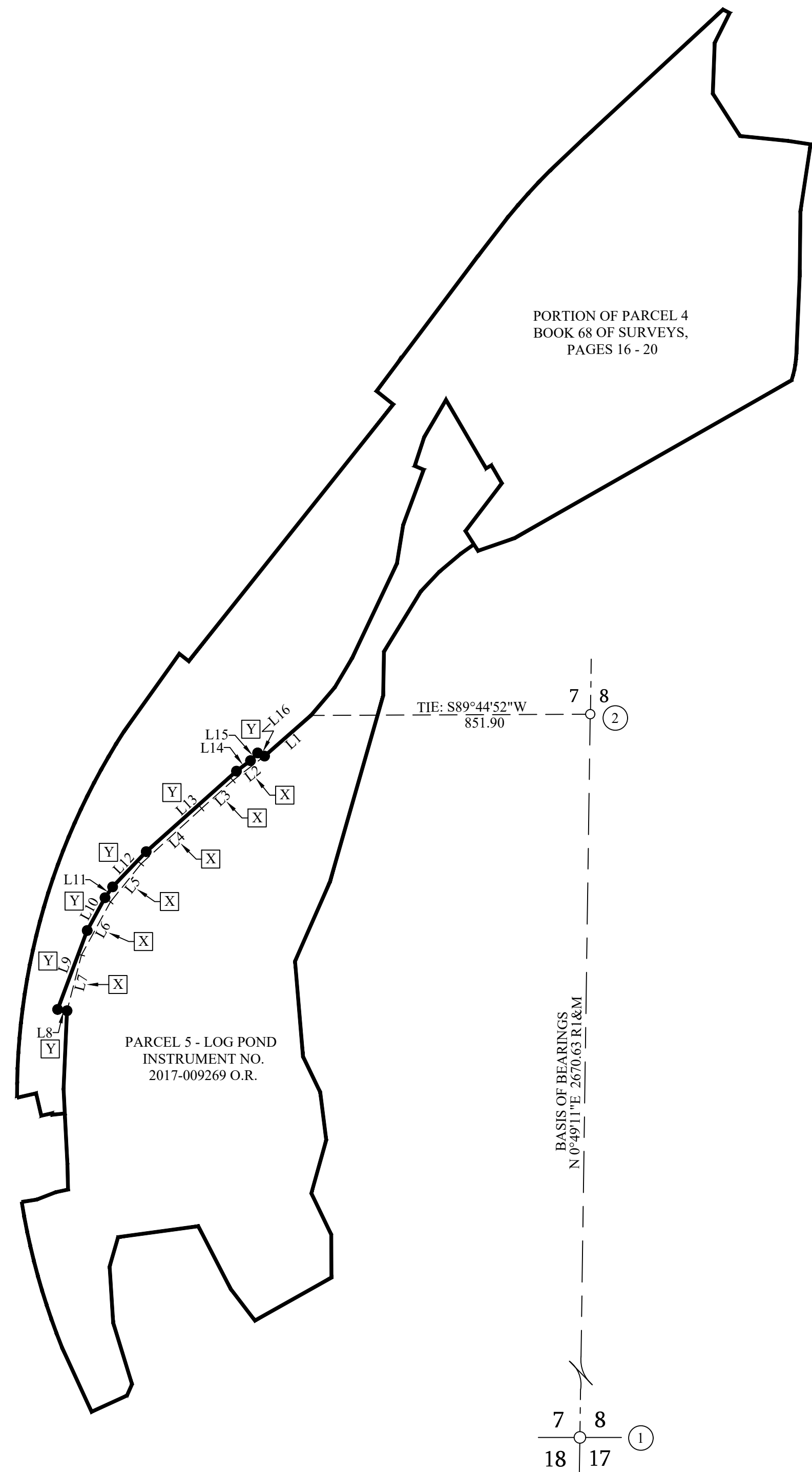
- ① SECTION CORNER - FOUND 2 1/2" BRASS CAP, STAMPED "TIN R1E S7 S8 S17 S18 1998 LS 3431", IN CONCRETE IN MONUMENT WELL WITH COVER, DOWN 0.3 FEET FROM TOP OF COVER. PER BOOK 59 OF SURVEYS, PAGE 124. SEE BOOK 68 OF SURVEYS, PAGES 16 - 20 FOR TIES TO REFERENCE POINTS.
- ② 1/4 CORNER S7/S8 - FOUND 2 1/2" BRASS CAP, STAMPED "TIN R1E 1/4 S7 1/4 S8 1990 LS 3431", SET IN CONCRETE, UP 0.2 FEET. FALLS IN PARKING AREA IN BACK OF HOSPITAL. PER CORNER RECORD 4-3. SEE BOOK 68 OF SURVEYS, PAGES 16 - 20.

LEGEND

- FOUND MONUMENT AS NOTED IN CORNER NOTES SHOWN HEREON
- SET 1/2" GALVANIZED IRON PIPE +/- 31" LONG WITH PLASTIC PLUG LS 4829
- () RECORD DIMENSION
R1 BOOK 68 OF SURVEYS, PAGES 16 - 20
R2 INSTRUMENT NO. 2017-009269 O.R.
- R&M RECORD DIMENSION, AS SHOWN ABOVE, AND MEASURED
- O.R. OFFICIAL RECORDS, HUMBOLDT COUNTY DISTANCES SHOWN HEREON ARE U.S. SURVEY FEET AND DECIMALS THEREOF
- CORNER NOTE NUMBER
- X LINE DELETED BY BOUNDARY CORRECTION
- Y LINE ADDED BY BOUNDARY CORRECTION

LINE TABLE

	BEARING	DISTANCE
L1	S48°44'41"W	188.09 R2&M
L2	S52°22'42"W	121.61 R2&M
L3	S48°10'45"W	128.04 R2&M
L4	S47°33'03"W	250.45 R2&M
L5	S38°51'10"W	148.77 R2&M
L6	S28°36'13"W	184.99 R2&M
L7	S14°31'21"W	175.26 R2&M
L8	N82°10'25"W	28.98
L9	N20°31'49"E	257.10
L10	N28°26'56"E	113.69
L11	N35°11'16"E	40.50
L12	N43°40'11"E	148.41
L13	N48°16'13"E	369.04
L14	N53°05'29"E	53.25
L15	N42°55'26"E	32.15
L16	S65°15'43"E	23.19



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS _____ DAY OF _____, 2025.

BY: _____
ROBERT W. BRONKALL, LS 7645
COUNTY SURVEYOR



COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2025, AT _____ M. IN BOOK _____ OF SURVEYS, AT PAGE _____, AT THE REQUEST OF KELLY-O'HERN ASSOCIATES.

JUAN P. CERVANTES
HUMBOLDT COUNTY RECORDER
BY _____ DEPUTY
FEE _____
INSTRUMENT NO. _____

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF TOWN OF SCOTIA COMPANY, LLC IN JUNE 2025.

PRELIMINARY

MICHAEL J. O'HERN L.S. 4829
DATED JUNE 16, 2025

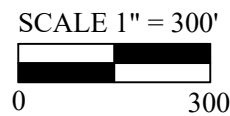


RECORD OF SURVEY FOR TOWN OF SCOTIA COMPANY, LLC

IN
SECTIONS 7 AND 8 T1N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
JUNE 2025 SCALE 1" = 300'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA



SHEET 1 OF 1 SHEET

BOOK _____ OF SURVEYS, PAGE _____

CERTIFICATE OF ACCEPTANCE

As required under California Government Code Section 27281, this is to certify that the interest in real property described and conveyed by the deeds or grants dated the ____ day of _____, 2025, from the Town of Scotia Company, LLC to the Scotia Community Services District, a California community services district is hereby accepted by order of the Board of Directors on behalf of Scotia Community Services District pursuant to authority conferred by action of ____ day of _____, 2025, and the grantee consents to recordation thereof by its duly authorized officer, President Paul Newmaker.

Dated _____

By _____
Paul Newmaker
President of Board of Directors,
Scotia Community Services District