

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT TO:
Olivehurst Pacific Associates
430 E. State Street, Suite 100
Eagle, ID 83616

Total Fee: \$107.00

Recorded in Official Records
County of Yuba State of CA
Donna Hillegass
County Clerk and Recorder

****This document was electronically submitted
to the County of Yuba for recording****

Space Above This Line for Recorder's Use Only

A.P.N.: 020-133-037-000

File No.: 5405-6090256 (AK)

Notice of Completion

This Notice of Completion is being recorded to correct the completion date reflected under item 7 of that certain Notice of Completion recorded April 25, 2023 as document number 2023-004113, of official records.

Recording Requested By:

First American Title Company

When Recorded Mail To:

**Olivehurst Pacific Associates,
a California Limited Partnership,
430 E. State Street, Ste. 100, Eagle ID 83616**

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN: 020-133-037

File No.: (6090256)

NOTICE OF COMPLETION

(CA Civil Code §§ 8180-8190, 8100-8118, 9200-9208)

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is an owner of an interest or estate in the hereinafter described real property, the nature of which interest or estate is: (e.g. fee, leasehold, joint tenancy, etc.) **Fee**
2. The full name and address of the undersigned owner or reputed owner and of all co-owners or reputed co-owners are:
 Name **Olivehurst Pacific Associates, a California Limited Partnership** Street and No. **1455 Butte House Road,** City **Yuba City** State **CA** **95993**
3. The name and address of the direct contractor for the work of improvement as a whole is:
Pacific West Builders, Inc. 430 E. State Street, Ste. 100, Eagle ID 83616
4. This notice is given for (check one):
☒ Completion of the work of improvement as a whole.
☐ Completion of a contract for a particular portion of the work of improvement (per CA Civ. Code § 8186).
5. If this notice is given only of completion of a contract for a particular portion of the work of improvement (as provided in CA Civ. Code § 8186), the name and address of the direct contractor under that contract is: (if none, please state)
NONE
6. The name and address of the construction lender, if any, is: **Bank of the West, 2527 Camino Ramon NC-B07-3E-I, San Ramon CA 94583**
7. On the **20th day of April, 2023**, there was completed upon the herein described property a work of improvement as a whole (or a particular portion of the work of improvement as provided in CA Civ. Code § 8186) a general description of the work provided: **Construction of 108 apartment units**
8. The real property herein referred to is situated in the City of **Olivehurst/West Linda**, County of **Yuba**, State of California, and is described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF
9. The street address of said property is: **866 Cedar Lane, West Linda CA 95961**
10. If this Notice of Completion is signed by the owner's successor in interest, the name and address of the successor's transferor is: (if none, please state). **None**

I certify (or declare) under penalty of perjury under the laws of the State of Idaho and California that the foregoing is true and correct.

Date: April 20, 2023

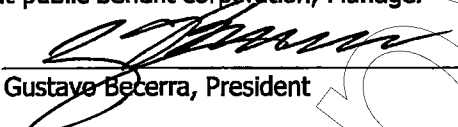
**Olivehurst Pacific Associates, a California
Limited Partnership**

Managing General Partner

Cedar Lane-BBP LLC, a California limited liability
company

By: Building Better Partnerships, Inc. a California
nonprofit public benefit corporation, Manager

By:


Gustavo Becerra, President

Administrative General Partner

TPC Holdings IX, LLC, an Idaho limited liability
company

By: Pacific West Communities, Inc. its Manager and
sole member

By:


Caleb Roope, President

I certify (or declare) under penalty of perjury under the laws of the State of Idaho and California that the foregoing is true and correct.

Date: April 20, 2023

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nonprofit public benefit corporation, Manager

By: **Signed in Counterpart**
Gustavo Becerra, President

Administrative General Partner

TPC Holdings IX, LLC, an Idaho limited liability
company

By: Pacific West Communities, Inc. its Manager and
sole member

By: 
Caleb Roope, President

VERIFICATION

I, Caleb Roope and Gustavo Becerra, state: we are the ("Owner", "President", "Authorized Agent", "Partner", etc.) of the Owner identified in the foregoing Notice of Completion. We have read said Notice of Completion and know the contents thereof; the same is true of our own knowledge.

We declare under penalty of perjury under the laws of the State of Idaho and California that the foregoing is true and correct.

Executed on April 20, 2023 at Eagle, ID and Yuba City, CA.

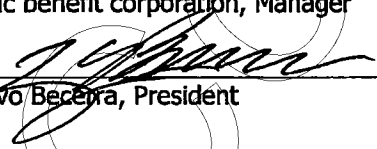
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By:

Caleb Roope, President

Exhibit A**LEGAL DESCRIPTION**

Real property in the unincorporated area of the County of Yuba, State of California, described as follows:

PARCEL 1:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, LYING IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 3 EAST, AS PROJECTED INTO THE NEW HELVETIA RANCHO, AND MORE PARTICULARLY BEING THOSE PORTIONS OF LOTS 3, 8 AND 60 OF SUBDIVISION OF TRACT NUMBER 8, OF YUBA GARDENS, AS SHOWN ON MAP ON FILE IN THE OFFICE OF THE RECORDER OF YUBA COUNTY, IN BOOK 3 OF MAPS, PAGE 45, TOGETHER WITH THAT PORTION OF PARCEL 'B' OF "CERTIFICATE OF LOT LINE ADJUSTMENT APPROVAL FOR LLA 2019-0011, RECORDED AS INSTRUMENT NO 2019-018226 OF OFFICIAL RECORDS OF YUBA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 60; THENCE ALONG THE NORTHEASTERLY LINE OF LOTS 60, 3 AND 8 OF SAID TRACT, SOUTH 48° 35' 00" EAST A DISTANCE OF 662.50 FEET; THENCE LEAVING SAID NORTHEASTERLY LINE OF LOT 8, SOUTH 41° 25' 00" WEST A DISTANCE OF 243.20 FEET; THENCE SOUTH 48° 35' 00" EAST A DISTANCE OF 152.92 FEET; THENCE SOUTH 26° 20' 44" WEST A DISTANCE OF 223.15 FEET; THENCE ALONG THE LINES OF PARCEL 'A' OF SAID LOT LINE ADJUSTMENT THE FOLLOWING TWO COURSES, SOUTH 63° 39' 16" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 41° 25' 00" WEST A DISTANCE OF 207.34 FEET TO THE MOST WESTERLY CORNER OF AFOREMENTIONED PARCEL 'A' OF SAID LOT LINE ADJUSTMENT AND BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF ALICIA AVENUE, BEING 20 FEET IN HALF WIDTH; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 48° 35' 00" WEST A DISTANCE OF 587.30 FEET; THENCE LEAVING SAID - RIGHT OF WAY LINE NORTH 41° 25' 00" EAST A DISTANCE OF 181.70 FEET; THENCE NORTH 48° 35' 00" WEST A DISTANCE OF 264.70 FEET TO THE SOUTHEAST LINE OF THE EXCEPTION PARCEL DESCRIBED IN DEED TO COUNTY OF YUBA, RECORDED NOVEMBER 30, 2016 AS DOCUMENT NUMBER 2016-015069, YUBA COUNTY RECORDS; THENCE NORTH 41° 25' 00" EAST ALONG THE SOUTHEAST LINE OF SAID EXCEPTION PARCEL, A DISTANCE OF 78.30 FEET TO THE MOST EASTERLY CORNER OF SAID EXCEPTION PARCEL; THENCE NORTH 48° 35' 00" WEST ALONG THE NORTHEAST LINE OF SAID EXCEPTION PARCEL, A DISTANCE OF 118.00 FEET TO THE MOST NORTHERLY CORNER OF SAID EXCEPTION PARCEL, ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF AFOREMENTIONED LOT 60 OF SAID TRACT AND BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF CEDAR LANE, BEING 20.00 FEET WIDE IN HALF WIDTH; THENCE NORTH 41° 25' 00" EAST A DISTANCE OF 380.00 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN "CERTIFICATE OF LOT LINE ADJUSTMENT APPROVAL FOR LLA 2021-002" RECORDED ON MARCH 9, 2021 AS INSTRUMENT NO. 2021-4003, YUBA COUNTY OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR VEHICULAR, MULTIMODAL AND PEDESTRIAN USE FOR INGRESS AND EGRESS AS SAID EASEMENTS ARE MORE PARTICULARLY DESCRIBED AND SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED, "RECIPROCAL MAINTENANCE AND USE AGREEMENT" RECORDED ON APRIL 20, 2021 AS INSTRUMENT NO. 2021-7066, YUBA COUNTY OFFICIAL RECORDS.