CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

**HABITAT MANAGEMENT LAND TITLE INFORMATION**

*To be filled out by the Permittee or Entity requesting proposed Habitat Management Lands be evaluated by CDFW for mitigation. Provide an explanation of all title exceptions (Table 1) and unrecorded interests (Table 2).*

|  |
| --- |
| **Region Number and Contact:** |
| **Permittee Name:**  (Name that appears on permit) |
| **Vested Owner (Grantor):** |
| **Permit Number:**  (e.g., 2081-2022-01-R1) |
| **Required Acres:**  (indicated in permit) |
| **County(ies):** |
| **APN(s):** |
| **Proposed Interim Land Manager:** |
| **Proposed Long Term Land Manager:** |
| **Proposed Endowment Manager:** |
| **Current Legal Owner(s) of the Surface and Mineral Estates:**  Include APN(s) |
| **Habitat Management Land Acquisition Type** |
| **Conservation Easement (CDFW as grantee) covers the:**  Entire Property  Partial Property |
|  |
| **Conservation Easement (CDFW as a third-party beneficiary) covers the:**  Entire Property  Partial Property |
| Proposed Grantee: |
|  |
| **Fee Title (CDFW is the grantee)** |

**Preliminary Title Report Information**

|  |  |
| --- | --- |
| Title Company: |  |
| Order No.: |  |
| Date: |  |
| Amended: |  |
| Acreage: |  |

**Table 1. EXPLANATION OF TITLE EXCEPTIONS**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Exception  # | Book/Page/  Instrument# | APN | Description of Exception to Title | Describe all rights and obligations and whether the rights and obligations will conflict with the proposed conservation easement | **Explain Disposition of Rights:** ACCEPT, REMOVE, SUBORDINATE, EXCLUDE, ENDORSE (additional title insurance coverage), etc. |
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Add rows as necessary

Unrecorded Interests: Some examples of unrecorded interests that encumber or may otherwise affect the Property or conservation easement area(s) are contracts, leases, permits, licenses, agreements, and memoranda of understanding that affect the use and/or occupancy of the Property or conservation easement area(s). Unrecorded encumbrances also include any interest or right acquired through adverse possession or prescription that affect the Property or conservation easement area(s). Unrecorded encumbrances may be verbal or written (e.g., roadways, farming operations, solar farms, wind farms, parking, storage uses, above or below ground utilities, firing ranges, etc.). Generally, any potentially enforceable right another entity or person may claim that allows them to use, occupy, or cross the Property or conservation easement area(s) is required to be identified and disclosed.

**Table 2. EXPLANATION OF UNRECORDED INTERESTS AFFECTING TITLE**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Number | Interest type (e.g., contract, lease, license, prescriptive easements, etc.) | APN | Description of Unrecorded Interest (e.g., contract for cattle grazing, prescriptive easement, etc.) | Describe all rights and obligations and whether the rights and obligations will conflict with the proposed conservation easement |
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