RESOLUTION NO. **048-2022**

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

RESOLUTION OF NECESSITY

WHEREAS, the Diamond Springs Parkway Project is part of the Transportation and Circulation Element of the County General Plan consisting of a future four-lane divided roadway connecting Missouri Flat Road to State Route 49 (SR-49). The Diamond Springs Parkway Project includes realignment and widening of SR-49 between Pleasant Valley Road and Bradley Drive; and

WHEREAS, Phase 1B of the Diamond Springs Parkway Project (the "Project") will construct a 4-lane minor arterial from a new Missouri Flat Road intersection south of Golden Center Drive to a new intersection at SR-49 south of Bradley Drive. The Project connects to the SR-49 prior improvements constructed in Phase 1A to create a continuous 4-lane roadway corridor with multimodal features from the intersection at Fowler Lane/SR-49 all the way to U.S. Highway 50. The Project includes new traffic signals at the intersections of Missouri Flat Road, Throwita Way and SR-49. Multimodal transportation features include Class II bike lanes, sidewalk, and transit bus turnouts on both sides of the Project; and

WHEREAS, the primary purpose of the Project is to improve traffic safety and operations on SR-49 and Missouri Flat Road in the vicinity of Diamond Springs. This existing corridor suffers from a higher than average number of traffic delays and traffic accidents. The Project will relieve traffic congestion and provide an acceptable level of service through the historic town of Diamond Springs consistent with the County General Plan. The Project is also anticipated to improve pedestrian safety, access to existing businesses, and reduce vibration and noise through the Diamond Springs historic district. Aesthetic improvements to the area include the undergrounding of existing overhead utilities, vintage style street light fixtures, and a sierra drystack stone surface treatment on retaining walls; and

WHEREAS, the requirements of the California Environmental Quality Act ("CEQA") for the Project have been met. In May 2011, the Board of Supervisors certified the Final Environmental Impact Report (EIR) and approved the Diamond Springs Parkway Project. In January 2016, the County circulated for public comment the Draft Supplement to the Diamond Springs Parkway Project 2011 Environmental Impact Report for Phase 1B Design Modification, which proposed modifications to Phase 1B of the Diamond Springs Parkway Project. In May 2016, the Board of Supervisors adopted the Final Supplement to the Diamond Springs Parkway Project 2011 Environmental Impact Report for Phase 1B Design Modification, and approved the Project; and

WHEREAS, the County of El Dorado ("County") seeks to acquire three fee acquisitions, three slope and drainage and public utility easements, and three uneconomic remnants from an unimproved parcel of 8.81 acres identified as Assessor's Parcel Numbers 327-270-043, 327-270-046, and 327-270-050, within the unincorporated area of El Dorado County.

- From APN 327-270-043, the County seeks to acquire 15,556 square feet (SF) of fee simple interest for parcel 327-270-043 as more particularly described and depicted in the legal description and plat map, collectively attached hereto as Exhibit 1, and incorporated herein

by reference. The County also seeks to acquire 20,550 SF as an uneconomic remnant fee title interest as more particularly described and depicted in the legal description and plat map, collectively attached hereto as Exhibit 2, and incorporated herein by reference. The County also seeks to acquire 4,264 SF, as a slope and drainage easement as more particularly described and depicted in the easement language, legal description and plat map, collectively attached hereto as Exhibit 3, and incorporated herein by reference. The County also seeks to acquire 4,264 SF, as a public utility easement as more particularly described and depicted in the easement language, legal description and plat map, collectively attached hereto as Exhibit 4, and incorporated herein by reference.

- From APN 327-270-046, the County seeks to acquire 32,321 SF of fee simple interest for parcel 327-270-046 as more particularly described and depicted in the legal description and plat map, collectively attached hereto as Exhibit 5, and incorporated herein by reference. The County also seeks to acquire 3,044 SF as an uneconomic remnant fee title interest as more particularly described and depicted in the legal description and plat map, collectively attached hereto as Exhibit 6, and incorporated herein by reference. The County also seeks to acquire 20,671 SF as a slope and drainage easement as more particularly described and depicted in the easement language, legal description and plat map, collectively attached hereto as Exhibit 7, and incorporated herein by reference. The County also seeks to acquire 20,671 SF as a public utility easement as more particularly described and depicted in the easement language, legal description and plat map, collectively attached hereto as Exhibit 8, and incorporated herein by reference.
- From APN 327-270-050, the County seeks to acquire 5,455 SF in fee simple interest for parcel 327-270-050 as more particularly described and depicted in the legal description and plat map, collectively attached hereto as Exhibit 9, and incorporated herein by reference. The County also seeks to acquire 8,535 SF as an uneconomic remnant fee title interest as more particularly described and depicted in the legal description and plat map, collectively attached hereto as Exhibit 10, and incorporated herein by reference. The County also seeks to acquire 1,915 SF as a slope and drainage easement as more particularly described and depicted in the easement language, legal description and plat map, collectively attached hereto as Exhibit 11, and incorporated herein by reference. The County also seeks to acquire 1,915 SF as a public utility easement as more particularly described and depicted in the easement language, legal description and plat map, collectively attached hereto as Exhibit 12, and incorporated herein by reference. These property interests are collectively referred to herein as the "Subject Property"; and

WHEREAS, the County has investigated and examined alternatives to the Project, and has considered whether the Project is planned or located in a manner that is the most compatible with the greatest public good and the least private injury; and

WHEREAS, the County and the California Department of Transportation (Caltrans) adopted Alternative 4 as the preferred alignment in part because it was specifically designed to follow property lines to minimize right of way impacts and reduce earthwork in consideration of existing terrain features while still achieving the greatest public good as noted in the EIR; and

WHEREAS, the County is a political subdivision of the State of California and is vested with the power of eminent domain by virtue of Article 1, Section 19 of the Constitution of the State of California, Government Code section 25350.5 which authorizes the County Board of Supervisors to exercise the powers of eminent domain necessary to carry out any of the powers and functions of the County, the California Eminent Domain Law, Part 3, Title 7, of the Code of Civil Procedure, Sections

1230.010 *et seq.*, and Streets and Highways Code section 943 which authorize the County Board of Supervisors to acquire any property necessary for the use and purposes of county highways; and

WHEREAS, the acquisition of the property interests needed for the Project will leave the remainder parcel in such size, shape, or condition as to be of little market value, and County is authorized to acquire uneconomic remnants by Code of Civil Procedure Section 1240.410; and

WHEREAS, pursuant to Government Code sections 7267.1 and 7267.2, the Subject Property was appraised by an independent real estate appraiser and an amount believed to be just compensation was established by the County; and

WHEREAS, a written offer for the full appraised value was sent to the owner or owners of record pursuant to Government Code section 7267.2; and

WHEREAS, pursuant to the provisions of Code of Civil Procedure section 1245.235, written notice has been sent by first-class mail to each person whose property is to be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll, to provide notice and a reasonable opportunity to appear and be heard before the Board of Supervisors on the following matters:

a. Whether the public interest and necessity require the Project; and
b. Whether said Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury; and
c. Whether the Subject Property is necessary for the Project; and
d. Whether the offer required by Government Code section 7267.2 has been made to all owners of record, unless the owner or owners could not be located with reasonable diligence.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of El Dorado, based on the staff report and other evidence presented at the hearing, hereby finds:

1. The public interest and necessity require Phase 1B of the Diamond Springs Parkway Project; and
2. The Subject Property is being acquired for a public use, namely, for the use as a County highway, and all uses necessary, incidental, or convenient thereto, and for all public purposes pursuant to the authority conferred upon the County to acquire property by eminent domain by virtue of Government Code section 25350.5, Article 1, Section 19 of the Constitution of the State of California, the California Eminent Domain Law, Part 3, Title 7, of the Code of Civil Procedure, Sections 1230.010 *et seq.*, and Streets and Highways Code section 943; and
3. The Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury and is the alignment adopted after extensive study and public input; and
4. The Subject Property, specifically three fee simple interests totaling 53,332 square feet, and slope and drainage easements and a public utility easements totaling 26,850 square feet, in portions of the real property identified by Assessor's Parcel Numbers 327-270-043, 327-270-046, and 327-270-050, within El Dorado County, as described and depicted in Exhibits "1", "3", "4", "5", "7", "8", "9", "11", and "12" attached hereto, is necessary for the Project; and

5. The offer required by Section 7267.2 of the Government Code has been made to all owners of record; and
6. The County has complied with all requirements set forth in Government Code section 7267.2; and
7. The acquisition of the property interests needed for the Project will leave portions of the remainder parcel in such size, shape or condition to be of little market value, and therefore, those portions described and depicted in Exhibits "2", "6", and "10" are being acquired as uneconomic remnants pursuant to Code of Civil Procedure Section 1240.410; and
8. The requirements under the California Environmental Quality Act have been satisfied; and
9. Insofar as any portion of the Subject Property has heretofore been appropriated for public use, the Subject Property is being acquired for a compatible public use under Code of Civil Procedure section 1240.510 in that County's use of the Subject Property will not unreasonably interfere with or impair the continued public use as it now exists or may reasonably be expected to exist in the future, and alternatively, for a more necessary public use under Code of Civil Procedure section 1240.610 in that County's use of the Subject Property is a more necessary public use than the use to which the Subject Property is appropriated; and
10. The County has complied with the provisions of Code of Civil Procedure section 1245.235 by providing each person whose property is to be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll notice and a reasonable opportunity to appear and be heard on the matters referred to in Code of Civil Procedure section 1240.030; and

BE IT FURTHER RESOLVED that outside counsel, Meyers Nave, a Professional Law Corporation, is hereby authorized, with assistance of County Counsel, to proceed immediately with the commencement of an action for eminent domain pursuant to the Eminent Domain Law set forth in the Code of Civil Procedure, commencing with Section 1230.010 *et seq.*, for the acquisition of the Subject Property described and depicted in Exhibits "1", "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", and "12" attached hereto, and to deposit with the State Treasury the amount of probable just compensation established by an approved appraisal, which served as the basis for the offer made to the property owner.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 5th day of April, 2022, by the following vote of said Board:

Ayes: Thomas, Hidahl, Turnboo, Novasel
Noes: Parlin
Absent: None

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

_____
Chair, Board of Supervisors
Lori Parlin

EXHIBIT 1

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at a point on the westerly line of said Parcel 2 which bears South 1° 36' 16 West 47.20 feet from the northwesterly corner of said Parcel 2; thence from said POINT OF BEGINNING leaving said westerly line, easterly along a non-tangent curve concave southerly having a radius of 4550.00 feet through a central angle of 2° 16' 32" an arc distance of 180.70 feet to the easterly line of said Parcel, said curve being subtended by a chord which bears South 85° 49' 59" East 180.69 feet; thence along said easterly line South 28° 56' 31" West 109.39 feet to the beginning of non-tangent curve concave southerly having a radius of 4450.00 feet; thence leaving said easterly line, westerly 130.38 feet along said curve through a central angle of 1° 40' 43" to the westerly line of said Parcel, said curve being subtended by a chord which bears North 86° 05' 58" West 130.38 feet; thence along said westerly line North 1° 36' 16" East 100.03 feet to the POINT OF BEGINNING. Containing 15,556 square feet (0.36 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as a Right-of-Way for road purposes.

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/25/2022

EXHIBIT B

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

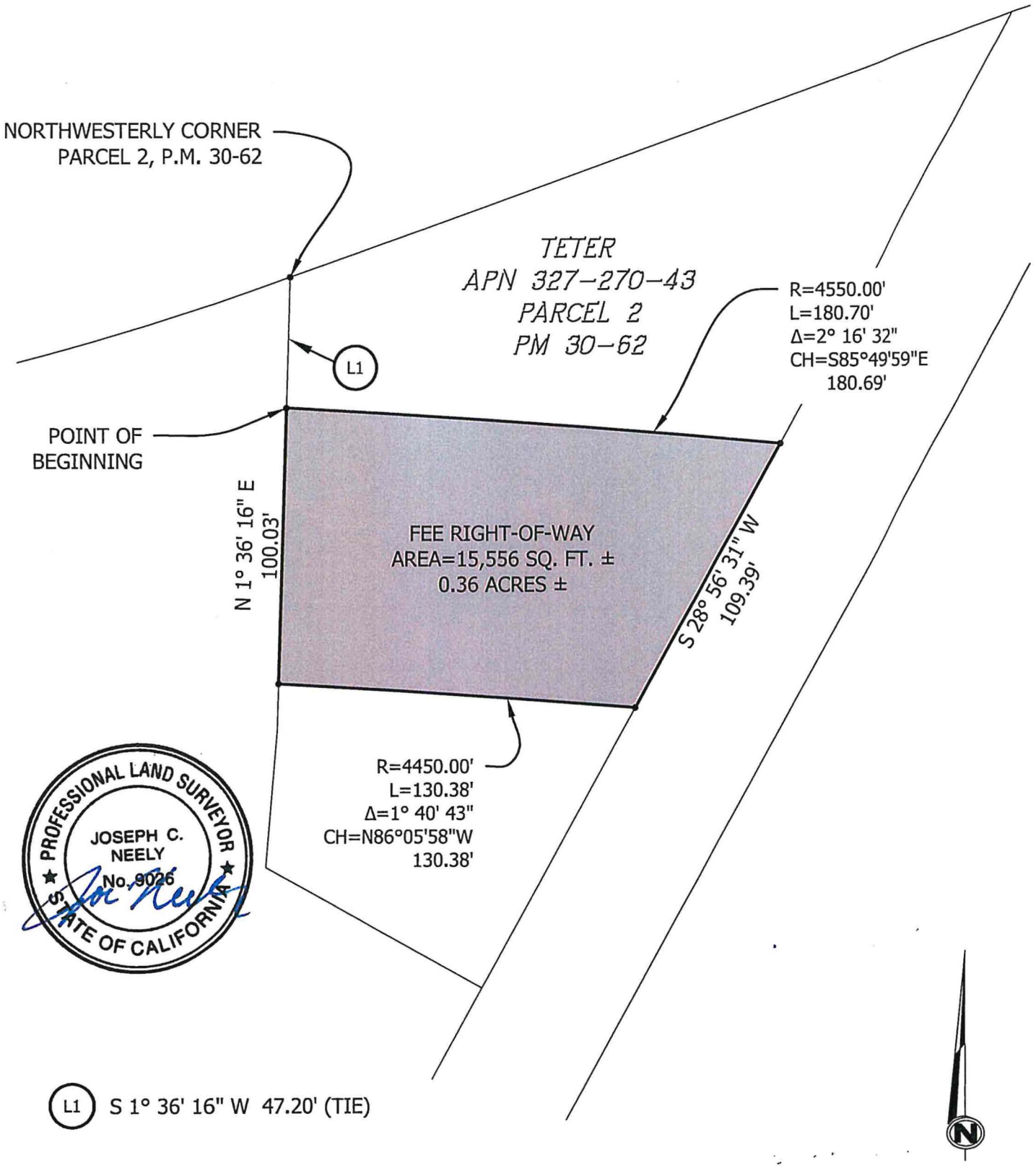


EXHIBIT 2

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County lying northerly of the following described line:

BEGINNING at a point on the westerly line of said Parcel 2 which bears South 1° 36' 16" West 47.20 feet from the northwesterly corner of said Parcel 2; thence from said POINT OF BEGINNING leaving said westerly line easterly 180.70 feet along a non-tangent curve to the right having a radius of 4550.00 feet through a central angle of 2° 16' 32", said curve being subtended by a chord which bears South 85° 49' 59" East 180.69 feet to the easterly line of said Parcel. Containing 20,550 square feet (0.47 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/25/2022

EXHIBIT 'B'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

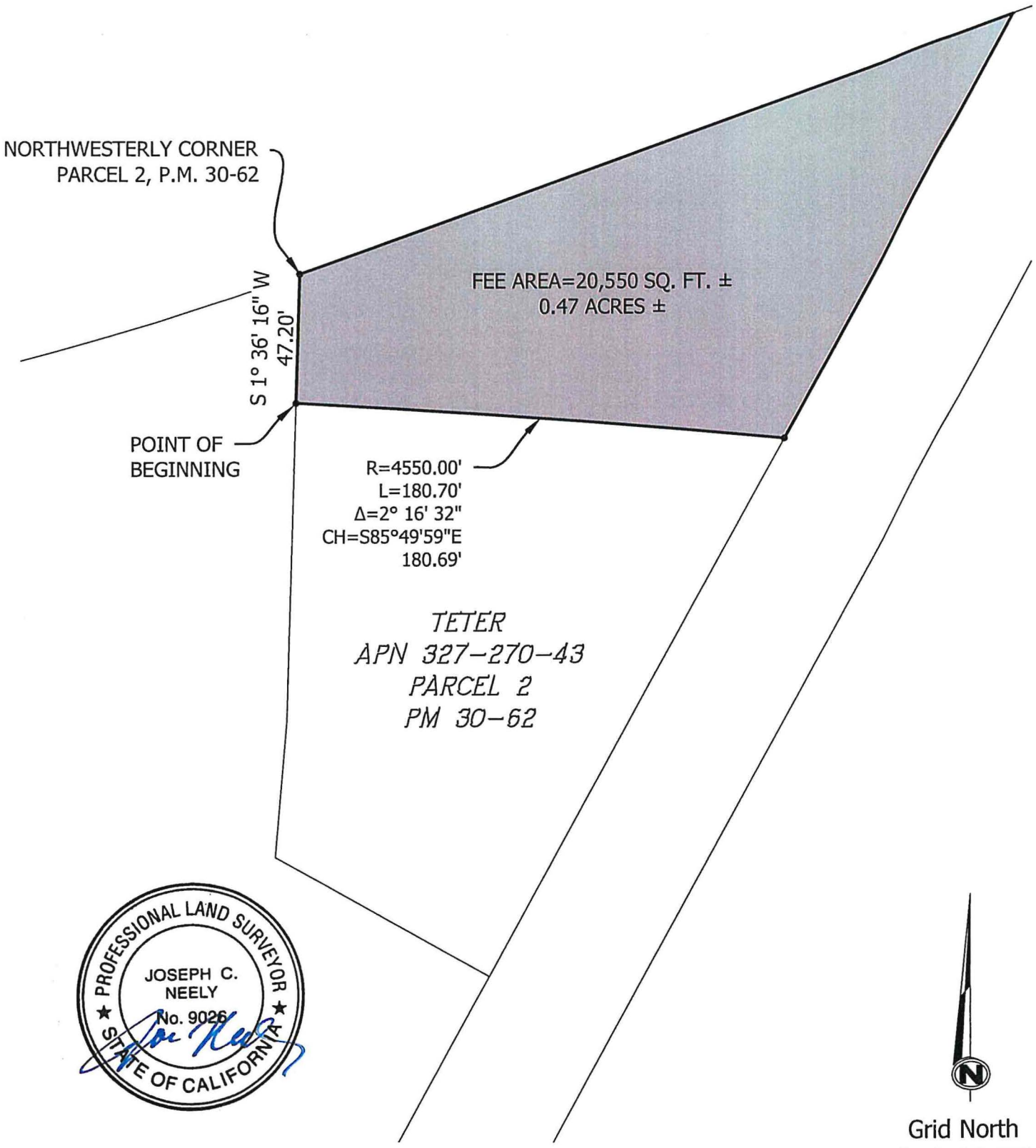


EXHIBIT 3

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 1°36'16" West, 147.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 1°28'36" an arc distance of 113.78 feet, said curve being subtended by a chord which bears South 86°12'10" East, 113.77 feet to the easterly line of said Parcel; thence along said easterly line North 28°56'31" East, 38.40 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the TRUE POINT OF BEGINNING. Containing 4,264 square feet (0.10 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

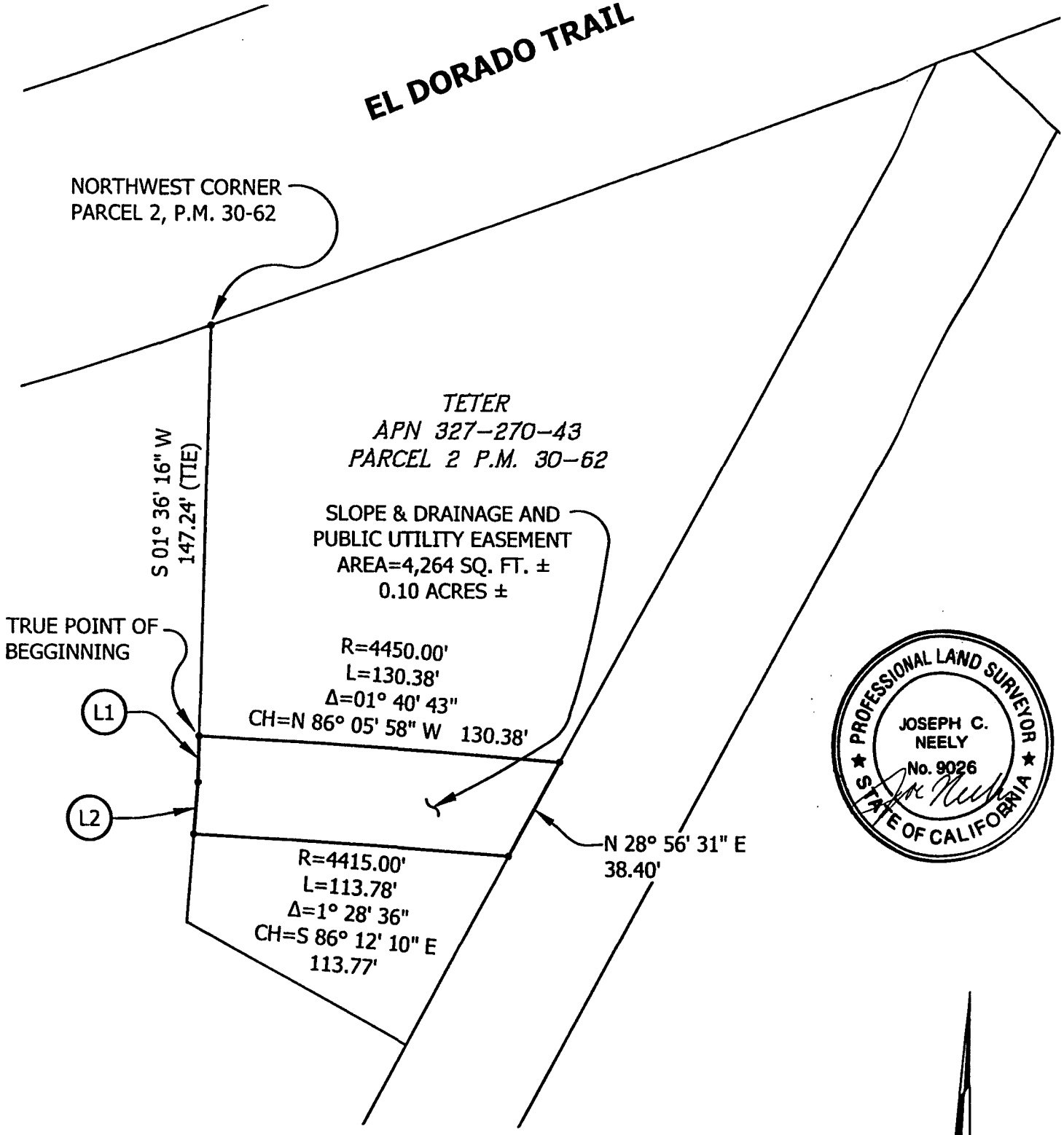
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Dated: 10/24/19

EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



L1 S 01° 36' 16" W 16.44'

L2 S 04° 51' 16" W 18.58'

Scale 1"=50'

EXHIBIT 4

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel 2 as shown on that certain Parcel Map filed in Book 30, Page 62 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 1°36'16" West, 147.24 feet to the TRUE POINT OF BEGINNING; thence continuing along said westerly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 1°28'36" an arc distance of 113.78 feet, said curve being subtended by a chord which bears South 86°12'10" East, 113.77 feet to the easterly line of said Parcel; thence along said easterly line North 28°56'31" East, 38.40 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 1°40'43" an arc distance of 130.38 feet, said curve being subtended by a chord which bears North 86°05'58" West, 130.38 feet to the TRUE POINT OF BEGINNING. Containing 4,264 square feet (0.10 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Dated: 10/24/19

EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

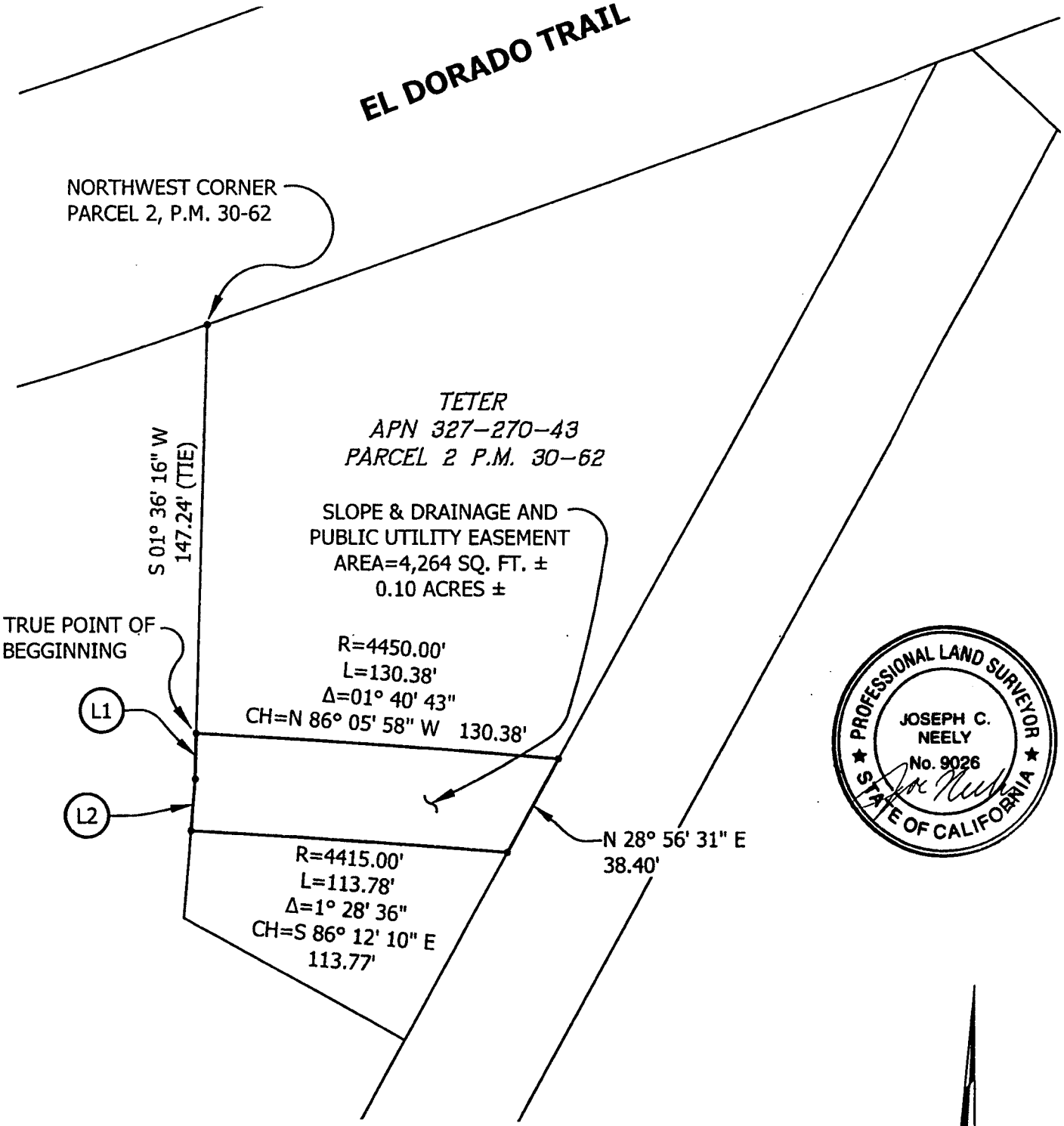


EXHIBIT 5

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the northeasterly corner of said Parcel A; thence along the easterly line of said Parcel South 1° 36' 16" West 47.20 feet to the POINT OF BEGINNING; thence continuing along said easterly line South 1° 36' 16" West 100.03 feet to the beginning of a non-tangent curve concave southerly having a radius of 4450.00 feet; thence westerly 51.74 feet along said curve through a central angle of 0° 39' 58", said curve being subtended by a chord which bears North 87° 16' 19" West 51.74 feet; thence North 87° 36' 18" West 243.16 feet to the beginning of a curve to the right having a radius of 2050.00 feet; thence westerly 211.88 feet along said curve through a central angle of 5° 55' 18", said curve being subtended by a chord which bears North 84° 38' 39" West 211.78 feet; thence North 81° 41' 00" West 84.09 feet to the westerly line of said Parcel; thence along the westerly and northerly lines of said Parcel the following five (5) courses: 1) North 1° 38' 56" East 42.70 feet to the beginning of a non-tangent curve concave northerly having a radius of 798.60 feet; 2) thence easterly 354.37 feet along said curve through a central angle of 25° 25' 27", said curve being subtended by a chord which bears South 82° 09' 56" East 351.47 feet; 3) thence North 4° 52' 39" West 49.99 feet to the beginning of a non-tangent curve concave northerly having a radius of 748.61 feet; 4) thence easterly 88.84 feet along said curve through a central angle of 6° 47' 58", said curve being subtended by a chord which bears North 81° 43' 22" East 88.79 feet to the beginning of a compound curve to the left having a radius of 1150.91 feet; 5) thence easterly 19.79 feet along said curve through a central angle of 0° 59' 07", said curve being subtended by a chord which bears North 77° 49' 49" East 19.79 feet; thence leaving said northerly line South 87° 36' 18" East 88.90 feet to the beginning of a curve to the right having a radius of 4550.00 feet; thence easterly 50.36 feet along said curve through a central angle of 0° 38' 03", said curve being subtended by a chord which bears South 87° 17' 16" East 50.36 feet to the POINT OF BEGINNING. Containing 32,321 square feet (0.74 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143.

Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as a Right-of-Way for road purposes.

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Date: 3/25/2022



EXHIBIT 'B'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

PROFESSIONAL LAND SURVEYOR
JOSEPH C. NEELY
No. 9026
STATE OF CALIFORNIA

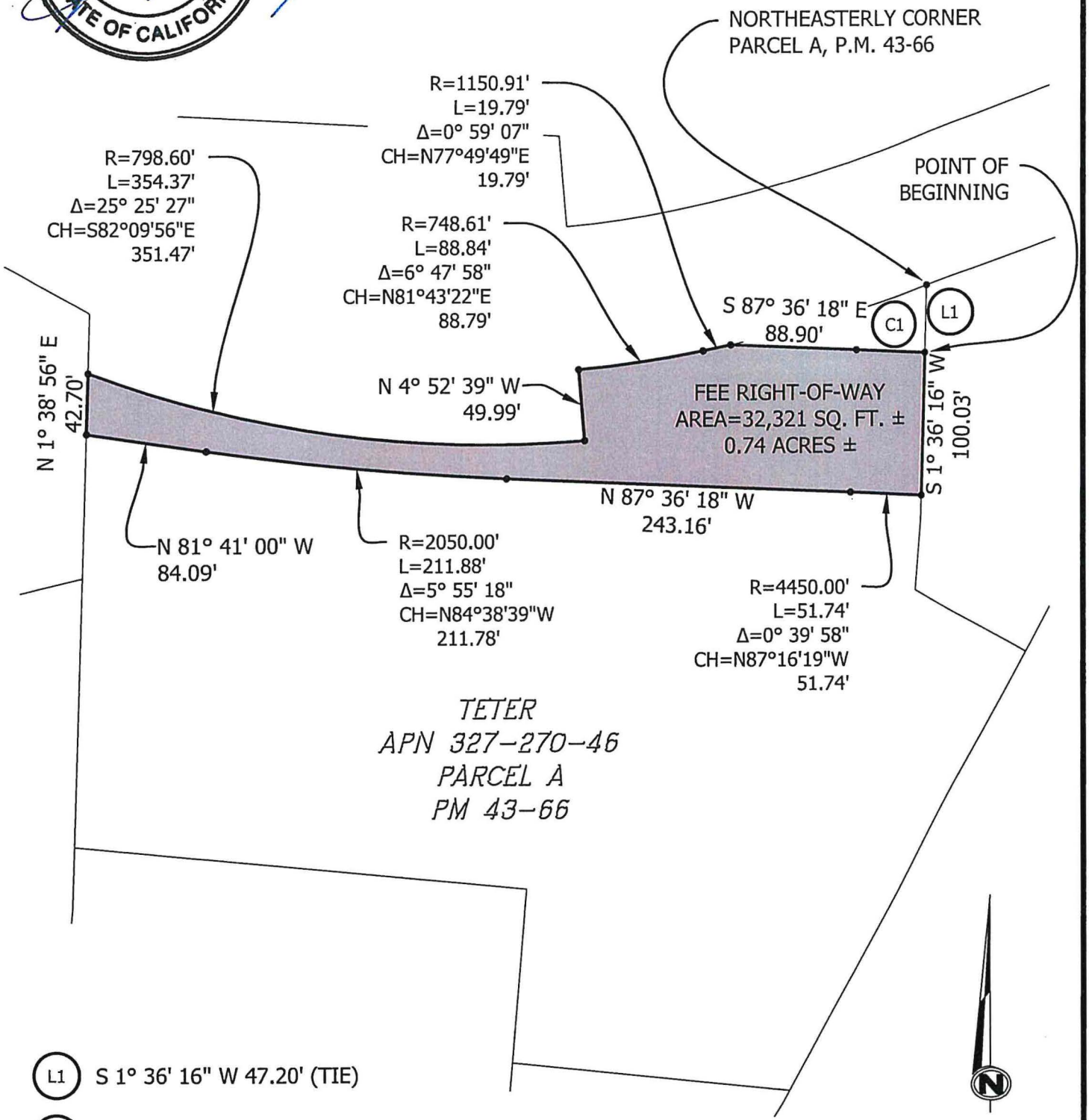


EXHIBIT 6

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County lying northerly of the following described line:

BEGINNING at a point on the easterly line of said Parcel A which bears South 1° 36' 16" West 47.20 feet from the Northeasterly corner of said Parcel A; thence from said POINT OF BEGINNING leaving said easterly line westerly 50.36 feet along a non-tangent curve to the left having a radius of 4550.00 feet through a central angle of 0° 38' 03", said curve being subtended by a chord which bears North 87° 17' 16" West 50.36 feet; thence North 87° 36' 18" West 88.90 feet to the northerly line of said Parcel. Containing 3,044 square feet (0.07 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

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Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Date: 3/25/2022



EXHIBIT 'B'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



NORTHEASTERLY CORNER
PARCEL A, P.M. 43-66

FEE AREA=3,044 SQ. FT. ±
0.07 ACRES ±

L1

C1

POINT OF
BEGINNING

N 87° 36' 18" W
88.90'

TETER
APN 327-270-46
PARCEL A
PM 43-66

L1 S 1° 36' 16" W 47.20' (TIE)

C1 R=4550.00' Δ=00° 38' 03" L=50.36'
CH=N 87° 17' 16" W 50.36'

N

Grid North
Scale 1"=100'

EXHIBIT 7

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 1°38'56" West, 42.70 feet to the TRUE POINT OF BEGINNING; thence leaving said westerly line South 81°41'00" East, 84.09 feet to the beginning of a curve concave northerly, said curve has a radius of 2,050.00 feet; thence easterly along said curve through a central angle of 5°55'18" an arc distance of 211.88 feet, said curve being subtended by a chord which bears South 84°38'39" East, 211.78 feet; thence South 87°36'18" East, 243.16 feet to the beginning of a curve concave southerly, said curve has a radius of 4,450.00 feet; thence easterly along said curve through a central angle of 0°39'58" an arc distance of 51.74 feet, said curve being subtended by a chord which bears South 87°16'19" West, 51.74 feet to the easterly line of said Parcel; thence along said easterly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°39'51" an arc distance of 51.17 feet, said curve being subtended by a chord which bears North 87°16'23" West, 51.17 feet; thence North 87°36'18" West, 243.16 feet to the beginning of a curve concave northerly, said curve has a radius of 2,085.00 feet; thence westerly along said curve through a central angle of 5°55'18" an arc distance of 215.49 feet, said curve being subtended by a chord which bears North 84°38'39" West, 215.40 feet; thence North 81°41'00" West, 80.00 feet to the westerly line of said Parcel; thence along said westerly line North 1°38'56" East, 35.24 feet to the TRUE POINT OF BEGINNING. Containing 20,671 square feet (0.47 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

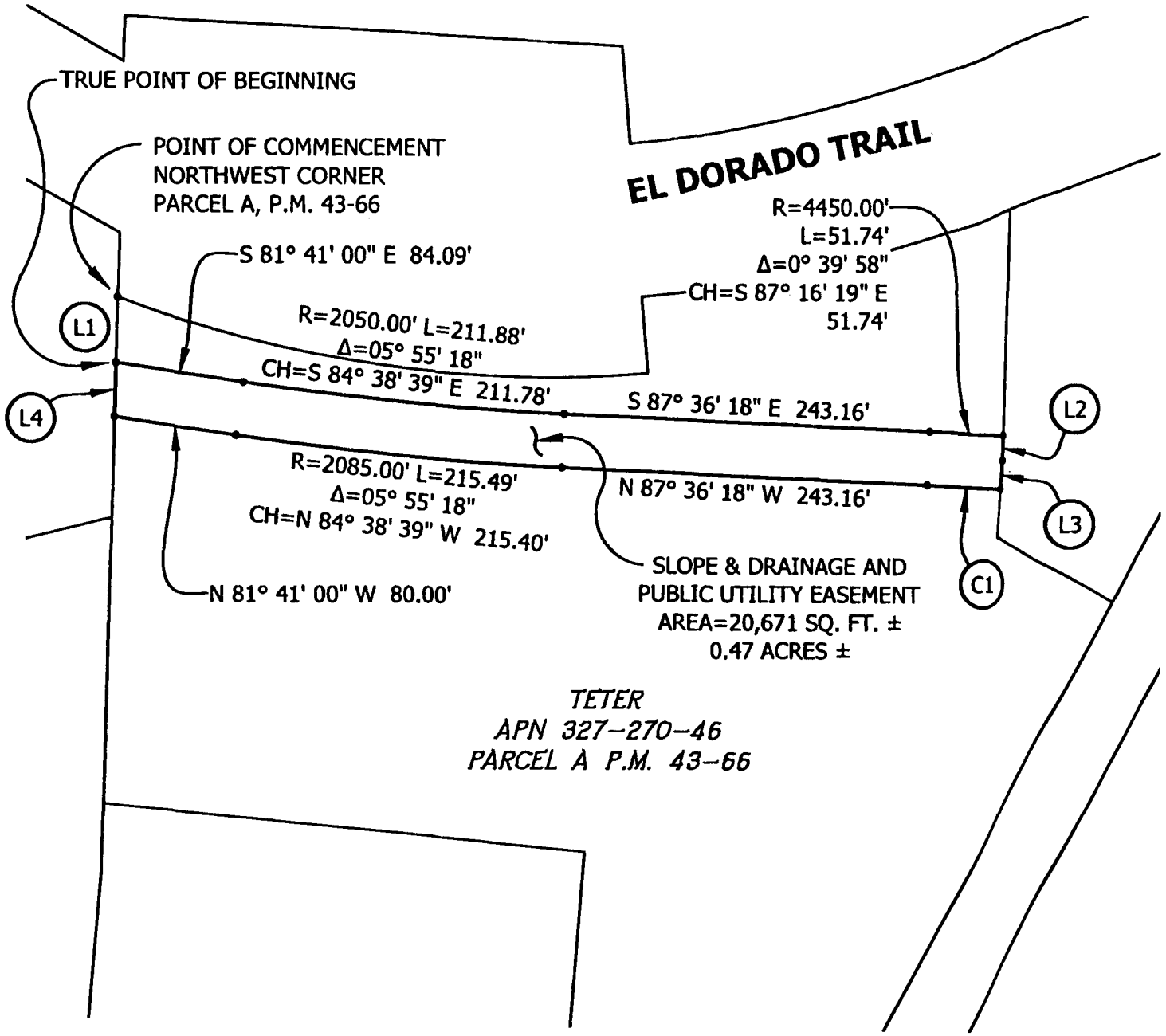
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Date: 10/24/19



EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



(L1) S 01° 38' 56" W 42.70' (TIE)

(L2) S 01° 36' 16" W 16.44'

(L3) S 04° 51' 16" W 18.58'

(C1) R=4415.00' Δ=00° 39' 51" L=51.17'
CH=N 87° 16' 23" W 51.17'

(L4) N 01° 38' 56" E 35.24'

PROFESSIONAL LAND SURVEYOR
JOSEPH C. NEELY
No. 9026
STATE OF CALIFORNIA

Grid North
Scale 1"=100'

EXHIBIT 8

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed in Book 43, Page 66 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of said Parcel; thence along the westerly line of said Parcel South 1°38'56" West, 42.70 feet to the TRUE POINT OF BEGINNING; thence leaving said westerly line South 81°41'00" East, 84.09 feet to the beginning of a curve concave northerly, said curve has a radius of 2,050.00 feet; thence easterly along said curve through a central angle of 5°55'18" an arc distance of 211.88 feet, said curve being subtended by a chord which bears South 84°38'39" East, 211.78 feet; thence South 87°36'18" East, 243.16 feet to the beginning of a curve concave southerly, said curve has a radius of 4,450.00 feet; thence easterly along said curve through a central angle of 0°39'58" an arc distance of 51.74 feet, said curve being subtended by a chord which bears South 87°16'19" West, 51.74 feet to the easterly line of said Parcel; thence along said easterly line the following two (2) courses: 1) South 1°36'16" West, 16.44 feet; 2) South 4°51'16" West, 18.58 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°39'51" an arc distance of 51.17 feet, said curve being subtended by a chord which bears North 87°16'23" West, 51.17 feet; thence North 87°36'18" West, 243.16 feet to the beginning of a curve concave northerly, said curve has a radius of 2,085.00 feet; thence westerly along said curve through a central angle of 5°55'18" an arc distance of 215.49 feet, said curve being subtended by a chord which bears North 84°38'39" West, 215.40 feet; thence North 81°41'00" West, 80.00 feet to the westerly line of said Parcel; thence along said westerly line North 1°38'56" East, 35.24 feet to the TRUE POINT OF BEGINNING. Containing 20,671 square feet (0.47 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

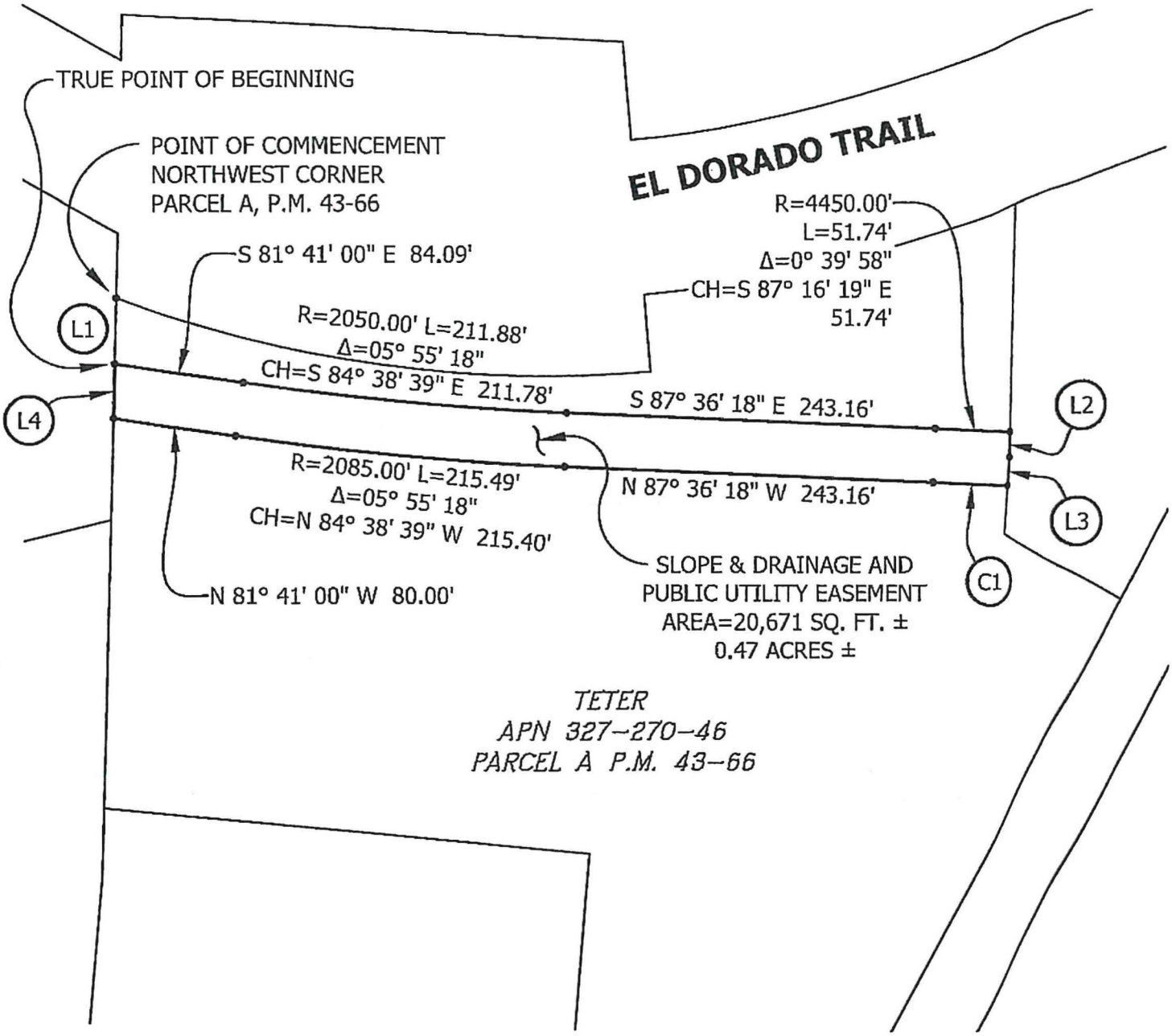
Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Date: 10/24/19



EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



L1 S 01° 38' 56" W 42.70' (TIE)

L2 S 01° 36' 16" W 16.44'

L3 S 04° 51' 16" W 18.58'

C1 R=4415.00' Δ=00° 39' 51" L=51.17'
CH=N 87° 16' 23" W 51.17'

L4 N 01° 38' 56" E 35.24'

PROFESSIONAL LAND SURVEYOR
JOSEPH C. NEELY
No. 9026
STATE OF CALIFORNIA

Grid North
Scale 1"=100'

EXHIBIT 9

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

BEGINNING at a point on the westerly line of that certain 1.31 acre Parcel as shown on said Parcel Map which bears South 28° 56' 31" West 176.56 feet from the northwesterly corner of said Parcel; thence from said POINT OF BEGINNING leaving said westerly line 51.48 feet along a non-tangent curve concave southerly having a radius of 4550.00 feet, through a central angle of 0° 38' 54", said curve being subtended by a chord which bears South 84° 22' 16" East 51.48 feet; thence South 84° 02' 49" East 2.95 feet to the easterly line of said Parcel; thence along said easterly line South 28° 56' 31" West 108.82 feet to the beginning of a non-tangent curve concave southerly having a radius of 4450.00 feet; thence leaving said easterly line, westerly 54.66 feet along said curve through a central angle of 0° 42' 14", said curve being subtended by a chord which bears North 84° 54' 29" West 54.66 feet to the westerly line of said Parcel; thence along said westerly line North 28° 56' 31" East 109.39 feet to the POINT OF BEGINNING. Containing 5,455 square feet (0.13 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said Parcel as a Right-of-Way for road purposes.

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation

Date: 3/25/2022



EXHIBIT 'B'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California



NORTHWESTERLY CORNER
1.31 ACRE PARCEL, P.M. 30-13

S 28° 56' 31" W 176.56'

R=4550.00'
L=51.48'
Δ=0° 38' 54"
CH=S84°22'16"E
51.48'

POINT OF BEGINNING

S 84° 02' 49" E
2.95'

N 28° 56' 31" E
109.39'

S 28° 56' 31" W
108.82'

FEE RIGHT-OF-WAY
AREA=5,455 SQ. FT. ±
0.13 ACRES ±

TETER
APN 327-270-50
PM 30-13
DOC 1999-11574

R=4450.00'
L=54.66'
Δ=0° 42' 14"
CH=N84°54'29"W
54.66'

Grid North
Scale 1"=50'

EXHIBIT 10

EXHIBIT 'A'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County lying northerly of the following described line:

BEGINNING at a point on the westerly line of that certain 1.31 acre Parcel as shown on said Parcel Map which bears South 28° 56' 31" West 176.56 feet from the northwesterly corner of said Parcel; thence from said POINT OF BEGINNING leaving said westerly line 51.48 feet along a non-tangent curve concave southerly having a radius of 4550.00 feet, through a central angle of 0° 38' 54", said curve being subtended by a chord which bears South 84° 22' 16" East 51.48 feet; thence South 84° 02' 49" East 2.95 feet to the easterly line of said Parcel. Containing 8,535 square feet (0.20 acres) more or less.

-End of Description-

See Exhibit 'B' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that particular Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Date: 3/25/2022

EXHIBIT 'B'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

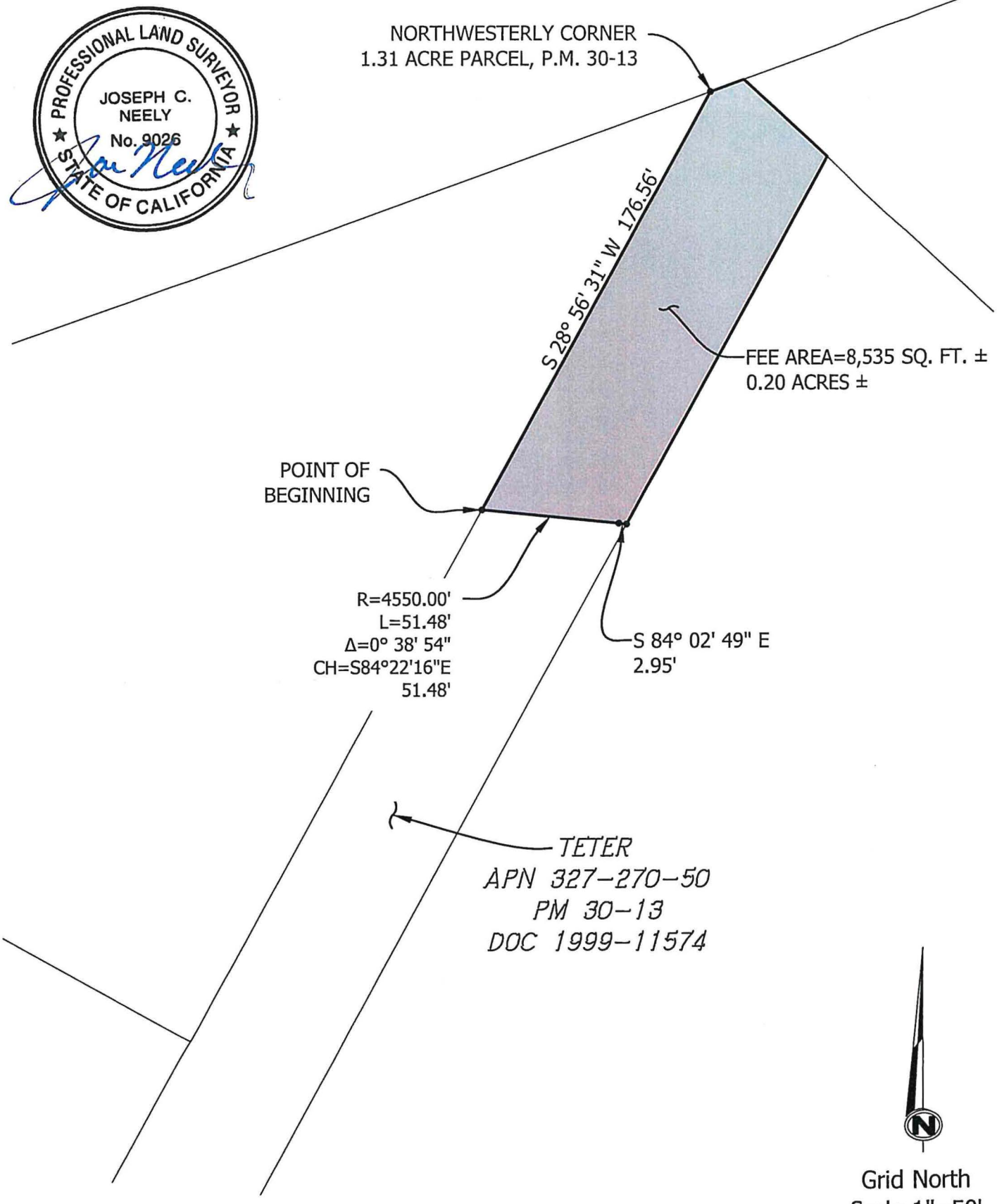


EXHIBIT 11

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of that certain 1.31 acre Parcel as shown on said Parcel Map; thence along the westerly line of said Parcel South 28°56'31" West, 285.96 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 0°42'14" an arc distance of 54.66 feet, said curve being subtended by a chord which bears South 84°54'29" East, 54.66 feet to the easterly line of said Parcel; thence along said easterly line South 28°56'31" West, 38.19 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°42'38" an arc distance of 54.75 feet, said curve being subtended by a chord which bears North 85°06'33" West, 54.75 feet to said westerly line; thence along said westerly line North 28°56'31" East, 38.40 feet to the TRUE POINT OF BEGINNING. Containing 1,915 square feet (0.04 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

The Basis of Bearings of the above description is grid North and is identical to that shown on that certain Record of Survey filed in Book 31 of Surveys, page 143. Distances used in the above description are grid distances. Divide distances by 0.999855 to obtain ground level distances.

The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

Joe Neely

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Dated: 10/24/19

EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

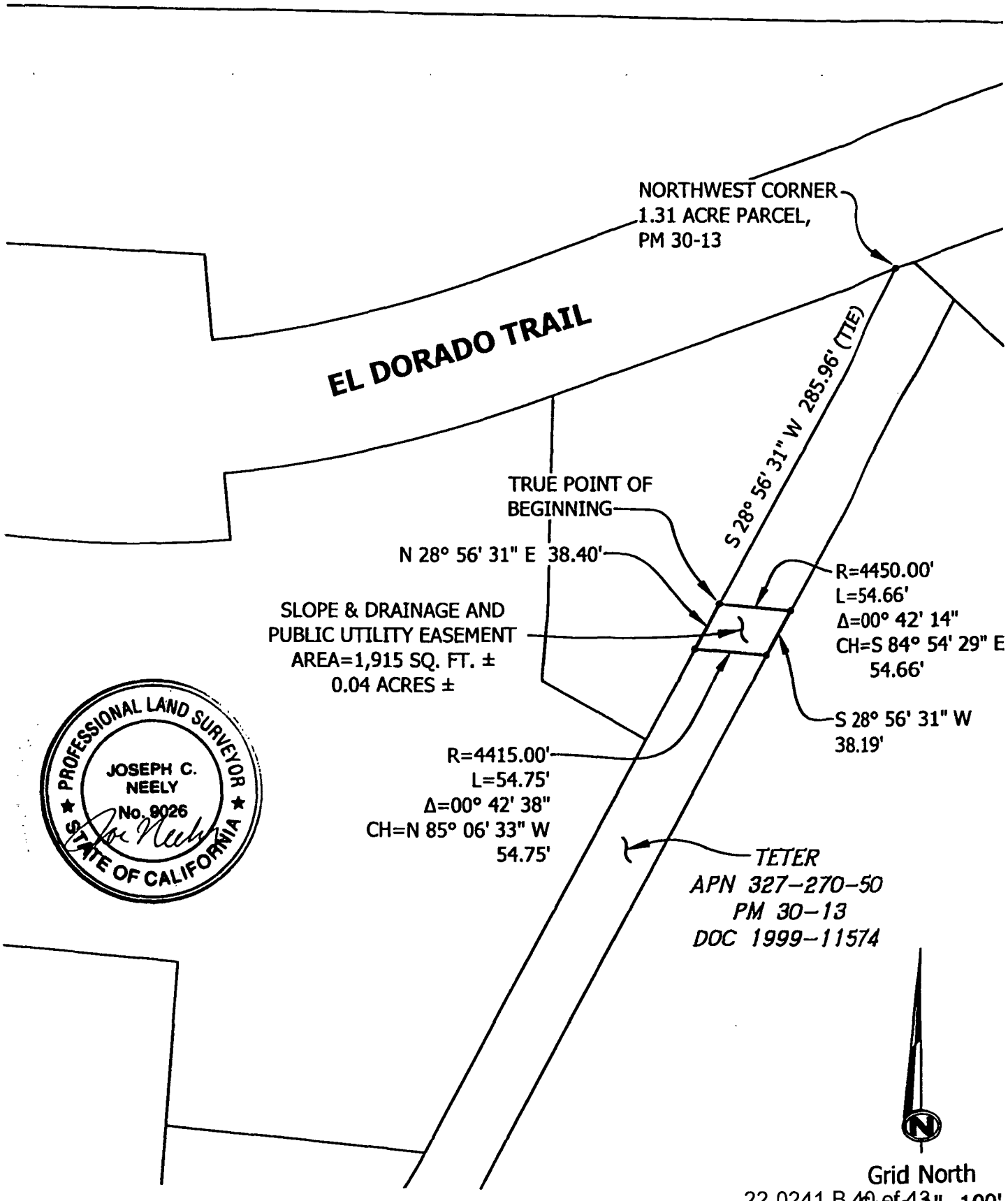


EXHIBIT 12

EXHIBIT 'A2'

All that certain real property situate in Section 24, Township 10 North, Range 10 East, Mount Diablo Meridian, County of El Dorado, State of California, being a portion of the parcel described in that certain document number 1999-11574 filed in the Official Records of El Dorado County and as shown on that certain Parcel Map filed in Book 30, Page 13 of Parcel Maps in the Official Records of El Dorado County more particularly described as follows:

COMMENCING at the Northwest corner of that certain 1.31 acre Parcel as shown on said Parcel Map; thence along the westerly line of said Parcel South 28°56'31" West, 285.96 feet to the TRUE POINT OF BEGINNING and the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,450.00 feet; thence leaving said westerly line easterly along said curve through a central angle of 0°42'14" an arc distance of 54.66 feet, said curve being subtended by a chord which bears South 84°54'29" East, 54.66 feet to the easterly line of said Parcel; thence along said easterly line South 28°56'31" West, 38.19 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 4,415.00 feet; thence leaving said easterly line westerly along said curve through a central angle of 0°42'38" an arc distance of 54.75 feet, said curve being subtended by a chord which bears North 85°06'33" West, 54.75 feet to said westerly line; thence along said westerly line North 28°56'31" East, 38.40 feet to the TRUE POINT OF BEGINNING. Containing 1,915 square feet (0.04 acres) more or less.

-End of Description-

See Exhibit 'B2' attached hereto and made a part hereof.

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The purpose of the above description is to describe that portion of said parcel as easements for 1) slope and drainage purposes and 2) public utilities purposes.

Joe Neely

Joseph C. Neely, P.L.S. 9026
Associate Land Surveyor
El Dorado County
Department of Transportation



Dated: 10/24/19

EXHIBIT 'B2'

Situate in Section 24, T. 10 N., R. 10 E., M.D.M.
County of El Dorado, State of California

